

\*\*\*\*PUBLIC NOTICE\*\*\*\*



**CITY COUNCIL WORKSHOP AND REGULAR SESSION**

**Thursday, April 17, 2025 at 5:45 PM**

**City Hall | 3300 Corinth Parkway**

**View live stream: [www.cityofcorinth.com/remotesession](http://www.cityofcorinth.com/remotesession)**

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**Pursuant to section 551.127, Texas Government Code, one or more council members or employees may attend this meeting remotely using videoconferencing technology.**

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**A. NOTICE IS HEREBY GIVEN** of a Workshop Session and Regular Meeting of the Corinth City Council.

**B. CALL TO ORDER**

**C. WORKSHOP AGENDA**

1. Conduct a workshop and hold an informal discussion on a land plan and recommendations for the area south of Downtown from Corinth Parkway to Swisher Road.
2. Discuss items on the Regular Session Agenda, including the consideration of Executive Session items.

**D. ADJOURN WORKSHOP**

**E. CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE & TEXAS PLEDGE**

**F. CITIZENS COMMENTS**

Please limit your comments to three minutes. Comments about any of the Council agenda items are appreciated by the Council and may be taken into consideration at this time or during that agenda item. Council is prohibited from acting on or discussing items brought before them at this time.

**G. CONSENT AGENDA**

All matters listed under the consent agenda are considered to be routine and will be enacted in one motion. Should the Mayor or a Council Member desire discussion of any item, that item will be removed from the Consent Agenda and will be considered separately.

1. Consider and act on minutes from the April 3, 2025, City Council Meeting.
2. Consider and act on minutes from the April 10, 2025, City Council Meeting.
3. Consider and act on an Ordinance amending the Zoning Ordinance of the City of Corinth, being a part of the Unified Development Code, to amend the signage regulations of Planned Development 44 (PD-44) on approximately ±13.3 acres, with the subject properties being generally located at 6557, 6633, 6643, and 6651 S I-35E.
4. Consider and act on an Ordinance amending Unified Development Code Section 5.02 – Words and Terms Defined to amend the definition for Gym or Health/Fitness Center.
5. Consider an act on an ordinance repealing in its entirety Section 38.12 “Processing Fees for Payment by Credit Card” of the Code of Ordinances Title III “Administration”, Chapter 38 “City Policies and Fees”: providing for the incorporation of premises; providing a severability clause; providing a cumulative repealer/savings clause; and providing an effective date.

## H. COUNCIL COMMENTS & FUTURE AGENDA ITEMS

The purpose of this section is to allow each Council Member the opportunity to provide general updates and/or comments to fellow Council Members, the public, and/or staff on any issues or future events. Also, in accordance with Section 30.085 of the Code of Ordinances, at this time, any Council Member may direct that an item be added as a business item to any future agenda.

## I. EXECUTIVE SESSION\*\*

In accordance with Chapter 551, Texas Government Code, Section 551.001, et seq., (the "Texas Open Meetings Act"), the City Council will recess into Executive Session (closed meeting) to discuss the following items. Any necessary final action or vote will be taken in public by the City Council in accordance with this agenda.

**Section 551.071 - Legal Advice.** (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; and/or (2) a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflict with Chapter 551.

- a. Zoning Ordinances
- b. Code of Ordinances

**Section 551.087 - Economic Development.** To deliberate or discuss regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business project.

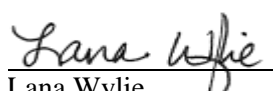
- a. Realty Capital - Chapter 380 Agreement
- b. Canyon Lake Ranch
- c. Bootleggers
- d. 6200 - 6400 Block South I-35E
- e. CoServ

## J. RECONVENE IN OPEN SESSION TO TAKE ACTION, IF NECESSARY, ON EXECUTIVE SESSION ITEMS

## K. ADJOURN

\*\*The City Council reserves the right to recess into closed session at any time during the course of this meeting to discuss any of the matters posted on this agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Section 551.071, "Consultation with Attorney" for the purpose of receiving legal advice.

Posted on this 11th day of April 2025, at 11:00 A.M., on the bulletin board at Corinth City Hall.

  
\_\_\_\_\_  
Lana Wylie  
City Secretary  
City of Corinth, Texas



**CITY OF CORINTH**  
**Staff Report**

<b>Meeting Date:</b>	4/17/2025	<b>Title:</b>	South of Downtown Corinth Plan Presentation & Discussion
<b>Strategic Goals:</b>	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
<b>Owner Support:</b>	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission  A work session was held with the Planning & Zoning Commission on 3/24/25		

**Item/Caption**

Conduct a workshop and hold an informal discussion on a land plan and recommendations for the area south of Downtown from Corinth Parkway to Swisher Road.

**Item Summary/Background/Prior Action**

Staff will present the draft land plan and recommendations for the area south of Downtown from Corinth Parkway to Swisher Road for discussion.

**Financial Impact**

N/A

**Applicable Policy/Ordinance**

N/A

**Staff Recommendation/Motion**

NA



# CITY OF CORINTH Staff Report

<b>Meeting Date:</b>	4/17/2025	<b>Title:</b> Minutes   Approval of Meeting Minutes
<b>Strategic Goals:</b>	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development	
<b>Owner Support:</b>	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission	

**Item/Caption**

Consider and act on minutes from the April 3, 2025, City Council Meeting.

**Item Summary/Background/Prior Action**

Attached are the minutes, in draft form, and are not considered official until formally approved by the City Council.

**Staff Recommendation/Motion**

Staff recommends approval of the minutes.



# CITY COUNCIL WORKSHOP AND REGULAR SESSION - MINUTES

Thursday, April 03, 2025 at 5:45 PM

City Hall | 3300 Corinth Parkway

View live stream: <https://www.cityofcorinth.com/city-council/page/city-council-workshop-and-regular-session-106>

STATE OF TEXAS  
COUNTY OF DENTON  
CITY OF CORINTH

On this, the 3rd day of April 2025, the City Council of the City of Corinth, Texas, met at Corinth City Hall at 5:45 P.M., located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time, place, and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members to wit:

**Council Members Present:**

- Bill Heidemann, Mayor
- Sam Burke, Mayor Pro Tem
- Scott Garber, Council Member
- Lindsey Rayl, Council Member
- Tina Henderson, Council Member
- Kelly Pickens, Council Member

**Staff Members Present:**

- Scott Campbell, City Manager
- Lana Wylie, City Secretary
- Marie Johnson, City Attorney
- Wendell Mitchell, Police Chief
- Glenn Barker, Director of Public Works
- Melissa Dailey, Director of Development Services
- Matthew Lily, Planner
- Deep Gajjar, Planner
- Cesar Balderas, Information Technology Services Manager
- Derek Dunnam, Technology Services Specialist
- Lance Stacy, City Marshal

**CALL TO ORDER**

Mayor Heidemann called the Workshop Session to order at 5:45 P.M.

**WORKSHOP AGENDA**

1. Conduct a workshop and hold an informal discussion on a draft Downtown Corinth Plan.  
The item was presented and discussed.
2. Discuss items on the Regular Session Agenda, including the consideration of Executive Session items.  
No items for the Regular Session Agenda were discussed.

**ADJOURN WORKSHOP**

Mayor Heidemann adjourned the Workshop Session at 6:12 P.M.

**CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE & TEXAS PLEDGE**

Mayor Heidemann called the Regular Session Meeting to order at 6:18 P.M.

**PROCLAMATIONS AND PRESENTATIONS**

1. Proclamation | CASA of Denton – Child Abuse Prevention Month

Council Member Rayl read the Proclamation supporting Child Abuse Prevention Month and presented it to Jen Adame, CASA Community Engagement Specialist.

2. Proclamation Supporting Motorcycle Safety and Awareness Month.

Council Member Henderson read the Proclamation and presented it to Rober Crowdis and Donna Aguilar with Lake Cities ABATE.

**CITIZENS COMMENTS**

Please limit your comments to three minutes. Comments about any of the Council agenda items are appreciated by the Council and may be taken into consideration at this time or during that agenda item. Council is prohibited from acting on or discussing items brought before them at this time.

For - Active Transportation Plan - Burleigh Wood - 3404 Attaway Cr.

For - Active Transportation Plan - Janice Morgan-Lentz - 3200 Fairview Dr.

**CONSENT AGENDA**

All matters listed under the consent agenda are considered to be routine and will be enacted in one motion. Should the Mayor or a Council Member desire discussion of any item, that item will be removed from the Consent Agenda and will be considered separately.

3. Consider and act on minutes from the March 20, 2025, City Council Meeting.
4. Consider and act on an Ordinance amending Unified Development Code (UDC) Subsection 3.05.19.C – Street Lighting (ZTA25-0002) Unified Development Code (UDC) Subsection 3.05.19 C –Pedestrian Lighting, to add a new spacing maximum and amend the existing lighting standards. (Case No. ZTA25-0002)
5. Consider and act on an Ordinance amending the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to rezone approximately ±17 acres from SF-2 Single Family Residential to a Planned Development (PD-74) with a base zoning district of SF-4 Single Family Residential for the development of ±97 single family residential lots, with the subject properties being generally located at 1960 Post Oak Drive. (Case No. ZAPD24-0010 Saddlebrook Planned Development)

Motion made by Council Member Garber: I move to approve. Seconded by Council Member Henderson.

Voting Yea: Mayor Pro Tem Burke, Council Member Garber, Council Member Rayl, Council Member Henderson, Council Member Pickens

**PUBLIC HEARING**

- 6. Conduct a Public Hearing to consider testimony and act on a city-initiated request to amend Unified Development Code Section 5.02 – Words and Terms Defined to amend the definition for Gym or Health/Fitness Center.

Mayor Heidemann opened the Public Hearing at 6:36 P.M. and closed it at 6:36 P.M.  
 No comments were made.

Motion made by Council Member Henderson: I move to approve as presented. Seconded by Council Member Rayl.

Voting Yea: Mayor Pro Tem Burke, Council Member Garber, Council Member Rayl, Council Member Henderson, Council Member Pickens

- 7. Conduct a Public Hearing to consider testimony and act on a city-initiated request to amend the Zoning Ordinance of the City of Corinth, being a part of the Unified Development Code, to amend the signage regulations of Planned Development 44 (PD-44) on approximately ±13.3 acres, with the subject properties being generally located at 6557, 6633, 6643, and 6651 S I-35E.

Mayor Heidemann opened the Public Hearing at 6:37 P.M. and closed it at 6:37 P.M.  
 No comments were made.

Motion made by Mayor Pro Tem Burke: I move to approve Case No. ZAPD25-0002 – PD-44 Signage Amendment as presented and direct Staff to prepare an ordinance for the same for adoption at a future meeting. Seconded by Council Member Pickens.

Voting Yea: Mayor Pro Tem Burke, Council Member Garber, Council Member Rayl, Council Member Henderson, Council Member Pickens

**COUNCIL COMMENTS & FUTURE AGENDA ITEMS**

The purpose of this section is to allow each Council Member the opportunity to provide general updates and/or comments to fellow Council Members, the public, and/or staff on any issues or future events. Also, in accordance with Section 30.085 of the Code of Ordinances, at this time, any Council Member may direct that an item be added as a business item to any future agenda.

Council Member Henderson  
 Council Member Pickens

Mayor Heidemann recessed the Regular Session Meeting at 6:40 P.M. and immediately convened into Executive Session.

**EXECUTIVE SESSION\*\***

In accordance with Chapter 551, Texas Government Code, Section 551.001, et seq., (the “Texas Open Meetings Act”), the City Council will recess into Executive Session (closed meeting) to discuss the following items. Any necessary final action or vote will be taken in public by the City Council in accordance with this agenda.

**Section 551.071 - Legal Advice.** (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; and/or (2) a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflict with Chapter 551.

**Section 551.074 - Personnel Matters.** To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, or to hear a complaint or charge against an officer or employee.

a. Review - Municipal Judge Chenault

**RECONVENE IN OPEN SESSION TO TAKE ACTION, IF NECESSARY, ON EXECUTIVE SESSION ITEMS**

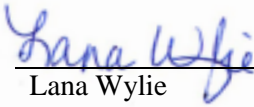
Mayor Heidemann recessed the Executive Session Meeting at 7:04 P.M. and immediately reconvened into the Regular Session Meeting.

No action was taken.

**ADJOURN**

Mayor Heidemann adjourned the meeting at 7:04 P.M.

Approved by the Council on the 17th day of April 2025.



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Lana Wylie  
City Secretary  
City of Corinth, Texas

DRAFT





# CITY OF CORINTH Staff Report

<b>Meeting Date:</b>	4/17/2025	<b>Title:</b> Minutes   Approval of Meeting Minutes
<b>Strategic Goals:</b>	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development	
<b>Owner Support:</b>	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission	

**Item/Caption**

Consider and act on minutes from the April 10, 2025, City Council Meeting.

**Item Summary/Background/Prior Action**

Attached are the minutes, in draft form, and are not considered official until formally approved by the City Council.

**Staff Recommendation/Motion**

Staff recommends approval of the minutes.



## CITY COUNCIL SPECIAL WORKSHOP & EXECUTIVE SESSION - MINUTES

Thursday, April 10, 2025 at 5:45 PM

City Hall | 3300 Corinth Parkway

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### STATE OF TEXAS COUNTY OF DENTON CITY OF CORINTH

On this, the 10th day of April 2025, the City Council of the City of Corinth, Texas, met at Corinth City Hall at 5:45 P.M., located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time, place, and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members to wit:

#### **Council Members Present:**

Bill Heidemann, Mayor  
Sam Burke, Mayor Pro Tem  
Scott Garber, Council Member  
Lindsey Rayl, Council Member  
Tina Henderson, Council Member  
Kelly Pickens, Council Member

#### **Staff Members Present:**

Scott Campbell, City Manager  
Lana Wylie, City Secretary  
Glenn Barker, Director of Public Works  
Melissa Dailey, Director of Development Services  
Caroline Seward, Director of Parks & Recreation  
Presley Sequiera Technology Services Project Manager  
Lance Stacy, City Marshal

#### **CALL TO ORDER**

Mayor Heidemann called the Regular Session Meeting to order at 5:45 P.M.

#### **WORKSHOP AGENDA**

1. Receive a presentation and hold a discussion on the proposed Active Transportation Plan.

The item was presented and discussed.

#### **ADJOURN WORKSHOP**

Mayor Heidemann recessed the Workshop Session at 6:32 P.M.

#### **EXECUTIVE SESSION\*\***

In accordance with Chapter 551, Texas Government Code, Section 551.001, et seq., (the "Texas Open Meetings Act"), the City Council will recess into Executive Session (closed meeting) to discuss the following items. Any necessary final action or vote will be taken in public by the City Council in accordance with this agenda.

**Section 551.071 - Legal Advice.** (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; and/or (2) a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflict with Chapter 551.

a. Zoning Ordinances

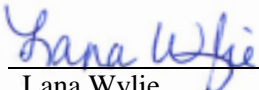
**RECONVENE IN OPEN SESSION TO TAKE ACTION, IF NECESSARY, ON EXECUTIVE SESSION ITEMS**

There was no Executive Session.

**ADJOURN WORKSHOP**

Mayor Heidemann adjourned the meeting at 6:36 P.M.

Approved by the Council on the \_\_\_\_\_ day of \_\_\_\_\_ 2025.



\_\_\_\_\_  
Lana Wylie  
City Secretary  
City of Corinth, Texas

DRAFT

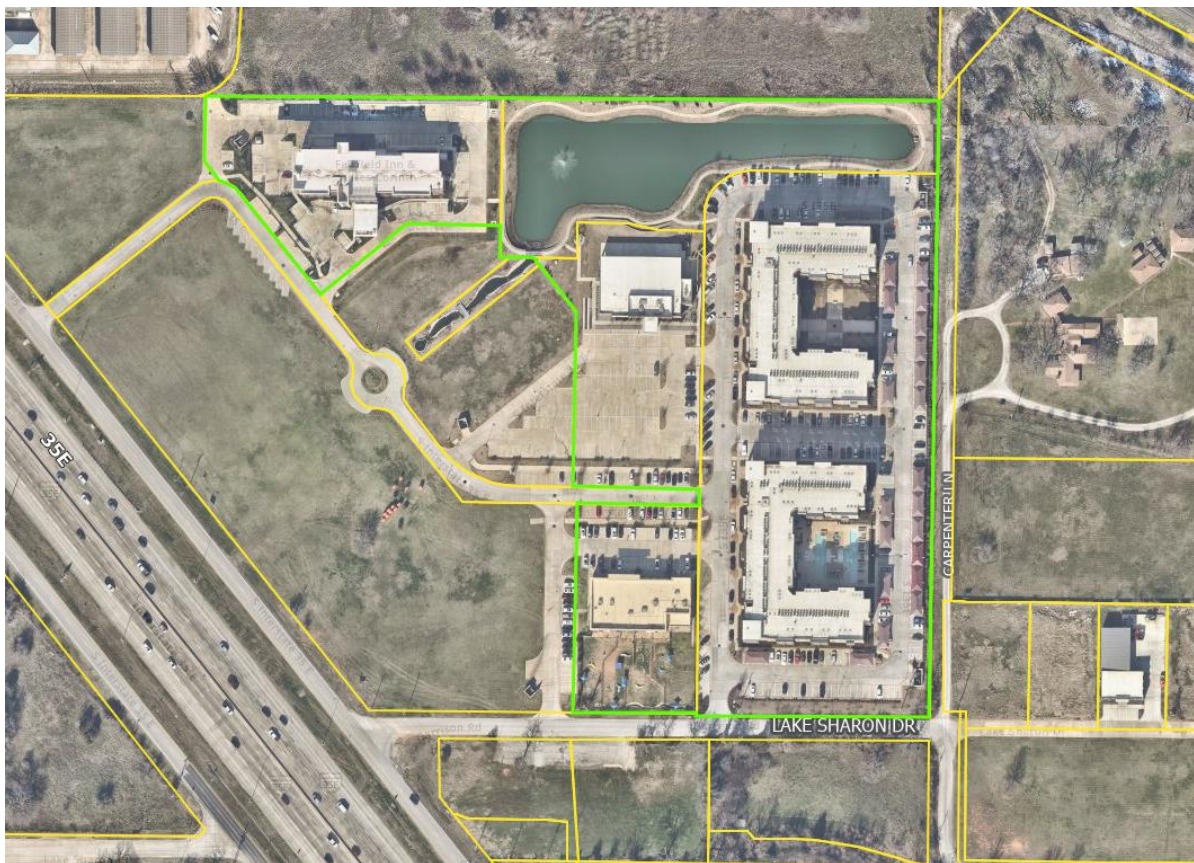


**CITY OF CORINTH**  
**Staff Report**

<b>Meeting Date:</b>	4/17/2025	<b>Title:</b>	Ordinance Adoption: PD-44 Signage Amendment
<b>Strategic Goals:</b>	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
<b>Owner Support:</b>	<input checked="" type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission  On April 3, 2025, the City Council voted 5-0 to approve the rezoning request and direct Staff to prepare an ordinance.		

**Item/Caption**

Consider and act on an ordinance amending the Zoning Ordinance of the City of Corinth, being a part of the Unified Development Code, to amend the signage regulations of Planned Development 44 (PD-44) on approximately ±13.3 acres, with the subject properties being generally located at 6557, 6633, 6643, and 6651 S I-35E.



**Aerial Location Map**

**Item Summary**

On April 3, 2025, the City Council conducted a Public Hearing and voted 5-0 to approve the PD-44 Signage Amendment as requested.

**Staff Recommendation**

Staff recommends approval of the ordinance as presented in Attachment 1.

**Proposed Motion**

“I move to approve the ordinance for the PD-44 Signage Amendment as presented.”

**Attachment 1 – Proposed Ordinance**

**CITY OF CORINTH, TEXAS  
ORDINANCE NO. 25-04-17-XX**

**AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING ORDINANCE NO. 24-07-18-28, AMENDING ORDINANCE NO. 19-02-21-04, EACH OF WHICH AMENDED ORDINANCE NO. 16-08-18-26, PLANNED DEVELOPMENT DISTRICT NO. 44 – MILLENNIUM (“PD-44”) AMENDING THE CITY’S ZONING ORDINANCE AND THE “OFFICIAL ZONING DISTRICT MAP OF THE CITY OF CORINTH, TEXAS,” EACH BEING A PART OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CORINTH, BY AMENDING THE LAND USE REGULATIONS OF PD-44 WITH A BASE ZONING DESIGNATION OF MX-C MIXED USE COMMERCIAL ON APPROXIMATELY ±4.927 ACRES DESIGNATED AS “AREA A”, A BASE ZONING DESIGNATION OF MF-3 MULTI-FAMILY RESIDENTIAL ON APPROXIMATELY ±6.136 ACRES DESIGNATED AS “AREA B”, AND A BASE ZONING DESIGNATION OF MX-C MIXED USE COMMERCIAL ON APPROXIMATELY ±2.215 ACRES DESIGNATED AS “AREA C” AS SET FORTH HEREIN, PD-44 BEING AN APPROXIMATE ±13.278 ACRES OF LAND (COMPRISED OF FIVE TRACTS), LEGALLY DESCRIBED AS MILLENNIUM PLACE, BLK A LOTS 1, 1X, AND 5R-1 AND BLK B LOTS 1 AND 3 AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT “A” HERETO; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A LEGAL PROPERTY DESCRIPTION/AMENDMENTS (EXHIBIT “A”); PROVIDING AN EXHIBIT DEPICTING THE PD-44 BOUNDARY MAP (EXHIBIT “A-1”), PROVIDING SECOND AMENDED LAND USE REGULATIONS (EXHIBIT “C”), PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 A DAY FOR EACH VIOLATION OF THE ORDINANCE AND A SEPARATE OFFENSE SHALL OCCUR ON EACH DAY THAT A VIOLATION OCCURS ON CONTINUES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS/CONFLICT CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Corinth, Texas has adopted a Unified Development Code of the City as part of its Code of Ordinances, which includes the Comprehensive Zoning Ordinance and which, in accordance with the City’s Comprehensive Plan, establishes zoning districts and adopts a Zoning Map; and

**WHEREAS**, on August 18, 2016, the City Council approved Ordinance No. 16-08-18-26, which rezoned approximately ±24.197 acres as described in “Exhibit A” of said Ordinance from MX-C Mixed Use Commercial District to Planned Development District No. 44 – Millennium (“PD-44”) with base zoning designations of MX-C, Mixed Use Commercial and MF-3, Multi-Family Residential under the City’s Unified Development Code (“UDC”) and as designated on the City’s Zoning Map; and

**WHEREAS**, on February 21, 2019, the City Council approved Ordinance No. 19-02-21-04, which provided an Amended PD Concept Plan (Exhibit “B”) and Amended Land Use Regulations (Exhibit “C”); and

**WHEREAS**, on July 18, 2024, the City Council approved Ordinance No. 24-07-18-28, which amended the boundaries of PD-44 as described in Exhibit “A” of Ordinance No. 16-08-18-26 to remove

approximately ±10.9 acres from PD-44, and the adoption of Ordinance No. 24-07-18-28 left approximately ±13.278 acres of land comprising the new boundaries of PD-44 (consisting of five tracts); and

**WHEREAS**, PD-44 is comprised of three separate Subdistricts: Area A (MX-C Base Zoning), Area B (MF-3 Base Zoning), and Area C (MX-C Base Zoning); and

**WHEREAS**, the City of Corinth, with consent from an authorized person having a proprietary interest in the properties, has requested that Amended Exhibit “C” to Ordinance No.19-02-21-04 be further amended to revise the sign regulations for Area A and Area B of PD-44 so that the signage in those two Areas are governed by the MX-C Signage Standards enumerated in UDC Subsection 2.06.02.P – MX-C Sign Standards, as set forth in Section 2, “Uses and Area Regulations”, Subsection D, “Development Standards – Area A (Non-Residential) and Subsection E, “Development Standards – Area B (Residential)” of the **Second Amended Land Use Regulations, Exhibit “C”** hereto; and

**WHEREAS**, the City Council and the Planning and Zoning Commission of the City of Corinth, having given the requisite notices by publication and otherwise, and each, held due hearings and afforded a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof; and

**WHEREAS**, the Planning and Zoning Commission has recommended approval of the requested zoning amendment, and the City Council has determined that the proposed amendments to the signage regulations for Area A and Area B as set forth in the Second Amended Land Use Regulations of PD-44, **Exhibit “C”** hereto are most appropriate for the Property, thus this Ordinance amending PD-44, the Comprehensive Zoning Ordinance and the Zoning Map of the UDC, should be adopted and approved; and

**WHEREAS**, the City Council considered, among other factors, the size, location, and types of signs and relation of signs to traffic control and adjacent properties, and the nature of the proposed land use for PD-44 when making a determination as to whether the requested change should be granted or denied; and

**WHEREAS**, the City Council finds and determines that the amendments to the Land Use Regulations for the Property identified as Millennium Planned Development District No. 44, (“PD-44”) are reasonable and necessary for the regulation of land use and land development and for the protection and preservation of public health, safety and welfare.

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

**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**  
**LEGAL PROPERTY DESCRIPTION / AMENDMENTS**

Ordinance No. 24-07-18-28, amending Ordinance No. 19-02-21-04, amending Ordinance No. 16-08-18-26 zoning the approximate ±13.278 acres of land (comprised of five tracts), legally described as Millennium Place, BLK A Lots 1, 1x, and 5R-1 and BLK B Lots 1 and 3 and more specifically described in **Exhibit “A”** attached hereto and incorporated herein (the **“Property”**) and as depicted in **Exhibit “A-1”**, attached hereto and incorporated herein (the **“PD-44 Boundary Map”**), as Planned Development District No. 44 (“PD-44”) by amending the Unified Development Code of the City of Corinth (“UDC”), which UDC includes the Comprehensive Zoning Ordinance and adopts the Zoning Map of the City of Corinth, is hereby further amended to adopt a new **Exhibit “C”**, **“Second Amended Land Use Regulations”**, attached hereto and incorporated herein. The Second Amended Land Use Regulations, Exhibit “C” is hereby adopted, and shall be and read in its entirety as set forth in Exhibit “C” attached hereto.

**SECTION 3**  
**LAND USE REGULATIONS**

A. Second Amended Land Use Regulations. The Property shall be governed by the Second Amended Land Use Regulations set forth in **Exhibit “C”**, hereto. The Second Amended Land Use Regulations set forth in **Exhibit “C”** hereto are made part hereof for all purposes and shall be adhered to in their entirety for the purposes of this PD – Planned Development zoning district (“PD-44”) with base zoning districts of MX-C, Mixed Use Commercial for Area A and Area C and MF-3, Multi-Family Residential for Area B. In the event of conflict between the provisions of **Exhibit “C”** adopted hereby and provisions contained within **Exhibit “C”** to Ordinance No. 24-07-18-28, Ordinance No.19-02-21-04 or Ordinance No. 16-08-18-26 or of any other City zoning regulations, including without limitation, the regulations governing the MX-C, Mixed Use Commercial and MF-3, Multi-Family Residential zoning districts, **Exhibit “C”** Second Amended Land Use Regulations shall control. Except in the event of a conflict as provided herein or as otherwise expressly provided herein, all UDC regulations shall apply to the Property and shall be cumulative.

B. Comprehensive Plan. That the zoning regulations and district herein established for the Property have been adopted in accordance with the Comprehensive Plan for the purpose of promoting the health, safety, morals and the general welfare of the community. They have been designed, with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to provide adequate light and air; to prevent over-crowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, drainage and surface water, parks and other commercial needs and development of the community. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

C. Exhibits. Exhibit “A-1”, “PD-44 Boundary Map” is hereby adopted. Exhibit “C”, “The Second Amended Land Use Regulations” to this Ordinance shall control the use and development of the Property in accordance with the provisions of this Ordinance, and all building permits and development requests shall be in accordance with Exhibit “C” and all applicable City ordinances. All Exhibits to Ordinance No. 24-07-18-28, amending Ordinance No. 19-02-21-04, amending Ordinance No. 16-08-18-26 and the UDC and all Exhibits thereto not expressly modified hereby shall remain in effect as set forth therein.



D. If a change to this Ordinance and/or associated Ordinances, including without limitation, the PD Concept Plan, and/or associated Ancillary Conceptual Plans, if any, is requested for the Property, the request shall be processed in accordance with the UDC and other development standards in effect at the time the change is requested for the proposed development and shall be subject to City Council approval, or as otherwise provided for in UDC Subsection 2.10.09, Minor PD Amendment or Adjustment, as amended.”

**SECTION 4**  
**CUMULATIVE REPEALER**

This Ordinance shall be cumulative of all other ordinances and shall not repeal any of the provisions of such ordinances except for those ordinances expressly repealed hereby and those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

**SECTION 5**  
**SEVERABILITY**

If any section, subsection, clause, phrase, or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void, or unconstitutional, the remaining sections, subsections, clauses, phrases, and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

**SECTION 6**  
**SAVINGS/CONFLICT**

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 7**  
**PENALTY FOR VIOLATIONS**

Any person, firm, or corporation who intentionally, knowingly or recklessly violates any provision of this Ordinance or the Code of Ordinances, as amended hereby, shall be subject to a fine not to exceed the sum of five hundred dollars (\$500.00) for each offense, and each and every day any such offense shall continue shall be deemed to constitute a separate offense, provided, however, that in all cases involving violation of any provision of this Ordinance or Code of Ordinances, as amended hereby, governing the fire safety, zoning, or public health and sanitation shall be subject to a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day any such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 8**  
**PUBLICATION/EFFECTIVE DATE**

This Ordinance shall take effect upon its publication as required by law. The City Secretary is directed to publish the caption and penalty of this Ordinance as required by the City Charter and state law.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH THIS 17<sup>th</sup> DAY OF APRIL, 2025.**

APPROVED:

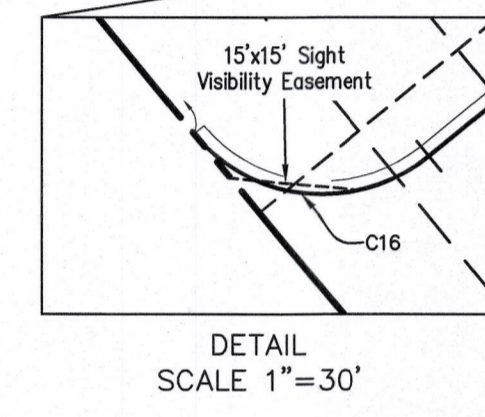
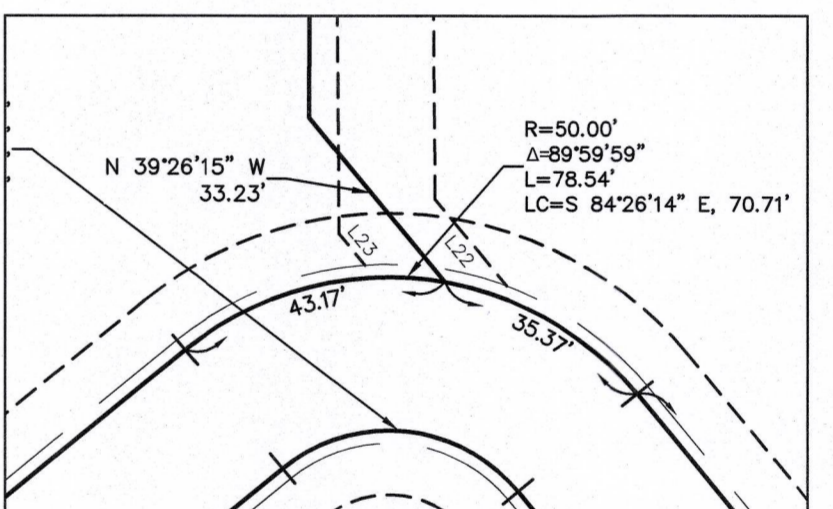
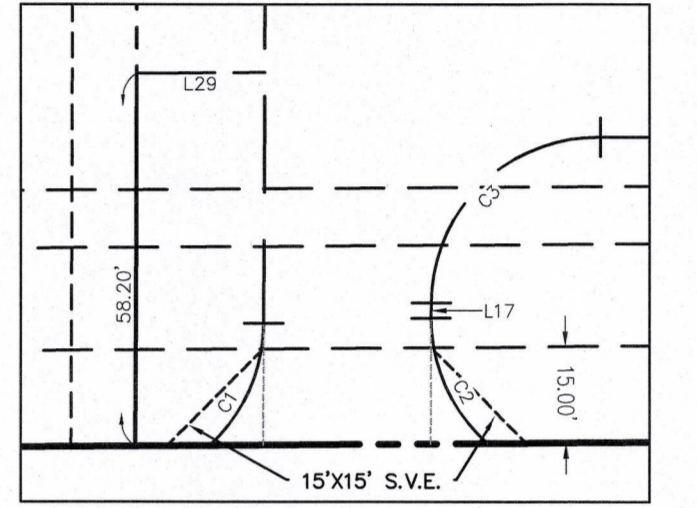
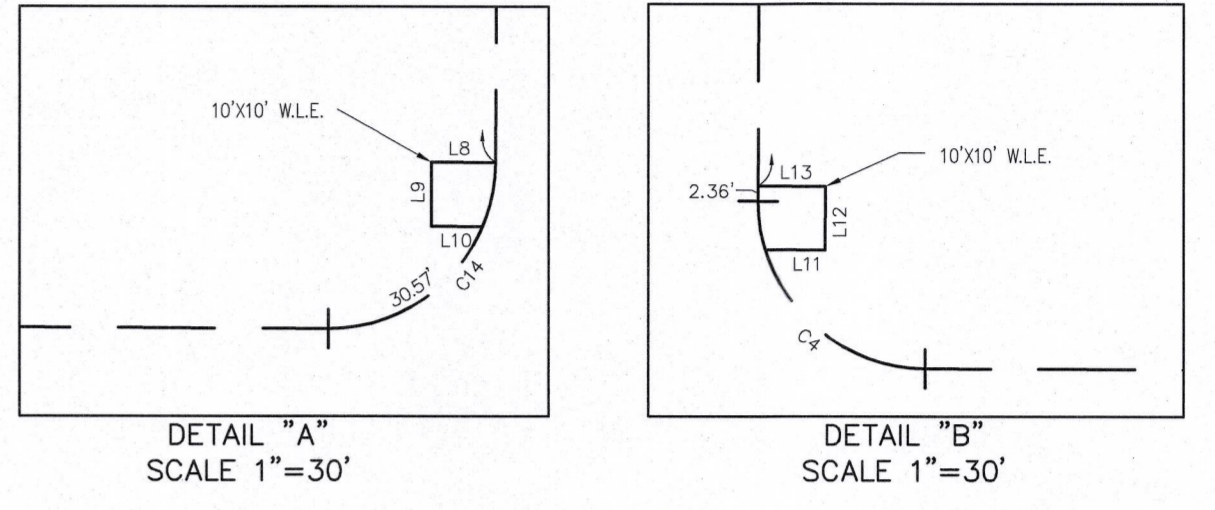
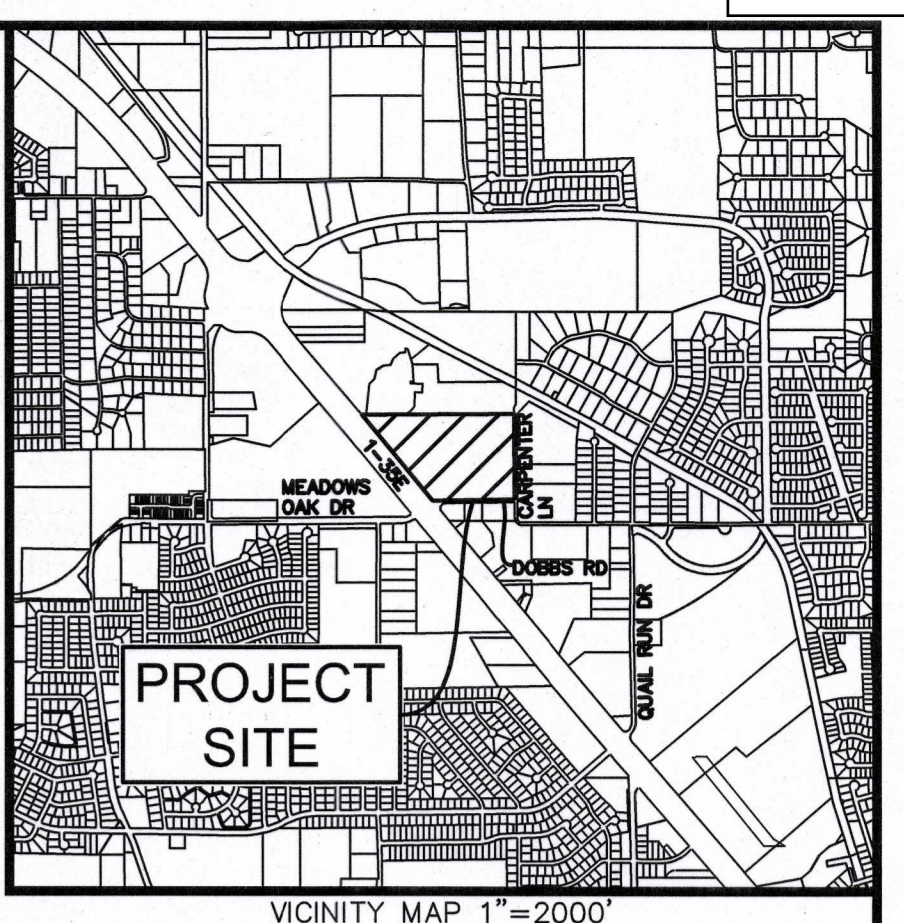
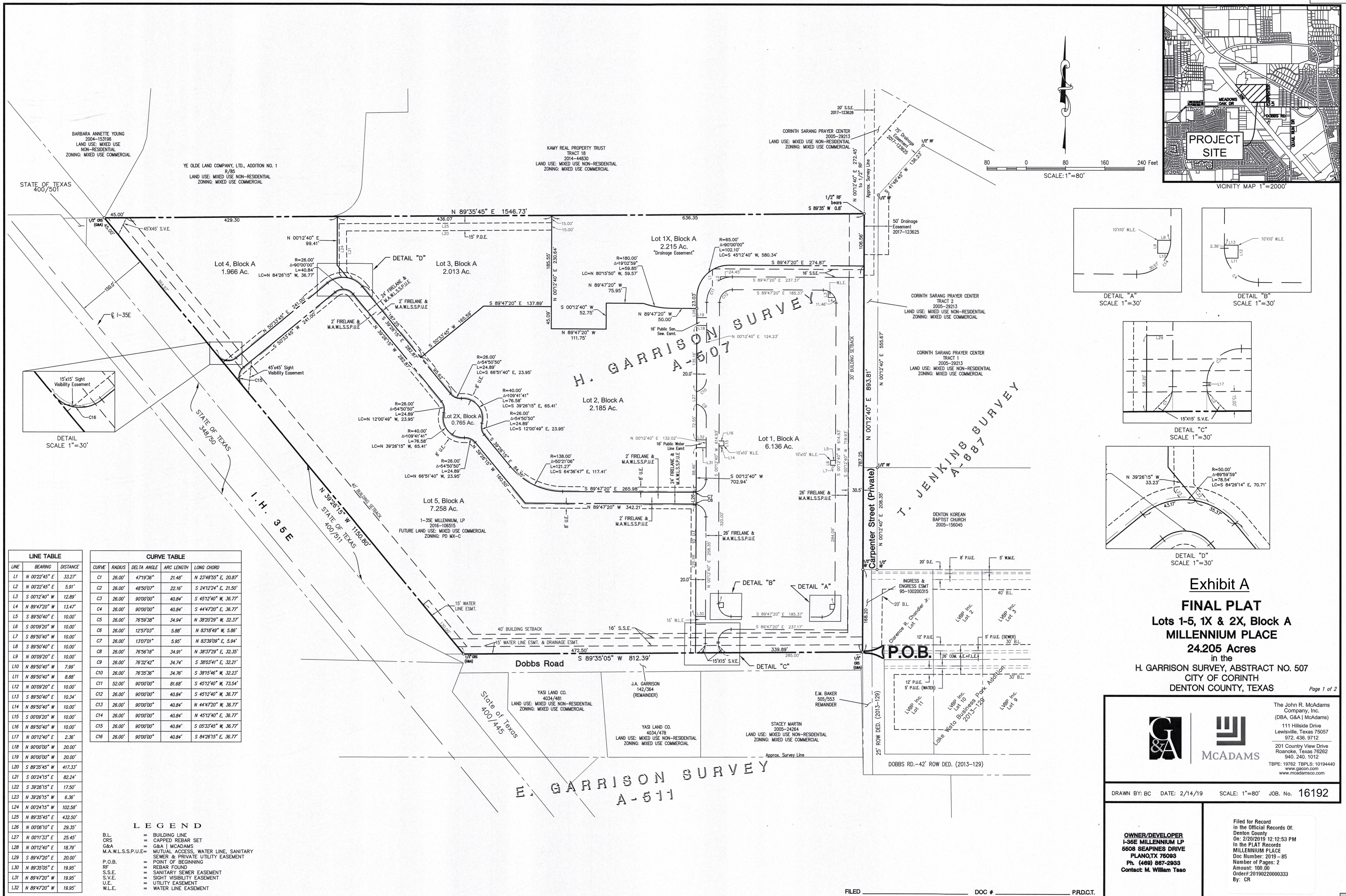
\_\_\_\_\_  
Bill Heidemann, Mayor

ATTEST:

\_\_\_\_\_  
Lana Wylie, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Patricia A. Adams, City Attorney



LINE	BEARING	DISTANCE
L1	N 00°22'45" E	33.27'
L2	N 00°22'45" E	5.91'
L3	S 00°12'40" W	12.89'
L4	N 89°47'20" W	13.47'
L5	S 89°50'40" E	10.00'
L6	S 00°09'20" W	10.00'
L7	S 89°50'40" W	10.00'
L8	S 89°50'40" E	10.00'
L9	N 00°09'20" E	10.00'
L10	N 89°50'40" W	7.99'
L11	N 89°50'40" W	8.88'
L12	N 00°09'20" E	10.00'
L13	S 89°50'40" E	10.34'
L14	N 89°50'40" W	10.00'
L15	S 00°09'20" W	10.00'
L16	N 89°50'40" W	10.00'
L17	N 00°12'40" E	2.36'
L18	N 90°00'00" W	20.00'
L19	N 90°00'00" W	20.00'
L20	S 89°35'45" W	417.33'
L21	S 00°24'15" E	82.24'
L22	S 39°26'15" E	17.50'
L23	N 39°26'15" W	6.36'
L24	N 00°24'15" E	102.58'
L25	N 89°35'45" E	432.50'
L26	N 00°06'10" E	29.35'
L27	N 00°11'33" E	25.45'
L28	N 00°12'40" E	18.79'
L29	S 89°47'20" E	20.00'
L30	N 89°35'05" E	18.95'
L31	N 89°47'20" W	18.95'
L32	N 89°47'20" W	18.95'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	26.00'	47°19'36"	21.48'	N 23°48'55" E, 20.87'
C2	26.00'	48°50'07"	22.16'	S 24°12'24" E, 21.50'
C3	26.00'	90°00'00"	40.84'	S 45°12'40" W, 36.77'
C4	26.00'	90°00'00"	40.84'	S 44°47'20" E, 36.77'
C5	26.00'	76°59'38"	34.94'	N 38°20'29" W, 32.37'
C6	26.00'	125°7'03"	5.88'	N 83°18'49" W, 5.86'
C7	26.00'	130°7'01"	5.95'	N 83°39'09" E, 5.94'
C8	26.00'	76°56'18"	34.91'	N 38°37'29" E, 32.35'
C9	26.00'	76°32'42"	34.74'	S 38°03'41" E, 32.21'
C10	26.00'	76°35'36"	34.76'	S 38°15'46" W, 32.23'
C11	52.00'	90°00'00"	81.68'	S 45°12'40" W, 73.54'
C12	26.00'	90°00'00"	40.84'	S 45°12'40" W, 36.77'
C13	26.00'	90°00'00"	40.84'	N 44°47'20" W, 36.77'
C14	26.00'	90°00'00"	40.84'	N 45°12'40" E, 36.77'
C15	26.00'	90°00'00"	40.84'	S 05°33'45" W, 36.77'
C16	26.00'	90°00'00"	40.84'	S 84°26'15" E, 36.77'

**LEGEND**

B.L. = BUILDING LINE  
 CRS = CAPPED REBAR SET  
 G&A = G&A | McADAMS  
 M.A.W.L.S.S.P.U.E. = MUTUAL ACCESS, WATER LINE, SANITARY SEWER & PRIVATE UTILITY EASEMENT  
 P.O.B. = POINT OF BEGINNING  
 RF = REBAR FOUND  
 S.S.E. = SANITARY SEWER EASEMENT  
 S.V.E. = SIGHT VISIBILITY EASEMENT  
 U.E. = UTILITY EASEMENT  
 W.L.E. = WATER LINE EASEMENT

**Exhibit A**  
**FINAL PLAT**  
 Lots 1-5, 1X & 2X, Block A  
**MILLENNIUM PLACE**  
 24.205 Acres  
 in the  
**H. GARRISON SURVEY, ABSTRACT NO. 507**  
 CITY OF CORINTH  
 DENTON COUNTY, TEXAS

The John R. McAdams Company, Inc. (DBA, G&A | McAdams)  
 111 Hillside Drive  
 Lewisville, Texas 75057  
 972.436.9712  
 201 Country View Drive  
 Roanoke, Texas 75262  
 940.240.1012  
 TBPE: 19762 TBPLS: 10194440  
 www.gacon.com  
 www.mcadamsco.com

DRAWN BY: BC DATE: 2/14/19 SCALE: 1"=80' JOB No. 16192

**OWNER/DEVELOPER**  
**I-35E MILLENNIUM LP**  
 5608 SEAPINES DRIVE  
 PLANO, TX 75093  
 Ph. (469) 867-2933  
 Contact: M. William Tsao

Filed for Record in the Official Records Of: Denton County On: 2/20/2019 12:12:53 PM In the PLAT Records MILLENNIUM PLACE Doc Number: 2019-85 Number of Pages: 2 Amount: 100.00 Order#: 20190220000333 By: CR

File: 2:\001\001\Drawings\IP & Civil\Plat\16192.dwg  
 Plotted: 2/14/2019 10:15:45 AM by: [Name]  
 Scale: 1"=80'

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §
I, (we), 1-35 Millennium, LP, & 6Q Hospitality, LLC, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:
Being all that certain lot, tract or parcel of land situated in the H. GARRISON SURVEY, ABSTRACT No. 507, City of Corinth, Denton County, Texas, being part of that certain called 24,601 acres tract of land described in deed to Donald L. Anderson and wife, Virginia L. Anderson recorded in Volume 562, Page 593 of the Deed Records of Denton County, Texas, the same being described in deed to D.L.A. Partners, Ltd. recorded in Volume 4168, Page 2634 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:
BEGINNING at a 1/2" capped rebar (G&A) set at the southeast corner of said tract, being on the north line of Dobbs Road, a public roadway, and being on the west line of Carpenter Street;
THENCE S 89°35'05" W, 812.39 feet, along the north line of Dobbs Road, a public roadway, and the south line of said Anderson tract, to a 1/2" capped rebar (G&A) set on the east right of way line of Interstate Highway 35E according to the deed to the State of Texas recorded in Volume 400, Page 511 of the Deed Records of Denton County, Texas;
THENCE N 39°26'15" W (Record), 1150.80 feet, along the east right of way line of Interstate Highway 35E, to a 1/2" capped rebar (G&A) set on the north line of said Anderson tract, being on the south line of that certain tract of land described in deed to C. R. Brown recorded in Volume 285, Page 520 of the Deed Records of Denton County, Texas;
THENCE N 89°35'45" E, along the north line of said Anderson tract and the south line of said Brown tract, and passing the southwest corner of that certain tract of land described as Tract D in deed to Philip C. McGohey recorded in Clerk's File Number 93-23046 of the Real Property Records of Denton County, Texas, and continuing a total distance of 1546.73 feet, to a 1/2" rebar found at the northeast corner of said Anderson tract, being the southeast corner of said McGohey tract and being on the west line of Carpenter Street, and being on the west line of that certain tract of land described as Tract H in deed to Harvest Christian Ministries, Inc. recorded in Clerk's File Number 97-015608 of the Real Property Records of Denton County, Texas;
THENCE S 00°12'40" W, 893.81 feet, along the east line of said Anderson tract and the west line of Carpenter Street and said Harvest Christian Ministries tract, to the POINT OF BEGINNING and containing approximately 24,205 acres of land.

and designated herein as the MILLENNIUM PLACE Subdivision to the City of Corinth, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, oil streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

WITNESS OUR HAND this 14 day of February, 2019.
1-35 Millennium, LP,
a Texas limited partnership
BY: 1-35 Millennium, LP,
a Texas corporation,
Its General Partner
Ming Tzong William Tsao, Owner
Date 02/14/2019

STATE OF TEXAS §
COUNTY OF DENTON §
BEFORE ME, THE UNDERSIGNED AUTHORITY in and for Denton County, Texas, on this day personally appeared Ming Tzong William Tsao, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is owner, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of February, 2019.
Kelli Morgan
Notary Public in and for the State of Texas
Kelli Morgan
Type or Print Notary's Name
My commission expires the 22 day of December, 2022

WITNESS OUR HAND this 15 day of February, 2019.
6Q Hospitality, LLC
BY: 6Q Hospitality, LLC
Authorized Representative
Date 02/15/19

STATE OF TEXAS §
COUNTY OF DENTON §
BEFORE ME, THE UNDERSIGNED AUTHORITY in and for Denton County, Texas, on this day personally appeared Jan Patel, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is owner, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

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Kelli Morgan
Notary Public in and for the State of Texas
Kelli Morgan
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CONSTRUCTION AND MAINTENANCE STATEMENT

DEVELOPER WILL DESIGN, CONSTRUCT, OPERATE, USE AND MAINTAIN THE FOLLOWING:
-PRIVATE WATER STORAGE FACILITY (DETENTION AND RETENTION PONDS) AND ASSOCIATED PRIVATE DRAINAGE EASEMENTS,
-PRIVATE ACCESS EASEMENTS AND ASSOCIATED IMPROVEMENTS,
-PRIVATE STORM WATER DRAINAGE SYSTEMS AND ASSOCIATED PRIVATE EASEMENTS,
-STORM WATER TREATMENT FACILITY OR IDENTIFIED BEST MANAGEMENT PRACTICES FOR STORM WATER QUALITY AND ASSOCIATED EASEMENTS
-RETAINING WALLS
(COLLECTIVELY HERINAFTER REFERRED TO AS "IMPROVEMENTS"). THE CITY OF CORINTH IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF THE IMPROVEMENTS DEVELOPED AND CONSTRUCTED BY DEVELOPER OR ITS PREDECESSORS OR SUCCESSORS. THE DEVELOPER'S MAINTENANCE RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTION AND MAINTENANCE OF THE ABOVE DESCRIBED SLOPE, GRADE, CONTOUR, AND VOLUME, INCLUDING ANY STRUCTURES, FREQUENT MOWING AND ROUTINE MAINTENANCE, REMOVAL OF DEBRIS, AND REPAIR OF EROSION. NO FACILITIES WILL BE ALLOWED WITHIN THE IMPROVEMENTS AREAS WITHOUT THE ADVANCE WRITTEN PERMISSION OF THE DIRECTOR OF PUBLIC WORKS.

DEVELOPER WILL INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF CORINTH, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY, OR EXPENSE AND ATTORNEY'S FEES FOR ANY AND ALL DAMAGES, ACCIDENTS, CASUALTIES, OCCURRENCES, OR CLAIMS WHICH ARISE OUT OF OR RESULT FROM THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE IMPROVEMENTS, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDING ANY PROPERTY OWNERS ASSOCIATION TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. THE COVENANTS SHALL INCLUDE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS. IF THE PROPERTY IS FURTHER SUBDIVIDED, DEVELOPER SHALL IMPOSE THESE COVENANTS UPON ALL LOTS ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS. ALL OF THE ABOVE OBLIGATIONS SHALL BE COVENANTS RUNNING WITH THE LAND. ACCESS TO THE IMPROVEMENTS IS GRANTED TO THE CITY FOR ANY PURPOSE RELATED TO THE EXERCISE OF GOVERNMENTAL SERVICES OR FUNCTIONS, INCLUDING BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT.

OWNERS:
1-35 Millennium, LP,
a Texas limited partnership
BY: 1-35 Millennium, LP,
a Texas corporation,
Its General Partner
Ming Tzong William Tsao, Owner
Date 02/14/2019

STATE OF TEXAS §
COUNTY OF DENTON §
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GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of February, 2019.
Kelli Morgan
Notary Public in and for the State of Texas
Kelli Morgan
Type or Print Notary's Name
My commission expires the 22 day of December, 2022

6Q Hospitality, LLC
BY: 6Q Hospitality, LLC
Authorized Representative
Date 02/15/19

STATE OF TEXAS §
COUNTY OF DENTON §
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Kelli Morgan
Notary Public in and for the State of Texas
Kelli Morgan
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LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §
WHEREAS, \_\_\_\_\_ acting by and through the undersigned, its duly authorized agent, is the lienholder of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

LIENHOLDER: \_\_\_\_\_ DATE: \_\_\_\_\_
STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY in and for \_\_\_\_\_ County, Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is \_\_\_\_\_, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2019.
Notary Public in and for the State of Texas
Type or Print Notary's Name
My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire Lane in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire lane in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

OWNERS:
1-35 Millennium, LP,
a Texas limited partnership
BY: 1-35 Millennium, LP,
a Texas corporation,
Its General Partner
Ming Tzong William Tsao, Owner
Date 02/14/2019

STATE OF TEXAS §
COUNTY OF DENTON §
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GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of February, 2019.
Kelli Morgan
Notary Public in and for the State of Texas
Kelli Morgan
Type or Print Notary's Name
My commission expires the 22 day of December, 2022

WITNESS OUR HAND this 15 day of February, 2019.
6Q Hospitality, LLC
BY: 6Q Hospitality, LLC
Authorized Representative
Date 02/15/19

STATE OF TEXAS §
COUNTY OF DENTON §
BEFORE ME, THE UNDERSIGNED AUTHORITY in and for Denton County, Texas, on this day personally appeared Jan Patel, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is owner, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15 day of February, 2019.
Kelli Morgan
Notary Public in and for the State of Texas
Kelli Morgan
Type or Print Notary's Name
My commission expires the 22 day of December, 2022

NOTES:

- 1. Bearings based on NAD '83 Texas Coordinate System, North Central Zone, 4202.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. No flood zone area analysis has been performed by G&A | MCADAMS on the subject property.
4. Lots 1X & 2X, Block A are common area lots. A property owners association will be responsible for all maintenance of these common areas.
5. Northeast corner of subject property tied to City of Corinth Monument 0609.
N=7,105,598.02'
E=2,411,183.76'
Z=569.68'
6. According to Community/Panel No. 48121003956, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
7. Private Storm Sewer located in the Mulvad Access, Water, Sanitary Sewer and Private Storm Sewer Easement refers to the main lines used to convey storm runoff to the retention pond. This easement is not intended for storm lines under 18" in diameter.
8. SIGHT VISIBILITY RESTRICTION: No Structure, object, or plant of any type may obstruct vision from a height of 30 inches to a height of 10 feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the sight visibility easement on shown on the plat. These sight visibility easements will remain in effect until voided by ordinance adopted by the City Council and the property replotted.
9. The property owners association (P.O.A.) shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area lots. The property owners association shall further hold the City of Corinth harmless from any damages to persons, to the owners lot or any lot arising from such maintenance responsibility. The detention easement shown on this plat shall not create an affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence and interference with structures. The City retains the right to enter upon the easement for public purposes including maintenance.

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

W. Thad Murley III, RPLS
Texas Registration No. 5802

STATE OF TEXAS :
COUNTY OF DENTON :
BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared W. Thad Murley III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of February, 2019.
Kelli Morgan
Notary Public
My commission expires the 22 day of December, 2022

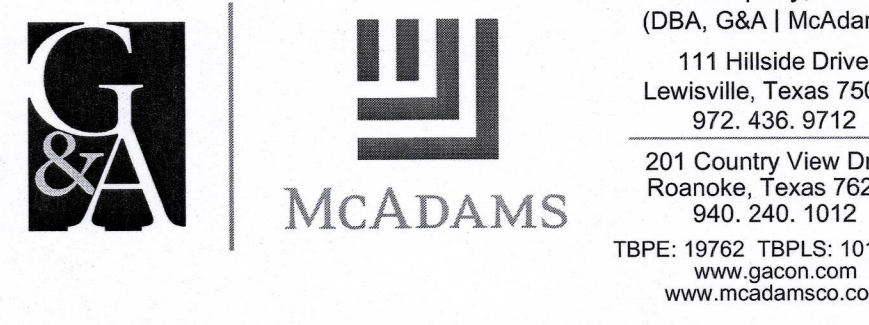
Approved:
Bin Patel
Chairman, Planning and Zoning Commission
City of Corinth, Texas
Date 2/20/2019

CERTIFICATE OF FINAL PLAT APPROVAL

The undersigned, the City Secretary of the City of Corinth, Texas, hereby certifies that the foregoing Final Plat of the MILLENNIUM PLACE Subdivision or Addition to the City of Corinth was submitted to the Planning and Zoning Commission on the 27th day of February, 2019, and the Commission, by formal action, then and there accepted the Final Plat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying construction plans, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this 20 day of February, 2019.
Kimberly P.
City Secretary
City of Corinth, Texas

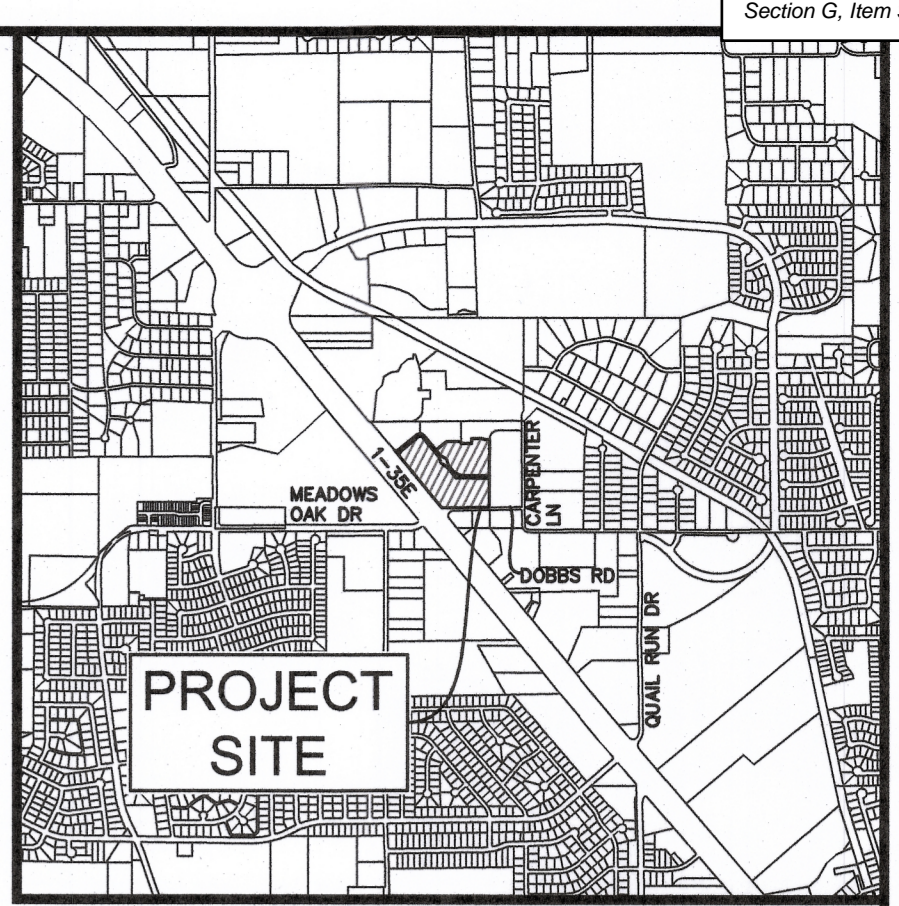
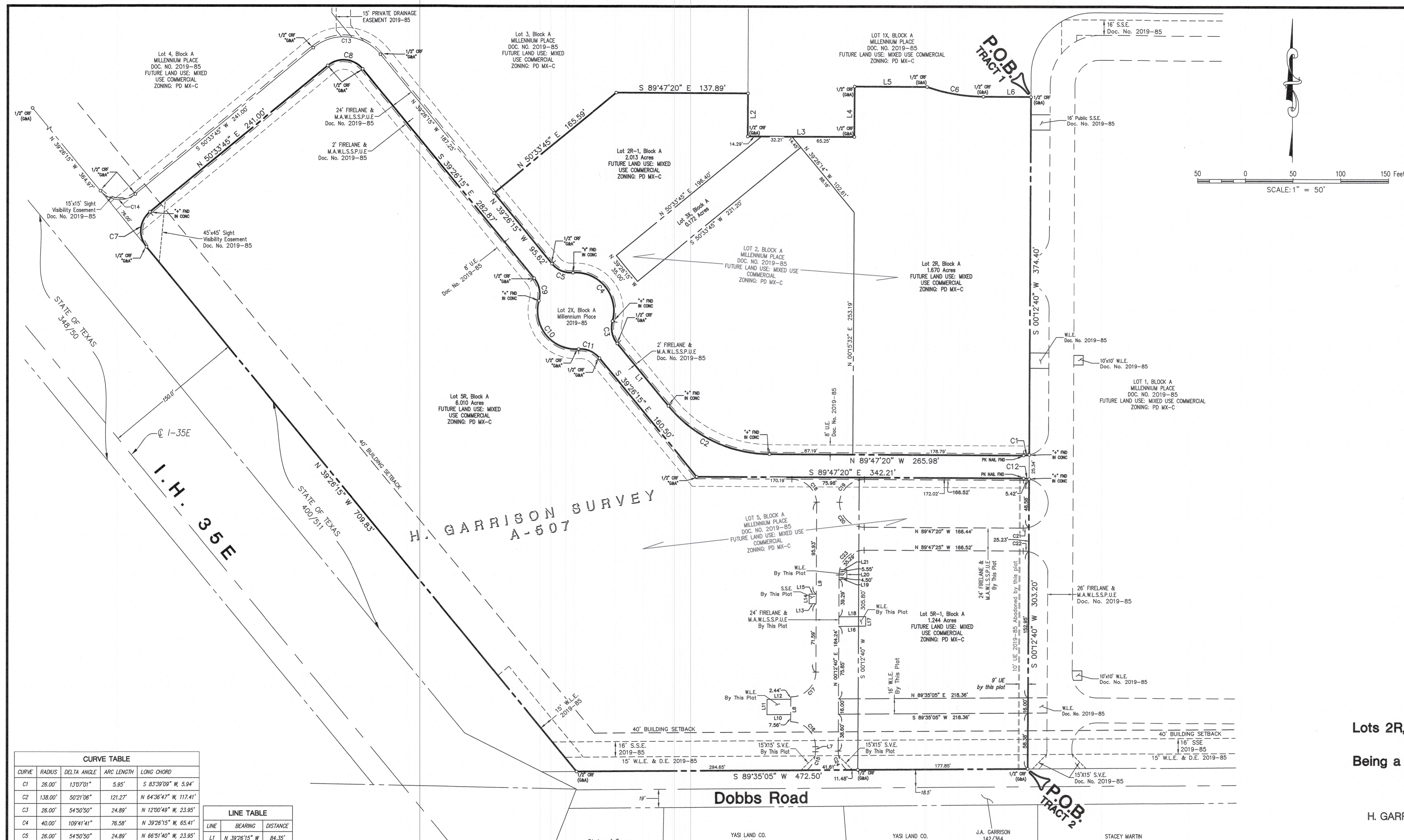
Exhibit A
FINAL PLAT
Lots 1-5, 1X & 2X, Block A
MILLENNIUM PLACE
24,205 Acres
in the
H. GARRISON SURVEY, ABSTRACT NO. 507
CITY OF CORINTH
DENTON COUNTY, TEXAS



DRAWN BY: BC DATE: 2/14/19 SCALE: N.T.S. JOB No. 16192

OWNER/DEVELOPER
1-35E MILLENNIUM LP
6608 SEAPINES DRIVE
PLANO, TX 75093
Ph: (469) 867-2933
Contact: M. William Tsao

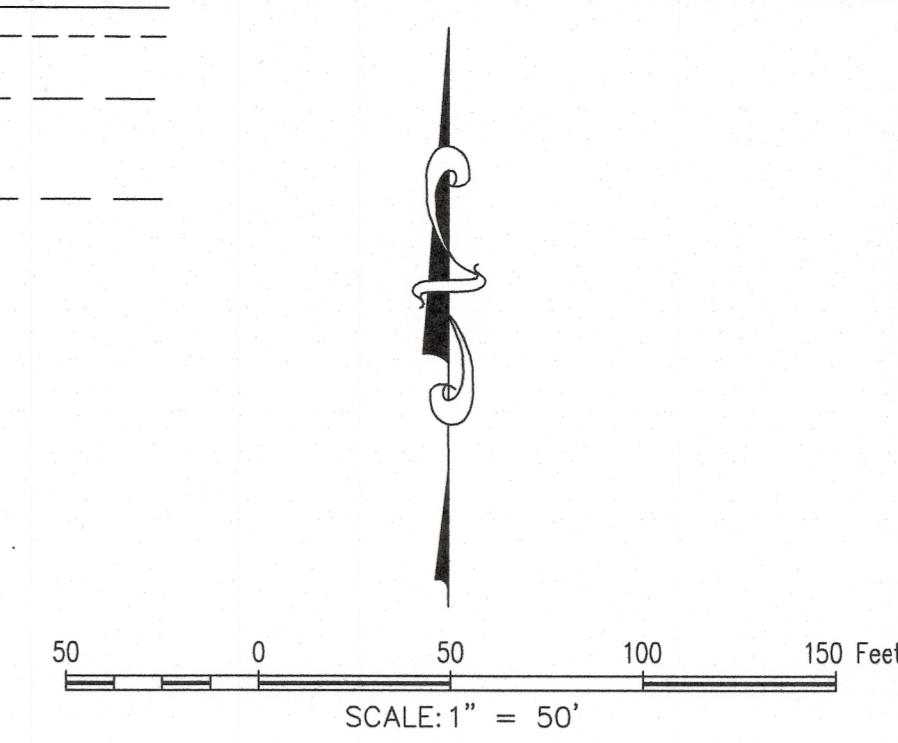
Filed for Record
in the Official Records Of:
Denton County
On: 2/20/2019 12:12:53 PM
in the PLAT Records
MILLENNIUM PLACE
Doc Number: 2019 - 85
Number of Pages: 2
Amount: 100.00
Order#: 20190220000333
By: CR



VICINITY MAP 1"=2000

**LEGEND**

- BL = BUILDING LINE
- CRF = CAPPED REBAR FOUND
- G&A = G&A | MCADAMS
- M.A.W.L.S.S.P.U.E = MUTUAL ACCESS, WATER LINE, SANITARY SEWER & PRIVATE UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- P.D.E. = PUBLIC DRAINAGE EASEMENT
- RF = REBAR FOUND
- S.V.E. = SIGHT VISIBILITY EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- W.L.E.D.E. = WATER LINE EASEMENT DRAINAGE EASEMENT



**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	26.00'	137°01'	5.95'	S 83°39'09" W, 5.94'
C2	138.00'	50°21'06"	121.27'	N 64°36'47" W, 117.41'
C3	26.00'	54°50'50"	24.89'	N 12°00'49" W, 23.95'
C4	40.00'	109°41'41"	76.58'	N 39°26'15" W, 65.41'
C5	26.00'	54°50'50"	24.89'	N 66°51'40" W, 23.95'
C6	180.00'	19°02'59"	58.85'	S 80°15'51" E, 59.57'
C7	26.00'	90°00'00"	40.84'	N 05°33'45" E, 36.77'
C8	26.00'	90°00'00"	40.84'	S 84°26'15" E, 36.77'
C9	26.00'	54°50'50"	24.89'	S 12°00'49" E, 23.95'
C10	40.00'	109°41'41"	76.58'	S 39°26'15" E, 65.41'
C11	26.00'	54°50'50"	24.89'	S 66°51'40" E, 23.95'
C12	26.00'	12°57'03"	5.88'	S 83°18'49" E, 5.86'
C13	50.00'	90°00'00"	78.54'	N 84°26'15" W, 70.71'
C14	26.00'	90°00'00"	40.84'	N 84°26'15" W, 36.77'
C15	26.00'	47°57'50"	21.77'	N 24°11'35" E, 21.14'
C16	26.00'	90°00'00"	40.84'	N 44°47'20" W, 36.77'
C17	26.00'	90°00'00"	40.84'	N 45°12'40" E, 36.77'
C18	26.00'	86°11'34"	39.11'	N 46°47'26" W, 35.53'
C19	26.00'	86°15'31"	39.14'	S 47°10'47" W, 35.55'
C20	26.00'	90°00'00"	40.84'	S 44°47'20" E, 36.77'
C21	26.00'	13°20'33"	6.05'	N 83°32'23" E, 6.04'
C22	26.00'	12°55'10"	5.86'	N 84°36'13" W, 5.85'
C23	26.00'	90°00'00"	40.84'	S 45°12'40" W, 36.77'
C24	26.00'	49°13'00"	22.33'	S 24°23'50" E, 21.65'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 39°26'15" W	84.35'
L2	S 00°12'40" W	45.09'
L3	S 89°47'20" E	111.75'
L4	N 00°12'40" E	52.75'
L5	S 89°47'20" E	75.95'
L6	S 89°47'20" E	50.00'
L7	N 00°12'40" E	5.32'
L8	N 00°19'08" E	26.00'
L9	N 00°12'40" E	179.42'
L10	S 89°35'05" W	24.99'
L11	N 00°12'40" E	16.00'
L12	N 89°35'05" E	25.02'
L13	S 89°35'05" W	7.41'
L14	N 00°12'40" E	10.00'
L15	N 89°35'05" E	7.41'
L16	S 89°35'05" W	28.01'
L17	S 00°12'40" W	10.00'
L18	S 89°35'05" W	28.01'
L19	S 89°35'05" W	7.99'
L20	S 00°12'40" W	10.00'
L21	S 89°35'05" W	7.40'

- NOTES:
- Bearings based on NAD '83 Texas Coordinate System, North Central Zone, 4202.
  - Surveyor has made no investigation or independent search for assessments of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
  - No flood zone area analysis has been performed by McAdams, on the subject property.
  - Lot 3X, Block A to be dedicated and maintained by POA.
  - According to Community/Panel No. 48121033950, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
  - Private Storm Sewer located in the Mutual Access, Water, Sanitary Sewer and Private Storm Sewer Easement refers to the main lines used to convey storm runoff to the retention pond. This easement is not intended for storm lines under 18" in diameter.
  - SIGHT VISIBILITY RESTRICTION: No Structure, object, or plant of any type may obstruct vision from a height of 30 inches to a height of 10 feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the sight visibility easement shown on the plat. These sight visibility easements will remain in effect until vacated by ordinance adopted by the City Council and the property replatted.
  - Developer shall be responsible for restoring, replacing, or repairing, any damages to private property, including but not limited to shade structures and artificial water features that encroaches into public easements, of the City of Corinth Maintenance within said easements.

**Exhibit A**  
**REPLAT**  
 Lots 2R, 2R-1, 3X, 5R, & 5R-1, Block A  
 MILLENNIUM PLACE  
 Being a Replat of Lots 2 & 5, Block A  
 MILLENNIUM PLACE  
 11.109 Acres  
 in the  
 H. GARRISON SURVEY, ABSTRACT NO. 507  
 CITY OF CORINTH  
 DENTON COUNTY, TEXAS

**McADAMS**

The John R. McAdams Company, Inc.  
 111 Hillside Drive  
 Lewisville, Texas 75057  
 972.436.9712  
 201 Country View Drive  
 Roanoke, Texas 75262  
 940.240.1012  
 TBPE: 19782 TBPLS: 10194440  
 www.gaicon.com  
 www.mcadameco.com

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DRAWN BY: BC DATE: 2/11/2020 SCALE: 1" = 50' JOB. No. 17208

**OWNER/DEVELOPER**  
 I-35E MILLENNIUM LP  
 6608 BEAPINES DRIVE  
 PLANO, TX 75093

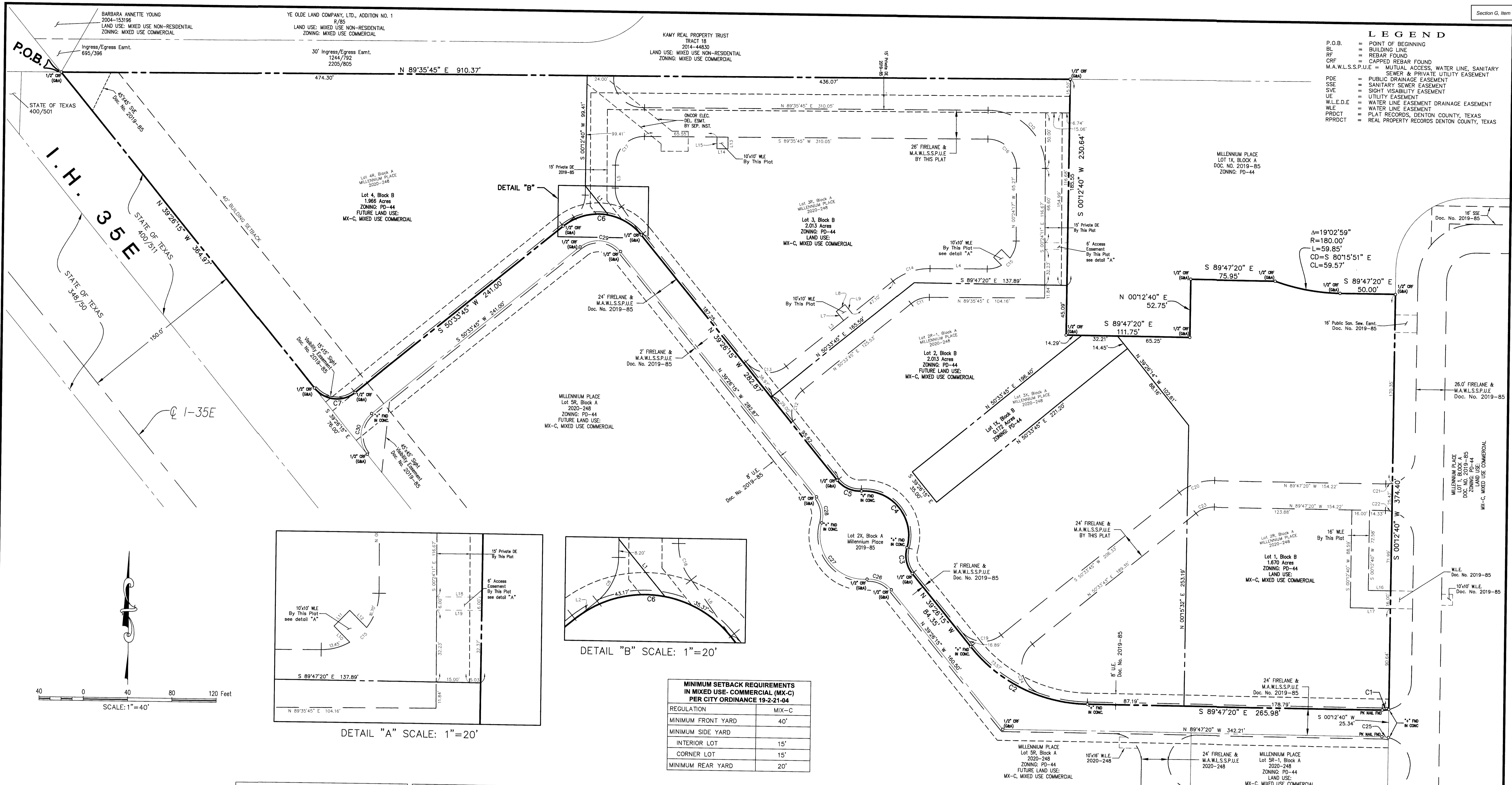
**LAKEVIEW MANOR REALTY, LP**  
 18333 Preston Rd, Suite 248,  
 Dallas, TX 75262

**USMT, LLC**  
 18333 Preston Rd, Suite 248,  
 Dallas, TX 75262

PL (469) 399-9683  
 Contact: Mingtong William Teao

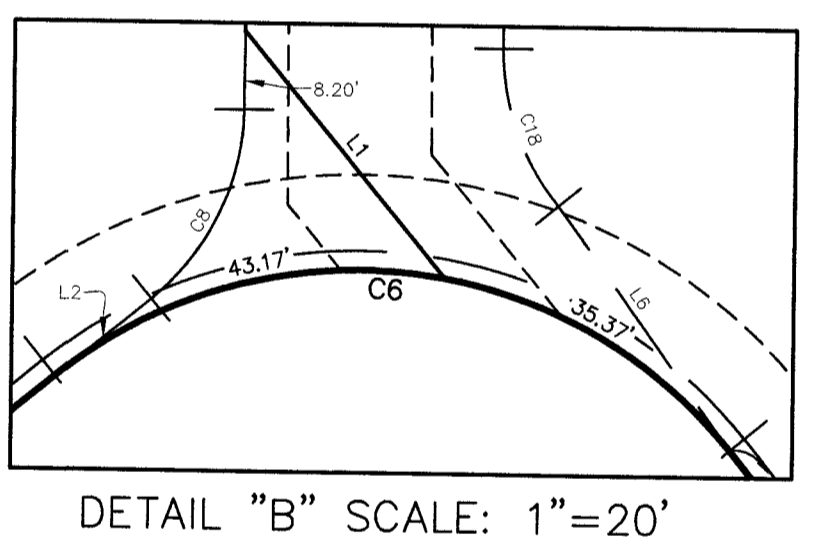
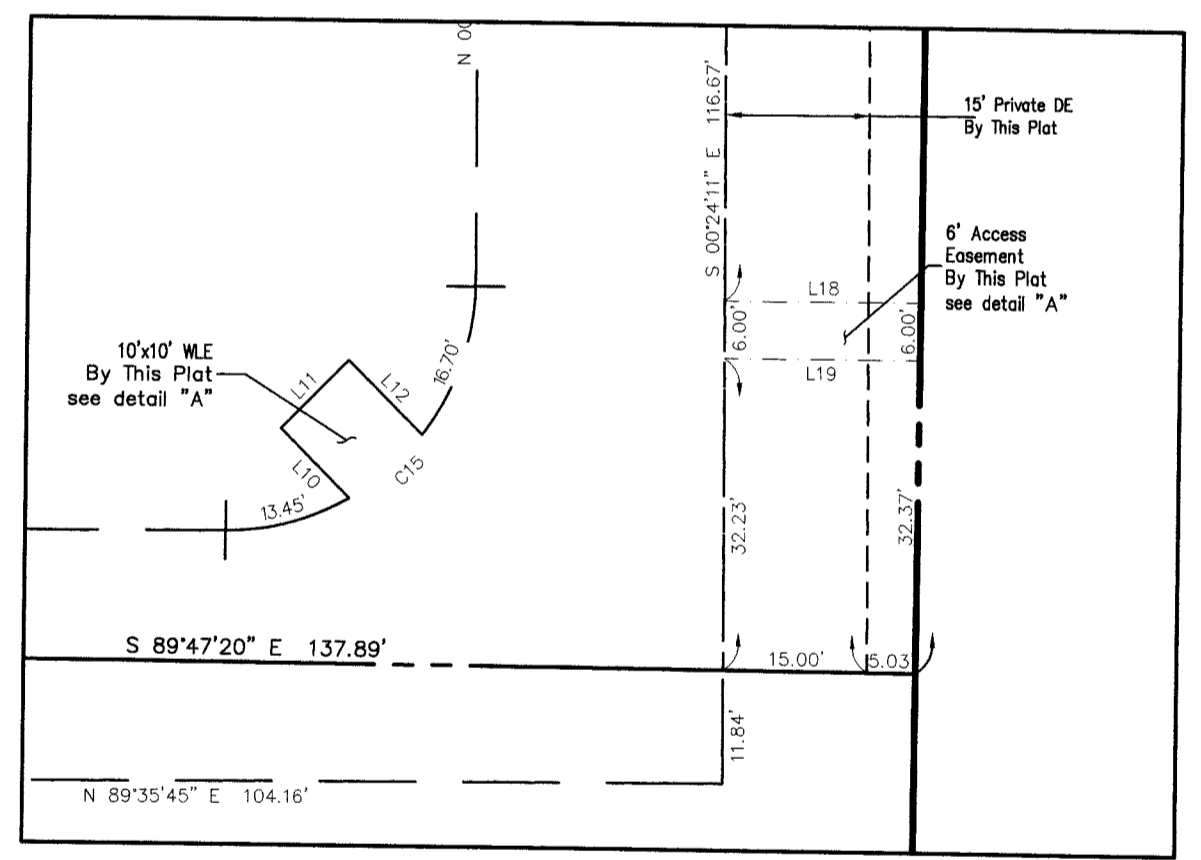
Filed for Record in the Official Records Of:  
 Denton County  
 On: 7/21/2020 2:43:51 PM  
 In the PLAT Records  
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 Number of Pages: 2  
 Amount: 100.00  
 Order#: 20200721000535  
 By: MK





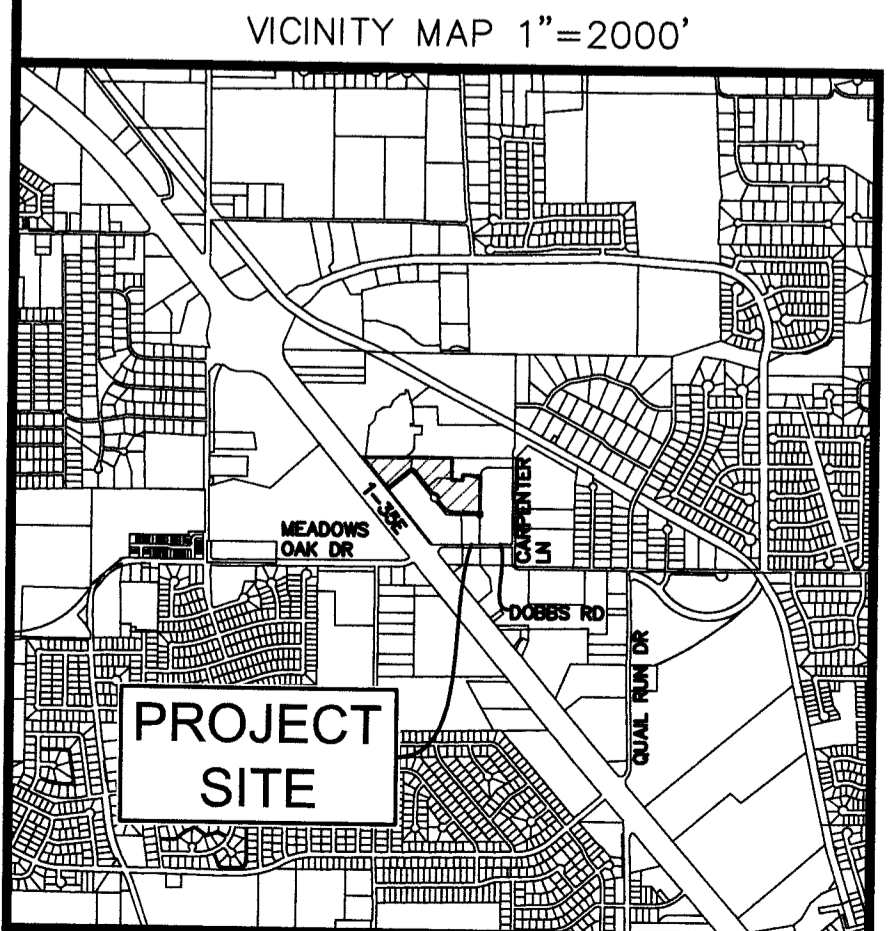
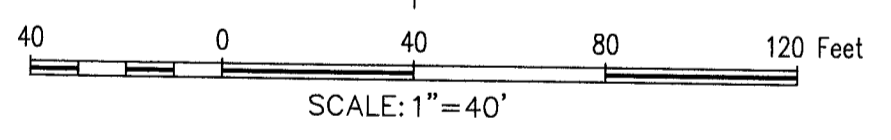
**LEGEND**

- P.O.B. = POINT OF BEGINNING
- BL = BUILDING LINE
- RF = REBAR FOUND
- CRF = CAPPED REBAR FOUND
- M.A.W.L.S.S.P.U.E = MUTUAL ACCESS, WATER LINE, SANITARY SEWER & PRIVATE UTILITY EASEMENT
- PDE = PUBLIC DRAINAGE EASEMENT
- SSE = SANITARY SEWER EASEMENT
- UE = UTILITY EASEMENT
- W.L.E.D.E = WATER LINE EASEMENT DRAINAGE EASEMENT
- WLE = WATER LINE EASEMENT
- PRDCT = PLAT RECORDS, DENTON COUNTY, TEXAS
- RRDCT = REAL PROPERTY RECORDS DENTON COUNTY, TEXAS



**MINIMUM SETBACK REQUIREMENTS IN MIXED USE-COMMERCIAL (MIX-C) PER CITY ORDINANCE 19-2-21-04**

REGULATION	MIX-C
MINIMUM FRONT YARD	40'
MINIMUM SIDE YARD	
INTERIOR LOT	15'
CORNER LOT	15'
MINIMUM REAR YARD	20'



**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	26.00'	137°01'	5.95'	S 83°39'09\" W, 5.94'
C2	138.00'	50°21'06\"	121.27'	N 84°36'43\" W, 117.41'
C3	26.00'	54°50'30\"	24.89'	N 12°00'49\" W, 23.95'
C4	40.00'	109°41'41\"	76.58'	N 39°26'15\" W, 65.41'
C5	26.00'	54°50'30\"	24.89'	N 66°51'40\" W, 23.95'
C6	50.00'	89°59'59\"	78.54'	N 84°26'14\" W, 70.71'
C7	26.00'	90°00'00\"	40.84'	N 84°26'15\" W, 36.77'
C8	26.00'	50°21'06\"	22.85'	S 25°23'13\" W, 22.12'
C9	26.00'	90°36'55\"	41.12'	S 45°05'48\" E, 36.97'
C10	52.00'	90°00'00\"	81.68'	N 45°24'15\" W, 73.54'
C11	26.00'	39°10'25\"	17.78'	S 70°00'31\" W, 17.43'
C12	26.00'	67°22'48\"	30.58'	S 16°52'21\" W, 28.84'
C13	26.00'	90°00'00\"	40.84'	S 84°26'15\" E, 36.77'
C14	52.00'	39°38'56\"	35.98'	S 70°23'13\" W, 35.27'
C15	26.01'	88°38'45\"	40.25'	N 45°15'40\" E, 36.35'

**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C16	26.00'	90°00'00\"	40.84'	N 45°24'15\" W, 36.77'
C17	26.00'	90°00'00\"	40.84'	S 44°35'45\" W, 36.77'
C18	26.00'	39°20'08\"	17.85'	S 19°46'10\" E, 17.50'
C19	26.00'	82°31'24\"	37.45'	S 88°11'44\" E, 34.29'
C20	50.00'	39°26'14\"	34.42'	S 70°16'53\" W, 33.74'
C21	26.00'	137°01'	6.05'	N 83°20'14\" E, 6.03'
C22	26.00'	13°08'36\"	5.96'	N 83°01'10\" W, 5.95'
C23	26.00'	39°26'52\"	17.90'	S 70°16'34\" W, 17.55'
C24	26.00'	114°54'03\"	52.14'	S 06°54'28\" E, 43.83'
C25	26.00'	125°7'03\"	5.88'	S 83°18'49\" E, 5.86'
C26	26.00'	54°50'30\"	24.89'	N 66°51'40\" W, 23.95'
C27	40.00'	109°41'41\"	76.58'	N 39°26'15\" W, 65.41'
C28	26.00'	54°50'30\"	24.89'	N 12°00'49\" W, 23.95'
C29	26.00'	90°00'00\"	40.84'	N 84°26'15\" W, 36.77'
C30	26.00'	90°00'00\"	40.84'	N 05°33'45\" E, 36.77'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 39°26'15\" E	33.23'
L2	S 50°33'46\" W	12.75'
L3	N 50°33'45\" E	123.53'
L4	N 89°32'51\" E	51.65'
L5	S 00°06'06\" E	20.57'
L6	S 35°44'34\" E	31.04'
L7	N 39°20'59\" W	10.48'
L8	N 50°38'19\" E	10.00'
L9	N 39°20'59\" W	10.47'
L10	N 45°24'15\" E	10.10'
L11	N 44°35'45\" E	10.00'
L12	S 45°24'15\" E	10.84'

**LINE TABLE**

LINE	BEARING	DISTANCE
L13	S 00°24'15\" E	10.50'
L14	S 89°35'45\" W	10.00'
L15	S 00°24'15\" E	10.50'
L16	N 89°47'20\" W	20.24'
L17	N 89°47'20\" W	36.24'
L18	S 89°47'39\" W	20.43'
L19	S 89°47'39\" W	20.38'

**Exhibit A**  
**AMENDING PLAT**  
 Lots 1-4, & 1X, Block B  
 MILLENNIUM PLACE  
 Being a Replat of Lots 2R, 2R-1, 3R,  
 4R, & 3X, Block A  
 MILLENNIUM PLACE  
 7.385 Acres  
 ZONED: PD-44  
 in the  
 H. GARRISON SURVEY, ABSTRACT NO. 507  
 CITY OF CORINTH  
 DENTON COUNTY, TEXAS

**McADAMS**

The John R. McAdams Company, Inc.  
 111 Hillside Drive  
 Lewisville, Texas 75057  
 972.436.9712  
 201 Country View Drive  
 Roanoke, Texas 76262  
 940.240.1012  
 TBPE: 197622 TBPLS: 10194440  
 www.mcadamsco.com

DRAWN BY: BC DATE: 10/1/2021 SCALE: 1" = 40' JOB. No. 17208

**OWNER/DEVELOPER**  
 I-35E MILLENNIUM LP  
 5508 SEAPINES DRIVE  
 PLANO, TX 75093  
 Ph. (469) 867-2833  
 Contact: M. William Tesco

**6Q HOSPITALITY LLC**  
 8061 LYNDON B JOHNSON FWY  
 DALLAS, TX 75261

Filed for Record in the Official Records Of:  
 Denton County  
 On: 2/25/2022 12:58:29 PM  
 in the PLAT RECORDS  
 MILLENNIUM PLACE LP  
 Doc Number: 2022-73  
 Number of Pages: 2  
 Amount: 100.00  
 Order#: 20220225000557  
 By: KT

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §
We, Lakeview Manor Realty LP, Millennium Place LP, 1-35 Millennium LP, 6Q Hospitality, LLC, & William Tsao, owners of the land shown on this plat within the area described by metes and bounds as follows:

BEING all that certain lot, tract or parcel of land situated in the H. Garrison Survey, City of Corinth, Denton County, Texas, being part of that certain tract of land described as Lots 2R, 2R-1, 3R, 4R, and 3X, Block A, Millennium Place, recorded in Document Number 2020-248, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar with cap stamped "G&A | MCADAMS" found at the northwest corner of said Lot 4R, same being the northeast corner of that certain tract of land described in deed to the State of Texas, recorded in Volume 400, Page 511, Deed Records, Denton County, Texas, same being the southeast corner of that certain tract of land described in deed to Barbara Annette Young, recorded in Document Number 2004-153196, Deed Records, Denton County, Texas, and being in the easterly line of 1-35 East;

THENCE N 89°35'45" E, with the north line of said Lot 4R, passing the northeast corner thereof, same being the northwest corner of said Lot 3R, continuing a total distance of 910.37 feet, to a 1/2 inch rebar with cap stamped "G&A | MCADAMS" found, being the most northerly northeast corner of said Lot 3R, same being the northwest corner of Lot 1X, Block A, Millennium Place, an addition to the City of Corinth, according to the plat thereof, recorded in Document Number 2019-355, Plat Records, Denton County, Texas;

THENCE S 00°12'40" W, with the east line of said Lot 3R, and the west line of said Lot 1X, a distance of 230.64 feet, to a 1/2 inch rebar with cap stamped "G&A | MCADAMS" found at the southwest corner of said Lot 1X, same being the inner ell of said Lot 3R;

THENCE S 89°47'20" E, with the south line of said Lot 1X, and the most southerly north line of said Lot 3R, passing the most southerly northeast corner thereof, same being the northwest corner of said Lot 3X, passing the most southerly northwest corner of said Lot 2R, continuing a total distance of 111.75 feet, to a 1/2 inch rebar with cap stamped "G&A | MCADAMS" found in the south line of said Lot 1X, and being the inner ell of said Lot 2R;

THENCE N 00°12'40" E, with the most northerly west line of said Lot 2R, and the south line of said Lot 1X, a distance of 52.75 feet, to a 1/2" inch rebar with cap stamped "G&A | MCADAMS" found in the south line of said Lot 1X, and being the most northerly northwest corner of said Lot 2R;

WITNESS OUR HAND this 10th day of February 2022.
Lakeview Manor Realty, LP
BY: Lakeview Manor Realty, LP
Authorized Representative (Lot 1)

STATE OF TEXAS §
COUNTY OF DENTON §
BEFORE ME, THE UNDERSIGNED AUTHORITY in and for Denton County, Texas, on this day personally appeared William Tsao, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is owner and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of February 2022.
Notary Public in and for the State of Texas
My commission expires the 15th day of September 2022

OWNER'S STATEMENT FOR FIRE LANE EASEMENT
The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire Lane in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance.

WITNESS OUR HAND this 7th day of February 2022.
6Q Hospitality, LLC
BY: 6Q Hospitality, LLC
Authorized Representative (Lot 3)

STATE OF TEXAS §
COUNTY OF DENTON §
BEFORE ME, THE UNDERSIGNED AUTHORITY in and for Denton County, Texas, on this day personally appeared Ming Tzong William Tsao, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is owner and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7th day of February 2022.
Notary Public in and for the State of Texas
My commission expires the 15th day of September 2022

WITNESS OUR HAND this 9th day of February 2022.
Lakeview Manor Realty, LP
BY: Lakeview Manor Realty, LP
Authorized Representative (Lot 1)

STATE OF TEXAS §
COUNTY OF DENTON §
BEFORE ME, THE UNDERSIGNED AUTHORITY in and for Denton County, Texas, on this day personally appeared Ming Tzong William Tsao, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is owner and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of February 2022.
Notary Public in and for the State of Texas
My commission expires the 15th day of September 2022

CONSTRUCTION AND MAINTENANCE STATEMENT

DEVELOPER WILL DESIGN, CONSTRUCT, OPERATE, USE AND MAINTAIN THE FOLLOWING:
-PRIVATE WATER STORAGE FACILITY (DETENTION AND RETENTION PONDS) AND ASSOCIATED PRIVATE DRAINAGE EASEMENTS,
-PRIVATE ACCESS EASEMENTS AND ASSOCIATED IMPROVEMENTS,
-PRIVATE STORM WATER DRAINAGE SYSTEMS AND ASSOCIATED PRIVATE EASEMENTS,
-STORM WATER TREATMENT FACILITY OR IDENTIFIED BEST MANAGEMENT PRACTICES FOR STORM WATER QUALITY AND ASSOCIATED EASEMENTS

(COLLECTIVELY HEREINAFTER REFERRED TO AS "IMPROVEMENTS"). THE CITY OF CORINTH IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE OR USE OF THE IMPROVEMENTS DEVELOPED AND CONSTRUCTED BY DEVELOPER OR ITS PREDECESSORS OR SUCCESSORS. THE DEVELOPER'S MAINTENANCE RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTION AND MAINTENANCE IN ACCORDANCE WITH APPROVED DESIGNED SLOPE, GRADE, CONTOUR, AND VOLUME, INCLUDING ANY STRUCTURES, FREQUENT MOWING AND ROUTINE MAINTENANCE, REMOVAL OF DEBRIS, AND REPAIR OF EROSION. NO FACILITIES WILL BE ALLOWED WITHIN THE IMPROVEMENTS AREAS WITHOUT THE ADVANCE WRITTEN PERMISSION OF THE DIRECTOR OF PUBLIC WORKS.

DEVELOPER WILL INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF CORINTH, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY, OR EXPENSE AND ATTORNEY'S FEES FOR ANY AND ALL DAMAGES, ACCIDENTS, CASUALTIES, OCCURRENCES, OR CLAIMS WHICH ARISE OUT OF OR RESULT FROM THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE IMPROVEMENTS, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDING ANY PROPERTY OWNERS ASSOCIATION, TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. THE COVENANTS SHALL INCLUDE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS. IF THE PROPERTY IS FURTHER SUBDIVIDED, DEVELOPER SHALL IMPOSE THESE COVENANTS UPON ALL LOTS ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS. ALL OF THE ABOVE OBLIGATIONS SHALL BE COVENANTS RUNNING WITH THE LAND. ACCESS TO THE IMPROVEMENTS IS GRANTED TO THE CITY FOR ANY PURPOSE RELATED TO THE EXERCISE OF GOVERNMENTAL SERVICES OR FUNCTIONS, INCLUDING BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT.

OWNERS:
1-35 Millennium, LP, a Texas limited partnership, Millennium Place LP, a Texas limited partnership, and William Tsao.
BY: 1-35 Millennium, LP, a Texas corporation, its General Partner
BY: Millennium Place, LP, a Texas corporation, its General Partner
BY: William Tsao

STATE OF TEXAS §
COUNTY OF DENTON §
BEFORE ME, THE UNDERSIGNED AUTHORITY in and for Denton County, Texas, on this day personally appeared Ming Tzong William Tsao, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is owner and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of January 2022.
Notary Public in and for the State of Texas
My commission expires the 15th day of September 2022

6Q Hospitality, LLC
BY: 6Q Hospitality, LLC
Authorized Representative (Lot 3)

STATE OF TEXAS §
COUNTY OF DENTON §
BEFORE ME, THE UNDERSIGNED AUTHORITY in and for Denton County, Texas, on this day personally appeared Ming Tzong William Tsao, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is owner and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7th day of February 2022.
Notary Public in and for the State of Texas
My commission expires the 15th day of September 2022

WITNESS OUR HAND this 9th day of February 2022.
Lakeview Manor Realty, LP
BY: Lakeview Manor Realty, LP
Authorized Representative (Lot 1)

STATE OF TEXAS §
COUNTY OF DENTON §
BEFORE ME, THE UNDERSIGNED AUTHORITY in and for Denton County, Texas, on this day personally appeared Ming Tzong William Tsao, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is owner and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of February 2022.
Notary Public in and for the State of Texas
My commission expires the 15th day of September 2022

STATE OF TEXAS §
COUNTY OF DENTON §
BEFORE ME, THE UNDERSIGNED AUTHORITY in and for Denton County, Texas, on this day personally appeared Ming Tzong William Tsao, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is owner and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 19th day of January 2022.
Notary Public
My commission expires the 15th day of September 2022

- NOTES:
1. Bearings based on NAD '83 Texas Coordinate System, North Central Zone, 4202.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. No flood zone area analysis has been performed by McAdams, on the subject property.
4. Lot 1X, Block B is a common area lot. A property owners association will be responsible for all maintenance of this common area.
5. According to Community/Panel No. 48121003950, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods than will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
6. Private Storm Sewer located in the Mutual Access, Water, Sanitary Sewer and Private Storm Sewer Easement refers to the main lines used to convey storm runoff to the retention pond. This easement is not intended for storm lines under 18" in diameter.
7. SIGHT VISIBILITY RESTRICTION: No Structure, object, or plant of any type may obstruct vision from a height of 30 inches to a height of 10 feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the sight visibility easement shown on the plat. These sight visibility easements will remain in effect until vacated by ordinance adopted by the City Council and the property registered.
8. Developer shall be responsible for restoring, replacing, or repairing, any damages to private property, including but not limited to shade structures and artificial water features that encroaches into public easements, of the City of Corinth Maintenance within said easements.
-The purpose of this Amending Plat is to add various easements to the platted property.

CERTIFICATE OF AMENDING PLAT APPROVAL

Approved this 25th day of February 2022.
Director of Planning & Development
City of Corinth, Texas
Witness my hand and seal this 25th day of February 2022.

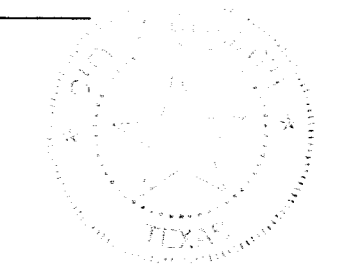
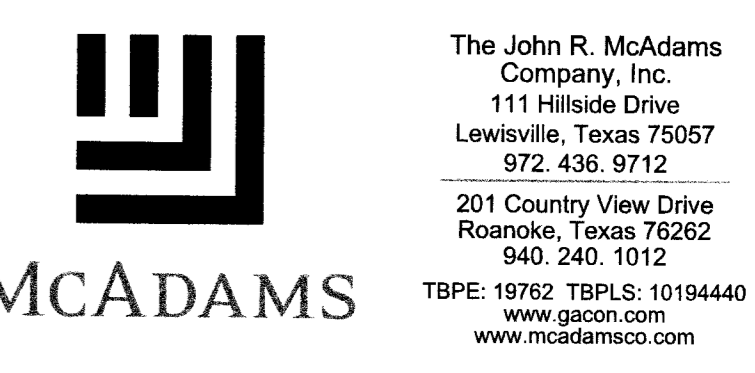


Exhibit A
AMENDING PLAT
Lots 1-4, & 1X, Block B
MILLENNIUM PLACE
Being a Replat of Lots 2R, 2R-1, 3R, 4R, & 3X, Block A
MILLENNIUM PLACE
7.385 Acres
ZONED: PD-44
in the
H. GARRISON SURVEY, ABSTRACT NO. 507
CITY OF CORINTH
DENTON COUNTY, TEXAS



The John R. McAdams Company, Inc
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

DRAWN BY: BC DATE: 10/1/2021 SCALE: N.T.S. JOB. No. 17208

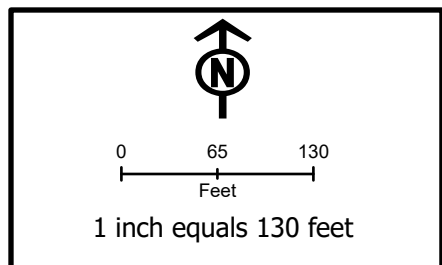
OWNER/DEVELOPER
I-35E MILLENNIUM LP
5508 SEAPINES DRIVE
PLANO, TX 75093
Ph: (469) 867-2933
Contact: M. William Tsao
6Q HOSPITALITY LLC
8051 LYNDON B JOHNSON FWY
DALLAS, TX 75261
Filed for Record in the Official Records Of Denton County On: 2/25/2022 12:58:29 PM In the PLAT Records MILLENNIUM PLACE LP Doc Number: 2022-73 Number of Pages: 2 Amount: 100.00 Order#: 20220225000557 By: KI



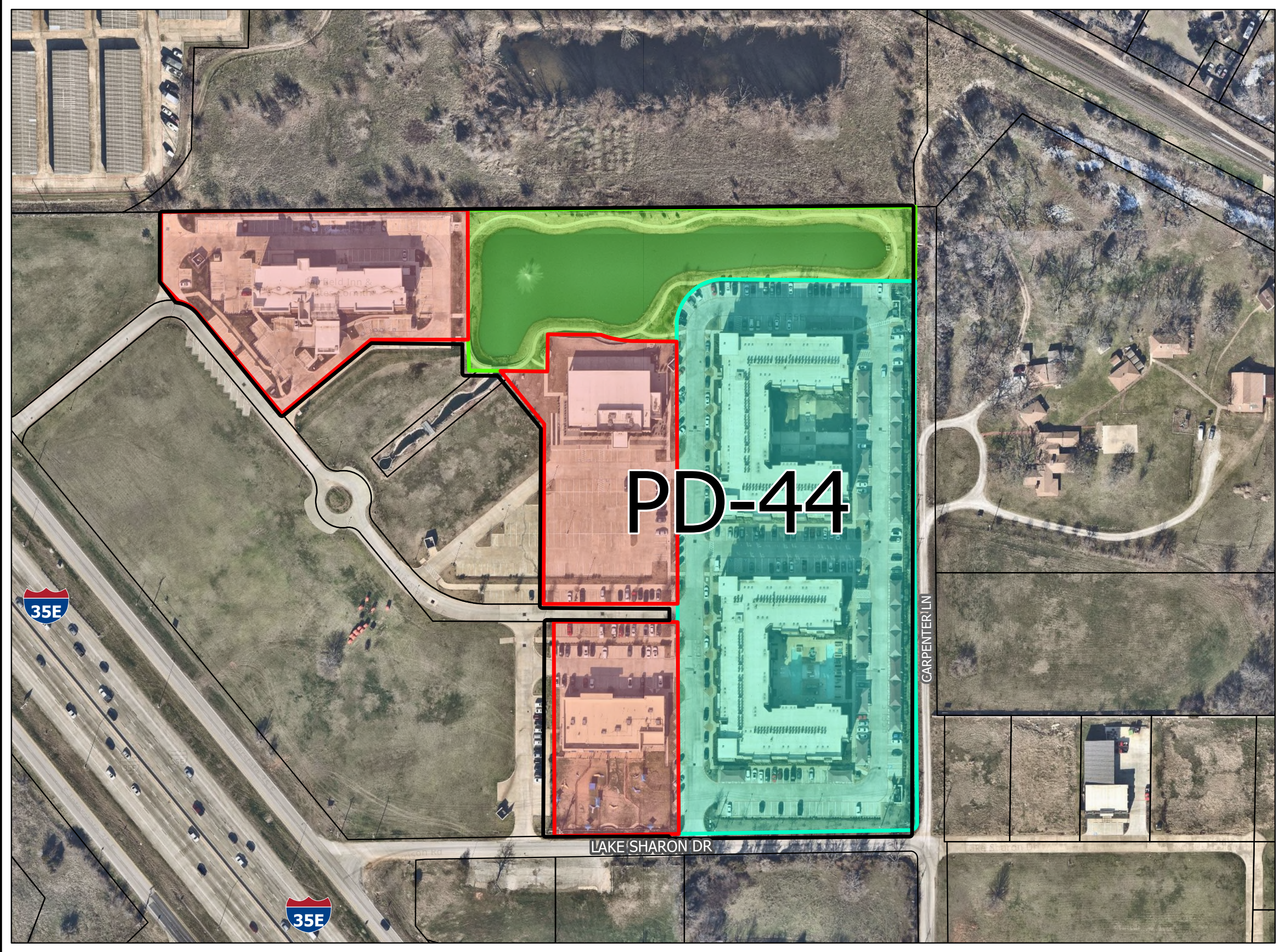
**Exhibit A-1**  
PD-44  
Boundary Map

- Area A - MX-C
- Area B - MF-3
- Area C - Open Space

4/7/2025



This map is the property of the City of Corinth, and is not to be reproduced by any means, mechanical or digital, without written consent of the City. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of p boundaries.



**EXHIBIT “C”**  
**SECOND AMENDED LAND USE REGULATIONS**

**SECTION 1: REGULATIONS**

**A. Purpose**

The regulations set forth in this Second Amended Exhibit provide development standards for Planned Development Mixed Use-Commercial district for Millennium PD-Planned Development District No. 44 zoning district with a base zoning designation of MX-C, Mixed Use Commercial zoning district (hereinafter “PD”). The Planned Development (PD) District is identified by metes and bounds on Exhibit A and is depicted on Amended Exhibit B with three areas, Area A - Non-Residential Area, Area B - Residential Area and Area C, - Open Space. Every use not authorized herein is expressly prohibited in this Planned Development (PD) District.

**B. Base Districts**

In this Planned Development (PD) District, the Mixed-Use Commercial District regulations of the Corinth Unified Development Code, Ordinance No. 13-05-02-08, shall apply to the non-residential area, as shown in Area A on Amended Exhibit B - Amended PD Concept Plan, except as modified herein. The MF-3, Multi-Family Residential, shall apply to the residential area as shown in Area B on Amended Exhibit B — Amended Concept Plan.

**SECTION 2: USES AND AREA REGULATIONS**

**A. Purpose**

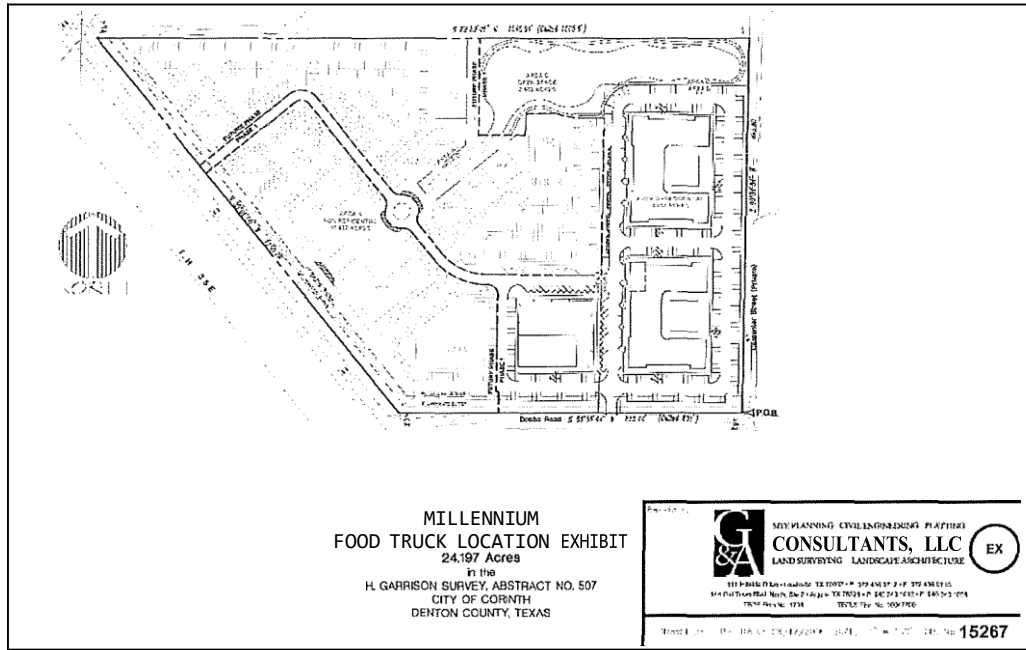
In the Planned Development (PD) District, no building or land shall be used and no building shall be hereafter erected, reconstructed, enlarged or converted, unless permitted by the Mixed-Use Commercial District regulations of the Unified Development Code except as otherwise included in the PD.

**B. Permitted Uses and Use Regulations**

1. The Permitted Uses in Section 2.06.02 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Commercial Mixed Use District and shall include the following uses, respectively:
  - a. Dog Paik, Private or Public, with conditions
  - b. Dwelling, Multi-Family (permitted in Area B Only)
  - c. Kennel, Veterinary Office, with conditions
  - d. Library
  - e. Park, Playground, or Community Center, Public
  - f. Radio or TV Station

- g. Wedding Chapel, Reception Facility, Special Events Center
  - h. Food Trucks, with conditions
  - i. Farmers Market
  - j. Special Event (subject to provisions of Chapter 116 Special Events)
2. The following list of uses require an approved Specific Use Permit to be allowed within this PD District:
- a. Parking Garage
  - b. Private Club
  - c. Brewpub
  - d. Microbrewery
  - e. Brewery
3. The following Prohibited Uses are not allowed within this PD District:
- a. Automobile or other Motorized Vehicle Sales and Service
  - b. Automotive Part Store
  - c. Automobile Service Garage, Major or Minor
  - d. Car Wash, Full Service or Self Service
  - e. Exterminating Company
  - f. Feed Store
  - g. Gas or Oil Well and Production
  - h. Gasoline Filling or Service Station/Car Wash
  - i. Self Storage
  - j. Taxi Garage or Dispatch
4. The following Conditional Development Standards shall apply:
- a. The Kennel use shall comply with Section 02.07.04 of the Unified Development Code, in addition to the following standards:
    - i. The hours of operation shall be from 7:00 am to 7:00 pm on Monday through Friday. On Saturday and Sunday the hours of operation shall be 9:00 am to 5:00 pm.
  - b. The Dog Park use
    - i. Shall maintain the hours of operation from 7:00 am to 9:00 pm.
    - ii. Will be owned and operated by the Retail Establishment
    - iii. Shall provide a double-gated system to prevent dog escape.
    - iv. Shall contain two separate dog areas. One for small dogs and one for large dogs.
    - v. Shall provide a dog waste station, cleaning supplies, covered garbage cans, and waste bags.
    - vi. Shall install a 6' ornamental metal fence on the entire perimeter of the dog park
    - vii. May be open to the public during hours of operation on weekends.
    - viii. Occupancy limits shall not exceed one dog per 100 square feet.

- ix. The following rules shall be implemented to govern use of the dog park and be enforced by the Retail Establishment
  - a. Dogs entering park must be up to date on their shots.
  - b. Dogs entering park must be leashed.
  - c. Owners are responsible for their dog(s)' behavior.
  - d. Owners are responsible to clean up after their dog(s).
  
- c. The Kennel use shall comply with Section 02.07.04 of the Unified Development Code, in addition to the following standards:



**C. Dimensional Regulations**

The Dimensional Regulations described in Section 2.08.05 of the Unified Development Code, Ordinance No. 13-05-02-08, for the MX-C, Mixed Use Commercial shall apply except as follows:

Regulation	MX-C	PD — Area A
Minimum Front Yard	40'	40' along 35E and Dobbs 3
Minimum Side Yard		
Interior Lot	15'	0'
Corner Lot	15'	N/A
Minimum Rear Yard	20'	0'
Minimum Lot Area	20,000 SF	5,000 SF 1
Minimum Lot Width	150'	50' 1

Minimum Lot Depth	100'	50' 1
Maximum Height	2 1/2 Stories or 40' w/ SUP	60' 4 Stories (Hotel Only) 2 2/2 stories or 40' w/ SUP on all other buildings 2
Maximum Building Area	50%	N/A

<sup>1</sup>No minimum lot size or width or depth for common area lots.

<sup>2</sup>Architectural elements may be allowed up to 50' in height.

<sup>3</sup>With the abandonment of Dobbs the front yard setback on lots facing Dobbs will revert to 15'.

The Dimensional Regulations described in Section 2.08.04 of the Unified Development Code, Ordinance No. 13-05-02-08, for the MF-3, Multi-Family Residential shall apply except as follows:

Regulation	MF-3	PD — Area B
Minimum Front Yard	30'	30'
Minimum Side Yard		
Interior Lot	30'	0'
Comer Lot	30'	N/A
Minimum Rear Yard	30'	30'
Minimum Lot Area	2,750 SF per DU/at least 1 acre or 16 DU/Acre	Maximum 250 Units
Minimum Lot Width		
Interior Lot	150'	150'
Comer Lot	150'	N/A
Minimum Lot Depth	100'	100'
Minimum Floor Area	850 SF/DU	700 SF/DU
Maximum Height	35 1/2 Stories or 50' w/ Setback	60' 4 Stories w/rooftop terrace
Maximum Building Area	N/A	N/A

**D. Development Standards – Area A (Non-Residential)**

The Development Standards described in Section 2.06.02 of the Unified Development Code, Ordinance No. 13-05-02-08, for the MX-C, Mixed Use Commercial District, as amended shall apply except as follows:

1. UDC Section 2.07.07 **Accessory Buildings and Uses** shall apply.
2. UDC Section 2.09.01 **Landscape Regulations** shall apply, except:
  - a. Section 2.09.01.A.6., Landscaping for Nonresidential Areas Adjacent to Residential Areas, does not apply to areas within the Planned Development (PD) District since it is

intended to be a mixed-use development.

3. UDC Section 2.09.03 **Vehicle Parking Regulations** shall comply, except:

- a. Section 2.09.03.E. Due to the mixed-use design of this Planned Development (PD) District, Shared Parking standards may be used to satisfy the parking requirement. The following Shared Parking Schedule sets forth the percentage component for the calculation. The number of required parking spaces is determined by multiplying the percentage in each cell by the number of spaces required for the use pursuant to Section 2.09.03.E. of the Unified Development Code and then totaling the resulting numbers for each column, and the column that generates the highest number of parking spaces is the parking requirement.

<u>Use</u>	<u>Weekday</u>		<u>Weekend</u>		<u>Night</u>
	Daytime 6a.m.- 6p.m.	Evening 6p.m.- midnight	Daytime 6a.m.- 6p.m.	Evening 6p.m.- midnight	Midnight- 6a.m.
<b>Office</b>	100%	10%	10%	5%	5/0
<b>Retail</b>	50%	90%	100%	90%	5 0
<b>Restaurant</b>	50%	100%	100%	100%	10%
<b>Hotel</b>	70%	100%	70%	100%	70%

- b. Temporary Surface Parking.
- c. Restaurant parking shall be provided at a ratio of 1 space for every 100 square feet of building. Kitchens and utility areas are exempt from calculating parking requirements.
- d. Any parking for a conference use within a hotel shall not be required to provide any additional parking that than calculated for the hotel use.

4. UDC Section 2.09.04 **Building Façade Material Standards** shall apply, except:

- a. Primary building materials shall constitute a minimum of seventy percent (70%) of the area of the building façade and shall include a combination of the following materials: Class 1 Masonry, porcelain tile, and high pressure laminate panels.
- b. Secondary building materials may constitute a maximum of twenty percent (20%) of the area of the building façade and shall be Class 2 Masonry materials: stucco
- c. Accent materials may constitute a maximum often percent (10%) of the area of the building façade and may include a combination of the following materials: painted metal and fiber reinforced plastic.

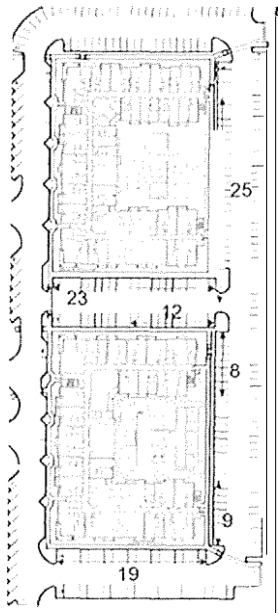
- d. Building material percentages shall exclude glass and doorways.
  - e. Roofing materials (visible from any public right-of-way) may include: copper, factory finished painted metal, slate, synthetic slate, terra cotta, cement tile, glass fiber shingles or similar materials. Glaring roofing materials are not allowed.
  - f. The building architecture shall be complimentary to the conceptual elevations.
  - g. Neutral and earth tone colors are permitted. Accent or non-neutral colors are permitted and may be limited to a fifteen percent (15%) maximum area of the building façade. The colors shall be complimentary to conceptual elevations.
5. UDC Section 2.09.06 **Nonresidential Architectural Standards** shall apply, except:
    - a. Section 2.09.06.C. Nonresidential Building Orientation does not apply. Buildings are required to face either public right-of-way, access easement for which the building is being accessed by, or open space. Side or rear facades shall be of finished quality and of the same color and materials that blend with the front of the building.
    - b. Table 17, “Menu of Nonresidential Design Elements” of Section 2.09.06.D.1. shall apply and includes the following additional design elements: enhanced building material patterns, enhanced storefront framing system, and decorative wall sconces.
  6. UDC Section 2.09.07 **Lighting and Glare Regulations** shall apply, except:
    - a. Festoon or string lighting shall be allowed.
  7. UDC Section 4.01 **Sign Regulations** shall apply, except where in direct conflict with UDC Subsection 2.06.02.P, and as modified below:
    - a. A Unified Sign Plan shall be required.
  8. UDC Section 4.02 **Fence and Screening Regulations** shall apply.

**E. Development Standards – Area B (Residential)**

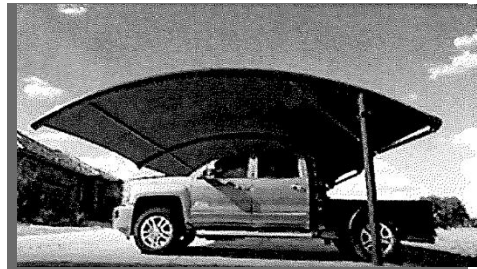
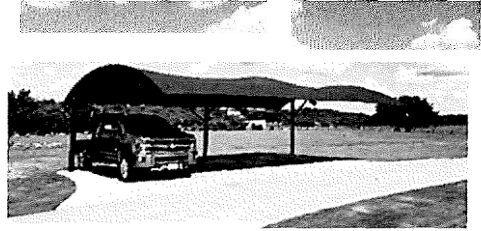
The Development Standards described in Section 2.04.09 of the Unified Development Code, Ordinance No. 13-05-02-08, for the MF-3, Multi-Family Residential District, as amended shall apply except as follows:

1. UDC Section 2.07.07 **Accessory Buildings and Uses** shall apply.
2. UDC Section 2.09.01 **Landscape Regulations** shall apply, except:
  - a. Section 2.09.01.B.1.k.i and ii. Additional Multifamily Landscape Requirements, a minimum of ten (10) foot landscape on all sides of the building and may include sidewalks.
3. UDC Section 2.09.02 **Tree Preservation** shall apply.

- 4. UDC Section 2.09.03 **Vehicle Parking Regulations** shall apply, except:
  - a. Section 2.09.03.D.1. Parking may be located in front of the building line.
  - b. Section 2.09.03.D.2. Parking for Multi-Family shall be 1 space per unit plus 1 space per additional bedroom.
  - c. Covered parking, such as canopies/carports, are only permitted in the locations shown and must be built to the following style.



Total  
96



Color to complement the building

- 5. UDC Section 2.09.04 **Building Façade Materials** shall apply, except:
  - a. Primary building materials shall constitute a minimum of eighty percent (80%) of the façade on the first and second stories and a minimum of thirty-five percent (35%) of the façade on the third and fourth stories and shall be Class 1 Masonry: natural stone and brick.
  - b. Secondary building materials may constitute a maximum of twenty percent (20%) of the façade on the first and second stories and maximum of sixty-five percent (65%) of the façade on the third and fourth stories and shall be stucco.
  - c. Accent materials may constitute a maximum of thirty percent (30%) of the façade on the third and fourth stories and shall be woodtone.
  - d. Building material percentages shall exclude glass and doorways.
  - e. Glaring roofing materials are not allowed.
- 6. UDC Section 2.09.05 **Residential Adjacency Standards** shall apply.



7. UDC Section 2.09.07 **Lighting and Glare Regulations** shall apply.
8. UDC Section 4.01 **Sign Regulations** shall apply, except where in direct conflict with UDC Subsection 2.06.02.P, and as modified below:
  - a. A Unified Sign Plan shall be required.
9. UDC Section 4.02 **Fence and Screening Regulations** shall apply.

#### **F. Open Space, Trails, and Amenities**

A “Property Owner's Association” (“POA”) shall be established for Millennium that will be responsible for the maintenance of common areas including without limitation open space, dog park, pond, trails, fire lanes, and access easements. The POA shall own the lots that are platted as designated open space lots.

In order to promote a walkable community with open space and amenities, Millennium shall include the following items:

1. Minimum of 11% of open space;
2. Amenity pond with aeration that may be used for storm water retention and irrigation;
3. 6’ concrete trail surrounding the pond;
4. Pedestrian improvements as each development occurs within Millennium to provide connectivity to the trail around the pond;
5. Plaza/gathering area to allow for outdoor events such as, but not limited to, festivals, music performances, art shows, food truck vendors, and/or splash pads;
6. Outdoor dining
7. Statues or fountains;
8. Street furnishings that may include benches, trash receptacles, bike racks, pedestrian bollards, and street lighting that are complimentary to the development theme.
9. 10’ landscape buffer adjacent to the northern and eastern most property lines.

#### **G. Administration**

The following section sets forth the procedure for reviewing and approving development applications. Any requirement not listed herein, shall revert to the City's Unified Development Code, Ordinance No. 13-05-02-08, for development application processes.

1. Minor variations to the Planned Development (PD) Ordinance: Minor

changes/modifications to the PD may be authorized by the Planning Director , and a variance shall not be required provided that the changes will not cause any of the following to occur:

- a. A change in the permitted uses;
  - b. A change in character;
  - c. An increase in residential density;
  - d. A decrease in open space; or
  - e. An increase in allowed building heights;
2. If the items listed above occur, then the PD will be required to be amended through the City's PD rezoning process.
  3. Amended Concept Plan: The approved Amended Concept Plan attached herein demonstrates the development intent of this PD and is a conceptual layout. Building locations, parking lots, landscape, and vehicular circulation may be altered provided that the requirements of this PD are met. The uses shown on the Amended Concept Plan are subject to change within Area A provided that the parking requirements can be achieved. The subsequent Site Plan process will act as the regulating process to ensure compliance with the PD and applicable City Codes, see "Site Plan" below.
  4. Site Plan: For this Planned Development (PD) the approved Amended Concept Plan attached herein shall replace the Site Plan requirement that is listed in Section 2.10.08.B.1.a.ii., Rezoning Applications Requiring Site Plans, of the City's Unified Development Code. Subsequent Site Plans shall be required for the phase which is being developed. Landscape buffers along Dobbs Road and I-35E shall be installed as part of the individual Site Plan(s) that occur for each lot that is adjacent to these roadways. Site Plans shall be processed administratively by the Planning and Development Director.
  5. Non-Residential Use Trigger Event: Prior to the issuance of a Certificate of Occupancy (CO) for the second Urban Residential building as shown on the approved Amended Concept Plan, a minimum of 15,000 square feet of non-residential building space shall have been issued a building permit (the hotel shall not be calculated towards the 15,000 square feet). A maximum 10% reduction in required building square footage shall be allowed for required building articulation.
  6. Phased Construction: Phase one construction of residential buildings shall also include: the main entrances off of I-35E and Dobbs Road including enhanced paving, main spine road and roundabout, retention/detention pond with aeration and perimeter trail, as well as, landscape buffers directly adjacent to Phase one construction.
  7. Area B-Residential: The total land area of Area B-Residential shall not exceed 26% of gross land area for this project as shown on Amended Exhibit "B" Amended Concept Plan.



**CITY OF CORINTH**  
**Staff Report**

<b>Meeting Date:</b>	4/17/2025	<b>Title:</b>	Ordinance Adoption: Gym or Health/Fitness Center Definition Amendment
<b>Strategic Goals:</b>	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
<b>Owner Support:</b>	<input checked="" type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission  On April 3, 2025, the City Council voted 5-0 to approve the UDC Text Amendment and directed Staff to prepare an ordinance.		

**Item/Caption**

Consider and act on an ordinance amending Unified Development Code Section 5.02 – Words and Terms Defined to amend the definition for Gym or Health/Fitness Center.

**Item Summary**

On April 3, 2025, the City Council conducted a Public Hearing and voted 5-0 to approve the Gym or Health/Fitness Center Definition Amendment as presented.

**Staff Recommendation**

Staff recommends approval of the ordinance as presented in Attachment 1.

**Proposed Motion**

“I move to approve the ordinance for Gym or Health/Fitness Center Definition Amendment as presented.”

**Attachment 1 – Proposed Ordinance**

**CITY OF CORINTH, TEXAS  
ORDINANCE NO. 25-04-17-XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS, AMENDING THE CITY’S ZONING ORDINANCE, A PART OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CORINTH (“UDC”) BY AMENDING THE DEFINITION OF THE TERM “GYM OR HEALTH/FITNESS CENTER” OF SUBSECTION 5.02, “WORDS AND TERMS DEFINED” OF SECTION 5, “DEFINITIONS”, OF THE UDC; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS/CONFLICT CLAUSE; PROVIDING A PENALTY CLAUSE WITH A PENALTY OF FINE UP TO \$2,000 FOR EACH VIOLATION THAT OCCURS AND FOR EACH DAY SUCH VIOLATION CONTINUES; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Corinth (the “City”) is a home-rule municipality located in Denton County, Texas created in accordance with the provisions of Chapter 9 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas and its Home Rule Charter; and

**WHEREAS**, the City has adopted the Unified Development Code of the City of Corinth (the “UDC”) regulating zoning and subdivision of land; and

**WHEREAS**, both the City Council and Planning and Zoning Commissions provided notice and held public hearings to allow public input and considered a proposed text amendment to Subsection 5.02, “Words and Terms Defined” of the UDC to amend the definition of the term “Gyms or Health/Fitness Center” to include recreational activities within the meaning of that term, recognizing that recreational activities are provided within gyms and fitness centers and should be included with that defined land use; and

**WHEREAS**, the City Council has received a recommendation from the Planning and Zoning Commission that the proposed amendment to Subsection 5.02 be adopted, has reviewed the newly proposed definition for Gyms or Health/Fitness Centers, and has determined that the proposed amendment is reasonable and appropriate, and that adoption of the new definition to include recreational activities will expand the scope of the Gym or Health/Fitness Center land use category in an appropriate and customary manner; and

**WHEREAS**, the City Council finds and determines that the amendment proposed is reasonable and necessary for the regulation of land use and land development and for the protection and preservation of public health, safety and welfare.

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

**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**  
**AMENDMENT**

**2.01.** The definition of the term “Gym or Health/Fitness Center” set forth in Subsection 5.02, “Words and Terms Defined” of Section 5, “Definitions”, of the Unified Development Code of the City of Corinth (the “UDC”) is hereby repealed, and a new definition of the term “Gym or Health/Fitness Center” is hereby adopted to be and read in its entirety as follows, and all other definitions of Subsection 5.02, “Words and Terms Defined”, of Section 5, “Definitions”, of the UDC shall remain in full force and effect without amendment:

5.02. Words and Terms Defined

...  
“Gym or Health/Fitness Center - “A facility where members or nonmembers use equipment or space for the purpose of physical exercise and/or sports recreational purposes.”

**SECTION 3**  
**CUMULATIVE REPEALER**

This Ordinance shall be cumulative of the Unified Development Code and all other Ordinances of the City of Corinth and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance or where expressly repealed hereby. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

**SECTION 4**  
**SEVERABILITY**

If any section, subsection, clause, phrase, or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void, or unconstitutional, the remaining sections, subsections, clauses, phrases, and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

**SECTION 5**  
**SAVINGS/CONFLICT**

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**  
**PENALTY**

Any person, firm or corporation who violates any provision of this Ordinance or the Code of Ordinances, as amended hereby, shall be subject to a fine not to exceed the sum of five hundred dollars (\$500.00) for each offense, and each and every day any such offense shall continue shall be deemed to constitute a separate offense, provided, however, that in all cases involving an intentional, knowing, reckless or criminally negligent violation of any provision of this ordinance or Code of Ordinances, as amended hereby, governing public health shall be subject to a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day any such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 7**  
**PUBLICATION/EFFECTIVE DATE**

This Ordinance shall take effect upon its publication as required by law. The City Secretary is directed to publish the caption and penalty of this Ordinance as required by the City Charter and state law.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS ON THIS THE 17<sup>th</sup> DAY OF APRIL, 2025.**

\_\_\_\_\_  
Bill Heidemann, Mayor

**ATTEST:**

\_\_\_\_\_  
Lana Wylie, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Patricia A. Adams, City Attorney



**CITY OF CORINTH**  
**Staff Report**

<b>Meeting Date:</b>	4/17/2025	<b>Title:</b>	Ordinance   Rescind Credit Card Fee Ordinance
<b>Strategic Goals:</b>	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		
<b>Owner Support:</b>	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission		

**Item/Caption**

Consider an act on an ordinance repealing in its entirety Section 38.12 “Processing Fees for Payment by Credit Card” of the Code of Ordinances Title III “Administration”, Chapter 38 “City Policies and Fees”: providing for the incorporation of premises; providing a severability clause; providing a cumulative repealer/savings clause; and providing an effective date.

**Item Summary/Background/Prior Action**

The current code of ordinances, as stated in Section 38.12, mandates that municipal officials who collect fees for planning and development services must charge a processing fee of 2% per transaction for credit card payments made either in person, online, or by phone. This policy was implemented to cover the costs incurred by the City for accepting credit card payments.

Staff proposes rescinding the current ordinance and removing the 2% processing fee applied to residents for planning and development charges. Many municipalities have adopted this model where credit card vendors directly charge processing fees to customers. This approach is increasingly recognized as a fair practice, ensuring that the costs of payment processing are borne by the individual using the service rather than by other residents.

**Financial Impact**

This will reduce credit card expenditures by approximately \$60,000, as the City will no longer be responsible for collecting or managing the processing fees. Instead, the financial responsibility will be shifted to the credit card vendor and the customer.

**Staff Recommendation/Motion**

Staff recommends approval to rescind section 38.12 of the code of ordinance for the processing fee for credit card.

**CITY OF CORINTH, TEXAS  
ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF COUNCIL OF THE CITY OF CORINTH, TEXAS, REPEALING IN ITS ENTIRETY SECTION 38.12 “PROCESSING FEES FOR PAYMENT BY CREDIT CARD” OF THE CODE OF ORDINANCES TITLE III “ADMINISTRATION”, CHAPTER 38 “CITY POLICIES AND FEES”; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CUMULATIVE REPEALER/SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, Section 132.002 of the Texas Local Government Code provides that the governing body of a municipality may authorize a municipal official who collects fees, fines, court costs or other charges to accept payment for these by credit card and the official may also collect a fee for processing the payment by credit card; and

**WHEREAS**, the City Council desires to repeal in its entirety from the City's Code of Ordinances Title III “Administration”, Chapter 38 “City Policies and Fees”, Section 38.12 “Processing Fees For Payment by Credit Card”.

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

**SECTION 1. INCORPORATION OF PREMISES AND FINDINGS.** The foregoing recitals are true and correct, accurately represent the findings of the City Council of the City of Corinth, Texas and are incorporated herein as if written in full.

**SECTION 2. AMENDMENTS.** City Council of Corinth hereby amends the Code of Ordinances, Title III “Administration”, Chapter 38 “City Policies and Fees”, Section 38.12 “Processing Fees For Payment by Credit Card” by repealing in its entirety, Section 38.12 by “Processing Fees for Payment by Credit Card”.

**SECTION 3. SEVERABILITY.** It is hereby declared to be the intention of the City Council of Corinth, Texas, that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance as severable, and if any section, paragraph, sentence, clause or phrase of this Ordinance shall be declared unconstitutional or invalid by the judgement or decree of any court of competent jurisdiction, such constitutionality or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses or phrases of this Ordinance, since they would have been entered by the City Council without the incorporation of this Ordinance of unconstitutional or invalid sections, paragraphs, sentences, clauses or phrases.



**SECTION 4. CUMULATIVE REPEALER/SAVINGS.** This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided, however, that any compliant, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose, the Ordinance shall remain in full force and effect.

**SECTION 5. ENFORCEMENT.** The City may enforce the requirements for this Ordinance against any person, firm, or corporation violating its provisions as allowed by law or equity, including without limitation, discontinuation of service, civil suit, or civil penalties as allowed by law. This provision is not meant as a limitation of remedies.

**SECTION 6. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage and publication as required by state law and Charter, and it so ordained.

**PASSED AND APPROVED** this \_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Bill Heidemann, Mayor

**ATTEST:**

\_\_\_\_\_  
Lana Wylie, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Patricia A. Adams, City Attorney