

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



## CITY COUNCIL WORKSHOP AND REGULAR SESSION

Thursday, July 17, 2025 at 5:45 PM

City Hall | 3300 Corinth Parkway

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

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

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

**B. CALL TO ORDER**

**C. WORKSHOP AGENDA**

- [1.](#) Receive a presentation and update from the Denton County Transportation Authority (DCTA) regarding New Member and Contracted Services Policy, A-Train Enhancement Program, and Future Considerations for the City of Corinth.
- [2.](#) Receive a report, hold a discussion, and provide staff direction on the Fire Control, Prevention, and Emergency Medical Services District.
3. Discuss items on the Regular Session Agenda, including the consideration of Executive Session items.

**D. ADJOURN WORKSHOP**

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

**F. PROCLAMATIONS AND PRESENTATIONS**

- [1.](#) Receive a presentation from Robert Medigovich, Municipal Coordinator with Community Waste Disposal, on the organization's efforts to support Texas Hill Country disaster relief.
- [2.](#) Life Saving Presentation for Officer Michael Clark.

**G. CITIZENS COMMENTS**

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

**H. CONSENT AGENDA**

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

- [3.](#) Consider and act on minutes from the June 5, 2025, City Council Meeting.
- [4.](#) Consider and act on minutes from the June 19, 2025, City Council Meeting.
- [5.](#) Consider and act on minutes from the July 1, 2025, City Council Meeting.

- [6.](#) Consider and act on an Ordinance amending the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to amend the street regulations of Subdistrict C of Planned Development 73 (PD-73) with base zoning districts of MX-C Mixed Use Commercial and SF-2 Single Family Residential on approximately  $\pm 106.5$  acres, with the subject properties being generally located south of FM 2181, west of Parkridge Drive, and east of Serendipity Hills Trail.

## **I. PUBLIC HEARING**

- [7.](#) Conduct a Public Hearing to consider testimony and act on an Ordinance amending the Subdivision Regulations Section of the Unified Development Code, Section 3.05.19 governing Underground Utilities to require the burial of utility lines within all new developments, and providing an effective date. (City initiated)
- [8.](#) Conduct a Public Hearing to consider testimony and act on an Ordinance amending the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code to rezone from C-2 Commercial to a Planned Development with a base zoning district of C-2 Commercial, for the property described as an approximate  $\pm 1.96$  acres located at the Northeast corner of Parkridge Drive & FM 2181, City of Corinth, TX. (Case No. ZAPD25-0005 – Applicant – Crestview Companies)
- [9.](#) Conduct a Public Hearing to consider testimony and act on an Ordinance amending the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to rezone approximately  $\pm 2.0$  acres from I Industrial to MX-C Mixed Use Commercial, with the subject property being located at 5759 S I-35E.
- [10.](#) Conduct a Public Hearing to consider testimony and act on an Ordinance amending the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to rezone approximately  $\pm 1.0$  acre from I Industrial to MX-C Mixed Use Commercial, with the subject property being located at 1218 N Corinth Street.
- [11.](#) Conduct a Public Hearing to consider testimony and act on an Ordinance amending the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to rezone approximately  $\pm 7.1$  acres from I Industrial and C-2 Commercial to MX-C Mixed Use Commercial, with the subject properties being generally located at 7865 S Stemmons Freeway. (City initiated)
- [12.](#) Conduct a Public Hearing to consider testimony and act on an Ordinance authorizing a Specific Use Permit as an amendment to the Zoning Ordinance, a part of the Unified Development Code of the City, to allow for a restaurant with a drive through service for Dairy Queen located on an approximate  $\pm 1.14$  acres generally located North of FM 2181, East of Parkridge Drive, and South of Lake Dallas High School.
- [13.](#) Conduct a Public Hearing to consider testimony and act on an Ordinance amending multiple sections of the Subdivision Regulations Section of the Unified Development Code, including UDC Subsection 1.02.02 – Planning and Zoning Commission, UDC Subsection 1.02.04 – Director of Planning, UDC Subsection 3.02.01 – Plat Processing Procedures, and UDC Subsection 3.03.02 – Preliminary Plat, allowing for applicants to request multiple 30-day extensions of the time for plat approval, remove the requirement for a new application upon disapproval of a plat or subdivision plan application, and allow for administrative approval of preliminary plats and providing an effective date.

## **J. BUSINESS AGENDA**

- [14.](#) Consider and act on an Ordinance of the City of Corinth approving an amendment to the fiscal year 2024-2025 budget and annual program of services for reimbursement of impact fees to Meritage Homes; and providing an effective date.

## K. COUNCIL COMMENTS & FUTURE AGENDA ITEMS

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

## L. EXECUTIVE SESSION\*\*

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

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

a. Haislip Condemnation

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

a. City Manager duties/oversight regarding personnel and department structure.

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

a. CoServ Developer Participation and Escrow Agreement

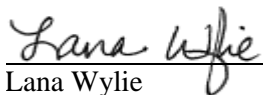
b. Bootleggers Project

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

## N. ADJOURN

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

Posted on this 14th day of July 2025, at 5:00 P.M., on the bulletin board at Corinth City Hall.



Lana Wylie  
City Secretary  
City of Corinth, Texas



CITY OF CORINTH

Staff Report

Meeting Date:	7/17/2025	Title:	Denton County Transportation Authority – Member/Contracted Services Policy
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		
Owner Support:	<div> <input type="checkbox"/> Planning &amp; Zoning Commission    <input type="checkbox"/> Economic Development Corporation </div> <div> <input type="checkbox"/> Parks &amp; Recreation Board    <input type="checkbox"/> TIRZ Board #2 </div> <div> <input type="checkbox"/> Finance Audit Committee    <input type="checkbox"/> TIRZ Board #3 </div> <div> <input type="checkbox"/> Keep Corinth Beautiful    <input type="checkbox"/> Ethics Commission </div>		

**Item/Caption**

Receive a presentation and update from the Denton County Transportation Authority (DCTA) regarding New Member and Contracted Services Policy, A-Train Enhancement Program, and Future Considerations for the City of Corinth.

**Item Summary/Background/Prior Action**

The DCTA Executive Director, Paul Christina, will present an update to the City Council and Staff regarding the following:

- DCTA’s revised “New Member and Contracted Services Policy”
- Overview of A-train Enhancement Program
- Ridership Trends
- Considerations for City of Corinth
  - o Final station siting study
  - o Revised operating model with Corinth Station
  - o ILA with Corinth to Fund these technical work items

**Financial Impact**

**Applicable Policy/Ordinance**

**Staff Recommendation/Motion**

No action





# CITY OF CORINTH

## Staff Report

<b>Meeting Date:</b>	7/17/2025	<b>Title:</b>	Fire District
<b>Strategic Goals:</b>	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		
<b>Owner Support:</b>	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission		

### Item/Caption

Receive a report, hold a discussion, and provide staff direction on Fire Control, Prevention, and Emergency Medical Services District.

### Item Summary/Background/Prior Action

During a Special Election held in November 2020, voters in the City of Corinth approved the creation of the Fire Control, Prevention, and Emergency Medical Services District, along with the adoption of a one-fourth of one percent (0.25%) sales and use tax dedicated to the District. The tax was authorized for an initial term of five (5) years, in accordance with Texas Local Government Code § 344.102. Revenue generated by this tax is dedicated solely to funding programs and operations related to fire protection, fire prevention, and emergency medical services within the City of Corinth.

Pursuant to Texas Local Government Code § 344.105, the governing body may reauthorize the sales and use tax for a period not to exceed twenty (20) years, provided the reauthorization occurs prior to the expiration of the existing term.

Furthermore, under § 344.251(g), any continuation referendum must specify the number of years — 5, 10, 15, or 20 — for which the district and the tax will continue

To ensure reauthorization before the current five-year term expires, a continuation proposition must be placed on the ballot for the November 2025 uniform election, indicating the chosen renewal period and seeking voter approval to continue the district and associated 0.25% sales and use tax accordingly.

The allocation of sales tax to the Fire District was effective on April 1, 2021, and will expire on March 31, 2026.

### Staff Recommendation/Motion

N/A



CITY OF CORINTH  
Staff Report

Meeting Date:	7/17/2025	Title:	Presentation   CWD – Flood Relief Initiative
Strategic Goals:	<div><input type="checkbox"/> Resident Engagement    <input checked="" type="checkbox"/> Proactive Government    <input type="checkbox"/> Organizational Development</div> <div><input type="checkbox"/> Health &amp; Safety    <input checked="" type="checkbox"/> Regional Cooperation    <input type="checkbox"/> Attracting Quality Development</div>		
Owner Support:	<div><input type="checkbox"/> Planning &amp; Zoning Commission                      <input type="checkbox"/> Economic Development Corporation</div> <div><input type="checkbox"/> Parks &amp; Recreation Board                              <input type="checkbox"/> TIRZ Board #2</div> <div><input type="checkbox"/> Finance Audit Committee                                <input type="checkbox"/> TIRZ Board #3</div> <div><input type="checkbox"/> Keep Corinth Beautiful                                    <input type="checkbox"/> Ethics Commission</div>		

**Item/Caption**

Receive a presentation from Robert Medigovich, Municipal Coordinator with Community Waste Disposal, on the organization’s efforts to support Texas Hill Country disaster relief.

**Item Summary/Background/Prior Action**

August is Recycling for Texas Hill Country Relief Month. During the month of August, CWD will donate \$10 a ton from Corinth’s curbside recycling program to the Community Foundation of the Texas Hill County to help the victims of the flood.

**Financial Impact**

None

**Applicable Policy/Ordinance**

None

**Staff Recommendation/Motion**

N/A



CITY OF CORINTH  
Staff Report

Meeting Date:	7/17/2025	Title:	Life Saving Presentation								
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development  <input checked="" type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development										
Owner Support:	<table><tr><td><input type="checkbox"/> Planning &amp; Zoning Commission</td><td><input type="checkbox"/> Economic Development Corporation</td></tr><tr><td><input type="checkbox"/> Parks &amp; Recreation Board</td><td><input type="checkbox"/> TIRZ Board #2</td></tr><tr><td><input type="checkbox"/> Finance Audit Committee</td><td><input type="checkbox"/> TIRZ Board #3</td></tr><tr><td><input type="checkbox"/> Keep Corinth Beautiful</td><td><input type="checkbox"/> Ethics Commission</td></tr></table>			<input type="checkbox"/> Planning & Zoning Commission	<input type="checkbox"/> Economic Development Corporation	<input type="checkbox"/> Parks & Recreation Board	<input type="checkbox"/> TIRZ Board #2	<input type="checkbox"/> Finance Audit Committee	<input type="checkbox"/> TIRZ Board #3	<input type="checkbox"/> Keep Corinth Beautiful	<input type="checkbox"/> Ethics Commission
<input type="checkbox"/> Planning & Zoning Commission	<input type="checkbox"/> Economic Development Corporation										
<input type="checkbox"/> Parks & Recreation Board	<input type="checkbox"/> TIRZ Board #2										
<input type="checkbox"/> Finance Audit Committee	<input type="checkbox"/> TIRZ Board #3										
<input type="checkbox"/> Keep Corinth Beautiful	<input type="checkbox"/> Ethics Commission										

Item/Caption

Life Saving Presentation for Officer Michael Clark.

Item Summary/Background/Prior Action

On 09/03/2023, Corinth Officers were dispatched to a cardiac arrest in the 1500 block of Rancho Dominguez Road. Denton County Dispatch advised the caller already started chest compressions on her dad who stopped breathing and was turning blue. Officer Michael Clark arrived first on scene and rushed inside the residence to find the victim’s wife performing CPR. Officer Clark observed the male subject was not breathing and nonresponsive. Officer Clark took over CPR for the wife and continued until Lake Cities Fire arrived on scene. Officer Clark was able to resuscitate the male prior to the medics arriving. The male began agonal breathing, and a pulse was detected as medics took over. Lake Cities Fire then transported the male to Medical City Denton where he made a full recovery.



CITY OF CORINTH  
Staff Report

Meeting Date:	7/17/2025	Title:	Minutes   Approval of Meeting Minutes
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development		
	<input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation		
	<input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2		
	<input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3		
	<input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission		

**Item/Caption**

Consider and act on minutes from the June 5, 2025, City Council Meeting.

**Item Summary/Background/Prior Action**

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

**Staff Recommendation/Motion**

Staff recommends approval of the minutes.



## CITY COUNCIL WORKSHOP AND REGULAR SESSION - MINUTES

Thursday, June 05, 2025 at 5:45 PM

City Hall | 3300 Corinth Parkway

View live stream: <https://www.cityofcorinth.com/city-council/page/city-council-workshop-and-regular-session-109>

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

On this, the 6th day of June 2025, the City Council of the City of Corinth, Texas, met at Corinth City Hall at 5:45 P.M., located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time, place, and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members to wit:

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

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

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

Scott Campbell, City Manager  
Lana Wylie, City Secretary  
Emma Crotty, Economic Development Coordinator & Management Assistant  
Patricia Adams, City Attorney  
Jesse Hunter, Police Captain  
Lee Ann Bunselmeyer, Director of Finance & Strategic Services  
Dawn Taylor, Assistant Director of Finance  
Glenn Barker, Director of Public Works  
Melissa Dailey, Director of Development Services  
Deep Gajjar, Planner  
Brenton Copeland, Chief Technology Officer  
Cesar Balderas, Technology Services Manager  
Scott Miller, Technology Services Specialist I  
Lance Stacy, City Marshal

### **CALL TO ORDER**

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

### **WORKSHOP AGENDA**

1. Provide an overview of key legislative changes proposed during the most recent Texas legislative session and outline recommended strategies to address the potential impacts on city operations, governance, and service delivery.

The item was presented and discussed.

2. Receive a report, hold a discussion, and provide staff direction on SPAN transportation services within Corinth.

The item was presented and discussed.

3. Discuss items on the Regular Session Agenda, including the consideration of Executive Session items.

Items 4 and 5 for the Regular Session Agenda were discussed.

## **ADJOURN WORKSHOP**

Mayor Heidemann adjourned the Workshop Session at 6:20 P.M.

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

Mayor Heidemann called the Regular Session Meeting to order at 6:30 P.M.

## **PROCLAMATIONS AND PRESENTATIONS**

1. Proclamation to recognize the Run For Dylan Foundation.

The Proclamation was read and presented.

## **CITIZENS COMMENTS**

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

No citizen comments were made.

## **CONSENT AGENDA**

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

2. Consider and act on minutes from the May 13, 2025, City Council Meeting.
3. Consider and act on minutes from the May 15, 2025, City Council Meeting.
4. Consider and act on an Interlocal Cooperation Agreement for Property Tax Assessment and Collection between Denton County and the City of Corinth.
5. Consider and act on a contract with Colorful Landscape in the amount of \$177,175 for a one-year landscape warranty and maintenance services, for improvements at City Hall and the Public Safety Facility.

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

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

## **PUBLIC HEARING**

6. Conduct a Public Hearing, consider testimony and act on a request by the Applicant, Long Lake Development LLC. to amend the street regulations of Subdistrict C of Planned Development 73 (PD-73) with base zoning districts of MX-C Mixed Use Commercial and SF-2 Single Family Residential on approximately ±106.5 acres, with the subject properties being generally located south of FM 2181, west of Parkridge Drive, and east of Serendipity Hills Trail.

Mayor Heidemann opened the Public Hearing at 6:43 P.M. and closed it at 6:59 P.M.

The developer addressed the City Council.

Motion made by Mayor Pro Tem Burke: I move to approve Case No. ZAPD25-0001 – Major PD Amendment to Planned Development with the additional stipulations that the road specifications not change per the current PD, that they remain pursuant to our current code, but the sidewalk specifications that are in the current code, those be omitted and that the developer be allowed to place an eight-foot decomposed granite pathway per his design specifications but it needs to run the length of the road. It can meander on one side or the other. Seconded by Council Member Pickens.

Discussion followed.

Council Member Pickens amended the motion: I amend my motion to a minimum six-foot width trail. Seconded by Council Member Garber.

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

Original motion vote recording:

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

7. Conduct a Public Hearing, consider testimony and act on an Ordinance amending the City of Corinth Comprehensive Plan “Envision Corinth 2040” to adopt and incorporate the 2025 Active Transportation Plan.

Mayor Heidemann opened the Public Hearing at 7:14 P.M. and closed it at 7:14 P.M.

No comments were made.

Motion made by Council Member Garber: I move to approve Case No. COMP25-0002 – 2025 Active Transportation Plan as presented. Seconded by Mayor Pro Tem Burke.

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

## **BUSINESS AGENDA**

8. Consider and act on Change Order #3 to the Quiddity Contract for the FEMA Flood plain mitigation project in the amount of \$85,506 and authorize the City Manager to execute any necessary documentation.

Motion made by Mayor Pro Tem Burke: I move to approve the Quiddity contract change order #3 for the FEMA Flood plain mitigation project in the amount of \$85,506 and authorize the City Manager to execute any necessary documentation. Seconded by Council Member Henderson.

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

## **COUNCIL COMMENTS & FUTURE AGENDA ITEMS**

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

Council Member Rayl  
Council Member Henderson  
Council Member Pickens

Mayor Heidemann recessed the Regular Session Meeting at 7:20 P.M. and immediately convened into Executive Session.

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

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

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

a. Review - Municipal Attorneys

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

a. Millennium

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

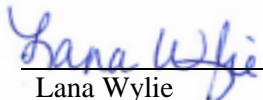
Mayor Heidemann recessed the Executive Session Meeting at 7:55 P.M. and immediately reconvened into the Regular Meeting.

No action was taken.

### **ADJOURN**

Mayor Heidemann adjourned the meeting at 7:55 P.M.

Approved by the Council on the 17<sup>th</sup> day of July 2025.

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





CITY OF CORINTH  
Staff Report

Meeting Date:	7/17/2025	Title:	Minutes   Approval of Meeting Minutes
Strategic Goals:	<div><input type="checkbox"/> Resident Engagement</div> <div><input checked="" type="checkbox"/> Proactive Government</div> <div><input type="checkbox"/> Organizational Development</div> <div><input type="checkbox"/> Health &amp; Safety</div> <div><input type="checkbox"/> Regional Cooperation</div> <div><input type="checkbox"/> Attracting Quality Development</div>		
Owner Support:	<div><input type="checkbox"/> Planning &amp; Zoning Commission</div> <div><input type="checkbox"/> Parks &amp; Recreation Board</div> <div><input type="checkbox"/> Finance Audit Committee</div> <div><input type="checkbox"/> Keep Corinth Beautiful</div> <div><input type="checkbox"/> Economic Development Corporation</div> <div><input type="checkbox"/> TIRZ Board #2</div> <div><input type="checkbox"/> TIRZ Board #3</div> <div><input type="checkbox"/> Ethics Commission</div>		

**Item/Caption**

Consider and act on minutes from the June 19, 2025, City Council Meeting.

**Item Summary/Background/Prior Action**

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

**Staff Recommendation/Motion**

Staff recommends approval of the minutes.



## CITY COUNCIL WORKSHOP AND REGULAR SESSION - MINUTES

Thursday, June 19, 2025 at 5:45 PM

City Hall | 3300 Corinth Parkway

View live stream: <https://www.cityofcorinth.com/city-council/page/city-council-workshop-and-regular-session-110>

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

On this, the 19th day of June 2025, the City Council of the City of Corinth, Texas, met at Corinth City Hall at 5:45 P.M., located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time, place, and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members to wit:

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

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

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

Tina Henderson, Council Member

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

Scott Campbell, City Manager  
Lana Wylie, City Secretary  
Ann Montgomery, City Attorney  
Wendell Mitchell, Police Chief  
Glenn Barker, Director of Public Works  
Melissa Dailey, Director of Community & Economic Development  
Matthew Lilly, Planner  
Deep Gajjar, Planner  
Melissa Dolan, Parks, Recreation & Strategic Asset Manager  
Cassidy Head, Event & Marketing Coordinator  
Tanner Gregg, Parks Supervisor  
Sara Thornhill, Communications Specialist  
Cesar Balderas, Technology Systems Manager  
Derek Dunnam, Technology Services Specialist  
Sam Kading, Police Sergeant

### **CALL TO ORDER**

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

### **WORKSHOP AGENDA**

Hold a discussion and receive Council direction regarding an Interlocal Cooperative Agreement with Denton County for broadband and disbursement of funds.

The item was presented and discussed.

## ADJOURN WORKSHOP

Mayor Heidemann adjourned the Workshop Session at 5:50 P.M.

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

Mayor Heidemann called the Regular Session Meeting to order at 5:53 P.M.

## PROCLAMATIONS AND PRESENTATIONS

1. Proclamation declaring July Parks and Recreation Month.

The Proclamation was read and presented.

2. Proclamation honoring the CEO of DATCU, Glen McKenzie, for his retirement.

The Proclamation was read and presented.

## CITIZENS COMMENTS

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

No citizen comments were made.

## BUSINESS AGENDA

3. Consider and act upon an Alternative Compliance-Tree Preservation request by the Applicant, Kairos Community, to waive the tree mitigation fees for the development of 52 Townhomes on approximately ±2.16 acres located at the northeast corner of N. Corinth St and Shady Shores Rd. (Case No. AC25-0001)

Motion made by Mayor Pro Tem Burke: I move to approve Case No. AC25-0001: Alternative Compliance for Tree Preservation – Murillo Market Request for the waiver of tree mitigation as presented. Seconded by Council Member Garber.

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

Voting Nay: Council Member Pickens

4. Consider and act on a Resolution for the appointment of one member to the Board of Managers of the Denco Area 9-1-1 District for a two-year term beginning October 1, 2025.

Motion made by Council Member Garber: I move to approve a Resolution appointing John Smith Jr. to the Denco 911 Board of Managers for a two-year term beginning October 1, 2025. Seconded by Council Member Pickens.

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

5. Consider and act on a Resolution for the reappointment of Glenn Barker to the Board of Directors for the Upper Trinity Regional Water District.

Motion made by Mayor Pro Tem Burke: I move to approve a Resolution reappointing Glenn Barker to the Upper Trinity Water District Board for a four-year term. Seconded by Council Member Garber.

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

## COUNCIL COMMENTS & FUTURE AGENDA ITEMS

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

Council Member Pickens

Mayor Heidemann recessed the Regular Session Meeting at 6:15 P.M. and immediately convened into Executive Session.

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

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

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

- a. Realty Capital
- b. Wolverine
- c. Bootleggers
- d. CoServ Developer Participation and Escrow Agreement
- e. 6200-6400 block of South I-35E

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

Mayor Heidemann recessed the Executive Session at 7:17 P.M. and immediately reconvened into Regular Session.

Regarding Executive Session 551.087, Item d. CoServ Developer Participation and Escrow Agreement.

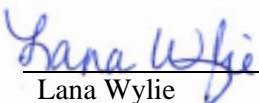
Motion made by Council Member Garber: I move to extend the agreement to 30 days from today's date. Seconded by Mayor Pro Tem Burke.

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

#### **ADJOURN**

Mayor Heidemann adjourned the meeting at 7:18 P.M.

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



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



CITY OF CORINTH

Staff Report

Meeting Date:	7/17/2025	Title:	Minutes   Approval of Meeting Minutes
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development		
	<input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation		
	<input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2		
	<input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3		
	<input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission		

**Item/Caption**

Consider and act on minutes from the July 1, 2025, City Council Meeting.

**Item Summary/Background/Prior Action**

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

**Staff Recommendation/Motion**

Staff recommends approval of the minutes.



# CITY COUNCIL SPECIAL WORKSHOP SESSION - MINUTES

Tuesday, July 01, 2025 at 5:45 PM

City Hall | 3300 Corinth Parkway

## STATE OF TEXAS COUNTY OF DENTON CITY OF CORINTH

On this, the 1st day of July 2025, the City Council of the City of Corinth, Texas, met at Corinth City Hall at 5:45 P.M., located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time, place, and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members to wit:

### Council Members Present:

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

### Staff Members Present:

Scott Campbell, City Manager

### CALL TO ORDER

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

### WORKSHOP AGENDA

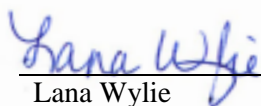
1. Receive a report, hold a discussion, and provide staff direction on the strategies and priorities for the FY 2026 annual budget.

The item was presented and discussed.

### ADJOURN WORKSHOP

Mayor Heidemann adjourned the meeting at 7:15 P.M.

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



Lana Wylie  
City Secretary  
City of Corinth, Texas



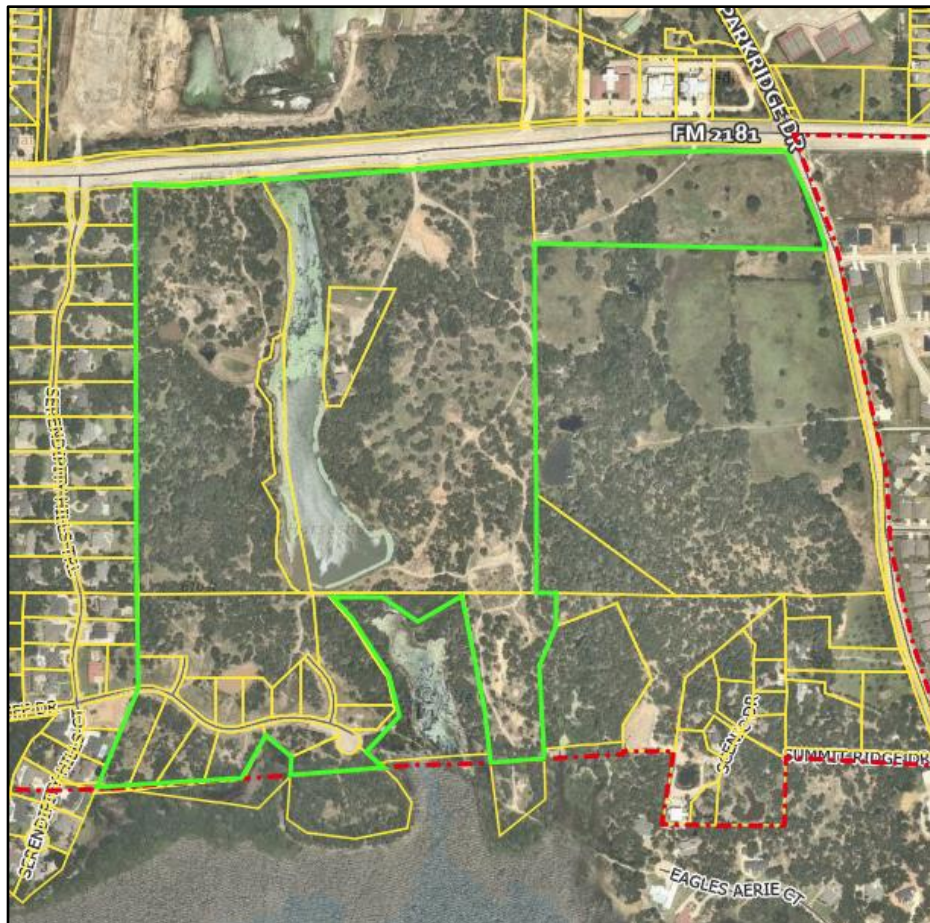
# CITY OF CORINTH

## Staff Report

<b>Meeting Date:</b>	7/17/2025	<b>Title:</b>	Canyon Lake Ranch Major PD Amendment ZAPD25-0001
<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		
<b>Owner Support:</b>	<div> <input checked="" type="checkbox"/> Planning &amp; Zoning Commission   <input type="checkbox"/> Economic Development Corporation  <input type="checkbox"/> Parks &amp; Recreation Board   <input type="checkbox"/> TIRZ Board #2  <input type="checkbox"/> Finance Audit Committee   <input type="checkbox"/> TIRZ Board #3  <input type="checkbox"/> Keep Corinth Beautiful   <input type="checkbox"/> Ethics Commission           </div> <p>On April 18, 2025, the Planning and Zoning Commission passed a motion 4-0 recommending denial of the ZAPD25-0001 application to the City Council.</p>		

### Item/Caption

Consider and act on an Ordinance amending the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to amend the street regulations of Subdistrict C of Planned Development 73 (PD-73) with base zoning districts of MX-C Mixed Use Commercial and SF-2 Single Family Residential on approximately ±106.5 acres, with the subject properties being generally located south of FM 2181, west of Parkridge Drive, and east of Serendipity Hills Trail.



**Item Summary/Background/Prior Action**

On June 5, 2025, the City Council conducted a public hearing and voted 5-0 to approve a motion that the street specifications for Subdistrict C of PD-73 not change, that the sidewalk requirements be omitted, and that a minimum 6' wide decomposed granite trail be provided along the length of the road and directed Staff to prepare an ordinance of the same.

**Staff Recommendation**

Staff recommends adoption of the Canyon Lake Ranch Major PD Amendment Ordinance as presented in Attachment 1.

**Motion**

I move to approve ZAPD25-0001 Canyon Lake Ranch Major PD Amendment as presented in Attachment 1.

**Supporting Documentation**

Attachment 1 – Canyon Lake Ranch Major PD Amendment Ordinance



**CITY OF CORINTH, TEXAS  
ORDINANCE NO. 25-07-17-XX**

**AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING ORDINANCE NO. 24-12-19-52, CANYON LAKE RANCH PLANNED DEVELOPMENT DISTRICT #73 (“PD-73”) 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 PLANNED DEVELOPMENT STANDARDS OF PD-73 APPLICABLE TO APPROXIMATELY ±37.029 ACRES DESIGNATED AS “SUBDISTRICT C” OF THE APPROXIMATE ±106.352 ACRES OF LAND ZONED THEREBY AS PD-73; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AN AMENDMENT TO EXHIBIT C, “PLANNED DEVELOPMENT STANDARDS” TO ORDINANCE NO. 24-12-19-52 ESTABLISHING PD-73 APPLICABLE ONLY TO SUBDISTRICT C THEREOF; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 A DAY FOR EACH VIOLATION OF THE ORDINANCE AND A SEPARATE OFFENSE SHALL OCCUR ON EACH DAY THAT A VIOLATION OCCURS ON CONTINUES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS/CONFLICT CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.**

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

**WHEREAS**, on December 19, 2024, the City Council approved Ordinance No. 24-12-19-52, which rezoned approximately ±106.352 acres as described in “Exhibit A” of such Ordinance from PD-36, with base zoning designations of SF-3 Single Family Residential (Detached) and C-2 Commercial, and C-2 Commercial to Planned Development District No. 73 – Canyon Lake Ranch (“PD-73”) with base zoning designations of MX-C, Mixed Use Commercial and SF-2, Single Family Residential (Detached) under the City’s Unified Development Code (“UDC”) and as designated on the City’s Zoning Map; and

**WHEREAS**, PD-73 is comprised of three separate and distinct Subdistricts: Subdistrict A (MX-C Base Zoning), Subdistrict B (MX-C Base Zoning), and Subdistrict C (SF-2 Base Zoning); and

**WHEREAS**, Subdistrict C is comprised of an approximate ±37.029 acres of land and is described more specifically in Exhibit A, “Legal Description” to Ordinance No. 24-12-19-52 establishing PD-73; and

**WHEREAS**, an authorized person, having a proprietary interest in the properties, has requested that the Subdistrict C Development Standards enumerated in Section 3.C.4 Exhibit “C” to Ordinance No. 24-12-19-52 be amended to provide an exemption from the requirements of UDC Subsection 3.05.12 – Sidewalks and to revise the street regulations to remove the requirement for the construction of a sidewalk on the developing side of streets as enumerated in UDC Subsection 3.05.13.K.1.a.ii, as set forth in Section 1, “Development Regulations”, Subsection A, “Subdistrict C (SF-2 Single Family Residential), Subsection 1, Development Standards, and as set forth in Section 1, Development Regulations, Subsection

B, Other Development Considerations, Subsection 1, Public or Private Roadway, Fire Lane, Sidewalks, of the **Amended Subdistrict C Development Standards**, as set forth in **Exhibit “C-1”** hereto; and

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

**WHEREAS**, the Planning and Zoning Commission recommended denial of the original request for amendment to PD-73, and the City Council reviewed the original request, modified such request to require that minimum 6' wide meandering decomposed granite trails be provided along one side of Street A and Street B within Subdistrict C, and has determined that certain amendments to the sidewalk and street regulations for Subdistrict C as set forth in the Amended Subdistrict C Developments Standards for PD-73, **Exhibit “C-1”** hereto are most appropriate for the Property, thus this Ordinance amending PD-73, the Comprehensive Zoning Ordinance and the Zoning Map of the UDC, should be adopted and approved; and

**WHEREAS**, the City Council considered, among other factors, the size and location of pedestrian facilities and their relation to vehicular travel lanes and adjacent properties, the unique topography and natural features of the subject site, and the nature of the proposed land use for Subdistrict C of PD-73 when making a determination as to whether the requested change should be granted or denied; and

**WHEREAS**, the City Council finds and determines that the amendments to the Land Use Regulations for Subdistrict C of the Property identified as Canyon Lake Ranch Planned Development District No. 73, (“PD-73”) are reasonable and necessary for the regulation of land use and land development and for the protection and preservation of public health, safety and welfare.

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

#### **SECTION 1** **INCORPORATION OF PREMISES**

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

#### **SECTION 2** **LEGAL PROPERTY DESCRIPTION / AMENDMENTS**

Ordinance No. 24-12-19-52 zoning the approximate ±106.352 acres of land (the Property), the overall boundary and legal description of which being more specifically described in **Exhibit “A”** of such ordinance, as Planned Development District No. 73 (“PD-73”) by amending the Unified Development Code of the City of Corinth (“UDC”), which UDC includes the Comprehensive Zoning Ordinance and adopts the Zoning Map of the City of Corinth, is hereby amended to adopt **Exhibit “C-1”, “Amendment to Exhibit C of Planned Development Standards for Subdistrict C of PD-73”** (hereinafter the “**Amended Subdistrict C Development Standards**”), a copy of which is attached hereto and incorporated herein.

The Amended Subdistrict C Development Standards, as set forth in **Exhibit “C-1”** hereto are applicable only to Subdistrict C, and that portion of Exhibit C, Planned Development Standards applicable to Subdistrict C adopted by Ordinance No. 24-12-19-52 establishing PD-73 is hereby repealed in its entirety, Exhibit C-1 is hereby adopted and applicable to Subdistrict C of PD-73, and all other regulations contained within Exhibit C, Planned Development Standards, not expressly amended by Exhibit C-1 shall remain in full force and effect without amendment. Exhibit C-1, **Amended Subdistrict C Development Standards** shall be and read in its entirety as set forth in Exhibit “C-1” attached hereto.

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

**A. Amended Subdistrict C Developments Standards.** The Property shall be governed by the Amended Subdistrict C Developments Standards set forth in **Exhibit “C-1”**, hereto. The Amended Subdistrict C Developments Standards set forth in **Exhibit “C-1”** hereto are made part hereof for all purposes and shall be adhered to in their entirety for the purposes of Subdistrict C of Planned Development Zoning District No. 73 (“PD-73”) with a base zoning district of SF-2, Single Family Residential (Detached). In the event of conflict between the provisions of **Exhibit “C-1”** adopted hereby and provisions contained within **Exhibit “C”** to Ordinance No. 24-12-19-52 or of any other City zoning regulations, including without limitation, the regulations governing the SF-2, Single Family Residential (Detached) zoning district, **Exhibit “C-1” Amended Subdistrict C Developments Standards** shall control. Except in the event of a conflict as provided herein or as otherwise expressly provided herein, all UDC regulations shall apply to the Property and shall be cumulative.

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

**C. Exhibits.** **Exhibit “C-1”, “Amended Subdistrict C Developments Standards”** to this Ordinance shall control the development of Subdistrict C of PD-73 in accordance with the provisions of this Ordinance, and all building permits and development requests for Subdistrict C of the Property shall be in accordance with Exhibit “C-1” and all applicable City ordinances. All Exhibits to Ordinance No. 24-12-19-52 amending the UDC and all Exhibits thereto not expressly amended hereby, including but not limited to the regulations of Exhibit “C” not expressly amended by Exhibit “C-1” hereto, shall remain in effect as set forth therein.

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

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

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

**SECTION 5**  
**SEVERABILITY**

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

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

In the event of a conflict between the provisions of this Ordinance and any other regulation or rule prescribed by charter, another ordinance, resolution or other authorization of the City, the provisions of this ordinance shall control. Notwithstanding the foregoing, all rights and remedies of the City are expressly saved as to any and all complaints, actions, claims, or lawsuits, which have been initiated or have arisen under or pursuant to such conflicting Ordinance, or portion thereof, on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the conflicting Ordinance shall remain in full force and effect.

**SECTION 7**  
**PENALTY FOR VIOLATIONS**

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

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

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

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

APPROVED:

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

ATTEST:

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

**APPROVED AS TO FORM:**

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

**EXHIBIT “C-1”  
AMENDED SUBDISTRICT C DEVELOPMENT STANDARDS  
[PLACEHOLDER]**

**EXHIBIT “C-1”**  
**AMENDMENT TO EXHIBIT C TO PLANNED DEVELOPMENT STANDARDS FOR**  
**PD-73**

**AMENDED SUBDISTRICT C DEVELOPMENT STANDARDS**

**SECTION 1: DEVELOPMENT REGULATIONS**

**A. SUBDISTRICT C (SF-2 SINGLE FAMILY RESIDENTIAL)**

**1. Development Standards**

Except as otherwise set forth in these Development Standards, the regulations of Subsection 2.04.02, SF-2, Single Family Residential (detached) of the Unified Development Code, for the SF-2, Single Family Residential (detached) base zoning district, and all other requirements of the UDC shall apply to this Subdistrict D, except as modified below:

- a. **UDC Subsection 2.07.07 Accessory Buildings and Uses** shall apply.
- b. **UDC Subsection 2.09.01 Landscaping Regulations** shall apply.
- c. **UDC Subsection 2.09.02 Tree Preservation Regulations** shall apply except as modified below:
  - i. It is recognized that certain lots within Subdistrict C are currently platted at the time of this rezoning and others will be replatted in the future. It is therefore the express intent of this section to permit all current and future residential lots within Subdistrict C to follow the requirements of Table 16-A: Replacement Rates for Protected Trees Item 2 and as described below:
    - a) For single family residential lots, mitigation shall only be required for removal of protected trees when located in an area outside of the building footprint (plus five feet (5')), outside of utility easements, and outside of driveways.
    - b) Caliper Inches (CI) replacement at a rate of 1:1 for CI removed.
  - ii. All protected trees located within 25' of the eastern property lines of Serendipity Hills and The Bluffs at Pinnell Pointe shall not be removed.
  - iii. Protected trees located within the existing platted and future platted X-Lots within Subdistrict C shall be subject to the full provisions of UDC Subsection 2.09.02 where any tree removal may be necessary.
- d. **UDC Subsection 2.09.03 Vehicular Parking Regulations** shall apply.
- e. **UDC Subsection 2.04.04.C.2 Garage Regulations** shall apply, except as modified below:
  - i. No more than two (2) single garage doors or one (1) double garage door shall face the primary street on a front elevation.
- f. **UDC Subsection 2.09.04 Building Façade Material Standards** shall apply.
- g. **UDC Subsection 2.09.05 Residential Adjacency Standards** shall not apply.
- h. **UDC Subsection 2.09.06 Nonresidential Architectural Standards** shall apply.
- i. **UDC Subsection 2.09.07 Lighting and Glare Regulations** shall apply.
- j. **UDC Subsection 3.05.12 Sidewalk** shall not apply.

- i. A minimum a six-foot (6') wide decomposed granite trail shall be constructed by the Developer along one side of both Street A and Street B within Subdistrict C as identified on Exhibit D, "PD Concept Plan". The required trails shall be permitted to cross Street A and Street B and shall meander where necessary to preserve existing trees. Should the trail meander outside of the existing fifty foot (50') private access easement, additional access easements shall be provided to permit pedestrian access.
- k. **UDC Subsection 3.05.13 Streets** shall apply except as modified below:
  - i. The maximum permitted street grade shall be 12%.
  - ii. A cul-de-sac shall not exceed nine hundred feet (900') in length.
  - iii. UDC Subsection 3.05.13.K.1.a.ii shall not apply.
- l. **UDC Subsection 3.05.14 Private Streets and Gated Subdivisions** shall apply.
- m. **UDC Subsection 4.01 Sign Regulations** shall apply.
- n. **UDC Subsection 4.02 Fence and Screening Regulations** shall apply.

## B. OTHER DEVELOPMENT CONSIDERATIONS

1. **Public or Private Roadway, Fire Lane, Sidewalks** – The Developer of Canyon Lake Ranch shall construct public or private roadway and fire lane access typical sections designed to conform with City Standards and the following. This will be a requirement for any new roadways or modifications to any existing roadways necessary for the development. This would not apply to the existing Oak Bluff Drive. The existing section of Fragrant Hill Road shall be reconstructed to create a proper transition to the existing Oak Bluff Drive.
  - a. Roadway and Fire Lane Design Criteria
    - i. 29' back-to-back pavement street section, where in conflict in Subdistricts A and B, the MX-C Street Cross Section shall control.
    - ii. 5' Sidewalk sections, except in Subdistrict C, where 6' meandering unpaved trails shall be provided along one side of Street A and Street B.
  - b. Developer shall construct proposed roadways which shall follow, as best as feasibly possible, the existing topography of the site. In areas where existing topography and proposed grades exceed standard ADA slope requirements for sidewalks, Pedestrian Access routes shall not exceed the grade established by the adjacent existing and/or proposed roadways per PROWAG Section R302.4.





## CITY OF CORINTH

### Staff Report

<b>Meeting Date:</b>	7/17/2025	<b>Title:</b>	UDC Text Amendment - Underground Utilities (ZTA25-0003)
<b>Strategic Goals:</b>	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input checked="" type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
<b>Owner Support:</b>	<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <input checked="" type="checkbox"/> Planning &amp; Zoning Commission  <input type="checkbox"/> Parks &amp; Recreation Board  <input type="checkbox"/> Finance Audit Committee  <input type="checkbox"/> Keep Corinth Beautiful </div> <div style="width: 50%;"> <input type="checkbox"/> Economic Development Corporation  <input type="checkbox"/> TIRZ Board #2  <input type="checkbox"/> TIRZ Board #3  <input type="checkbox"/> Ethics Commission </div> </div> <p>The Planning &amp; Zoning Commission will act on this item at their Special meeting on July 14th. Staff will present the Planning &amp; Zoning Commission's recommendation to the City Council at the time of the Public Hearing.</p>		

#### Item/Caption

Conduct a Public Hearing to consider testimony and act on an Ordinance amending the Subdivision Regulations Section of the Unified Development Code, Section 3.05.19 governing Underground Utilities to require the burial of utility lines within all new developments, and providing an effective date. (City initiated)

#### Item Summary/Background/Prior Action

Unified Development Code Section 3.05.19.A requires underground utility lines only for residential and multifamily developments. This amendment extends the requirement to commercial developments and provides clarification that both new and existing utility lines must be buried. The change promotes safety, improves aesthetics, minimizes conflicts with other infrastructure and creates uniformity throughout the city.

Staff is proposing to modify the section as follows:

4. All Plats and Site Plans for residential, commercial and multi-family developments shall require all new and existing telephone lines, cable television lines, electric lines, and utility lateral and services lines and wires shall be placed underground except as otherwise herein provided.
  - a. In special or unique circumstances or to avoid undue hardships a Major Subdivision Waiver may be approved to permit the construction and maintenance of overhead electric utility lateral or services lines and of overhead telephone and cable TV lines.
  - b. All Final Plats for residential, commercial and multi-family Subdivisions submitted for approval by the City must display signature approval by utility companies prior to submittal.
    - i. All multi-family Site Plans must display signature approval by utility companies before any building permits are issued.
    - ii. No Final Plat or Site Plan shall be approved, and no building permit will be issued without such approval.

#### 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
- The Public Hearing Notice was posted on the City's website.

**Staff Recommendation**

Staff recommends approval as presented.

**Motion**

“I move to approve an ordinance amending Unified Development Code (UDC) Section 3.05.19.A. Underground Utilities as presented.”

**Alternative Actions by the City Council**

The City Council may also,

- Approve with additional stipulations
- Continue the Public Hearing and table action on the request to a definitive or non-defined date
- Deny the request

**Attachments**

Attachment 1 – UDC Text Amendment Ordinance

**CITY OF CORINTH, TEXAS  
ORDINANCE NO. 25-07-17-XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CORINTH (“UDC”), WHICH UDC CONTAINS BOTH THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS OF THE CITY, BY AMENDING SECTION 3, “SUBDIVISION REGULATIONS” SUBSECTION 3.05, “SUBDIVISION DESIGN STANDARDS”, SUBSECTION 3.05.19, “MISCELLANEOUS”, SUBSECTION A, “UNDERGROUND UTILITIES”, PARAGRAPH 4, INCLUDING SUBPARAGRAPHS (A) AND (B) RELATING TO PLATS AND SITE PLANS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENTS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS/CONFLICT CLAUSE; PROVIDING A PENALTY CLAUSE WITH A PENALTY OF FINE UP TO \$2,000 FOR EACH VIOLATION THAT OCCURS AND FOR EACH DAY SUCH VIOLATION CONTINUES; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.**

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

**WHEREAS**, the City’s policy in creating or amending the Unified Development Code (“UDC”) regulations is to incorporate and fully enhance feasible the design and building standards that are integral orderly development zoning regulations in all planned development districts; and

**WHEREAS**, Section 3, Subdivision Regulations of the UDC, Section 3.05.19, “Miscellaneous”, Subsection A, “Underground Utilities”, Paragraph 4, provides regulations applicable to utility lines that require undergrounding of lines to provide for improved aesthetics for residential and multi-family developments except as expressly provided; and

**WHEREAS**, amending Paragraph 4, including subparagraphs (a) and (b) thereof to require the undergrounding of utility lines in commercial developments will improve aesthetics, and provide uniformity throughout the City; additionally, undergrounding utility lines in commercial developments will provide greater safety in areas where members of the public gather; and

**WHEREAS**, both the City Council and Planning and Zoning Commissions provided notice and held public hearings to allow public input and considered proposed amendments to Subsection A, “Underground Utilities”, Paragraph 4, including subparagraphs (a) and (b) of Section 3.05.19 “Miscellaneous”, of the UDC, and each body has reviewed the proposed amendment along with the recommendations of City staff; and

**WHEREAS**, after having received a recommendation from the Planning and Zoning Commission that the proposed amendment contained herein be adopted, having held a public

hearing to consider public comment, and considered the recommendations of professional planning staff, the Council has determined that the proposed amendment is beneficial to orderly and compatible land use and development, aesthetics, and public safety, and should be adopted, that the Subdivision Regulations within the Unified Development Code should be amended to adopt the amendment set forth herein, and that the proposed amendment is narrowly tailored to achieve orderly development as well as providing an aesthetic and safety benefits; and

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

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

### **SECTION 1** **INCORPORATION OF PREMISES**

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

### **SECTION 2** **AMENDMENTS**

2.01. Paragraph (4) of Subsection A “Underground Utilities”, and subparagraphs (a) and (b) of Paragraph 4 of Subsection 3.05.19 “Miscellaneous” of Subsection 3.05 “Subdivision Design Standards” of Section 3 “Subdivision Regulations” of the Unified Development Code (“UDC”) is hereby amended so that the Paragraph 4, and Subparagraphs (4)(a) and (4)(b) of Subsection A, Underground Utilities of Section 3.05.19 shall be and read in their entirety as follows with all other subparagraphs of Paragraph 4, and all other paragraphs and subsections of 3.05.19 not expressly amended hereby shall remain in full force and effect without amendment:

#### 3.05.19. Miscellaneous

##### A. Underground Utilities

...

“4. All Plats and Site Plans for residential, commercial and multi-family developments shall require all new and existing telephone lines, cable television lines, electric lines, and utility lateral and services lines and wires shall be placed underground except as otherwise herein provided.

- a. In special or unique circumstances or to avoid undue hardships a Major Subdivision Waiver may be approved by the City Council to permit the construction and maintenance of overhead electric utility lateral or services lines and of overhead telephone and cable TV lines.

b. All Final Plats for residential, commercial and multi-family Subdivisions submitted for approval by the City must display signature approval by utility companies prior to submittal.

i. All multi-family Site Plans must display signature approval by utility companies before any building permits are issued.

ii. No Final Plat or Site Plan shall be approved and no building permit will be issued without such approval.”

...

### **SECTION 3**

#### **CUMULATIVE REPEALER**

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

### **SECTION 4**

#### **SEVERABILITY**

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

### **SECTION 5**

#### **SAVINGS/CONFLICT**

In the event of a conflict between the provisions of this Ordinance and any other regulation or rule prescribed by charter, another ordinance, resolution or other authorization of the City, the provisions of this ordinance shall control. Notwithstanding the foregoing, all rights and remedies of the City are expressly saved as to any and all complaints, actions, claims, or lawsuits, which have been initiated or have arisen under or pursuant to such conflicting Ordinance, or portion thereof, on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the conflicting Ordinance shall remain in full force and effect.

### **SECTION 6**

#### **PENALTY**

Any person, firm or corporation who violates any provision of this Ordinance or the Code of Ordinances, as amended hereby, shall be subject to a fine not to exceed the sum of five hundred

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

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

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

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

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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



## CITY OF CORINTH

### Staff Report

<b>Meeting Date:</b>	7/17/2025	<b>Title:</b>	Falcon Towne Center (PD-77) Rezoning Request (Case No. ZAPD25-0005)
<b>Strategic Goals:</b>	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
<b>Owner Support:</b>	<input checked="" type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission  The Planning & Zoning Commission will act on this item at their Special meeting on July 14th. Staff will present the Planning & Zoning Commission's recommendation to the City Council at the time of the Public Hearing.		

#### Item/Caption

Conduct a Public Hearing to consider testimony and act on an Ordinance amending the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code to rezone from C-2 Commercial to a Planned Development with a base zoning district of C-2 Commercial, for the property described as an approximate  $\pm$  1.96 acres located at the Northeast corner of Parkridge Drive & FM 2181, City of Corinth, TX. (Case No. ZAPD25-0005 – Applicant – Crestview Companies)



**Aerial Location Map**

### **Item Summary/Background/Prior Action**

The applicant is requesting approval of a Planned Development (PD) zoning designation for *Falcon Towne Center*, a two-lot commercial development located on ±1.96 acres at the northeast corner of FM 2181 and Parkridge Drive. The site is an ideal location for retail and service-oriented uses that benefit from strong visibility and access.

The proposed layout includes:

- **Lot 1 (1.34 acres):** This lot is planned for a 5,920-square-foot multi-tenant building, which includes a drive-through lane designed to support flexible tenant uses such as quick-service restaurants, or similar businesses.
- **Lot 2 (0.62 acres):** Proposed for a 3,757-square-foot Care Now urgent care facility, this lot will serve as a critical healthcare function for the area. The site design accommodates patient parking, direct access to FM 2181, and enhanced connectivity with Lot 1.

City staff worked closely with the developer to refine the site layout to improve internal circulation and ensure safe and efficient vehicular movements throughout the site. Adjustments were made to the drive-through lane's geometry and placement, allowing for better stacking, smoother traffic flow, and improved ingress/egress while maintaining compliance with key design standards. As part of these modifications, the revised layout also allowed for the preservation of an existing mature tree, without compromising vehicular traffic flows or building access.

Both buildings are being designed to a Class A standard, with coordinated architectural elements, and a cohesive site layout that enhances visual appearance while prioritizing functional performance. The overall development plan emphasizes efficient land use, coordinated access between lots, and adaptability for future commercial tenants. In addition to these improvements, the development will share common driveway access with the adjacent commercial property along FM2181. By using a shared access point instead of building a separate driveway, the development reduces the number of entry and exit points on the road, which increases safety and traffic flow.

Another important improvement made during the design process was the relocation of the sidewalk along FM2181. Originally, the sidewalk was closer to the roadway, staff recommended the developer to move it farther into the property line. This change increases pedestrian safety by providing more distance from the street and makes walking along FM2181 more comfortable, further enhancing the connectivity and walkability between the Commercial Corridor.

The *Falcon Towne Center* PD reflects a collaborative and solutions-oriented approach between the city and the development team. The result is a well-planned commercial site that supports traffic efficiency, market flexibility, and long-term value for the community.

### **Dimensional Standards**

As stated in the UDC, Subsection 2.06.03, the purpose of a PD District is to "... encourage quality and better development in the city by allowing flexibility in planning and development projects... and permit new or innovative concepts in land utilization and or diversification that could not be achieved through the traditional [base] zoning districts."

The following table provides a summary of dimensional standards that either deviate from the current UDC regulations or are offered as additional provisions to create an innovative and unique project. These modifications are in keeping with the Envision 2040 Comprehensive Plan Land Use and Development Strategies for the Commercial Corridor.

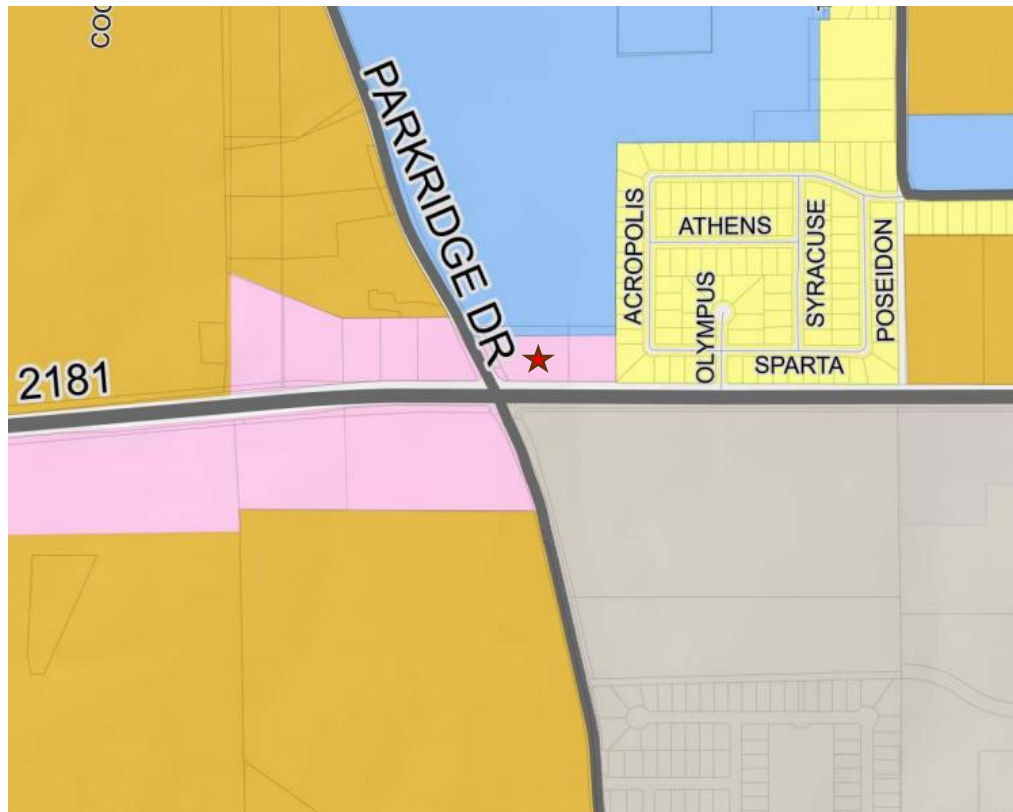


Regulation:	C-2 Base District:	Proposed Dimensional Standards/Modifications:
Minimum Front Yard Setback	40'	20'
Minimum Side Yard Setback: Interior Lot	0'/15' adjoining residential	0'/15' adjoining residential
Corner Lot	10'/15' adjoining residential	10'/15' adjoining residential
Minimum Rear Yard Setback	20'	20'
Minimum Lot Area	30,000 sq. ft	15,000 sq. ft
Minimum Lot Width:	175'	100'
Minimum Lot Depth	120'	120'
Maximum Height (feet/stories)	2½ Stories/40' or SUP	2½ Stories/40' or SUP
Maximum Building Area (all buildings)	50%	50%

*\*Proposed standards are further described in the attached Falcon Towne Center PD Design Statement and include justification statements for the requests.*

#### **Compliance with the Comprehensive Plan**

The rezoning request for the subject property is in accordance with the Land Use and Development Strategy designation,, as set forth in the Envision Corinth 2040 Comprehensive Plan.



Specifically, the proposed Concept Plan design meets the overall intent of the principles outlined in the **Land Use and Development Strategy\*** (see below).

## LAND USE AND DEVELOPMENT STRATEGY

### CORRIDOR COMMERCIAL

#### Purpose and intent

- » To accommodate appropriately scaled, neighborhood serving commercial uses
- » Key location of neighborhood commercial nodes:
  - Along FM 2181
  - At specific intersections of local roadways
  - In close proximity to new and existing neighborhoods
- » Commercial nodes would anchor adjoining multi-family residential transition areas and office development, and provide much needed neighborhood commercial services
- » Allow urban residential housing types to transition between existing single family detached neighborhoods to the active commercial uses in this place type

#### Land use types and density

- » Allow a range of local serving retail, restaurants, personal services, multi-family, and professional offices (as a transition to adjoining neighborhoods)
- » Average residential density of 18 - 24 units per acre with no more than 30% of the area of the land area within any development in the Corridor Commercial dedicated to residential uses
- » Multi-family uses require a transition to adjoining neighborhood land use with small lot detached or townhomes.
- » Dense and connected network of streets

- » One to three story buildings and incorporation of appropriate open/civic spaces and amenities

#### Design priorities

- » Focus on aesthetic improvements along the arterial corridor with share access driveways, landscaping and screening of parking along the roadway
- » Encourage the activation of a secondary sidewalk along the storefronts with active commercial uses, trees or awning for shade and wide sidewalks for outdoor cafes
- » Pedestrian focused streetscape improvements on internal streets
- » Seamless transitions from commercial to neighborhood through multi-family residential
- » Discourage "pods" of single-use developments

#### Sustainability priorities

- » Regional or neighborhood scale detention/drainage facilities that serve as amenities with trails, street and development frontages
- » Incorporate trails and sidewalks to maximize walking and biking to parks, schools, and neighborhood retail
- » Design of new internal streets and infrastructure to incorporate appropriate LID elements
- » Allow roof-top solar panels



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**\*Excerpt from 2040 Comprehensive Plan.**

### 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 (see Attachment 2 - 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 City Council at the time of Public Hearing.

### Staff Recommendation

Staff recommends approval of the proposed amendment as presented.

### Motion

"I move to approve Case No. ZAPD25-0005 as presented."

### Alternative Actions by the City Council

The City Council may also,

- Approve with additional stipulations
- Continue the Public Hearing and table action on the request to a definitive or non-defined date
- Deny the request

**Attachments**

Attachment 1 –Falcon Towne Center PD Ordinance and Associated Exhibits

- A. Exhibit A – Legal Description
- B. Exhibit B – Property Depiction
- C. Exhibit C & C-1 – Concept Plan and Conceptual Landscape Plan
- D. Exhibit D – PD Regulations
- E. Exhibit E– Architectural Building Elevations

Attachment 2 – 200-foot Zoning Buffer Exhibit and Correspondence from Property Owners within 200 feet of the subject property

**CITY OF CORINTH, TEXAS  
ORDINANCE NO. 25-07-17-XX  
FALCON TOWNE CENTER PLANNED DEVELOPMENT DISTRICT #77**

**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 ON APPROXIMATELY ±1.96 ACRES SITUATED IN THE E MARSH SURVEY, ABSTRACT NO. 833, CITY OF CORINTH, DENTON COUNTY, TEXAS FROM ITS CURRENT ZONING DESIGNATION OF C-2 COMMERCIAL TO FALCON TOWNE CENTER PLANNED DEVELOPMENT DISTRICT NO. 77 (“PD-77”) WITH A BASE ZONING DISTRICT OF C-2 COMMERCIAL; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A LEGAL PROPERTY DESCRIPTION (EXHIBIT “A”) AND AMENDMENT; APPROVING PLANNED DEVELOPMENT REGULATIONS, A CONCEPT PLAN, CONCEPTUAL LANDSCAPE PLAN AND ARCHITECTURAL BUILDING ELEVATIONS FOR THE PROPERTY AS SET FORTH IN EXHIBITS HERETO; 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 approximate ±1.96 acres of land situated in the E Marsh Survey, Abstract No. 833, City of Corinth, Denton County, Texas as more specifically the overall boundary and legal description as specifically described in **Exhibit “A”** hereto (the **“Property”**), is currently zoned as 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 has requested a change in the zoning classification of the Property to PD-Planned Development Zoning District with a base zoning district of C-2 Commercial under the City’s Unified Development Code (“UDC”), more specifically identified as Falcon Towne Center Planned Development District No. 77 (“PD-77”); 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 zoning for 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 "B"** 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 on and 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 to PD-77 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**

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 Comprehensive Plan, and adopts the Zoning Map of the City of Corinth, is hereby amended to change the zoning classification on approximately ±1.96 acres of land situated in the E Marsh Survey, Abstract No. 833, City of Corinth, Denton County, Texas, the overall boundary and legal description as more specifically described in **Exhibit "A,"** attached hereto and incorporated herein, and as depicted in Exhibit "B" (the "**Property**"), from its current zoning designation of C-2 Commercial to Falcon Towne Center Planned Development Zoning District No. 77 with a base zoning district of C-2 Commercial ("PD-77"). The Zoning Map of the City is also hereby amended to reflect the new zoning classification for the Property as PD-77 in accordance with this Ordinance.

### SECTION 3. PLANNED DEVELOPMENT REGULATIONS

The Planned Development Design Statement and Planned Development Regulations for the Property as set forth in **Exhibit “D”**, (the **“PD Regulations”**), a copy of which is attached hereto and incorporated herein, are hereby adopted and shall be adhered to in their entirety for the purposes of this PD-Planned Development zoning district (“PD-77”) with a base zoning district of C-2 Commercial.

### SECTION 4. CONCEPT AND ADDITIONAL PLANS

The Planned Development Concept Plan for the Property as set forth in **Exhibit “C”** (the **“PD Concept Plan”**), a copy of which is attached hereto and incorporated herein, the Conceptual Landscape Plan providing landscape specifications and details and the tree preservation plan for the Property, attached hereto and incorporated herein as **Exhibit C-1**, (the **“Conceptual Landscape Plan”**), and **Exhibit “E”**, (the **“Architectural Building Elevations”**), a copy of which is attached hereto and incorporated herein, are each hereby approved and shall be adhered to in the development and use of the Property.

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

A. Zoning Regulations. **Exhibit “C”** (the **“PD Concept Plan”**), **Exhibit C-1**, (the **“Conceptual Landscape Plan”**), **Exhibit “D”**, (the **“PD Regulations”**), and **Exhibit “E”**, (the **“Architectural Building Elevations”**), 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, this Ordinance, and all Exhibits hereto. 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 the UDC, as amended. In the event of conflict between the provisions of **Exhibit “D”** and provisions of any other City zoning regulations, including without limitation the regulations governing the C-2 Commercial zoning district, **Exhibit “D”** 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. Adoption Process. That the zoning regulations and district herein established for the Property has been adopted in accordance with the Comprehensive Plan for the purpose of promoting the health, safety, morals and the general welfare of the community. They have been designed, with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to provide adequate light and air; to prevent over-crowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, drainage and surface water, parks and other commercial needs and development of the community. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

C. Amendments. If a change to this Ordinance, including without limitation, the PD Regulations, 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 the UDC, as amended.

D. Zoning Map. The official Zoning Map of the City of Corinth, Texas shall be amended in accordance with this Ordinance to document the change in zoning for the Property from C-2 to PD-77 with base zoning district of C-2 Commercial and shall be identified as PD-77.

## **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 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 17<sup>TH</sup> DAY OF JULY, 2025.**

APPROVED:

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

ATTEST:

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

APPROVED AS TO FORM:

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



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Legal description of land:

BEING a tract of land situated in the E Marsh Survey, Abstract No. 833, and being a portion of the land described in a deed to 2181 & Parkridge Joint Venture, as recorded in Instrument Number 97-0048070, and being more particularly described as follows:

Beginning at a 1/2-inch iron rod with a red plastic cap stamped "WAI" set for the southerly corner of a corner cut-offline located at the intersection of the northerly right of way line of FM 2181 (100-foot ROW) and the westerly right of way line of Parkridge Drive (a variable width right of way);

THENCE along said corner cut-offline North 57 deg 37 min 50 sec West a distance of 121.60 feet to a PK Nail set for corner in the approximate centerline of said Parkridge Drive.

THENCE along the approximate centerline of said Parkridge Drive North 28 deg 14 min 54 sec West a distance of 208.99 feet to a PK Nail set for corner.

THENCE departing the approximate centerline of said Parkridge South 88 deg 53 min 00 sec East a distance of 469.05 feet to a 1/2-inch iron rod with a red plastic cap stamped "WAI" set for corner in the southerly line of Lot 1, Block 1 of Lake Dallas ISD School Addition an addition to the City of Corinth according to the plat recorded in Cabinet N, Page 291 of the Plat Records of Denton County, Texas.

THENCE departing the southerly line of said Lake Dallas ISD School Addition South 01 deg 04 min 19 sec West a distance of 245.02 feet to a 1/2-inch iron rod with a red plastic cap stamped "WAI" set for corner in the northerly right of way line of said FM 2181.

THENCE along the northerly right of way line of said FM 2181 North 88 deg 55 min 41 sec West a distance of 262.80 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2.202 acres or 95,942 square feet of land, more or less. SAVE AND EXCEPT 0.2022 acres of land, more or less, described in that certain Permanent Right-of-Way Deed conveyed to the City of Denton, recorded September 13, 2010 in Denton County Clerk's File No. 2010-90306.

and

SAVE AND EXCEPT those certain tracts of land described in that certain Deed conveyed to the State of Texas recorded November 2, 2010 in Denton County Clerk's File No. 2010-109534.

**EXHIBIT “B”  
PROPERTY DEPICTION**

**EXHIBIT “C”  
CONCEPT PLAN**

**EXHIBIT “C-1”  
CONCEPTUAL LANDSCAPE PLAN**

**EXHIBIT “D”  
PD REGULATIONS**

**EXHIBIT “E”**  
**ARCHITECTURAL BUILDING ELEVATIONS**

4. Legal description of land:

BEING a tract of land situated in the E Marsh Survey, Abstract No. 833, and being a portion of the land described in a deed to 2181 & Parkridge Joint Venture, as recorded in Instrument Number 97-0048070, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod with a red plastic cap stamped "WAI" set for the southerly corner of a corner cut-off line located at the intersection of the northerly right of way line of FM 2181 (100 foot ROW) and the westerly right of way line of Parkridge Drive (a variable width right of way);

THENCE along said corner cut-off line North 57 deg 37 min 50 sec West a distance of 121.60 feet to a PK Nail set for corner in the approximate centerline of said Parkridge Drive;

THENCE along the approximate centerline of said Parkridge Drive North 28 deg 14 min 54 sec West a distance of 208.99 feet to a PK Nail set for corner;

THENCE departing the approximate centerline of said Parkridge South 88 deg 53 min 00 sec East a distance of 469.05 feet to a 1/2 inch iron rod with a red plastic cap stamped "WAI" set for corner in the southerly line of Lot 1, Block 1 of Lake Dallas ISD School Addition an addition to the City of Corinth according to the plat recorded in Cabinet N, Page 291 of the Plat Records of Denton County, Texas;

THENCE departing the southerly line of said Lake Dallas ISD School Addition South 01 deg 04 min 19 sec West a distance of 245.02 feet to a 1/2 inch iron rod with a red plastic cap stamped "WAI" set for corner in the northerly right of way line of said FM 2181;

THENCE along the northerly right of way line of said FM 2181 North 88 deg 55 min 41 sec West a distance of 262.80 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2.202 acres or 95,942 square feet of land, more or less.

**SAVE AND EXCEPT** 0.2022 acres of land, more or less, described in that certain Permanent Right-of-Way Deed conveyed to the City of Denton, recorded September 13, 2010 in Denton County Clerk's [File No. 2010-90306](#).

and

**SAVE AND EXCEPT** those certain tracts of land described in that certain Deed conveyed to the State of Texas, recorded November 2, 2010 in Denton County Clerk's File No. [2010-109534](#).

**E**

**EXHIBIT "B"**  
**PROPERTY DEPICTION**





G:\Shared drives\Projects\01505-Crestview Corinth\CAD\Plan Sheets\PD Concept Plan.dwg

Thursday, June 19, 2025 1:36:05 PM

**ENGINEER (APPLICANT):**  
Animas Civil Engineering, LLC  
P.O. Box 830974  
Richardson, Texas 75083  
Phone: (214) 803-1099  
Email: michael@animascivil.com  
Contact: Michael T. Doggett, P.E.

**OWNER:**  
CVS Pharmacy Inc (630048)  
1 CVS Drive  
#4476-01  
Woonsocket, Rhode Island 02895  
Phone: (800) 746-7287

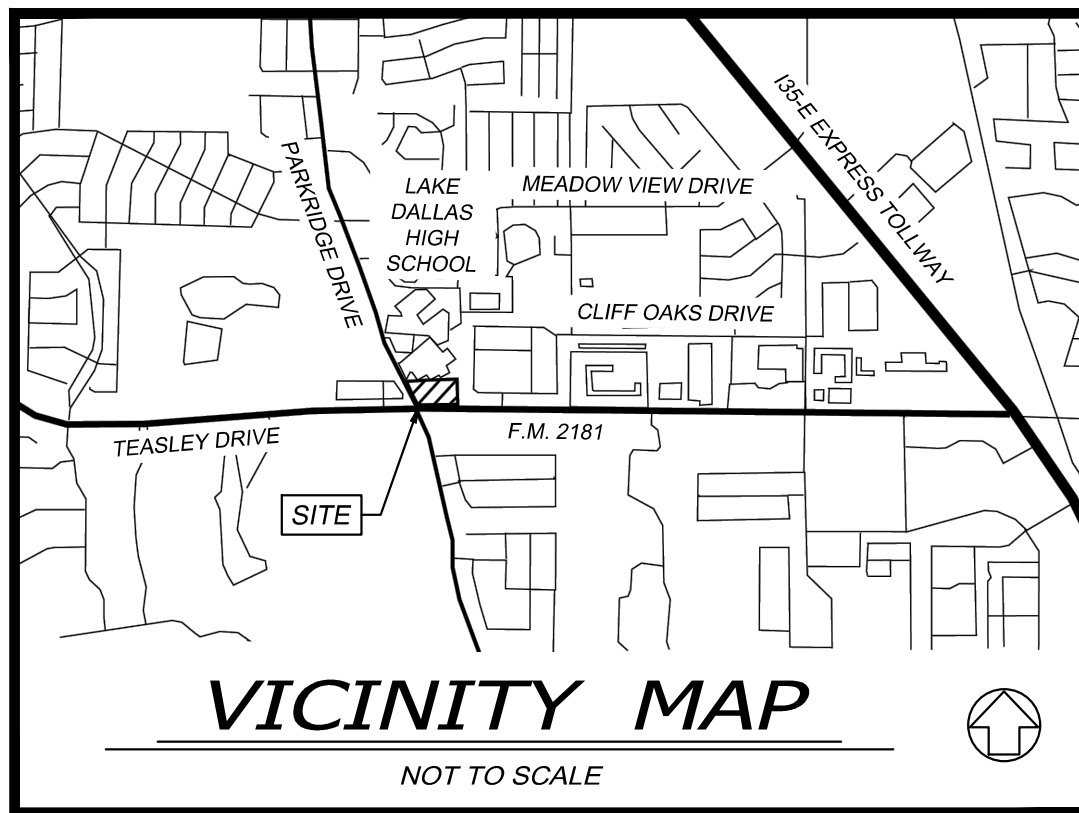
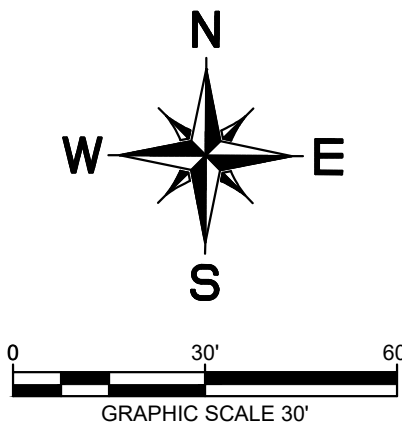
**DEVELOPER:**  
Crestview Real Estate, LLC  
12720 Hillcrest Road,  
Suite 650  
Dallas, Texas 75230  
Phone: (214) 365-4650  
Email: dstogner@crestviewcompanies.com  
Contact: Dalton Stogner

NOTES

1. NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.
2. THE CITY OF CORINTH'S COMPREHENSIVE PLAN'S FUTURE LAND USE MAP DESIGNATION LISTS THE SITE AS CORRIDOR COMMERCIAL.
3. THE DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH CITY OF CORINTH CONDITIONAL DEVELOPMENT STANDARDS.
4. ALL ADDITIONAL ITEMS AS REQUESTED BY THE PLANNING & ZONING COMMISSION, CITY COUNCIL OR CITY STAFF SHALL BE MET UNLESS OTHERWISE APPROVED.



Know what's below.  
Call before you dig.



LEGEND

	ACCESSIBLE PARKING SYMBOL	TYP.	TYPICAL
	ACCESSIBLE ROUTE (ENHANCING PAVING)	BM	BENCH MARK
	NUMBER OF PARKING SPACES	⊙	GAS LINE MARKER
	WATER METER	FL	FIRE LANE
	FH FIRE HYDRANT	FL	PROPOSED SIDEWALK
	FDC FIRE DEPARTMENT CONNECTION	BFR	BARRIER FREE RAMP
	SANITARY SEWER MANHOLE		

SITE DATA SUMMARY TABLE		
	Proposed Lot 1	Proposed Lot 2
Zoning	PD (C-2)	PD (C-2)
Land Use Designation	Multi-Tenant Commercial	Commercial (CareNow)
Lot Size (Ac)	1.34	0.62
Lot Size (SF)	58209	26978
Landscape (%)	32.7%	25.9%
Impervious Coverage (SF)	39168	19987
Impervious Coverage (%)	67.3%	74.1%
Building Area (SF)	5920	3757
Single-Story Buildings (EA)	1	1
Two-Story Buildings (EA)	0	0
Maximum Mixed-Use First Floor Building Height (FT)	20	20
Floor Area (SF)	5920	3757
Floor Area by Use	5920	3757
Site Coverage (%)	10.2%	13.9%
Required Parking Spaces	48	13
Proposed Parking Spaces		
Standard	50	23
Handicap	3	2
Total	53	25
Inventory Parking	0	0
Required Loading Spaces	0	0
Provided Loading Spaces	0	0
Area of Outside Storage (SF, %)	0	0
Start of Construction (Month/year)	TBD	TBD
End of Construction (Month/year)	TBD	TBD

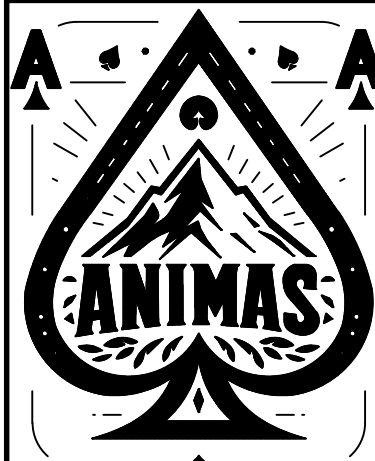
**PD CONCEPT PLAN**  
NEC F.M. 2181 & PARKRIDGE DR.  
A0833A E. MARSH, TR 38(PT),  
1.96 ACRES, OLD DCAD TR #8  
EDWIN MARSH SURVEY ABSTRACT NO. 833  
CITY OF CORINTH  
DENTON COUNTY, TEXAS

CERTIFICATE OF APPROVAL

APPROVED the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the Planning and Zoning Commission of the City of Corinth, Texas.

Director of Planning and Development

City Secretary



© 2025 ANIMAS CIVIL ENGINEERING, LLC  
PHONE: 214-803-1099  
TX F-26500

PROJECT NAME:  
**NEC F.M. 2181 &  
PARKRIDGE DRIVE  
CORINTH, TEXAS**

SHEET TITLE:  
**PD CONCEPT PLAN**

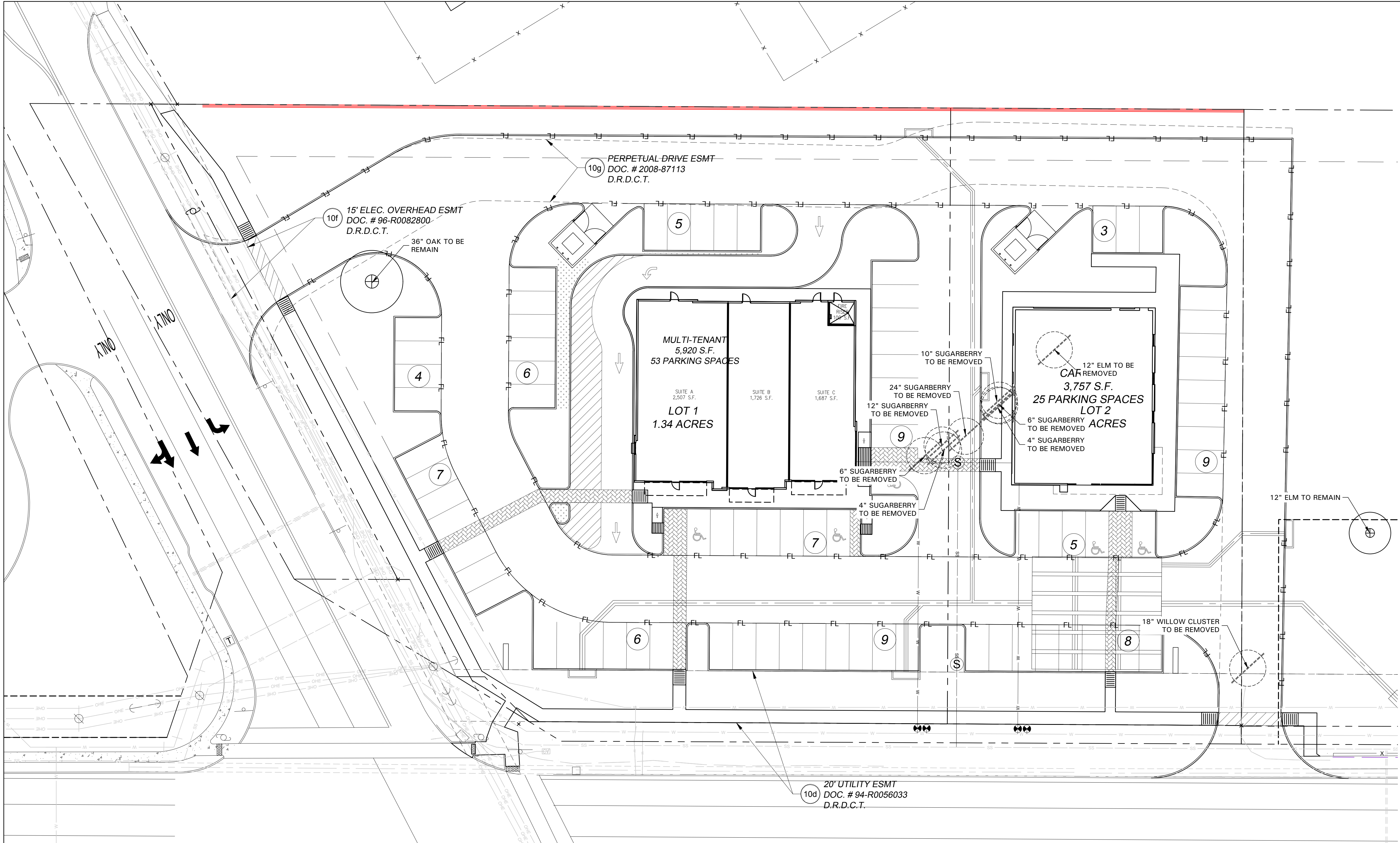
ACE PROJECT:  
01505

DATE  
JUNE 2025

SCALE  
AS SHOWN  
DRAWN BY:  
MD

SHEET NUMBER  
**1 OF 1**





TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (40) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNERS AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE: THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE.

MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

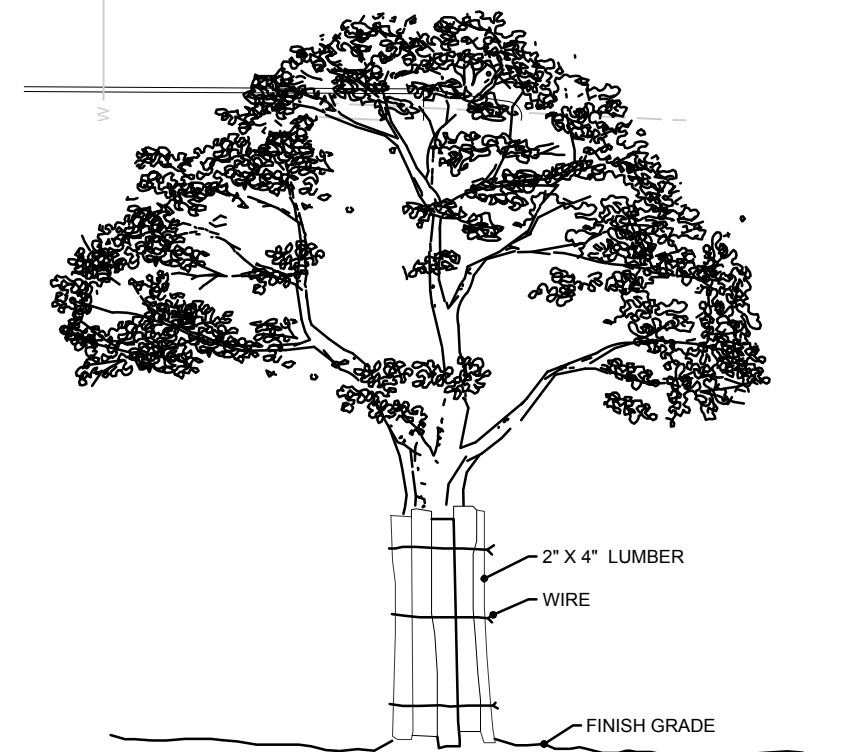
TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION, EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.

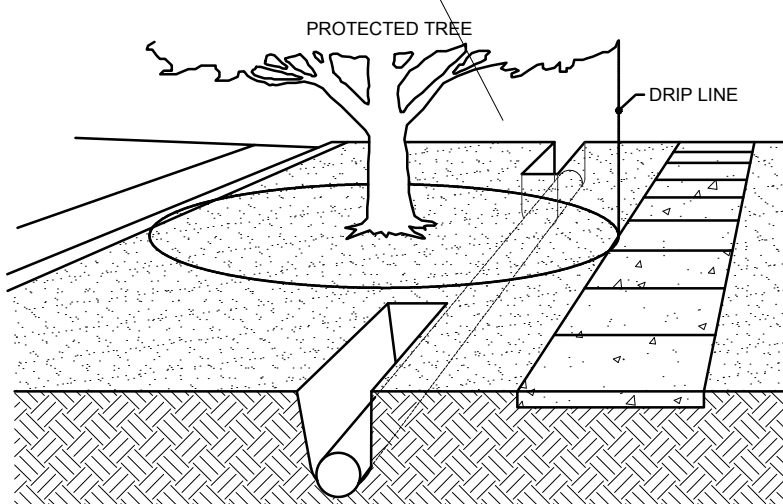
PROCEDURES REQUIRED PRIOR TO CONSTRUCTION: PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2"x4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

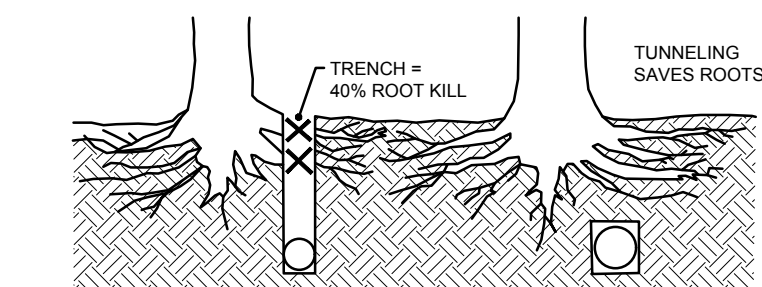


WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE TREE MAY BE IN DANGER OF BEING DAMAGED BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE WITH 2" X 4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE BARK OF THE TREE. THE INTENT IS TO PROTECT THE TRUNK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

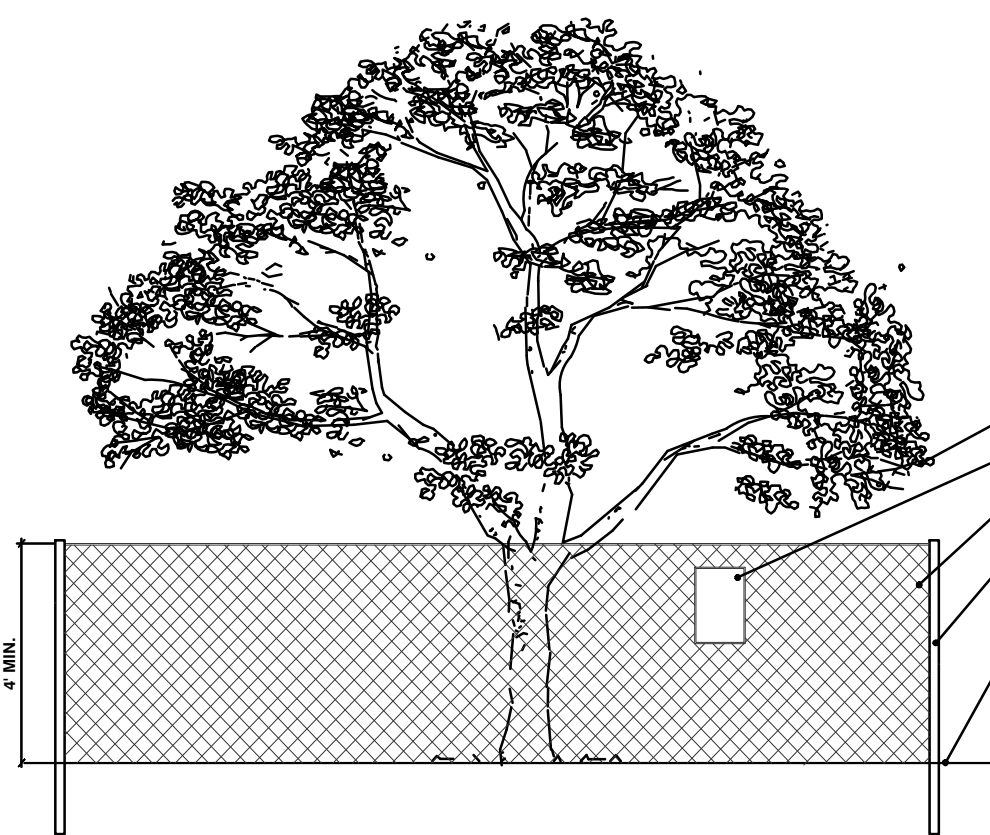
1 BARK PROTECTION  
N.T.S.



BORING: BORING OF UTILITIES UNDER PROTECTED TREES SHALL BE REQUIRED IN CIRCUMSTANCES WHERE IT IS NOT POSSIBLE TO TRENCH AROUND THE CRITICAL ROOT ZONE OF THE PROTECTED TREE. WHEN REQUIRED, THE LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AT A MINIMUM AND SHALL BE A MINIMUM DEPTH OF FORTY EIGHT (48) INCHES.



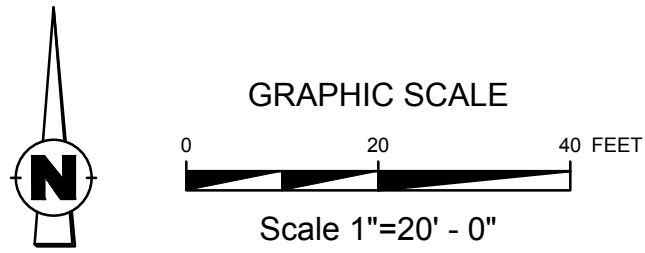
2 BORING AND TUNNELING  
N.T.S.



3 TREE PROTECTION FENCING  
N.T.S.

EXISTING TREE					
NO.	CALIPER	TREE SPECIES	REMAIN/REMOVE	MITIGATION	NOTES
36		OAK	TO REMAIN		
6		SUGARBERRY	TO BE REMOVED		NOT PROTECTED
12		SUGARBERRY	TO BE REMOVED		NOT PROTECTED
4		SUGARBERRY	TO BE REMOVED		NOT PROTECTED
24		SUGARBERRY	TO BE REMOVED		NOT PROTECTED
10		SUGARBERRY	TO BE REMOVED		NOT PROTECTED
6		SUGARBERRY	TO BE REMOVED		NOT PROTECTED
4		SUGARBERRY	TO BE REMOVED		NOT PROTECTED
12		ELM	TO BE REMOVED	12	TO BE MITIGATED 1:1
18		WILLOW	TO BE REMOVED	18	TO BE MITIGATED 1:1
12		ELM	TO REMAIN		NOT ON PROPERTY

TOTAL INCHES ON SITE 132  
TOTAL INCHES TO BE REMOVED 96  
MITIGATION REQUIRED IN INCHES BASED ON RATIO CALCS \*\* 30  
MITIGATION FEE (\$150.00 PER CALIPER INCH) \$4,500.00  
\*\*OWNER MAY ELECT TO PAY INTO CITY TREE FUND OR PLANT ADDITIONAL TREES ON PROPERTY



TREE PRESERVATION LEGEND



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CORINTH, TEXAS

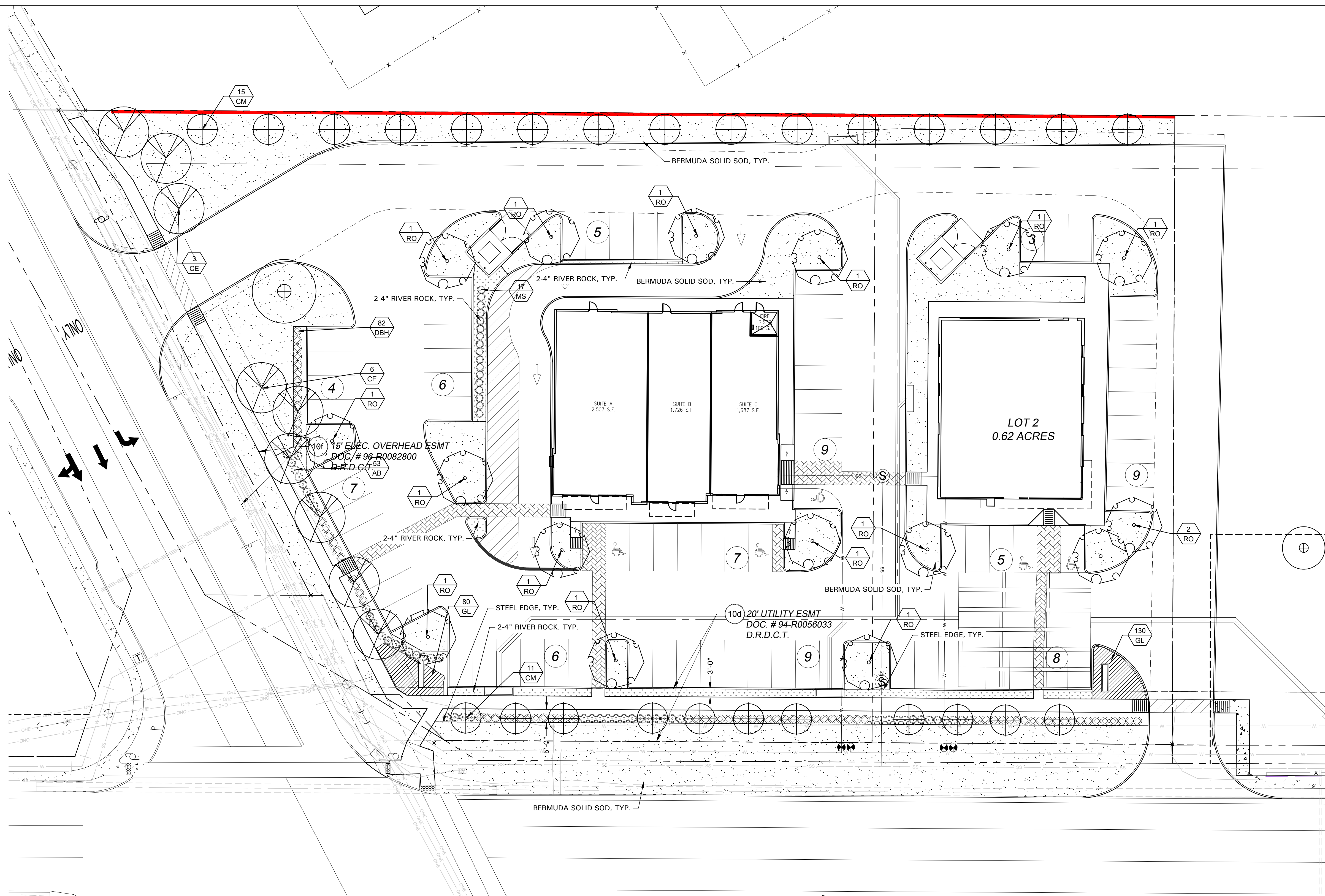
TREE  
PRESERVATION  
PLAN

L1.01



AWR Designs, LLC  
P.O. Box 1746  
Aledo, Texas 76008  
amanda@awr-designs.com  
c. 512.517.5589

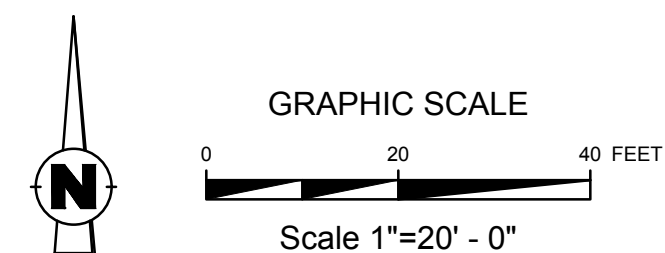




PLANT SCHEDULE					
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
<b>SHADE TREES</b>					
9	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	12' ht., 4' spread, matching
16	RO	Texas Red Oak	<i>Quercus texana</i>	3" cal.	12' ht., 4' spread, matching
<b>ORNAMENTAL TREES</b>					
26	CM	Crepe Myrtle 'Natchez'	<i>Lagerstromia indica 'Natchez'</i>	3" cal.	8' ht. 3' spread, matching
<b>SHRUBS</b>					
53	AB	Glossy Abelia	<i>Abelia grandiflora</i>	5 gal.	full, 24" spread, 36" o.c.
82	DBH	Dwarf Burford Holly	<i>Ilex comuta 'Burford Nana'</i>	5 gal.	full, 20" spread, 36" o.c.
17	MS	Morning Light Miscanthus	<i>Miscanthus sinensis 'Morning Light'</i>	3 gal.	full, 20" spread, 36" o.c.
<b>GROUND COVER/VINES/GRASS</b>					
210	GL	Giant Lirope	<i>Liriope gigantea</i>	1 gal.	full, 18" o.c.
		2-4" River Rock			
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

6' WOOD FENCE



### GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. EXISTING TOPSOIL SHALL BE LEFT 1' BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS.
4. POSITIVE DRAINAGE SHALL BE PROVIDED AROUND ALL BUILDINGS, ROUNDS AT TOP AND BOTTOM OF CURB AND SHALL BE PROVIDED TO THE STREET OR TO THE DRAINAGE SYSTEM WHERE APPROPRIATE. DRAINAGE MAY OCCUR.
5. ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SET AND FINISH GRADE ESTABLISHED BY THE OWNER IN COVER BERM AREAS. TOP GRADE OF LAWN SHALL BE CUT PRIOR TO LAWN INSTALLATION.
6. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT, CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
7. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
8. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOIL SHALL BE PLACED AGAINST ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, DRIVEWAYS, MANHOLES, FOUNDATIONS, ETC. COVER SHALL BE PLACED AGAINST ALL IMPERVIOUS EDGES AS INDICATED BY PLAN.
2. SOIL SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SO, NOT LESS THAN 3 YEARS OLD, FREE OF WEEDS, BRANCHES, LIMBS, TWIGS, AND OTHER FOREIGN MATTER. COVER SHALL BE PLACED AGAINST ALL IMPERVIOUS EDGES EXCLUDING TOP GROWTH AND THATCH.
3. SOIL SHALL BE HAND PLANTED TO GROW TO A DEEP, COMPLETELY ENURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOIL BY HAND WITH TOPSOIL, TO FILL Voids IF NECESSARY.
5. SOIL SHALL BE WATERED TO GROW TO A DEEP, COMPLETELY ENURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
6. SOIL SHALL BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
7. SOIL SHALL BE WATERED DURING INSTALLATION PERIOD BETWEEN OCTOBER 1ST AND MARCH 31ST. OVERSEED BERMUDA GRASS SOIL WITH WINTER REGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

- [illegible]

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING EASEMENTS, NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT COULD PROHIBIT THE PROPOSED LANDSCAPE MATERIALS FROM BEING INSTALLED. (IF SUPPLIED BY OTHERS)
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS; CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 25% SLOPE SHALL BE MAINTAINED FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO BE PLANTED WITHIN 14 DAYS OF COMPLETION OF GRADING. ALL EXCESS SOIL TO BE REMOVED FROM THE SITE. FINISH GRADE IN LAWN AREAS.
5. ALL PLANTING ISLANDS SHALL BE CROWNED AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOIL TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE PLACED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT A 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
8. WALKS SHALL BE INSTALLED TO THE SPECIFICATIONS OF THE CITY OF CHICAGO.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS DETERMINED BY THE LANDSCAPE ARCHITECT.
10. ALL PLANTS SHALL BE PLANTED IN THE SPECIFIED PLANTING ISLANDS.
11. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE USED IF IT IS NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
12. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL BE PLANTED TO MATCH THE SPECIFICATIONS OF THE CITY OF CHICAGO.
13. 4" OF SHREDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER. MULCH SHALL BE PLACED TO THE SPECIFICATIONS OF THE CITY OF CHICAGO. ALL MULCH IS PROHIBITED.
14. ALL FABRIC SHALL BE PLACED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE IMPERMEABLE TO WATER AND WEAR RESISTANT. ALL FABRIC SHALL BE PLACED TO THE SPECIFICATIONS OF THE CITY OF CHICAGO OR APPROVED EQUIVALENT.
15. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LANDSCAPE PERMITS.

## IRRIGATION

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

### MAINTENANCE REQUIREMENTS

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDEGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.

## LANDSCAPE TABULATIONS for CORINTH, TEXAS

## LANDSCAPE REQUIREMENTS

1. A landscaped buffer shall be provided adjacent to all streets and be a minimum of 15' wide for collector street, 10' for local street.
  2. Within the landscape edge, one shade tree, 3" cal. shall be planted every 30 f.f.
  3. Where parking lots and drives abut the landscape edge, shrubs, 5 gallon in size, to provide a contiguous buffer along the parking for headlight screen.
  4. North property line - 1 tree shall be provided every 30 f.f.
- FM 2181 = 275 f.f. / 2750 Landscape edge**

REQUIRED	PROVIDED
9 tree, 3" cal.	11 ornamental trees, 3" cal.due to utility easement
shrub screen	shrub screen

Parkridge Drive= 275 l.f./ 2750 landscape edge	
REQUIRED	PROVIDED
9 tree, 3" cal.	9 trees, 3" cal.
shrub screen	shrub screen

shrub screen	shrub screen
North Property Line - 415 l.f.	
<b>REQUIRED</b>	<b>PROVIDED</b>
14 tree, 3" cal.	15 ornamental trees, 3" cal.

## PARKING LANDSCAPE

1. there shall be 10 s.f. of interior landscape area for each parking space.
2. One shade tree, 3" caliper, shall be planted for every 10 parking spaces.

Parking Spaces: 78	
REQUIRED	PROVIDED
780 s.f.	5974 s.f.
8 tree, 3" cal.	1 existing tree, 16 proposed trees, 3" cal. (one per island)

## CORNER LOTS

1. A minimum of 10% of the site area shall be landscaped.
2. A 15' wide landscape edge shall be located along right of way.
3. A minimum landscape area of 900 s.f. shall be located at the intersection of the corner lot.

Site area: 85,190 s.f.	
REQUIRED	PROVIDED
8519 s.f. (10%)	21,904 s.f. (25.7%)
15' edge	15' edge
900 s.f.	900 s.f.



NEC F.M. 2181 &  
PARKRIDGE DR.  
CORINTH, TEXAS

LANDSCAPE  
PLAN

L1.02



SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

- A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

- A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

- A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:

1. PLANTING (TREES, SHRUBS, GRASSES)  
2. BED PREP AND FERTILIZATION  
3. NOTIFICATION OF SOURCES  
4. WATER AND MAINTENANCE UNTIL ACCEPTANCE  
5. GUARANTEE

- B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS

- C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

1.4 REFERENCES

- A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN, 27 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE (Z60.1) - PLANT MATERIAL  
B. AMERICAN JOINT COMMISSION ON HORTICULTURE NOMENCLATURE, 1942 EDITION OF STANDARDIZED PLANT NAMES  
C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

- A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE BEFORE USE.  
B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.  
C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

- A. GENERAL: CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE  
B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK  
C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

- A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWNS AND SOD  
B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

- A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER  
B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.  
C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.  
D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE

- SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNERS AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.  
E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.  
F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD  
G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR  
H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOVED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.  
I. REMOVE TRASH, DEBRIS, AND LITTER, WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED  
J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM  
K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.  
L. REAPPLY MULCH TO BARE AND THIN AREAS.  
M. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.  
N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

- a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.  
b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.  
c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHING OR OTHER METHODS OF SEEDING SHALL BE USED IN BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

- A. TREES, SHRUBS, GROUNDCOVER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.  
B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.  
C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.  
D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF THIS SECTION.  
E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.  
F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.  
G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.  
B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION AND HAVE A STAND OF GRASS IN ALL LAWN AREAS.  
C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

- D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.  
E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.  
F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.  
G. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.  
1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. PREPARATION  
1. BALLED AND BURLAPPED B&B PLANTS: DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.  
2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.  
B. DELIVERY

1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.  
2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE.  
3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL. NOT PLANTED WITHIN 24 HOURS OF DELIVERY.  
4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICATION OF LEAVES.  
5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.  
6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.  
7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.  
8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

- A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.  
B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.  
C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.  
D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.  
E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMATIC CONDITIONS.  
F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.  
G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.  
H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.  
I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCODING AND/OR GIRDLING

- ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS) WHICH WILL BE DAMAGED BY THE OWNERS REPRESENTATIVE.  
J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.  
K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.  
L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR INSECT DAMAGE WILL BE REJECTED.  
M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.  
N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.  
O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.  
P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:

1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLS/GRASS OR NUTGRASS SHALL BE REJECTED.  
2. PHYSICAL PROPERTIES AS FOLLOWS:  
a. CLAY - BETWEEN 7-27%  
b. SILT - BETWEEN 15-25%  
c. SAND - LESS THAN 62%  
3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.  
4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.  
B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHALL BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.  
C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.  
D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.  
E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.  
F. ORGANIC FERTILIZER: FERTILIAID, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.  
G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UFI) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.  
H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

- A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING, DURASODGE (NOT TO EXCEED 1/8" IN DIAMETER) COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.  
B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE, REFER TO DETAILS.  
C. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (409-925-0444).  
D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.  
E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1 1/2" IN DIAMETER.  
F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.  
G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.  
H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT

HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

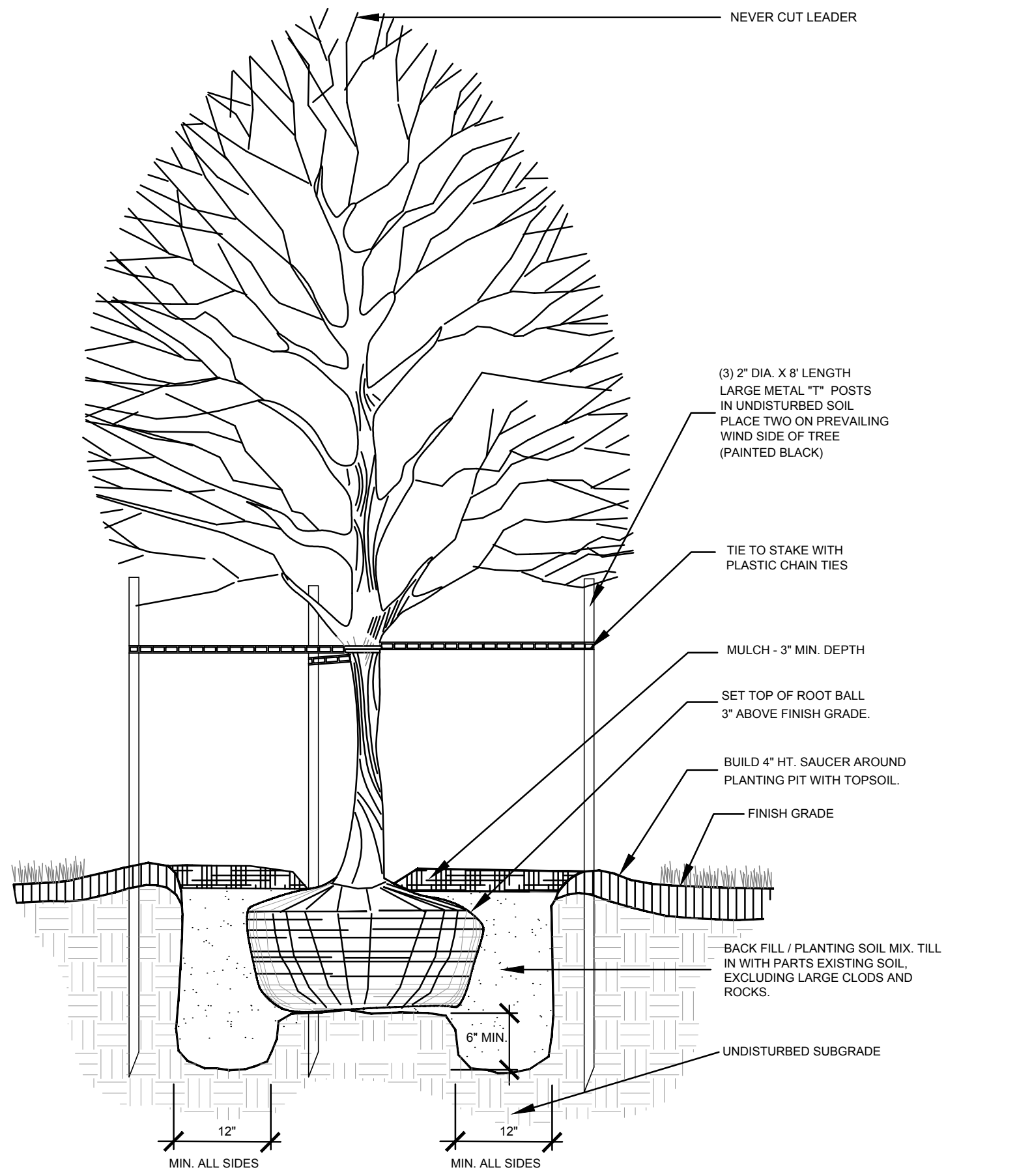
3.1 PREPARATION

- A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.  
B. ALL PLANTING AREAS SHALL BE PREPARED AS FOLLOWS:  
1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL TO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).  
2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE. USE IMPORTED TOPSOIL AS NEEDED. FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.  
C. GRASS AREAS:  
1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPPED OPEN, THEN WATERED THOROUGHLY.

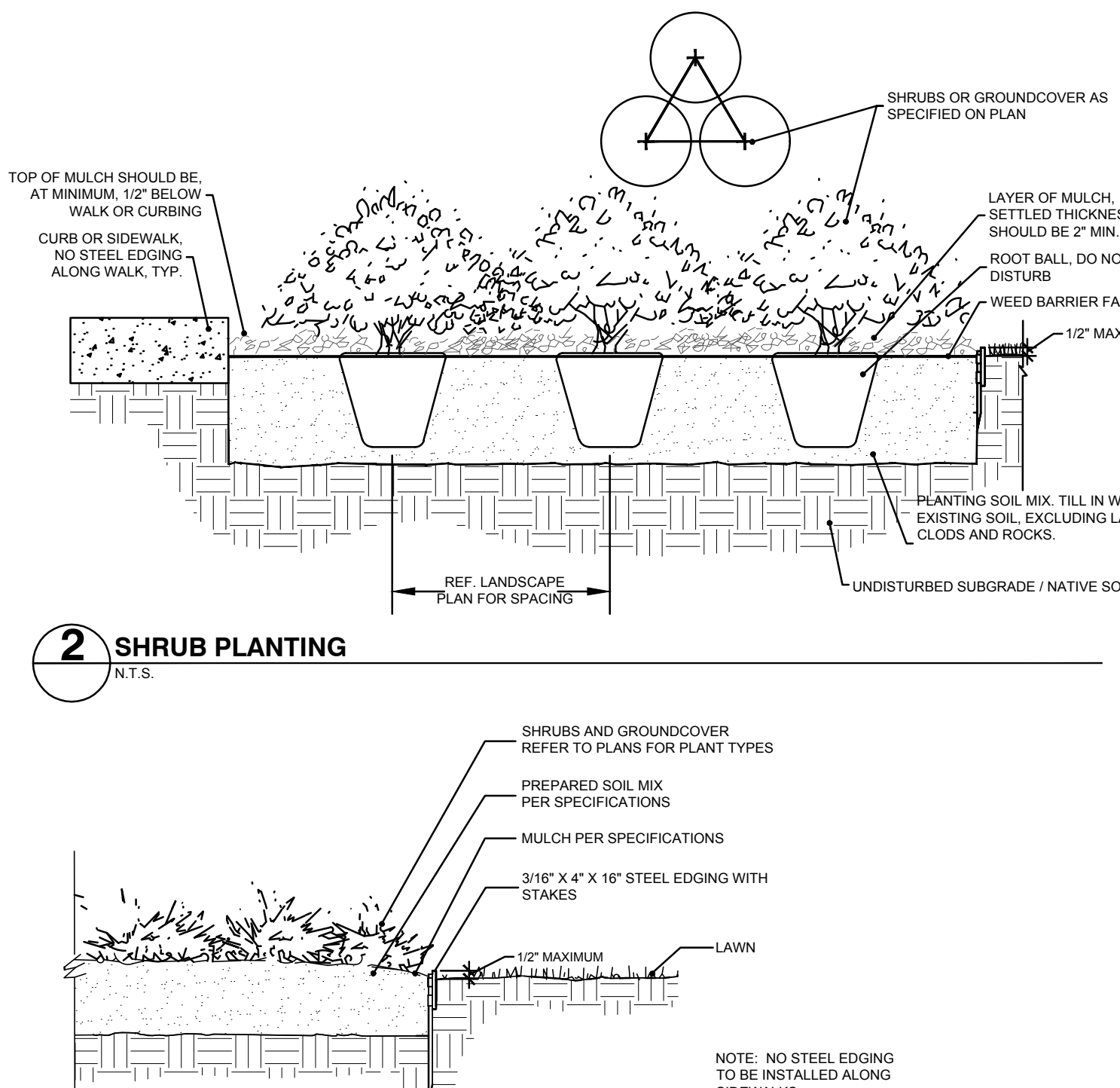
3.2 INSTALLATION

- A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORYLY ACCOMPLISHED.  
B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIRTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSIT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.  
C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.  
D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.  
E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLOTTED OR GLAZED.  
F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL, AND SIX (6") INCHES DEEPER THAN ITS VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (3/4") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINERS.  
G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.  
H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS FILL IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE BURLAP FROM THE TOP 1/2 OF THE BALL, AS WELL AS ALL NYLON PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND. IF SO FOLLOW STANDARD NURSERY PRACTICE OF "ROOT SCORING".  
I. DO NOT WRAP TREES.  
J. DO NOT OVER PRUNE.  
K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS.  
L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.  
M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.  
N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.  
O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.

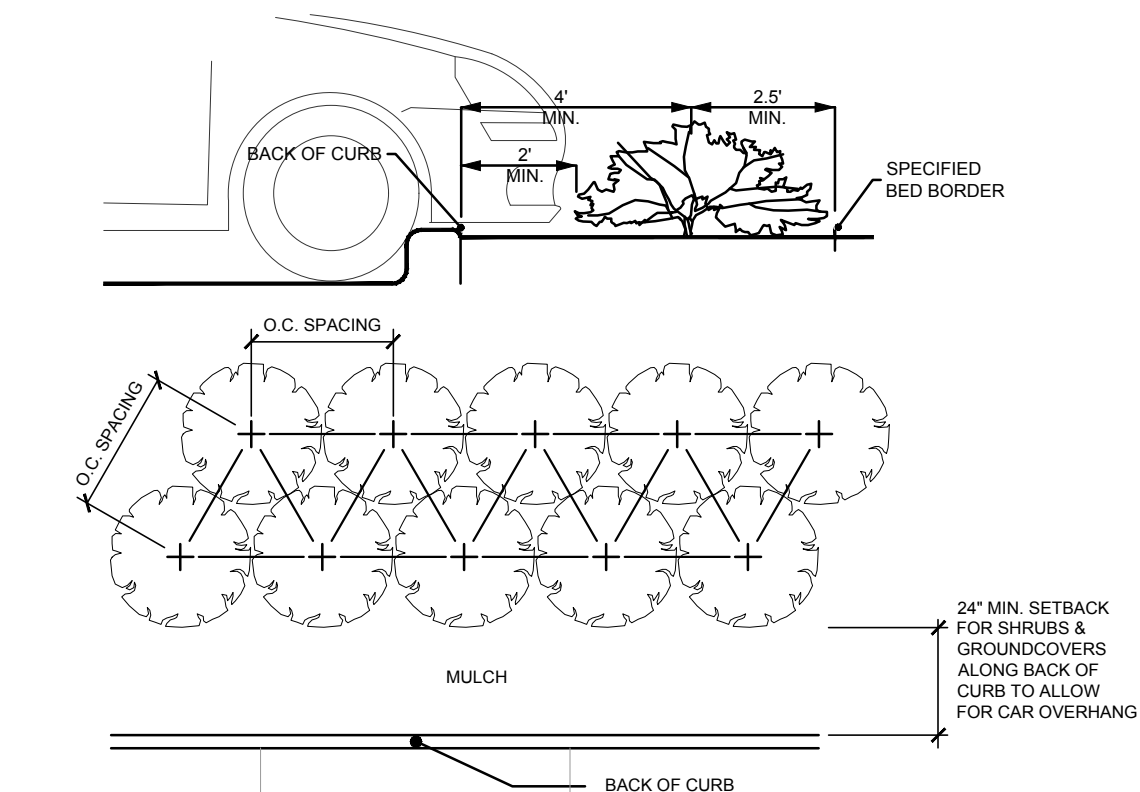
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1 TREE PLANTING  
N.T.S.



2 SHRUB PLANTING  
N.T.S.



3 SHRUB SPACING AND PLANTING AT B.O.C.  
N.T.S.

AWR

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RESIDENT LANDSCAPE ARCHITECT  
STATE OF TEXAS  
W. RICHARDSON  
2754

ANIMAS

CIVIL ENGINEERING

NEC F.M. 2181 & PARKRIDGE DR. CORINTH, TEXAS

LANDSCAPE SPECIFICATIONS AND DETAILS

L1.03

**EXHIBIT “D”**  
**“DEVELOPMENT STANDARDS”**  
**PD DESIGN STATEMENT AND DEVELOPMENT REGULATIONS)**

**SECTION 1: OVERVIEW**

**A. Project Name:** Falcon Towne Center

**B. Owner/Developers:** Grey Stogner/Crestview Companies

**C. Project Acreage and Location:** 1.96 Acres, Northeast Corner of Parkridge Drive & FM 2181, City of Corinth, TX

**D. Project Overview**

This Planned Development (PD) request applies to a single parcel of land located at the northeast corner of Parkridge Drive and FM 2181 in the City of Corinth, Texas. The property is currently zoned C-2 (Commercial) and it is proposed to be subdivided into two individual commercial lots as part of this development.

**E. Project Description**

The PD overlay zoning will enable coordinated development across both lots, allowing for shared access, integrated circulation, and enhanced landscaping. The proposed uses are compatible with the City’s Envision Corinth 2040 Comprehensive Plan and will enhance the character and services offered at this prominent intersection.

Lot 1: Multi-tenant building with a drive-through restaurant

Lot 2: Care Now facility

**SECTION 2: PURPOSE AND BASE DISTRICT**

**A. Purpose**

The regulations set forth herein provide development standards for commercial uses within the Falcon Towne Center District (PD). The boundaries of the PD are identified by metes and bounds on the Legal Description, Exhibit “A” and depicted in Exhibit “B” to this Ordinance (the “Property”). The Property shall be developed in accordance with this Exhibit “D”, the Planned Development Design Statement and Development Regulations, the Planned Development “PD” Concept Plan as depicted on Exhibit “C”, the Conceptual Landscape Plan Exhibit “C-1”, and Architectural Building Elevations, Exhibit “E”.. Any use that is not expressly authorized herein is expressly prohibited in this PD.

**B. Base District**

In this PD, the “C-2” Commercial District regulations of the Corinth Unified Development Code (UDC), Ordinance No. 13-05-02-08, as amended, shall apply to the Property except as modified herein. If a change to the PD Concept Plan, and/or associated Ancillary Concept Plans is requested, the request shall be processed in accordance with the UDC and development standards in effect at the time the change is requested for the

proposed development per the Planned Development Amendment Process.

### **SECTION 3: USES AND AREA REGULATIONS**

#### **A. Permitted Uses and Use Regulations**

In the proposed PD, no building or lands shall be used, and no building shall be hereafter erected, reconstructed, enlarged, or converted unless otherwise provided for in the C-2 Commercial District regulations of the UDC or otherwise permitted or prohibited by this PD Ordinance. Permitted Uses in the C-2 Commercial District, as listed in Subsection 2.07.03 of the UDC, shall be permitted in the proposed PD District except as modified below.

The following additional uses shall be permitted within this Planned Development:

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

The following uses shall be prohibited within this Planned Development:

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

#### **B. Dimensional Regulations**

UDC Subsection 2.08.05 Nonresidential Dimensional Regulations Chart for the C-2 Commercial District shall apply, except as modified in Table A – Dimensional Requirements below:

<b>Regulation:</b>	<b>C-2 Base District:</b>	<b>Proposed Dimensional Standards/Modifications:</b>
<b>Minimum Front Yard Setback</b>	40'	20'
<b>Minimum Side Yard Setback:</b> <b>Interior Lot</b>	0'/15' adjoining residential	0'/15' adjoining residential
<b>Corner Lot</b>	10'/15' adjoining residential	10'/15' adjoining residential
<b>Minimum Rear Yard Setback</b>	20'	20'
<b>Minimum Lot Area</b>	30,000 sq. ft	15,000 sq. ft
<b>Minimum Lot Width:</b>	175'	100'
<b>Minimum Lot Depth</b>	120'	120'

<b>Maximum Height (feet/stories)</b>	2½ Stories/40' or SUP	2½ Stories/40' or SUP
<b>Maximum Building Area (all buildings)</b>	50%	50%

### C. Development Standards

Except as otherwise set forth in this section, the Development Standards of Subsection 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-8, as amended, for the C-2 Commercial District, shall apply to the Property:: .

1. **UDC Subsection 2.07.07 Accessory Buildings and Uses** shall apply.
2. **UDC Subsection 2.09.01.A Nonresidential Landscaping Requirements** shall apply, except as modified below:
  - a. Landscaping shall be provided and installed in accordance with the number, location, and types of planting material depicted on **Exhibit “C-1” – Conceptual Landscape Plan**.
3. **UDC Subsection 2.09.02 Tree Preservation** shall apply.
4. **UDC Subsection 2.09.03 Vehicular Parking Regulations** shall apply, except as modified in the table below:

<b>Use</b>	<b>Base Regulation</b>	<b>Proposed Parking Standards/Modification</b>
Restaurant with or without Drive Through Service	1 space for each 100 sq. ft. of floor space	1 space for each 125 sq. ft. of floor area
Restaurant with Outdoor Seating Area	1 space for every 3 seats under maximum seating arrangements, minimum of 5 spaces. Outdoor seating areas under 500 sq. ft. do not have an additional parking requirement	1 space for each 125 sq. ft. of floor area. Outdoor seating areas under 500 sq. ft. do not have an additional parking requirement

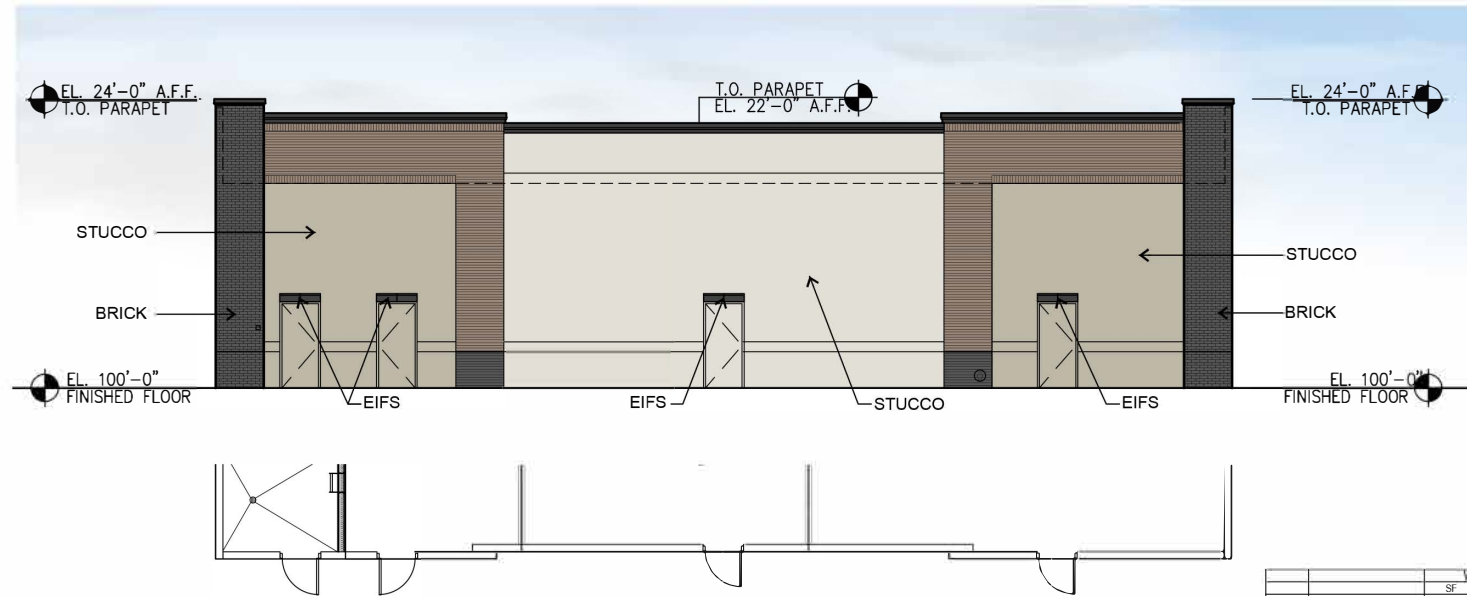
a. .

5. **UDC Subsection 2.09.04 Building Façade Material Standards** shall apply, except as modified below:
  - a. Building elevations, type of building materials, and percentages of said materials shall be in general conformance with **Exhibit E – Architectural Building Elevations**
6. **UDC Subsection 2.09.05 Residential Adjacency Standards** shall not apply.
7. **UDC Subsection 2.09.06 Nonresidential Architectural Standards** shall apply.
8. **UDC Subsection 2.09.07 Lighting and Glare Regulations** shall apply.
9. **UDC Subsection 4.01 Sign Regulations** shall apply, except as follows:

- a. The maximum height of monument signs will be seven (7) feet so long as the sign architectural materials and design match the building, and external lighting is provided that highlights the panels. The minimum distance between monument signs will be reduced to one hundred and seventy-five (175) feet.

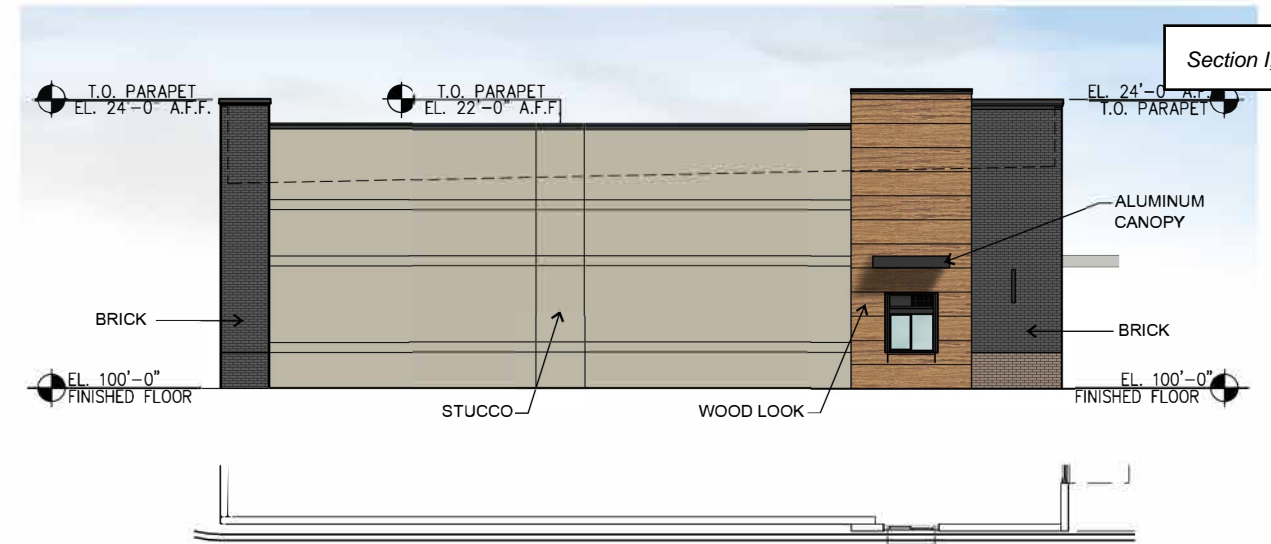
10. **UDC Subsection 4.02 Fence and Screening Regulations** shall apply.





## 04 NORTH ELEVATION

1/16"=1'-0"



## 03 WEST ELEVATION

1/16"=1'-0"

		WEST		SOUTH		NORTH		EAST	
		SF	%	SF	%	SF	%	SF	%
	TOTAL	1574		2210		1912		1593	
	WINDOWS & DOORS	22		622		97		153	
	TOTAL LESS WINDOWS & DOORS	1552.0		1588		1815		1440	
PRIMARY MASONRY	BRICK	267	17.20	484	30.48	524	28.87	272	18.89
	STONE	0	0.00	0	0.00	0	0.00	0	0.00
	STUCCO	1027	66.17	707	44.52	1214	66.89	1088	75.56
	PRIMARY MASONRY	1294.0	83.4	1191.0	75.0	1738.0	95.8	1360.0	94.4
SECONDARY	METAL PANEL	6	0.39	62	3.90	0	0.00	15	1.04
	EIFS	35	2.26	160	10.08	77	4.24	65	4.51
	WOOD LOOK	217	13.98	175	11.02	0	0.00	0	0.00
	SECONDARY TOTAL	258.0	16.6	397.0	25.0	77.0	4.2	80.0	5.6
TOTAL		1552.0	100	1588.0	100	1815.0	100	1440.0	100

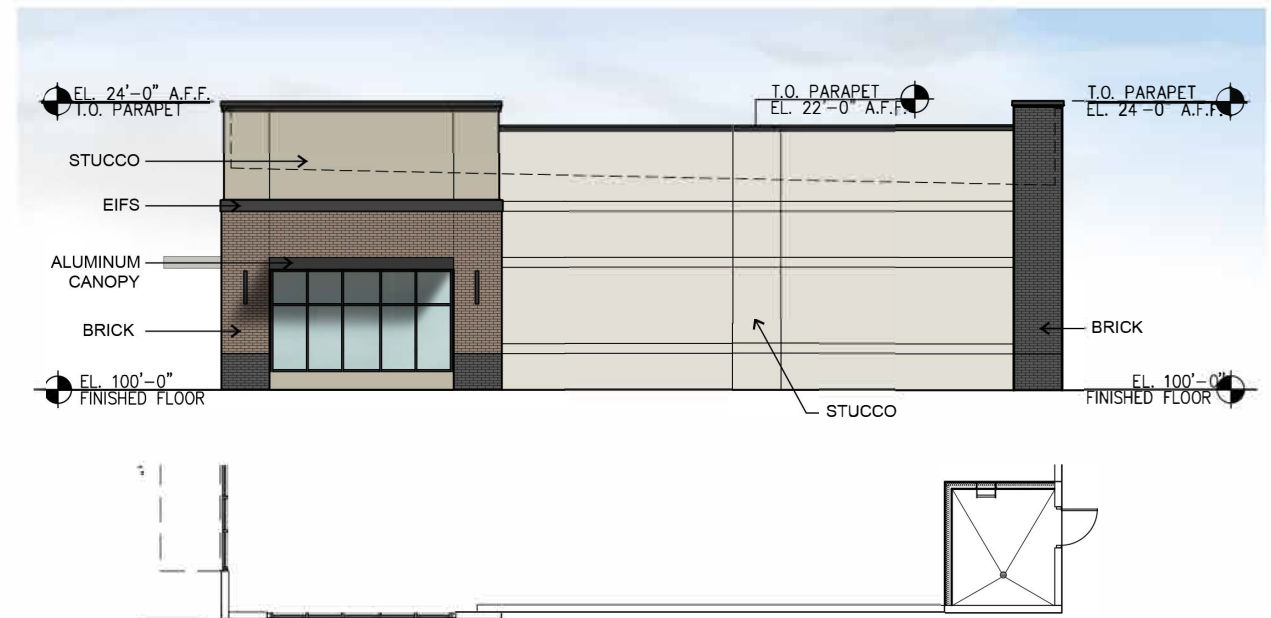


## 02 SOUTH ELEVATION

1/16"=1'-0"

all signage shown is for reference only and will be subject to a separate permit per the UDC Signage regulations

FOR ILLUSTRATIVE PURPOSES ONLY  
NOT FOR LEASING DIMENSIONS OR  
CONSTRUCTION. ALL DIMENSIONS  
SUBJECT TO CHANGE.



## 01 EAST ELEVATION

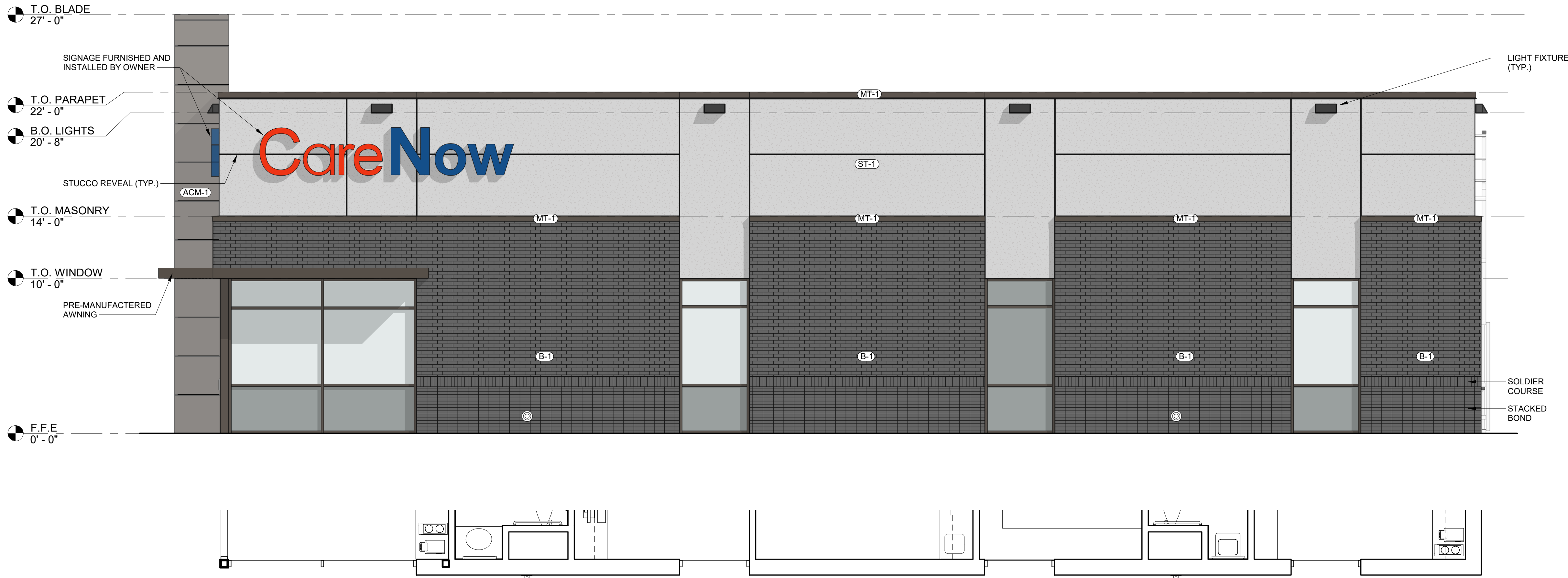
1/16"=1'-0"

C:\Users\lms\Documents\2549\_CareNow\_HickoryCreek\_tms\VBDD5.rvt



Signage is only representative and will be subject to separate permit per the UDC Sign Regulations

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



2 EAST ELEVATION  
1/4" = 1'-0"

#### GENERAL NOTES

- FOR ILLUSTRATIVE PURPOSES ONLY** NOT FOR LEASING DIMENSIONS OR CONSTRUCTION. ALL DIMENSIONS SUBJECT TO CHANGE.
- ALL SIGNAGE SHOWN ON ELEVATIONS ARE FOR REFERENCE ONLY AND REQUIRE A SEPARATE PERMIT AND APPROVAL SUBJECT TO THE UDC SIGN REGULATIONS.
- UDC SECTION 2.09.06 - TABLE 17 SELECTED DESIGN ELEMENTS:
  - CANOPIES, AWNINGS, PORTICOS
  - RECESSES OR PROJECTIONS
  - OFFSETS, REVEALS OR PROJECTING RIBS USED TO EXPRESS ARCHITECTURAL OR STRUCTURAL BAYS.

#### EXTERIOR ELEVATION MATERIAL LEGEND

	<b>ST-1</b> STUCCO FINISH SHERWIN WILLIAMS 6002 - ESSENTIAL GRAY
	<b>B-1</b> BRICK VENEER ACME BRICK EBONY W/ LIGHT GREY MORTAR
	<b>AP-1</b> LONGBOARD ARCHITECTURAL PANELS 6" PLANK DARK NATIONAL WALNUT
	<b>MT-1</b> METAL TRIM COLOR TO MATCH STOREFRONT
	<b>ACM-1</b> ALUMINUM COMPOSITE MATERIAL PANELS ALUCOBOND USA BRUSHED DARK BRONZE COLOR TO MATCH STOREFRONT

NOT FOR REGULATORY  
APPROVAL, PERMITTING,  
OR CONSTRUCTION

LINDSAY WORKS  
06.25.25

SEAL

PROJECT  
**CARENOW URGENT CARE  
HICKORY CREEK**

ISSUE: 06.25.25

PROJECT NO.  
2549  
SHEET TITLE  
PRELIMINARY ELEVATIONS

SHEET NO.

**ELEV.01**

Section I, Item B.

925 S Capital of Texas Hwy  
Bldg. A - Ste. 200  
Austin, TX 78746  
512.327.4404

**POLKINGHORN GROUP  
ARCHITECTS**





FOR ILLUSTRATIVE PURPOSES ONLY  
NOT FOR LEASING DIMENSIONS OR  
CONSTRUCTION. ALL DIMENSIONS  
SUBJECT TO CHANGE.



FM 2181 & PARKRIDGE DR.

CORINTH, TEXAS  
**CRESTVIEW**

PRELIMINARY PLAN  
NOT FOR CONSTRUCTION

WASTE

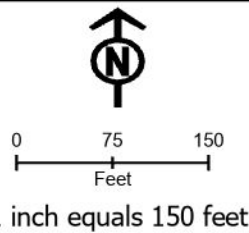
JOB NO: 25-031  
 ISSUE DATE: 06/10/25  
 SCALE: AS NOTED



# **Proposed Zoning Change**

Falcon Towne Center  
PD (ZAPD25-0005)

- Area to be Rezoned
- Properties within 200 ft of area to be rezoned from C-2 Commercial to a Planned Development (PD) with a base zoning district of C-2 Commercial



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## CITY OF CORINTH

### Staff Report

<b>Meeting Date:</b>	7/17/2025	<b>Title:</b>	City-Initiated Rezoning Request for rezoning of 5759 S I-35E to MX-C (ZMA25-0001)
<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		
<b>Owner Support:</b>	<div> <input checked="" type="checkbox"/> Planning &amp; Zoning Commission   <input type="checkbox"/> Economic Development Corporation  <input type="checkbox"/> Parks &amp; Recreation Board   <input type="checkbox"/> TIRZ Board #2  <input type="checkbox"/> Finance Audit Committee   <input type="checkbox"/> TIRZ Board #3  <input type="checkbox"/> Keep Corinth Beautiful   <input type="checkbox"/> Ethics Commission </div> <p>The Planning &amp; Zoning Commission will act on this item at their Special meeting on July 14th. Staff will present the Planning &amp; Zoning Commission's recommendation to the City Council at the time of the Public Hearing.</p>		

#### Item/Caption

Conduct a Public Hearing to consider testimony and act on an Ordinance amending the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to rezone approximately ±2.0 acres from I Industrial to MX-C Mixed Use Commercial, with the subject property being located at 5759 S I-35E.



**Aerial Location Map**

### **Item Summary/Background/Prior Action**

The City is requesting a rezoning of a property owned by the Corinth Economic Development Corporation located at 5759 S I-35E. The 2040 Comprehensive Plan identifies this area and these properties as “Mixed-Use TOD”, or Transit Oriented Development. The purpose and intent are stated to maximize the development of a mixed-use regional center, develop character and context befitting a new downtown with a range of urban residential, retail and office uses, and to become a destination for day and evening dining, entertainment and community festivals and events.

The property is currently zoned “I” Industrial and is undeveloped. The property is surrounded by primarily commercial uses and vacant land. This location would be the on the western edge of the area envisioned to become Downtown Corinth and is envisioned to be developed in conjunction with the mixed-use Downtown area.

### **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 2 - 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 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 City Council at the time of Public Hearing.

### **Staff Recommendation**

Staff recommends approval of the proposed amendment as presented.

### **Motion**

I move to approve Case No. ZMA25-0001 as presented.

### **Alternative Actions by the City Council**

The City Council may also,

- Approve with additional stipulations
- Continue the Public Hearing and table action on the request to a definitive or non-defined date
- Deny the request

### **Attachments**

1. Rezoning of 5759 S I-35E to MX-C Ordinance
2. 200 FT Zoning Buffer Map Exhibit

**CITY OF CORINTH, TEXAS  
ORDINANCE NO. 25-07-17-XX**

**REZONING TO MX-C**

**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 APPROXIMATELY ±1.77 ACRES OF LAND IDENTIFIED BY ADDRESS AS 5759 S I-35E, CORINTH, DENTON COUNTY, TEXAS AND BY LEGAL DESCRIPTION A0204A L. BATES, TR 18, 1.769 ACRES, OLD DCAD TR 7,8A, CITY OF CORINTH, DENTON COUNTY, TEXAS, AND AS MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT “A” ATTACHED HERETO, TO REZONE THE PROPERTY FROM ITS CURRENT ZONING DESIGNATION OF INDUSTRIAL DISTRICT “I” TO A NEW DESIGNATION OF “MX-C” MIXED-USE COMMERCIAL DISTRICT; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR A LEGAL PROPERTY DESCRIPTION; PROVIDING AN AMENDMENT TO THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY; 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 approximate ±1.77 acres of land identified as 5759 S I-35E, Legal Description A0204A L. BATES, TR 18, 1.769 ACRES, OLD DCAD TR 7,8A, City of Corinth, Denton County, Texas, as more specifically described herein and depicted in **Exhibit “A”** (the **“Property”**), was previously zoned as “I” Industrial under the City’s Unified Development Code and as designated on the City’s Zoning Map; and

**WHEREAS**, the City of Corinth, with consent from the Corinth Economic Development Corporation, an authorized entity having a proprietary interest in the Properties, has initiated a change in the zoning classification of the Property from its current zoning designation of (“I”), Industrial District to the MX-C Mixed-Use Commercial District (“MX-C”) under the City’s Unified Development Code (“UDC”); 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, which includes the adoption of this Ordinance zoning the Property as MX-C Mixed Use Commercial District, and the City Council has determined that zoning the Property to MX-C Mixed-Use Commercial District is the most appropriate zoning for 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 therein 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 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 Zoning Ordinance and Zoning Map to adopt this Ordinance to effect the change in zoning for the Property from "I" Industrial District to the "MX-C" MX-C Commercial Zoning District 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, is consistent with the City's Comprehensive Plan, and should therefore be adopted;

**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**

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 Comprehensive Plan and adopts the Zoning Map of the City of Corinth, is hereby amended by the adoption of this Ordinance to rezone the Property, an approximate  $\pm 1.77$  acres of land, identified by address as 5759 S I-35E, Corinth, Denton County, Texas, and by Legal Description A0204A L. BATES, TR 18, 1.769 ACRES, OLD DCAD TR 7,8A, City of Corinth, Denton County, Texas, and more specifically



described and depicted in **Exhibit “A”, (the “Property”)** attached hereto and incorporated herein, from its current zoning designation of “I” Industrial to a new zoning designation of “MX-C” Mixed Use Commercial District.

### **SECTION 3**

#### **LAND USE REGULATIONS/ZONING MAP**

**A. Zoning Regulations.** The regulations described in the City of Corinth Unified Development Code, including without limitation the regulations applicable to the MX-C Mixed Use Commercial District, as amended from time to time, shall be adhered to in its entirety for the purposes of use and development of the Property.

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

**C. Zoning Map.** The official Zoning Map of the City of Corinth, Texas shall be amended in accordance with this Ordinance to reflect the repeal of the “I” Industrial zoning classification for the Property and to reflect the adoption of this Ordinance zoning the Property identified in **Exhibit “A”** hereto as “MX-C” Mixed Use Commercial District.

### **SECTION 4**

#### **CUMULATIVE REPEALER**

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

### **SECTION 5**

#### **SEVERABILITY**

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

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

In the event of a conflict between the provisions of this Ordinance and any other regulation or rule prescribed by charter, another ordinance, resolution or other authorization of the City, the provisions of this ordinance shall control. Notwithstanding the foregoing, all rights and remedies of the City are expressly saved as to any and all complaints, actions, claims, or lawsuits, which have been initiated or have arisen under or pursuant to such conflicting Ordinance, or portion thereof, on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the conflicting Ordinance shall remain in full force and effect.

**SECTION 7**  
**PENALTY FOR VIOLATIONS**

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH THIS  
17TH DAY OF JULY, 2025.**

APPROVED:

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

ATTEST:

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

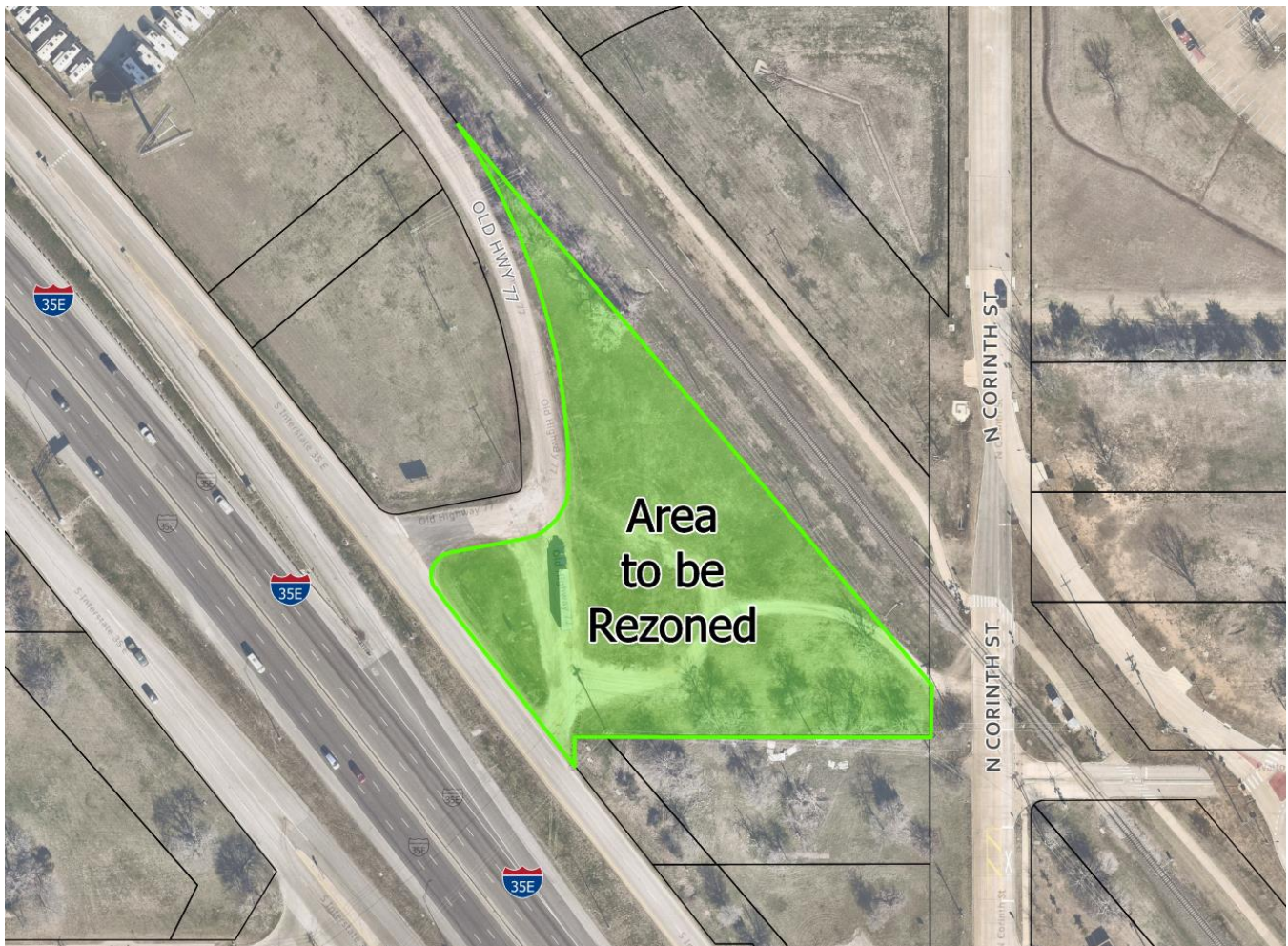
**APPROVED AS TO FORM:**

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

**EXHIBIT "A"**  
**THE PROPERTY**

**LEGAL DESCRIPTION AND DEPICTION**


**Property Address - 5759 S I-35E, Corinth, Denton County, Texas**  
**Legal Description A0204A L. BATES, TR 18, 1.769 ACRES, OLD DCAD TR 7, 8A**






# Proposed Zoning Change

5759 S I-35E Rezoning to MX-C (ZMA25-0001)

- 
Area to be Rezoned


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



0
85
170
Feet

1 inch equals 170 feet



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72
6/5/2025





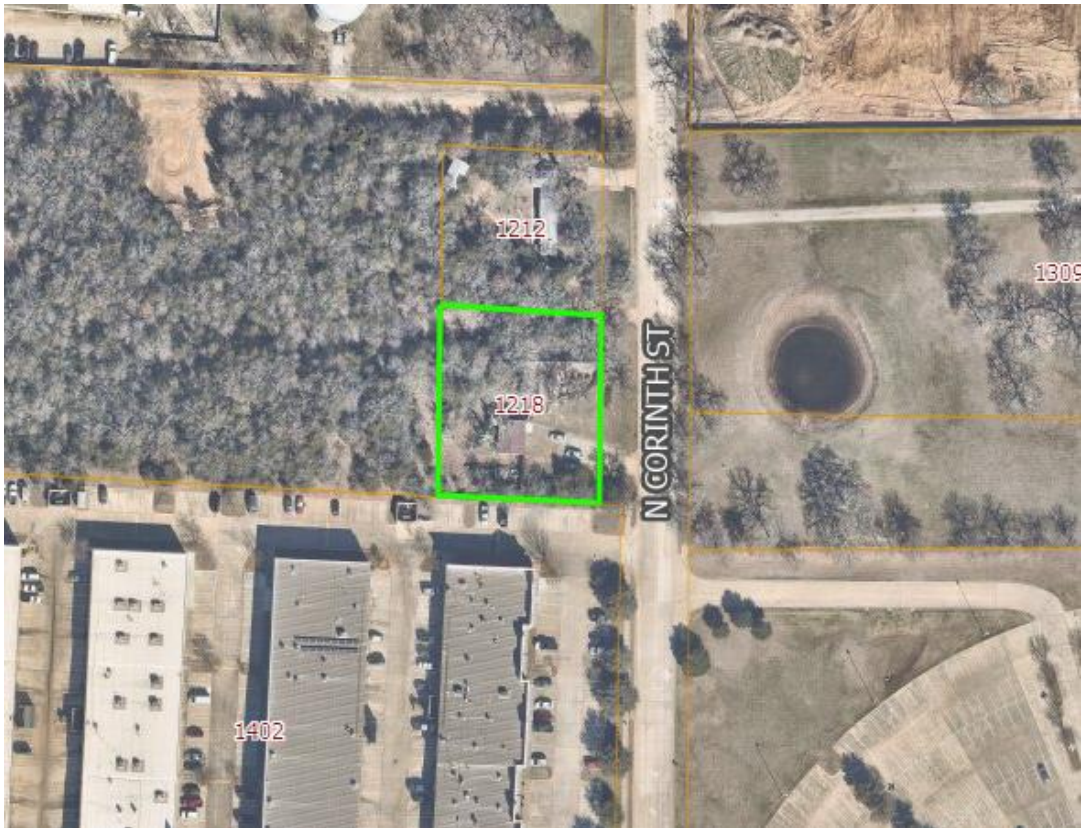
# CITY OF CORINTH

## Staff Report

<b>Meeting Date:</b>	7/17/2025	<b>Title:</b>	City-Initiated Rezoning Request for rezoning of 1218 N Corinth St to MX-C (ZMA25-0002)
<b>Strategic Goals:</b>	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
<b>Owner Support:</b>	<div> <input checked="" type="checkbox"/> Planning &amp; Zoning Commission    <input type="checkbox"/> Economic Development Corporation  <input type="checkbox"/> Parks &amp; Recreation Board    <input type="checkbox"/> TIRZ Board #2  <input type="checkbox"/> Finance Audit Committee    <input type="checkbox"/> TIRZ Board #3  <input type="checkbox"/> Keep Corinth Beautiful    <input type="checkbox"/> Ethics Commission           </div> <p>The Planning &amp; Zoning Commission will act on this item at their Special meeting on July 14th. Staff will present the Planning &amp; Zoning Commission's recommendation to the City Council at the time of the Public Hearing.</p>		

**Item/Caption**

Conduct a Public Hearing to consider testimony and act on an Ordinance amending the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to rezone approximately ±1.0 acre from I Industrial to MX-C Mixed Use Commercial, with the subject property being located at 1218 N Corinth Street.



**Aerial Location Map**

### **Item Summary/Background/Prior Action**

The City is requesting a rezoning of a property owned by the Corinth Economic Development Corporation located at 1218 N Corinth St. The 2040 Comprehensive Plan identifies this area and these properties as “Mixed-Use TOD”, or Transit Oriented Development. The purpose and intent are stated to maximize the development of a mixed-use regional center, develop character and context befitting a new downtown with a range of urban residential, retail, and office uses, and to become a destination for day and evening dining, entertainment, and community festivals and events.

The property is currently zoned “I” Industrial and is undeveloped. The property is surrounded by primarily commercial uses and vacant land. This parcel was recently purchased by the Corinth Economic Development Corporation and will become part of the development by Kairos Real Estate of the land currently occupied by the Public Works Dept. The development will be a mix of uses to include residential and retail as part of the Downtown mixed-use district.

### **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 2 - 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 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 City Council at the time of Public Hearing.

### **Staff Recommendation**

Staff recommends approval of the proposed amendment as presented.

### **Motion**

I move to approve Case No. ZMA25-0002 as presented.

### **Alternative Actions by the City Council**

The City Council may also,

- Approve with additional stipulations
- Continue the Public Hearing and table action on the request to a definitive or non-defined date
- Deny the request

### **Attachments**

1. Rezoning of 1218 N Corinth St to MX-C Ordinance
2. 200 FT Zoning Buffer Map Exhibit

**CITY OF CORINTH, TEXAS  
ORDINANCE NO. 25-07-17-XX**

**REZONING TO MX-C**

**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 APPROXIMATELY ±0.92 ACRE OF LAND IDENTIFIED BY ADDRESS AS 1218 N CORINTH STREET, CORINTH, DENTON COUNTY, TEXAS, AND BY LEGAL DESCRIPTION A0204A L. BATES, TR 15, 0.917 ACRES, OLD DCAD, CITY OF CORINTH, DENTON COUNTY, TEXAS, AND AS MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT "A" ATTACHED HERETO, TO REZONE THE PROPERTY FROM ITS CURRENT ZONING DESIGNATION OF INDUSTRIAL DISTRICT "I" TO A NEW DESIGNATION OF "MX-C" MIXED-USE COMMERCIAL DISTRICT; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR A LEGAL PROPERTY DESCRIPTION; PROVIDING AN AMENDMENT TO THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY ; 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 approximate ±0.92 acre of land identified as 1218 N Corinth Street, Legal Description A0204A L. BATES, TR 15, 0.917 acres, OLD DCAD, City of Corinth, Denton County, Texas, as more specifically described herein and depicted in Exhibit "A" (the "Property"), was previously zoned as "I" Industrial under the City's Unified Development Code and as designated on the City's Zoning Map; and

**WHEREAS**, the City of Corinth, with consent from the Corinth Economic Development Corporation an authorized entity having a proprietary interest in the Property, has initiated a change in the zoning classification of the Property from its current zoning designation of ("I"), Industrial District to the MX-C Mixed-Use Commercial District ("MX-C") under the City's Unified Development Code ("UDC"); 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, which includes the adoption of this Ordinance zoning the Property as MX-C Mixed Use Commercial District, and the City Council has determined that zoning the Property to

MX-C Mixed-Use Commercial District is the most appropriate zoning for 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 therein 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 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 Zoning Ordinance and Zoning Map to adopt this Ordinance to effect the change in zoning for the Property from "I" Industrial District to the "MX-C" MX-C Commercial Zoning District 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, is consistent with the City's Comprehensive Plan, and should therefore be adopted;

**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**

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 Comprehensive Plan and adopts the Zoning Map of the City of Corinth, is hereby amended by the adoption of this Ordinance to rezone the Property, an approximate ±0.92 acre of land, identified by address as 1218 N Corinth Street, Corinth, Denton County, Texas, and by Legal Description A0204A L. BATES, TR 15, 0.917 acres OLD DCAD, City of Corinth, Denton County, Texas, and more specifically described and depicted in Exhibit "A", (the "Property") attached hereto and incorporated herein, from its current zoning designation of "I" Industrial to a new zoning designation of "MX-C" Mixed Use Commercial District.



### **SECTION 3**

#### **LAND USE REGULATIONS/ZONING MAP**

**A. Zoning Regulations.** The regulations described in the City of Corinth Unified Development Code, including without limitation the regulations applicable to the MX-C Mixed Use Commercial District, as amended from time to time, shall be adhered to in its entirety for the purposes of use and development of the Property.

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

**C. Zoning Map.** The official Zoning Map of the City of Corinth, Texas shall be amended in accordance with this Ordinance to reflect the repeal of the “T” Industrial zoning classification for the Property and to reflect the adoption of this Ordinance zoning the Property identified in **Exhibit “A”** hereto as “MX-C” Mixed Use Commercial District.

### **SECTION 4**

#### **CUMULATIVE REPEALER**

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

### **SECTION 5**

#### **SEVERABILITY**

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

### **SECTION 6**

#### **SAVINGS/CONFLICT**

In the event of a conflict between the provisions of this Ordinance and any other regulation or rule prescribed by charter, another ordinance, resolution or other authorization of the City, the provisions of this ordinance shall control. Notwithstanding the foregoing, all rights and remedies of the City are expressly saved as to any and all complaints, actions, claims, or lawsuits, which have been initiated or have arisen under or pursuant to such conflicting Ordinance, or portion thereof, on the date of adoption of this Ordinance shall

continue to be governed by the provisions of that Ordinance and for that purpose the conflicting Ordinance shall remain in full force and effect.

**SECTION 7**  
**PENALTY FOR VIOLATIONS**

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH THIS  
17TH DAY OF JULY, 2025.**

APPROVED:

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

ATTEST:

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

**APPROVED AS TO FORM:**

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

**EXHIBIT “A”  
THE PROPERTY**

**LEGAL DESCRIPTION AND DEPICTION**



**Property Address: 1218 N Corinth Street, Corinth, Denton County, Texas**  
**Legal Description: A0204A L. BATES, TR 15, 0.917 ACRES, OLD DCAD, City of Corinth, Denton County, Texas**





***Proposed Zoning Change***

1218 N. Corinth St Rezoning to MX-C (ZMA25-0002)

-  Area to be Rezoned
-  Properties within 200 ft of area proposed to be rezoned from I Industrial to MX-C Mixed Use Commercial



0 55 110  
Feet

1 inch equals 110 feet



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# CITY OF CORINTH

## Staff Report

<b>Meeting Date:</b>	7/17/2025	<b>Title:</b>	City-Initiated Rezoning Request for rezoning of 7865 S I-35E to MX-C (ZMA25-0003)
<b>Strategic Goals:</b>	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
<b>Owner Support:</b>	<div> <input checked="" type="checkbox"/> Planning &amp; Zoning Commission    <input type="checkbox"/> Economic Development Corporation  <input type="checkbox"/> Parks &amp; Recreation Board    <input type="checkbox"/> TIRZ Board #2  <input type="checkbox"/> Finance Audit Committee    <input type="checkbox"/> TIRZ Board #3  <input type="checkbox"/> Keep Corinth Beautiful    <input type="checkbox"/> Ethics Commission           </div> <p>The Planning &amp; Zoning Commission will act on this item at their Special meeting on July 14th. Staff will present the Planning &amp; Zoning Commission's recommendation to the City Council at the time of the Public Hearing.</p>		

### Item/Caption

Conduct a Public Hearing to consider testimony and act on an Ordinance amending the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to rezone approximately ±7.1 acres from I Industrial and C-2 Commercial to MX-C Mixed Use Commercial, with the subject properties being generally located at 7865 S Stemmons Freeway. (City initiated)



**Aerial Location Map**

### **Item Summary/Background/Prior Action**

The City is requesting a rezoning of four parcels located at 7865 S I-35E. The 2040 Comprehensive Plan Land Use and Development Strategy identifies this area and these properties as Office/Employment. The purpose and intent of this land use designation are to encourage the development of corporate offices and flex office uses while also incorporating lodging and transitional multi-family, townhouse, and small lot single family uses to act as a buffer to existing single family residential neighborhoods.

The property is currently zoned “I” Industrial. The property is surrounded by a church to the north, the Gibson Heights single family neighborhood to the south, and retail and hotel uses to the south of Gibson Heights. One of the parcels is vacant, and the other parcel closest to I-35E has a single family home on the site. The single family home site is currently legal, non-conforming within the I Industrial zoning. The subject site is located in the area south of Downtown envisioned to be a mix of uses in a connected, walkable environment. Industrial uses in terms of building form and other requirements of Industrial zoned properties are not consistent with the vision for the area to become an active, connected, mixed-use area with a sense of place.

### **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 Lake Dallas ISD (see Attachment 2 - 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 1 letter 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 City Council at the time of Public Hearing.

### **Staff Recommendation**

Staff recommends approval of the proposed amendment as presented.

### **Motion**

I move to approve Case No. ZMA25-0003 as presented.

### **Alternative Actions by the City Council**

The City Council may also,

- Approve with additional stipulations
- Continue the Public Hearing and table action on the request to a definitive or non-defined date
- Deny the request

### **Attachments**

1. Rezoning of 7865 S I-35E to MX-C Ordinance
2. 200 FT Zoning Buffer Map Exhibit and Letters from Property Owners

**CITY OF CORINTH, TEXAS  
ORDINANCE NO. 25-07-17-XX**

**REZONING TO MX-C**

**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 APPROXIMATELY ±6.861 ACRES OF LAND COMPRISED OF FOUR TRACTS AND IDENTIFIED BY LEGAL DESCRIPTION AS A1220A H.H. SWISHER, TR 11, APPROXIMATELY 3.04 ACRES, OLD DCAD TR #3(3), A1220A H.H. SWISHER, TR 10, APPROXIMATELY 2.92 ACRES, OLD DCAD TR #3E, A1220A H.H. SWISHER, TR 9, APPROXIMATELY 0.454 ACRES, OLD DCAD TR #3, AND GIBSON HEIGHTS BLK 1 LOT 9, CONTAINING APPROXIMATELY 0.447 ACRES, CITY OF CORINTH, DENTON COUNTY, TEXAS, AND AS MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT “A” ATTACHED HERETO, TO REZONE THE PROPERTY FROM ITS CURRENT ZONING DESIGNATION OF INDUSTRIAL DISTRICT “I” TO A NEW DESIGNATION OF “MX-C” MIXED-USE COMMERCIAL DISTRICT; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR A LEGAL PROPERTY DESCRIPTION; PROVIDING AN AMENDMENT TO THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY ; 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 approximate ±6.861 acres of land identified comprised of four tracts of land and identified by legal description as A1220A H.H. SWISHER, TR 11, 3.04 acres, OLD DCAD TR #3(3), A1220A H.H. SWISHER, TR 10, 2.92 acres, OLD DCAD TR #3E, A1220A H.H. SWISHER, TR 9, 0.454 ACRES, OLD DCAD TR #3, AND GIBSON HEIGHTS BLK 1 LOT 9 containing approximately 0.447 acres of land, City of Corinth, Denton County, Texas, as more specifically described herein and depicted in **Exhibit “A”** (the “**Property**”), was previously zoned as “I” Industrial under the City’s Unified Development Code and as designated on the City’s Zoning Map; and

**WHEREAS**, the City of Corinth, the owner of the Property, has initiated a change in the zoning classification of the Property from its current zoning designation of (“I”) Industrial District to MX-C Mixed-Use Commercial District (“MX-C”) under the City’s Unified Development Code (“UDC”); 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, which includes the adoption of this Ordinance zoning the Property as MX-C Mixed Use Commercial District, and the City Council has determined that zoning the Property to MX-C Mixed-Use Commercial District is the most appropriate zoning for 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 therein 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 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 Zoning Ordinance and Zoning Map to adopt this Ordinance to effect the change in zoning for the Property from "I" Industrial District to the "MX-C" MX-C Commercial Zoning District 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, is consistent with the City's Comprehensive Plan, and should therefore be adopted;

**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**

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 Comprehensive Plan and adopts the Zoning Map of the City of Corinth, is hereby amended by the adoption



of this Ordinance to rezone the Property, an approximate ±6.861 acres of land, comprised of four tracts and legally identified as A1220A H.H. SWISHER, TR 11, approximately 3.04 acres, OLD DCAD TR #3(3), A1220A H.H. SWISHER, TR 10, approximately 2.92 acres, OLD DCAD TR #3E, A1220A H.H. SWISHER, TR 9, approximately 0.454 ACRES, OLD DCAD TR #3, and GIBSON HEIGHTS BLK 1 LOT 9 containing approximately 0.447 acres, City of Corinth, Denton County, Texas, and more specifically described and depicted in **Exhibit “A”, (the “Property”)** attached hereto and incorporated herein, each from its current zoning designation of “I” Industrial to a new zoning designation of “MX-C” Mixed Use Commercial District.

### **SECTION 3**

#### **LAND USE REGULATIONS/ZONING MAP**

**A. Zoning Regulations.** The regulations described in the City of Corinth Unified Development Code, including without limitation the regulations applicable to the MX-C Mixed Use Commercial District, as amended from time to time, shall be adhered to in its entirety for the purposes of use and development of the Property.

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

**C. Zoning Map.** The official Zoning Map of the City of Corinth, Texas shall be amended in accordance with this Ordinance to reflect the repeal of the “I” Industrial zoning classification for the Property and to reflect the adoption of this Ordinance zoning the Property identified in **Exhibit “A”** hereto as “MX-C” Mixed Use Commercial District.

### **SECTION 4**

#### **CUMULATIVE REPEALER**

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

### **SECTION 5**

#### **SEVERABILITY**

If any section, subsection, clause, phrase, or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void, or unconstitutional, the remaining sections, subsections, clauses, phrases, and provisions of this Ordinance, or the

application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

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

In the event of a conflict between the provisions of this Ordinance and any other regulation or rule prescribed by charter, another ordinance, resolution or other authorization of the City, the provisions of this ordinance shall control. Notwithstanding the foregoing, all rights and remedies of the City are expressly saved as to any and all complaints, actions, claims, or lawsuits, which have been initiated or have arisen under or pursuant to such conflicting Ordinance, or portion thereof, on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the conflicting Ordinance shall remain in full force and effect.

**SECTION 7**  
**PENALTY FOR VIOLATIONS**

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH THIS  
17TH DAY OF JULY, 2025.**

APPROVED:

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

ATTEST:

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

**APPROVED AS TO FORM:**

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

**EXHIBIT "A"**  
**THE PROPERTY**

**LEGAL DESCRIPTION AND DEPICTION**

**A1220A H.H. SWISHER, TR 11, 3.04 ACRES, OLD DCAD TR #3(3)**  
**A1220A H.H. SWISHER, TR 10, 2.92 ACRES OLD DCAD TR #3E**  
**A1220A H.H. SWISHER, TR 9, 0.454 ACRES OLD DCAD TR #3**  
**GIBSON HEIGHTS BLK 1 LOT 9 0.447 ACRES**

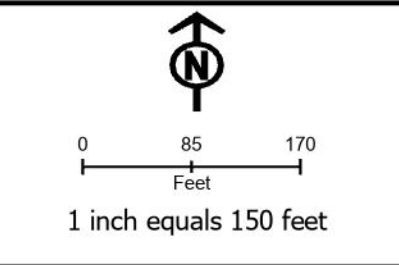




# **Proposed Zoning Change**

7865 S Stemmons Fwy Rezoning to MX-C (ZMA25-0003)

- Area to be Rezoned
- Properties within 200 ft of area proposed to be rezoned from I Industrial to MX-C Mixed Use Commercial



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6/5/2025





Planning and Zoning Commission Meeting  
Date: MONDAY, June 23, 2025 at 6:30 P.M.

Section I, Item 11.

City Council Regular Meeting  
Date: THURSDAY, July 17, 2025 at 6:30 P.M. \* (see below for additional information)

Hearings Location: City Hall, 3300 Corinth Parkway, Corinth, TX 76208. The meetings will be broadcast live at <https://www.cityofcorinth.com/remotesession>.

PUBLIC HEARING NOTICE

Dear Property Owner:

On Monday, June 23, 2025, at 6:30 PM, the City of Corinth Planning & Zoning Commission will conduct a public hearing on the item listed below. Should the Planning & Zoning Commission make a recommendation, the Corinth City Council will conduct a public hearing on Thursday, July 17, 2025, at 6:30 PM and will consider acting on the item listed below. The meetings will be held at the Corinth City Hall, 3300 Corinth Pkwy, Corinth, Texas 76208.

- A city-initiated rezoning request 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 ±7.1 acres from I Industrial and C-2 Commercial to MX-C Mixed Use Commercial, with the subject properties being generally located at 7865 S Stemmons Freeway.

\*The July 17, 2025, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on June 23, 2025. Additional information regarding this request can be found on the Upcoming Public Hearings page of the City of Corinth website at: <https://www.cityofcorinth.com/planning-development/page/upcoming-public-hearings>

As a property owner within two hundred (200) feet of the proposed zoning amendment, you are invited to attend this meeting in-person and voice your opinion at the public hearing (please note you are not required to attend).

Additionally, your opinion regarding the request described above may be expressed by notation on this form or by letter. You may support or oppose this request; your opposition will be considered a protest. Signed written comments must be received by the City of Corinth Planning and Development Department at 3300 Corinth Parkway, Corinth, Texas 76208 (3 days prior to public hearing). Signed comments may be scanned and sent by email to Melissa Dailey, Director of Community and Economic Development, at [planning@cityofcorinth.com](mailto:planning@cityofcorinth.com). Additionally, if you have any questions regarding this request, you may call 940-498-3262 for assistance.

I am writing in (Check as applicable) Support: ☒ Opposition: ☐ of the proposal.

See attached supporting letter.

Name/Address/City: (REQUIRED)

Signature: (REQUIRED)

(Please Print)

Tim Lee 06/17/2025  
(Signature)

I-35 Corinth J.V.  
7865 Stemmon Freeway,  
Corinth, TX 76208

The city of Corinth is at a pivotal point in its development, and the proposed rezoning to MX-C represents an opportunity to embrace the evolution of our community. This proposal arises from a clear recognition of the shifts over the past decades—shifts in demographics, structural needs, and the way people live, work, and interact within this vibrant area. By adopting the zoning to match these changes, Corinth can ensure that its growth remains sustainable while meeting the needs of residents today and in the future.

Fifty years ago, the area was built for a very different time. Today, Corinth has grown, diversified, and evolved, and its zoning must reflect these changes. MX-C zoning will bring renewed vitality to the area, provide opportunities for economic growth, foster community engagement, and ensure environmental sustainability.

The true measure of a city's progress lies in its ability to adapt and thrive, and the MX-C rezoning proposal is a testament to Corinth's readiness to embrace the possibilities of the future.

I support this proposal.

I-35 Corinth J.V.

Tim Lee





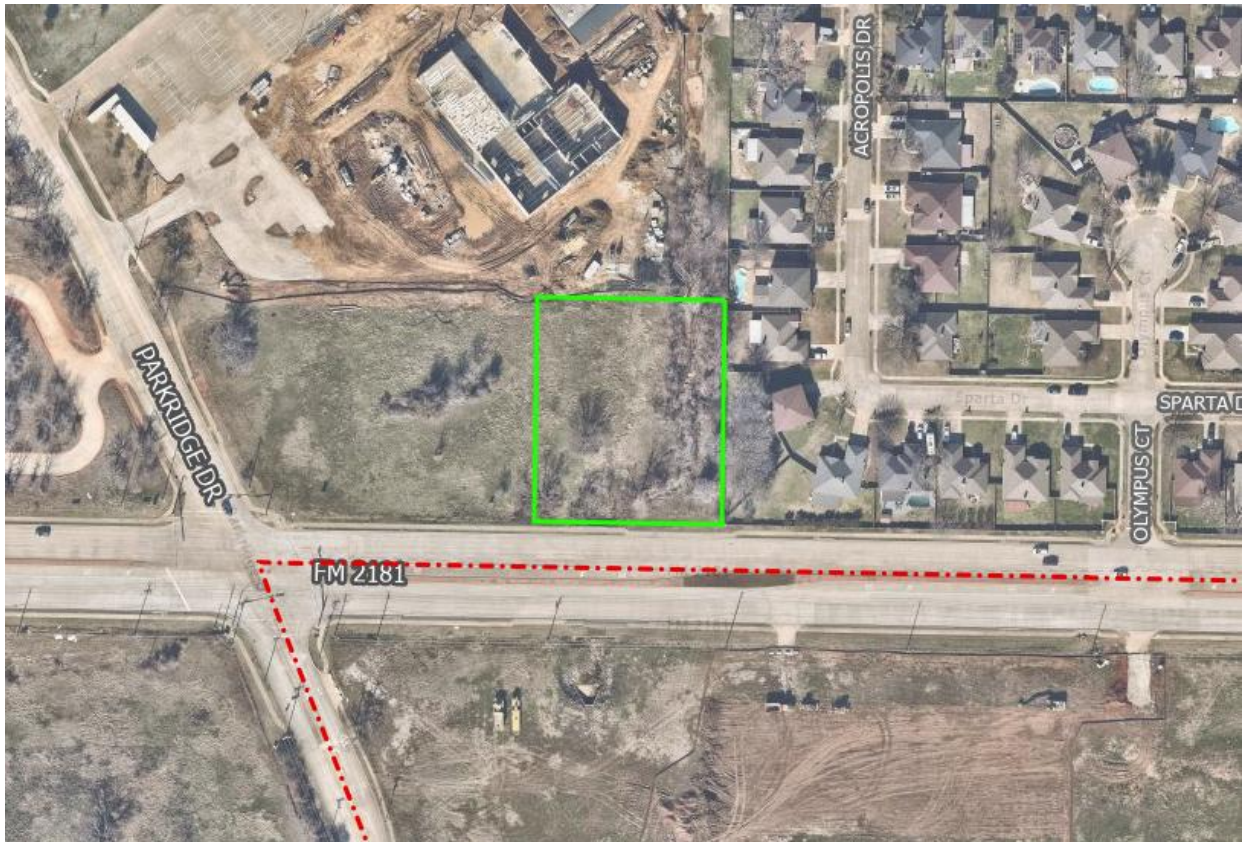
# CITY OF CORINTH

## Staff Report

<b>Meeting Date:</b>	7/17/2025	<b>Title:</b>	Dairy Queen Specific Use Permit (SUP25-0001)
<b>Strategic Goals:</b>	<input checked="" type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
<b>Owner Support:</b>	<div> <input checked="" type="checkbox"/> Planning &amp; Zoning Commission   <input type="checkbox"/> Economic Development Corporation  <input type="checkbox"/> Parks &amp; Recreation Board   <input type="checkbox"/> TIRZ Board #2  <input type="checkbox"/> Finance Audit Committee   <input type="checkbox"/> TIRZ Board #3  <input type="checkbox"/> Keep Corinth Beautiful   <input type="checkbox"/> Ethics Commission           </div> <p>As the Planning &amp; Zoning Commission meeting is taking place after the City Council agenda posting deadline, the Planning &amp; Zoning Commission's recommendation will be presented to the City Council at the time of the Public Hearing.</p>		

### Item/Caption

Conduct a Public Hearing to consider testimony and act on an Ordinance authorizing a Specific Use Permit as an amendment to the Zoning Ordinance, a part of the Unified Development Code of the City, to allow for a restaurant with a drive through service for Dairy Queen located on an approximate 1.14 acres generally located north of FM



**Aerial Location Map**

### **Item Summary/Background**

The subject property, along with the immediately adjacent property to the west at the northeast corner of FM 2181 and Parkridge Drive, was rezoned from SF-4 Single Family to C-2 Commercial in 1996 in an effort to encourage additional retail uses in the area, particularly at the time due to the construction of Lake Dallas High School and increased traffic on FM 2181. The subject site has remained undeveloped in the ensuing decades; however, there has been increased interest in the site in recent years, and a Planned Development Application has been submitted for the property to the west for retail uses, including a restaurant with a drive through. Additional recent activity related to commercial development at this intersection includes a site plan for a multi-tenant retail building that was approved earlier this year for the northwest corner, the Canyon Lake Ranch Planned Development which was also approved earlier this year that calls for mixed use commercial development on the southwest corner, and multiple commercial pad sites, including drive through restaurants, that are currently under construction on the southeast corner in Hickory Creek.

The Applicant is requesting that a specific use permit be granted for a restaurant with drive through service for a Dairy Queen on the subject site. While drive through restaurants were permitted by right within the C-2 district at the time the property was previously rezoned, the current Zoning Ordinance adopted in 2013 now requires a specific use permit for this use within all commercial zoning districts.

After reviewing the proposed concept plan, Staff collaborated with the Applicant to incorporate the following elements into their design in addition to the standards required by the UDC in the C-2 Commercial Zoning District (additional details can be viewed in Attachment 1 – Conceptual Site Plan):

- The Developer will replace the existing 6' high wood fence along the eastern property line backing up to the Corinthian Oaks Subdivision with an 8' high board-on-board wood fence, with the finished side of the fence facing the residential properties.
- An approximately 11' wide landscape buffer will be provided along the northern property line with shade trees planted 30' on-center.
- Parallel parking will be provided on the eastern side of the property to maximize the landscape buffer and tree preservation area between the commercial uses and the adjacent single-family residences.
- Portions of the existing 5' wide sidewalk directly adjacent to the northern curb of FM 2181 will be realigned to provide a minimum three-foot (3') wide landscape strip between the sidewalk and back of curb, with native, drought-tolerant plantings being provided within this landscape strip.

Given that the Applicant has agreed to incorporate the additional design and screening elements noted above, as well as the fact that commercial/retail uses are planned for all four corners of FM 2181 and Parkridge Drive that will be compatible with the proposed use, Staff is recommending that the Specific Use Permit for a Restaurant with Drive Through Use for Dairy Queen be approved as presented.

### **Compliance with the Comprehensive Plan**

The request for a specific use permit for a restaurant with drive through service for the subject property is in accordance with the Land Use & Development Strategy designation of Corridor Commercial.

### **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 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 4 letters of opposition from property owners within 200 feet of the subject property. Letters received after this date will be presented to the Commission at the time of Public Hearing. See Attachment 2 – 200 ft Buffer Map and Correspondence from Property Owners

### **Planning and Zoning Commission Recommendation**

As the Planning & Zoning Commission meeting is taking place after the City Council agenda posting deadline, the Planning & Zoning Commission's recommendation will be presented to the City Council at the time of the Public Hearing.

### **Staff Recommendation**

Staff recommends approval as presented.

### **Motion**

I move to approve Case No. SUP25-0001 as presented.

### **Alternative Action s by the City Council**

The City Council may also,

- Approve with additional stipulations
- Continue the Public Hearing and table action on the request to a definitive or non-defined date
- Deny the request

### **Supporting Documentation**

#### **Attachment 1 – Dairy Queen SUP Ordinance and Associated Exhibits**

- A. Exhibit A – Legal Description
- B. Exhibit B – Conceptual Site Plan

#### **Attachment 2 – 200-foot Zoning Buffer Exhibit and Correspondence from Property Owners within 200 feet of the subject property**

**CITY OF CORINTH, TEXAS  
ORDINANCE NO. 25-07-17-XX**

**AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF CORINTH, EACH BEING A PART OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CORINTH, BY GRANTING A SPECIFIC USE PERMIT FOR A RESTAURANT WITH DRIVE THROUGH SERVICE FOR DAIRY QUEEN ON AN APPROXIMATE ±1.14 ACRES OF LAND ZONED C-2, COMMERCIAL AND LEGALLY DESCRIBED AS A PORTION OF TRACT 38 SITUATED IN THE E. MARSH SURVEY, COUNTY ABSTRACT 833 IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS, AND AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT “A,” HERETO; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR A LEGAL PROPERTY DESCRIPTION (EXHIBIT “A”); APPROVING A CONCEPTUAL SITE PLAN (EXHIBIT “B”); PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; 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 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 approximate ±1.14 acres of land more specifically identified and described in Exhibit “A” hereto (the “Property”), is zoned C-2, Commercial under the City’s Unified Development Code and a person having a proprietary interest in the property has requested a Specific Use Permit for said Property; 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 specific use permit for the Property, and the City Council has determined that granting a Specific Use Permit for a Restaurant with Drive Through Service for Dairy Queen is appropriate for the Property, thus an amendment to the Comprehensive Zoning Ordinance of the City’s Unified Development Code, in accordance with the standards and specifications set forth therein, should be approved; and

**WHEREAS**, the City Council considered the following factors in making a determination as to whether the requested Specific Use Permit for a Restaurant with Drive Through Service for Dairy Queen should be granted or denied: safety of the motoring public and pedestrians using the facilities in the area immediately surrounding the site; safety from fire hazards and damages; noise producing elements and glare of the vehicular and stationary lights and effect of such lights on the established character of surrounding 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 vicinity; 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; 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 use and its suitability for the particular zoning district and the view to conserve the value of buildings, and encourage the most appropriate use of the land throughout this City; and

**WHEREAS**, having considered appropriate factors as required by Section 2.10.10 of the UDC, the City Council finds that the requested change in zoning to grant the Specific Use Permit for a Restaurant with Drive Through Service for the Property identified in Exhibit “A” will complement or be compatible with the surrounding uses and community facilities, is harmonious and adaptable to building structures and uses abutting the Property as well as other properties in the vicinity, will contribute to, enhance, or promote the welfare of the area of the Property and adjacent properties, and not be detrimental to 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**

The Unified Development Code of the City of Corinth (“UDC”), which UDC includes the Comprehensive Zoning Ordinance and the Zoning District Map of the City is hereby amended by the adoption of this Ordinance to reflect a change in the zoning on an approximate ±1.14 acres of land, legally described as a portion of Tract 38 situated in the E. Marsh Survey, County Abstract 833 in the City of Corinth, Denton County, Texas, the overall boundary and legal description of which are specifically described in **Exhibit “A”**, attached hereto and incorporated herein (the **“Property”**) to grant a Specific Use Permit for a Restaurant with Drive Through Service for Dairy Queen.

### **SECTION 3** **CONCEPTUAL SITE PLAN**

The Conceptual Site Plan for the Property as set forth in **Exhibit “B”**, (the **“Conceptual Site Plan”**), a copy of which is attached hereto and incorporated herein, is hereby approved. Upon approval of the Specific Use Permit for a Restaurant with Drive Through Service for Dairy Queen, a Site Plan Application containing the elements required by UDC Subsection 2.10.08.G.1.b and UDC Subsection 2.10.08.G.1.c shall be submitted for review and approval by the Director of Planning and shall be in general conformance with the layout and details depicted in **Exhibit “B.”**

#### **SECTION 4**

#### **LAND USE REGULATIONS**

The regulations set forth in the City of Corinth Unified Development Code, including without limitation the regulations governing the property within the C-2 Commercial District are hereby amended by the adoption of this Ordinance to allow a Specific Use Permit authorizing a Restaurant with Drive Through Service for Dairy Queen subject to the conditions set forth herein and in the UDC, as amended from time to time.

The requirements of the UDC applicable to the Property, including without limitation, Section 2.05.02, C-2 Commercial District regulations, and Section 2.07.03, Use Table, as amended from time to time, shall be adhered to in their entirety except as expressly provided below, each of which shall be included on the Site Plan and each of which constitute conditions to which the granting and continuance of the SUP shall be subject. The conditions provided below shall be in addition to all other conditions and requirements applicable to a Specific Use Permit as set forth in Section 2.10.10, Specific Use Permits, of the UDC:

- A. A minimum ten-foot (10') wide landscape buffer shall be provided along the northern property line with 3" caliper minimum shade trees provided at a rate of thirty-feet (30') on center.
- B. An eight-foot (8') tall board-on-board wood screening fence shall be installed by the Developer along the western property line.
- C. The existing five-foot (5') wide sidewalk directly adjacent to the northern curb of FM 2181 shall be realigned to provide a minimum three-foot (3') wide landscape strip between the sidewalk and back of curb. Additionally, native, drought-tolerant plantings shall be provided within this landscape strip as generally depicted on **Exhibit "B."**

#### **SECTION 5**

#### **CUMULATIVE REPEALER**

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

#### **SECTION 6**

#### **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 7**  
**SAVINGS/CONFLICT**

In the event of a conflict between the provisions of this Ordinance and any other regulation or rule prescribed by charter, another ordinance, resolution or other authorization of the City, the provisions of this ordinance shall control. Notwithstanding the foregoing, all rights and remedies of the City are expressly saved as to any and all complaints, actions, claims, or lawsuits, which have been initiated or have arisen under or pursuant to such conflicting Ordinance, or portion thereof, on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the conflicting Ordinance shall remain in full force and effect.

**SECTION 8**  
**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 9**  
**PUBLICATION/EFFECTIVE DATE**

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

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

APPROVED:

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

ATTEST:

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

**APPROVED AS TO FORM:**

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

**EXHIBIT "A"**  
**THE PROPERTY**  
**LEGAL DESCRIPTION**

Legal description of land:

BEING a 1.140 acres tract situated in the E Marsh Survey, Abstract No. 833, and being a portion of the land described in a deed to 2181 & Parkridge Joint Venture, as recorded in Instrument Number 97-0048070, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a red plastic cap stamped "WAI" set for the southerly corner of a corner cut-of line located at the intersection of the northerly right of way line of FM 2181 (100 foot ROW) and the westerly right of way line of Parkridge Drive (a variable width right of way);

THENCE South 88 deg. 55 min. 41 sec. East, along the common line of said Lot 1-1 and said Farm-to-Market Road number 2181, a distance of 262.80 feet to a point for the southwest corner of said 1.140 acres lot, same being the POINT OF BEGINNING of herein described tract;

THENCE North 01 deg. 04 min. 19 sec. East, along the common line of said tract and said Lot 1 Block A for a total distance of 245.02 feet to a 1/2 iron rod with a red plastic cap stamped "WAI" found as a point for the northwest corner of herein described tract;

THENCE South 88 deg. 53 min. 00 sec. East, continuing along the common line of Lot 1R Block 1, Lake Dallas ISD School Addition, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in cabinet N, Page 291, for a distance of 202.30 feet to a 1/2 inch iron rod found for the northeast corner of described tract;

THENCE South 00 deg. 53 min. 56 sec, West for a distance of 244.86 feet to a 1/2 inch iron rod found for the southeast corner of described tract;

THENCE North 88 deg. 55 min. 41 sec. West, along the northerly right of way line of FM 2181, a distance of 203.04 feet to a 1/2 inch iron rod found as the POINT OF BEGINNING and containing 49,642 square feet or 1.140 acre of land, more or less.



SAVE AND EXCEPT 0.0324 acre of land, more or less, described in that certain Deed conveyed to the State of Texas, recorded September 30, 2010 in Denton County Clerk's File No. 2010-97335

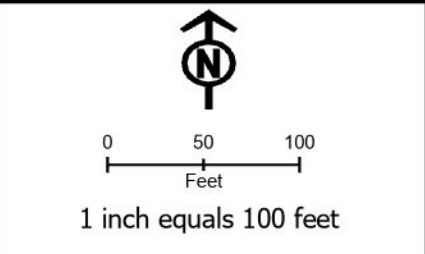
**EXHIBIT “B”  
CONCEPTUAL SITE PLAN**



***Proposed Specific Use Permit***

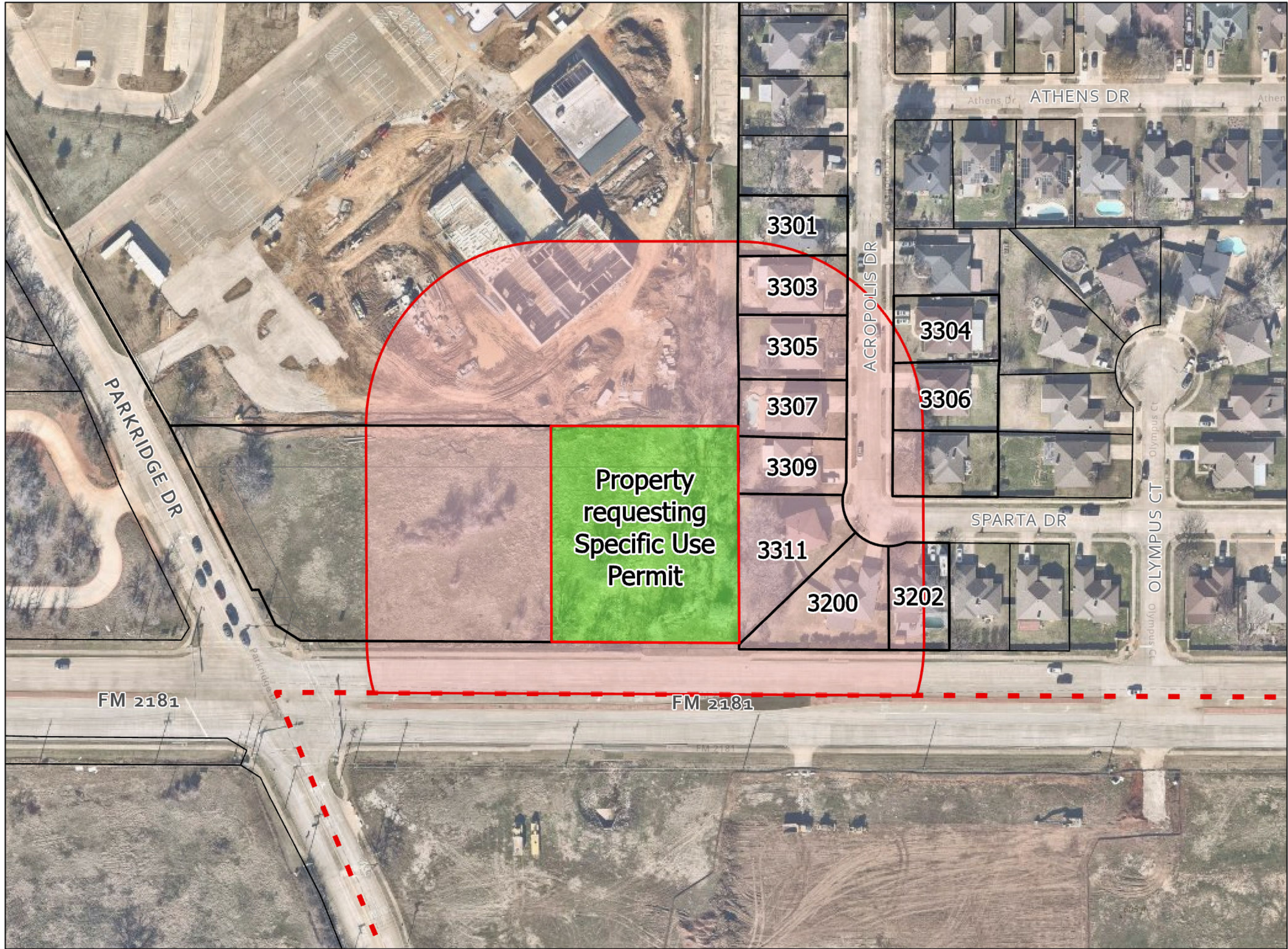
Restaurant with Drive-Through  
SUP Request (SUP25-0001).

-  Property requesting Specific Use Permit
-  Properties within 200 ft of area requesting a Specific Use Permit for a Restaurant with Drive-Through use



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 boundaries.

100  
6/5/2025





Nader S. Shenouda  
3304 Acropolis Dr,  
Corinth, TX 76210  
(214) 385-9259

Ref: SUP25-0001: Dairy Queen Drive-Through Restaurant Specific Use Permit

To: Ms. Melissa Dailey, Director, City of Corinth Community and Economic Development

Thank you for the opportunity to respond to the Public Hearing Notice I received on June 09, 2025 referencing a request for a specific use permit by the applicant "Dairy Queen" for a restaurant with a drive-thru located at FM 2181, east of Parkridge Drive.

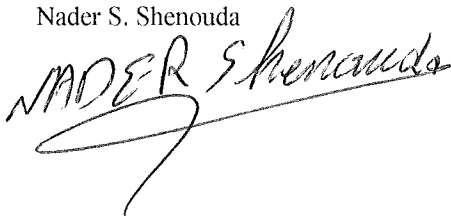
My property located at 3304 Acropolis Dr, is within the 200 ft boundary of the proposed location for the restaurant.

I absolutely OPPOSE the request by the applicant for the following reasons...

- a. The restaurant will be directly adjacent to private residences lowering our Quality of Life and peacefulness of our small neighborhood.
- b. Having additional traffic noise loitering in the drive-thru with loud exhaust and music coming from vehicles.
- c. People loitering and making noise in the parking lot of the restaurant.
- d. Exterior lighting from the restaurant including parking lot lighting will be a nuisance... especially for the residents directly next to the proposed location.
- e. The predominant wind is from the south for a majority of the year. Burger and French Fry cooking odors from the restaurant's exterior exhaust vent will be a nuisance for all of the residents north of the restaurant.
- f. Increased rodent activity for where the restaurant stores its outside trash.
- g. The visual impact / aesthetics of fast-food restaurants are simply not desirable in residential neighborhoods.

Thank you for your attention in this matter...

Nader S. Shenouda

A handwritten signature in black ink, appearing to read 'NADER S. Shenouda', with a large, stylized flourish extending from the bottom of the signature.

John A. Kerr  
3305 Acropolis Dr  
Corinth, TX 76210  
817-296-6568

Ref: SUP25-0001: Dairy Queen Drive-Through Restaurant Specific Use Permit

To: Ms. Melissa Dailey, Director, City of Corinth Community and Economic Development

Thank you for the opportunity to respond to the Public Hearing Notice I received on June 09, 2025 referencing a request for a specific use permit by the applicant "Dairy Queen" for a restaurant with a drive-thru located at FM 2181, east of Parkridge Drive.

My property located at 3305 Acropolis Dr is within the 200 ft boundary of the proposed location for the restaurant.

I absolutely **OPPOSE** the request by the applicant for the following reasons...

- a. The restaurant will be directly adjacent to private residences lowering our Quality of Life and peacefulness of our small neighborhood.
- b. Having additional traffic noise loitering in the drive-thru with loud exhaust and music coming from vehicles.
- c. People loitering and making noise in the parking lot of the restaurant.
- d. Exterior lighting from the restaurant including parking lot lighting will be a nuisance... especially for the residents directly next to the proposed location.
- e. The predominant wind is from the south for a majority of the year. Burger and French Fry cooking odors from the restaurant's exterior exhaust vent will be a nuisance for all of the residents north of the restaurant.
- f. Increased rodent activity for where the restaurant stores its outside trash.
- g. The visual impact / aesthetics of fast-food restaurants are simply not desirable in residential neighborhoods.

Thank you for your attention in this matter...



John A. Kerr





Planning and Zoning Commission Meeting  
Date: **MONDAY, June 23, 2025 at 6:30 P.M.**

Section I, Item 12.

City Council Regular Meeting  
Date: **THURSDAY, July 17, 2025 at 6:30 P.M. \* (see below for additional information)**

Hearings Location: City Hall, 3300 Corinth Parkway, Corinth, TX 76208. The meetings will be broadcast live at <https://www.cityofcorinth.com/remotesession>.

### PUBLIC HEARING NOTICE

Dear Property Owner:

On Monday, June 23, 2025, at 6:30 PM, the City of Corinth Planning & Zoning Commission will conduct a public hearing on the item listed below. Should the Planning & Zoning Commission make a recommendation, the Corinth City Council will conduct a public hearing on Thursday, July 17, 2025, at 6:30 PM and will consider acting on the item listed below. The meetings will be held at the Corinth City Hall, 3300 Corinth Pkwy, Corinth, Texas 76208.

- A request for a specific use permit by the Applicant, FM 2181 Corinth LLC, to allow for a Restaurant with Drive-through Service use on approximately  $\pm 1.3$  acres generally located north of FM 2181, east of Parkridge Drive, and south of Lake Dallas High School.

\*The July 17, 2025, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on June 23, 2025. Additional information regarding this request can be found on the Upcoming Public Hearings page of the City of Corinth website at: <https://www.cityofcorinth.com/planning-development/page/upcoming-public-hearings>

As a property owner within two hundred (200) feet of the requested specific use permit, you are invited to attend this meeting in-person and voice your opinion at the public hearing (please note you are not required to attend).

Additionally, your opinion regarding the request described above may be expressed by notation on this form or by letter. You may support or oppose this request; your opposition will be considered a protest. Signed written comments must be received by the City of Corinth Planning and Development Department at 3300 Corinth Parkway, Corinth, Texas 76208 (3 days prior to public hearing). Signed comments may be scanned and sent by email to Melissa Dailey, Director of Community and Economic Development, at [planning@cityofcorinth.com](mailto:planning@cityofcorinth.com). Additionally, if you have any questions regarding this request, you may call 940-498-3262 for assistance.

I am writing in (Check as applicable) Support: ☐ Opposition: ☒ of the proposal.

CORINTHIAN OAKS IS AROUND A 30 YEAR OLD RESIDENTIAL COMMUNITY. I AND I'M SURE ALL OF MY NEIGHBORS (AND EVEN THE UPCOMING RESIDENTS FOR THAT NEW DEVELOPMENT CURRENTLY BEING BUILT ON SOUTH SIDE OF FM 2181) WOULD OPPOSE TO A FAST FOOD JOINT BEING DROPPED IN RIGHT BEHIND OUR BACKYARD.

Name/Address/City: **(REQUIRED)**

DANIEL LEE  
3307 ACROPOLIS DRIVE  
CORINTH, TX 76210

(Please Print)

Signature: **(REQUIRED)**

(Signature)



Planning and Zoning Commission Meeting  
Date: **MONDAY, July 14, 2025 at 6:30 P.M. \***

Section I, Item 12.

City Council Regular Meeting  
Date: **THURSDAY, July 17, 2025 at 6:30 P.M.**

Hearings Location: City Hall, 3300 Corinth Parkway, Corinth, TX 76208. The meetings will be broadcast live at <https://www.cityofcorinth.com/remotesession>.

### PUBLIC HEARING NOTICE

Dear Property Owner:

**The date of the Planning & Zoning Commission Public Hearing for the item listed below has been changed as follows:** On Monday, July 14, 2025, at 6:30 PM, the City of Corinth Planning & Zoning Commission will conduct a public hearing on the item listed below. Should the Planning & Zoning Commission make a recommendation, the Corinth City Council will conduct a public hearing on Thursday, July 17, 2025, at 6:30 PM and consider acting on the item listed below. The meetings will be held at the Corinth City Hall, 3300 Corinth Pkwy, Corinth, Texas 76208.

- A request for a specific use permit by the Applicant, FM 2181 Corinth LLC, to allow for a Restaurant with Drive-through Service use on approximately  $\pm 1.3$  acres generally located north of FM 2181, east of Parkridge Drive, and south of Lake Dallas High School.

**\*Please note that the date change is for the Planning & Zoning Commission public hearing only. The City Council public hearing date as previously noticed remains the same. Letters of support or opposition already received will be considered for the new public hearing date.**

Additional information regarding this request can be found on the Upcoming Public Hearings page of the City of Corinth website at: <https://www.cityofcorinth.com/planning-development/page/upcoming-public-hearings>

As a property owner within two hundred (200) feet of the area to be rezoned, you are invited to attend this meeting in-person and voice your opinion at the public hearing (please note you are not required to attend).

Additionally, your opinion regarding the request described above may be expressed by notation on this form or by letter. You may support or oppose this request; your opposition will be considered a protest. Signed written comments must be received by the City of Corinth Planning and Development Department at 3300 Corinth Parkway, Corinth, Texas 76208 **(3 days prior to public hearing)**. Signed comments may be scanned and sent by email to Melissa Dailey, Director of Community and Economic Development, at [planning@cityofcorinth.com](mailto:planning@cityofcorinth.com). Additionally, if you have any questions regarding this request, you may call 940-498-3262 for assistance.

I am writing in (Check as applicable) Support: ☐ Opposition: ☒ of the proposal.

Please consider our opposing vote based on our beliefs of the following. 1. Increased Traffic and noise (congestion and safety risks). 2. Health concerns (rising rates of obesity and diet related illnesses, specially consider young teenager/high school exposure. 3. Fast food/Restaurant does not align with Corinth's vision. Our community...

Name/Address/City: **(REQUIRED)**

Signature: **(REQUIRED)**

3309 Acropolis Dr. Corinth, TX 76210  
(Please Print)

Brenda Gutierrez  
(Signature)  
Lopez Nichols

...our community deserves thoughtful and innovative development that enhances the area's character and livability!





# CITY OF CORINTH

## Staff Report

<b>Meeting Date:</b>	7/17/2025	<b>Title:</b>	Preliminary Plat Administrative Approval UDC Text Amendment (ZTA25-0002)
<b>Strategic Goals:</b>	<input checked="" type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
<b>Owner Support:</b>	<div> <input checked="" type="checkbox"/> Planning &amp; Zoning Commission   <input type="checkbox"/> Economic Development Corporation  <input type="checkbox"/> Parks &amp; Recreation Board   <input type="checkbox"/> TIRZ Board #2  <input type="checkbox"/> Finance Audit Committee   <input type="checkbox"/> TIRZ Board #3  <input type="checkbox"/> Keep Corinth Beautiful   <input type="checkbox"/> Ethics Commission           </div> <p>As the Planning &amp; Zoning Commission meeting is taking place after the City Council agenda posting deadline, the Planning &amp; Zoning Commission’s recommendation will be presented to the City Council at the time of the Public Hearing.</p>		

**Item/Caption**

Conduct a Public Hearing to consider testimony and act on an Ordinance amending multiple sections of the Subdivision Regulations Section of the Unified Development Code, including UDC Subsection 1.02.02 – Planning and Zoning Commission, UDC Subsection 1.02.04 – Director of Planning, UDC Subsection 3.02.01 – Plat Processing Procedures, and UDC Subsection 3.03.02 – Preliminary Plat, allowing for applicants to request multiple 30-day extensions of the time for plat approval, remove the requirement for a new application upon disapproval of a plat or subdivision plan application, and allow for administrative approval of preliminary plats and providing an effective date.

**Item Summary/Background/Prior Action**

The purpose of Preliminary Plats as described in the UDC is to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of the Subdivision Regulations. As such, Preliminary Plats and the Preliminary Engineering Plans included with these applications act as a draft for the development’s Civil Construction Plans and Final Plat and allow Staff and the Developer an early opportunity to identify any deficiencies or potential conflicts. Because these plans are preliminary in nature by definition, the Planning & Zoning Commission has the opportunity to review and decide whether to approve or deny Final Plats, and due to the constraints imposed by the State mandated 30-day shot-clock for plat submittals, Staff is recommending that preliminary plats be allowed to be approved administratively by the Director of Planning.

Also included with the proposed amendments to the UDC Subdivision ordinance is to allow for applicants to request multiple 30-day extensions for plat approval. This change is consistent with recent changes to the Local Government Code and will allow both Staff and the Applicant additional flexibility during the plat review process. The final proposed amendment is to remove the requirement for a new application upon disapproval of a plat. This requirement is an added burden for the Applicant as it requires that new application fees be paid upon resubmittal and is also burdensome for Staff in having to set up a new case file for the same plat. Allowing for plats to be resubmitted after denial under the same application will streamline the plat review process and benefit all parties involved.

One of the goals in the 2024 Strategic Plan update is to remove barriers to be more business friendly in order to enhance the quality of life for residents by attracting new residents and businesses to Corinth. Allowing for these modifications

will create a more streamline, developer-friendly process for platting while maintaining the same requirements for complete and accurate plats.

### **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
- The Public Hearing Notice was posted on the City's website.

### **Planning and Zoning Commission Recommendation**

As the Planning & Zoning Commission meeting is taking place after the City Council agenda posting deadline, the Planning & Zoning Commission's recommendation will be presented to the City Council at the time of the Public Hearing.

### **Staff Recommendation**

Staff recommends approval as presented.

### **Motion**

"I move to approve Case No. ZTA25-0002 as presented and direct Staff to prepare an ordinance for the same for adoption at a future meeting."

### **Alternative Actions by the City Council**

The City Council may also,

- Approve with additional stipulations
- Continue the Public Hearing and table action on the request to a definitive or non-defined date
- Deny the request



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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS, AMENDING THE CITY'S SUBDIVISION ORDINANCE, A PART OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CORINTH ("UDC") BY AMENDING SUBSECTION 1.02 "DEVELOPMENT REVIEW BODIES" OF SECTION 1 "PROVISIONS AND PROCEDURES" BY AMENDING SUBSECTION 1.02.02 "PLANNING AND ZONING COMMISSION" AND SUBSECTION 1.02.04 "DIRECTOR OF PLANNING"; AMENDING SUBSECTION 3.02 "SUBDIVISION SUBMITTAL AND PROCESSING PROCEDURES" OF SECTION 3 "SUBDIVISION REGULATIONS" BY AMENDING SUBSECTION 3.02.01 "PLAT PROCESSING PROCEDURES"; AMENDING SUBSECTION 3.03 "PLATTING" OF SECTION 3 "SUBDIVISION REGULATIONS" BY AMENDING SUBSECTION 3.03.02 "PRELIMINARY PLAT" TO PROVIDE AUTHORITY FOR THE DIRECTOR OF PLANNING TO APPROVE PRELIMINARY PLATS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENTS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS/CONFLICT CLAUSE; PROVIDING A PENALTY CLAUSE WITH A PENALTY OF FINE UP TO \$2,000 FOR EACH VIOLATION THAT OCCURS AND FOR EACH DAY SUCH VIOLATION CONTINUES; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the Texas Local Government Code was recently amended to authorize cities to adopt ordinances to revise the platting process to allow for the administrative approval of preliminary plat applications by the City Staff; and

**WHEREAS**, in response to this amendment, Staff has recommended that the UDC be amended to authorize the Planning Director to approve preliminary plats in lieu of submission to the Planning and Zoning Commission; and

**WHEREAS**, the City Council has determined it appropriate to update the UDC to align with the revised provisions of the Texas Local Government code allowing the administrative approval of preliminary plat applications by the Planning Director; and

**WHEREAS**, both the City Council and Planning and Zoning Commissions provided notice and held public hearings to allow public input and considered the amendments to the Platting Requirements contained within the UDC as set forth herein; and

**WHEREAS**, after having received a recommendation from the Planning and Zoning Commission that the proposed amendment contained herein be adopted, having held a public hearing to consider public comment, and considered the recommendations of professional planning staff, the Council has determined that the proposed amendment is beneficial to orderly and compatible land use and development, aesthetics, and public safety, and should be adopted, that the Subdivision Regulations within the Unified Development Code should be amended to adopt the amendment set forth herein, and that the proposed amendment is narrowly tailored to achieve orderly development; and

**WHEREAS**, the City Council has determined and finds that the proposed amendments outlined herein are reasonable and necessary for the regulation of land use and land development and for the protection and preservation of public health, safety and welfare.

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

### **SECTION 1** **INCORPORATION OF PREMISES**

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

### **SECTION 2** **AMENDMENTS**

**2.01.** Subparagraph B “Responsibilities”, Table 2: “Planning and Zoning Commission Responsibilities” of Section 1.02.02 “Planning and Zoning Commission” of Subsection 1.02 “Development Review Bodies” of Section 1 “Provisions and Procedures” of the UDC is hereby amended to be and read in its entirety as follows, and all other sections and subsections of Section 1.02.02 of the UDC not expressly amended hereby shall remain in full force and effect without amendment:

1.02.02. Planning and Zoning Commission.

...

“B. Responsibilities. Table 2 is a summary of the Planning and Zoning Commission’s responsibilities within the UDC.

“Table 2: Planning and Zoning Commission Responsibilities

<u><i>General Responsibilities</i></u>	
1.03.03.B.1	Recommending a Comprehensive Plan Adoption or Amendment
<u><i>Zoning Related Responsibilities</i></u>	
2.10.03.C	Recommending an Initial Zoning of Newly Annexed Land
2.10.04.A.2	Recommending a Zoning Map Amendment (Rezoning)
2.10.04.A.2	Recommending a Zoning Text Amendment
2.10.08.C.1	Recommending Site Plans Related to Rezoning Applications
2.10.08.C.2	Recommending Site Plans Related to Building Permits or Any On-Site Construction/Development
2.10.09.A.1	Recommending a PD, Planned Development Zoning District Establishment
2.10.10.B.1.b	Recommending a Specific Use Permit
2.11.04.E.1.f.iii	Recommending a Required Plan Extension and Reinstatement Petition
2.11.04.E.2.d.iii	Recommending a Building Permit Site Plan Extension and Reinstatement Petition
<u><i>Subdivision Related Responsibilities</i></u>	
3.03.02.F.2	Approving a Deferral to the Commission of a Preliminary Plat Decision
3.03.03.H	Approving a Final Plat
3.03.04.H.1	Approving a Deferral to the Commission of a Minor Plat Decision
3.03.05.G	Approving a Replat
3.05.05.G.2.b.i	Approving a Deferral to the Commission of a Minor Replat Decision
3.03.06.G.1	Approving a Deferral to the Commission of an Amending Plat Decision
3.03.07.C	Approving a Conveyance Plat
3.06.01.C.1.b	Recommending an Appeal of a Minor Subdivision Waiver Decision
3.06.01.C.2.a	Recommending a Major Subdivision Waiver
3.06.02.C.3	Recommending a Subdivision Proportionality Appeal
3.06.03.F.3	Approving a Decision by Commission on a Subdivision Vested Rights Petition

**Sign and Fence/Screening Related Responsibilities**

4.02.07	Approving a Fence Variance”
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**2.02.** Subparagraph A “Responsibilities”, Table 4: Director of Planning Responsibilities” of Section 1.02.04 “Director of Planning” of Subsection 1.02 “Development Review Bodies” of Section 1 “Provisions and Procedures” of the UDC is hereby amended to be and read in its entirety as follows, and all other sections and subsections of Section 1.02.04 of the UDC not expressly amended hereby shall remain in full force and effect without amendment:

1.02.04 Director of Planning.

“A. Responsibilities. Table 4 is a summary of the Director of Planning’s responsibilities within the UDC.

**“Table 4: Director of Planning Responsibilities**

**Zoning Related Responsibilities**

2.07.04. A.15.f.i(d)	Approving alternative Outside Storage Standards
2.09.03.G	Approving Parking Requirements for New or Unlisted Use
2.09.03.H	Approving Alternative Parking Standards
2.10.08.H.2	Approving a Substantially Conforming Site Plan (SCSP)
2.10.09.A.1	Reviewing a PD, Planned Development Zoning District Establishment
2.10.09.D.1	Approving a Minor PD Amendment and Adjustment
2.10.10.B.1.a	Reviewing a Specific Use Permit
2.10.10.E.2.a	Recommending a Specific Use Permit Extension
2.11.02.C.3	Reviewing a Zoning Variance
2.11.03.C	Reviewing a Zoning Special Exception
2.11.04.E.1.f.ii	Reviewing a Required Plan Extension and Reinstatement Petition
2.11.04.E.2.d.ii	Reviewing a Building Permit Site Plan Extension and Reinstatement Petition
2.11.04.F.2	Approving a Decision on a Zoning Vested Rights Petition



<i>Subdivision Related Responsibilities</i>	
3.03.02.F	Approving a Preliminary Plat
3.03.03.G	Reviewing a Final Plat
3.03.04.G	Approving a Minor Plat
3.03.05.G	Reviewing a Replat
3.03.05.G.2.b	Approving a Minor Replat
3.03.06.F	Approving an Amending Plat
3.03.07.C	Reviewing a Conveyance Plat
3.03.08.D	Recommending a Plat Vacation
3.06.01.C.1	Approving a Minor Subdivision Waiver (as applicable)
3.06.03.F.2	Approving a Decision by the Responsible Official on a Subdivision Vested Rights Petition"

**2.03.** Subsection (a) of Subparagraph C “Stages of Plat Approval” of Section 3.02.01 “Plat Processing Procedures” of Subsection 3.02 “Subdivision Submittal and Processing Procedures” of Section 3 “Subdivision Regulations” of the UDC is hereby amended to be and read in its entirety as follows, and all other sections and subsections of Section 3.02.01(C) of the UDC not expressly amended hereby shall remain in full force and effect without amendment:

**3.02.01 Plat Processing Procedures.**

...

“C. Stages of Plat Approval. Notwithstanding any other provision of the Subdivision Ordinance to the contrary, the stages of plat approval shall be as follows:

- “(a) Except for minor plats, as allowed, replats, and amending plats and except for applications which require a separate Site Plan application and consist of only one phase of development, all applications for Plat approval shall consist of an application for preliminary plat approval, followed by an application for final plat approval. Applications for preliminary plat approval and final plat approval shall not be submitted nor processed simultaneously. Each amending plat, minor plat, minor replat, and preliminary plat application shall require the approval of the Planning Director, except as otherwise provided herein, and each conveyance plat,

final plat, plat vacation, and replat application shall require the approval of the Planning Commission as hereinafter provided.

An applicant may appeal a decision by the Planning Director to disapprove a Preliminary Plat or Subdivision Plan to the Planning and Zoning Commission by submitting a written request for appeal to the Planning Department. The Planning and Zoning Commission shall hear the appeal within fifteen (15) days of the date of filing of the appeal.

...

**2.04.** Subparagraph D “Procedures for Approval of Plats and Subdivision Plans” of Section 3.02.01 “Plat Processing Procedures” of Subsection 3.02 “Subdivision Submittal and Processing Procedures” of Section 3 “Subdivision Regulations” of the UDC is hereby repealed and a new 3.02.01, Subparagraph D, “Procedures for Approval of Plats and Subdivision Plans” is hereby adopted to be and read in its entirety as follows, and all other sections and subsections of Section 3.02.01 of the UDC not expressly repealed or amended hereby shall remain in full force and effect without amendment:

**“D. Procedures for Approval of Plats and Subdivision Plans”**

- (a) Approval by Commission. The Planning Commission shall approve, approve with conditions, or disapprove a preliminary plat submitted for its approval under this Section, final plat or Subdivision Plan application within thirty (30) days after the date the Plat or Subdivision Plan application is filed. A Plat or Subdivision Plan is deemed approved unless it is conditionally approved or disapproved within that period in the manner provided herein.
- (b) Extension by Agreement. The applicant may request in writing and the Planning Commission may approve the request for an extension of the time for Plat or Subdivision Plan approval for one or more periods, each not to exceed thirty (30) days. The written request must be made by the applicant and approved by the Commission prior to the time for a decision on the application.
- (c) Limitation on Submittals. Following the filing of a Plat application, the applicant may submit additional materials in support of the application no later than ten (10) days prior to the date upon which the approving authority must decide upon the application or upon such other submission date as provided by City (the “Supplement Deadline”). Materials shall not be submitted after the Supplement Deadline unless the original application is withdrawn and a new application with the additional materials is submitted. If an extension is sought and granted, the applicant may submit additional materials in support of the application no later than fifteen (15) days from the date the Planning Director or Planning Commission, as applicable, is scheduled to review the application without filing a new application.
- (d) Documentation for Conditional Approval or Disapproval. The Planning Director or Planning Commission, as applicable, shall provide the applicant a written

statement of the conditions for the conditional approval or reasons for disapproval that clearly articulates each specific condition for the conditional approval or reason for disapproval. Each such condition or reason shall be directly related to the requirements of the Subdivision Regulations, Zoning Regulations, and/or Design Standards or other applicable law and shall include a citation to the applicable law, including a state law or City ordinance, which serves as the basis for the conditional approval or disapproval. The conditions or reasons shall be consistent with this Section and may not be arbitrary.”

**2.05.** Subparagraph E, “Post-Decision Procedures” of Section 3.02.01 “Plat Processing Procedures” of Subsection 3.02 “Subdivision Submittal and Processing Procedures” of Section 3 “Subdivision Regulations” of the UDC is hereby repealed in its entirety and a new Subparagraph E, “Post-Decision Procedures” is hereby adopted to be and read in its entirety as follows, and all other sections and subsections of Section 3.02.01 of the UDC not expressly repealed or amended hereby shall remain in full force and effect without amendment follows:

“E. Post-Decision Procedures

- (a) Applicant's Response. After the disapproval of a Plat or Subdivision Plan by the Planning Director, the appeal of an applicant shall be submitted to the Planning and Zoning Commission in accordance with Subsection (a) of Section 3.02.01 (C). After the conditional approval by the Planning Director or conditional approval or the disapproval of a Plat or Subdivision Plan by the Planning and Zoning Commission, an applicant may submit to the Planning and Zoning Commission, a written response that satisfies each condition for the conditional approval or that remedies each reason for disapproval provided. Neither the Commission, the City Council, nor the Planning Director may establish a deadline for an applicant to submit the response authorized by this Subsection.
- (b) Reply to Applicant's Response. After receipt of an applicant’s response in accordance with Subsection (a) of this Section, the Planning Commission shall determine whether to approve, conditionally approve or disapprove the applicant's previously conditionally approved or disapproved Plat or Subdivision Plan not later than the fifteenth (15th) day after the date the response was submitted by the applicant. The Planning Commission may further conditionally approve or disapprove the application for a specific condition or reason that is provided to the applicant in accordance with Section 3.02.01(D)(d). The Planning Commission shall approve the Plat or Subdivision Plan application if the response adequately addresses each condition of the conditional approval or each reason for the disapproval.
- (c) Delegation to Administrative Official – Review of Applicant Response. The Planning Director is delegated the authority to review and reply to an applicant's response to: (i) a conditional approval or disapproval by the Planning Director, unless the disapproval is appealed to the Planning Commission; or (ii) a conditional approval or disapproval by the Planning Commission in the manner

provided in Subsection 3.02.01 (C)(a) and 3.02.01(D). If the Planning Director determines: (i) that the response submitted by the applicant to a conditional approval by the Planning Director does not adequately address each condition of the conditional approval or each reason for the disapproval, or (ii) that the response submitted by an applicant to a conditional approval or disapproval by the Planning Commission does not adequately address each condition of the conditional approval or reason for the disapproval, then such response shall be submitted to and acted upon by the Planning Commission within fifteen (15) days of the date of submission of the response, unless an extension is granted. The applicant may request that the Planning Commission approve an extension that has been requested pursuant to Section 212.009 of the Texas Local Government Code, as amended.”

**2.06.** Subparagraph E “Review by Director of Planning” of Section 3.03.02 “Preliminary Plat” of Subsection 3.03 “Platting” of Section 3 “Subdivision Regulations” of the UDC is hereby repealed in its entirety, and a new Subparagraph E, entitled “Review by Director of Planning” is hereby adopted to be and read in its entirety as follows, and all other sections and subsections of Section 3.03.02 of the UDC not expressly amended hereby shall remain in full force and effect without amendment:

“E. Review by Director of Planning. The Director of Planning shall:

1. Initiate review of the Preliminary Plat and materials submitted (including the required Preliminary Drainage Plan, Preliminary Storm Water Management Plan, and Preliminary Utility Plan).
2. Request written comments from the Development Review Committee (DRC), if deemed necessary for determination of compliance with applicable provisions of the UDC.”

**2.07.** Subparagraph F, “Action by the Planning and Zoning Commission” of Section 3.03.02 “Preliminary Plat” of Subsection 3.03 “Platting” of Section 3 “Subdivision Regulations” of the UDC is hereby repealed in its entirety, and a new Subparagraph F, entitled “Action by the Planning Director / Zoning Commission” ” is hereby adopted to be and read in its entirety as follows, and all other sections and subsections of Section 3.03.02 of the UDC not expressly amended hereby shall remain in full force and effect without amendment:

“F. Action by the Planning Director / Zoning Commission

1. . The Planning Director shall:
  - a. Review the Preliminary Plat Application, the findings of the Development Review Committee (DRC), and any other information available.
  - i. From all such information, the Planning Director shall determine whether the Preliminary Plat conforms to these Subdivision Regulations.



- b. Act within thirty (30) calendar days following the Official Submission Date, unless an extension is approved as provided herein.
- c. Take one of the following actions:
  - i. Approve the Preliminary Plat;
  - ii. Approve the Preliminary Plat with conditions specified which shall mean that the Preliminary Plat shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
  - iii. Deny the Preliminary Plat with reasons specified.

**2. Deferral of Decision of a Preliminary Plat Application**

- a. The Planning Director may at their sole discretion elect to defer decision on a Preliminary Plat Application to the Planning and Zoning Commission. The Commission shall consider and act on the Application within thirty (30) calendar days following the application submission date, unless an extension is approved as provided herein.
- b. The Commission shall:
  - i.. Review the Preliminary Plat Application, the findings of the Development Review Committee (DRC), the Planning Director, and any other information available.
  - ii. From all such information, the Commission shall determine whether the Preliminary Plat conforms to these Subdivision Regulations.
- c. The Commission shall, upon simple majority vote, take one of the following actions:
  - i. Approve the Preliminary Plat;
  - ii. Approve the Preliminary Plat with conditions specified which shall mean that the Preliminary Plat shall be considered to have been approved once such conditions are fulfilled and until the conditions are satisfied, it is considered denied; or
  - iii. Deny the Preliminary Plat with reasons specified.”

**2.08.** The introductory paragraph of Subparagraph G “Criteria for Approval” of Section 3.03.02 “Preliminary Plat” of Subsection 3.03 “Platting” of Section 3 “Subdivision Regulations” of the UDC is hereby amended to be and read in its entirety as follows, and all other sections and subsections of Section 3.03.02 (G) of the UDC not expressly amended hereby shall remain in full force and effect without amendment:

“G. Criteria for Approval. The following criteria shall be used by the Planning and Zoning Commission and the Planning Director to determine whether an Application for a Preliminary Plat shall be approved, approved with conditions, or denied with reasons:”

...

**SECTION 3**

### **CUMULATIVE REPEALER**

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

### **SECTION 4** **SEVERABILITY**

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

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

In the event of a conflict between the provisions of this Ordinance and any other regulation or rule prescribed by charter, another ordinance, resolution or other authorization of the City, the provisions of this ordinance shall control. Notwithstanding the foregoing, all rights and remedies of the City are expressly saved as to any and all complaints, actions, claims, or lawsuits, which have been initiated or have arisen under or pursuant to such conflicting Ordinance, or portion thereof, on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the conflicting Ordinance shall remain in full force and effect.

### **SECTION 6** **PENALTY**

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

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

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

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

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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



## CITY OF CORINTH Staff Report

<b>Meeting Date:</b>	7/17/2025	<b>Title:</b>	Amendment   Meritage
<b>Strategic Goals:</b>	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		
<b>Owner Support:</b>	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission		

### Item/Caption

Consider and act on an Ordinance of the City of Corinth approving an amendment to the fiscal year 2024-2025 budget and annual program of services for reimbursement of impact fees to Meritage Homes; and providing an effective date.

### Item Summary/Background/Prior Action

Meritage Homes, developer of the Ashford subdivision, entered into a Development Agreement with the City on 02/18/2021 that outlined infrastructure improvements in exchange for impact fee credits and partial reimbursement. These improvements included the construction of Parkridge Drive (33% roadway impact fee credit), a 12" water line (100% water impact fee credit), and a roundabout at Parkridge and Lake Sharon Drive (67% roadway impact fee credit, with the remaining cost being reimbursed by the City). The total anticipated impact fees for the development were \$910,000 for roadway, \$1,002,820 for water, and \$578,305 for wastewater (not creditable under the agreement).

During Meritage's internal audit of the project they brought to the City's attention that they overpaid impact fees. After staff (Engineering, Building Inspections, and Finance) did an audit of Meritage's billing it was noticed that the city staff inadvertently changed the impact fee schedule based off the 2023 impact fee update, thus overcharging Meritage Homes by not following the original agreement.

This has resulted in overpayments of \$482,715.68 in roadway fees, \$284,154.53 in water fees, and \$156,513 in wastewater fees, totaling \$923,383.21.

### Financial Impact

The Annual Program of Services was adopted on September 19, 2024, Ordinance 24-09-19-39 by the City Council.

The budget amendment proposes the use of unallocated fund balances. As of June 30, 2025, the fund balances are as follows: Fund 610 (Water Impact Fees) – \$3,213,253; Fund 611 (Wastewater Impact Fees) – \$732,811; and Fund 630 (Roadway Impact Fees) – \$3,705,467.

### Applicable Owner/Stakeholder Policy

Section 9.05 Supplemental Appropriations of the City Charter allows that "if during the fiscal year the City Manager certifies that there are revenues available in excess of those estimated in the budget or funds otherwise available in



unencumbered reserves, the Council by ordinance may make supplemental appropriations for the year up to the amount of these available funds.”

**Staff Recommendation/Motion**

Staff recommends approval of the Ordinance amending the fiscal year 2024-2025 Annual Program of services for reimbursement of impact fees to Meritage Homes.

**CITY OF CORINTH, TEXAS  
ORDINANCE NO. 25-07-17-XX**

**AN ORDINANCE OF THE CITY OF CORINTH, TEXAS APPROVING AN AMENDMENT TO ORDINANCE NO. 24-09-19-39 REGARDING THE FISCAL YEAR 2024-2025 CITY OF CORINTH BUDGET AND ANNUAL PROGRAM OF SERVICES TO PROVIDE FOR THE REIMBURSEMENT OF IMPACT FEES TO MERITAGE HOMES; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the City Council adopted a budget and appropriated resources for the budget year beginning October 1, 2024, and ending September 30, 2025, by Ordinance No. 24-09-19-39; and

**WHEREAS**, the current adopted budget for fiscal year 2024-2025 does not have adequate funding to pay \$482,715.68 in roadway fees, \$284,154.53 in water fees, and \$156,513 in wastewater fees; and

**WHEREAS**, the City Council deems it appropriate and necessary to amend the budget to reflect expenditures from the Roadway Impact Fee Fund of \$482,715.68, Water Impact Fee Fund of \$284,154.53, and Wastewater Impact Fee Fund of \$156,513 for the reimbursement of impact fees to Meritage Homes; and

**WHEREAS**, the City Council finds that this budget amendment is consistent with § 9.05 of the City Charter and the proposed change in the budget is for a municipal purpose;

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CORINTH HEREBY ORDAINS:**

**SECTION I**

The findings set forth in the above preamble to this Ordinance are true and correct.

**SECTION II**

Ordinance No. 24-09-19-39 the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, shall be amended as follows:

**Four Hundred Eighty-Two Thousand Seven Hundred Fifteen Dollars and sixty-eight cents (\$482,715.68)** shall be appropriated into the Expenditures Line Items for the Roadway Impact Fee budget.

**Two Hundred Eighty-Four Thousand One Hundred Fifty-Four Dollars and Fifty-Three cents (\$284,154.53)** shall be appropriated into the Expenditures Line Items for the Water Impact Fee budget.

**One Hundred Fifty-Six Thousand Five Hundred and Thirteen Dollars (\$156,513)** shall be appropriated into the Expenditures Line Items for the Wastewater Impact Fee budget.

The City of Corinth Budget and Annual Program of Services is hereby amended to increase the Roadway Impact Fee Fund of \$482,715.68, Water Impact Fee Fund of \$284,154.53, and Wastewater Impact Fee Fund of \$156,513 for the reimbursement of Impact Fees to Meritage Homes. Further, the City Council affirms its approval of the expenditure of funds for the aforementioned purposes.

### **SECTION III**

The City Secretary is hereby directed to attach a copy of this Ordinance to Ordinance No. 24-09-19-39.

### **SECTION IV**

Pursuant to Section 102.009(d) of the Texas Local Government Code, the municipal budget officer is directed to file a true copy of this amendment with the Denton County Clerk. If the mayor objects to this ordinance, it shall be adopted by a majority of the entire City Council.

### **SECTION V**

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

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

SEAL

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

ATTEST:

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

APPROVED AS TO FORM:

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Patricia A. Adams, City Attorney