

****PUBLIC NOTICE****



PLANNING & ZONING COMMISSION

Monday, June 23, 2025 at 6:30 PM

City Hall | 3300 Corinth Parkway

View live stream: www.cityofcorinth.com/remotesession

AGENDA

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

B. PLEDGE OF ALLEGIANCE

C. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

D. BUSINESS AGENDA

1. Consider and act on a request by the Applicant, Long Lake Development LLC, for a Replat of Lot 24 Block A, Lots 5-9 Block B, Lot 14 Block C, and Lot 1X Block F of the Long Lake Phase 1 Subdivision to create 6 residential lots, 2 X lots, and establish the Canyon Ranch Estates Subdivision, being ± 5.831 acres generally located east of Serendipity Hills Trail and North of Oak Bluff Drive.
2. Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a rezoning request by the Applicant, Crestview Companies, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from C-2 Commercial to a Planned Development with a base zoning district of C-2 Commercial for the development on approximately ± 1.96 acres located at Northeast Corner of Parkridge Drive & FM 2181, City of Corinth, TX.
3. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request for a specific use permit by the Applicant, FM 2181 Corinth LLC, to allow for a Restaurant with Drive-through Service for Dairy Queen on approximately ± 1.14 acres generally located north of FM 2181, east of Parkridge Drive, and south of Lake Dallas High School.
4. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on 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.
5. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on 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 ± 2.0 acres from I Industrial to MX-C Mixed Use Commercial, with the subject property being located at 5759 S I-35E.
6. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on 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 ± 1.0 acre from I Industrial to MX-C Mixed Use Commercial, with the subject property being located at 1218 N Corinth Street.
7. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated request to amend multiple sections 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 to revise formatting, allow 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.

8. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated request to amend Unified Development Code Section 3.05.19.A.4 to require the burial of utility lines within all new developments except as otherwise specified therein.

E. ADJOURNMENT

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

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

I, the undersigned authority, do hereby certify that the meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: **Friday, June 20, 2025 at 11:00 AM.**



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

June 20, 2025
Date of Notice

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

BRAILLE IS NOT AVAILABLE



CITY OF CORINTH
Staff Report

Meeting Date:	6/23/2025	Title:	Canyon Ranch Estates Replat (PLAT25-0006)
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		

Item/Caption

Consider and act on a request by the Applicant, Long Lake Development LLC, for a Replat of Lot 24 Block A, Lots 5-9 Block B, Lot 14 Block C, and Lot 1X Block F of the Long Lake Phase 1 Subdivision to create 6 residential lots, 2 X lots, and establish the Canyon Ranch Estates Subdivision, being ±5.831 acres generally located east of Serendipity Hills Trail and North of Oak Bluff Drive.



Aerial Location Map

Item Summary/Background/Prior Action

The purpose of this Replat is to replat 7 existing residential lots and 1 X lot within the Long Lake Phase 1 subdivision to create 6 residential lots, 2 X lots, and establish the Canyon Ranch Estates Subdivision. These properties are zoned PD-73 – Canyon Lake Ranch.

The proposed Replat was reviewed by City Staff and the city’s consulting Engineering firm, Shield Engineering. The review team identified deficiencies in the attached Replat document, which resulted in noncompliance with Unified Development Code (UDC) Subsection 3.03.03.I, Final Plat (Replat) Criteria for Approval, which requires that a plat conform to the city’s application checklists and UDC regulations.

Because the Planning and Zoning Commission is required to act on the Replat application at this meeting to comply with Texas Local Government Code Chapter 212, the Staff’s recommendation is to disapprove the plat due to the number and extent of deficiencies.

Per Section 212.093 of the Texas Local Government Code, after receiving a written statement of disapproval, an Applicant is afforded an unlimited amount of time to revise the plat application. Once an Applicant formally resubmits a revised application– on a designated “Agenda Submittal Day” as outlined in the city’s Development Calendar – the Planning & Zoning Commission has 15 days to act on the plat application.

Applicable Policy/Ordinance

- Unified Development Code
- Texas Local Government Code

Staff Recommendation

Staff recommends disapproval of the Replat.

Motion

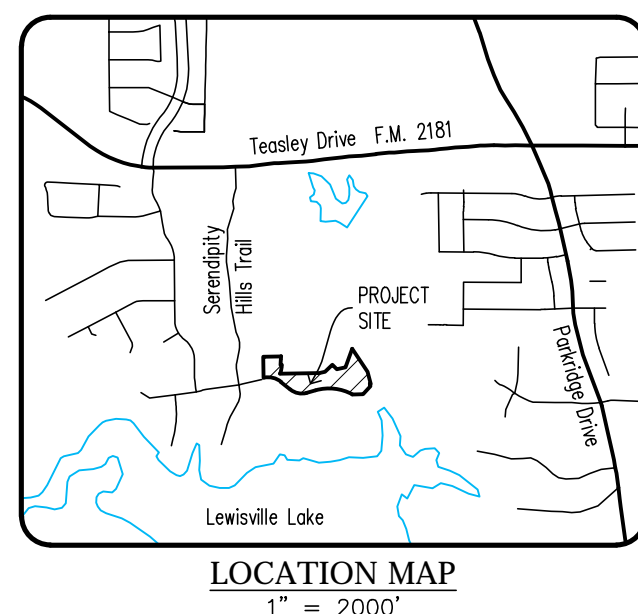
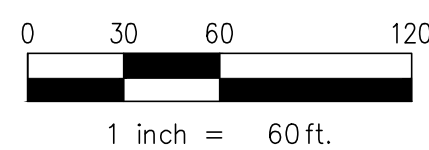
“I move to disapprove Case No. PLAT25-0006 – Canyon Ranch Estates Replat due to noncompliance with UDC Subsection 3.03.03.I, Final Plat (Replat) Criteria for Approval”

Attachments

1. Proposed Replat with Staff Comments

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	68.51'	303.02'	12°57'13"	N24°41'50"E	68.36'
C2	28.16'	20.00'	80°39'46"	S69°37'24"W	25.89'
C3	28.06'	20.00'	80°23'42"	N10°28'47"W	25.82'

Lot #	Block #	Square Feet	Acreage
1R	B	35,756	0.821
2R	B	33,955	0.780
3R	B	32,986	0.757
4R	B	57,892	1.329
5R	B	47,049	1.080



LEGEND	
	(Not All Items May Be Applicable)
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPARSING-5' O/S RC".
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
EmL	EASEMENT
ULI	UTILITY
DE	DRAINAGE EASEMENT
OWE	OWNERS AND SPOUSE EASEMENT
DE	DRAINAGE EASEMENT
SE	SANITARY SEWER EASEMENT
SS	SIDE WALK EASEMENT
STE	STREET EASEMENT
WE	WALL MAINTENANCE EASEMENT
H&B	HIKE & BIK TRAIL EASEMENT
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
BL	BOUNDARY LINE
STN	STREET NAME CHANGE
CB	BLOCK DESIGNATION
LOT	LOT FRONTAGE
CAB	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FIRM	FEDERAL EMERGENCY MANAGEMENT AGENCY
	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DIRCT	DEED RECORDS, DENTON COUNTY, TEXAS
PROCT	PLAT RECORDS, DENTON COUNTY, TEXAS
	SPECIAL PLEA RECORDS, DENTON COUNTY, TEXAS

REPLAT

CANYON RANCH ESTATES

W. LUTTRELL SURVEY ~ ABSTRACT NO. 740
CITY OF CORINTH, DENTON COUNTY, TEXAS

ENGINEER / SURVEYOR
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No.
F-10043100
Contact: Tristan Poore

Scale: 1" = 60' May, 2025 SEI Job No. 24-068

1. Bearings are based on the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
2. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
3. Notice – Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
4. All corners are 1/2 inch iron pins with yellow plastic caps stamped "SPIARSENG" unless otherwise noted.
5. Part of the subject tract is located in a 100 year Flood Plain or in an identified "flood prone area" as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel (FIRM) Map No. 48121C0530G dated April 18, 2011 prepared by the Federal Emergency Management Agency (FEMA) for Denton County, Texas.
6. Contour 537 based on field observation using Lake Lewisville elevations.
7. All X lots to be owned and maintained by the HOA.

spelling?

11. Builders are required to maintain drainage in draining ditches.

17 C

needed?

Line #	Bearing	Distance
BL1	S01°48'16"W	61.00'
BL2	N89°19'26"E	9.98'
BL3	S43°47'24"E	64.65'
BL4	N77°37'35"E	91.93'
BL5	S89°19'26"W	10.00'
BL6	S15°05'14"E	22.67'
BL7	S74°19'26"W	97.84'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
BC1	29.88'	275.00'	61°33'33"	S04°55'02"W	29.87'
BC2	91.68'	288.00'	181°41'19"	S107°38'36"W	91.29'
BC3	393.93'	512.00'	44°04'57"	N83°38'06"W	384.28'
BC4	180.47'	188.00'	55°00'00"	N78°10'34"W	173.62'
BC5	191.74'	212.00'	51°49'16"	N76°20'07"W	185.27'

These are updates of Lot 1X, Block F. This lot needs to be included in the Final Plat in it's entirety and new sections need to be extension of private drive rather than ROW.

- Replat Info?

Portion of unplatted tract

Provide temporary access easement to X lot until such time as lots to north are platted and Lot 6X is replatted.



CITY OF CORINTH
Staff Report

Meeting Date:	6/23/2025	Title:	Falcon Towne Center (PD) Rezoning Request (Case No. ZAPD25-0005)
Strategic Goals:	<div><input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development</div> <div><input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development</div>		

Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to City Council on a rezoning request by the Applicant, Crestview Companies, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from C-2 Commercial to a Planned Development with a base zoning district of C-2 Commercial for the development on approximately ±1.96 acres located at Northeast Corner of Parkridge Drive & FM 2181, City of Corinth, TX (Case No. ZAPD25-0005)



Aerial Location Map

Item Summary/ Background

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.”

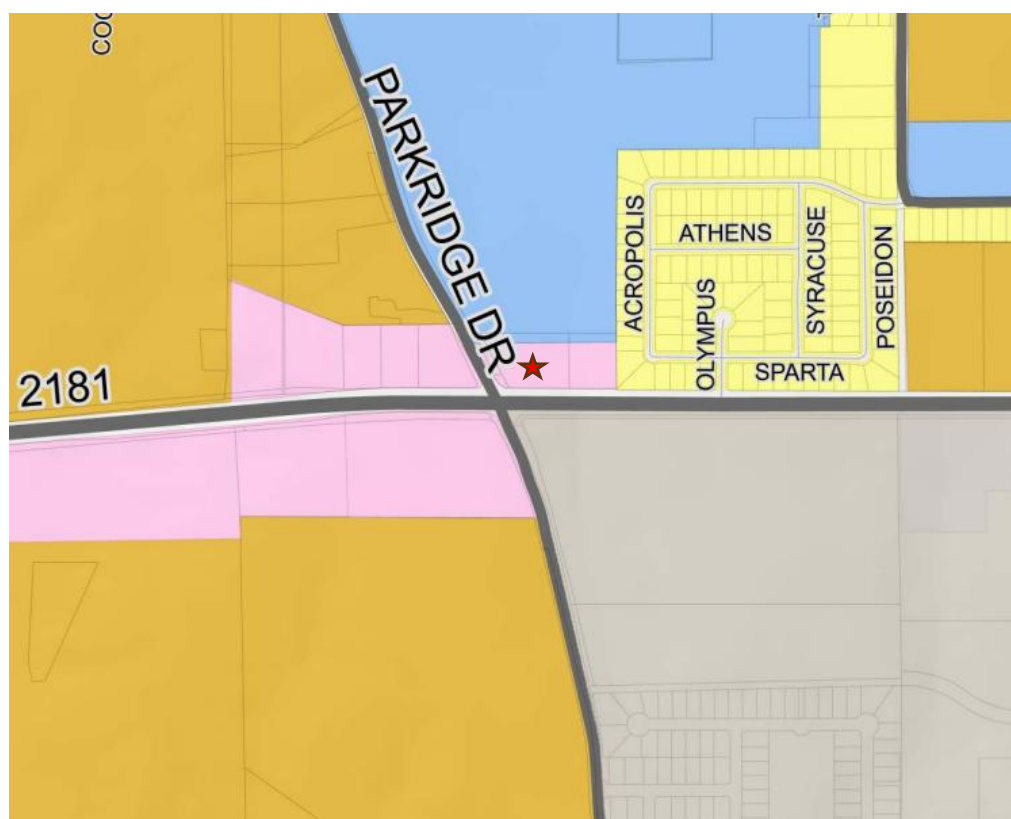
The following table provides a summary of dimensional standards that either deviate from the current UDC regulations or are offered as additional provisions to create an innovative and unique project. These modifications are in keeping with the Envision 2040 Comprehensive Plan Land Use and Development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



***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 and to the Denton ISD.
- The Applicant posted several "Notice of Zoning Change" signs around the perimeter of the site.
- The Public Hearing notice was posted on the City's Website.

Letters of Support/Protest

Staff has not received any letter of support or opposition on this request.

Staff Recommendation

Staff recommends approval as presented.

Motion

"I move to recommend approval of Case No. ZAPD25-0005 –Falcon Towne Center PD as presented.

Alternative Actions by the Planning and Zoning Commission

The Planning and Zoning Commission may also,

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

Supporting Documentation**Attachment 1 –Falcon Towne Center PD Ordinance and Associated Exhibits**

- A. Exhibit A – Legal Description
- B. Exhibit B – PD Design Statement and Development Standards
- C. Exhibit C – PD Concept Plan
- D. Exhibit D – PD Conceptual Landscape Plan and Tree Preservation Plan
- E. Exhibit E – Elevations

Attachment 2 – 200-foot Zoning Buffer Exhibit and Correspondence from Property Owners

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 “C”

PD DESIGN STATEMENT

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” to this Ordinance, and the Property shall be developed in accordance with these regulations and the Planned Development “PD” Concept Plan as depicted on Exhibit “D” and associated Ancillary Concept Plans. 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 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:

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%
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C. Development Standards

Except as otherwise set forth, 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 except as follows:

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 “E” – 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:

Use	Base Regulation	Proposed Parking Standards/Modification
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 G – 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.

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

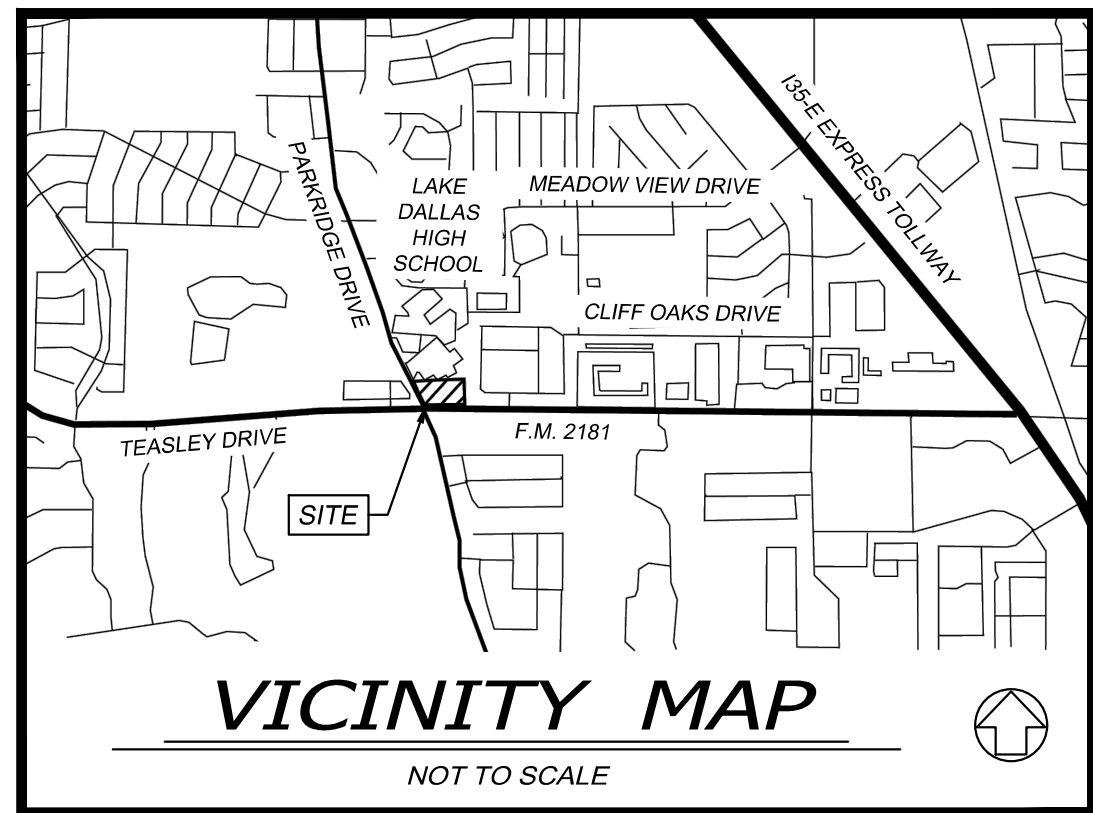
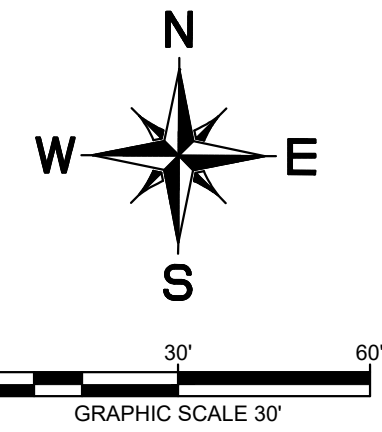
DEVELOPER:
Crestview Real Estate, LLC
12720 Hillcrest Road,
Suite 650
Dallas, Texas 75230
Phone: (214) 365-4650
Email: dstogner@crestviewcompanies.com
Contact: Dalton Stogner

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

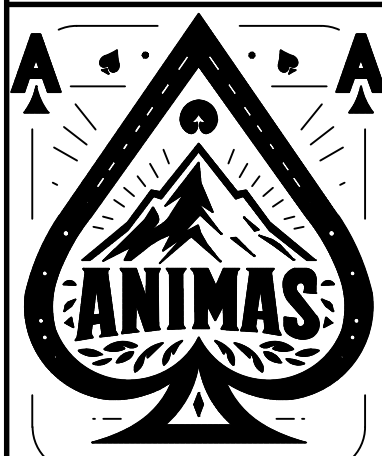
PD CONCEPT PLAN
NEC F.M. 2181 & PARKRIDGE DR.
A0833A E. MARSH, TR 38(PT),
1.96 ACRES, OLD DCAD TR #8
EDWIN MARSH SURVEY ABSTRACT NO. 833
CITY OF CORINTH
DENTON COUNTY, TEXAS

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**

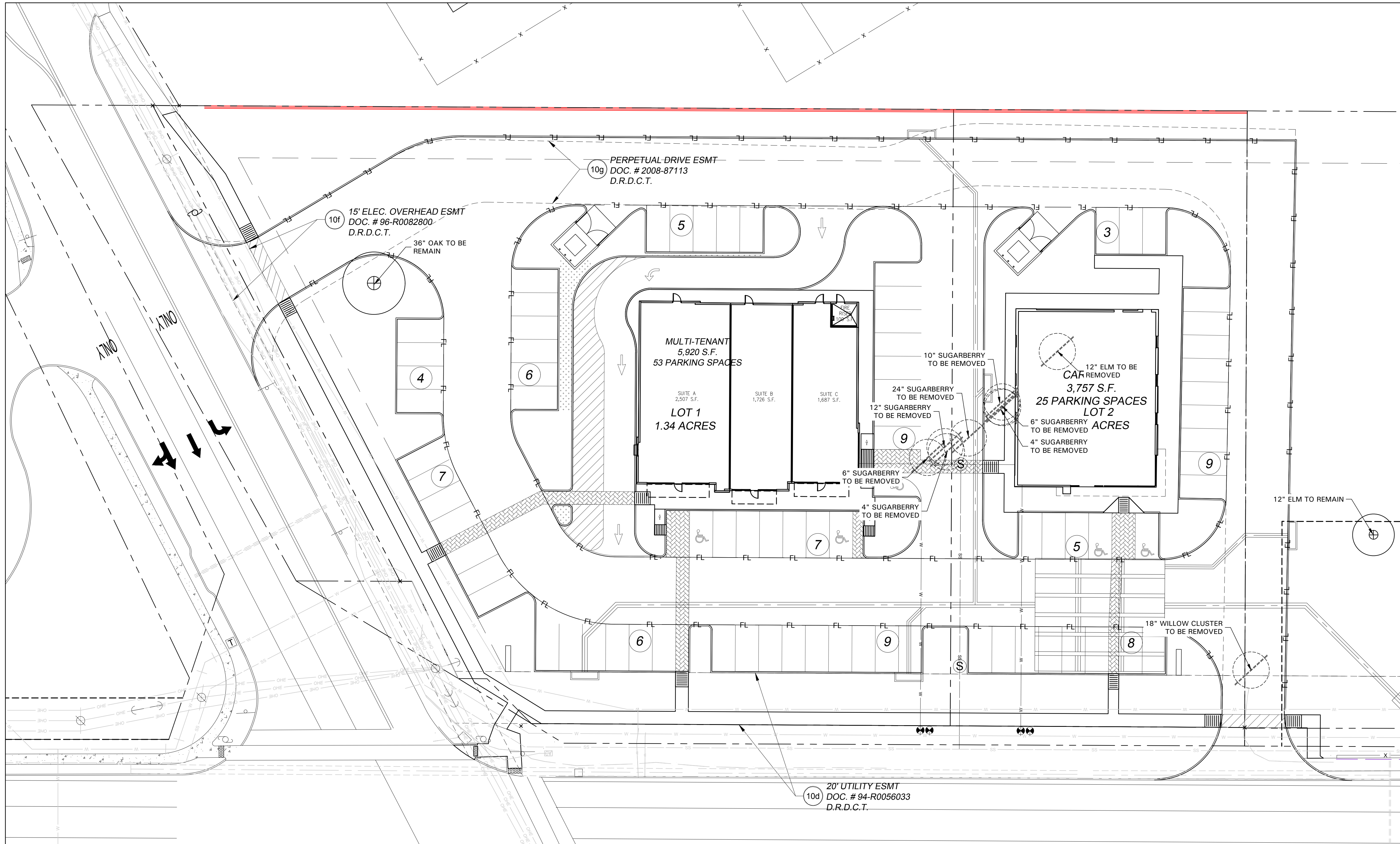
SHEET TITLE:
PD CONCEPT PLAN

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.

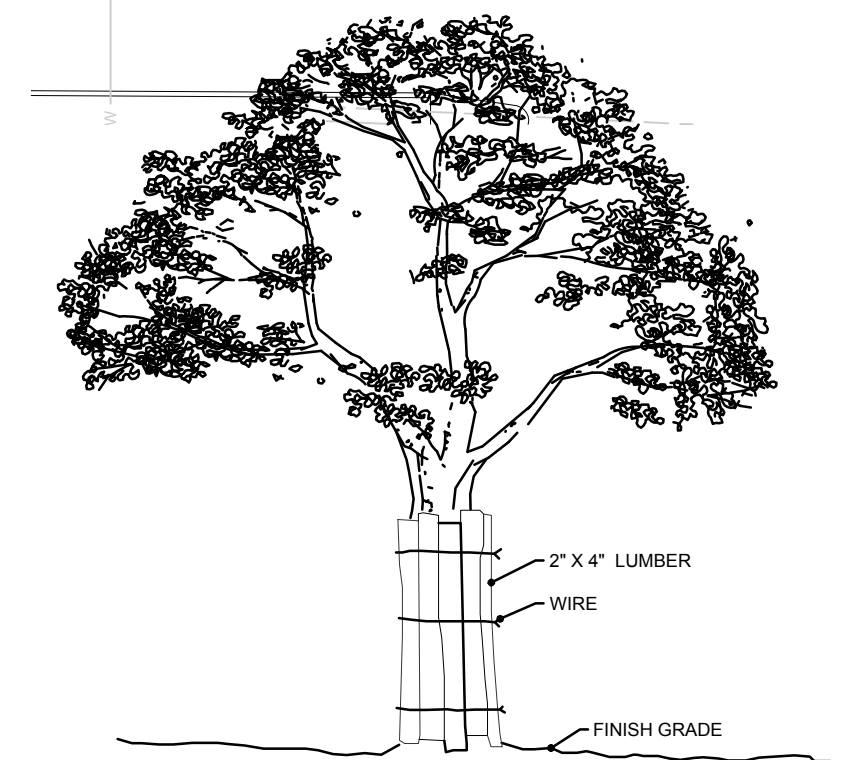
TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

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.

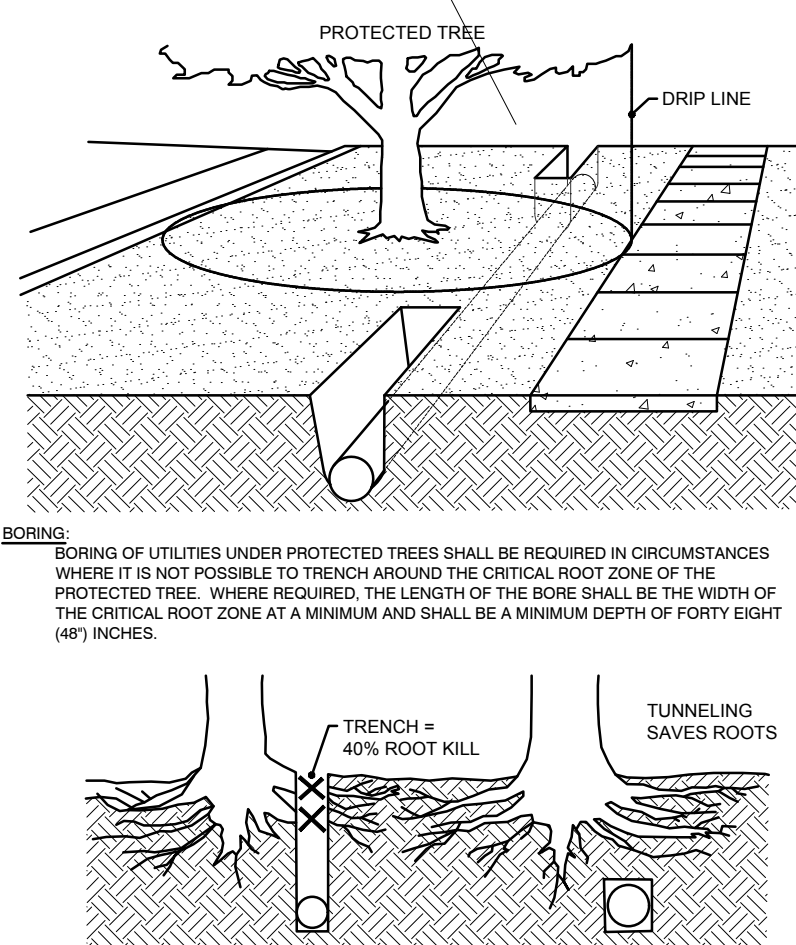
GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN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

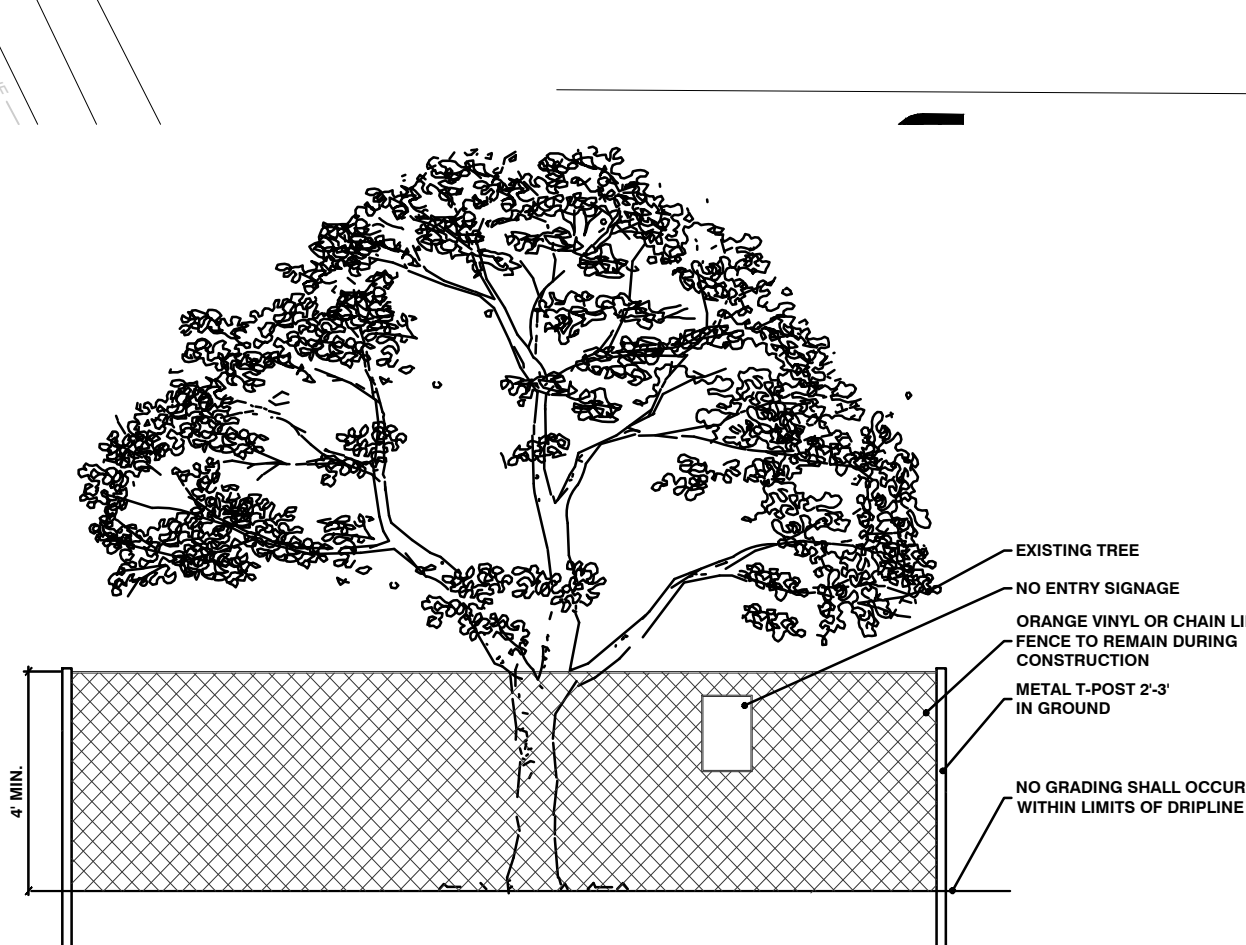
BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT 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.



1 BARK PROTECTION
N.T.S.



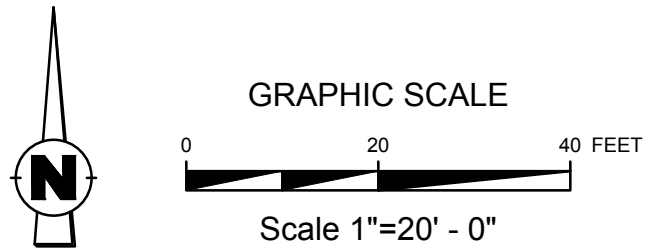
2 BORING AND TUNNELING
N.T.S.



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

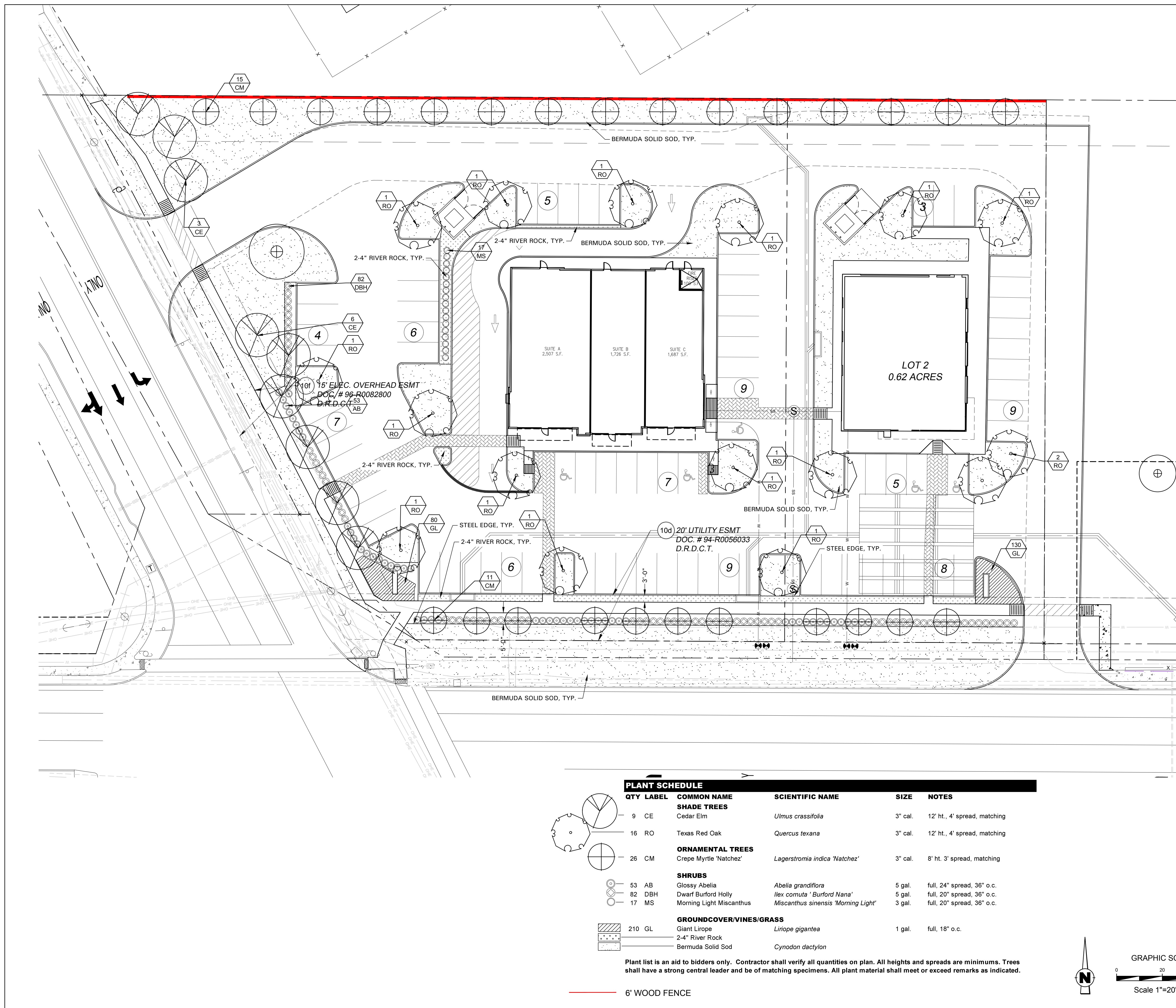


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NEC F.M. 2181 &
PARKRIDGE DR.
CORINTH, TEXAS

TREE
PRESERVATION
PLAN

L1.01



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 SETTED 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 GLOBS, 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 SCD:

- [illegible]

HYDROMULCH:

- 1 SCARPED AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TIERING AND HYDROMULCH INSTALLATION.
- 2 SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER. TREATED LAWN TYPE SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LCAL LAW REQUIREMENTS.
- 3 FIBER SHALL BE 100% WOOD CELLULOSE FIBER. DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER. FIBER SHALL BE 100% WOOD CELLULOSE FIBER. DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER.
- 4 FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE "TERRAZ-TACK ONE," AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
- 5 FIBER TACK WITH BERMUDAGRASS SEED AT RATE OF 6 POUNDS PER 1000 SQ FT.
- 6 USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
- 7 WATER SHALL BE APPLIED TO THE SEEDS IMMEDIATELY AFTER APPLICATION FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
- 8 NO MAINTENANCE OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST. ALL HYDROMULCH AREAS SHALL BE OVERSEEDD WITH WINTER RYE GRASS AT THE RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET.
- 9 CONTRACTOR SHALL PROVIDE A RATE CARD FOR SEEDS TO BE USED THROUGHOUT THE ENTIRE GROWING SEASON AS PART OF THIS CONTRACT.
- 10 ACCEPTANCE. INSPECTION SHALL OCCUR IMMEDIATELY AFTER APPLICATION AREAPLIES. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
- 11 ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

.....

- LANDSCAPE NOTES**
1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY BY TELEPHONE AND IN WRITING OF ANY DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS PROVIDED BY THE LANDSCAPE ARCHITECT. NO OTHERS.
 2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
 3. ALL EXCAVATIONS SHALL BE PROTECTED BY SAFETY FENCING AND SAFETY LIGHTS.
 4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECOVER TOPSOIL, 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN DRIVE AREAS.
 5. LANDSCAPE ISLANDS SHALL BE CROWNED AND UNIFORM THROUGHOUT THE SITE.
 6. DRIVE AREAS AND ISLANDS AND CURBS SHALL BE CROWNED TO MATCH THE EXISTING DRIVE. THE DRIVE SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 12" ABOVE DRIVE.
 7. EDGING SHALL BE CUT AT A 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
 8. PLANTS TO BE INSTALLED AS SHOWN. CONTRACTOR TO VERIFY PLANT SPECIFICATIONS AND QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS SHOWN ON THESE PLANS. PLANTS SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT.
 9. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL SPECIFICATIONS.
 10. TREES SHALL BE PLANTED AT A MINIMUM OF 6' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL BE PLANTED TO MATCH THE EXISTING TREES.
 11. 4" OF SHREDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER. MULCH SHALL BE 100% WOOD CHIPS. MULCH SHALL NOT BE USED IN DRIVE AREAS AND IS PROHIBITED.
 12. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MINIMUM 1405 WEED BARRIER OR APPROVED EQUIV.
 13. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE MATERIALS AND 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 DURAEDGE 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.	
REQUIRED	PROVIDED
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 COMMITTEE 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, GROUND COVER 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 AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED

GUARANTEE:

A. TREES, SHRUBS, GROUND COVER 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

1.11 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

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8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS

1.12 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

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8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS

1.13 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

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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

1.14 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

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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

1.15 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

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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

1.16 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

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1.17 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

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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

1.18 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

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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

1.19 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

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3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL. NOT PLANTED WITHIN 24 HOURS OF DELIVERY

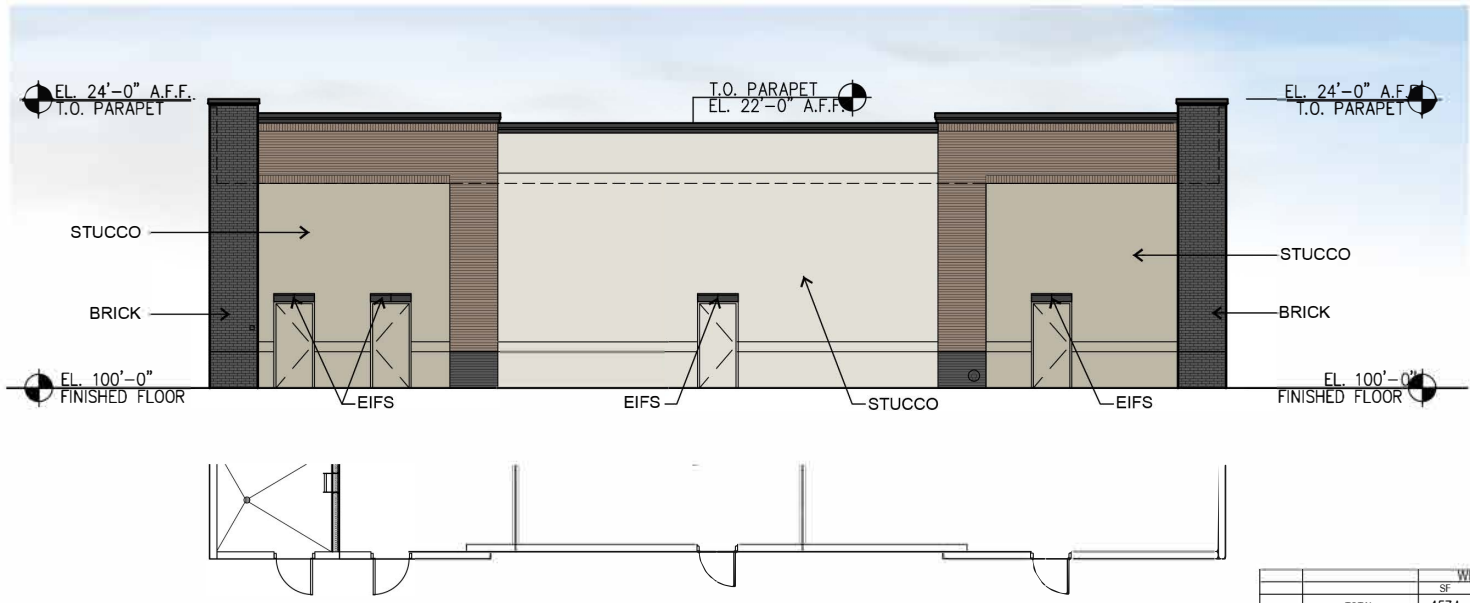
4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICATION OF LEAVES

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

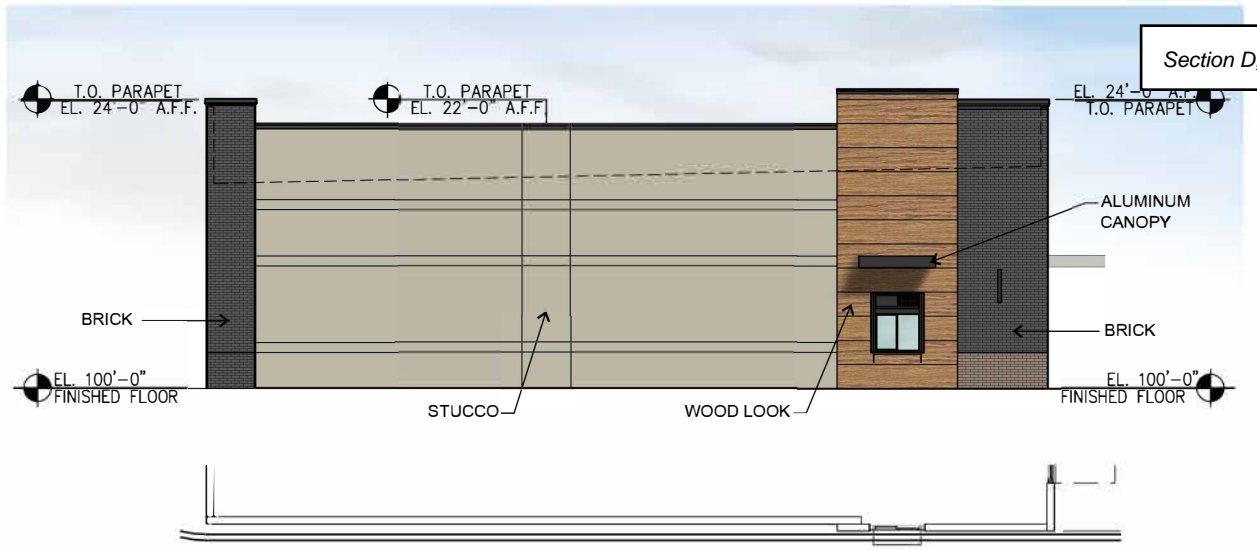
7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE

8. TO AVOID DAMAGE OR STRESS



04 NORTH ELEVATION

1/16"=1'-0"



03 WEST ELEVATION

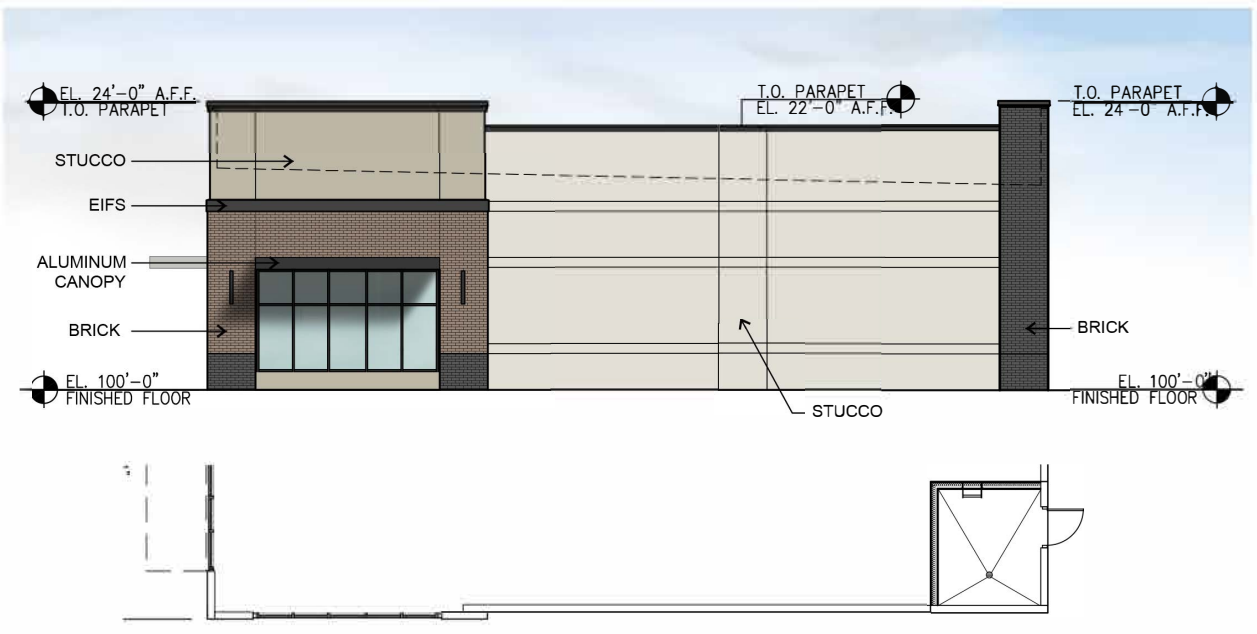
1/16"=1'-0"

		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"



01 EAST ELEVATION

1/16"=1'-0"

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

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

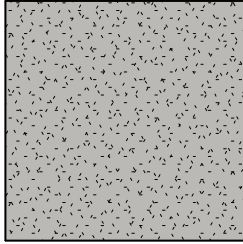
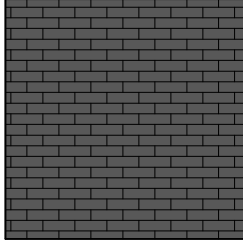



FM 2181 & PARKRIDGE DR.

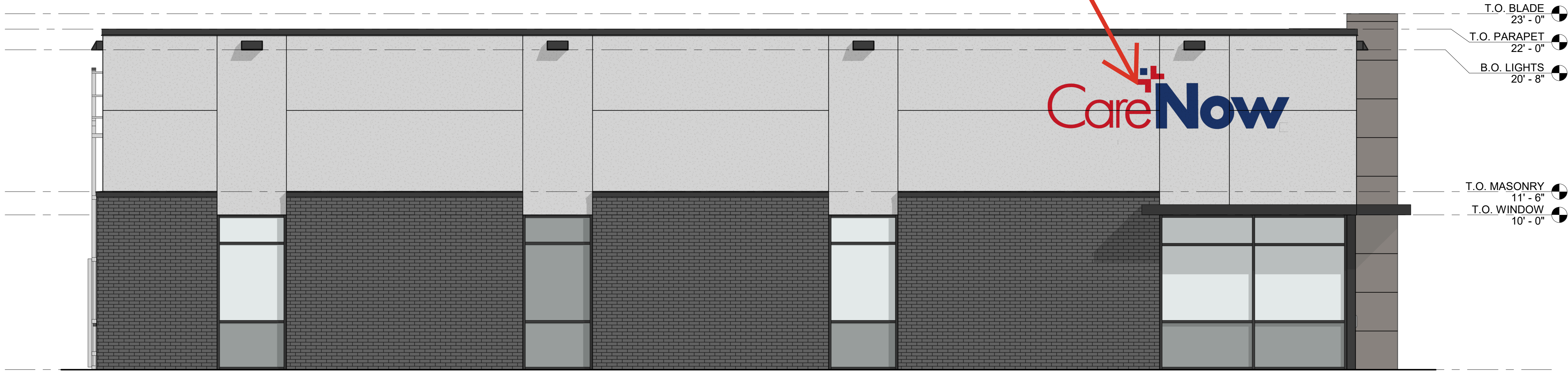
CORINTH, TEXAS
CRESTVIEW



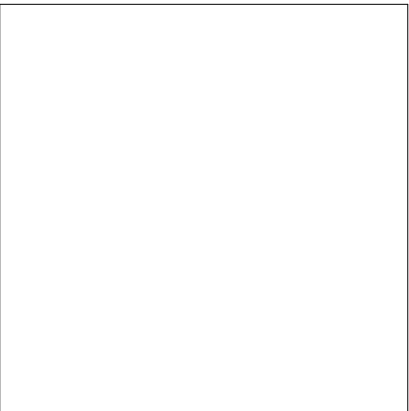
Signage is only representative and will be subject to separate permit per the UDC Sign Regulations

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

EXTERIOR ELEVATION MATERIAL LEGEND	
	ST-1 STUCCO FINISH SHERWIN WILLIAMS 7668 - MARCH WIND
	B-1 MODULAR SIZE, VELOUR TEXTURE PAINTED SHERWIN WILLIAMS 7674 PEPPERCORN
	AP-1 LONGBOARD ARCHITECTURAL PANELS 6" PLANK BLEND OF DARK NATIONAL WALNUT, TABLE WALNUT, AND DARK ANTIQUE OAK.
	MT-1 METAL TRIM, MATTE BLACK TO MATCH STOREFRONT
	ACM-1 ALUMINUM COMPOSITE MATERIAL PANELS ALUCOBOND USA BRUSHED DARK BRONZE



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



NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

LINDSAY J. WORKS
Issue Date

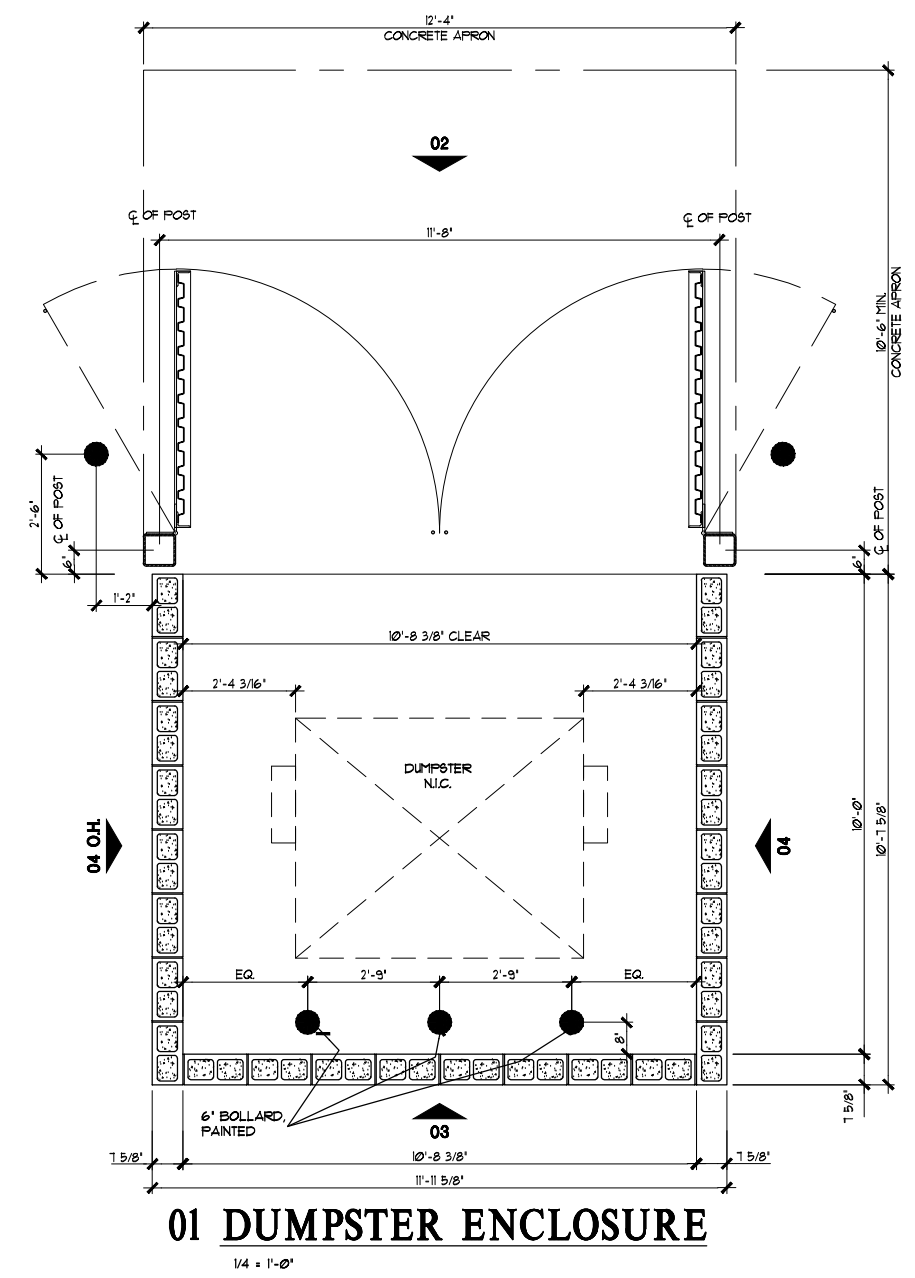
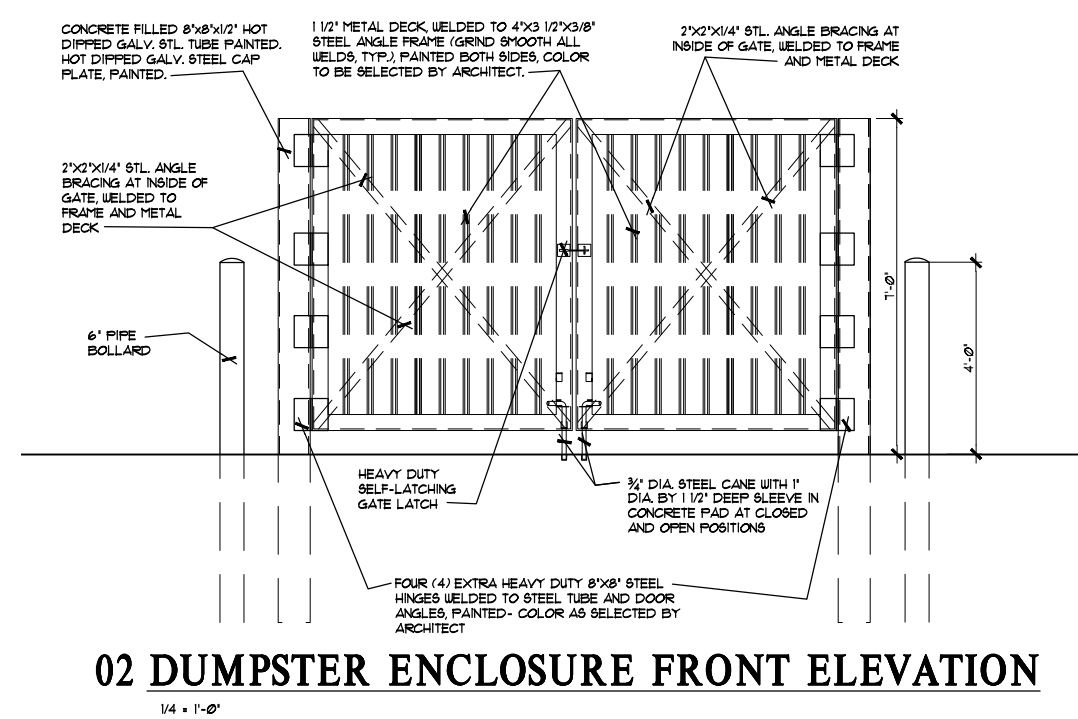
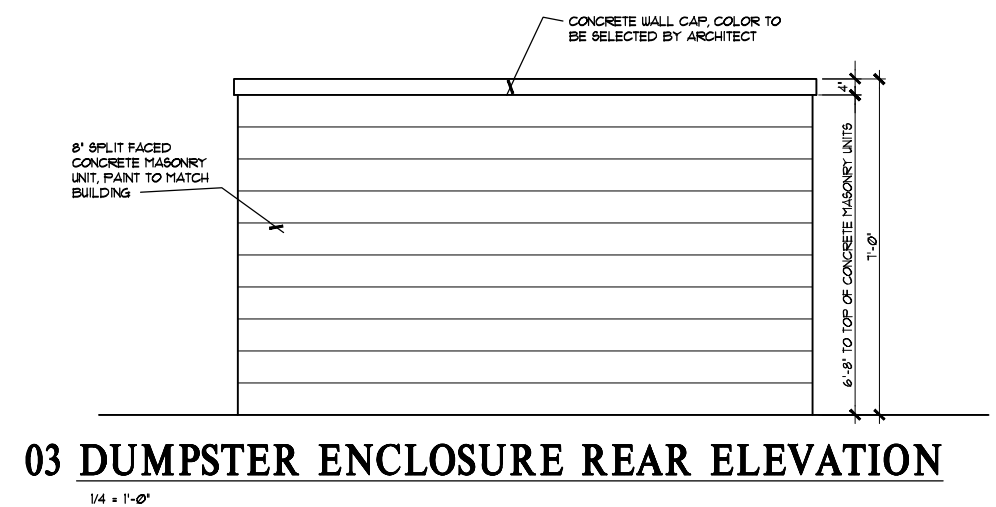
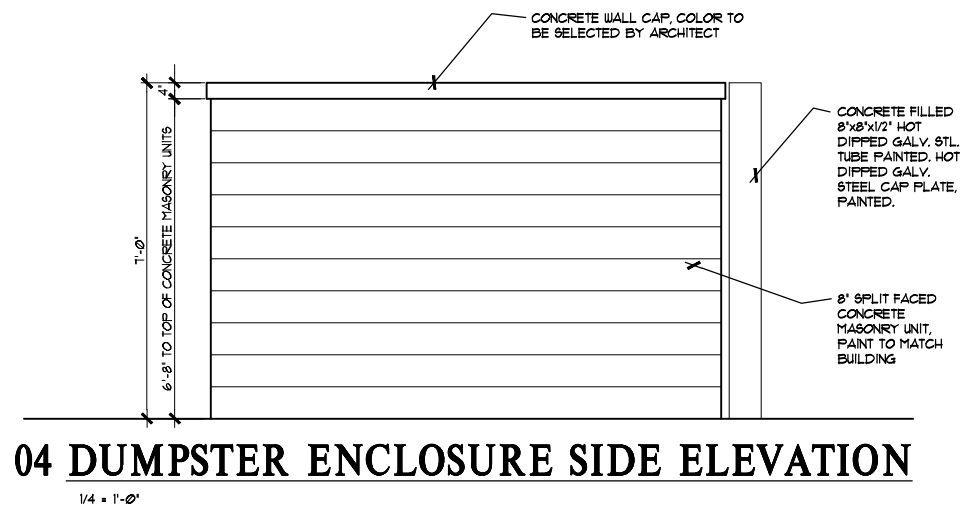
Date
Issue Date

Polkington Group Architects, Inc.
925 S CAPITAL OF TX HWY, BLDG A, SUITE 200 AUSTIN, TX 78746
VOICE (812) 327-4401 FAX (512) 327-4462 E-MAIL info@polkington.com

Project No.
22131
Sheet No.

A5.1
Sheet Title

EXTERIOR ELEVATIONS

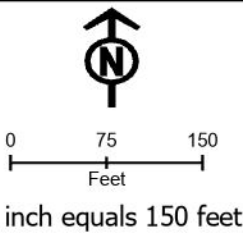


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Proposed Zoning Change

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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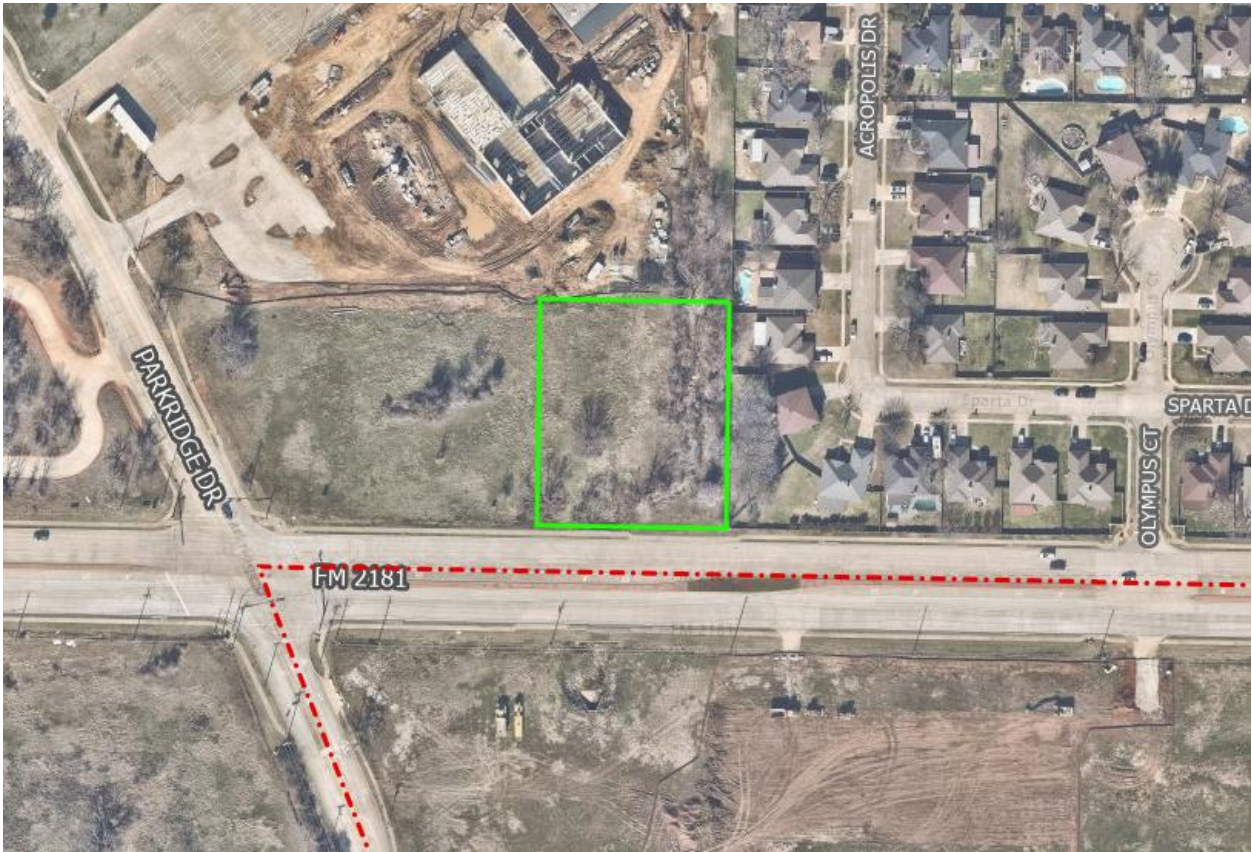


CITY OF CORINTH
Staff Report

Meeting Date:	6/23/2025	Title:	Dairy Queen Specific Use Permit (SUP25-0001)
Strategic Goals:	<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		

Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request for a specific use permit by the Applicant, FM 2181 Corinth LLC, to allow for a Restaurant with Drive-through Service for Dairy Queen on approximately ±1.14 acres generally located north of FM 2181, east of Parkridge Drive, and south of Lake Dallas High School.



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 3 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

Staff Recommendation

Staff recommends approval as presented.

Motion

“I move to recommend approval of Case No. SUP25-0001 as presented.”

Alternative Actions by the Planning and Zoning Commission

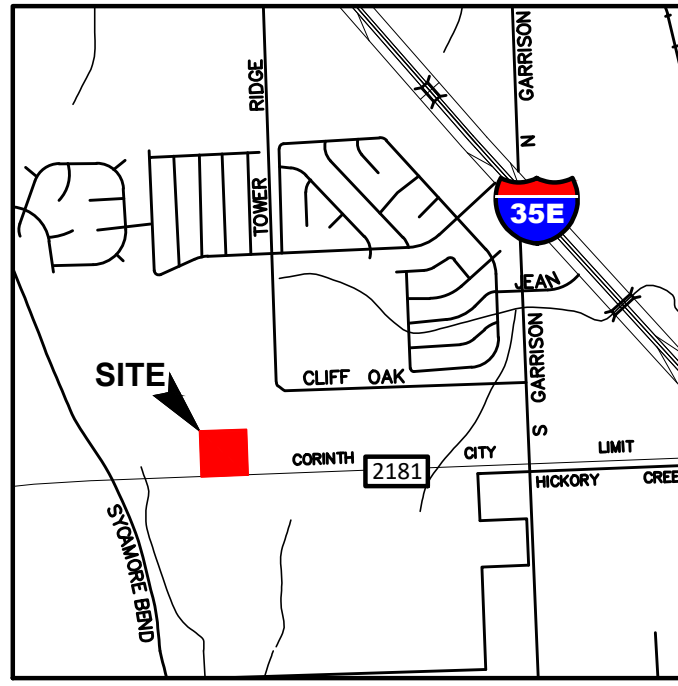
The Planning and Zoning Commission may also,

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

Attachments

1. Conceptual Site Plan
2. 200 ft Buffer Map and Correspondence from Property Owners

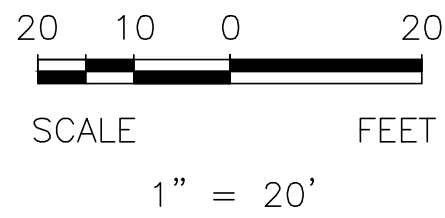
ORIGINAL SHEET SIZE: 24" X 36" (ARCH D)



VICINITY MAP
N.T.S.

NOTES:

1. LANDSCAPE PLAN FOR CITY SUBMITTAL SHALL BE PROVIDED BY LANDSCAPE ARCHITECT



REVISION		
NO.	DATE	BY
REMARK: REVISION CLOUD MAY NOT APPEAR ON ALL DRAWING SHEETS.		

CONCEPT PLAN

FOR
TRACT 2, LOT 1, BLOCK A
SITUATED AT THE SOUTH CORNER OF
TEASLEY DRIVE & PARKRIDGE DRIVE
CORINTH, TEXAS

OWNER/
DEVELOPER

SINGHA
GROUP, LLC
CONTACT: SAIB SINGHA
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
PROSPER, TX 75078
SINGHASAI@YAHOO.COM
(214) 934-8251

PRELIMINARY
NOT FOR CONSTRUCTION

ENGINEERING

ASA

17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX T.B.P.E. REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433
ENGINEER OF RECORD

SCALE: AS SHOWN

DESIGNED: PSS

DRAWN: TP

CHECKED: PSS

PROJECT NO. 22508.QCO

DATE: 6/20/2025

SHEET: ####

PK NAIL FOUND
N: 7098520.6836
E: 2408996.9951

N88°53'00"W ~469.05'

PROPOSED 24' ACCESS
& FIRE LANE ESMT.
BY ADJACENT PROPERTY

PROJECT DEVELOPMENT SUMMARY

PROJECT: QCO Dairy Queen at Corinth
at Corinth, Texas

LAND USE: Restaurant with Drive-thru

	SQ. FT.	Acres
LOT SUMMARY		
Lot Size	49,642	1.140
Current Zoning	C-2	
BUILDING DEVELOPMENT SUMMARY		
BUILDING		
Restaurant	1,930	
PARKING SPACES REQUIRED		
Restaurant	1:100	19
Total Parking Required		19
PARKING SPACES PROVIDED		
		23
LANDSCAPE SUMMARY		
Landscape Required (10%)	4,964	
Landscape Provided	20,484	

LOT 1-1, BLOCK A
FUTURE CARE NOW

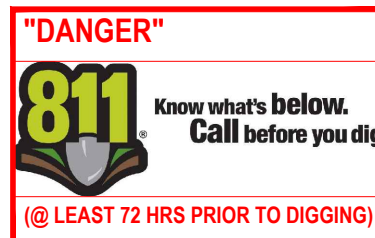
S88°55'41"E ~262.80'

TEASLEY DR
(100' R.O.W.)

EXISTING 3-5'x4' RCBC

EXISTING 42" STORM LINE

INSTALL:
2-TYPE 'S' HEADWALL



EX - 1
10.83
304.4

INSTALL:
TYPE 'A' HEADWALL
2-48" RCP UNDER PVMT
205 LF. @ 0.25% SLOPE

S88°53'00"E ~202.30'

1/2" IRF

PROPOSED 24' ACCESS
FIRE LANE & DRAINAGE ESMT.

8" Board on Board
Screening Fence

20' BS.

7

20' BS.

10' BS.

15' BS.

10' BS.

15' BS.

10' BS.

15' BS.

10' BS.

15' BS.

10' BS.

15' BS.

10' BS.

15' BS.

10' BS.

15' BS.

10' BS.

15' BS.

10' BS.

15' BS.

10' BS.

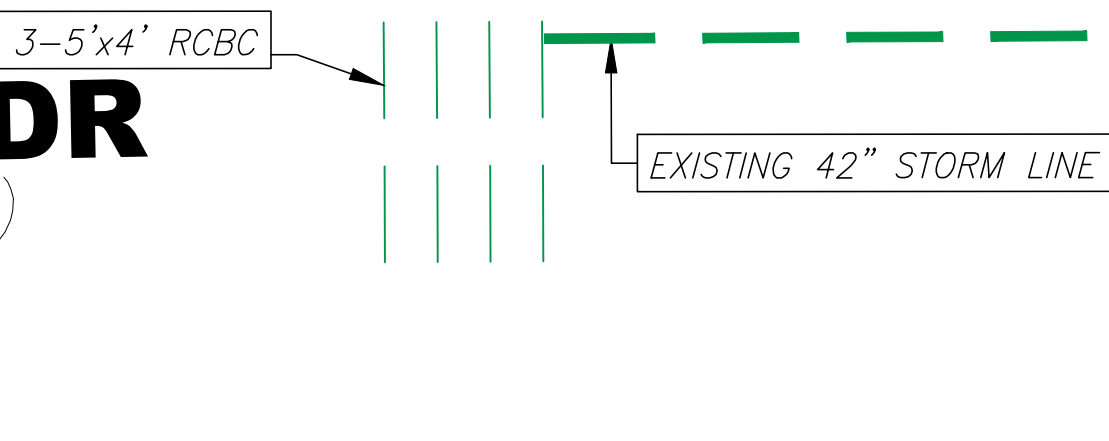
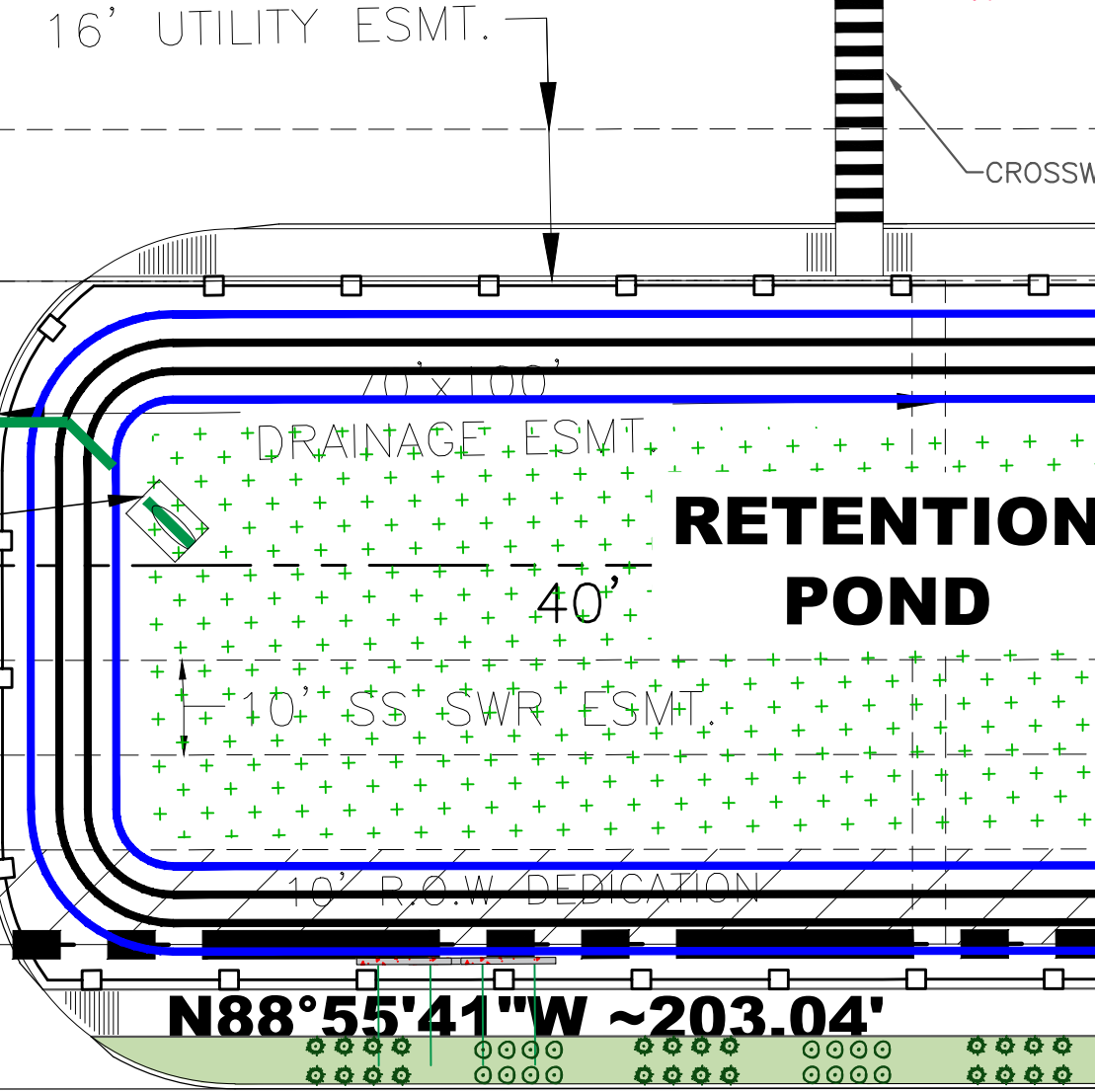
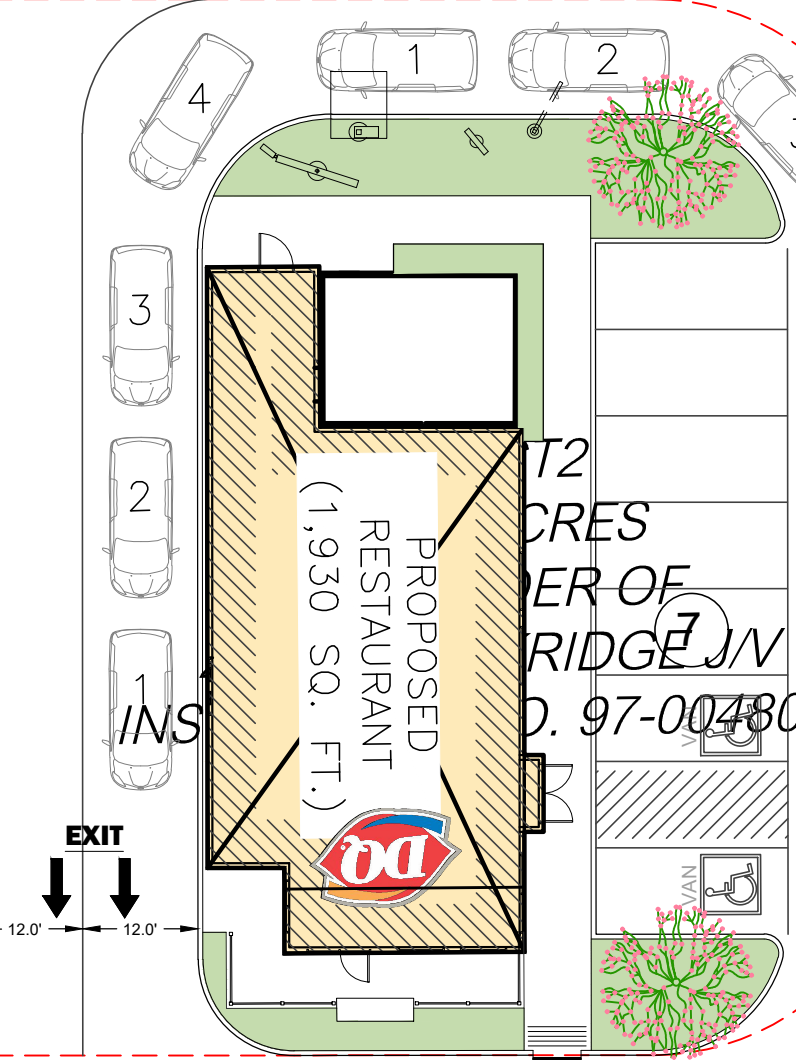
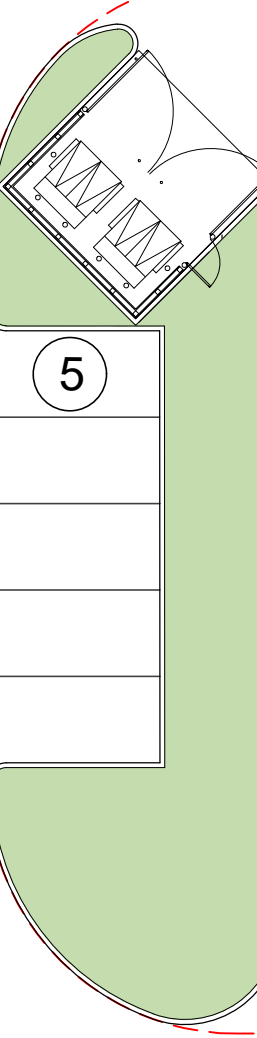
15' BS.

10' BS.

15' BS.

10' BS.

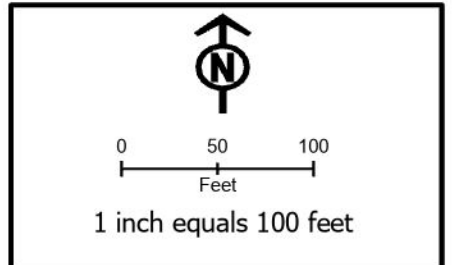
15' BS.



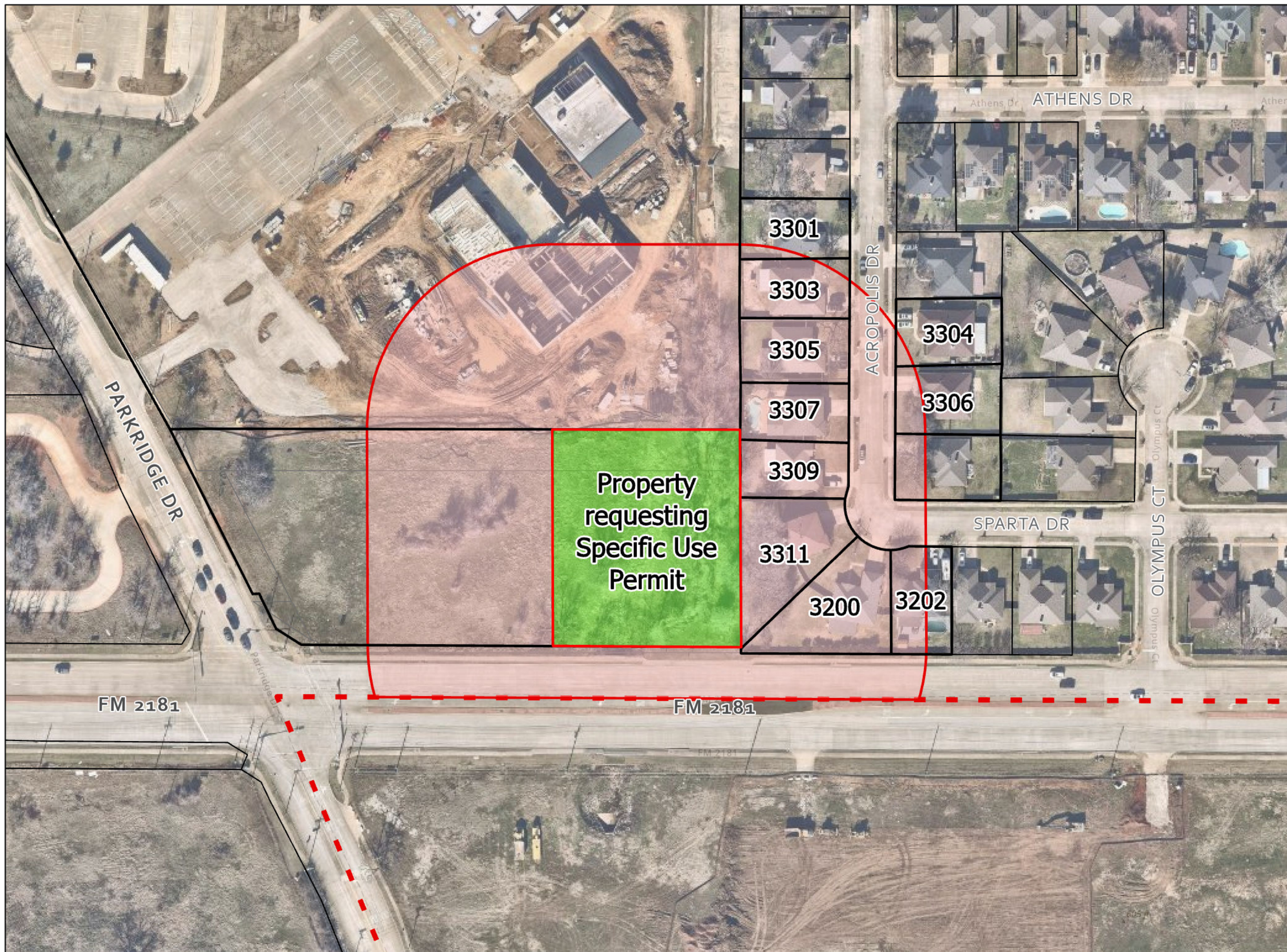
Proposed Specific Use Permit

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



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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.

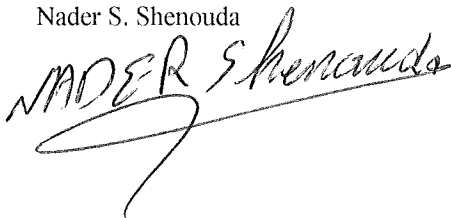
My property located at 3304 Acropolis Dr, is within the 200 ft boundary of the proposed location for the restaurant.

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 that reads "NADER S. Shenouda". The signature is stylized with a large, sweeping initial 'N' and a long horizontal line extending from the end of the name.

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 D, Item 3.

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 ± 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. 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)



CITY OF CORINTH

Staff Report

Meeting Date:	6/23/2025	Title:	City-Initiated Rezoning Request for rezoning of 7865 S I-35E to MX-C (ZMA25-0003)
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 & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development</div>		

Item/Caption
Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on 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.



Aerial Location Map

Item Summary/Background/Prior Action

The City is requesting a rezoning of two 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 1 - 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 Planning and Zoning Commission at the time of Public Hearing.

Staff Recommendation

Staff recommends approval of the proposed amendment as presented.

Motion

“I move to recommend approval of Case No. ZMA25-0003 as presented.”

Alternative Actions by the Planning and Zoning Commission

The Planning and Zoning Commission may also,



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

Attachments

1. 200-foot Zoning Buffer Exhibit and Correspondence from Property Owners

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



0 85 170
Feet

1 inch equals 150 feet



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

Section D, Item 4.

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. 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

Meeting Date:	6/23/2025	Title:	City-Initiated Rezoning Request for rezoning of 5759 S I-35E to MX-C (ZMA25-0001)
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 & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development</div>		

Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on 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 ±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 1 - 200 FT Buffer Map 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 Planning and Zoning Commission at the time of Public Hearing.

Staff Recommendation

Staff recommends approval of the proposed amendment as presented.

Motion

“I move to recommend approval of Case No. ZMA25-0001 as presented.”

Alternative Actions by the Planning and Zoning Commission

The Planning and Zoning Commission may also,

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

Attachments

1. 200 FT Zoning Buffer Map Exhibit

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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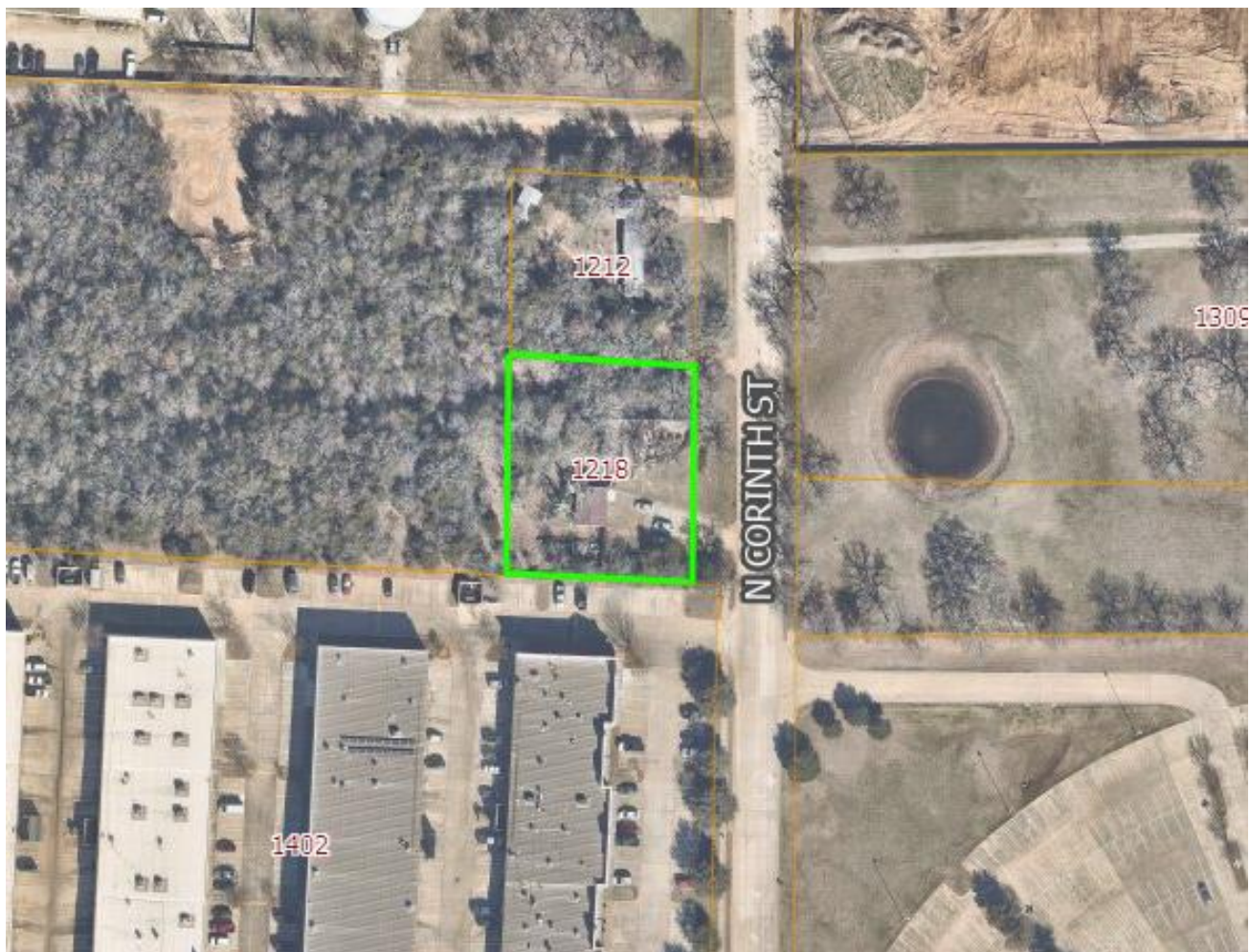
CITY OF CORINTH

Staff Report

Meeting Date:	6/23/2025	Title:	City-Initiated Rezoning Request for rezoning of 1218 N Corinth St to MX-C (ZMA25-0002)
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 checked="" type="checkbox"/> Attracting Quality Development		

Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated 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 ±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 1 - 200 FT Buffer Map 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 Planning and Zoning Commission at the time of Public Hearing.

Staff Recommendation

Staff recommends approval of the proposed amendment as presented.

Motion

“I move to recommend approval of Case No. ZMA25-0002 as presented.”

Alternative Actions by the Planning and Zoning Commission

The Planning and Zoning Commission may also,



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

Attachments

1. 200 FT Zoning Buffer Map Exhibit

**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

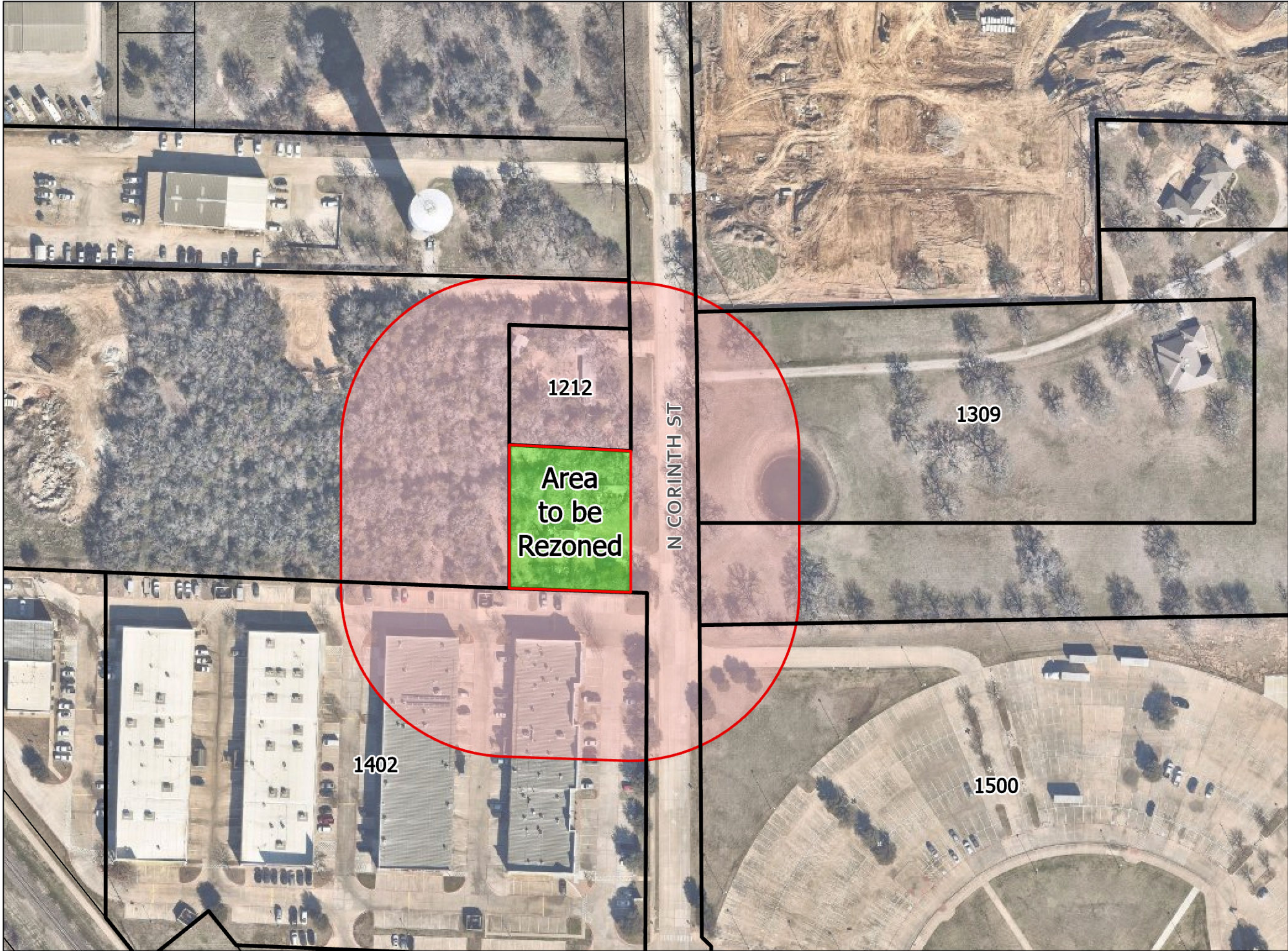


0 55 110
Feet

1 inch equals 110 feet



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





CITY OF CORINTH

Staff Report

Meeting Date:	6/23/2025	Title:	Preliminary Plat Administrative Approval UDC Text Amendment (ZTA25-0002)
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 checked="" type="checkbox"/> Attracting Quality Development		

Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated request to amend multiple sections 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 to revise formatting, allow 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.

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.

The proposed amendments to the Unified Development Code are listed in detail below, with removed language in red with strikethroughs and added language in blue:

Section 1, “Provisions and Procedures,” of the City’s Unified Development Code –

Amend 1.02.02.B – Remove “~~Approving a Preliminary Plat~~” from the Subdivision Related Responsibilities category of Table 2: Planning and Zoning Commission Responsibilities

Amend 1.02.04.A – Add “~~Approving a Preliminary Plat~~” to the Subdivision Related Responsibilities category of Table 4: Director of Planning Responsibilities

Section 3, “Subdivision Regulations,” of the City’s Unified Development Code –

Amend 3.02.01.C.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 ~~preliminary plat application shall require the approval of the Planning Director and each final~~ plat application shall require the approval of the Planning Commission as hereinafter provided.

Amend 3.02.01.D.a – Approval by Commission. The ~~Planning Commission~~ ~~applicable reviewing body~~ shall approve, approve with conditions, or disapprove a preliminary plat, 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 ~~by the Commission~~ unless it is conditionally approved or disapproved within that period ~~in the manner provided in subsection (e)~~.

Amend 3.02.01.D.b – Extension by Agreement. The applicant may request in writing and the ~~Planning Commission~~ ~~applicable reviewing body~~ may approve the request for an extension of the time for Plat or Subdivision Plan approval ~~required by subsection (a) or (b)~~ for ~~a period one or more periods, each~~ not to exceed thirty (30) days. The written request must be made ~~within fifteen (15) days of the date the application is filed~~ and approved by the ~~Commission~~ ~~reviewing body~~ prior to the time for a decision on the application ~~required by subsection (a) or (b)~~.

Amend 3.02.01.D.c – Limitation on Submittals. Following the filing of the Plat or Subdivision Plan application the applicant may not submit additional materials in support of the application during the initial thirty (30) day period during which the ~~Commission or the City Council~~ ~~reviewing body~~ must decide ~~upon~~ the application, unless ~~expressly permitted by the Planning Director~~. Otherwise, the applicant ~~must~~ withdraws the original application and submits a new application with the additional materials. If an extension is sought and granted ~~under subsection (e)~~, the applicant may submit additional materials in support of the application no later than fifteen (15) days from the date the ~~Commission~~ ~~reviewing body~~ is scheduled to review the application without filing a new application.

Amend 3.02.01.D.d – Documentation for Conditional Approval or Disapproval. The ~~Planning Commission~~ ~~reviewing body~~ 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 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.

Amend 3.02.01.E.a. Applicant's Response. After the conditional approval or disapproval of a Plat or Subdivision Plan ~~under Section E~~, the applicant may submit to the ~~Commission~~ ~~review body~~ that conditionally approved or disapproved the Plat or Subdivision Plan, a written response that satisfies each condition for the conditional approval or that remedies each reason

for disapproval provided. Neither the Commission, ~~nor~~ the City Council, ~~nor the Planning Director~~ may establish a deadline for an applicant to submit the response authorized by this Subsection.

Amend 3.02.01.E.b. Reply to Applicant's Response. The ~~Commission~~ review body that receives an applicant's response ~~in accordance with Subsection (a) of this Section~~ 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 ~~Commission~~ reviewing body may further conditionally approve or disapprove the application for a specific condition or reason that is provided to the applicant ~~in the manner prescribed in Section 5(e) of this Article~~. The ~~Commission~~ reviewing body 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.

Amend 3.02.01.E.d. Failure to Timely Reply. If the response meets the criteria in subsection (a) and the administrative official, or the ~~Planning Commission~~ reviewing body as the case may be, fails to act upon the response within the time provided in subsection (b) or (c), the plat or Subdivision Plan application shall be deemed approved.

Remove 3.02.01.E.e. ~~New Application Required. In the event that the administrative official, or the Planning Commission as the case may be, timely disapproves the Plat or Subdivision Plan application, a new application and fees shall be required."~~

Remove 3.03.02.E.3 – ~~Make available Plats and reports to the Commission for review.~~

Remove 3.03.02.E.4 – ~~Upon determination that the Application is ready to be acted upon, schedule the Preliminary Plat for consideration on the agenda of the next available meeting of the Planning and Zoning Commission.~~

Amend 3.03.02.F - Action by the ~~Planning and Zoning Commission~~ Planning Director: The ~~Commission~~ Planning Director shall:

Amend - 3.03.02.F.1 - Review the Preliminary Plat Application, the findings of the ~~Director of Planning~~ Development Review Committee (DRC), and any other information available.

Amend 3.03.02.F.1.a – From all such information, the ~~Commission~~ Planning Director shall determine whether the Preliminary Plat conforms to these Subdivision Regulations.

Amend 3.03.02.F.2 – Act within thirty (30) calendar days following the Official Submission Date, unless the Applicant ~~submits a Waiver of Rights to 30-Day Action~~ is granted an extension of the time for Plat approval as outlined in 3.02.01.D.

Amend 3.03.02.F.2.a. – If no decision is rendered by the ~~Commission~~ Planning Director within the thirty (30) day period described above or such longer period as may have been agreed upon, the Preliminary Plat, as submitted shall be deemed approved ~~by the Commission~~.

Amend 3.03.02.G. The following criteria shall be used by the ~~Commission~~ Planning Director to determine whether the Application for a Preliminary Plat shall be approved, approved with conditions, or denied;

Public Notice

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

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

Staff Recommendation

Staff recommends approval as presented.

Motion

"I move to recommend approval of Case No. ZTA25-0002 as presented."

Alternative Actions by the Planning and Zoning Commission

The Planning and Zoning Commission may also,

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



CITY OF CORINTH Staff Report

Meeting Date:	6/23/2025	Title:	UDC Text Amendment - Underground Utilities (ZTA25-0003)
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 checked="" type="checkbox"/> Attracting Quality Development		

Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated request to amend Unified Development Code Section 3.05.19.A.4 to require the burial of utility lines within all new developments except as otherwise specified therein.

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. It also allows the Director of Planning to approve any plat or site plan based on variances.

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. **The Director of Planning** may approve any plat or site plan with such approved variances or exceptions.
 - 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,

- Publishment 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 recommend approval of Case No. ZTA25-0003 as presented.”

Alternative Actions by the Planning and Zoning Commission

The Planning and Zoning Commission may also,

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