

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



**PLANNING & ZONING COMMISSION**

**Monday, March 23, 2026 at 6:30 PM**

**City Hall | 3300 Corinth Parkway**

**View live stream: <https://www.corinthtx.gov/remotesession>**

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**AGENDA**

- A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**
- B. PLEDGE OF ALLEGIANCE**
- C. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES**
- D. CONSENT AGENDA**

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

- 1. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on February 23, 2026.

**E. BUSINESS AGENDA**

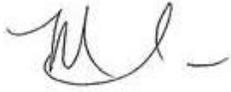
- 2. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request by the Applicant, Corinth Southside Holdings LLC, to amend the Zoning Ordinance of the City of Corinth, being a part of the Unified Development Code, to amend the developmental standards of Planned Development No. 55 (PD-55) on approximately  $\pm 5.3$  acres, with the subject properties being generally located at the southwest corner of FM 2181 and FM 2499.
- 3. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request by the Applicant, North Forest Office Space – Fort Worth LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to rezone approximately  $\pm 2.5$  acres from Planned Development No. 49 (PD-49) to MX-C Mixed Use Commercial, with the subject property being generally located at the northwest corner of Corinth Parkway and Shady Rest Lane.
- 4. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated request to amend Subsection 3.05.16.A –Drainage and Storm Water of the Unified Development Code to establish a required conservation pool water level for retention ponds.

**F. ADJOURNMENT**

The Planning & Zoning Commission reserves the right to recess into executive or closed session to seek the legal advice of the City’s attorney pursuant to Chapter 551 of the Texas Government Code on any matter posted on the agenda. After discussion of any matters in closed session, any final action or vote taken will be public by the Commission.

As a majority of the Council Members of the City of Corinth may attend the above described meeting, this notice is given in accordance with Chapter 551 of the Texas Government Code. No official action will be taken by the City Council at this meeting.

I, the undersigned authority, do hereby certify that the meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: **Tuesday, March 17, 2026 at 10:00 AM.**



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Melissa Dailey, AICP, CEcD, CNU-A  
Director of Community & Economic Development  
City of Corinth, Texas

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March 17, 2026  
Date of Notice

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Corinth City Hall is wheelchair accessible. Person with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 940-498-3200, or fax 940-498-7576 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

**BRAILLE IS NOT AVAILABLE**



MINUTES  
PLANNING & ZONING COMMISSION  
REGULAR SESSION

Monday, February 23, 2026, at 6:30 PM

City Hall | 3300 Corinth Parkway

On the 23<sup>rd</sup> day of February 2026 at 6:30 P.M., the Planning & Zoning Commission of the City of Corinth, Texas met in Regular Session at the Corinth City Hall, located at 3300 Corinth Parkway, Corinth, Texas.

Commissioners Present:  
Chair Alan Nelson  
Vice Chair Mark Klingele  
Adam Guck  
Ben Thompson

Commissioners Absent:  
Sabrina Lomosad  
Jeff Swartwout

Staff Members Present:  
Matthew Lilly, Planner  
Deep Gajjar, Planner  
Sarah Rhodes, Planning Coordinator

**A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**

Chair Alan Nelson called the meeting to order at 6:30 PM.

**B. PLEDGE OF ALLEGIANCE**

**C. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES**

**D. CONSENT AGENDA**

1. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on November 10, 2025.
2. Consider and act on a request by the Applicant, TriPointe Homes, for a Final Plat of Enclave at Canyon Ranch project, being ±48.163 acres located at the southwest corner of Parkridge Drive & FM 2181.

Vice Chair Klingele made a motion to approve the consent agenda as presented, seconded by Commissioner Guck.

Motion passed unanimously: 4-for, 0-against

**E. BUSINESS AGENDA**

3. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated request to amend Subsection 3.05.16.A –Drainage and Storm Water of the Unified Development Code to require a permanent pool water level for retention ponds.

Matthew Lilly, Planner, gave an overview of the proposal and recommended approval as presented.

Chair Nelson asked about the existing City requirements for retention ponds.

Lilly stated that currently there is not a requirement for preserving a specific water level within retention ponds which has created maintenance challenges.

Commissioner Thompson asked if the City would continue to permit detention ponds.

Lilly stated that although detention ponds are still permitted in some areas, a UDC amendment was adopted last year requiring retention ponds on public-facing areas.

Commissioner Thompson asked if the proposed UDC amendment requires the conservation pool at a specific depth or elevation, recommended tying the conservation pool depth to a specific pond size, asked that sedimentation be addressed and whether a secondary water source would be required to supply the pond.

Lilly stated that the language presented is to ensure aesthetic elements are maintained, rather than the standards of engineering a retention pond.

Commissioner Thompson stated that he agrees with the requirement to maintain a conservation pool depth, but that specifying an exact depth should be further evaluated due to sedimentation. He expressed concern about the cost of maintaining retention ponds and that if requirements are not met, water could be shut off.

Lilly clarified that the proposed UDC amendment states that irrigation withdrawals must be suspended during extended dry periods and that many of the existing irrigation systems around the city withdraw from the waterlines rather than the retention pond.

Commissioner Guck asked if these standards would be addressed during the planning process and only apply to new developments.

Lilly confirmed this.

Commissioner Guck asked how water circulation is an option given that standing water poses a health risk.

Lilly stated that retention ponds require a fountain but may be turned off when conservation pool levels are insufficient for operation.

Chair Nelson stated that the comments made are significant and need further clarification.

Chair Nelson opened the Public Hearing at 6:47 PM.

Commissioner Guck made a motion to table Case No. ZTA26-0008 to the March 23rd, 2026 Planning and Zoning Commission Meeting, seconded by Commissioner Thompson.

Motion passed unanimously: 4-for, 0-against

**F. ADJOURNMENT**

There being no further business before the Commission, the Regular Session was adjourned at 6:48 P.M.

**MINUTES APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.**

\_\_\_\_\_  
Alan Nelson, Planning and Zoning Commission Chairman

DRAFT



# CITY OF CORINTH Staff Report

<b>Meeting Date:</b>	3/23/2026	<b>Title:</b>	PD-55 Corinth Corners Amendment Case No. ZAPD26-0015
<b>Strategic Goals:</b>	<input checked="" type="checkbox"/> Resident Engagement <input 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		

**Item/Caption**

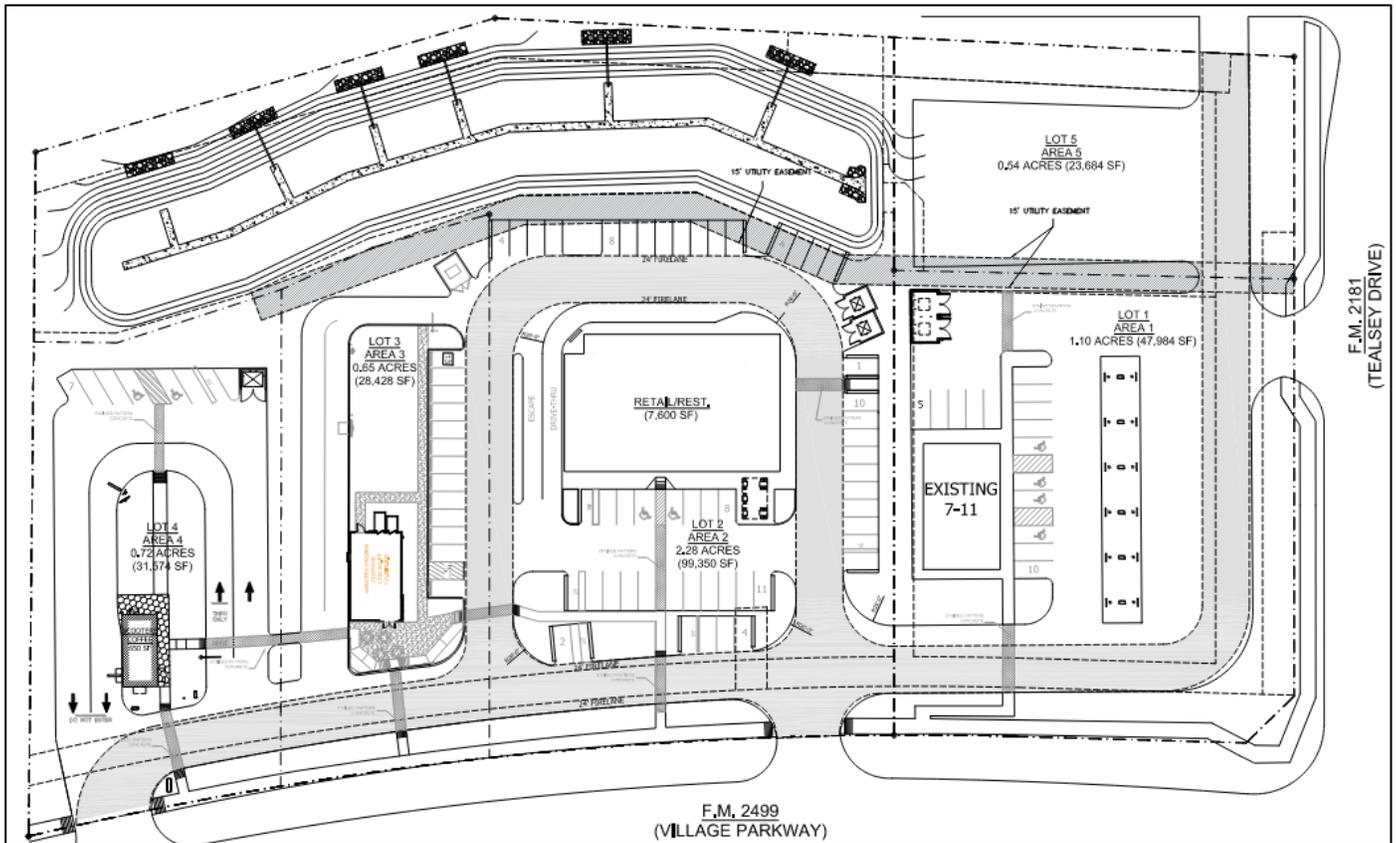
Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a rezoning request by the Applicant, Corinth Southside Holdings LLC, to amend the Zoning Ordinance of the City of Corinth, being a part of the Unified Development Code, to amend the developmental standards of Planned Development 55 (PD-55) on approximately ±5.29 acres, with the subject properties being generally located at the southwest corner of FM 2181 and FM 2499.



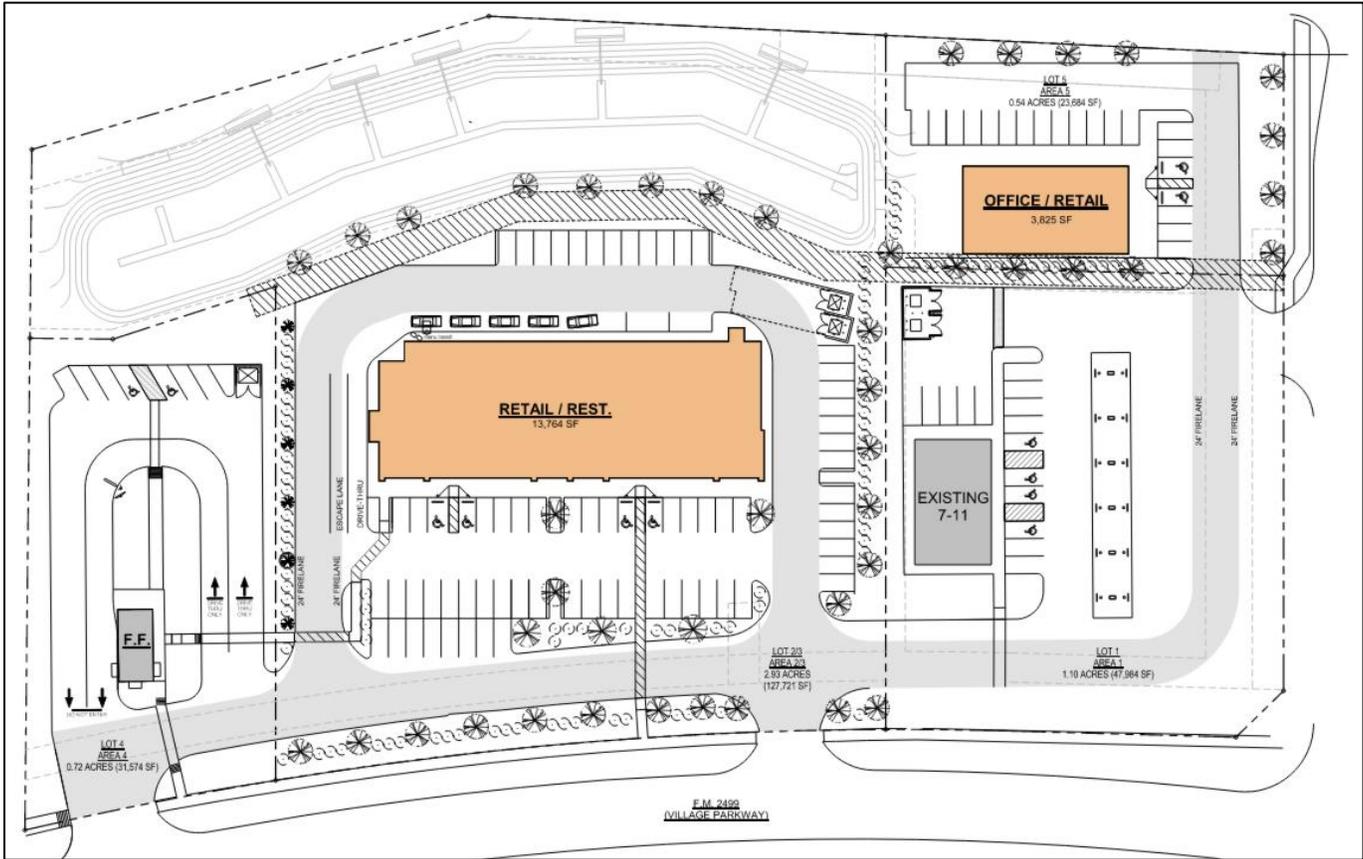
**Location Map**

**Item Summary/Background/Prior Action**

PD-55 was initially adopted in 2018 to allow for the construction of the 7-Eleven and to reserve two lots for future retail use. A major PD amendment was approved in 2024 to designate 4 retail lots instead of 2, and to identify Scooter's Coffee and Salad & Go as future tenants. A minor PD amendment was approved in March of 2024 to revise the regulations for landscape installation in the ROW and the extension of a sanitary sewer line. Finally, a minor PD amendment was approved in July of 2024 to replace the Salad & Go tenant with Abbott's Frozen Custard, to update the concept plans and elevations, and to revise signage standards (this concept plan can be seen below).



Since this last amendment, Abbott’s Frozen Custard has withdrawn their application, and no other site plan applications have been submitted for that lot. The applicant is now requesting to amend the Development Regulations of PD-55 to address the remaining 3.5 undeveloped acres, which are proposed to include a mix of uses including retail, restaurant, and office spaces. In addition to the updates to the PD Development Regulations, the Applicant is requesting to revise the PD Concept Plan to combine Lots 2 and 3 into one lot to allow for a larger multi-tenant retail building and to identify an office/retail building on the lot west of 7-Eleven as depicted below.



The amendments to the PD Development Regulations are fairly minor in nature and primarily involve removing the standards for the previous Area 3 which is being combined with Area 2 and updating the architectural standards of Area 4 to better facilitate an office/retail use. All other standards applying to these lots, as well as the Scooter’s Coffee and 7-Eleven lots, remain largely unchanged from what was previously approved including the standards for landscaping, parking, lighting, and signage.

**Public Notice**

Notice of the public hearing was provided in accordance with the City Ordinance and State Law by,

- Publication in the Denton Record-Chronicle
- Written public notices were mailed to the owners of all properties located within 200 feet of the subject property.
- The Applicant posted several “Notice of Zoning Change” signs around the perimeter of the site.
- The Public Hearing notice was posted on the City’s Website.

**Letters of Support/Protest**

As of the date of this report, the City has received no letters of support or opposition. Letters received after this date will be presented to the City Council at the time of Public Hearing. See Attachment 2 – 200’ Buffer Map.

**Staff Recommendation**

Staff recommends approval as presented.

**Motion**

“I move to recommend approval of case No. ZAPD26-0015 – PD-55 Corinth Corners Amendment as presented.”

**Alternative Actions by the Planning & Zoning Commission**

- Recommend approval as presented with additional stipulations
- Continue the Public Hearing and table action on the request to a definitive or non-defined date
- Recommend denial.

**Supporting Documentation**

**Attachment 1 – PD Exhibits**

- **Exhibit C – Amended Land Use Regulations**
- **Exhibit D – Concept Plan**
- **Exhibit E – Conceptual Landscape Plan**
- **Exhibit G – Area 2 Elevations**

**Attachment 2 - 200' Buffer Map**

**Attachment 3 – Existing PD-55 Ordinance**

EXHIBIT “C” – AMENDED LAND USE REGULATIONS  
[REPLACES EXISTING EXHIBIT “C” – LAND USE REGULATIONS]

**SECTION 1: REGULATIONS**

A. Purpose

The regulations set forth in this Exhibit provide development standards for Commercial designations within this Planned Development District. The Planned Development (PD) District is identified by metes and bounds on Exhibit A and is depicted on the Exhibit D – PD Concept Plan. Any use not authorized herein is expressly prohibited in this Planned Development (PD) District.

B. Base District

In this Planned Development (PD) District, the “C-2” Commercial District regulations of the Corinth Unified Development Code, Ordinance No. 13-05-02-8, as amended, shall apply except as altered herein. If a change to the Concept Plan is requested, the request shall be administered in accordance with the development standards in effect at the time the modification is requested for the proposed development.

**SECTION 2: USES AND AREA REGULATIONS**

A. Purpose

This district shall be intended to provide for the development of a unified commercial area featuring a variety of uses, including retail, restaurants, office, and a convenience store with fuel sales, as outlined in the four (4) areas below:

1. Area 1 (Existing Lot 1): Gasoline Filling Station (existing, no change – see Exhibit F – Approved 7-11 Site Plan)
2. Area 2 (Proposed Lot 2): Retail/Restaurant Building with attached drive-through.
3. Area 3 (Proposed Lot 3): Restaurant with Drive-Through Service Only
4. Area 4 (Proposed Lot 4): Office/Retail

**SECTION 2.1: AREA 1 (EXISTING LOT 1) – GASOLINE FILLING STATION (7-11)**

A. Permitted Uses and Use Regulations

In the Planned Development (PD) District, no building or land shall be used, and no building shall be hereafter established, reconstructed, enlarged, or converted, unless permitted by the C-2 Commercial District regulations of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, except as otherwise included in this PD ordinance.

B. Additional Uses Requiring Specific Use Permit

In addition to the other land uses requiring an SUP in the Commercial 2 (C-2) District, the following uses in the C-2 Commercial District as listed in Subsection 2.05.02 of the Unified

Development Code, Ordinance No. 13-05-02-8, as amended, Ordinance No. 13-05-02-8, as amended, shall require an SUP:

1. Hotel
2. Motel, Motor Hotel, or Tourist Court

C. Prohibited Uses

The following uses in the C-2 Commercial District as listed in Subsection 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, Ordinance No. 13-05-02-8, as amended, shall be prohibited:

1. Ambulance Service
2. Automobile or Other Motorized Vehicle Sales and Service
3. Automobile Parts Store
4. Automobile Service Garage (Major)
5. Automobile Service Garage (Minor)
6. Car Wash, Full Service
7. Car Wash, Self Service
8. Exterminating Company
9. Feed Store
10. Gas or Oil Well Production
11. Institution for the Care of Alcoholic Psychiatric or Narcotic Patients
12. Commercial Laundry
13. Laundry, Self Service
14. Manufactured Home Sales
15. Taxi Garage, Dispatch

D. Dimensional Regulations

The Dimensional Regulations described in Section 2.08.05 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, for the C-2 Commercial District shall apply.

E. Development Standards

The Development Standards described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, for the C-2 Commercial District, as amended, shall apply except as follows:

1. UDC Section 2.07.04 Conditional Development Standards shall apply except:
  - a. A convenience store with fuel sales without Car Wash will not require a Specific Use Permit.
  - b. No outside/outdoor vending machines, such as soda, video rental, or newspaper vending machines, are permitted.

- c. Outdoor propane sales storage shall be allowed. Propane storage shall be on the west side of the building behind the front of the building and partially enclosed by three (3) parapet walls.
- 2. UDC Subsection 2.09.01 Landscape Regulations shall apply.
- 3. UDC Section 2.09.02 Tree Preservation Regulations shall apply.
- 4. UDC Section 2.09.03 Vehicle Parking Regulations shall apply, except as modified below:
  - a. Parking agreements shall be required for Shared Parking.
- 5. UDC Section 2.09.04 Building Facade Material Standards shall apply, except as modified below:
  - a. Building materials (Lot 1 only) shall be as shown on the attached Architectural Building Elevations.
- 6. UDC Section 2.09.05 Residential Adjacency Standards shall apply.
- 7. UDC Section 2.09.06 Nonresidential Architectural Standards shall apply except:
  - a. The rear building façade shall be as shown on the attached Building Elevations.
- 8. UDC Section 2.09.07 Lighting and Glare Regulations shall apply.
- 9. UDC Section 4.01 Sign Regulations shall apply.
- 10. UDC Section 4.02 Fence and Screening Regulations shall apply.

F. Site Plan

The approved Site Plan and other plans attached to this Ordinance as Exhibit “F” – Approved 7-11 Site Plan, shall satisfy the Site Plan requirement listed in Section 2.10.08 B of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, for Area 1 (Existing Lot 1) only.

**SECTION 2.2: AREA 2 (PROPOSED LOT 2R)**

A. Permitted Uses and Use Regulations

In the Planned Development (PD) District, no building or land shall be used, and no building shall be hereafter established, reconstructed, enlarged, or converted, unless permitted by the C-2 Commercial District regulations of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, Ordinance No. 13-05-02-8, as amended, except as otherwise included in this PD ordinance.

Additionally, the following uses shall be permitted by right within Area 2 (Proposed Lot 2R):

- a. Restaurant with Drive-Through Service

B. Additional Uses Requiring Specific Use Permit

In addition to the other land uses requiring an SUP in the C-2 Commercial District, the following uses in the C-2 Commercial District as listed in Subsection 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, shall require an SUP:

- 1. Hotel
- 2. Motel, Motor Hotel, or Tourist Court

C. Prohibited Uses

The following uses in the C-2 Commercial District as listed in Subsection 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, shall be prohibited:

- 1. Ambulance Service
- 2. Automobile or Other Motorized Vehicle Sales and Service
- 3. Automobile Parts Store
- 4. Automobile Service Garage (Major)
- 5. Automobile Service Garage (Minor)
- 6. Car Wash, Full Service
- 7. Car Wash, Self Service
- 8. Exterminating Company
- 9. Feed Store
- 10. Gas or Oil Well Production
- 11. Institution for the Care of Alcoholic Psychiatric or Narcotic Patients
- 12. Commercial Laundry
- 13. Laundry, Self Service
- 14. Manufactured Home Sales
- 15. Taxi Garage, Dispatch

D. Dimensional Regulations

The Dimensional Regulations described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, for the C-2 Commercial District shall apply.

E. Development Standards

The Development Standards described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, for the C-2 Commercial District, shall apply.

- 1. UDC Subsection 2.09.01 Landscape Regulations shall apply, with the provision that landscaping installed shall at a minimum be provided in accordance with the number, location, and types of planting material depicted on Exhibit E – Conceptual Landscape Plan.

- 2. UDC Section 2.09.02 Tree Preservation Regulations shall apply.
- 3. UDC Section 2.09.03 Vehicle Parking Regulations shall apply except as modified below:

Table: Parking Requirements – Area 2 (Proposed Lot 2R)

Use	Base Regulation	Proposed Parking Standards/Modification
Restaurant	1 space for every 100 square feet of floor area including outdoor dining areas	1 space per 200 sq. ft. of floor area

- a. Parking agreements shall be required for Shared Parking.
- 4. UDC Section 2.09.04 Building Facade Material Standards shall apply except as modified below:
  - a. Changes to the building elevations, type of building materials, and percentages of said materials presented in Exhibit “G” – Architectural Building Elevations shall be subject to approval by the Director of Planning & Development at the time of Site Plan Approval.
- 5. UDC Section 2.09.05 Residential Adjacency Standards shall apply.
- 6. UDC Section 2.09.06 Nonresidential Architectural 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 as modified below:
  - a. Subsection 4.01.15.B.2 (Sign General Requirements) Maximum Letter/Logo Height for Attached Sign, shall be modified to permit a maximum letter/logo height of 60 inches.
  - b. Subsection 4.01.14.G.6 (Sign Monument) Minimum Setback shall be modified to permit the installation of signs within the minimum setback of fifteen (15) feet from any property line, without extending past the edge of any trail or sidewalk located within the landscape buffer.
  - c. Subsection 4.01.15.G.7.a (Sign Monument) shall be modified to require that the base of any monument sign installed within this Area/Lot to be finished with Mutual Materials Brick Veneer “Slimbrick Wheat.” This material is further depicted and described in Exhibit “G” – Architectural Building Elevations
  - d. Subsection 4.01.15.G.7.e (Sign Monument) shall be modified to remove the requirement that the sign face be framed by a minimum of six (6) inches of brick, stone, or masonry material matching the front façade of the building.
  - e. Subsection 4.01.17.B.b (Sign, Menu Board) Maximum Height shall be modified to permit a maximum height of six feet six inches (6’6”).

- f. Subsection 4.01.17.B.c (Sign, Menu Board) Maximum Area shall be modified to permit a maximum area of thirty (30) square feet.
- 9. UDC Section 4.02 Fence and Screening Regulations shall apply.

F. Site Plan

Any Site Plan submitted for the development of this Area (Proposed Lot) as required by Subsection 2.10.08, shall be in general conformance with Exhibit D – PD Concept Plan.

**SECTION 2.3: AREA 3 (PROPOSED LOT 3)**

A. Definitions

- 1. Restaurant with Drive-Through Service Only: An establishment where primarily food or drink is served to customers in motor vehicles with no interior and/or exterior seating/dining space.

B. Permitted Uses and Use Regulations

In the Planned Development (PD) District, no building or land shall be used, and no building shall be hereafter established, reconstructed, enlarged, or converted, unless permitted by the C-2 Commercial District regulations of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, Ordinance No. 13-05-02-8, as amended, except as otherwise included in this PD ordinance.

Additionally, the following use shall be permitted by right in this Planned Development:

- 1. Restaurant with Drive-Through Service
- 2. Restaurant with Drive-Through Service Only

C. Prohibited Uses

The following uses in the C-2 Commercial District as listed in Subsection 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, Ordinance No. 13-05-02-8, as amended, shall be prohibited:

- 1. Ambulance Service
- 2. Automobile or Other Motorized Vehicle Sales and Service
- 3. Automobile Parts Store
- 4. Automobile Service Garage (Major)
- 5. Automobile Service Garage (Minor)
- 6. Car Wash, Full Service
- 7. Car Wash, Self Service
- 8. Exterminating Company
- 9. Feed Store

- 10. Gas or Oil Well Production
- 11. Institution for the Care of Alcoholic Psychiatric or Narcotic Patients
- 12. Commercial Laundry
- 13. Laundry, Self Service
- 14. Manufactured Home Sales
- 15. Taxi Garage, Dispatch

D. Dimensional Regulations

The Dimensional Regulations described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, Ordinance No. 13-05-02-8, as amended, for the C-2 Commercial District shall apply, except as modified below:

- 1. Minimum Lot Width shall be reduced to 100 feet.
- 2. Minimum Lot Area shall be reduced to 25,000 sq. ft.

E. Development Standards

The Development Standards described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, Ordinance No. 13-05-02-8, as amended, for the C-2 Commercial District, as amended, shall apply.

- 1. UDC Subsection 2.09.01 Landscape Regulations shall apply, with the provision that landscaping installed shall at a minimum be provided in accordance with the number, location, and types of planting material depicted on Exhibit E – Conceptual Landscape Plan.
- 2. UDC Section 2.09.02 Tree Preservation Regulations shall apply.
- 3. UDC Section 2.09.03 Vehicle Parking Regulations shall apply except as modified below:

Table: Parking Requirements – Area 3 (Proposed Lot 3)

Use	Base Regulation	Proposed Parking Standards/Modification
Restaurant	1 space for every 100 square feet of floor area including outdoor dining areas	1 space per 200 sq. ft. of floor area
Restaurant with Drive-Through Service Only	Undefined Use	1 space per 150 sq. ft. of floor area

- a. Parking agreements shall be required for Shared Parking.
- 4. UDC Section 2.09.04 Building Facade Material Standards shall apply, except:
  - a. Changes to the building elevations, type of building materials, and percentages of said materials presented in Exhibit “G” – Architectural Building Elevations shall be

subject to approval by the Director of Planning & Development at the time of Site Plan Approval.

5. UDC Section 2.09.05 Residential Adjacency Standards shall apply.
6. UDC Section 2.09.06 Nonresidential Architectural Standards shall apply.
7. UDC Section 2.09.07 Lighting and Glare Regulations shall apply.
8. UDC Section 4.01 Sign Regulations shall apply.
  - a. Subsection 4.01.15.B.2 (Sign General Requirements) Maximum Letter/Logo Height for Attached Sign, shall be modified to permit a maximum letter/logo height of 60 inches.
  - b. Subsection 4.01.14.G.6 (Sign Monument) Minimum Setback shall be modified to permit the installation of signs within the minimum setback of fifteen (15) feet from any property line, without extending past the edge of any trail or sidewalk located within the landscape buffer.
  - c. Subsection 4.01.15.G.7.a (Sign Monument) shall be modified to require that the base of any monument sign installed within this Area/Lot to be finished with Mutual Materials Brick Veneer “Slimbrick Wheat.” This material is further depicted and described in Exhibit “G” – Architectural Building Elevations
  - d. Subsection 4.01.15.G.7.e (Sign Monument) shall be modified to remove the requirement that the sign face be framed by a minimum of six (6) inches of brick, stone, or masonry material matching the front façade of the building.
  - e. Subsection 4.01.17.B.b (Sign, Menu Board) Maximum Height shall be modified to permit a maximum height of six feet six inches (6’6”).
  - f. Subsection 4.01.17.B.c (Sign, Menu Board) Maximum Area shall be modified to permit a maximum area of thirty (30) square feet.
9. UDC Section 4.02 Fence and Screening Regulations shall apply.

F. Site Plan

Any Site Plan submitted for the development of this Area (Proposed Lot) as required by Subsection 2.10.08, shall be in general conformance with Exhibit D – PD Concept Plan.

**SECTION 2.5: AREA 4 (PROPOSED LOT 4)**

A. Definitions

1. Restaurant with Drive-Through Service Only: An establishment where primarily food or drink is served to customers in motor vehicles with no interior and/or exterior seating/dining space.

B. Permitted Uses and Use Regulations

In the Planned Development (PD) District, no building or land shall be used, and no building shall be hereafter established, reconstructed, enlarged, or converted, unless permitted by the C-2 Commercial District regulations of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, Ordinance No. 13-05-02-8, as amended, except as otherwise included in this PD ordinance.

Additionally, the following uses shall be permitted by right in Area 5 of this Planned Development:

1. Restaurant with Drive-Through Service
2. Restaurant with Drive-Through Service Only

C. Prohibited Uses

The following uses in the C-2 Commercial District as listed in Subsection 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, Ordinance No. 13-05-02-8, as amended, shall be prohibited:

1. Ambulance Service
2. Automobile or Other Motorized Vehicle Sales and Service
3. Automobile Parts Store
4. Automobile Service Garage (Major)
5. Automobile Service Garage (Minor)
6. Car Wash, Full Service
7. Car Wash, Self Service
8. Exterminating Company
9. Feed Store
10. Gas or Oil Well Production
11. Institution for the Care of Alcoholic Psychiatric or Narcotic Patients
12. Commercial Laundry
13. Laundry, Self Service
14. Manufactured Home Sales
15. Taxi Garage, Dispatch

D. Dimensional Regulations

The Dimensional Regulations described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, Ordinance No. 13-05-02-8, as amended, for the C-2 Commercial District shall apply, except as modified below:

1. Minimum Lot Area shall be reduced to 22,000 sq. ft.
2. Minimum Lot Width shall be reduced to 100 feet.

E. Development Standards

The Development Standards described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, for the C-2 Commercial District, as amended, shall apply.

1. UDC Subsection 2.09.01 Landscape Regulations shall apply, with the provision that landscaping installed shall at a minimum be provided in accordance with the number, location, and types of planting material depicted on Exhibit E – Conceptual Landscape Plan.
2. UDC Section 2.09.02 Tree Preservation Regulations shall apply.
3. UDC Section 2.09.03 Vehicle Parking Regulations shall apply except as modified in the table below:

Table: Parking Requirements – Area 4 (Proposed Lot 4)

Use	Base Regulation	Proposed Parking Standards/Modification
Restaurant	1 space for every 100 square feet of floor area including outdoor dining areas	1 space per 200 sq. ft. of floor area
Restaurant with Drive-Through Service Only	Undefined Use	1 space per 150 sq. ft. of floor area

- a. Parking agreements shall be required for Shared Parking.
4. UDC Section 2.09.04 Building Facade Material Standards shall apply, except as modified below:
  - a. The north and west facades (excluding windows and doors) shall be composed of 100% brick or stone masonry materials, with a minimum of 20% of the total façade area consisting of transparent glazing.
  - b. The south and east building facades (excluding windows and doors) shall be composed of 100% masonry materials and/or fiber-reinforced cementitious board; however, no more than 50% of any façade shall be fiber-reinforced cementitious board or stucco.
5. UDC Section 2.09.05 Residential Adjacency Standards shall apply.
6. UDC Section 2.09.06 Nonresidential Architectural Standards shall apply, except as modified below:
  - a. The main building entrances on the north and west facades shall incorporate covered awnings and sconce lighting.

7. UDC Section 2.09.07 Lighting and Glare Regulations shall apply.
8. UDC Section 4.01 Sign Regulations shall apply.
  - a. Subsection 4.01.15.B.2 (Sign General Requirements) Maximum Letter/Logo Height for Attached Sign, shall be modified to permit a maximum letter/logo height of 60 inches.
  - b. Subsection 4.01.14.G.6 (Sign Monument) Minimum Setback shall be modified to permit the installation of signs within the minimum setback of fifteen (15) feet from any property line, without extending past the edge of any trail or sidewalk located within the landscape buffer.
  - c. Subsection 4.01.15.G.7.a (Sign Monument) shall be modified to require that the base of any monument sign installed within this Area/Lot to be finished with Mutual Materials Brick Veneer "Slimbrick Wheat." This material is further depicted and described in Exhibit "G" – Architectural Building Elevations
  - d. Subsection 4.01.15.G.7.e (Sign Monument) shall be modified to remove the requirement that the sign face be framed by a minimum of six (6) inches of brick, stone, or masonry material matching the front façade of the building.
  - e. Subsection 4.01.17.B.b (Sign, Menu Board) Maximum Height shall be modified to permit a maximum height of six feet six inches (6'6").
  - f. Subsection 4.01.17.B.c (Sign, Menu Board) Maximum Area shall be modified to permit a maximum area of thirty (30) square feet.
9. UDC Section 4.02 Fence and Screening Regulations shall apply.

F. Site Plan

Any Site Plan submitted for the development of this Area (Proposed Lot) as required by Subsection 2.10.08, shall be in general conformance with Exhibit D – PD Concept Plan.

**SECTION 4: OTHER**

A. Drainage Facility, Easement, and Shared Infrastructure Maintenance

1. The drainage facility will be owned and operated by the owner of Area 2. The owner of Area 2 shall be the declarant in a Reciprocal Easement Agreement (REA) which will address the maintenance, mowing of said drainage facility, along with any easements and shared infrastructure maintenance.
2. All fire lanes, as identified on Exhibit D - Concept Plan, will be maintained by the owner of Area 2. The owner of Area 2 shall be declarant in an REA agreement which will address any maintenance pertaining to the fire lanes.

B. Platting

1. A replat was previously recorded to subdivide Lot 2 into Lots 2R, 3, 4, and 5.

2. A new replat shall be submitted to consolidate Existing Lots 2R and 3 into one lot prior to the start of vertical construction in Area 2.
3. Subsequent Replats for each Lot may be required to delineate easements, fire lanes, and other required items identified during the Site Plan review process for the development of each lot.

C. Timing of Landscaping Installation

1. The installation of the required landscaping to meet the requirements of UDC Section 2.09.01.A.1 (Landscaping Along Street Right-of-Way), shall take place within 24 months from the recordation date of the Replat required by Section 4.B of this Exhibit C, or at the time of Certificate of Occupancy issuance for Lot 2, whichever comes first.
2. Additionally, UDC Subsection 2.09.01.C.5, which requires written approval for the installation and maintenance of landscaping materials and irrigation facilities within the City Right-of-Way, shall apply, with additional provision that the written approval shall be granted through an executed development agreement and/or license agreement that specifies standards and responsibilities of Lot 2 for the installation and maintenance of landscaping materials and irrigation facilities in the City's Right-of-Way.

D. Traffic Impact

1. UDC Subsection 3.05.04.D Traffic Impact Analysis, requiring a Traffic Impact Analysis for a zoning change projected to generate a net increase of 1,000 daily trips, shall apply except as modified below:
  - a. A Traffic Impact Analysis shall be completed and submitted by the Property Owner/Developer at the time the initial Replat is submitted for this Planned Development to be evaluated by the City Engineer.
    1. The Traffic Impact Analysis shall include all Areas (Proposed Lots) 1-5 of this Planned Development.
  - b. The Property Owner/Developer shall be responsible for the construction of any and all improvements as recommended in the Traffic Impact Analysis, if required by the City Engineer. These improvements, if required, shall be completed and installed prior to the issuance of the first certificate of occupancy for any new development within Areas (Proposed Lots) 2, 3, 4, or 5 of this Planned Development
  - c. Reference Exhibit I - Traffic Impact Analysis Worksheet, documenting the need for a full Traffic Impact Analysis.

E. Sanitary Sewer Extension

1. The Property Owner shall enter into a Development Agreement with the City in accordance with UDC Section 3.04.05 and 3.04.06 and provide a Security for Completion for the construction of the required Sanitary Sewer Extension prior to the recordation of the Replat required by Section 4.B of this Exhibit C.







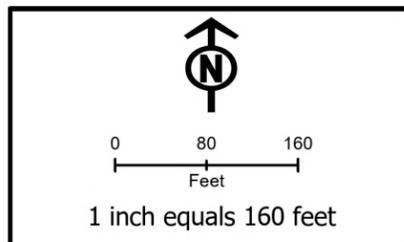
# Proposed PD-55 Amendment

Corinth Corners PD  
Amendment (ZAPD26-0002)

 Property requesting PD-55  
Amendment

 Properties within 200 ft  
of area requesting an  
amendment to PD-55.

 City Limits



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.





**CORINTH CORNERS  
PLANNED DEVELOPMENT NO. 55  
BASE ZONING DISTRICT: C-2 COMMERCIAL  
ORDINANCE NO. 18-02-15-07  
(ADOPTED 2-15-2018)**

**AMENDED BY:**

- **ORDINANCE NO. 24-01-18-02: REVISING THE CONCEPT PLAN TO CREATE AREAS 2R-5, PERMITTING ADDITIONAL USES, AND ESTABLISHING REVISED LAND USE REGULATIONS FOR AREAS 2R-5 (ADOPTED 1-18-2024)**
- **MINOR PD AMENDMENT PDA24-0003: ADDING PROVISIONS FOR THE INSTALLATION**

**AND MAINTAINENCE OF LANDSCAPING AND SEWER LINE**

- **MINOR PD AMENDMENT PDA24-0006: COPYING THE USE OF RESTAURANT WITH DRIVE-THROUGH SERVICE FROM LOT 5 TO LOT 3, REPLACING THE SALAD & GO ELEVATIONS WITH ABBOTTS FROZEN CUSTARD ELEVATIONS, ADDING PROVISIONS FOR SIGNAGE, REVISING THE CONCEPT PLAN AND THE LANDSCAPE PLAN TO REPLACE THE PREVIOUS “SALAD AND GO” CONCEPT SITE DESIGN WITH A CONCEPT SITE DESIGN FOR ABBOTT’S FROZEN CUSTARD AND A RECONFIGURATION OF PARKING SPACES FOR LOT 2.**

**ORDINANCE NO. 18-02-15-07**

**7-11 PLANNED DEVELOPMENT DISTRICT**

**AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE BEING A PART OF THE UNIFIED DEVELOPMENT CODE, BY AMENDING THE ZONING CLASSIFICATION FROM C-2, COMMERCIAL DISTRICT TO PLANNED DEVELOPMENT, COMMERCIAL (C-2) DISTRICT ON 5.299 ACRES OF LAND LEGALLY DESCRIBED AS A TRACT OF LAND, SITUATED IN THE JASPER C. BAKER SURVEY, ABSTRACT NO. 48 IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS, PROVIDING FOR A DESIGN STATEMENT; PROVIDING A LEGAL PROPERTY DESCRIPTION; APPROVING A PLANNED DEVELOPMENT CONCEPT PLAN; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000; PROVIDING FOR PUBLICATION AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Corinth, Texas has adopted Ordinance 13-05-02-08, which adopts a Unified Development Code, 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**, the hereinafter described property is zoned as C-2 Commercial District Classification under the City's Unified Development Code and an authorized person having a proprietary interest in the property has requested a change in the zoning classification of said property; and

**WHEREAS**, the Planning and Zoning Commission of the City of Corinth and the City Council of the City of Corinth, having given the requisite notices by publication and otherwise, and after holding due hearings and affording 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, the City of Corinth City Council is of the opinion that said change in zoning should be made; and

**WHEREAS**, the City Council considered the following factors in making a determination as to whether the requested change should be granted or denied: safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the sites; safety from fire hazards and damages; noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood; location, lighting and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking as determined by requirements of this ordinance for off-street parking facilities; location of ingress and egress points for parking and off-street loading spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; effect on the overcrowding of the land; effect on the concentration of population, and effect on transportation, water, sewerage, schools, parks and other public facilities; and

**WHEREAS**, the City Council further considered among other things the character of the districts and their peculiar suitability for particular uses and the view to conserve the value of the buildings, and encourage the most appropriate use of the land throughout this City; and

**WHEREAS**, the City Council finds that the change in zoning promotes the health and the general welfare, provides adequate light and air, prevents the over-crowding of land, avoids undue concentration of population, and facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and the general health, safety and welfare of the community;

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

**SECTION I - LEGAL PROPERTY DESCRIPTION; AMENDMENT**

That in accordance with the Unified Development Code, the Zoning Map of the City of Corinth is hereby amended by amending the zoning map of the City of Corinth, Texas on 5.299 acres of land described in "Exhibit A" attached, from C-2 Commercial District to Planned Development C-2 Commercial District.

**SECTION II – PLANNED DEVELOPMENT MASTER PLAN**

The Concept Plan Exhibits and Concept Design Map collectively, “Planned Development Master Plan” Statement documents approved and described as “Exhibit B” attached hereto and made a part hereof are approved with the following stipulations:

1. Approval of a Major Subdivision Waiver for the driveway off of F.M. 2181; and,
2. TXDOT permits for all of the driveways off of F.M. 2181 and F.M. 2499.

**SECTION III – LAND USE REGULATIONS**

- A. The Zoning and Land Use Regulations set forth in “Exhibit C” attached hereto and made a part hereof for all purposes shall be adhered to in their entirety for the purposes of this Planned Development Commercial District. In the event of conflict between the provisions of “Exhibit C” and provisions of any other exhibit, the provisions of “Exhibit C” control.
- B. That the zoning regulations and districts as herein established have been made 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. If, after two years from the date of approval of the Planned Development Master Plan, no substantial development progress has been made within the PD, then the Planned Development Master Plan shall expire. If the Planned Development Master Plan expires, a new Planned Development Master Plan must be submitted and approved according to the procedures within the Unified Development Code, Planned Development Application and Review. An extension of the two year expiration shall be granted if a development Application for the PD has been submitted and is undergoing the development review process or if the Director of Planning determines development progress is occurring.
- D. The Planned Development Master Plan shall control the use and development of the property, and all building permits and development requests shall be in accordance with the plan until it is amended by the City Council. The property owner shall furnish a reproducible copy of the approved PD Concept Design Map for signature by the mayor and acknowledgement by the City Secretary. The Planned Development Master Plan, including the signed map shall be made a part of the permanent file and maintained by the City Secretary.
- E. If a change to the Site Plan, if any, is requested, the request shall be processed in accordance with the development standards in effect at the time the change is requested for the proposed development.

**SECTION IV – PENALTY FOR VIOLATIONS**

Any person, firm, or corporation violating any of the provisions of this ordinance shall upon conviction be fined a sum not to exceed two thousand dollars (\$2,000.00); and each and every day that these provisions are violated shall constitute a separate and distinct offense.

**SECTION V – SEVERABILITY CLAUSE**

If any section, paragraph, clause, phrase or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

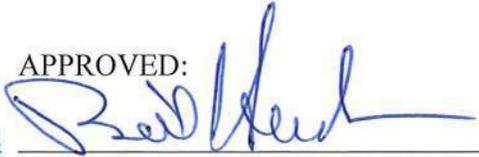
**SECTION VI – EFFECTIVE DATE**

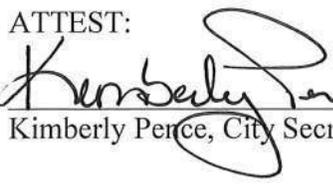
This ordinance shall become effective after approval and publication as provided by law.

**PASSED AND APPROVED THIS 15<sup>th</sup> DAY OF FEBRUARY, 2018.**

ORDINANCE NO. 18-02-15-07  
7-11 PLANNED DEVELOPMENT DISTRICT  
Page 4 of 20



APPROVED:   
\_\_\_\_\_  
Bill Heidemann, Mayor

ATTEST:   
\_\_\_\_\_  
Kimberly Perce, City Secretary

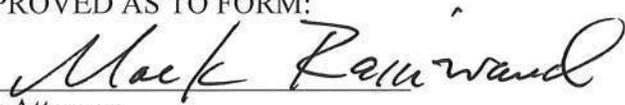
APPROVED AS TO FORM:   
\_\_\_\_\_  
City Attorney

EXHIBIT "A"  
LEGAL DESCRIPTION  
5.299 ACRE COMMERCIAL TRACT

**AREA 1/PROPOSED LOT 1 DESCRIPTION**

STATE OF TEXAS §  
COUNTY OF DENTON §

BEING a tract of land situated in the JASPER C. BAKER SURVEY, ABSTRACT NO. 48, in the City of Corinth, Denton County, Texas, and being a portion of a tract of land described in deed (Tract 2), to Corinth Retail 2499, LLC as recorded in County Clerk's Instrument No. 2011-13482, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "W.A.I." found for corner on the Southerly end of a corner clip at the intersection of the South right-of-way of Teasley Drive (Farm-to-Market 2181), a variable width right-of-way as established by deed to the State of Texas as recorded in County Clerk's Instrument No. 2010-32325, Official Public Records, Denton County, Texas, with the West right-of-way of Village Parkway (Farm-to-Market 2499), a 140-foot right-of-way established by deed to Denton County as recorded in County Clerk's Instrument No. 2005-99456, Official Public Records, Denton County, Texas;

THENCE South 00 deg 47 min 46 sec West, along the Westerly right-of-way line of said F.M. 2499, a distance of 116.76 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner, said iron rod being the beginning of a curve to the left with a radius of 1979.63 feet, a central angle of 01 deg 49 min 12 sec, a chord bearing of South 00 deg 06 min 48 sec East, and a chord length of 62.88;

THENCE along said curve to the left an arc distance of 62.88 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner;

THENCE South 89 deg 12 min 08 sec West, departing the Westerly right-of-way line of said F.M. 2499 and over and across said Corinth Retail 2499, LLC tract, a distance of 236.95 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner;

THENCE North 00 deg 25 min 58 sec East, continuing over and across said Corinth Retail 2499, LLC tract, a distance of 204.04 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner, said iron rod being situated on the Southerly right-of-way line of said F.M. 2181;

THENCE North 89 deg 12 min 08 sec East, along the Southerly right-of-way line of said F.M. 2181, a distance of 212.78 feet to a 1/2-inch iron rod found for corner, said iron rod being the Northwestern corner of said corner clip;

THENCE South 45 deg 03 min 07 sec East, along said corner clip, a distance of 34.08 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1.102 acres or 47,988 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 17<sup>th</sup> day of November, 2011, utilizing a G.P.S. measurement (WGS 84) of North 87 deg 11 min 19 sec East (deed-North 87 deg 22 min 15 sec East), along the South right-of-way of Teasley Drive as recorded in County Clerk's Instrument No. 2011-13482, Official Public Records, Denton County Texas.

**AREAS 2 AND 3/PROPOSED LOTS 2 AND 3 DESCRIPTION**

STATE OF TEXAS §  
COUNTY OF DENTON §

BEING a tract of land situated in the JASPER C. BAKER SURVEY, ABSTRACT NO. 48, in the city of Corinth, Denton County, Texas, and being a portion of a tract of land described in deed (Tract 2), to Corinth Retail 2499, LLC as recorded in County Clerk’s Instrument No. 2011-13482, Official Public Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with red plastic cap stamped “W.A.I.” found for corner on the Southerly end of a corner clip at the intersection of the South right-of-way of Teasley Drive (Farm-to-Market 2181), a variable width right-of-way as established by deed to the State of Texas as recorded in County Clerk’s Instrument No. 2010-32325, Official Public Records, Denton County, Texas, with the West right-of-way of Village Parkway (Farm-to-Market 2499), a 140-foot right-of-way established by deed to Denton County as recorded in County Clerk’s Instrument No. 2005-99456, Official Public Records, Denton County, Texas;

THENCE South 00 deg 47 min 46 sec West, along the Westerly right-of-way line of said Village Parkway, a distance of 116.76 feet to a 1/2-inch iron rod with red plastic cap stamped “W.A.I.” found for corner, said iron rod being the beginning of a curve to the left having a radius of 1979.63 feet, a central angle of 1 deg 49 min 12 sec, a chord bearing of South 00 deg 06 min 48 sec East, and a chord length of 62.88;

Along said curve to the left an arc distance of 62.88 feet to a 1/2-inch iron rod with red plastic cap stamped “W.A.I.” found for corner, said iron rod being the POINT OF BEGINNING, said iron rod also being the beginning of a curve to the left with a radius of 1979.63 feet, a central angle of 12 deg 53 min 11 sec, a chord bearing of South 07 deg 28 min 00 sec East, and a chord length of 444.31 feet;

THENCE continuing along said curve to the left an arc distance of 445.24 feet to a 1/2-inch iron rod with red plastic cap stamped “W.A.I.” found for corner;

THENCE South 89 deg 47 min 27 sec West, departing the Westerly right-of-way line of said F.M. 2499 along the Southerly line of said Corinth Retail 2499, LLC tract and along a Northerly line of a tract of land belonging to DSM Partners I, LTD, as recorded in County Clerk’s Instrument No. 01-56371, a distance of 348.90 feet to a 1/2-inch iron rod with cap stamped “McCullah” found for corner;

THENCE departing the Southerly line of said Corinth Retail 2499, LLC tract along the Westerly line of said Corinth Retail 2499, LLC tract and an Easterly line of said DSM Partners I, LTD tract the following courses and distances;

North 17 deg 03 min 14 sec West, a distance of 244.01 feet to a metal post found for corner;

North 01 deg 57 min 46 sec East, a distance of 407.93 feet to 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner, said iron rod being the Northwest corner of said Corinth Retail 2499, LLC tract and being situated on the Southerly right-of-way line of said F.M. 2181;

THENCE North 89 deg 12 min 08 sec East, along the southerly right-of-way line of said F.M. 2181, a distance of 113.37 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner;

THENCE South 00 deg 25 min 58 sec West, departing the Southerly line of said F.M. 2181 and over and across said Corinth Retail 2499, LLC tract a distance of 204.04 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner;

THENCE North 89 deg 12 min 08 sec East, continuing along over and across said Corinth Retail 2499, LLC a distance of 236.95 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 4.197 acres or 182,829 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 17<sup>th</sup> day of November, 2011, utilizing a G.P.S. measurement (WGS 84) of North 87 deg 11 min 19 sec East (deed-North 87 deg 22 min 15 sec East), along the South right-of-way of Teasley Drive as recorded in County Clerk's Instrument No. 2011-13482, Official Public Records, Denton County Texas.

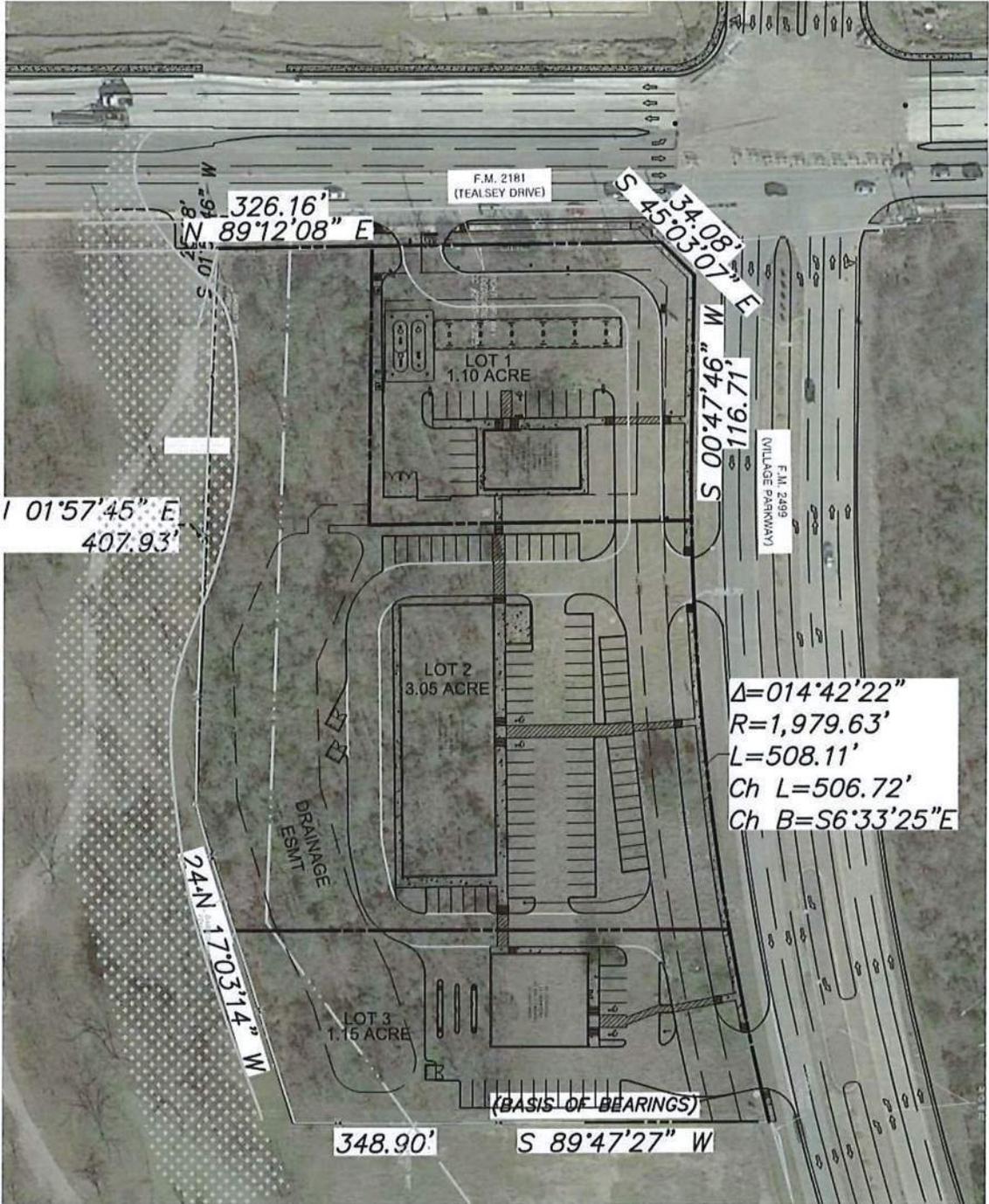
EXHIBIT "B"  
7-11 PD DESIGN STATEMENT

The proposed Planned Development is a 5.29 acre retail/office district that will bring striking and much needed retail, restaurant, and office uses to the western side of Corinth. This property is located at the southwest corner of the intersection of F.M. 2499 and F.M. 2181. To the West, land is heavily buffered by a large assortment of mature trees and floodplain, zoned C-2 and is designated as Retail on the Future Land Use Plan. To the East across F.M. 2499, the land is zoned as C-2 and designated as Retail on the Future Land Use Plan. North across F.M. 2181, the land is zoned C-2 and designated as Retail on the Future Land Use Plan. To the South the land is zoned C-2 and designated as Retail on the Future Land Use Plan.

On the property in question, we are proposing to use approximately 1.10 acres for a proposed convenience store with fuel sales site, 3.05 acres for restaurant/retail and 1.15 acres for office. 1.53 acres along the west portion of the property is scattered open space spanning across lots 2 and 3. These uses will be unified with a consistent architectural theme and design elements appropriate for the eastern gateway into Corinth. Phase I for the development will include the convenience store with fuel sales building, canopy, and associated parking; restaurant/retail and bank or financial institution will be developed in Phase II.

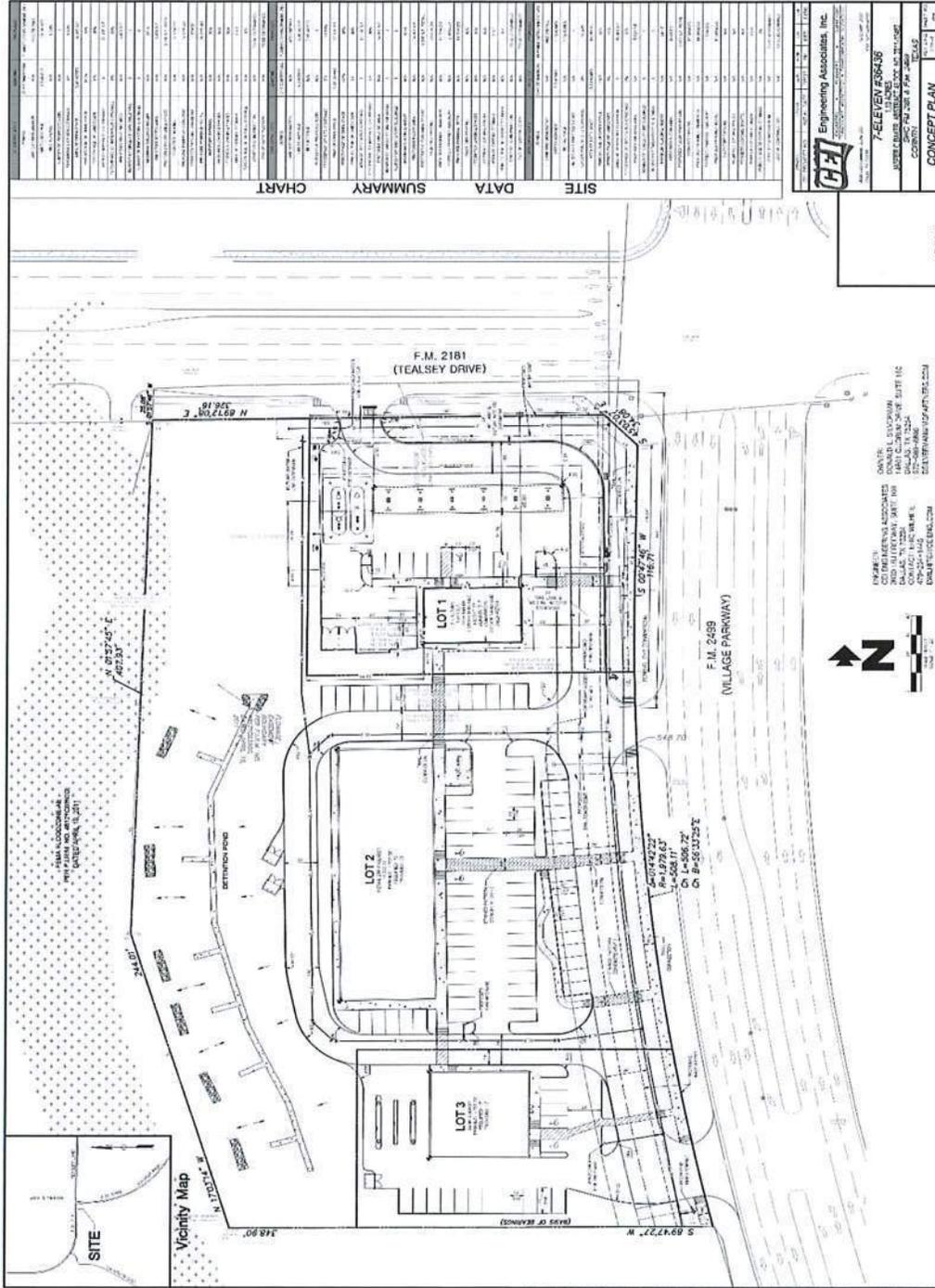
The existing site is very heavily treed along the rear (west side) of the property and features approximately 18 feet of fall from east to west with stormwater runoff draining into the floodplain which flows eventually into Lake Lewisville. The soil on the site is a combination of Birome, Bunyan, and Callisburg fine sandy loams with slopes between 1 and 15 percent. The floodplain that runs along the west portion of the site in the dedicated open space area creates a visual barrier between the proposed development and the adjacent property.

### PD DESIGN MAP



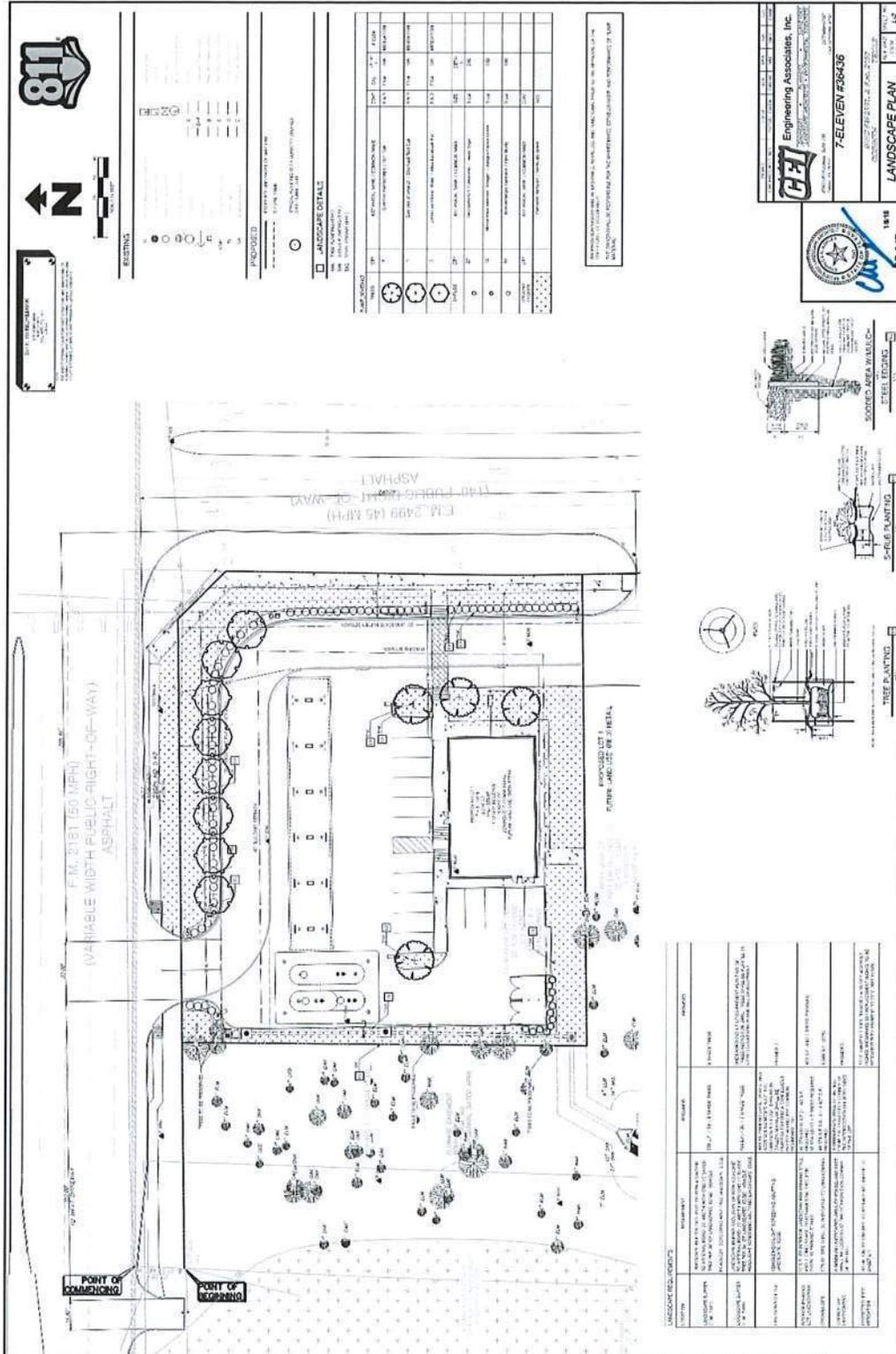
See her resolution scan Section E, Item 2.

PD 7-11 SITE PLAN



See [her](#) Section E, Item 2.  
 resolution scan

PD 7-11 LANDSCAPE PLAN



See [her](#) Section E, Item 2.  
 resolution scan

PD 7-11 ARCHITECTURAL ELEVATIONS

**7-ELEVEN, INC.**  
 ONE APTS PLAZA, 1722 NORTH STREET, DALLAS, TEXAS 75201  
 7-11 #36436  
 SMC PLAZA & REAR  
 COMINT, TX

**7-ELEVEN**  
 DIMENSION  
 ARCHITECTURAL  
 10000 W. LAKOTA AVE., SUITE 100  
 DALLAS, TEXAS 75247  
 (214) 343-7777

Checked By: AM  
 Drawn By: LM  
 Date: 07/09/17  
 Scale: AS NOTED  
 Job#: 14690

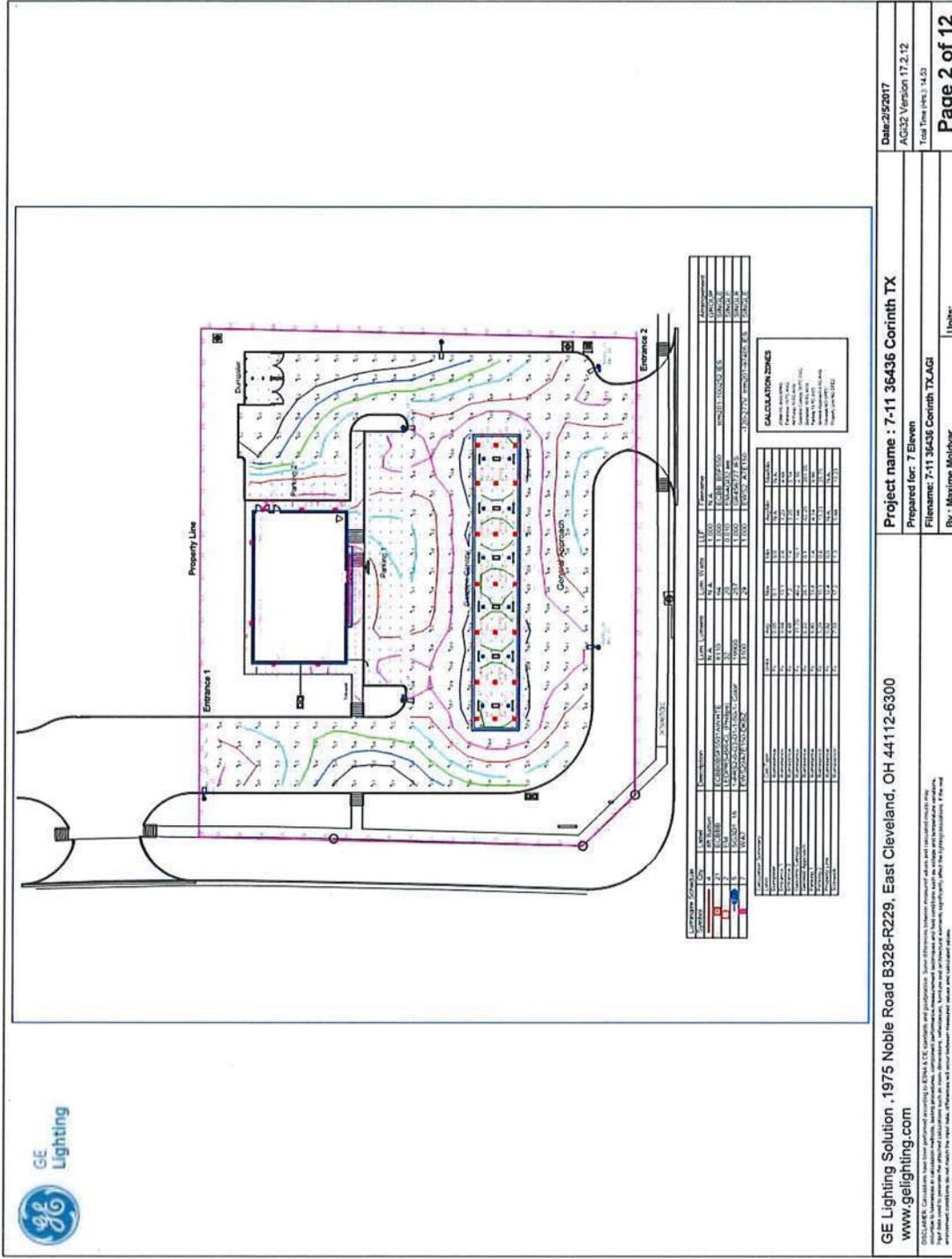
PR1  
 SHEET

**MATERIAL LEGEND**

BK1	ACIE BRICK OOURJN
BK2	ACIE BRICK DOTE GRAY
ST1	CAST STONE AULJN
MT-1	METAL DARK BRONZE
P-1	SHERWIN WILLIAMS - TO MATCH ST-1
P-3	SHERWIN WILLIAMS - SEAL DUN ST/705
EPS-1	EPS PAINTED COLOR TO MATCH ST-1
R-1	STANDING SEAM METAL ROOFING - PREFINISHED DARK BRONZE METAL

**1 FRONT ELEVATION**  
**2 ELEVATION - LEFT SIDE**  
**3 ELEVATION - RIGHT SIDE**  
**4 REAR ELEVATION**  
**5 WEST EAST ELEVATION**  
**6 SOUTH ELEVATION**  
**7 NORTH ELEVATION**  
**8 GAS CANOPY FRONT ELEVATION**  
**9 GAS CANOPY SIDE ELEVATION**

PD 7-11 LIGHTING PLAN



Project name : 7-11 36436 Corinth TX  
 Prepared for: 7 Eleven  
 Filename: 7-11 36436 Corinth TX.AGI  
 By: Maxime Mottear  
 Units:

GE Lighting Solution . 1975 Noble Road B328-R229, East Cleveland, OH 44112-6300  
 www.geighting.com

Date: 2/5/2017  
 AG32 Version 17.2.12  
 Total Time (hrs) : 14.20  
 Page 2 of 12

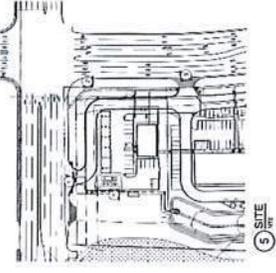
See [her](#) Section E, Item 2.  
 resolution scan

PD 7-11 COLOR RENDERING

<p>DATE: 04/23/15                  DRAWN BY: ED                  CHECKED BY: IM</p>	<p>DATE: 04/23/15                  DRAWN BY: ED                  CHECKED BY: IM</p>	<p>DATE: 04/23/15                  DRAWN BY: ED                  CHECKED BY: IM</p>	<p>DATE: 04/23/15                  DRAWN BY: ED                  CHECKED BY: IM</p>	<p>DATE: 04/23/15                  DRAWN BY: ED                  CHECKED BY: IM</p>	<p>DATE: 04/23/15                  DRAWN BY: ED                  CHECKED BY: IM</p>
<p><b>7-ELIVEN, INC.</b>                  7-11 #36436                  5105 FARM ROAD, SUITE 100                  HOUSTON, TEXAS 77056</p>					
<p><b>7-ELIVEN</b>                  7-11 #36436                  5105 FARM ROAD, SUITE 100                  HOUSTON, TEXAS 77056</p>					
<p><b>7-ELIVEN, INC.</b>                  7-11 #36436                  5105 FARM ROAD, SUITE 100                  HOUSTON, TEXAS 77056</p>					



1 RENDERING - VIEW FROM EAST



5 SITE PLAN



2 RENDERING - VIEW FROM FM 2181



3 RENDERING - VIEW FROM FM 2181 & FM 3499



4 RENDERING - VIEW FROM FM 3499

EXHIBIT “C”  
LAND USE REGULATIONS

**SECTION 1: REGULATIONS**

A. Purpose

The regulations set forth in this Exhibit provide development standards for Commercial designations within this Corinth Retail Addition Planned Development District. The Planned Development (PD) District is identified by metes and bounds on Exhibit A and is depicted on the Concept Plan. All uses not authorized herein is expressly prohibited in this Planned Development (PD) District.

B. Base District

In this Planned Development (PD) District, the “C-2” Commercial District regulations of the Corinth Unified Development Code, Ordinance No. 13-05-02-08 shall apply except as altered herein. If a change to the Concept Plan is requested, the request shall be administered in accordance with the development standards in effect at the time the modification is requested for the proposed development.

**SECTION 2: USES AND AREA REGULATIONS**

A. Purpose

This district shall be intended to provide for the development of a unified commercial area featuring a variety of uses, including retail, office, restaurant, and a convenience store with fuel sales.

**AREA 1: GASOLINE FILLING STATION — PROPOSED LOT 1**

B. Permitted Uses and Use Regulations

In the Planned Development (PD) District, no building or land shall be used and no building shall be hereafter established, reconstructed, enlarged, or converted, unless permitted by the Commercial 2 (C-2) District regulations of the Unified Development Code except as otherwise included in this PD ordinance.

The following uses in the Commercial 2 (C-2) District as listed in Subsection 2.05.02 of the Unified Development Code shall be prohibited:

- a. Ambulance Service
- b. Automobile or Other Motorized Vehicle Sales and Service
- c. Automobile Parts Store
- d. Automobile Service Garage (Major)

- e. Automobile Service Garage (Minor)
- f. Car Wash, Full Service
- g. Car Wash, Self Service
- h. Exterminating Company
- i. Feed Store
- j. Gas or Oil Well Production
- k. Institution for the Care of Alcoholic Psychiatric or Narcotic Patients
- l. Commercial Laundry
- m. Laundry, Self Service
- n. Manufactured Home Sales
- o. Taxi Garage, Dispatch

In addition to the other land uses requiring an SUP in the Commercial 2 (C-2) District, the following uses in the Commercial 2 (C-2) District as listed in Subsection 2.05.02 of the Unified Development Code shall require an SUP:

- a. Hotel
- b. Motel, Motor Hotel or Tourist Court

C. Dimensional Regulations

The Dimensional Regulations described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Commercial 2 District shall apply.

D. Development Standards

The Development Standards described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Commercial 2 (C-2) District, as amended shall apply except as follows:

1. UDC Section 2.07.04 **Conditional Development Standards** shall apply except:
  - a. Convenience store with fuel sales without Car Wash will not require a Specific Use Permit.
  - b. No outside/outdoor vending machines, such as soda, video rental, or newspaper vending machines, are permitted.
  - c. Outdoor propane sales storage shall be allowed. Propane storage shall be on the west side of the building behind the front of the building and partially enclosed by three (3) parapet walls.
2. UDC Section 2.09.01 **Landscape Regulations** shall apply.
3. UDC Section 2.09.02 **Tree Preservation Regulations** shall apply.

- 4. UDC Section 2.09.03 **Vehicle Parking Regulations** shall apply except:
  - a. Parking agreements shall be required for Shared Parking.
- 5. UDC Section 2.09.04 **Building Facade Material Standards** shall apply, except:
  - a. Building materials (Lot 1 only) shall be as shown on the attached Architectural Building Elevations.
- 6. UDC Section 2.09.05 **Residential Adjacency Standards** shall apply.
- 7. UDC Section 2.09.06 **Nonresidential Architectural Standards** shall apply except:
  - a. The rear building façade shall be as shown on the attached Building Elevations.
- 8. UDC Section 2.09.07 **Lighting and Glare Regulations** shall apply.
- 9. UDC Section 4.01 **Sign Regulations** shall apply.
- 10. UDC Section 4.02 **Fence and Screening Regulations** shall apply.

E. Site Plan

The approved concept plan/site plan and other plans attached to this ordinance as Exhibit “B” for Area 1 (Lot 1) shall satisfy the Site Plan requirement listed in Section 2.10.08 b of the UDC. Subsequent Site Plans shall be required for Lots 2 and 3 in accordance with the provisions of the UDC.

AREAS 2 AND 3: PROPOSED LOTS 2 AND 3

- A. In the Planned Development (PD) District, no building or land shall be used and no building shall be hereafter established, reconstructed, enlarged, or converted, unless permitted by the Commercial 2 (C-2) District regulations of the Unified Development Code except as otherwise included in this PD ordinance.

The following uses in the Commercial 2 (C-2) District as listed in Subsection 2.05.02 of the Unified Development Code shall be prohibited:

- a. Ambulance Service
- b. Automobile or Other Motorized Vehicle Sales and Service
- c. Automobile Parts Store
- d. Automobile Service Garage (Major)
- e. Automobile Service Garage (Minor)
- f. Car Wash, Full Service

- g. Car Wash, Self Service
- h. Exterminating Company
- i. Feed Store
- j. Gas or Oil Well Production
- k. Institution for the Care of Alcoholic Psychiatric or Narcotic Patients
- l. Commercial Laundry
- m. Laundry, Self Service
- n. Manufactured Home Sales
- o. Taxi Garage, Dispatch

In addition to the other land uses requiring an SUP in the Commercial 2 (C-2) District, the following uses in the Commercial 2 (C-2) District, as listed in Subsection 2.05.02 of the Unified Development Code shall require an SUP:

- a. Hotel
- b. Motel, Motor Hotel or Tourist Court

B. Dimensional Regulations

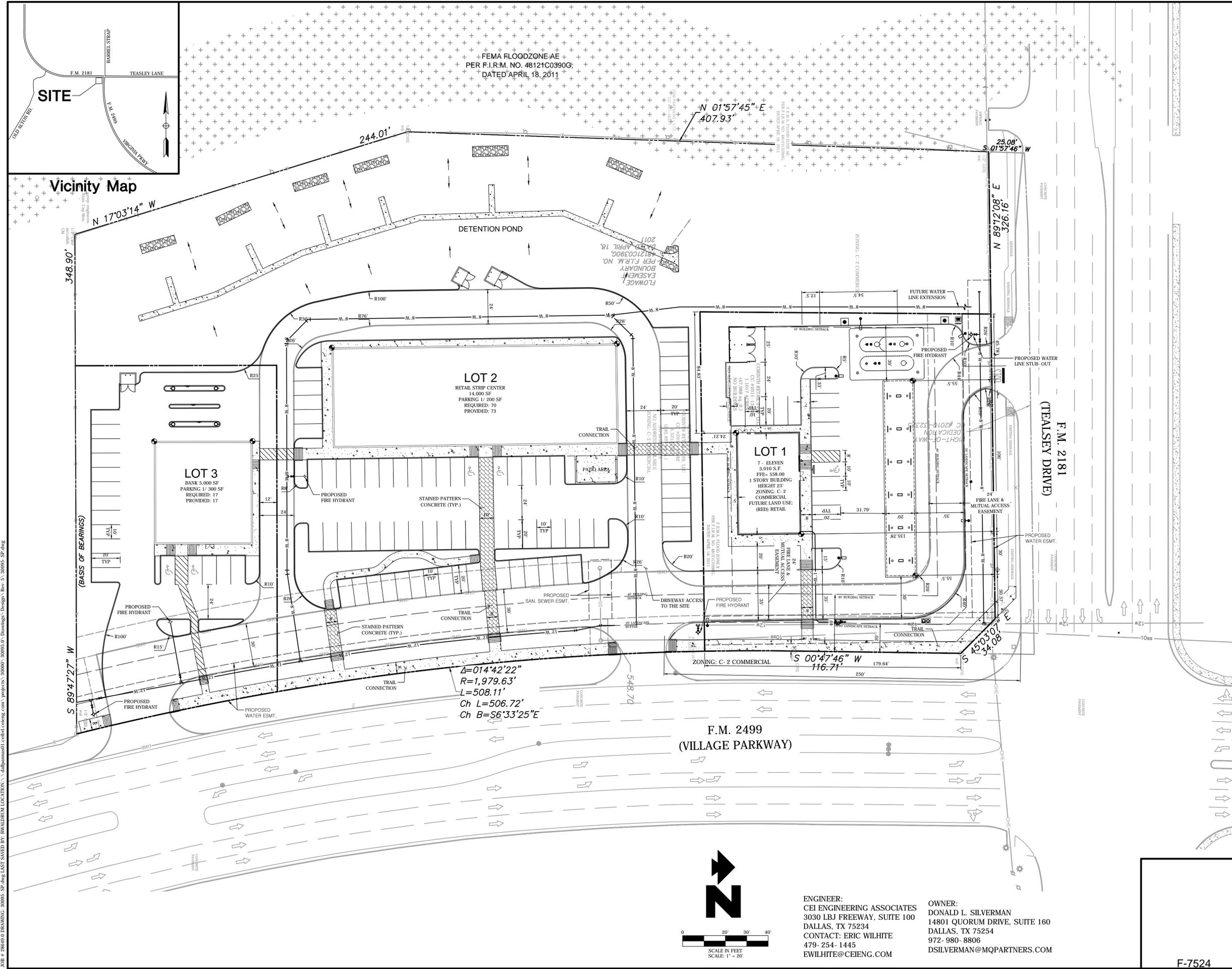
The Dimensional Regulations described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Commercial 2 District shall apply.

C. Development Standards

The Development Standards described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Commercial 2 (C-2) District, as amended shall apply except as follows:

- 1. UDC Section 2.07.04 **Conditional Development Standards** shall apply.
- 2. UDC Section 2.09.01 **Landscape Regulations** shall apply.
- 3. UDC Section 2.09.02 **Tree Preservation Regulations** shall apply.
- 4. UDC Section 2.09.03 **Vehicle Parking Regulations** shall apply except:
  - a. Parking agreements shall be required for Shared Parking.
- 5. UDC Section 2.09.04 **Building Facade Material Standards** shall apply except:
  - a. Buildings within this PD shall be complementary.
  - b. Specific color palettes and building facade materials shall be reviewed and approved at the time of the Site Plan.
- 6. UDC Section 2.09.05 **Residential Adjacency Standards** shall apply.

7. UDC Section 2.09.06 **Nonresidential Architectural Standards** shall apply.
8. UDC Section 2.09.07 **Lighting and Glare Regulations** shall apply.
9. UDC Section 4.01 **Sign Regulations** shall apply.
10. UDC Section 4.02 **Fence and Screening Regulations** shall apply.



SITE DATA SUMMARY CHART

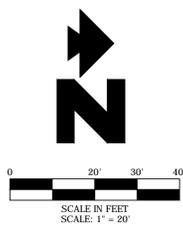
SITE DATA - LOT 1		
ZONING	EXISTING	PROPOSED
LAND USE DESIGNATION	C-2 COMMERCIAL	PLANNED DEVELOPMENT (PD)
LAND USE DESIGNATION	N/A	RED (RETAIL)
GROSS ACREAGE	5.3 ACRES	1.102 ACRES
NET ACREAGE	N/A	1.10%
NUMBER OF PROPOSED LOTS	N/A	1
PERCENTAGE OF SITE COVERAGE	0%	6.50%
AREA OF OPEN SPACE	5.30 ACRES	16,000 S.F.
PERCENTAGE OF OPEN SPACE	100%	33%
PERCENTAGE OF LANDSCAPE	0%	31%
AREA OF IMPERVIOUS COVERAGE	0	31,455 S.F.
PERCENTAGE OF IMPERVIOUS COVERAGE	0%	65%
PROPOSED BUILDING AREA	N/A	3,100 S.F.
NUMBER OF SINGLE STORY BUILDINGS	0	1
NUMBER OF TWO- STORY BUILDINGS	0	0
MAXIMUM BUILDING HEIGHT	N/A	23'-0"
PROPOSED FLOOR AREA	N/A	3,100 S.F.
PROPOSED FLOOR AREA BY USE	N/A	3,100 S.F. RETAIL
REQUIRED PARKING	N/A	16 SPACES
PROVIDED PARKING - STANDARD	N/A	15 SPACES
PROVIDED PARKING - HANDICAP	N/A	1 SPACE
PROVIDED PARKING - TOTAL	N/A	16 SPACES
INVENTORY PARKING	N/A	N/A
REQUIRED LOADING SPACES	N/A	N/A
PROVIDED LOADING SPACES	N/A	N/A
AREA OF OUTSIDE STORAGE	N/A	0 S.F.
PERCENTAGE OF OUTSIDE STORAGE	N/A	0%
START OF CONSTRUCTION	N/A	TO BE DETERMINED
END OF CONSTRUCTION	N/A	TO BE DETERMINED

SITE DATA - LOT 2		
ZONING	EXISTING	PROPOSED
LAND USE DESIGNATION	C-2 COMMERCIAL	PLANNED DEVELOPMENT (PD)
LAND USE DESIGNATION	N/A	RED (RETAIL)
GROSS ACREAGE	5.3 ACRES	3.05 ACRES
NET ACREAGE	N/A	3.05 ACRES
NUMBER OF PROPOSED LOTS	N/A	1
PERCENTAGE OF SITE COVERAGE	0%	10.50%
AREA OF OPEN SPACE	5.30 ACRES	52,032 S.F.
PERCENTAGE OF OPEN SPACE	100%	39%
PERCENTAGE OF LANDSCAPE	0%	49%
AREA OF IMPERVIOUS COVERAGE	0	51,155 S.F.
PERCENTAGE OF IMPERVIOUS COVERAGE	0%	38%
PROPOSED BUILDING AREA	N/A	14,000 S.F.
NUMBER OF SINGLE STORY BUILDINGS	0	1
NUMBER OF TWO- STORY BUILDINGS	0	0
MAXIMUM BUILDING HEIGHT	N/A	26'-0"
PROPOSED FLOOR AREA	N/A	14,000 S.F.
PROPOSED FLOOR AREA BY USE	N/A	14,000 S.F. RETAIL
REQUIRED PARKING	N/A	70 SPACES
PROVIDED PARKING - STANDARD	N/A	81 SPACES
PROVIDED PARKING - HANDICAP	N/A	2 SPACES
PROVIDED PARKING - TOTAL	N/A	83 SPACES
INVENTORY PARKING	N/A	N/A
REQUIRED LOADING SPACES	N/A	N/A
PROVIDED LOADING SPACES	N/A	N/A
AREA OF OUTSIDE STORAGE	N/A	0 S.F.
PERCENTAGE OF OUTSIDE STORAGE	N/A	0%
START OF CONSTRUCTION	N/A	TO BE DETERMINED
END OF CONSTRUCTION	N/A	TO BE DETERMINED

SITE DATA - LOT 3		
ZONING	EXISTING	PROPOSED
LAND USE DESIGNATION	C-2 COMMERCIAL	PLANNED DEVELOPMENT (PD)
LAND USE DESIGNATION	N/A	RED (RETAIL)
GROSS ACREAGE	5.3 ACRES	1.15 ACRES
NET ACREAGE	N/A	1.15 ACRES
NUMBER OF PROPOSED LOTS	N/A	1
PERCENTAGE OF SITE COVERAGE	0%	10.00%
AREA OF OPEN SPACE	5.30 ACRES	14,784 S.F.
PERCENTAGE OF OPEN SPACE	100%	30%
PERCENTAGE OF LANDSCAPE	0%	43%
AREA OF IMPERVIOUS COVERAGE	0	26,466 S.F.
PERCENTAGE OF IMPERVIOUS COVERAGE	0%	52%
PROPOSED BUILDING AREA	N/A	5,000 S.F.
NUMBER OF SINGLE STORY BUILDINGS	0	1
NUMBER OF TWO- STORY BUILDINGS	0	0
MAXIMUM BUILDING HEIGHT	N/A	24'-0"
PROPOSED FLOOR AREA	N/A	14,000 S.F.
PROPOSED FLOOR AREA BY USE	N/A	5,000 S.F. RETAIL
REQUIRED PARKING	N/A	17 SPACES
PROVIDED PARKING - STANDARD	N/A	16 SPACES
PROVIDED PARKING - HANDICAP	N/A	1 SPACE
PROVIDED PARKING - TOTAL	N/A	17 SPACES
INVENTORY PARKING	N/A	N/A
REQUIRED LOADING SPACES	N/A	N/A
PROVIDED LOADING SPACES	N/A	N/A
AREA OF OUTSIDE STORAGE	N/A	0 S.F.
PERCENTAGE OF OUTSIDE STORAGE	N/A	0%
START OF CONSTRUCTION	N/A	TO BE DETERMINED
END OF CONSTRUCTION	N/A	TO BE DETERMINED



**ENGINEER:**  
 CEI ENGINEERING ASSOCIATES  
 3030 LBJ FREEWAY, SUITE 100  
 DALLAS, TX 75234  
 CONTACT: ERIC WILHITE  
 479-254-1445  
 EWILHITE@CEIENG.COM

**OWNER:**  
 DONALD L. SILVERMAN  
 14801 QUORUM DRIVE, SUITE 160  
 DALLAS, TX 75254  
 972-980-8806  
 DSILVERMAN@MQPARTNERS.COM

20049.0 1/10/18 ADS EPW TJA TJA  
 CEI PROJECT NO. INITIAL DATE DPOR PM DES DRW

**CEI** Engineering Associates, Inc.  
 ENGINEERS PLANNERS SURVEYORS  
 LANDSCAPE ARCHITECTS ENVIRONMENTAL SCIENTISTS

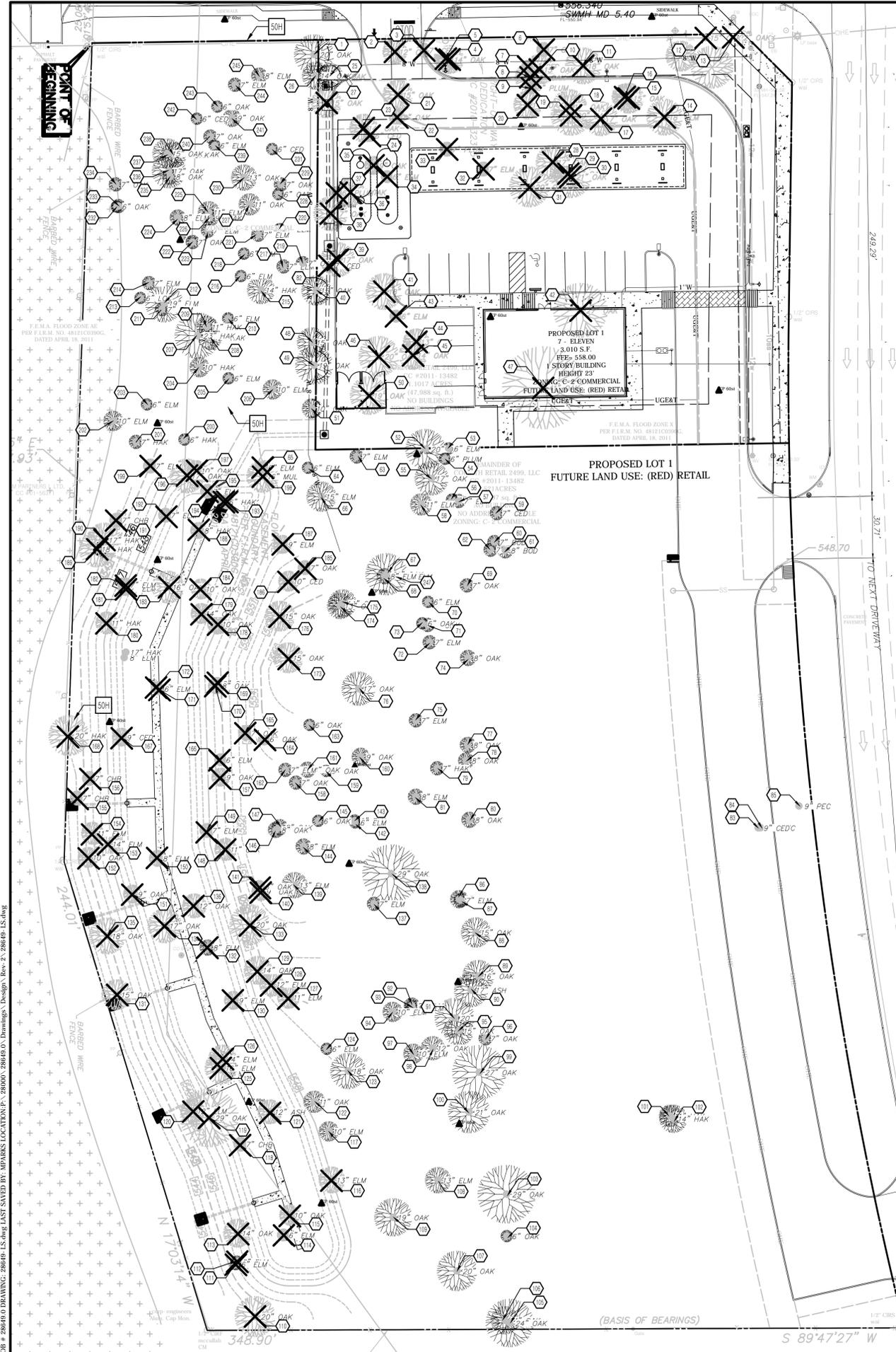
3030 LBJ Freeway, Suite 100 (972)488-3737  
 Dallas, TX 75234 FAX (972)488-6732

**7-ELEVEN #36436**  
 1.10 ACRES  
 JASPER C BAKER, ABSTRACT 48 DOC. NO. 2011-13482  
 SWC FM 2181 & F.M. 2499  
 COBINTH TEXAS

REV DATE 1/10/18 SUP SHEET NO. C2  
**CONCEPT PLAN**

F-7524

JOB # 28649.0 DRAWING: 2005L SP.dwg LAST SAVED BY: BHAVADRUM LOCATIONS: \\dallasm001\central\cei\proj\28649.0\Drawings\Design\Rev: 5\2005L-SP.dwg



F.M. 2499

**TREE SURVEY**

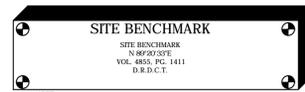
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1	20	OAK	PRESERVED		94	10	ELM	PRESERVED		188	8	HACKBERRY	REMOVED	C
2	12	OAK	REMOVED	D	95	15	OAK	PRESERVED		189	18	HACKBERRY	REMOVED	C
3	7	CEDAR	REMOVED	D	96	7	OAK	PRESERVED		190	17	HACKBERRY	REMOVED	C
4	14	OAK	REMOVED	D	97	10	ELM	PRESERVED		191	7	CHINABERRY	REMOVED	C
5	12	OAK	REMOVED	D	98	12	OAK	PRESERVED		192	7	ELM	REMOVED	C
6	7	CEDAR	REMOVED	D	99	27	OAK	PRESERVED		193	6	HACKBERRY	REMOVED	C
7	6	CEDAR	REMOVED	D	100	21	OAK	PRESERVED		194	7	HACKBERRY	REMOVED	C
8	15	OAK	REMOVED	D	101	11	HACKBERRY	PRESERVED		195	7	ELM	REMOVED	C
9	6	PLIM	REMOVED	D	102	14	HACKBERRY	PRESERVED		196	17	OAK	REMOVED	C
10	15	OAK	REMOVED	D	103	29	OAK	PRESERVED		197	10	OAK	REMOVED	C
11	18	OAK	REMOVED	D	104	6	OAK	PRESERVED		198	16	MULBERRY	REMOVED	C
12	15	OAK	REMOVED	D	105	24	OAK	PRESERVED		199	7	ELM	REMOVED	C
13	22	OAK	REMOVED	D	106	14	OAK	PRESERVED		200	6	HACKBERRY	PRESERVED	
14	18	ELM	REMOVED	D	107	20	OAK	PRESERVED		201	7	HACKBERRY	PRESERVED	
15	15	OAK	REMOVED	D	108	13	ELM	PRESERVED		202	10	ELM	PRESERVED	
16	13	OAK	REMOVED	D	109	19	OAK	PRESERVED		203	6	ELM	PRESERVED	
17	17	OAK	REMOVED	D	110	20	OAK	REMOVED	C	204	10	HACKBERRY	PRESERVED	
18	17	OAK	REMOVED	D	111	6	ELM	REMOVED	C	205	6	ELM	PRESERVED	
19	20	OAK	REMOVED	D	112	6	ELM	REMOVED	C	206	10	ELM	PRESERVED	
20	14	OAK	REMOVED	D	113	14	OAK	REMOVED	C	207	23	HACKBERRY	PRESERVED	
21	15	OAK	REMOVED	D	114	6	ELM	REMOVED	C	208	12	HACKBERRY	PRESERVED	
22	8	OAK	REMOVED	D	115	10	OAK	REMOVED	C	209	11	HACKBERRY	PRESERVED	
23	14	OAK	PRESERVED		116	13	ELM	REMOVED	C	210	6	ELM	PRESERVED	
24	6	CEDAR	REMOVED	D	117	10	ELM	PRESERVED		211	7	ELM	PRESERVED	
25	13	OAK	PRESERVED		118	7	CHINABERRY	REMOVED	C	212	6	ELM	PRESERVED	
26	14	OAK	PRESERVED		119	29	OAK	REMOVED	C	213	6	LOCUS	PRESERVED	
27	15	OAK	REMOVED	D	120	12	ELM	REMOVED	C	214	7	ELM	PRESERVED	
28	17	OAK	REMOVED	D	121	12	ASH	REMOVED	C	215	14	HACKBERRY	PRESERVED	
29	15	OAK	REMOVED	D	122	11	OAK	PRESERVED		216	6	ELM	PRESERVED	
30	21	OAK	REMOVED	D	123	18	OAK	PRESERVED		217	7	ELM	PRESERVED	
31	20	OAK	REMOVED	D	124	6	ELM	PRESERVED		218	6	ELM	PRESERVED	
32	7	ELM	REMOVED	D	125	16	ELM	REMOVED	C	219	7	OAK	PRESERVED	
33	7	PLIM	REMOVED	D	126	14	ELM	REMOVED	C	220	6	ELM	PRESERVED	
34	6	ELM	REMOVED	D	127	11	ELM	REMOVED	C	221	7	ELM	PRESERVED	
35	9	OAK	REMOVED	D	128	12	ELM	REMOVED	C	222	7	OAK	PRESERVED	
36	14	OAK	REMOVED	D	129	14	OAK	REMOVED	C	223	7	ELM	PRESERVED	
37	6	PLIM	REMOVED	D	130	9	ELM	REMOVED	C	224	8	ELM	PRESERVED	
38	17	OAK	REMOVED	D	131	15	OAK	REMOVED	C	225	11	ELM	PRESERVED	
39	17	OAK	REMOVED	D	132	8	ELM	REMOVED	C	226	9	OAK	PRESERVED	
40	15	OAK	PRESERVED		133	20	OAK	REMOVED	C	227	11	OAK	PRESERVED	
41	18	OAK	REMOVED	D	134	17	OAK	REMOVED	C	228	6	OAK	PRESERVED	
42	27	OAK	REMOVED	A	135	18	OAK	REMOVED	C	229	7	OAK	PRESERVED	
43	6	ELM	REMOVED	D	136	12	OAK	REMOVED	C	230	13	OAK	PRESERVED	
44	13	OAK	REMOVED	D	137	7	ELM	PRESERVED		231	6	CEDAR	PRESERVED	
45	14	OAK	REMOVED	D	138	29	OAK	PRESERVED		232	6	OAK	PRESERVED	
46	20	OAK	REMOVED	D	139	13	ELM	PRESERVED		234	6	OAK	PRESERVED	
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53	6	ELM	PRESERVED		146	8	OAK	PRESERVED		241	9	OAK	PRESERVED	
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59	7	CEDAR	PRESERVED		152	10	OAK	REMOVED	C					
60	7	BOIS DE ARC	PRESERVED		153	14	ELM	REMOVED	C					
61	8	BOIS DE ARC	PRESERVED		154	11	ELM	REMOVED	C					
62	7	BOIS DE ARC	PRESERVED		155	7	CHINABERRY	REMOVED	C					
63	7	ELM	PRESERVED		156	7	CHINABERRY	REMOVED	C					
64	6	ELM	PRESERVED		157	9	OAK	REMOVED	C					
65	6	ELM	REMOVED	D	158	7	OAK	PRESERVED						
66	15	ELM	PRESERVED		159	6	OAK	PRESERVED						
67	21	OAK	PRESERVED		160	9	OAK	PRESERVED						
68	8	ELM	PRESERVED		161	8	OAK	PRESERVED						
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72	7	OAK	PRESERVED		165	7	OAK	REMOVED	C					
73	6	OAK	PRESERVED		166	6	ELM	REMOVED	C					
74	8	OAK	PRESERVED		167	9	CEDAR	REMOVED	C					
75	7	ELM	PRESERVED		168	20	HACKBERRY	REMOVED	C					
76	17	OAK	PRESERVED		169	8	OAK	REMOVED	C					
77	8	OAK	PRESERVED		170	8	OAK	REMOVED	C					
78	8	OAK	PRESERVED		171	6	ELM	REMOVED	C					
79	7	HACKBERRY	PRESERVED		172	6	ELM	REMOVED	C					
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81	8	ELM	PRESERVED		174	13	OAK	PRESERVED						
82	7	CEDAR	PRESERVED		175	14	OAK	PRESERVED						
83	9	CEDAR	PRESERVED		176	15	OAK	REMOVED	D					
84	19	PECAN	PRESERVED		178	10	OAK	REMOVED	C					
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86	9	ELM	PRESERVED		180	11	HACKBERRY	REMOVED	C					
87	7	ELM	PRESERVED		181	7	ELM	REMOVED	C					
88	15	OAK	PRESERVED		182	7	ELM	REMOVED	C					
89	16	OAK	PRESERVED		183	16	OAK	REMOVED	C					
90	17	ASH	PRESERVED		184	10	OAK	REMOVED	C					
91	20	OAK	PRESERVED		185	7	OAK	REMOVED	D					
92	8	OAK	PRESERVED		186	10	CEDAR	REMOVED	D					
93	8	OAK	PRESERVED		187	9	ELM	REMOVED	C					

KEY	CALIPER INCHES	SPECIES	REMOVED/PRESERVED	REASON CODE
188	8	HACKBERRY	REMOVED	C
189	18	HACKBERRY	REMOVED	C
190	17	HACKBERRY	REMOVED	C
191	7	CHINABERRY	REMOVED	C
192	7	ELM	REMOVED	C
193	6	HACKBERRY	REMOVED	C
194	7	HACKBERRY	REMOVED	C
195	7	ELM	REMOVED	C
196	17	OAK	REMOVED	C
197	10	OAK	REMOVED	C
198	16	MULBERRY	REMOVED	C
199	7	ELM	REMOVED	C
200	6	HACKBERRY	PRESERVED	
201	7	HACKBERRY	PRESERVED	
202	10	ELM	PRESERVED	
203	6	ELM	PRESERVED	
204	10	HACKBERRY	PRESERVED	
205	6	ELM	PRESERVED	
206	10	ELM	PRESERVED	
207	23	HACKBERRY	PRESERVED	
208	12	HACKBERRY	PRESERVED	
209	11	HACKBERRY	PRESERVED	
210	6	ELM	PRESERVED	
211	7	ELM	PRESERVED	
212	6	ELM	PRESERVED	
213	6	LOCUS	PRESERVED	
214	7	ELM	PRESERVED	
215	14	HACKBERRY	PRESERVED	
216	6	ELM	PRESERVED	
217	7	ELM	PRESERVED	
218	6	ELM	PRESERVED	
219	7	OAK	PRESERVED	
220	6	ELM	PRESERVED	
221	7	ELM	PRESERVED	
222	7	OAK	PRESERVED	
223	7	ELM	PRESERVED	
224	8	ELM	PRESERVED	
225	11	ELM	PRESERVED	
226	9	OAK	PRESERVED	
227	11	OAK	PRESERVED	
228	6	OAK	PRESERVED	
229	7	OAK	PRESERVED	
230	13	OAK	PRESERVED	
231	6	CEDAR	PRESERVED	
232	6	OAK	PRESERVED	
234	6	OAK	PRESERVED	
235	8	OAK	PRESERVED	
236	17	OAK	PRESERVED	
237	15	OAK	PRESERVED	
238	13	OAK	PRESERVED	
239	6	ELM	PRESERVED	
240	7	OAK	PRESERVED	
241	9	OAK	PRESERVED	
242	6	OAK	PRESERVED	
243	6	OAK	PRESERVED	
244	7	ELM	PRESERVED	
245	8	ELM	PRESERVED	

TOTAL SITE CALIPER INCHES	2705
TOTAL PROTECTED CALIPER INCHES	2433
TOTAL PROTECTED INCHES REMOVED	1253
TOTAL PROTECTED INCHES PRESERVED	1180
REQUIRED REPLACEMENT INCHES (HEAVILY TREADED LOT - REDUCED REQUIRED INCHES BY 50%)	627
TOTAL SITE AREA = 240,497 SF	
TOTAL SITE CANOPY COVERAGE = 141,153 SF (58.7%)	



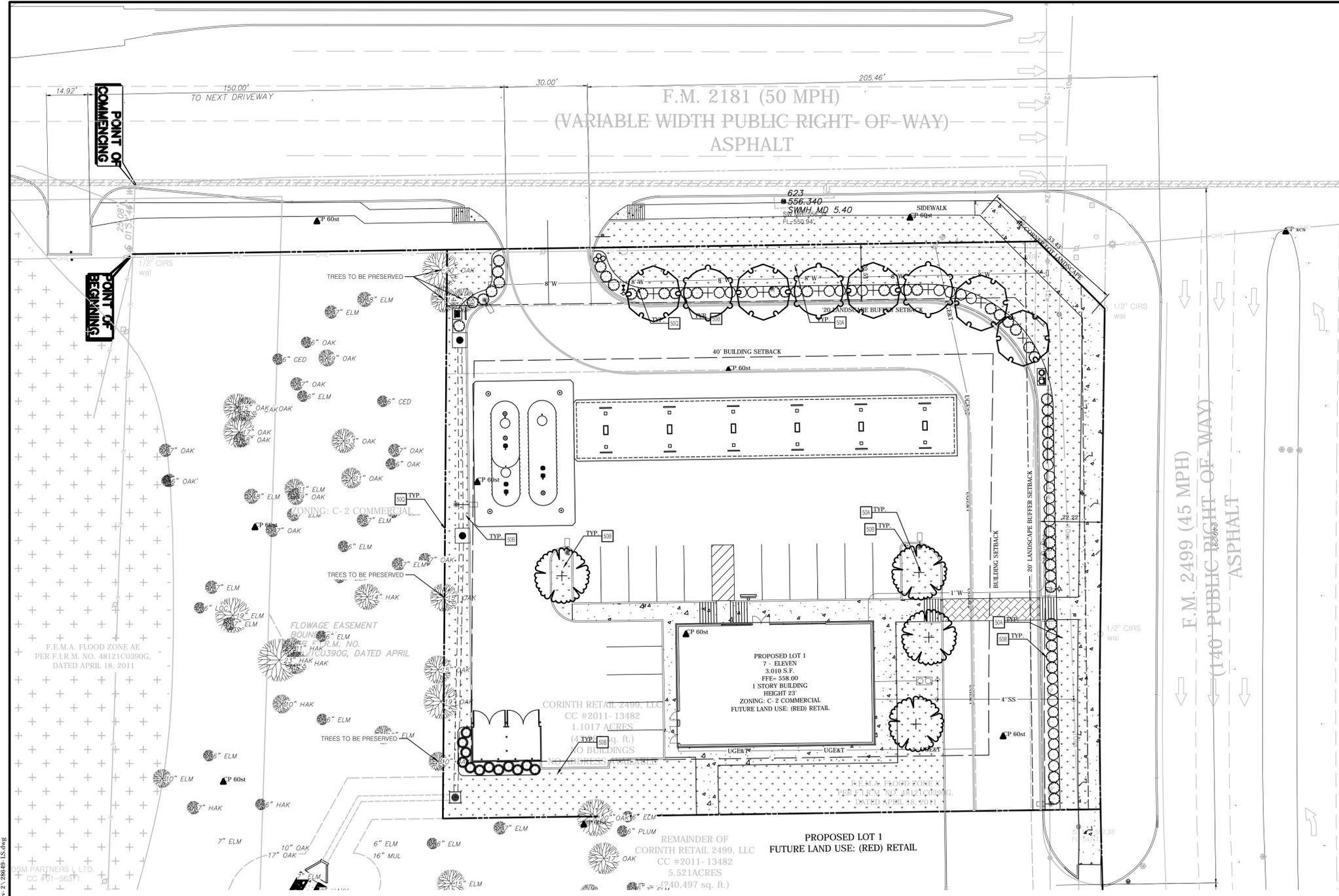




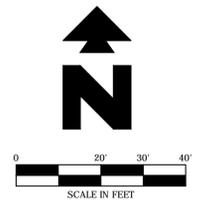
NOTE: SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBLES, SLOPED PAVING, TRUCK DOCKS, RUBBER UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

**EXISTING**

0	Record Bearing and Distance	R	Telephone Eiser
●	Found Iron Rod (FIR)	V	Traffic Vault
○	Point for Corner (PFC)	X	Water Valve
○</			



**SITE BENCHMARK**  
 SITE BENCHMARK  
 N 89°20' E  
 VOL. 4852, PG. 1411  
 D.R.D.C.T.



NOTE:  
 SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULES, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

**EXISTING**

●	Record Bearing and Distance	⊠	Telephone Riser
○	Found Iron Rod (FIR)	⊞	Traffic Vault
○	Point for Corner (PFC)	⊗	Water Valve
○	Found Hwy Monument	⊙	Sanitary Sewer Manhole
○	Utility Pole	— X —	Fence
○	Gay Wire	— OHP —	Overhead Power Lines
○	Sign	— B —	Blue Paint Marks (Water)
○	Corrugated Metal Pipe	— E —	Red Paint Marks (Electric)
TL	Traffic Light	— G —	Yellow Flags (Gas)
EA	Edge of Asphalt	— C —	CentriLink Fiber optic

**PROPOSED**

— — — — — PROPERTY LINE/RIGHT OF WAY LINE  
 - - - - - STORM DRAIN

○ TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

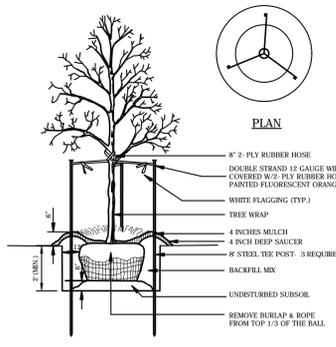
**LANDSCAPE DETAILS**

50A TREE PLANTING (TYP.)  
 50B SHRUB PLANTING (TYP.)  
 50Q STEEL EDGING (TYP.)

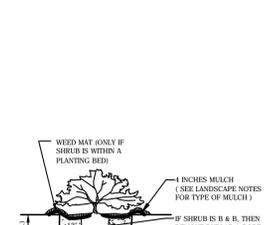
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	DETAIL	FIELD#
+	4	Quercus macrocarpa / Burr Oak	B & B	3' Cal	50A	MITIGATION
+	5	Quercus shumardii / Shumard Red Oak	B & B	3' Cal	50A	MITIGATION
+	3	Ulmus parvifolia 'Allee' / Allee Lacebark Elm	B & B	3' Cal	50A	MITIGATION
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	DETAIL		
○	27	Leucophyllum frutescens / Texas Sage	5 gal	50B		
○	12	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	5 gal	50B		
○	50	Muhlenbergia capillaris / Pink Muhly	5 gal	50B		
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT			
○		Cynodon dactylon / Bermuda Grass	SOD			

AN IRRIGATION SYSTEM WILL BE DESIGNED, INSTALLED, AND FUNCTIONAL PRIOR TO THE APPROVAL OF THE CERTIFICATE OF OCCUPANCY.  
 THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERFORMANCE OF PLANT MATERIAL.

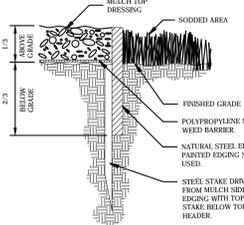
LOCATION	REQUIREMENT	REQUIRED	PROVIDED
LANDSCAPE BUFFER (F.M. 2181)	LANDSCAPE BUFFER EXCLUSIVE OF ROW ADJACENT TO ARTERIAL ROAD: 20' WIDTH WITH ONE (1) SHADE TREE PER 30' OF LANDSCAPED EDGE. VEHICLE HEADLIGHT SCREENING ABUTTING LANDSCAPE EDGE.	238 L.F. / 30 = 8 SHADE TREES	8 SHADE TREES
LANDSCAPE BUFFER (F.M. 2499)	LANDSCAPE BUFFER EXCLUSIVE OF ROW ADJACENT TO ARTERIAL ROAD: 20' WIDTH WITH ONE (1) SHADE TREE PER 30' OF LANDSCAPED EDGE. VEHICLE HEADLIGHT SCREENING ABUTTING LANDSCAPE EDGE.	196 L.F. / 30 = 7 SHADE TREES	UNDERGROUND UTILITIES PREVENT PLANTING OF TREES ALONG F.M. 2499. TREES SHALL BE PLANTED IN OTHER LOCATIONS IN OVERALL DEVELOPMENT
LANDSCAPED EDGE	VEHICLE HEADLIGHT SCREENING ABUTTING LANDSCAPE EDGE.	WHERE PARKING LOTS, DRIVES, AND ACCESS EASEMENTS ABUT THE LANDSCAPED EDGE, SHRUBS (5 GALLON MINIMUM) SHALL BE PLANTED TO FORM A CONTIGUOUS BUFFER ALONG THE COMMON BOUNDARY LINE.	PROVIDED
INTERIOR PARKING LOT LANDSCAPING	10 S.F. OF INTERIOR LANDSCAPE PER PARKING STALL, AND 1 (ONE) SHADE OR ORNAMENTAL TREE FOR EVERY 10 PARKING STALLS	16 STALLS/(10 S.F.) = 160 S.F. REQUIRED 16 STALLS/10 = 2 TREES REQUIRED	423 S.F. AND 2 TREES PROVIDED
OVERALL SITE	10% OF SITE SHALL BE DEDICATED TO LANDSCAPING.	48,071 S.F. X 0.10 = 4,807 S.F. REQUIRED	9,684 S.F. (20%)
CORNER LOT LANDSCAPING	A MINIMUM LANDSCAPED AREA OF 900 SQUARE FEET SHALL BE LOCATED AT THE INTERSECTION CORNER OF THE LOT.	A MINIMUM DISTANCE OF 40 FEET FROM THE PROJECTED CORNER OF THE INTERSECTION ON BOTH SIDES OF THE LOT.	PROVIDED
PROTECTED TREE MITIGATION	TOTAL CALIPER INCHES TO REPLACE 627 (REFER TO SHEET L1)	12-3" CALIPER TREES PROVIDED = 36 REPLACEMENT INCHES (REMAINING 591 REPLACEMENT INCHES TO BE MITIGATED WITH PAYMENT TO CITY TREE FUND)	



**TREE PLANTING**  
 N.T.S.



**SHRUB PLANTING**  
 N.T.S.



**STEEL EDGING**  
 N.T.S.



28649.0 1/5/18 ADS EPW TJA TJA  
 CEI PROJECT NO. INITIAL DATE DPOF PM DES DRW

**CEI Engineering Associates, Inc.**  
 ENGINEERS PLANNERS SURVEYORS  
 LANDSCAPE ARCHITECTS ENVIRONMENTAL SCIENTISTS

3030 LBJ Freeway, Suite 100 (972)488-3737  
 Dallas, TX 75234 FAX (972)488-6732

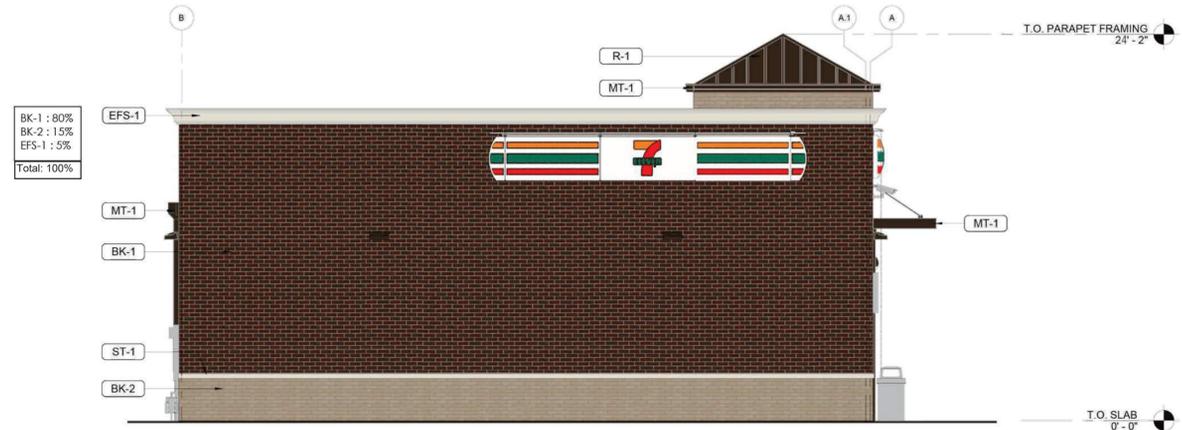
**7-ELEVEN #36436**

SWC FM 2181. & F.M. 2499  
 CORINTH TEXAS

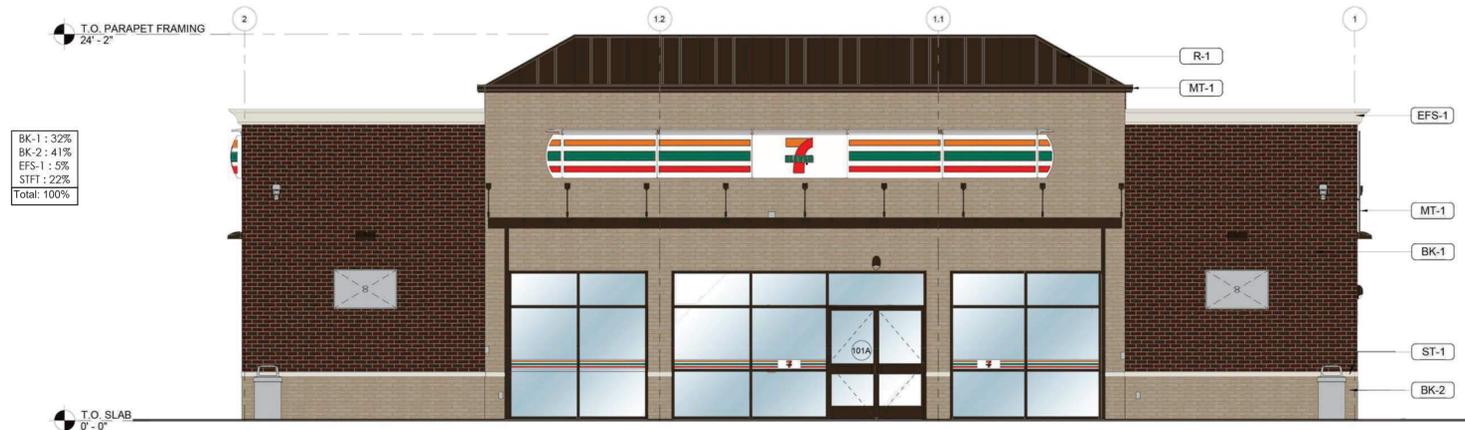
**LANDSCAPE PLAN** REV DATE 1/5/18 SHEET NO. L-2  
 REV-2

1/8/18  
 BR-347

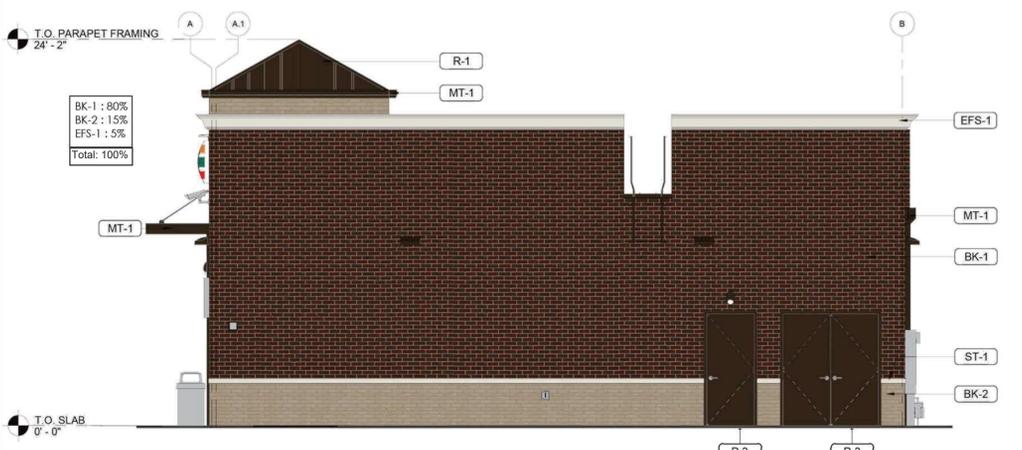
JOB # 28649.0 DRAWING: 28649.0 L.S.dwg LAST SAVED BY: MARISSA LOCKINGTON: 2/28/2018 10:00:00 Drawings: Design: Rev: 2: 28649.0 L.S.dwg



2 ELEVATION - LEFT SIDE  
3/16" = 1'-0"



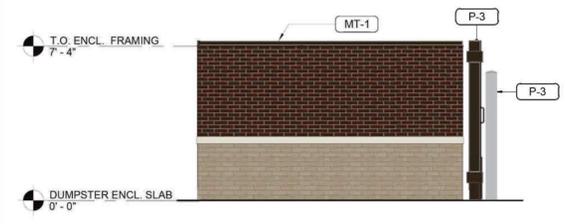
1 FRONT ELEVATION  
3/16" = 1'-0"



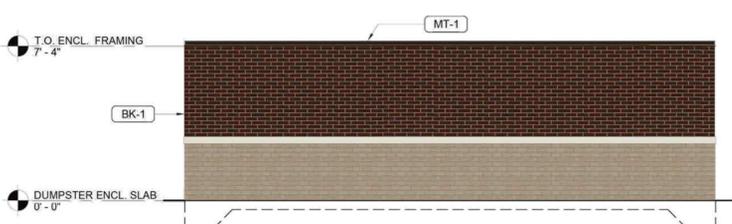
3 ELEVATION - RIGHT SIDE  
3/16" = 1'-0"



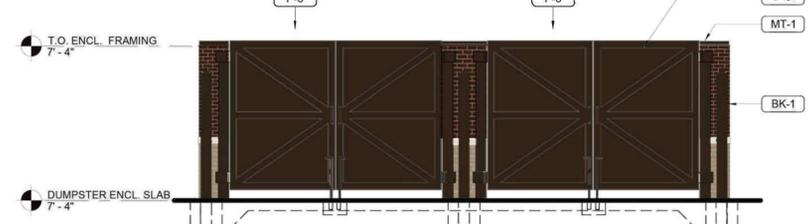
4 REAR ELEVATION  
3/16" = 1'-0"



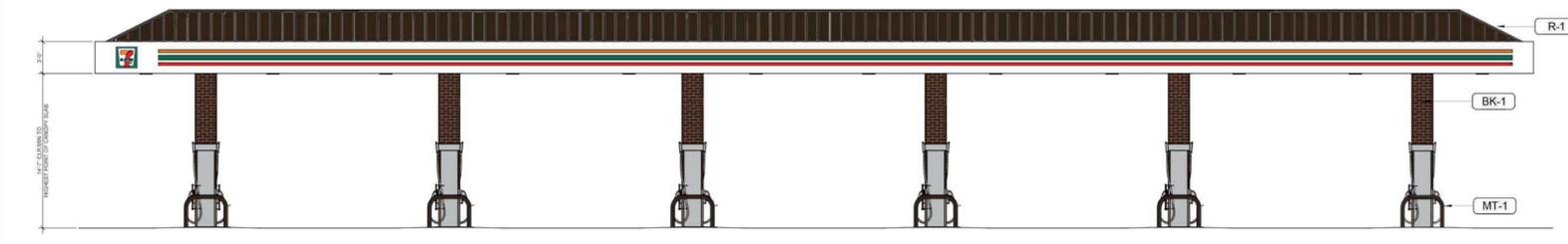
5 WEST/EAST ELEVATION  
1/4" = 1'-0"



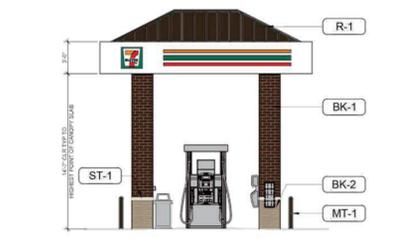
6 SOUTH ELEVATION  
1/4" = 1'-0"



7 NORTH ELEVATION  
1/4" = 1'-0"



8 GAS CANOPY FRONT ELEVATION  
1/8" = 1'-0"



9 GAS CANOPY SIDE ELEVATION  
1/8" = 1'-0"

MATERIAL LEGEND		
BK-1	ACME BRICK QUORUM	
BK-2	ACME BRICK DOVE GRAY	
ST-1	CAST STONE AUTUMN	
MT-1	METAL DARK BRONZE	
P-1	SHERWIN WILLIAMS - TO MATCH ST-1	
P-3	SHERWIN WILLIAMS - SEAL SKIN SW 7675	
EFS-1	EIFS PAINTED COLOR TO MATCH ST-1	
R-1	STANDING SEAM METAL ROOFING - PREFINISHED DARK BRONZE METAL	

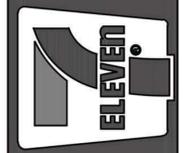
Rev. #	Date	Description

Proto 4th Qtr 08-06-14

7-ELEVEN, INC.  
ONE ARTS PLAZA, 1722 ROUTH STREET, DALLAS, TEXAS 75221

7-11 #36436  
SWC FM-2181 & FM-2499  
CORINTH, TX

PRESENTATION SHEET

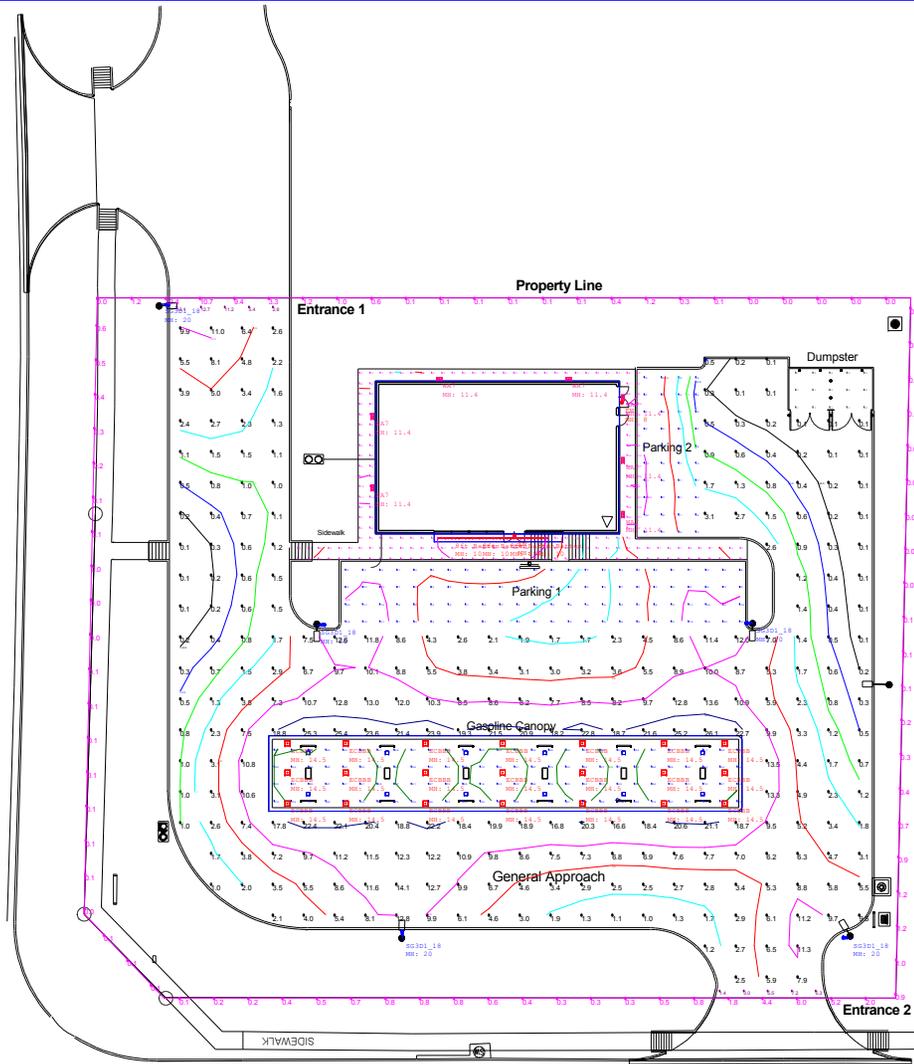


Job#:	14-695	Scale:	AS NOTED	Date:	07/06/17	Drawn By:	LM	Checked By:	AM
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SHEET:  
**PR1**



Symbol	Qty	Label	Description	Lum. Lumens	Lum. Watts	LLF	Filename	Arrangement
4	4	Sft Beaten	N.A.	N.A.	1,000	N.A.	N.A.	GROUP
21	21	ECBBB	ECBB0B5F5501AWHITE	8110	64	1,000	ECBB B5F550 tcm201-100252.IES	SINGLE
2	2	EM	LEDPRS-BR-CL (Phillips)	32	20	0.010	EM-AGI32.ies	SINGLE
5	5	SG3D1 18	1-ERS2-0-G3-D1-1-50-1- Color	19900	257	1,000	GE456727.IES	SINGLE
7	7	WA7	EWS20A7E150-DKBZ	3100	29	1,000	EWS2 A7E150 -120-277V tcm201-97405.IES	SINGLE

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Dumpster	Illuminance	Fc	0.05	0.1	0.0	N.A.	N.A.
Entrance 1	Illuminance	Fc	9.04	13.1	2.8	3.23	4.68
Entrance 2	Illuminance	Fc	4.48	7.2	1.4	3.20	5.14
Gasoline Canopy	Illuminance	Fc	31.70	40.2	19.1	3.66	2.10
General Approach	Illuminance	Fc	6.22	26.1	0.1	62.20	261.00
Parking 1	Illuminance	Fc	5.80	13.8	1.4	4.14	9.86
Parking 2	Illuminance	Fc	5.29	10.3	0.4	13.23	25.75
Property Line	Illuminance	Fc	0.92	12.4	0.0	N.A.	N.A.
Sidewalk	Illuminance	Fc	7.59	17.2	1.3	5.84	13.23

**CALCULATION ZONES**

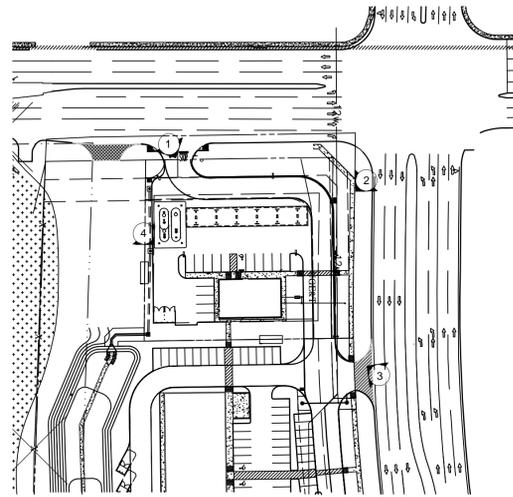
ZONE FC AVG SPEC  
Entrances 10 FC AVG  
Air Plane 10 FC AVG  
Gasoline Canopy 30 FC AVG  
Dumpster 10 FC AVG  
Parking 10 FC AVG  
General Approach 3 FC AVG  
Sidewalk NO SPEC  
Property Line NO SPEC



1 RENDERING - VIEW FROM EAST  
NTS



2 RENDERING - VIEW FROM FM-2181  
NTS



5 SITE  
NTS



3 RENDERING - VIEW FROM FM-2181 & FM-2499  
NTS



4 RENDERING - VIEW FROM FM-2499  
NTS

7-ELEVEN, INC.  
ONE ARTS PLAZA, 1722 ROUTH STREET, DALLAS, TEXAS 75221

7-11 #36436  
SWC FM-2181 & FM-2499  
CORINTH, TX

RENDERINGS

Rev. #	Date	Description
1	05/27/15	PEER REVIEW COMMENTS
2	09/03/15	PEER REVIEW COMMENTS
3	xx.xx.xx	SEI UPDATES

Proto 4th Qtr 10-08-14

Job#: 14-695

Scale: AS NOTED

Date: 04/29/15

Drawn By: ED

Checked By: TK

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XX/XX/2016

SHEET:  
**R1.0**

Ordinance No. 24-01-18-02

Page 1 of 33

**CITY OF CORINTH, TEXAS  
ORDINANCE NO. 24-01-18-02**

**CORINTH CORNERS PLANNED DEVELOPMENT DISTRICT #55**

**AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, 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 ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND INCORPORATED HEREIN, BY AMENDING ORDINANCE 18-02-15-07 "7-11" PLANNED DEVELOPMENT DISTRICT NO. 55 WITH A BASE ZONING DESIGNATION OF C-2 COMMERCIAL ON APPROXIMATELY ±5.299 ACRES, TO BE RENAMED AS "CORINTH CORNERS" PLANNED DEVELOPMENT DISTRICT NO. ("PD-55"); PROVIDING A LEGAL PROPERTY DESCRIPTION; PROVIDING A GRAPHIC DEPICTION OF THE SITE TO BE REZONED (EXHIBIT "B") APPROVING PLANNED DEVELOPMENT STANDARDS (EXHIBIT "C"); APPROVING A PLANNED DEVELOPMENT CONCEPT PLAN (EXHIBIT "D"); APPROVING A CONCEPT LANDSCAPE PLAN (EXHIBIT "E"); APPROVING AN EXISTING 7-11 SITE PLAN (EXHIBIT "F"); APPROVING ELEVATIONS (EXHIBIT "G"); PROVIDING FOR THE INCORPORATION OF PREMISES; 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 OR 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**, the property is comprised of a tract of land, approximately 5.299 acres as described in Exhibit "A" (the "**Property**") and depicted in Exhibit "B" (the "**Graphic Depiction**"), and is currently zoned as Planned Development No. 55, with a base zoning of C-2 Commercial, under the City's Unified Development Code and as designated on the City's Zoning Map; and

**WHEREAS**, an authorized person having a proprietary interest in the Property (the "**Applicant**") has requested an amendment to the existing PD-Planned Development zoning district under the City's Unified Development Code ("UDC"), more specifically identified as Corinth Corners Planned Development District No. 55 ("PD-55"); 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 change in zoning to the Property, and the City Council has determined that the Property has unique characteristics and that zoning through a planned development district is the most appropriate mechanism for zoning the Property, thus an amendment to the Comprehensive Zoning Ordinance and the Zoning Map of the City's Unified Development Code, in accordance with the standards and specifications set forth herein, including without limitation the Planned Development Standards set forth in **Exhibit "C"** should be approved; and

**WHEREAS**, the City Council considered the following factors in making a determination as to whether the requested change should be granted or denied: safety of the motoring public and pedestrians using the facilities in the area immediately surrounding the sites; safety from fire hazards and damages; noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of neighborhoods; location, and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking as determined by requirements of this ordinance for off-street parking facilities; location of ingress and egress points for parking and off-street loading spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; effect on the over-crowding of the land; effect on the concentration of population, and effect on transportation, water, sewerage, schools, parks and other public facilities; and

**WHEREAS**, the City Council further considered among other things the character of the proposed district and its peculiar suitability for particular use requested and the view to conserve the value of the buildings, and encourage the most appropriate use of the land throughout this City; and

**WHEREAS**, the City Council finds that the requested Amendment to the City's Comprehensive Zoning Ordinance and Zoning Map to effect the change in zoning for the Property in this amendment to PD-55 promotes the health and the general welfare, provides adequate light and air, prevents the over-crowding of land, avoids undue concentration of population, and facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and the general health, safety and welfare of the community;

**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; AMENDMENT**

That the Unified Development Code of the City of Corinth ("UDC"), which UDC includes the Comprehensive Zoning Ordinance that establishes zoning districts in accordance with the City's

Ordinance No. 24-01-18-02

Page 3 of 33

Comprehensive Plan, and adopts the Zoning Map of the City of Corinth, is hereby amended to amend Ordinance No. 18-02-15-07 zoning the Property as Planned Development No. 55 on approximately 5.299 acres of land, the overall boundary and legal description as specifically described in **Exhibit “A,”** attached hereto and incorporated herein (the “Property”), and as graphically depicted in **Exhibit “B,”** attached hereto and incorporated herein (the “Graphic Depiction”), and renamed to be identified as Corinth Corners Planned Development District No. 55 (“PD-55”) subject to the regulations contained in this Ordinance, including without limitation **Exhibit “C,”** (the “Planned Development Standards”) as further described in Section 5 below.

### SECTION 3. PLANNED DEVELOPMENT CONCEPT PLAN

The Planned Development Concept Plan for the Property as set forth in **Exhibit “D,” “Planned Development Concept Plan,”** a copy of which is attached hereto and incorporated herein, is hereby approved.

### SECTION 4. ADDITIONAL ANCILLARY CONCEPTUAL PLANS

Additional ancillary conceptual plans apply to the Property and shall be adhered to in the development and use of the Property. Such additional and ancillary conceptual plans are set forth in the Concept Landscape Plan (“**Exhibit E**”), Approved 7Eleven Site Plan (“**Exhibit F**”), and Elevations (“**Exhibit G**”), are attached hereto and incorporated herein, and are collectively herein referred to as the “**Ancillary Conceptual Plans.**”

### SECTION 5. LAND USE REGULATIONS/ZONING MAP

A. The Planned Development Standards set forth in **Exhibit “C,”** attached hereto and made a part hereof for all purposes are hereby adopted and shall be adhered to in their entirety for the purposes of this PD-Planned Development zoning district (“PD-55”) with a base zoning of C-2, Commercial. In the event of conflict between the provisions of **Exhibit “C”** and provisions of any other City zoning regulations, including without limitation, the regulations governing the C-2, Commercial zoning district, **Exhibit “C”** 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. 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 overcrowding 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.

Ordinance No. 24-01-18-02

Page 4 of 33

C. The Planned Development Standards (“**Exhibit C**”), the Planned Development Concept Plan (“**Exhibit D**”), the Concept Landscape Plan (“**Exhibit E**”), the Approved 7Eleven Site Plan (“**Exhibit F**”), and the Elevations (“**Exhibit G**”), 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 applicable City ordinances, the PD Concept Plan, and the Ancillary Conceptual Plans. This Ordinance and all Exhibits hereto shall remain in effect as set forth herein unless amended by the City Council, or as otherwise provided for in UDC Subsection 2.10.09, Minor PD Amendment or Adjustment, as amended.

D. If a change to this Ordinance, 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.

E. The official Zoning Map of the City of Corinth, Texas shall be amended in accordance with this Ordinance amending Ordinance No. 18-02-15-07 rezoning the Property as PD-55, “7-11 Planned Development District” as set forth herein and changing the name to Corinth Corners Planned Development District No. 55 (“PD-55”) with the Base Zoning Designation continuing to remain C-2 Commercial.

## **SECTION 6. 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 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 7. 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 8. SAVINGS/CONFLICT**

In the event of a direct 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

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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 9.  
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 10.  
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 18<sup>TH</sup> DAY OF JANUARY, 2024.**

APPROVED:

DocuSigned by:  
*Bill Heidemann*  
AC74FAA88CA6468...

Bill Heidemann, Mayor

ATTEST:

DocuSigned by:  
*Lana Wylie*  
D77DD89FB0C3473...

Lana Wylie, City Secretary



APPROVED AS TO FORM:

DocuSigned by:  
*Patricia Adams*  
B5BAF55D871D428...

Patricia A. Adams, City Attorney

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**EXHIBIT “A”****LEGAL DESCRIPTION****AREA 1 – EXISTING LOT 1**

BEING a tract of land situated in the JASPER C. BAKER SURVEY, ABSTRACT NO. 48, in the City of Corinth, Denton County, Texas, and being a portion of a tract of land described in deed (Tract 2), to Corinth Retail 2499, LLC as recorded in County Clerk’s Instrument No. 2011 – 13482, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a ½-inch iron rod with plastic cap stamped “W.A.I.” found for corner on the Southerly end of a corner clip at the intersection of the South right-of-way of Teasley Drive (Farm-to-Market 2181), a variable width right-of-way as established by deed to the State of Texas as recorded in County Clerk’s Instrument No. 2010-32325, Official Public Records, Denton County, Texas, with the West right-of-way of Village Parkway (Farm-to-Market 2499), a 140-foot right-of-way established by deed to Denton County as recorded in County Clerk’s Instrument No. 2005-99456, Official Public Records, Denton County, Texas;

THENCE South 00 deg 47 min 46 sec West, along the Westerly right-of-way line of said F.M. 2499, a distance of 116.76 feet to a ½-inch iron rod with red plastic cap stamped “W.A.I.” found for corner, said iron rod being the beginning of a curve to the left with a radius of 1979.63 feet, a central angle of 01 deg 49 min 12 sec, a chord bearing of South 00 deg 06 min 48 sec East, and a chord length of 62.88;

THENCE along said curve to the left an arc distance of 62.88 feet to a ½-inch iron rod with red plastic cap stamped “W.A.I.” found for corner;

THENCE South 89 deg 12 min 08 sec West, departing the Westerly right-of-way line of said F.M. 2499 and over and across said Corinth Retail 2499, LLC tract, a distance of 236.95 feet to a ½-inch iron rod with red plastic cap stamped “W.A.I.” found for corner;

THENCE North 00 deg 25 min 58 sec East, continuing over and across said Corinth Retail 2499, LLC tract, a distance of 204.04 feet to a ½-inch iron rod with red plastic cap stamped “W.A.I.” found for corner, said iron rod being situated on the Southerly right-of-way line of said F.M. 2181;

THENCE North 89 deg 12 min 08 sec East, along the Southerly right-of-way line of said F.M. 2181, a distance of 212.78 feet to a ½-inch iron rod found for corner, said iron rod being the Northwestern corner of said corner clip;

THENCE South 45 deg 03 min 07 sec East, along said corner clip, a distance of 34.08 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1.102 acres or 47,988 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 17<sup>th</sup> day of November, 2011, utilizing a G.P.S. measurement (WGS 84) of North 87 deg 11 min 19 sec East (deed-North 87 deg 22 min 15 sec East), along the South right-of-way of Teasley Drive as recorded in County Clerk’s Instrument No. 2011-13482, Official Public Records, Denton County Texas.

**AREA 2 – EXISTING LOT 2 (TO BE SUBSEQUENTLY SUBDIVIDED INTO LOTS 2R, 3, 4 & 5)**

BEING a tract of land situated in the JASPER C. BAKER SURVEY, ABSTRACT NO. 48, in the city of Corinth, Denton County, Texas, and being a portion of a tract of land described in deed (Tract 2), to Corinth Retail 2499, LLC as recorded in County Clerk’s Instrument No. 2011- 13482, Official Public Records, Denton County, Texas, and being more particularly described as follows:

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COMMENCING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner on the Southerly end of a corner clip at the intersection of the South right-of-way of Teasley Drive (Farm-to-Market 2181), a variable width right-of-way as established by deed to the State of Texas as recorded in County Clerk's Instrument No. 2010-32325, Official Public Records, Denton County, Texas, with the West right-of-way of Village Parkway (Farm-to-Market 2499), a 140-foot right-of-way established by deed to Denton County as recorded in County Clerk's Instrument No. 2005-99456, Official Public Records, Denton County, Texas;

THENCE South 00 deg 47 min 46 sec West, along the Westerly right-of-way line of said Village Parkway, a distance of 116.76 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner, said iron rod being the beginning of a curve to the left having a radius of 1979.63 feet, a central angle of 1 deg 49 min 12 sec, a chord bearing of South 00 deg 06 min 48 sec East, and a chord length of 62.88;

Along said curve to the left an arc distance of 62.88 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner, said iron rod being the POINT OF BEGINNING, said iron rod also being the beginning of a curve to the left with a radius of 1979.63 feet, a central angle of 12 deg 53 min 11 sec, a chord bearing of South 07 deg 28 min 00 sec East, and a chord length of 444.31 feet;

THENCE continuing along said curve to the left an arc distance of 445.24 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner;

THENCE South 89 deg 47 min 27 sec West, departing the Westerly right-of-way line of said F.M. 2499 along the Southerly line of said Corinth Retail 2499, LLC tract and along a Northerly line of a tract of land belonging to DSM Partners I, LTD, as recorded in County Clerk's Instrument No. 01-56371, a distance of 348.90 feet to a 1/2-inch iron rod with cap stamped "McCullah" found for corner;

THENCE departing the Southerly line of said Corinth Retail 2499, LLC tract along the Westerly line of said Corinth Retail 2499, LLC tract and an Easterly line of said DSM Partners I, LTD tract the following courses and distances:

North 17 deg 03 min 14 sec West, a distance of 244.01 feet to a metal post found for corner;

North 01 deg 57 min 46 sec East, a distance of 407.93 feet to 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner, said iron rod being the Northwest corner of said Corinth Retail 2499, LLC tract and being situated on the Southerly right-of-way line of said F.M. 2181;

THENCE North 89 deg 12 min 08 sec East, along the southerly right-of-way line of said F.M. 2181, a distance of 113.37 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner;

THENCE South 00 deg 25 min 58 sec West, departing the Southerly line of said F.M. 2181 and over and across said Corinth Retail 2499, LLC tract a distance of 204.04 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." found for corner;

THENCE North 89 deg 12 min 08 sec East, continuing along over and across said Corinth Retail 2499, LLC a distance of 236.95 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 4.197 acres or 182,829 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 17<sup>th</sup> day of November, 2011, utilizing a G.P.S. measurement (WGS 84) of North 87 deg 11 min 19 sec East (deed-North 87 deg 22 min 15 sec East), along the South right-of-way of Teasley Drive as recorded in County Clerk's Instrument No. 2011-13482, Official Public Records, Denton County Texas.

## EXHIBIT “B” PD DESIGN STATEMENT

### PD-55 Planned Development Amendment Request

The purpose of this Planned Development Design Statement is to outline the proposed amendment to the existing PD-55. The PD-55 currently encompasses the approximately 5.299-acre tract at the southwest corner of F.M. 2499 and F.M. 2181. This amendment aims to address the remaining  $\pm 4.197$  acres, which is intended to include a mix of general retail and fast-food establishments, each of which would include a drive-through component. The design intends to create an inviting and functional space that promotes pedestrian access, efficient traffic flow, and a visually appealing environment.

Site Analysis: The  $\pm 4.197$ -acre site is located at the entry to the city of Corinth and includes convenient access to major roads and a strong customer base. The surrounding area consists of a mix of residential and commercial developments, presenting an opportunity to create a vibrant and integrated community hub.

#### Design Objectives:

1. **Functional Layout:** The design will ensure an efficient arrangement of retail and fast-food pad sites, considering their unique requirements such as drive-through access, parking, and delivery logistics.
2. **Pedestrian-Friendly Environment:** The development will prioritize the safety and convenience of pedestrians by incorporating well-designed walkways, crosswalks, and amenities to encourage foot traffic.
3. **Aesthetics and Landscaping:** The design will incorporate visually appealing elements, such as attractive facades, landscaping, and outdoor seating areas, to create an inviting atmosphere.

#### Proposed Development Plan:

- **General Retail/Restaurant Space (Lot-2):**
  - A single building with a total floor area of 7,600 sq. ft. will be constructed to house a variety of retail tenants.
  - The design will incorporate large display windows, inviting entrances, and ample parking spaces to attract customers.
  - A drive-through facility will be integrated into the building, ensuring convenience for customers seeking quick access to retail services.
  - Outdoor patio areas will be integrated into the design, providing an inviting space for customers to relax and enjoy their meals.
- **Fast Food Pad Sites (Lot-3, Lot-4 and Lot-5):**
  - Three separate fast food pad sites will be developed, each with its own drive-through facility, to provide a diverse range of dining options.
  - The sites will be carefully located to optimize traffic flow and provide efficient access for both drive-through and walk-in customers.
  - Adequate parking spaces will be provided for each fast-food pad site to accommodate customers during peak hours.
- **Landscaping:**
  - Thoughtful landscaping, including trees, shrubs, and green spaces, will be incorporated throughout the site to enhance its visual appeal and create a pleasant environment.
- **Parking and Circulation:**
  - We are proposing a unified parking ratio of 1:150 on the Restaurant/Retail parcel (Lot-2)
  - Clear signage and well-defined traffic lanes will be implemented to guide vehicles safely through the site.

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Section E, Item 2.

- Pedestrian walkways will be strategically placed to ensure easy access to all retail and fast-food establishments.

Conclusion: This amendment to PD-55 aims to create a vibrant and functional space that meets the needs of the community. By incorporating a mix of general retail, and drive-through facilities, the development will provide convenience, choice, and an enjoyable environment for customers.

**EXHIBIT “C”**  
**PLANNED DEVELOPMENT STANDARDS**  
**[REPLACES EXISTING EXHIBIT “C” – LAND USE REGULATIONS]**  
**CORINTH CORNERS PLANNED DEVELOPMENT NO. 55**

**SECTION 1: REGULATIONS**

A. Purpose

The regulations set forth in this Exhibit provide development standards for Commercial designations within this Planned Development District. The Planned Development (PD) District is identified by metes and bounds on Exhibit A and is depicted on the Exhibit D – PD Concept Plan. Any use not authorized herein is expressly prohibited in this Planned Development (PD) District.

B. Base District

In this Planned Development (PD) District, the “C-2” Commercial District regulations of the Corinth Unified Development Code, Ordinance No. 13-05-02-8, as amended, shall apply except as altered herein. If a change to the Concept Plan is requested, the request shall be administered in accordance with the development standards in effect at the time the modification is requested for the proposed development.

**SECTION 2: USES AND AREA REGULATIONS**

A. Purpose

This District shall be intended to provide for the development of a unified commercial area featuring a variety of uses, including retail, restaurants, and a convenience store with fuel sales, as outlined in the five (5) areas below:

1. Area 1 (Existing Lot 1): Gasoline Filling Station (existing, no change – see Exhibit F – Approved 7-11 Site Plan)
2. Area 2 (Proposed Lot 2): Retail/Restaurant Building with attached drive-through.
3. Area 3 (Proposed Lot 3): Restaurant with Drive-Through Service Only – Salad and Go.
4. Area 4 (Proposed Lot 4): Restaurant with Drive-Through Service Only – Scooter’s Coffee
5. Area 5 (Proposed Lot 5): Restaurant with Drive-Through Service or Restaurant with Drive-Through Service Only – Tenant/User to be determined.

**SECTION 2.1: AREA 1 (EXISTING LOT 1) – GASOLINE FILLING STATION (7-11)**

A. Permitted Uses and Use Regulations

In the Planned Development (PD) District, no building or land shall be used, and no building shall be hereafter established, reconstructed, enlarged, or converted, unless permitted by the Commercial 2 (C-2) District regulations of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, except as otherwise included in this PD ordinance.

B. Additional Uses Requiring Specific Use Permit

In addition to the other land uses requiring an SUP in the Commercial 2 (C-2) District, the following uses in the Commercial 2 (C-2) District as listed in Subsection 2.05.02 of the Unified

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Development Code, Ordinance No. 13-05-02-8, as amended, Ordinance No. 13-05-02-8, as amended, shall require an SUP:

1. Hotel
2. Motel, Motor Hotel, or Tourist Court

C. Prohibited Uses

The following uses in the Commercial 2 (C-2) District as listed in Subsection 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, Ordinance No. 13-05-02-8, as amended, shall be prohibited:

1. Ambulance Service
2. Automobile or Other Motorized Vehicle Sales and Service
3. Automobile Parts Store
4. Automobile Service Garage (Major)
5. Automobile Service Garage (Minor)
6. Car Wash, Full Service
7. Car Wash, Self Service
8. Exterminating Company
9. Feed Store
10. Gas or Oil Well Production
11. Institution for the Care of Alcoholic Psychiatric or Narcotic Patients
12. Commercial Laundry
13. Laundry, Self Service
14. Manufactured Home Sales
15. Taxi Garage, Dispatch

D. Dimensional Regulations

The Dimensional Regulations described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, Ordinance No. 13-05-02-8, as amended, for the Commercial 2 District shall apply.

E. Development Standards

The Development Standards described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, Ordinance No. 13-05-02-8, as amended, for the Commercial 2 (C-2) District, as amended shall apply except as follows:

1. UDC Section 2.07.04 Conditional Development Standards shall apply except:
  - a. Convenience store with fuel sales without Car Wash will not require a Specific Use Permit.
  - b. No outside/outdoor vending machines, such as soda, video rental, or newspaper vending machines, are permitted.
  - c. Outdoor propane sales storage shall be allowed. Propane storage shall be on the west side of the building behind the front of the building and partially enclosed by three (3) parapet walls.

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2. UDC Subsection 2.09.01 Landscape Regulations shall apply.
3. UDC Section 2.09.02 Tree Preservation Regulations shall apply.
4. UDC Section 2.09.03 Vehicle Parking Regulations shall apply except:
  - a. Parking agreements shall be required for Shared Parking.
5. UDC Section 2.09.04 Building Facade Material Standards shall apply, except:
  - a. Building materials (Lot 1 only) shall be as shown on the attached Architectural Building Elevations.
6. UDC Section 2.09.05 Residential Adjacency Standards shall apply.
7. UDC Section 2.09.06 Nonresidential Architectural Standards shall apply except:
  - a. The rear building façade shall be as shown on the attached Building Elevations.
8. UDC Section 2.09.07 Lighting and Glare Regulations shall apply.
9. UDC Section 4.01 Sign Regulations shall apply.
10. UDC Section 4.02 Fence and Screening Regulations shall apply.

F. Site Plan

The approved Site Plan and other plans attached to this Ordinance as Exhibit “F” – Approved 7-11 Site Plan, shall satisfy the Site Plan requirement listed in Section 2.10.08 B of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, for Area 1 (Existing Lot 1) only.

**SECTION 2.2: AREA 2 (PROPOSED LOT 2R)**

A. Permitted Uses and Use Regulations

In the Planned Development (PD) District, no building or land shall be used, and no building shall be hereafter established, reconstructed, enlarged, or converted, unless permitted by the Commercial 2 (C-2) District regulations of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, Ordinance No. 13-05-02-8, as amended, except as otherwise included in this PD ordinance.

Additionally, the following uses shall be permitted by right within Area 2 (Proposed Lot 2R):

- a. Restaurant with Drive-Through Service

B. Additional Uses Requiring Specific Use Permit

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In addition to the other land uses requiring an SUP in the Commercial 2 (C-2) District, the following uses in the Commercial 2 (C-2) District as listed in Subsection 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, shall require an SUP:

1. Hotel
2. Motel, Motor Hotel, or Tourist Court

C. Prohibited Uses

The following uses in the Commercial 2 (C-2) District as listed in Subsection 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, shall be prohibited:

1. Ambulance Service
2. Automobile or Other Motorized Vehicle Sales and Service
3. Automobile Parts Store
4. Automobile Service Garage (Major)
5. Automobile Service Garage (Minor)
6. Car Wash, Full Service
7. Car Wash, Self Service
8. Exterminating Company
9. Feed Store
10. Gas or Oil Well Production
11. Institution for the Care of Alcoholic Psychiatric or Narcotic Patients
12. Commercial Laundry
13. Laundry, Self Service
14. Manufactured Home Sales
15. Taxi Garage, Dispatch

D. Dimensional Regulations

The Dimensional Regulations described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, for the Commercial 2 District shall apply.

E. Development Standards

The Development Standards described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, for the Commercial 2 (C-2) District, shall apply.

1. UDC Subsection 2.09.01 Landscape Regulations shall apply, with the provision that landscaping installed shall at a minimum be provided in accordance with the number, location, and types of planting material depicted on Exhibit E – Conceptual Landscape Plan.
2. UDC Section 2.09.02 Tree Preservation Regulations shall apply.
3. UDC Section 2.09.03 Vehicle Parking Regulations shall apply, except as modified in the table, below:

Table: Parking Requirements – Area 2 (Proposed Lot 2R)

Use	Base Regulation	Proposed Parking Standards/Modification
Retail, Personal or Business Service.	1 space for each 200 sq. ft. of floor area	1 space for each 150 sq. ft. of floor area
Restaurant	1 space for every 3 seats under maximum seating arrangements, minimum of 5 spaces	1 space for each 150 sq. ft. of floor area
Restaurant with Drive-Through Service	1 space for every 3 seats under maximum seating arrangements, minimum of 5 spaces	1 space for each 150 sq. ft. of floor area

- a. Additionally, parking agreements shall be required for Shared Parking.
4. UDC Section 2.09.04 Building Facade Material Standards shall apply, except:
  - b. Building elevations, type of building materials and percentages of said materials shall be in conformance with Exhibit G - Architectural Building Elevations.
5. UDC Section 2.09.05 Residential Adjacency Standards shall apply.
6. UDC Section 2.09.06 Nonresidential Architectural Standards shall apply.
7. UDC Section 2.09.07 Lighting and Glare Regulations shall apply.
8. UDC Section 4.01 Sign Regulations shall apply.
9. UDC Section 4.02 Fence and Screening Regulations shall apply.

F. Site Plan

Any Site Plan submitted for the development of this Area (Proposed Lot) as required by Subsection 2.10.08, shall be in general conformance with Exhibit D – PD Concept Plan.

**SECTION 2.3: AREA 3 (PROPOSED LOT 3)**

A. Definitions

1. Restaurant with Drive-Through Service Only: An establishment where primarily food or drink is served to customers in motor vehicles with no interior and/or exterior seating/dining space.

B. Permitted Uses and Use Regulations

In the Planned Development (PD) District, no building or land shall be used, and no building shall be hereafter established, reconstructed, enlarged, or converted, unless permitted by the Commercial 2 (C-2) District regulations of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, except as otherwise included in this PD ordinance.

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Additionally, the following use shall be permitted by right in this Planned Development:

1. Restaurant with Drive-Through Service Only

C. Prohibited Uses

The following uses in the Commercial 2 (C-2) District as listed in Subsection 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, shall be prohibited:

1. Ambulance Service
2. Automobile or Other Motorized Vehicle Sales and Service
3. Automobile Parts Store
4. Automobile Service Garage (Major)
5. Automobile Service Garage (Minor)
6. Car Wash, Full Service
7. Car Wash, Self Service
8. Exterminating Company
9. Feed Store
10. Gas or Oil Well Production
11. Institution for the Care of Alcoholic Psychiatric or Narcotic Patients
12. Commercial Laundry
13. Laundry, Self Service
14. Manufactured Home Sales
15. Taxi Garage, Dispatch

D. Dimensional Regulations

The Dimensional Regulations described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, for the Commercial 2 District shall apply, except as modified below:

1. Minimum Lot Width shall be reduced to 100 feet.
2. Minimum Lot Area shall be reduced to 25,000 sq. ft.

E. Development Standards

The Development Standards described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, Ordinance No. 13-05-02-8, as amended, for the Commercial 2 (C-2) District, as amended, shall apply.

1. UDC Subsection 2.09.01 Landscape Regulations shall apply, with the provision that landscaping installed shall at a minimum be provided in accordance with the number, location, and types of planting material depicted on Exhibit E – Conceptual Landscape Plan.
2. UDC Section 2.09.02 Tree Preservation Regulations shall apply.

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3. UDC Section 2.09.03 Vehicle Parking Regulations shall apply except as modified in the table below:

Table: Parking Requirements – Area 3 (Proposed Lot 3)

Use	Base Regulation	Proposed Parking Standards/Modification
Restaurant with Drive-Through Service Only	Undefined Use	1 space per 150 sq. ft. of floor area
Restaurant with Drive-Through Service	1 space for every 3 seats under maximum seating arrangements, minimum of 5 spaces	1 space for each 150 sq. ft. of floor area

- a. Additionally, parking agreements shall be required for Shared Parking.
4. UDC Section 2.09.04 Building Facade Material Standards shall apply, except:
- a. Building elevations, type of building materials and percentages of said materials shall be in conformance with Exhibit G - Elevations.
5. UDC Section 2.09.05 Residential Adjacency Standards shall apply.
6. UDC Section 2.09.06 Nonresidential Architectural Standards shall apply.
7. UDC Section 2.09.07 Lighting and Glare Regulations shall apply.
8. UDC Section 4.01 Sign Regulations shall apply.
9. UDC Section 4.02 Fence and Screening Regulations shall apply.

F. Site Plan

Any Site Plan submitted for the development of this Area (Proposed Lot) as required by Subsection 2.10.08, shall be in general conformance with Exhibit D – PD Concept Plan.

**SECTION 2.4: AREA 4 (PROPOSED LOT 4)**

A. Definitions

1. Restaurant with Drive-Through Service Only: An establishment where primarily food or drink is served to customers in motor vehicles with no interior and/or exterior seating/dining space.

B. Permitted Uses and Use Regulations

In the Planned Development (PD) District, no building or land shall be used, and no building shall be hereafter established, reconstructed, enlarged, or converted, unless permitted by the Commercial 2 (C-2) District regulations of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, Ordinance No. 13-05-02-8, as amended, except as otherwise included in this PD ordinance.

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Additionally, the following use shall be permitted by right in this Planned Development:

1. Restaurant with Drive-Through Service Only

C. Prohibited Uses

The following uses in the Commercial 2 (C-2) District as listed in Subsection 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, Ordinance No. 13-05-02-8, as amended, shall be prohibited:

1. Ambulance Service
2. Automobile or Other Motorized Vehicle Sales and Service
3. Automobile Parts Store
4. Automobile Service Garage (Major)
5. Automobile Service Garage (Minor)
6. Car Wash, Full Service
7. Car Wash, Self Service
8. Exterminating Company
9. Feed Store
10. Gas or Oil Well Production
11. Institution for the Care of Alcoholic Psychiatric or Narcotic Patients
12. Commercial Laundry
13. Laundry, Self Service
14. Manufactured Home Sales
15. Taxi Garage, Dispatch

D. Dimensional Regulations

The Dimensional Regulations described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, Ordinance No. 13-05-02-8, as amended, for the Commercial 2 District shall apply, except as modified below:

1. Minimum Lot Width shall be reduced to 100 feet.
2. Minimum Lot Area shall be reduced to 25,000 sq. ft.

E. Development Standards

The Development Standards described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, Ordinance No. 13-05-02-8, as amended, for the Commercial 2 (C-2) District, as amended, shall apply.

1. UDC Subsection 2.09.01 Landscape Regulations shall apply, with the provision that landscaping installed shall at a minimum be provided in accordance with the number, location, and types of planting material depicted on Exhibit E – Conceptual Landscape Plan.
2. UDC Section 2.09.02 Tree Preservation Regulations shall apply.

3. UDC Section 2.09.03 Vehicle Parking Regulations shall apply except as modified in the table below:

Table: Parking Requirements – Area 3 (Proposed Lot 3)

Use	Base Regulation	Proposed Parking Standards/Modification
Restaurant with Drive-Through Service Only	Undefined Use	1 space per 150 sq. ft. of floor area

- a. Additionally, parking agreements shall be required for Shared Parking.
4. UDC Section 2.09.04 Building Facade Material Standards shall apply, except:
    - a. Building elevations, type of building materials and percentages of said materials shall be in conformance with Exhibit G - Architectural Building Elevations.
  5. UDC Section 2.09.05 Residential Adjacency Standards shall apply.
  6. UDC Section 2.09.06 Nonresidential Architectural Standards shall apply.
  7. UDC Section 2.09.07 Lighting and Glare Regulations shall apply.
  8. UDC Section 4.01 Sign Regulations shall apply.
  9. UDC Section 4.02 Fence and Screening Regulations shall apply.

F. Site Plan

Any Site Plan submitted for the development of this Area (Proposed Lot) as required by Subsection 2.10.08, shall be in general conformance with Exhibit D – PD Concept Plan.

**SECTION 2.5: AREA 5 (PROPOSED LOT 5)**

A. Definitions

1. Restaurant with Drive-Through Service Only: An establishment where primarily food or drink is served to customers in motor vehicles with no interior and/or exterior seating/dining space.

B. Permitted Uses and Use Regulations

In the Planned Development (PD) District, no building or land shall be used, and no building shall be hereafter established, reconstructed, enlarged, or converted, unless permitted by the Commercial 2 (C-2) District regulations of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, Ordinance No. 13-05-02-8, as amended, except as otherwise included in this PD ordinance.

Additionally, the following uses shall be permitted by right in this Planned Development:

Ordinance No. 24-01-18-02

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1. Restaurant with Drive-Through Service
2. Restaurant with Drive-Through Service Only

C. Prohibited Uses

The following uses in the Commercial 2 (C-2) District as listed in Subsection 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, Ordinance No. 13-05-02-8, as amended, shall be prohibited:

1. Ambulance Service
2. Automobile or Other Motorized Vehicle Sales and Service
3. Automobile Parts Store
4. Automobile Service Garage (Major)
5. Automobile Service Garage (Minor)
6. Car Wash, Full Service
7. Car Wash, Self Service
8. Exterminating Company
9. Feed Store
10. Gas or Oil Well Production
11. Institution for the Care of Alcoholic Psychiatric or Narcotic Patients
12. Commercial Laundry
13. Laundry, Self Service
14. Manufactured Home Sales
15. Taxi Garage, Dispatch

D. Dimensional Regulations

The Dimensional Regulations described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, Ordinance No. 13-05-02-8, as amended, for the Commercial 2 District shall apply, except as modified below:

1. Minimum Lot Area shall be reduced to 22,000 sq. ft.
2. Minimum Lot Width shall be reduced to 100 feet.

E. Development Standards

The Development Standards described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, for the Commercial 2 (C-2) District, as amended, shall apply.

1. UDC Subsection 2.09.01 Landscape Regulations shall apply, with the provision that landscaping installed shall at a minimum be provided in accordance with the number, location, and types of planting material depicted on Exhibit E – Conceptual Landscape Plan.
2. UDC Section 2.09.02 Tree Preservation Regulations shall apply.
3. UDC Section 2.09.03 Vehicle Parking Regulations shall apply except as modified in the table below:

Table: Parking Requirements – Area 5 (Proposed Lot 5)

Use	Base Regulation	Proposed Parking Standards/Modification
Restaurant with Drive-Through Service	1 space for every 3 seats under maximum seating arrangements, minimum of 5 spaces	1 space for each 150 sq. ft. of floor area
Restaurant with Drive-Through Service Only	Undefined Use	1 space per 150 sq. ft. of floor area

- a. Additionally, parking agreements shall be required for Shared Parking.
4. UDC Section 2.09.04 Building Facade Material Standards shall apply, except:
  - a. Building elevations, type of building materials and percentages of said materials shall be in conformance with Exhibit G - Architectural Building Elevations.
5. UDC Section 2.09.05 Residential Adjacency Standards shall apply.
6. UDC Section 2.09.06 Nonresidential Architectural Standards shall apply.
7. UDC Section 2.09.07 Lighting and Glare Regulations shall apply.
8. UDC Section 4.01 Sign Regulations shall apply.
9. UDC Section 4.02 Fence and Screening Regulations shall apply.

F. Site Plan

Any Site Plan submitted for the development of this Area (Proposed Lot) as required by Subsection 2.10.08, shall be in general conformance with Exhibit D – PD Concept Plan.

**SECTION 4: OTHER**

A. Drainage Facility, Easement, and Shared Infrastructure Maintenance

1. The drainage facility will be owned and operated by the owner of Area 2 (Proposed Lot 2R). The owner of Area 2 (Proposed Lot 2R) shall be the declarant in a Reciprocal Easement Agreement (REA) which will address the maintenance, mowing of said drainage facility, along with any easements and shared infrastructure maintenance.
2. All fire lanes, as identified on Exhibit D - Concept Plan, will be maintained by the owner of Area 2 (Proposed Lot 2R). The owner of Area 2 (Proposed Lot 2R) shall be declarant in an REA agreement which will address any maintenance pertaining to the fire lanes.

B. Platting

1. A Replat shall be submitted to subdivide Existing Lot 2 into Lots 2R, 3, 4, and 5. This initial Replat shall be recorded prior to submitting any Site Plans.

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2. Subsequent Replats for each Lot shall be required to delineate easements, fire lanes, and other required items identified during the Site Plan review process for the development of each lot.

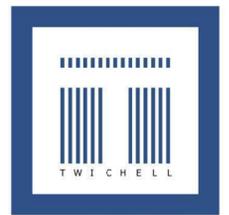
C. Timing of Landscaping Installation

1. The installation of the required shade trees and shrubs on the entirety of the 20'-wide Landscape Buffer adjacent to F.M. 2499 in Areas 2, 3, and 4 (Proposed Lots) shall be completed by the developer with the development of the first lot within said areas.

D. Traffic Impact

1. UDC Subsection 3.05.04.D Traffic Impact Analysis, requiring a Traffic Impact Analysis for a zoning change projected to generate a net increase of 1,000 daily trips, shall apply except as modified below:
  - a. A Traffic Impact Analysis shall be completed and submitted by the Property Owner/Developer at the time the initial Replat is submitted for this Planned Development to be evaluated by the City Engineer.
    1. The Traffic Impact Analysis shall include all Areas (Proposed Lots) 1-5 of this Planned Development.
  - b. The Property Owner/Developer shall be responsible for the construction of any and all improvements as recommended in the Traffic Impact Analysis, if required by the City Engineer. These improvements, if required, shall be completed and installed prior to the issuance of the first certificate of occupancy for any new development within Areas (Proposed Lots) 2, 3, 4, or 5 of this Planned Development
  - c. Reference Exhibit I - Traffic Impact Analysis Worksheet, documenting the need for a full Traffic Impact Analysis.

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CORINTH  
SOUTHSIDE  
HOLDINGS  
L.L.C.

4622 Maple Ave.  
Dallas, Texas 75219

CORINTH  
CORNERS  
SOUTHWEST CORNER OF  
VILLAGE PARKWAY AND  
TEASLEY LANE

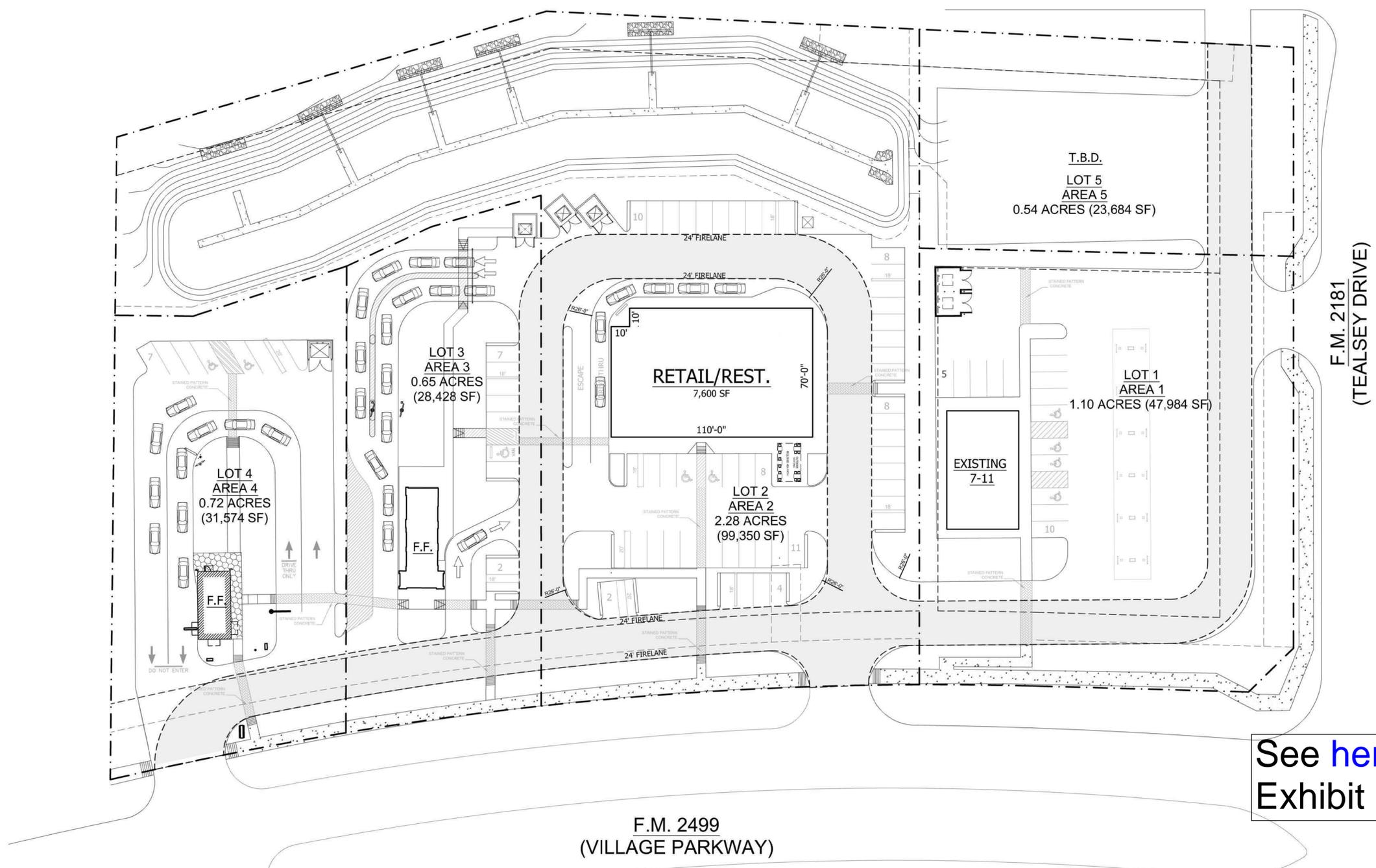
EXHIBIT D -  
CONCEPT PLAN

SCALE: 1" = 30'-0"

REV	DATE	DESCRIPTION

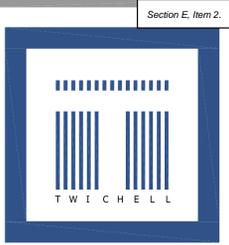
CASE NO. ZAPD23-0005  
SHEET

CP V3



See [here](#) for Updated  
Exhibit D - Concept Plan

LOT 5 TABULATION		LOT 4 TABULATION		LOT 3 TABULATION		LOT-2 SITE TABULATION	
ZONING:	C-2, PD-55	ZONING:	C-2, PD-55	ZONING:	C-2, PD-55	ZONING:	C-2, PD-55
PROPOSED USE:	T.B.D.	PROPOSED USE:	RESTAURANT	PROPOSED USE:	RESTAURANT	PROPOSED USE:	RETAIL/REST.
LOT AREA:	0.5437 ACRES (23,684 SF)	LOT AREA:	0.72 ACRES (31,574 SF)	LOT AREA:	0.65 ACRES (28,428 SF)	LOT AREA:	2.28 ACRES (99,350 SF)
BUILDING HEIGHT:	N/A	BUILDING HEIGHT:	1 STORY	BUILDING HEIGHT:	1 STORY	BUILDING HEIGHT:	1 STORY
BUILDING AREA:	T.B.D.	BUILDING AREA:	850 SF	BUILDING AREA:	1,000 SF	BUILDING AREA:	7,600 SF
PARKING USE:	N/A	PARKING USE:	RESTAURANT 700 SF @ 1:100 = 7 SPACES	PARKING USE:	RESTAURANT 1,000 SF @ 1:150 = 10 SPACES	PARKING USE:	RETAIL: T.B.D. RESTAURANT: 7,600 SF @ 1:150 = 51
TOTAL PARKING REQUIRED:	N/A	TOTAL PARKING REQUIRED:	7 SPACES	TOTAL PARKING REQUIRED:	7 SPACES	TOTAL PARKING REQUIRED:	51 SPACES
TOTAL PARKING PROVIDED:	N/A	TOTAL PARKING PROVIDED:	10 SPACES	TOTAL PARKING PROVIDED:	9 SPACES	TOTAL PARKING PROVIDED:	51 SPACES
HANDICAPPED PARKING REQUIRED:	N/A	HANDICAPPED PARKING REQUIRED:	1 SPACES	HANDICAPPED PARKING REQUIRED:	1 SPACES	HANDICAPPED PARKING REQUIRED:	2
HANDICAPPED PARKING PROVIDED:	N/A	HANDICAPPED PARKING PROVIDED:	2 SPACES	HANDICAPPED PARKING PROVIDED:	2 SPACES	HANDICAPPED PARKING PROVIDED:	2



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CORINTH  
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CORINTH  
CORNERS  
SOUTHWEST CORNER OF  
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TEASLEY LANE

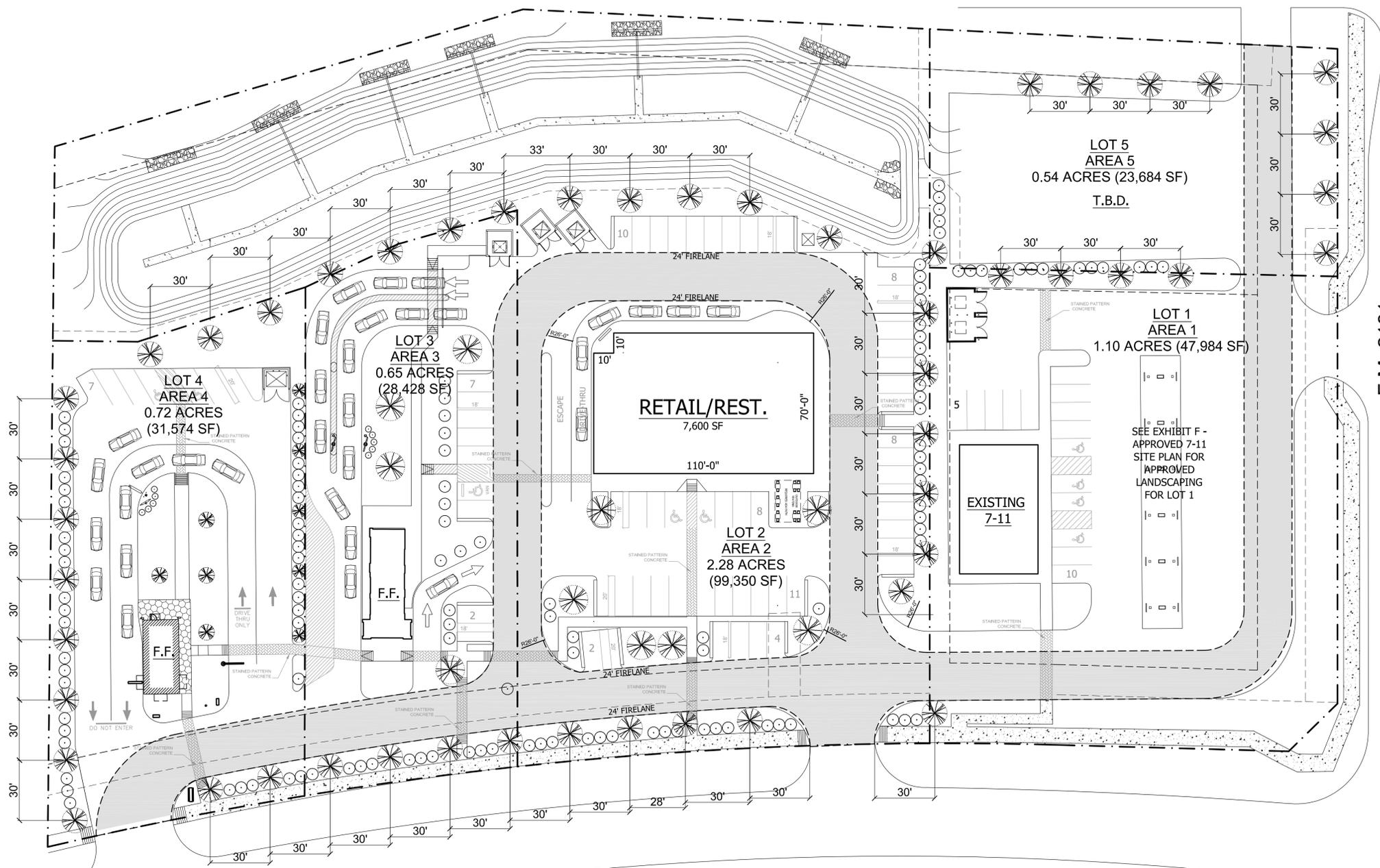
EXHIBIT E -  
CONCEPTUAL  
LANDSCAPE  
PLAN

SCALE: 1" = 30'-0"

REV	DATE	DESCRIPTION

CASE NO. ZAPD23-0005  
SHEET

LSCP V3



F.M. 2181  
(TEALSEY DRIVE)

F.M. 2499  
(VILLAGE PARKWAY)

LANDSCAPE REQUIREMENTS		
	REQUIRED	PROVIDED
LANDSCAPE ALONG F.M. 2499	30' MIN	30'
LANDSCAPE ALONG F.M. 2181	30' MIN	30'
PARKING LOT TREES, 3" CALIPER MIN (1) PER 10 PK SPACES	9	37
ROW TREES, 3" CALIPER MIN (1) PER 30'	10	11

LANDSCAPE LEGEND	
	NEW TREE - 3" CALIPER MIN
	NEW SHRUB 2" CALIPER MIN

\*CURRENTLY SHOWN TO ENSURE COMPLIANCE WITH "C-2" COMMERCIAL LANDSCAPING REGULATIONS OF THE CORINTH UNIFIED DEVELOPMENT CODE. ORDINANCE No. 2.09.01\*

\*SPECIES OF NEW VEGETATION TO BE DETERMINED AT TIME OF SITE PLAN APPROVAL\*

See [here](#) for Updated Exhibit E- Conceptual Landscape Plan

LOT 5 TABULATION	
ZONING:	C-2, PD-55
PROPOSED USE:	T.B.D.
LOT AREA:	0.5437 ACRES (23,684 SF)
BUILDING HEIGHT:	N/A
BUILDING AREA:	T.B.D.
PARKING USE:	N/A
TOTAL PARKING REQUIRED:	N/A
TOTAL PARKING PROVIDED:	N/A
HANDICAPPED PARKING REQUIRED:	N/A
HANDICAPPED PARKING PROVIDED:	N/A

LOT 4 TABULATION	
ZONING:	C-2, PD-55
PROPOSED USE:	RESTAURANT
LOT AREA:	0.72 ACRES (31,574 SF)
BUILDING HEIGHT:	1 STORY
BUILDING AREA:	850 SF
PARKING USE:	RESTAURANT 700 SF @ 1:100 = 7 SPACES
TOTAL PARKING REQUIRED:	7 SPACES
TOTAL PARKING PROVIDED:	10 SPACES
HANDICAPPED PARKING REQUIRED:	1 SPACES
HANDICAPPED PARKING PROVIDED:	2 SPACES

LOT 3 TABULATION	
ZONING:	C-2, PD-55
PROPOSED USE:	RESTAURANT
LOT AREA:	0.65 ACRES (28,428 SF)
BUILDING HEIGHT:	1 STORY
BUILDING AREA:	1,000 SF
PARKING USE:	RESTAURANT 1,000 SF @ 1:150 = 10 SPACES
TOTAL PARKING REQUIRED:	2 SPACES
TOTAL PARKING PROVIDED:	9 SPACES
HANDICAPPED PARKING REQUIRED:	1 SPACES
HANDICAPPED PARKING PROVIDED:	2 SPACES

LOT-2 SITE TABULATION	
ZONING:	C-2, PD-55
PROPOSED USE:	RETAIL/REST.
LOT AREA:	2.28 ACRES (99,350 SF)
BUILDING HEIGHT:	1 STORY
BUILDING AREA:	7,600 SF
PARKING USE:	RETAIL: T.B.D. RESTAURANT: 7,600 SF @ 1:150 = 51
TOTAL PARKING REQUIRED:	51 SPACES
TOTAL PARKING PROVIDED:	51 SPACES
HANDICAPPED PARKING REQUIRED:	2
HANDICAPPED PARKING PROVIDED:	2

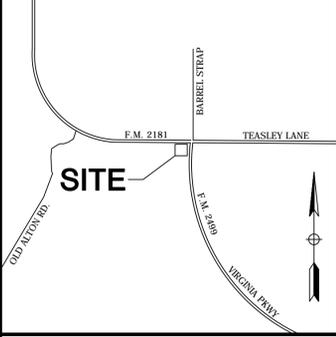
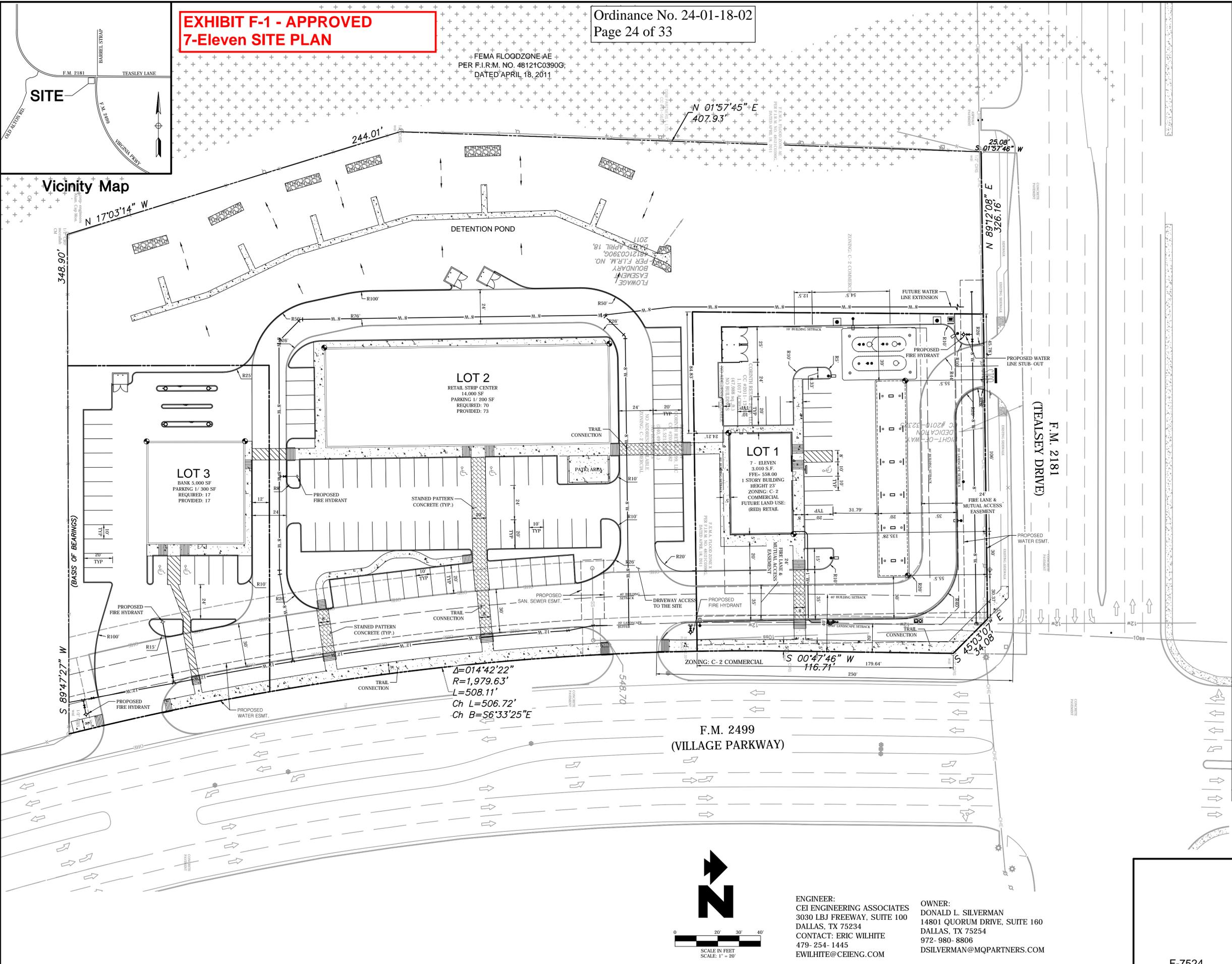


NORTH

**EXHIBIT F-1 - APPROVED  
7-Eleven SITE PLAN**

Ordinance No. 24-01-18-02  
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FEMA FLOODZONE-AE  
PER F.I.R.M. NO. 48121C0390G  
DATED APRIL 18, 2011



**SITE DATA SUMMARY CHART**

SITE DATA - LOT 1	EXISTING	PROPOSED
ZONING	C-2 COMMERCIAL	PLANNED DEVELOPMENT (PD)
LAND USE DESIGNATION	N/A	RED (RETAIL)
GROSS ACREAGE	5.3 ACRES	1.102 ACRES
NET ACREAGE	N/A	1.10%
NUMBER OF PROPOSED LOTS	N/A	1
PERCENTAGE OF SITE COVERAGE	0%	6.50%
AREA OF OPEN SPACE	5.30 ACRES	16,000 S.F.
PERCENTAGE OF OPEN SPACE	100%	33%
PERCENTAGE OF LANDSCAPE	0%	31%
AREA OF IMPERVIOUS COVERAGE	0	31,455 S.F.
PERCENTAGE OF IMPERVIOUS COVERAGE	0%	65%
PROPOSED BUILDING AREA	N/A	3,100 S.F.
NUMBER OF SINGLE STORY BUILDINGS	0	1
NUMBER OF TWO-STOREY BUILDINGS	0	0
MAXIMUM BUILDING HEIGHT	N/A	23'-0"
PROPOSED FLOOR AREA	N/A	3,100 S.F.
PROPOSED FLOOR AREA BY USE	N/A	3,100 S.F. RETAIL
REQUIRED PARKING	N/A	16 SPACES
PROVIDED PARKING - STANDARD	N/A	15 SPACES
PROVIDED PARKING - HANDICAP	N/A	1 SPACE
PROVIDED PARKING - TOTAL	N/A	16 SPACES
INVENTORY PARKING	N/A	N/A
REQUIRED LOADING SPACES	N/A	N/A
PROVIDED LOADING SPACES	N/A	N/A
AREA OF OUTSIDE STORAGE	N/A	0 S.F.
PERCENTAGE OF OUTSIDE STORAGE	N/A	0%
START OF CONSTRUCTION	N/A	TO BE DETERMINED
END OF CONSTRUCTION	N/A	TO BE DETERMINED

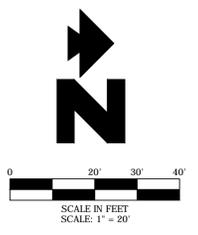
  

SITE DATA - LOT 2	EXISTING	PROPOSED
ZONING	C-2 COMMERCIAL	PLANNED DEVELOPMENT (PD)
LAND USE DESIGNATION	N/A	RED (RETAIL)
GROSS ACREAGE	5.3 ACRES	3.05 ACRES
NET ACREAGE	N/A	3.05 ACRES
NUMBER OF PROPOSED LOTS	N/A	1
PERCENTAGE OF SITE COVERAGE	0%	10.50%
AREA OF OPEN SPACE	5.30 ACRES	52,032 S.F.
PERCENTAGE OF OPEN SPACE	100%	39%
PERCENTAGE OF LANDSCAPE	0%	49%
AREA OF IMPERVIOUS COVERAGE	0	51,155 S.F.
PERCENTAGE OF IMPERVIOUS COVERAGE	0%	38%
PROPOSED BUILDING AREA	N/A	14,000 S.F.
NUMBER OF SINGLE STORY BUILDINGS	0	1
NUMBER OF TWO-STOREY BUILDINGS	0	0
MAXIMUM BUILDING HEIGHT	N/A	26'-0"
PROPOSED FLOOR AREA	N/A	14,000 S.F.
PROPOSED FLOOR AREA BY USE	N/A	14,000 S.F. RETAIL
REQUIRED PARKING	N/A	70 SPACES
PROVIDED PARKING - STANDARD	N/A	81 SPACES
PROVIDED PARKING - HANDICAP	N/A	2 SPACES
PROVIDED PARKING - TOTAL	N/A	83 SPACES
INVENTORY PARKING	N/A	N/A
REQUIRED LOADING SPACES	N/A	N/A
PROVIDED LOADING SPACES	N/A	N/A
AREA OF OUTSIDE STORAGE	N/A	0 S.F.
PERCENTAGE OF OUTSIDE STORAGE	N/A	0%
START OF CONSTRUCTION	N/A	TO BE DETERMINED
END OF CONSTRUCTION	N/A	TO BE DETERMINED

SITE DATA - LOT 3	EXISTING	PROPOSED
ZONING	C-2 COMMERCIAL	PLANNED DEVELOPMENT (PD)
LAND USE DESIGNATION	N/A	RED (RETAIL)
GROSS ACREAGE	5.3 ACRES	1.15 ACRES
NET ACREAGE	N/A	1.15 ACRES
NUMBER OF PROPOSED LOTS	N/A	1
PERCENTAGE OF SITE COVERAGE	0%	10.00%
AREA OF OPEN SPACE	5.30 ACRES	14,784 S.F.
PERCENTAGE OF OPEN SPACE	100%	30%
PERCENTAGE OF LANDSCAPE	0%	43%
AREA OF IMPERVIOUS COVERAGE	0	26,466 S.F.
PERCENTAGE OF IMPERVIOUS COVERAGE	0%	52%
PROPOSED BUILDING AREA	N/A	5,000 S.F.
NUMBER OF SINGLE STORY BUILDINGS	0	1
NUMBER OF TWO-STOREY BUILDINGS	0	0
MAXIMUM BUILDING HEIGHT	N/A	24'-0"
PROPOSED FLOOR AREA	N/A	14,000 S.F.
PROPOSED FLOOR AREA BY USE	N/A	5,000 S.F. RETAIL
REQUIRED PARKING	N/A	17 SPACES
PROVIDED PARKING - STANDARD	N/A	16 SPACES
PROVIDED PARKING - HANDICAP	N/A	1 SPACE
PROVIDED PARKING - TOTAL	N/A	17 SPACES
INVENTORY PARKING	N/A	N/A
REQUIRED LOADING SPACES	N/A	N/A
PROVIDED LOADING SPACES	N/A	N/A
AREA OF OUTSIDE STORAGE	N/A	0 S.F.
PERCENTAGE OF OUTSIDE STORAGE	N/A	0%
START OF CONSTRUCTION	N/A	TO BE DETERMINED
END OF CONSTRUCTION	N/A	TO BE DETERMINED

$\Delta = 014^{\circ}42'22''$   
 $R = 1,979.63'$   
 $L = 508.11'$   
 $Ch L = 506.72'$   
 $Ch B = S6^{\circ}33'25''E$



ENGINEER:  
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CONTACT: ERIC WILHITE  
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OWNER:  
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14801 QUORUM DRIVE, SUITE 160  
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972-980-8806  
DSILVERMAN@MQPARTNERS.COM

20649.0 1/10/18 ADS EPW TJA TJA  
CEI PROJECT NO. INITIAL DATE DPOR PM DES DRW

**CEI** Engineering Associates, Inc.  
ENGINEERS PLANNERS SURVEYORS  
LANDSCAPE ARCHITECTS ENVIRONMENTAL SCIENTISTS

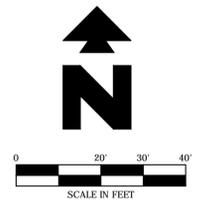
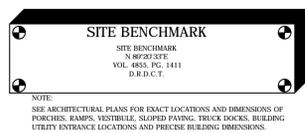
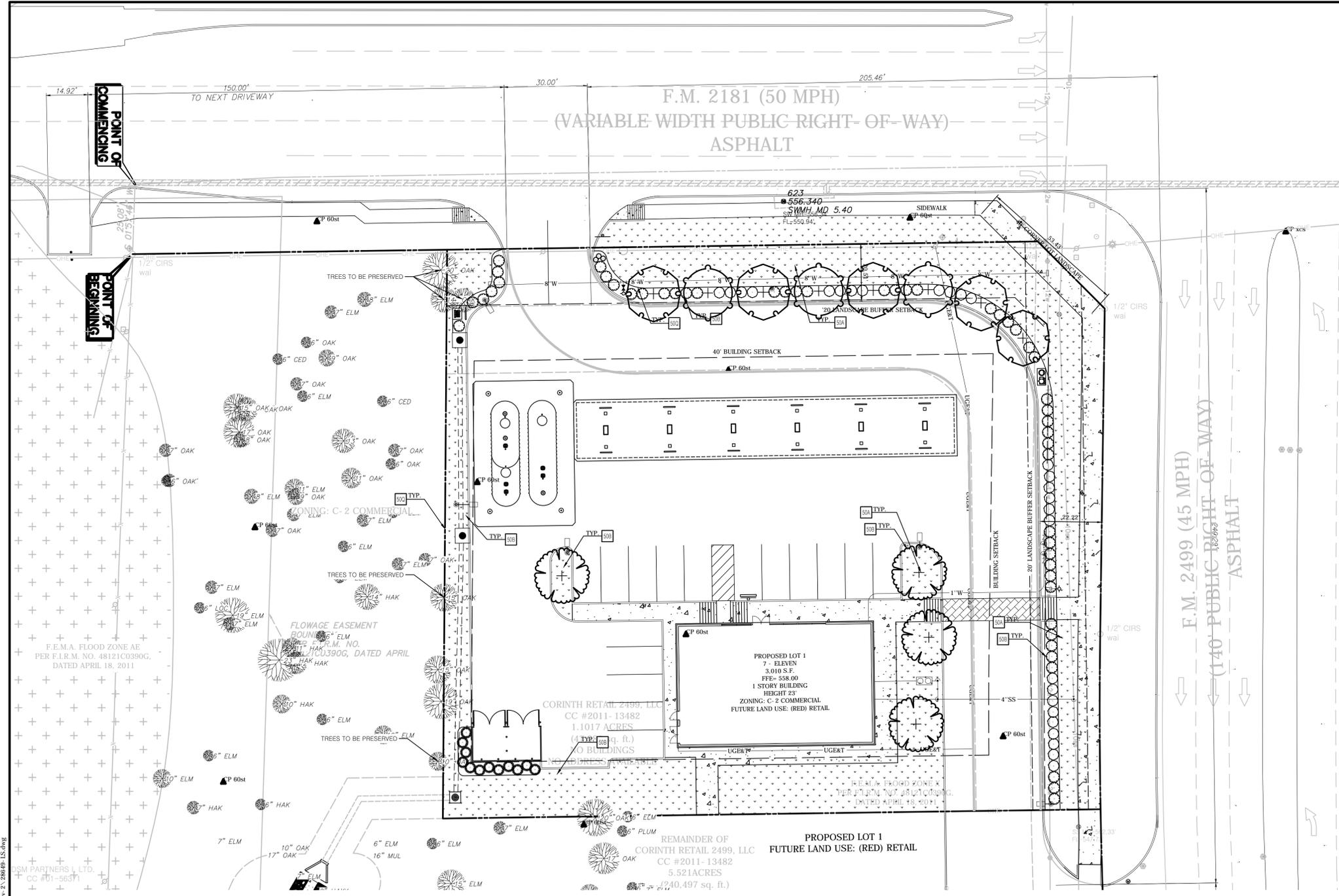
3030 LBJ Freeway, Suite 100 Dallas, TX 75234 (972)488-3737 FAX (972)488-6732

**7-ELEVEN #36436**  
1.10 ACRES  
JASPER C BAKER ABSTRACT 48 DOC. NO. 2011-13482  
SWC FM 2181 & F.M. 2499  
CORNITH TEXAS

CONCEPT PLAN REV DATE 1/10/18 SUP SHEET NO. C2

F-7524





**EXISTING**

●	Record Bearing and Distance	[R]	Telephone Riser
○	Found Iron Rod (FIR)	[V]	Traffic Vault
○	Point for Corner (PFC)	[X]	Water Valve
○	Found Hwy Monument	[S]	Sanitary Sewer Manhole
○	Utility Pole	— X —	Fence
○	Gay Wire	— OHP —	Overhead Power Lines
○	Sign	— B —	Blue Paint Marks (Water)
○	Corrugated Metal Pipe	— E —	Red Paint Marks (Electric)
TL	Traffic Light	— G —	Yellow Flags (Gas)
EA	Edge of Asphalt	— C —	CentriLink Fiber optic

**PROPOSED**

— — — — — PROPERTY LINE/RIGHT OF WAY LINE

— — — — — STORM DRAIN

○ TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

**LANDSCAPE DETAILS**

50A TREE PLANTING (TYP.)  
 50B SHRUB PLANTING (TYP.)  
 50Q STEEL EDGING (TYP.)

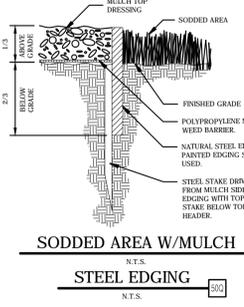
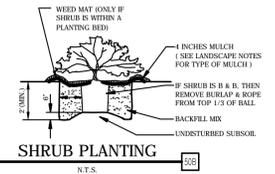
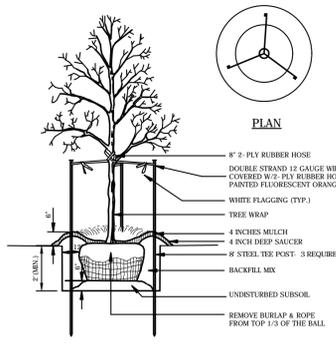
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	DETAIL	FIELD#
[Tree Symbol]	4	Quercus macrocarpa / Burr Oak	B & B	3' Cal	50A	MITIGATION
[Tree Symbol]	5	Quercus shumardii / Shumard Red Oak	B & B	3' Cal	50A	MITIGATION
[Tree Symbol]	3	Ulmus parvifolia 'Allee' / Allee Lacebark Elm	B & B	3' Cal	50A	MITIGATION
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	DETAIL		
[Shrub Symbol]	27	Leucophyllum frutescens / Texas Sage	5 gal	50B		
[Shrub Symbol]	12	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	5 gal	50B		
[Shrub Symbol]	50	Muhlenbergia capillaris / Pink Muhly	5 gal	50B		
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT			
[Ground Cover Symbol]		Cynodon dactylon / Bermuda Grass	SOD			

AN IRRIGATION SYSTEM WILL BE DESIGNED, INSTALLED, AND FUNCTIONAL PRIOR TO THE APPROVAL OF THE CERTIFICATE OF OCCUPANCY.  
 THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERFORMANCE OF PLANT MATERIAL.

**EXHIBIT F-3 - APPROVED 7-Eleven SITE PLAN**

Ordinance No. 24-01-18-02  
 Page 26 of 33

LOCATION	REQUIREMENT	REQUIRED	PROVIDED
LANDSCAPE BUFFER (F.M. 2181)	LANDSCAPE BUFFER EXCLUSIVE OF ROW ADJACENT TO ARTERIAL ROAD: 20' WIDTH WITH ONE (1) SHADE TREE PER 30' OF LANDSCAPED EDGE. VEHICLE HEADLIGHT SCREENING ABUTTING LANDSCAPE EDGE.	238 L.F. / 30 = 8 SHADE TREES	8 SHADE TREES
LANDSCAPE BUFFER (F.M. 2499)	LANDSCAPE BUFFER EXCLUSIVE OF ROW ADJACENT TO ARTERIAL ROAD: 20' WIDTH WITH ONE (1) SHADE TREE PER 30' OF LANDSCAPED EDGE. VEHICLE HEADLIGHT SCREENING ABUTTING LANDSCAPE EDGE.	196 L.F. / 30 = 7 SHADE TREES	UNDERGROUND UTILITIES PREVENT PLANTING OF TREES ALONG F.M. 2499. TREES SHALL BE PLANTED IN OTHER LOCATIONS IN OVERALL DEVELOPMENT
LANDSCAPED EDGE	VEHICLE HEADLIGHT SCREENING ABUTTING LANDSCAPE EDGE.	WHERE PARKING LOTS, DRIVES, AND ACCESS EASEMENTS ABUT THE LANDSCAPED EDGE, SHRUBS (5 GALLON MINIMUM) SHALL BE PLANTED TO FORM A CONTIGUOUS BUFFER ALONG THE COMMON BOUNDARY LINE.	PROVIDED
INTERIOR PARKING LOT LANDSCAPING	10 S.F. OF INTERIOR LANDSCAPE PER PARKING STALL, AND 1 (ONE) SHADE OR ORNAMENTAL TREE FOR EVERY 10 PARKING STALLS	16 STALLS/(10 S.F.) = 160 S.F. REQUIRED 16 STALLS/10 = 2 TREES REQUIRED	423 S.F. AND 2 TREES PROVIDED
OVERALL SITE	10% OF SITE SHALL BE DEDICATED TO LANDSCAPING.	48,071 S.F X 0.10 = 4,807 S.F. REQUIRED	9,684 S.F. (20%)
CORNER LOT LANDSCAPING	A MINIMUM LANDSCAPED AREA OF 900 SQUARE FEET SHALL BE LOCATED AT THE INTERSECTION CORNER OF THE LOT.	A MINIMUM DISTANCE OF 40 FEET FROM THE PROJECTED CORNER OF THE INTERSECTION ON BOTH SIDES OF THE LOT.	PROVIDED
PROTECTED TREE MITIGATION	TOTAL CALIPER INCHES TO REPLACE 627 (REFER TO SHEET L1)	12-3" CALIPER TREES PROVIDED = 36 REPLACEMENT INCHES (REMAINING 591 REPLACEMENT INCHES TO BE MITIGATED WITH PAYMENT TO CITY TREE FUND)	



TREE PLANTING N.T.S.

SHRUB PLANTING N.T.S.

STEEL EDGING N.T.S.



28649.0 1/5/18 ADS EPW TJA TJA  
 CEI PROJECT NO. INITIAL DATE DPOR PM DES DRW

**CEI Engineering Associates, Inc.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3030 LBJ Freeway, Suite 100 Dallas, TX 75234 (972)488-3737 FAX (972)488-6732

**7-ELEVEN #36436**

SWC FM 2181. & F.M. 2499 CORINTH TEXAS

**LANDSCAPE PLAN** REV DATE 1/5/18 REV-2 SHEET NO. L-2

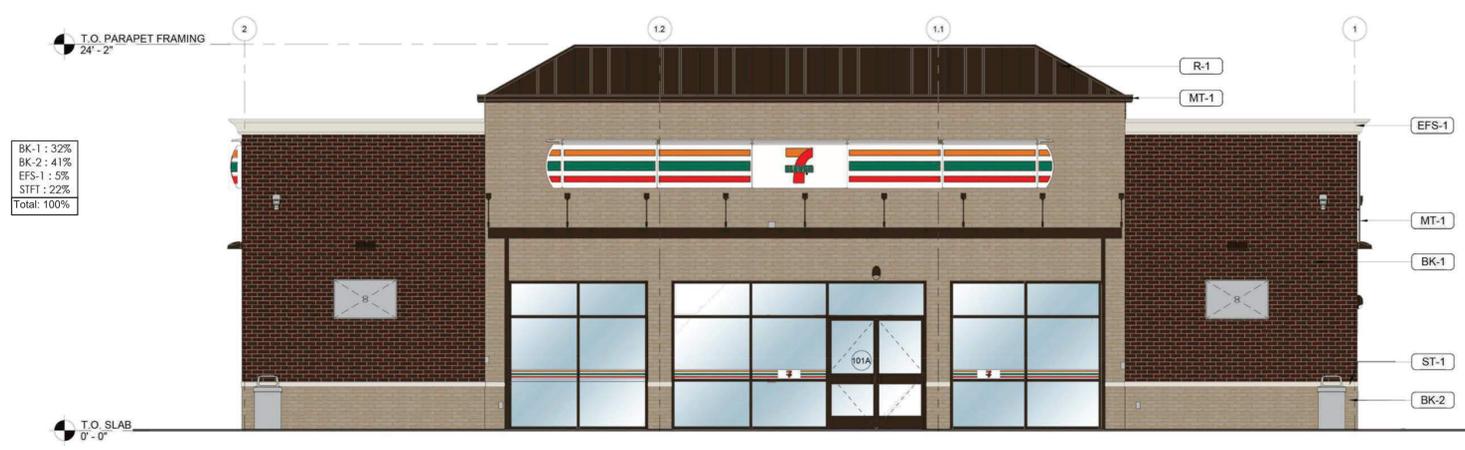
BR-347 1/8/18

JOB # 28649.0 DRAWING: 28649.0 L.S. SHEET LAST SAVED BY: MARIAN LOCKINGTON; 28000; 28649.0; Drawings; Design; Rev: 2; 28649.0; L.S. SHEET

**EXHIBIT F-4 - APPROVED  
7-Eleven SITE PLAN**



2 ELEVATION - LEFT SIDE  
3/16" = 1'-0"



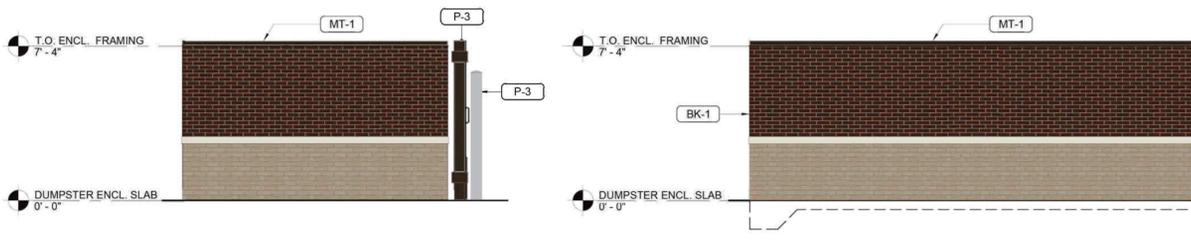
1 FRONT ELEVATION  
3/16" = 1'-0"



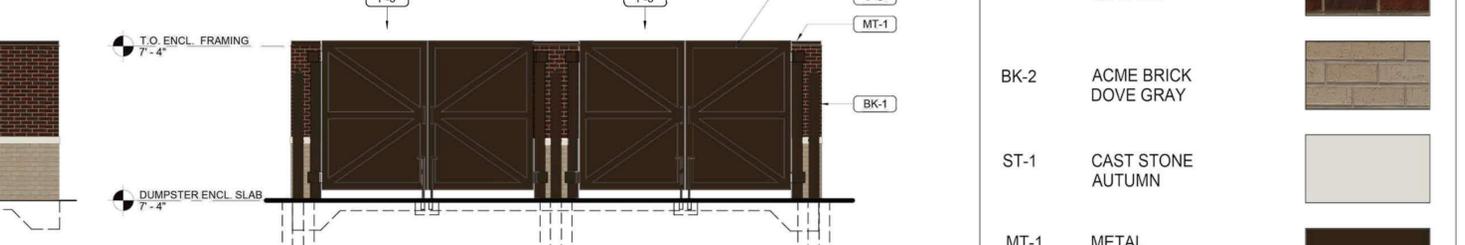
3 ELEVATION - RIGHT SIDE  
3/16" = 1'-0"



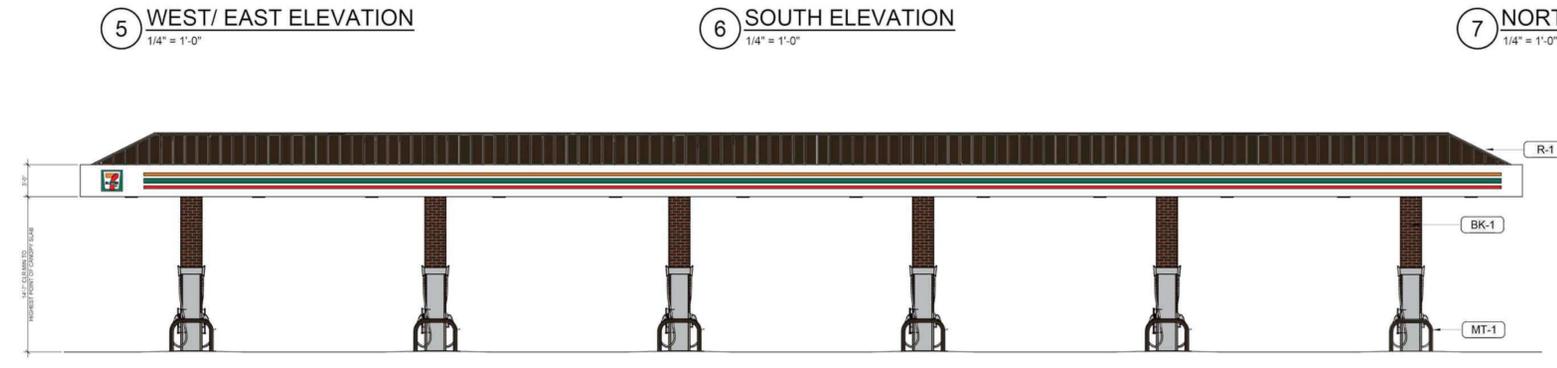
4 REAR ELEVATION  
3/16" = 1'-0"



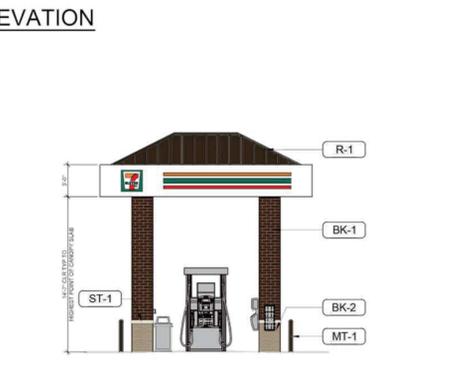
5 WEST/EAST ELEVATION  
1/4" = 1'-0"



6 SOUTH ELEVATION  
1/4" = 1'-0"



8 GAS CANOPY FRONT ELEVATION  
1/8" = 1'-0"



9 GAS CANOPY SIDE ELEVATION  
1/8" = 1'-0"

MATERIAL LEGEND		
BK-1	ACME BRICK QUORUM	
BK-2	ACME BRICK DOVE GRAY	
ST-1	CAST STONE AUTUMN	
MT-1	METAL DARK BRONZE	
P-1	SHERWIN WILLIAMS - TO MATCH ST-1	
P-3	SHERWIN WILLIAMS - SEAL SKIN SW 7675	
EFS-1	EIFS PAINTED COLOR TO MATCH ST-1	
R-1	STANDING SEAM METAL ROOFING - PREFINISHED DARK BRONZE METAL	

Description		Section E, Item 2.	
Date			
Rev. #			
Proto 4th Qtr 08-06-14			
7-ELEVEN, INC. ONE ARTS PLAZA, 1722 ROUTH STREET, DALLAS, TEXAS 75221			
7-11 #36436 SWC FM-2181 & FM-2499 CORINTH, TX			
PRESENTATION SHEET			
THE DIMENSION GROUP ARCHITECTURE CIVIL ENGINEERING MEP ENGINEERING PLANNING 10755 SANDHILL ROAD DALLAS, TEXAS 75238 O: 214-343-9400   F: 214-503-6778 dimensiongrp.com			
Job#:	14-695	Scale:	AS NOTED
Date:	07/06/17	Drawn By:	LM
Checked By:	AM		
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SHEET: PR1			

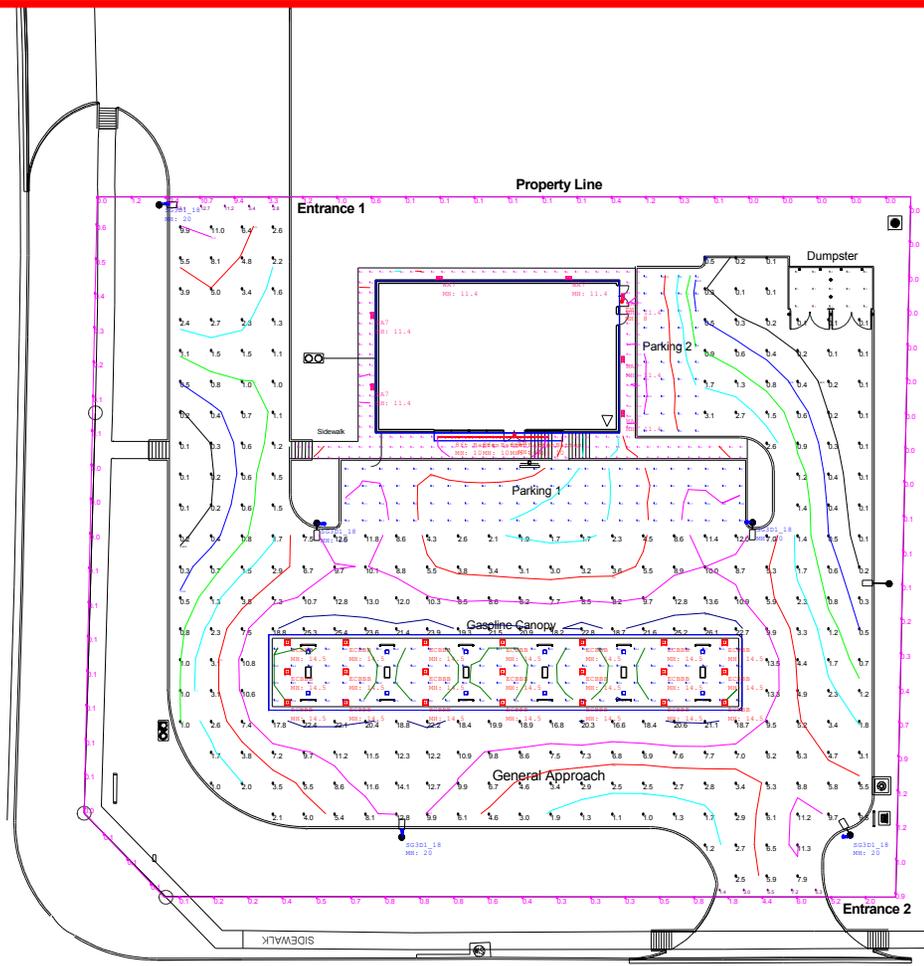
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 DRAWING NAME: 14-695 PRESENTATION ELEVATIONS 07-06-17.DWG  
 PRINT DATE: Aug 17, 2017 - 1:23pm



Ordinance No. 24-01-18-02  
Page 28 of 33

# EXHIBIT F-5 - APPROVED 7-Eleven SITE

Section E, Item 2.



Symbol	Qty	Label	Description	Lum. Lumens	Lum. Watts	LLF	Filename	Arrangement
4	4	S/B Bellten		N.A.	N.A.	1.000	N.A.	GROUP
21	21	ECBBB	ECBB0B5F5501AWHITE	8110	64	1.000	ECBB B5F550 tcm201-100252.IES	SINGLE
2	2	EM	LEDPRS-BR-CL (Philips)	32	20	0.010	EM-AGI32.ies	SINGLE
5	5	SG3D1 18	1-ERS2-0-G3-D1-1-50-1- Color	19900	257	1.000	GE456727.IES	SINGLE
7	7	WA7	EWS20A7E150-DKBZ	3100	29	1.000	EWS2 A7E150 -120-277V tcm201-97405.IES	SINGLE

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Dumpster	Illuminance	Fc	0.05	0.1	0.0	N.A.	N.A.
Entrance 1	Illuminance	Fc	9.04	13.1	2.8	3.23	4.68
Entrance 2	Illuminance	Fc	4.48	7.2	1.4	3.20	5.14
Gasoline Canopy	Illuminance	Fc	31.70	40.2	19.1	1.66	2.10
General Approach	Illuminance	Fc	6.22	26.1	0.1	62.20	261.00
Parking 1	Illuminance	Fc	5.80	13.8	1.4	4.14	9.86
Parking 2	Illuminance	Fc	5.29	10.3	0.4	13.23	25.75
Property Line	Illuminance	Fc	0.92	12.4	0.0	N.A.	N.A.
Sidewalk	Illuminance	Fc	7.59	17.2	1.3	5.84	13.23

**CALCULATION ZONES**  
 ZONE FC AVG SPEC  
 Entrances 10 FC AVG  
 Air Plane 10 FC AVG  
 Gasoline Canopy 30 FC AVG  
 Dumpster 10 FC AVG  
 Parking 10 FC AVG  
 General Approach 3 FC AVG  
 Sidewalk NO SPEC  
 Property Line NO SPEC

GE Lighting Solution ,1975 Noble Road B328-R229, East Cleveland, OH 44112-6300  
www.gelighting.com

Project name : 7-11 36436 Corinth TX

Prepared for: 7 Eleven

Filename: 7-11 36436 Corinth TX.AGI

By : Maxime Moldvar

Units:

Date:2/5/2017

AGI32 Version 17.2.12

Total Time (Hrs.): 14.53

Page 2 of 2

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

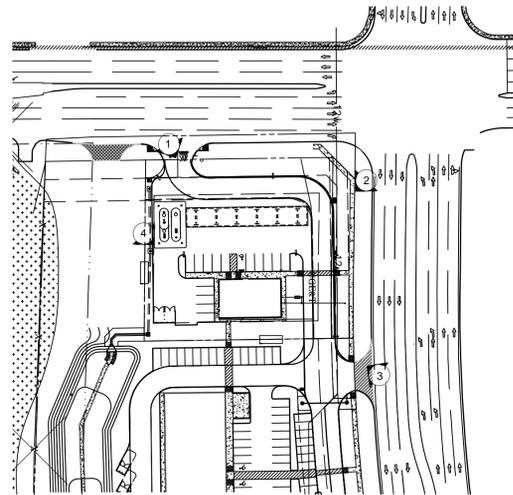


1 RENDERING - VIEW FROM EAST  
NTS



2 RENDERING - VIEW FROM FM-2181  
NTS

**EXHIBIT F-6 - APPROVED  
7-Eleven SITE PLAN**



5 SITE  
NTS



3 RENDERING - VIEW FROM FM-2181 & FM-2499  
NTS

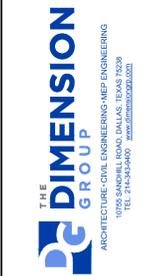
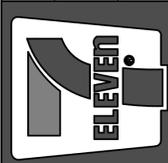


4 RENDERING - VIEW FROM FM-2499  
NTS

Rev. #	Date	Description
1	05/27/15	PEER REVIEW COMMENTS
2	09/03/15	PEER REVIEW COMMENTS
3	xx.xx.xx	SEI UPDATES

Proto 4th Qtr 10-08-14

7-ELEVEN, INC.  
ONE ARTS PLAZA, 1722 ROUTH STREET, DALLAS, TEXAS 75221  
7-11 #36436  
SWC FM-2181 & FM-2499  
CORINTH, TX  
RENDERINGS



Job#:	14-695
Scale:	AS NOTED
Date:	04/29/15
Drawn By:	ED
Checked By:	TK

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**EXHIBIT G-1 - ELEVATIONS**

CASE No: ZAPD23-0005

MATERIALPERCENTAGES		
TOTAL WALL AREA	723 SQ. FT.	
FIRST FLOOR AREA	448 SQ. FT.	
STUCCO	238 SQ. FT.	33%
THIN BRICK	424 SQ. FT.	59%
METAL COPING	13 SQ. FT.	2%
GLAZING PERCENTAGE		
FIRST FLOOR GLAZING	39 SQ. FT.	6%



**3 SIDE EXTERIOR ELEVATION**  
SCALE: 1/4"=1'-0"

**KEYNOTES**

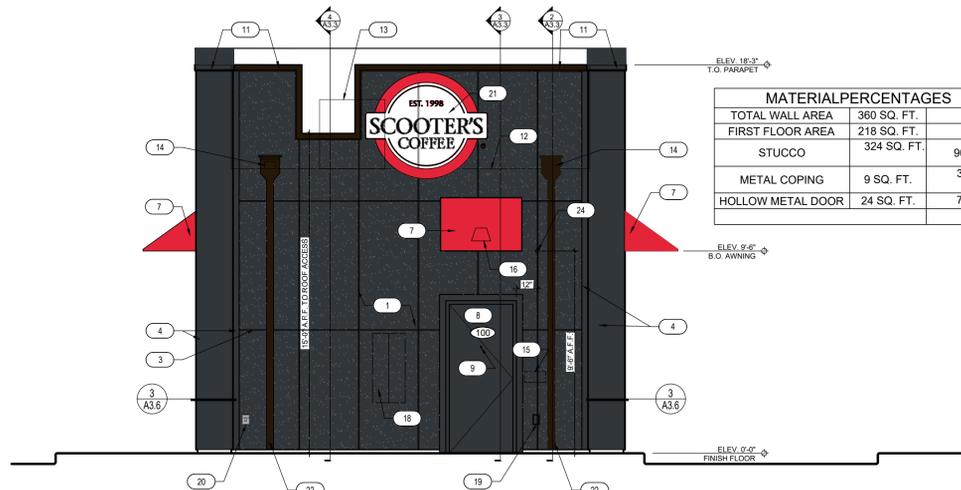
1. STUCCO - COLOR TO MATCH 152 ANTHRACITE COAL
2. BRICK VENEER SMOOTH FINISH, EQUAL TO MUTUAL MATERIALS, COLOR: SLIMBRICK WHEAT, SMOOTH FINISH
3. STUCCO CONTROL JOINT, SEE SIA3.4
4. STUCCO TRIM ACCENTS, COLOR TO MATCH 152 ANTHRACITE COAL
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
6. QUIKSERV 48x48 WINDOW, COLOR: DARK BRONZE
7. AWNING BY OTHERS - COLOR: RED
8. INSULATED HOLLOW METAL DOOR AND FRAME, COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
9. WIDE ANGLE PEEP HOLE, BY DOOR MANUFACTURER
10. NOT USED
11. 22 GAUGE METAL PARAPET CAP
12. LINE OF ROOF BEYOND
13. AIR CONDENSER, SEE MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT, SEE DETAIL SIA3.4
15. MAILBOX BY GC BLACK
16. WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
17. LED LIGHT BAND, SEE ELECTRICAL DRAWINGS
18. SES PANEL, SEE ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
20. HOSE BIBB, SEE PLUMBING DRAWINGS
21. PROPOSED SIGNAGE BY OTHERS, UNDER SEPARATE PERMIT
22. CONNECT DOWNSPOUTS TO UNDERGROUND PIPING, REF. CIVIL
23. SPANDREL GLASS
24. NEW SECURITY CAMERA
25. CUSTOMER PROVIDED SIGN PANELS, PANELS TO BE MOUNTED TO FASCIA BY GC (WHEN PROVIDED) IN CUSTOMER SPECIFIED LOCATION USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE)

MATERIALPERCENTAGES		
TOTAL WALL AREA	347 SQ. FT.	
FIRST FLOOR AREA	218 SQ. FT.	
STUCCO	149 SQ. FT.	43%
THIN BRICK	152 SQ. FT.	44%
METAL COPING	6 SQ. FT.	2%
GLAZING PERCENTAGE		
TRANSPARENT FIRST FLOOR GLAZING	36 SQ. FT.	11%



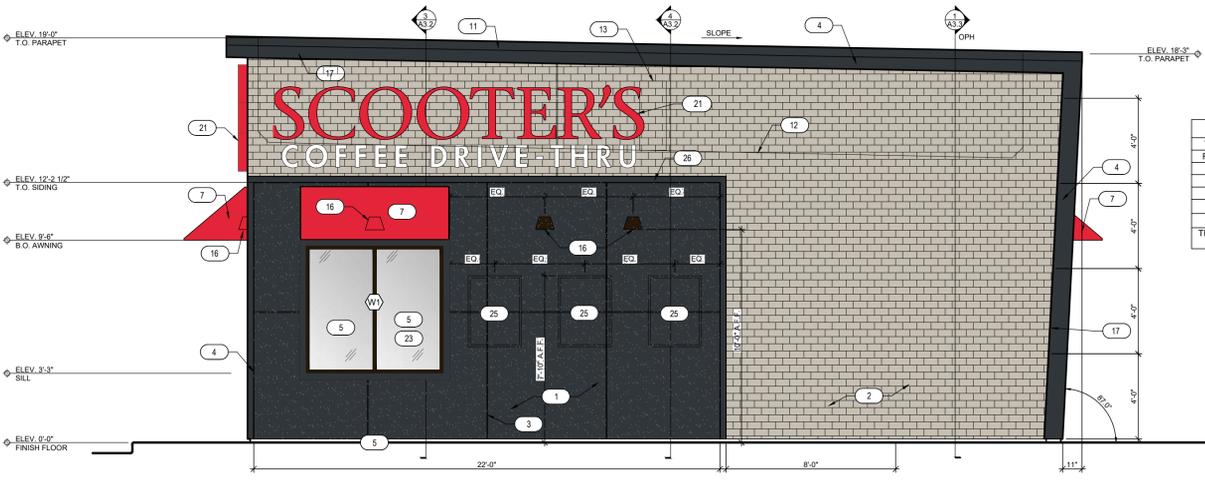
**1 FRONT EXTERIOR ELEVATION**  
SCALE: 1/4"=1'-0"

MATERIALPERCENTAGES		
TOTAL WALL AREA	360 SQ. FT.	
FIRST FLOOR AREA	218 SQ. FT.	
STUCCO	324 SQ. FT.	90%
METAL COPING	9 SQ. FT.	3%
HOLLOW METAL DOOR	24 SQ. FT.	7%



**4 REAR EXTERIOR ELEVATION**  
SCALE: 1/4"=1'-0"

MATERIALPERCENTAGES		
TOTAL WALL AREA	723 SQ. FT.	
FIRST FLOOR AREA	448 SQ. FT.	
STUCCO	238 SQ. FT.	33%
THIN BRICK	424 SQ. FT.	59%
METAL COPING	13 SQ. FT.	2%
GLAZING PERCENTAGE		
TRANSPARENT FIRST FLOOR GLAZING	39 SQ. FT.	6%



**2 SIDE EXTERIOR ELEVATION**  
SCALE: 1/4"=1'-0"



14901 QUORUM DRIVE  
SUITE 300  
DALLAS, TX 75254



PROJECT ADDRESS:  
1100 FM 2181 & 2499  
Corinth, TX 76210

REVISIONS:

- 1
- 2
- 3

TITLE:  
**EXHIBIT G - ELEVATIONS**

KIOSK PROTOTYPE:  
4.1.4 STRAIGHT PROTOTYPE

DATE:  
10/05/2023  
PROJECT NO.  
23.1644

- PERMIT/BID SUBMITTAL  
 CONSTRUCTION ISSUE

SHEET NO.

**01**

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**EXHIBIT G-2 - ELEVATIONS**



STUCCO  
"152 ANTHRACITE COAL"



MUTUAL MATERIALS BRICK VENEER,  
SMOOTH FINISH "SLIMBRICK WHEAT"

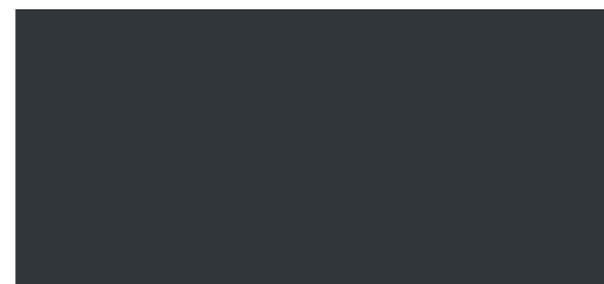
FINISH LEGEND		
Exterior Finish	Stucco	152 Anthracite Coal
Exterior Finish	Brick Veneer, Smooth Finish	Smooth Finish, Equal to Mutual Materials "Slimbrick Wheat"
Exterior Finish	Anodized Aluminum	Dark Bronze
Exterior Finish	Insulated Hollow Metal Door and Frame	Painted to match Sherwin Williams "Inkwell" SW 6992, Eggshell Finish
Exterior Accents	Stucco	152 Anthracite Coal
Canopy/ Awning	Sunbrella Fabric	"



DARK BRONZE ALUMINUM



SUNBRELLA "LOGO RED"



SHERWIN WILLIAMS "INKWELL"



SCOOTER'S: Corinth, TX - Case No.:ZAPD23-0005

Exhibit G - Elevations

Sheet No. 02

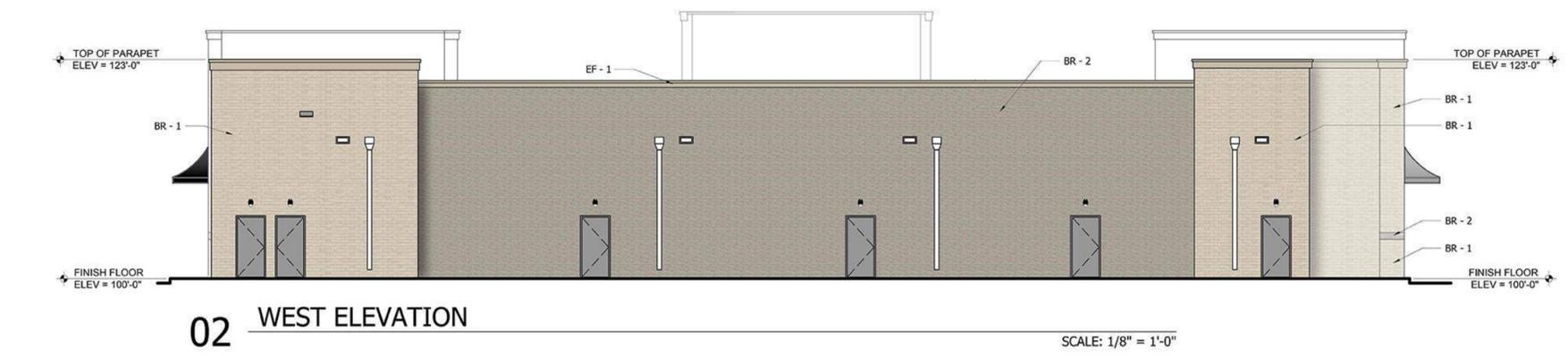
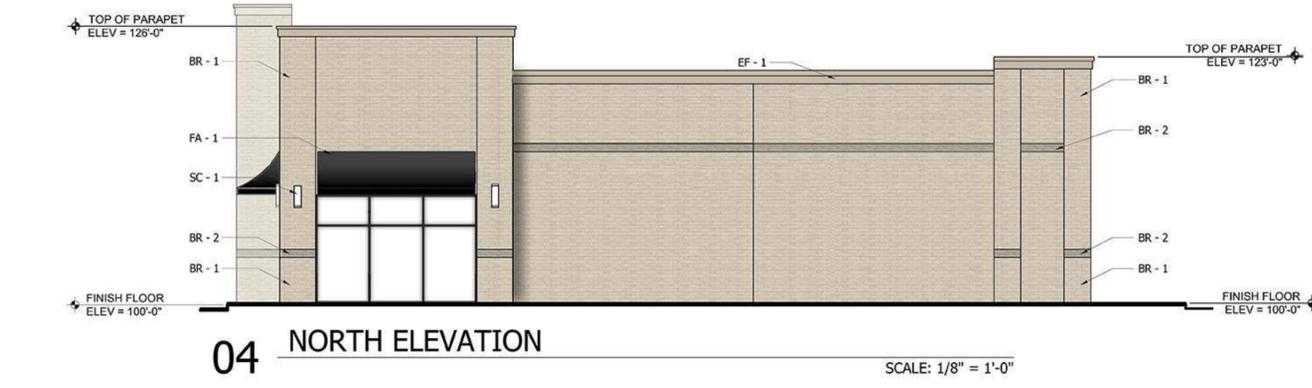
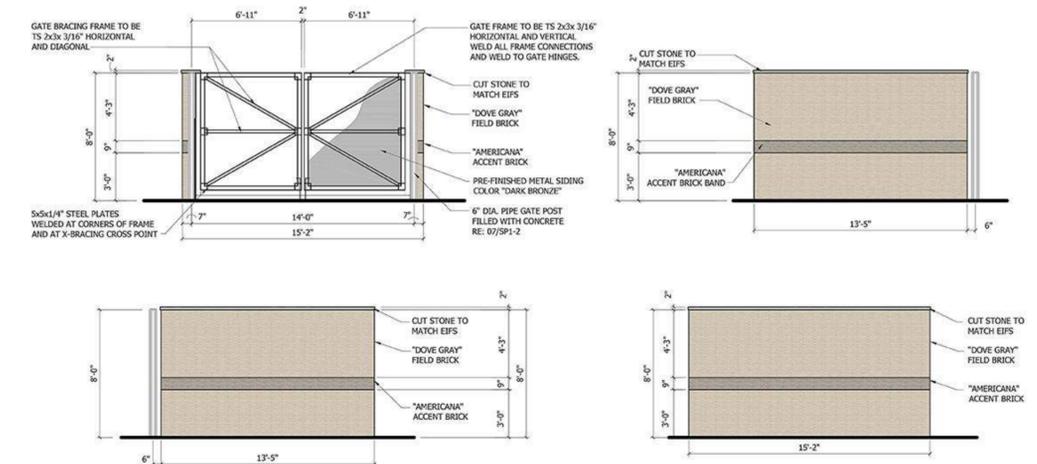
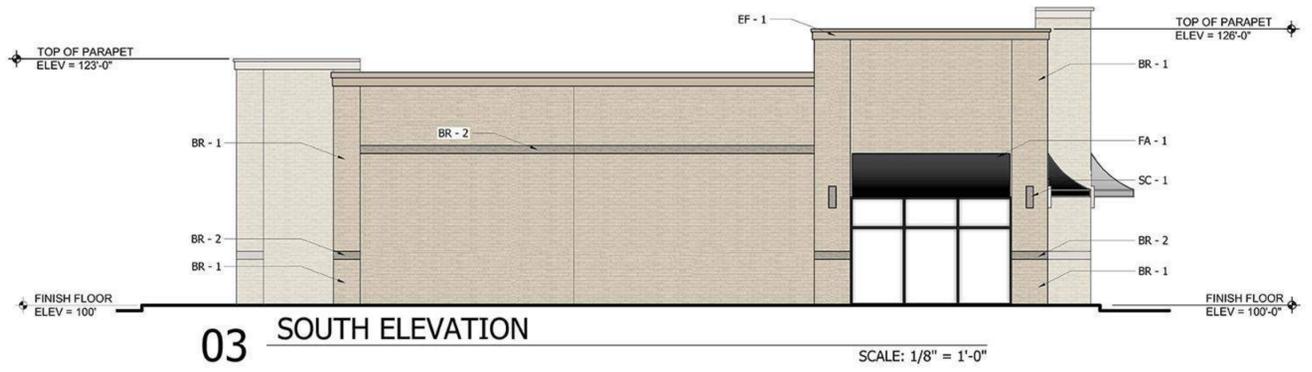
Conquest Architecture

14901 Quorum Drive, Suite 30  
Dallas, Texas 75254 (972) 239-8884





**EXHIBIT G-4 - ELEVATIONS**



FINISH SCHEDULE	
EXTERIOR FINISHES	
BR-1	FIELD BRICK - "DOVE GREY" BY ACME - KING SIZE
BR-2	ACCENT BRICK - "AMERICANA" BY ACME - KING SIZE
EF-1	LIMESTONE FINISH EIFS - "#456 OYSTER SHELL" BY DRYVIT - SANDBLAST
AWNINGS	
FA-1	FABRIC AWNING - "BLACK" BY SUNBRELLA LIGHTING
SC	27" SCONCE LIGHT FIXTURE BY EVERGREEN LIGHTING LED - BOTTOM OF LIGHT FIXTURE 8'-6" A.F.F. GLASS
GL	SNX 51/23 BY GUARDIAN SUNGUARD

EAST ELEVATION TABULATIONS		
MATERIAL	AREA	PERCENT
BRICK	1,503 SF.	90.1 %
EIFS	165 SF.	9.8 %
TOTAL	1,668 SF.	100 %
MASONRY CONSTRUCTION	1,503 SF.	90.1 %

WEST ELEVATION TABULATIONS		
MATERIAL	AREA	PERCENT
BRICK	2,479 SF.	96.1 %
EIFS	102 SF.	3.9 %
TOTAL	2,581 SF.	100 %
MASONRY CONSTRUCTION	2,479 SF.	96.1 %

NORTH ELEVATION TABULATIONS		
MATERIAL	AREA	PERCENT
BRICK	1,466 SF.	94.2 %
EIFS	90 SF.	5.7 %
TOTAL	1,556 SF.	100 %
MASONRY CONSTRUCTION	1,466 SF.	94.2 %

SOUTH ELEVATION TABULATIONS		
MATERIAL	AREA	PERCENT
BRICK	1,466 SF.	94.2 %
EIFS	90 SF.	5.7 %
TOTAL	1,556 SF.	100 %
MASONRY CONSTRUCTION	1,466 SF.	94.2 %

**MICHAEL F. TWICHELL, L.P.**  
 ARCHITECTS - PLANNING  
 INTERIORS  
 3624 OAK LAWN AVENUE, SUITE 320  
 DALLAS, TEXAS 75219  
 OFFICE: 214-521-3066

**CORINTH CORNERS**  
 CORINTH, TEXAS 75219

SOUTH FORNEY

SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION

PROJECT NO:  
 SHEET



<b>OFFICIAL USE:</b>
<b>Case Number:</b> PDA24-0003
<b>Fees Paid:</b> N/A

Site Address (Attach Location Map): SWC FM 2499 & FM 2181

Approved PD: PD-55

Name (Applicant/Authorized Agent): Corinth Southside Holdings LLC

Applicant Signature: [Signature]

### Minor PD, Planned Development Amendment Application\*

In accordance with UDC Section 2.10.09.D.1., The Director of Development Services may administratively approve or defer to City Council a Minor PD Amendment and Adjustment to the Planned Development Ordinance.

\* Please also complete and attach a [Universal Planning Application](#).

#### APPLICANT MODIFICATION/AMENDMENT REQUEST:

PD to be Amended: PD-55 Corinth Corners

#### DIRECTIONS:

Describe the requested modification(s)/amendment to the requirements of the Approved PD Ordinance in the space provided below. Be specific. Provide accompanying exhibits when applicable.

#### REQUEST:

To amend Exhibit "C" – Planned Development Standards to reflect the following changes:

1. Section 4.C shall be replaced in its entirety by the following items:
  - ~~1. The installation of the required shade trees and shrubs on the entirety of the 20' wide Landscape Buffer adjacent to F.M. 2499 in Areas 2, 3, and 4 (Proposed Lots) shall be completed by the developer with the development of the first lot within said areas.~~
  1. The installation of the required landscaping to meet the requirements of UDC Section 2.09.01.A.1 (Landscaping Along Street Right-of-Way), shall take place within 24 months from the recordation date of the Replat required by Section 4.B of this Exhibit C – Planned Development Standards, or at the time of Certificate of Occupancy issuance for Lot 2R, whichever comes first.
  2. Additionally, UDC Subsection 2.09.01.C.5, which requires written approval for the installation and maintenance of landscaping materials and irrigation facilities within the City Right-of-Way, shall apply, with additional provision that the written approval shall be granted through an executed development agreement and/or license agreement that specifies standards and responsibilities of Lot 2R for the installation and maintenance of landscaping materials and irrigation facilities in the city's right-of-way.

2. Amend Section 4: OTHER, to add the following item:

**E. Sanitary Sewer Extension**

- 1. The Property Owner shall enter into a Development Agreement with the City in accordance with UDC Section 3.04.05 and 3.04.06 and provide a Security for Completion for the construction of the required Sanitary Sewer Extension prior to the recordation of the Replat required by Section 4.B of this Exhibit C – Planned Development Standards.

-----

**Staff Comments/Conditions:**

This Minor PDA shall supersede any conflicting standards approved and presented in Planned Development No. 55 (PD-55) as amended on January 18, 2024.

-----

**Approved/Denied:**



**Melissa Dailey, AICP**  
**Director of Development Services**

**Date:** 3/18/24



OFFICIAL USE:
Case Number: PDA24-0006
Fees Paid: N/A

Site Address (Attach Location Map): SWC FM 2499 & FM 2181

Approved PD: PD-55

Name (Applicant/Authorized Agent): Kelly Agnor on behalf of Southern Scoops, LLC

Applicant Signature: *Kelly Agnor*

### Minor PD, Planned Development Amendment Application\*

In accordance with UDC Section 2.10.09.D.1., The Director of Development Services may administratively approve or defer to City Council a Minor PD Amendment and Adjustment to the Planned Development Ordinance.

\* Please also complete and attach a [Universal Planning Application](#).

#### APPLICANT MODIFICATION/AMENDMENT REQUEST:

PD to be Amended: PD-55 Corinth Corners

#### DIRECTIONS:

Describe the requested modification(s)/amendment to the requirements of the Approved PD Ordinance in the space provided below. Be specific. Provide accompanying exhibits when applicable.

#### REQUEST:

- A. To amend Exhibit "C" – Planned Development Standards to reflect the following changes:
  1. Section 2.3.B shall be modified by copying the following use from Section 2.5.B. New text is in red, below:
    - 2. **Restaurant with Drive-Through Service**
  2. Section 2.2.E[4][a] shall be replaced in its entirety and read as follows:
    - a. **Changes to the building elevations, type of building materials, and percentages of said materials presented in Exhibit "G" – Architectural Building Elevations shall be subject to approval by the Director of Planning & Development at the time of Site Plan Approval.**
  3. Section 2.3.E[4][a] shall be replaced in its entirety and read as follows:
    - a. **Changes to the building elevations, type of building materials, and percentages of said materials presented in Exhibit "G" – Architectural Building Elevations shall be subject to approval by the Director of Planning & Development at the time of Site Plan Approval.**
  4. Section 2.4.E[4][a] shall be replaced in its entirety and read as follows:
    - a. **Changes to the building elevations, type of building materials, and percentages of said materials presented in Exhibit "G" – Architectural Building Elevations shall be subject to approval by the Director of Planning & Development at the time of Site Plan Approval.**

5. Section 2.5.E[4][a] shall be replaced in its entirety and read as follows:

- a. Changes to the building elevations, type of building materials, and percentages of said materials presented in Exhibit "G" – Architectural Building Elevations shall be subject to approval by the Director of Planning & Development at the time of Site Plan Approval.

6. Section 2.2.E[8] shall be replaced in its entirety and read as follows:

9. UDC Section 4.01 Sign Regulations shall apply, except as modified below:

- a. Subsection 4.01.15 B.2 (Sign General Requirements) Maximum Letter/Logo Height for Attached Signs, shall be modified to permit a maximum letter/logo height of 60 inches.
- b. Subsection 4.01.15 G.6 (Sign Monument) Minimum Setback shall be modified to permit the installation of signs within the minimum setback of fifteen (15) feet from any property line, without extending past the edge of any trail or sidewalk located within the landscape buffer.
- c. Subsection 4.01.15.G.7.a (Sign Monument) shall be modified to require that the base of any monument sign installed within this Area/Lot shall be finished with Mutual Materials Brick Veneer "Slimbrick Wheat." This material is further depicted and described in Exhibit G - Elevations.
- d. Subsection 4.01.15.G.7.e (Sign Monument) shall be modified to remove the requirement that the sign face be framed by a minimum of six (6) inches of brick, stone or masonry material matching the front facade of the building.
- e. Subsection 4.01.17.B.b (Sign, Menu Board) Maximum Height shall be modified to permit a maximum height of six feet six inches (6'6").
- f. Subsection 4.01.17.B.c (Sign, Menu Board) Maximum Area, shall be modified to permit a maximum area of Thirty (30) square feet.

7. Section 2.3.E[8] shall be replaced in its entirety and read as follows:

9. UDC Section 4.01 Sign Regulations shall apply, except as modified below:

- a. Subsection 4.01.15 B.2 (Sign General Requirements) Maximum Letter/Logo Height for Attached Signs, shall be modified to permit a maximum letter/logo height of 60 inches.
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- c. Subsection 4.01.15.G.7.a (Sign Monument) shall be modified to require that the base of any monument sign installed within this Area/Lot shall be finished with Mutual Materials Brick Veneer "Slimbrick Wheat." This material is further depicted and described in Exhibit G - Elevations.
- d. Subsection 4.01.15.G.7.e (Sign Monument) shall be modified to remove the requirement that the sign face be framed by a minimum of six (6) inches of brick, stone or masonry material matching the front facade of the building.
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- c. Subsection 4.01.15.G.7.a (Sign Monument) shall be modified to require that the base of any monument sign installed within this Area/Lot shall be finished with Mutual Materials Brick Veneer" Slimbrick Wheat." This material is further depicted and described in Exhibit G - Elevations.
- d. Subsection 4.01.15.G.7.e (Sign Monument) The Sign Face shall not be required to be framed by a minimum of six (6) inches of brick, stone or masonry material matching the front facade of the building.
- e. Subsection 4.01.17.B.b (Sign, Menu Board) Maximum Height shall be modified to permit a maximum height of six feet six inches (6'6").
- f. Subsection 4.01.17.B.c (Sign, Menu Board) Maximum Area, shall be modified to permit a maximum area of Thirty (30) square feet.

9. Section 2.5.E[8] shall be replaced in its entirety and read as follows:

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- c. Subsection 4.01.15.G.7.a (Sign Monument) shall be modified to require that the base of any monument sign installed within this Area/Lot shall be finished with Mutual Materials Brick Veneer" Slimbrick Wheat." This material is further depicted and described in Exhibit G - Elevations.
- d. Subsection 4.01.15.G.7.e (Sign Monument) The Sign Face shall not be required to be framed by a minimum of six (6) inches of brick, stone or masonry material matching the front facade of the building.
- e. Subsection 4.01.17.B.b (Sign, Menu Board) Maximum Height, shall be modified to permit a maximum height of six feet six inches (6'6").
- f. Subsection 4.01.17.B.c (Sign, Menu Board) Maximum Area, shall be modified to permit a maximum area of Thirty (30) square feet.

B. To replace Exhibit "D" – Concept Plan with a new Concept Plan reflecting the following changes only:

- a. A reconfiguration of parking spaces in Lot 2R/Area 2, resulting in a reduction of one (1) parking space for a total of 52 spaces in Lot 2R/Area 2.

b. Proposed site design changes to Lot 3/Area 3 to replace the previous "Salad and Go" cond with a concept site design for Abbott's Frozen Custard.

C. To replace Exhibit "E" – Conceptual Landscape Plan with a new Conceptual Landscape Plan showing the proposed site design changes to Lot 3/Area 3, which shall be in keeping with the spirit and intent of the existing PD-55 Conceptual Landscape Plan for Lot 3/Area 3.

D. To replace Exhibit "G-3" – Architectural Building Elevations with a revised sheet showing the new proposed elevations for Abbott's Frozen Custard.

-----  
**Staff Comments/Conditions:**

When the Planned Development No. 55 amended ordinance was adopted in January 2024, the proposed user for Lot 3/Area 3 was a Restaurant with Drive-Through Service only, providing no indoor and/or outdoor seating. Section 2.3 of Exhibit "C" – Planned Development Standards for Lot 3/Area 3 contained parking standards for the use of a Restaurant with Drive-Through Service that offers indoor and/or outdoor seating, but that use was not specifically outlined as a permitted use. The proposed user of Lot 5/Area 5 is now intending to develop Lot 3/Area 3 the new proposed use of Lot 3/Area 3 is a Restaurant with Drive-Through Service that offers indoor and/or outdoor seating, a Minor PD Amendment is required.

Further, the Applicant is proposing a reconfiguration of parking spaces in Lot 2R/Area 2. The proposed change reduces the parking count by one (1) parking space for a total of 52 spaces.

Exhibits "D", "E", and "G-3" shall be replaced with new exhibits showing the new site design and elevations for the proposed Restaurant with Drive-Through Service with indoor/outdoor seating.

Because *Salad and Go* is no longer building on the subject property, the elevations adopted with the PD Ordinance must be replaced with those for *Abbott's Frozen Custard*. To avoid multiple Minor PD Amendments to account for changes in elevations as the Site Plan process for the remaining lots to be developed progresses, the Planned Development Standards subsection related to Building Façade Material Standards is being modified to permit flexibility in design subject to the approval of the Director of Planning at the time of Site Plan Approval.

Additionally, this Minor Planned Development amendment includes modifications to the sign regulations for this development due to site restrictions and in the interest of promoting visual appeal and creativity in sign design. Staff is supportive of making the following modifications: maximum letter/logo height for attached signs may not exceed five (5) feet in height; monument signs may be installed within the building setback line at the landscape edge buffer; the base material shall be finished with the same brick material as that proposed for the Scooter's building for all monument signs in Lots 2R, 3, 4, and 5 (regardless of building material used in each of these lots) to promote consistency; the sign face of a monument sign shall not be required to be framed by brick or stone to promote sign design creativity; and the maximum height and area for menu boards shall be expanded slightly from current regulation to permit the proposed menuboard signage for all tenants with drive-through restaurant uses.

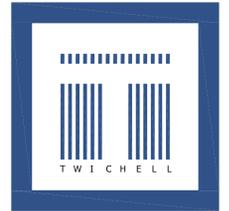
This Minor PD Amendment shall supersede any conflicting standards and exhibits approved and presented in Planned Development No. 55 (PD-55) and Minor PD Amendment PDA24-0003, approved on March 18, 2024.

-----  
**Approved/Denied:**

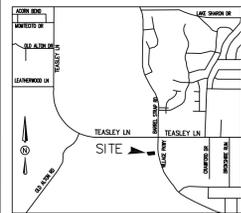


\_\_\_\_\_  
**Melissa Dailey, AICP**  
**Director of Development Services**

Date: 7/25/24



MICHAEL F. TWICHELL, L.P.  
ARCHITECTS • PLANNING  
INTERIORS  
3624 OAK LAWN AVENUE, SUITE 320  
DALLAS, TEXAS 75219  
OFFICE: 214-521-3066



VICINITY MAP  
N.T.S.

CORINTH  
SOUTHSIDE  
HOLDINGS  
L.L.C.

4622 Maple Ave.  
Dallas, Texas 75219

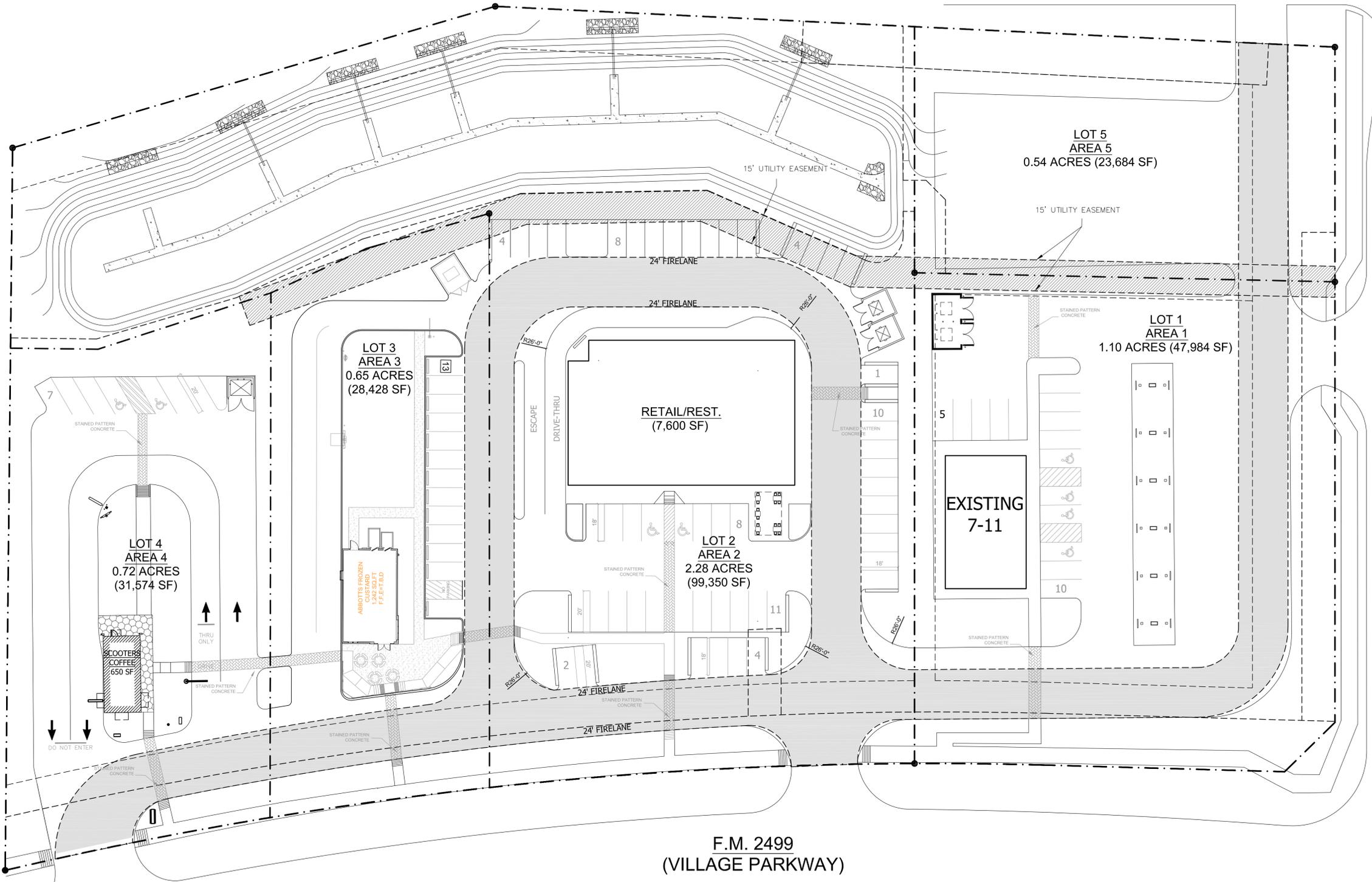
CORINTH  
CORNERS  
SOUTHWEST CORNER OF  
VILLAGE PARKWAY AND  
TEASLEY LANE

EXHIBIT D  
CONCEPT PLAN

SCALE: 1" = 30'-0"

REV	DATE	DESCRIPTION
	07/08/23	

PROJECT NO: 21240  
SHEET



LOT 5 TABULATION	
ZONING:	C-2, PD-SS
PROPOSED USE:	T.B.D.
LOT AREA:	0.5437 ACRES (23,684 SF)
BUILDING HEIGHT:	N/A
BUILDING AREA:	T.B.D.
PARKING USE:	N/A
TOTAL PARKING REQUIRED:	N/A
TOTAL PARKING PROVIDED:	N/A
HANDICAPPED PARKING REQUIRED:	N/A
HANDICAPPED PARKING PROVIDED:	N/A

LOT 4 TABULATION	
ZONING:	C-2, PD-SS
PROPOSED USE:	RESTAURANT
LOT AREA:	0.72 ACRES (31,574 SF)
BUILDING HEIGHT:	1 STORY
BUILDING AREA:	890 SF
PARKING USE:	RESTAURANT 700 SF @ 1:100 = 7 SPACES
TOTAL PARKING REQUIRED:	7 SPACES
TOTAL PARKING PROVIDED:	10 SPACES
HANDICAPPED PARKING REQUIRED:	1 SPACES
HANDICAPPED PARKING PROVIDED:	2 SPACES

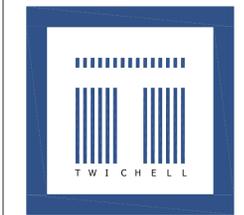
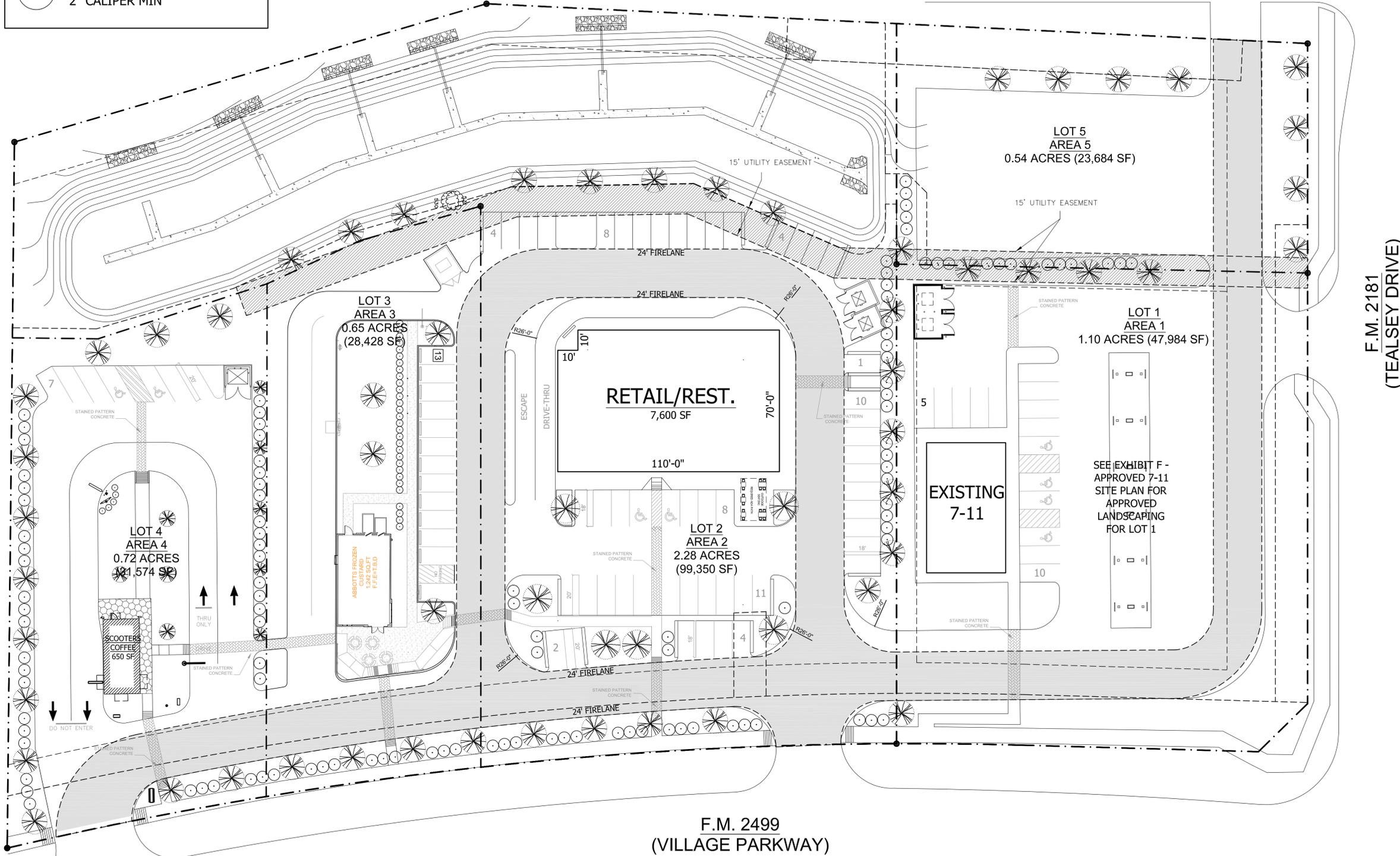
LOT 3 TABULATION	
ZONING:	C-2, PD-SS
PROPOSED USE:	RESTAURANT (FROZEN CUSTARD)
LOT AREA:	0.65 ACRES (28,428 SF)
BUILDING HEIGHT:	1 STORY
BUILDING AREA:	1,242 SF
PARKING USE:	RESTAURANT 1,242 SF @ 1:150 = 9 SPACES
TOTAL PARKING REQUIRED:	9 SPACES
TOTAL PARKING PROVIDED:	13 SPACES
HANDICAPPED PARKING REQUIRED:	1 SPACES
HANDICAPPED PARKING PROVIDED:	1 SPACES

LOT-2 SITE TABULATION	
ZONING:	C-2, PD-SS
PROPOSED USE:	RETAIL/REST.
LOT AREA:	2.28 ACRES (99,350 SF)
BUILDING HEIGHT:	1 STORY
BUILDING AREA:	7,600 SF
PARKING USE:	RETAIL: T.B.D. RESTAURANT: 7,600 SF @ 1:150 = 51
TOTAL PARKING REQUIRED:	51 SPACES
TOTAL PARKING PROVIDED:	52 SPACES
HANDICAPPED PARKING REQUIRED:	2
HANDICAPPED PARKING PROVIDED:	2

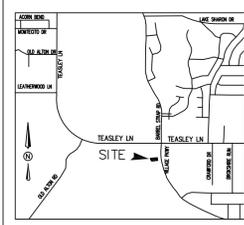
LANDSCAPE LEGEND	
	NEW TREE - 3" CALIPER MIN
	NEW SHRUB 2" CALIPER MIN

LANDSCAPE REQUIREMENTS		
	REQUIRED	PROVIDED
LANDSCAPE ALONG F.M. 2499	30' MIN	30'
LANDSCAPE ALONG F.M. 2181	30' MIN	30'
PARKING LOT TREES, 3" CALIPER MIN (1) PER 10 PK SPACES	9	37
ROW TREES, 3" CALIPER MIN (1) PER 30'	10	11

\*CURRENTLY SHOWN TO ENSURE COMPLIANCE WITH "C-2" COMMERCIAL LANDSCAPING REGULATIONS OF THE CORINTH UNIFIED DEVELOPMENT CODE. ORDINANCE No. 2.09.01\*



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VICINITY MAP  
N.T.S.

CORINTH  
SOUTHSIDE  
HOLDINGS  
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4622 Maple Ave.  
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CORINTH  
CORNERS  
SOUTHWEST CORNER OF  
VILLAGE PARKWAY AND  
TEASLEY LANE

EXHIBIT E  
CONCEPTUAL  
LANDSCAPE  
PLAN

SCALE: 1" = 30'-0"

REV	DATE	DESCRIPTION
07/08/23		

PROJECT NO: 21240  
SHEET



LOT 5 TABULATION	
ZONING:	C-2, PD-55
PROPOSED USE:	T.B.D.
LOT AREA:	0.54 ACRES (23,684 SF)
BUILDING HEIGHT:	N/A
BUILDING AREA:	T.B.D.
PARKING USE:	N/A
TOTAL PARKING REQUIRED:	N/A
TOTAL PARKING PROVIDED:	N/A
HANDICAPPED PARKING REQUIRED:	N/A
HANDICAPPED PARKING PROVIDED:	N/A

LOT 4 TABULATION	
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PROPOSED USE:	RESTAURANT
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TOTAL PARKING PROVIDED:	52 SPACES
HANDICAPPED PARKING REQUIRED:	2
HANDICAPPED PARKING PROVIDED:	2



**1 EXTERIOR ELEVATION- EAST**  
 SCALE: 1/4" = 1'-0"

MATERIAL CALCULATIONS:

SIDING (COBBLESTONE):	448 SQ. FT. (76%)
THIN BRICK VENEER (AUBURN HILLS):	37 SQ. FT. (6%)
GLAZING (STOREFRONT & WINDOWS)	105 SQ. FT. (18%)
FACADE TOTAL:	590 SQ. FT.



**2 EXTERIOR ELEVATION- NORTH**  
 SCALE: 3/32" = 1'-0"

MATERIAL CALCULATIONS:

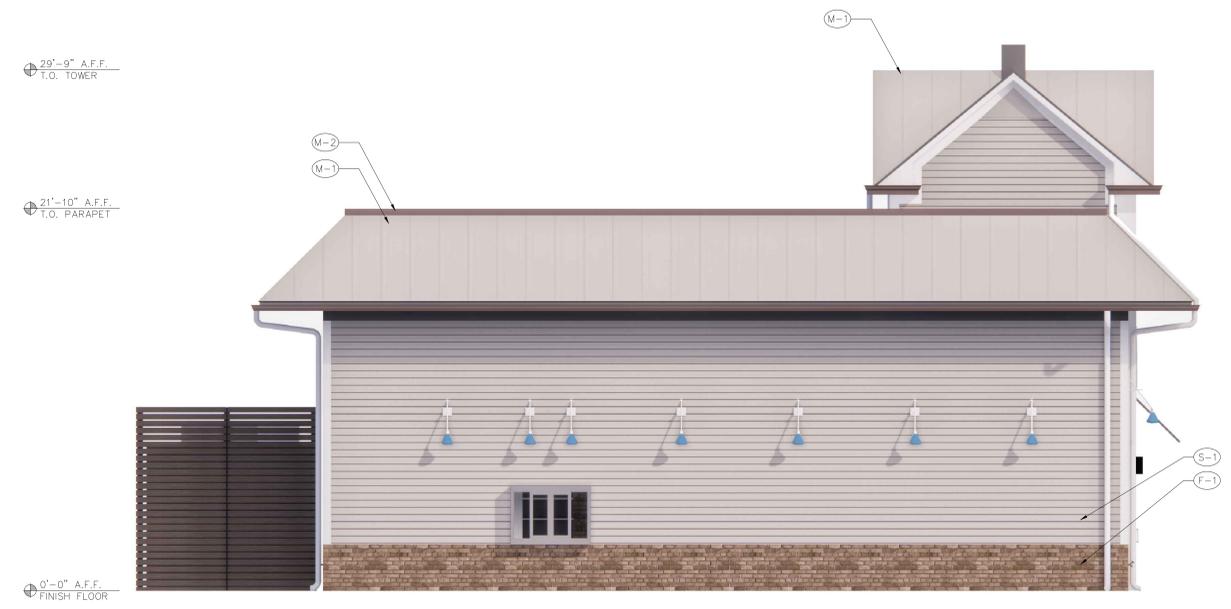
SIDING (COBBLESTONE):	754 SQ. FT. (85%)
THIN BRICK VENEER (AUBURN HILLS):	92 SQ. FT. (10%)
GLAZING (STOREFRONT & WINDOWS)	44 SQ. FT. (5%)
FACADE TOTAL:	890 SQ. FT.



**4 EXTERIOR ELEVATION- WEST**  
 SCALE: 3/32" = 1'-0"

MATERIAL CALCULATIONS:

SIDING (COBBLESTONE):	411 SQ. FT. (81%)
THIN BRICK VENEER (AUBURN HILLS):	63 SQ. FT. (12%)
MAN DOOR (PAINTED H.M.)	36 SQ. FT. (7%)
FACADE TOTAL:	510 SQ. FT.



**3 EXTERIOR ELEVATION- SOUTH**  
 SCALE: 3/32" = 1'-0"

MATERIAL CALCULATIONS:

SIDING (COBBLESTONE):	663 SQ. FT. (82%)
THIN BRICK VENEER (AUBURN HILLS):	130 SQ. FT. (16%)
GLAZING (STOREFRONT & WINDOWS)	15 SQ. FT. (2%)
FACADE TOTAL:	808 SQ. FT.

EXTERIOR FINISH SCHEDULE

ITEM	COLOR	MANUFACTURER	REMARKS
(S-1) HARDIE BOARD SIDING	COBBLESTONE	JAMES HARDIE	
(F-1) THIN STONE VENEER	STYLE: THIN BRICK COLOR: AUBURN HILLS	ACME BRICK	
(M-1) STANDING SEAM METAL	GRAY	MBCI	PANEL PROFILE: 7.2 PANEL (HORIZONTAL)
(M-2) FIRESTONE METAL COPING	MANSARD BROWN	MBCI	
(M-3) PRE-ENGINEERED METAL AWNING	MANSARD BROWN		
STOREFRONT	CLEAR ANODIZED	KAWNEER	





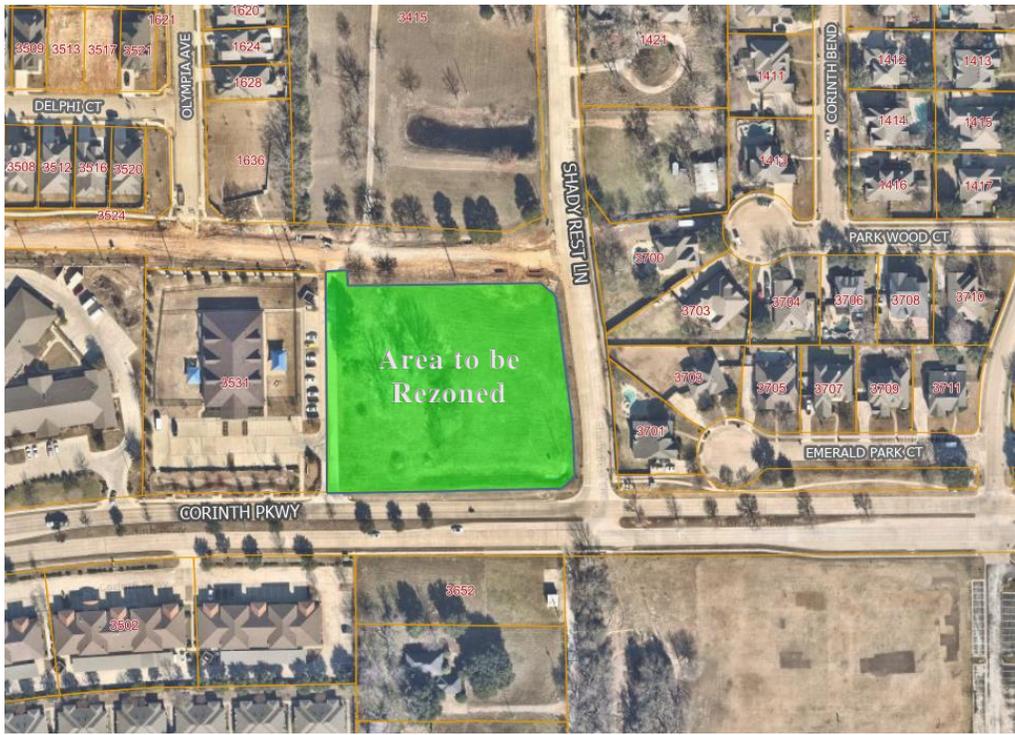


# CITY OF CORINTH Staff Report

<b>Meeting Date:</b>	3/23/2026	<b>Title:</b>	Rezoning Request for PD-49 to MX-C (ZMA26-0001)
<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		

**Item/Caption**

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request by the Applicant, North Forest Office Space – Fort Worth LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to rezone approximately ±2.5 acres from Planned Development No. 49 (PD-49) to MX-C Mixed Use Commercial, with the subject property being generally located at the northwest corner of Corinth Parkway and Shady Rest Lane.



**Area to be Rezoned**

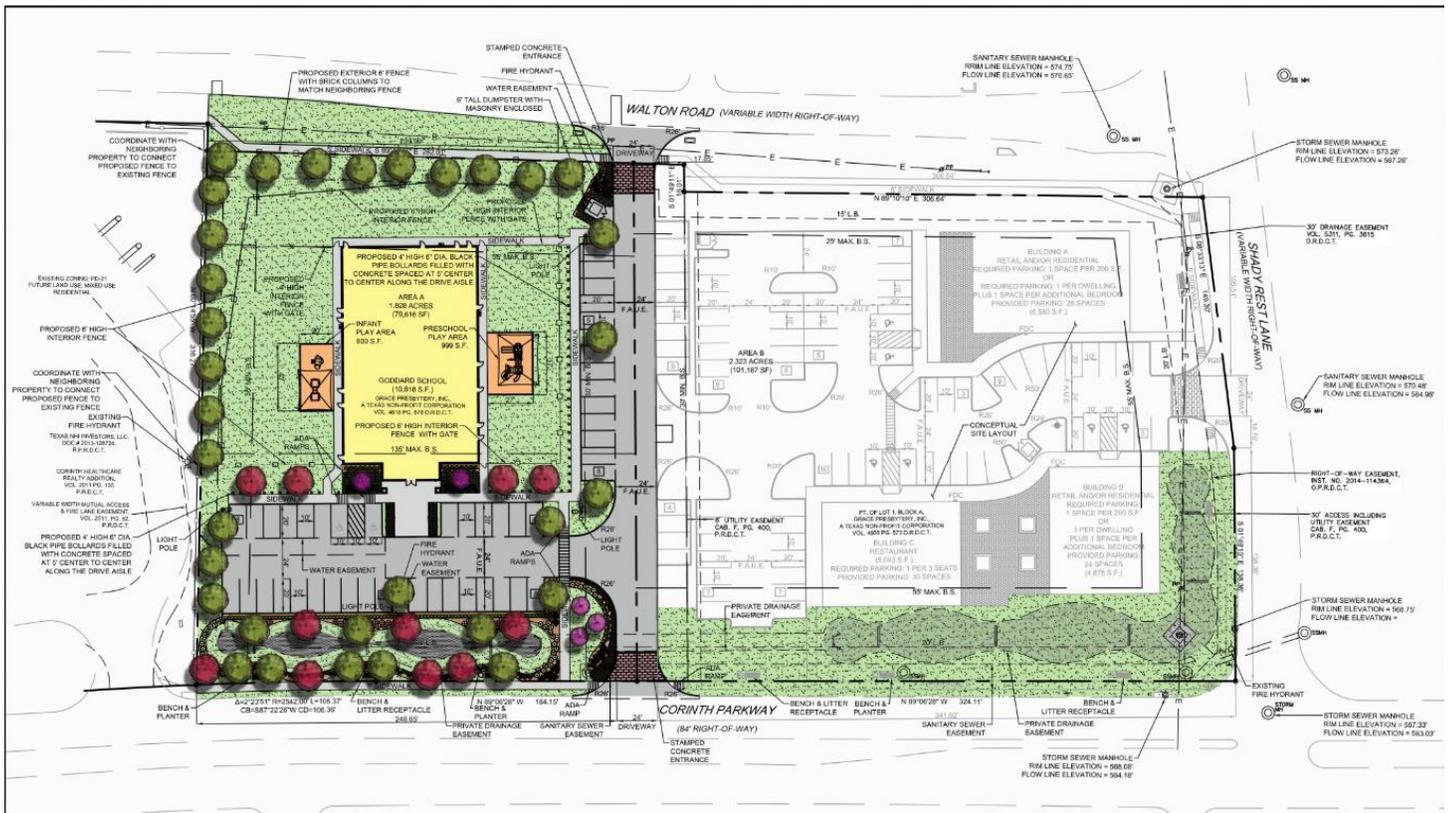
**Item Summary/Background/Prior Action**

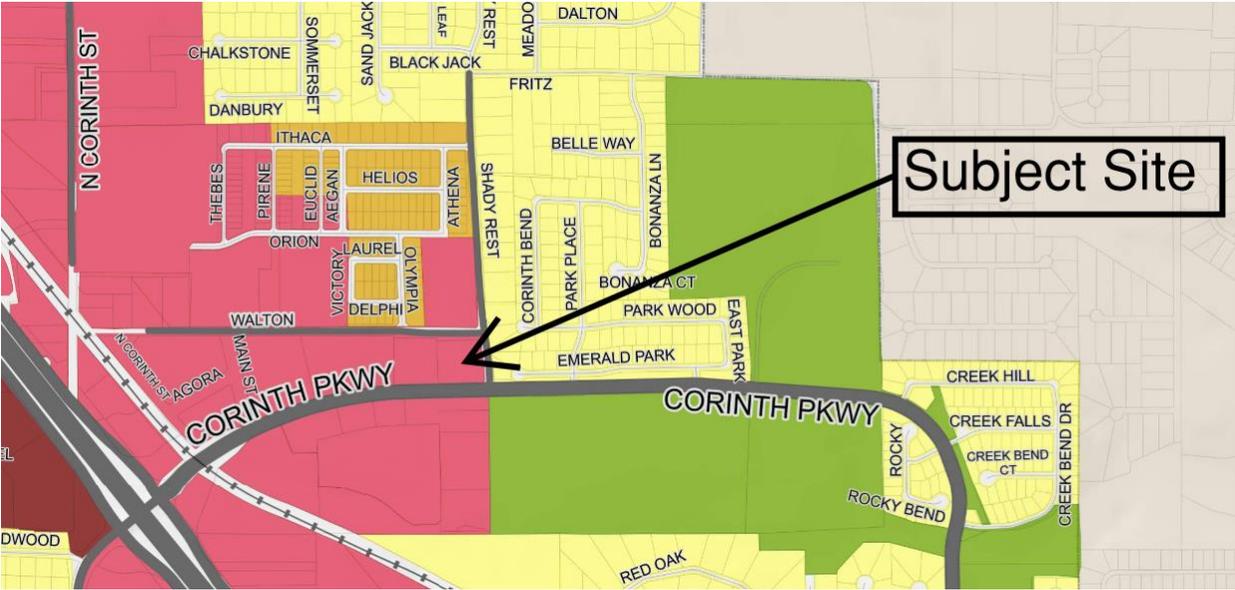
The subject property is currently governed by Planned Development No.49 (PD-49), which was established in 2018, with a base zoning classification of MX-R Mixed Use Residential. The request proposes to amend the zoning from PD-49 to MX-C. Rezoning to MX-C would remove the planned development requirements for retail, restaurant, and/or residential uses. The change would also remove the development standards associated with the PD and apply the general standards for the mixed-use commercial district.

Specifically, PD-49 states the following intent:

This district is intended to provide for development of MX-R, Mixed Use Residential consisting of retail, restaurant and/or residential uses on not less than 2 acres. Regulations set forth in this section have been made with reasonable consideration among other things, of the character of the surrounding area and its peculiar suitability for the particular uses, and with a view of increasing the value and encouraging the appropriate use of the property.

PD-49 also requires that a site plan be submitted for Area B, which is the site subject to this application. Below is the concept plan included in PD-49.





**Subject Site in the Comprehensive Plan 2040**

The property is identified in the City of Corinth 2040 Comprehensive plan as a Mixed-Use Transit Oriented Development area. The 2025 Downtown Plan, which was adopted by the City Council in 2025 as part of the Comprehensive Plan, contemplates retail use at the ground level fronting Corinth Parkway to create a building line, streetscape and most importantly, retail activity along the corridor.

Although MX-C zoning is intended to create a walkable, connected mixed-use development with retail opportunities, this zoning category also allows for development up to five stories. Given the location of this site on the edge of Downtown and adjacent to primarily single-story single-family development, this level of development does not provide the transition needed at this particular site. The existing PD-49 zoning provides for development of retail and residential, with the retail along the Corinth Parkway frontage. These uses are consistent with the vision for Downtown and adjacent uses. The applicant has indicated a desire to build office buildings that would front each other, with the rear of the buildings along Corinth Parkway and no retail use.

Staff recommends that, if a modification of zoning is needed for the site, that the existing PD-49 zoning be modified and that retail use along Corinth Parkway be maintained.

**Public Notice**

Notice of the public hearing was provided in accordance with the City Ordinance and State Law by,

- Publication in the Denton Record-Chronicle
- Written public notices were mailed to the owners of all properties located within 200 feet of the subject property and to the Denton ISD (see Attachment 4 - 200 FT Buffer Exhibit).
- The Applicant posted “Notice of Zoning Change” signs on the subject properties.
- The Public Hearing Notice was posted on the City’s website.

**Letters of Support/Protest**

As of the date of this report, the City has received no letters of support and no letters of opposition from property owners located within 200 feet of the subject property. Letters received after this date will be presented to the Planning and Zoning Commission at the time of Public Hearing.

**Staff Recommendation**

Staff recommends denial of the proposed amendment as presented.

**Motion**

“I move to recommend denial of Case No. ZMA26-0001 as presented.”

**Alternative Actions by the Planning and Zoning Commission**

The Planning and Zoning Commission may also,

- Recommend approval of the request
- Recommend approval with stipulations
- Continue the Public Hearing and table action on the request to a definitive or non-defined date

**Attachments**

1. Applicant Statement of Intent and Exhibits
2. 200-foot Zoning Buffer Exhibit and Correspondence from Property Owners



PROFESSIONAL • MEDICAL • DENTAL

## Statement of Intent

March 4th, 2026

Matthew Lilly  
Planner | Planning & Development  
City of Corinth  
940-498-3262

**RE:** Zoning Map Amendment (Rezoning) Request for: GODDARD SCHOOL  
ADDITION BLK A LOT 1, from PD 49 with Base MX-R to MX-C

### 1. Existing Zoning

The subject property is currently zoned Planned Development 49 with a base zoning classification of MX-R Mixed Use Residential. The applicant is requesting approval to rezone the property to MX-C Mixed Use Commercial to allow for development of professional office space and related commercial uses that are consistent with surrounding development patterns.

### 2. Comprehensive Plan Designation

According to the City of Corinth Comprehensive Plan, the property is designated as Mixed-Use TOD. The intent of this designation is to support development of a mixed use regional center in conjunction with the DCTA commuter rail stop at Corinth Parkway and Interstate 35E. The plan envisions a new downtown character that includes a mix of residential, retail, and office uses, with intensity driven by market demand and quality design.

The TOD vision emphasizes walkability, strong pedestrian connections, coordinated streetscape improvements such as wide sidewalks and street trees, and the integration of smaller greens or gathering spaces that activate adjoining uses. It also anticipates that portions of the district may develop more intensely over time as market conditions support additional height and density.

The proposed MX-C zoning aligns with the core intent of the TOD designation by introducing employment generating office uses that contribute to economic activity and support the continued growth of the district.

### 3. Purpose of the Rezoning Request



PROFESSIONAL • MEDICAL • DENTAL

The subject property is currently governed by Planned Development 49 with a base zoning classification of MX-R. While the MX-R district allows Office, Professional, Medical, and Business uses by right, development within the PD framework is subject to the specific standards and limitations established at the time of the PD's adoption.

Although the proposed single story professional office use is consistent with the underlying MX-R use table, the existing PD structure limits flexibility in how the property can respond to current market conditions and the evolving character of the corridor. The requested rezoning to MX-C is intended to provide a clearer and more appropriate zoning framework for commercial and employment focused development within the Mixed Use TOD area.

This request is not being made to introduce a new or incompatible use. Rather, it is intended to align the zoning classification with the commercial nature of the proposed project and the broader vision for a mixed use regional center near the DCTA rail corridor. The MX-C district provides a more direct and transparent regulatory structure for office and supporting commercial uses while maintaining compatibility with surrounding development.

#### **4. Proposed Uses**

The proposed development will consist primarily of neighborhood services such as office space, medical offices, and general professional office space (accountants, attorneys, real estate agencies, etc.) No high intensity retail, heavy commercial, or incompatible uses are proposed.

The intent is to deliver office space similar in scale and character to the projects developed directly south of the subject property, reinforcing a consistent development pattern along the corridor. We have developed more than one million square feet of this use type and have found that this type of development provides an effective transition between heavier commercial uses and nearby residential areas.

#### **5. Building and Site Design**

The proposed development consists of single story professional office buildings designed to provide a high quality and cohesive presence along the corridor. Sample Renderings and a conceptual site plan are included in the attachments to illustrate the intended character and layout of the project.

The buildings will feature masonry construction with articulated stone façades, varied rooflines with gabled elements, and clearly defined individual tenant entrances. The



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architectural style maintains a professional office character while incorporating residential scale elements that soften the overall massing and enhance compatibility with surrounding development.

The site plan will focus on incorporating, curb appeal, pedestrian access, appropriate parking ratios, and thoughtful transitions to adjacent properties. The overall character of the development will match the scale and appearance of the nearby daycare and office buildings already constructed, creating continuity within the corridor.

## **6. Conclusion**

This rezoning request from PD 49 with base MX-R to MX-C will allow for a well designed office development that supports employment growth, enhances the tax base, and aligns with the Comprehensive Plan designation of Mixed Use TOD. The proposed development represents a logical next step for this property and will contribute positively to the surrounding area.

We respectfully request approval of the rezoning.



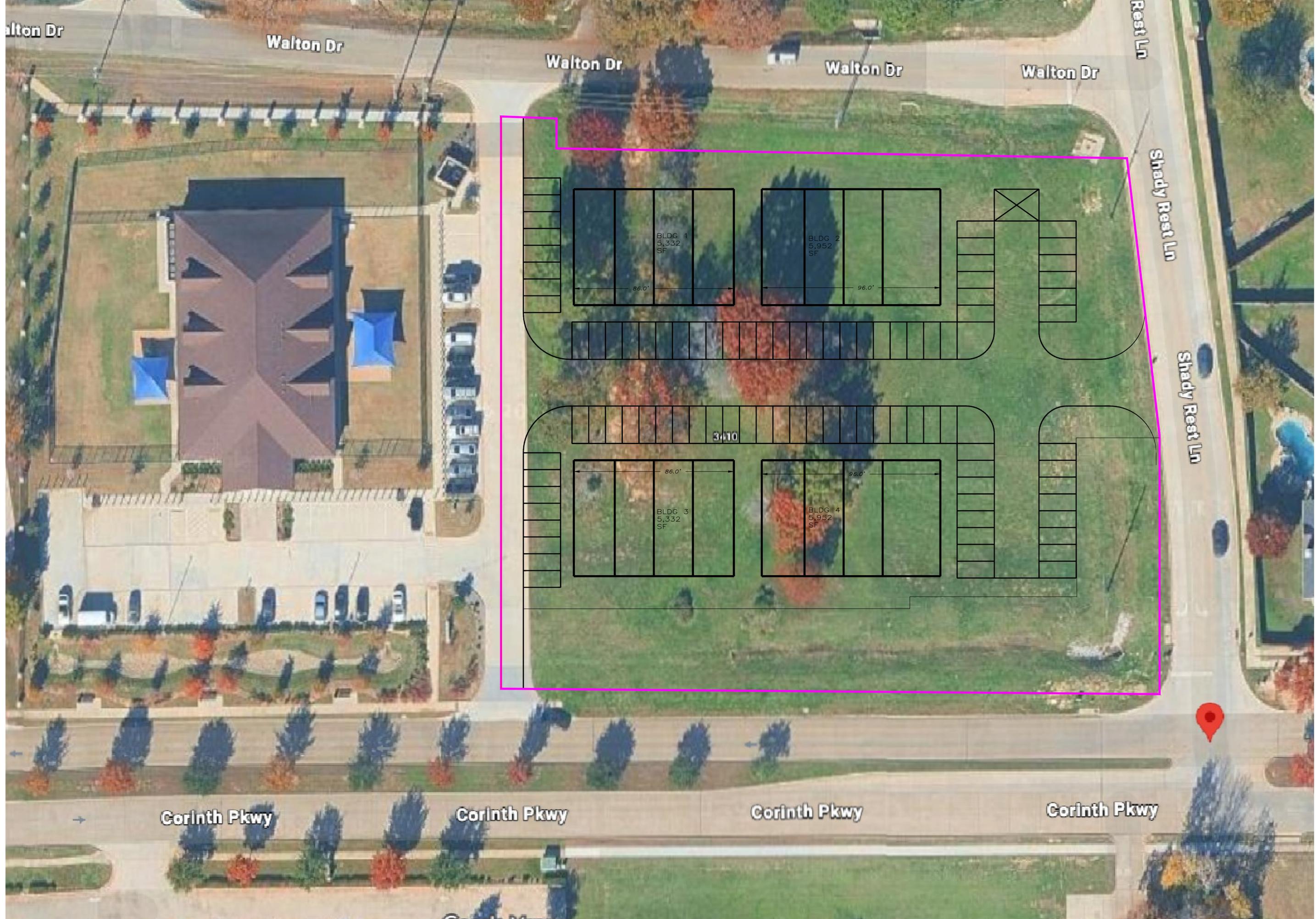
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### ATTACHEMENTS:

1. Our standard building design.
2. An alternative option to further meet the surrounding area developments.
3. Conceptual site plan.





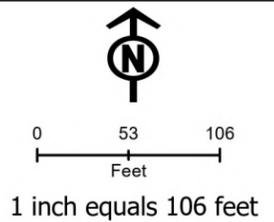


## Proposed Zoning Change

Proposed Rezoning to MX-C  
 (ZMA26-0001)

 Area to be Rezoned

 Properties within 200 ft of area proposed to be rezoned from PD-49 to MX-C Mixed Use Commercial



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# CITY OF CORINTH Staff Report

<b>Meeting Date:</b>	3/23/2026	<b>Title:</b>	UDC Text Amendment -Retention Pond Water Level – ZTA26-0009
<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		

**Item/Caption**

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated request to amend Subsection 3.05.16.A –Drainage and Storm Water of the Unified Development Code to establish a required conservation pool water level for retention ponds.

**Item Summary/Background/Prior Action**

Retention Ponds are intended to function as long-term stormwater features with consistent performance and compatibility with surrounding land uses. While the UDC references design, construction and maintenance for retention ponds, it does not specify whether such facilities are required to maintain a consistent water level. Retentions ponds that do not hold consistent water level can detract from neighborhood character and create visual, maintenance, and safety concerns affecting nearby residential areas, open spaces, and pedestrian corridors, and may generate complaints and enforcement challenges.

At the same time, staff recognizes the importance of responsible water management. The proposed amendment establishes a conservation pool water level designed to be sustained under non drought conditions through stormwater runoff, or other approved non-potable sources.

The amendment does not require the use of potable water to maintain pond levels and does not mandate refilling during drought conditions or municipal water restrictions. Temporary reductions below the conservation pool elevation during extended dry periods will not constitute a violation, provided the pond was properly engineered.

Additionally, when water levels fall below the conservation pool elevation, irrigation withdrawals or other secondary consumptive uses must be suspended until levels are restored through natural or approved non-potable sources. Recirculating fountain or aeration systems may continue operating, provided they do not require potable water to maintain functionality.

The intent of this amendment is to ensure proper engineering design at the time of development while balancing long-term maintenance expectations and water conservation principles.

The proposed amendment clarifies the intent of the UDC by requiring retention ponds to be designed to maintain a permanent pool of water, ensuring predictable performance, improving compatibility and aligning with the comprehensive plan.

Proposed text to be added to Subsection 3.05.16.A:

- Retention ponds shall be designed and constructed to maintain a **conservation** pool water level under non drought conditions. The conservation pool shall maintain a minimum design depth of three (3) feet for minimum of fifty percent (50%) of the surface area of the pond.
- The conservation pool elevation shall be sustained primarily through stormwater runoff, or other approved non-potable sources. The use of potable water to establish or maintain the conservation pool is a violation of the City’s adopted conservation plan and shall not be required.

- During extended dry periods, drought conditions, or municipal water restrictions, temporary reductions below the conservation pool elevation shall not constitute a violation of this requirement, provided the pond was properly maintained.
- When water levels fall below the conservation pool elevation, irrigation withdrawals or other secondary consumptive uses shall be suspended until the conservation pool level is restored through natural or approved non-potable sources.
- Fountain or aeration features may continue to operate, provided they are designed as recirculating systems and do not require potable water to maintain operation.
- Director of Public works can approve modifications if required due to engineering constraints.

**Public Notice**

Notice of the public hearing was provided in accordance with the City Ordinance and State Law by,

- Publishment in the Denton Record-Chronicle
- The Public Hearing notice was posted on the City’s Website

**Staff Recommendation**

Staff recommend approval as presented.

**Motion**

“I move to recommend approval of Case No. ZTA26-0009 as presented.”

**Alternative Actions by the Planning and Zoning Commission**

The Planning and Zoning Commission may also,

- Recommend approval with additional stipulations
- Continue the Public Hearing and table action on the request to a definitive or non-defined date
- Recommend denial of the request