

****PUBLIC NOTICE****



PLANNING & ZONING COMMISSION - SPECIAL SESSION
Wednesday, January 11, 2023 at 6:30 PM
City Hall | 3300 Corinth Parkway

AGENDA

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

C. PLEDGE OF ALLEGIANCE

D. BUSINESS AGENDA

1. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on an amendment to the City of Corinth Comprehensive Plan “Envision Corinth 2040,” adopted by Ordinance No. 20.07-16-22 and amended by Ordinance No. 20-12-17-40, to amend the Land Use & Development Strategy Map by changing the designation of the Corinthian Park Subdivision and the Boulevard Apartments Addition Subdivision located at the northwest corner of Lake Sharon Drive and Corinth Parkway, from the Mixed-Residential Place Type to the Mixed-Use TOD Place Type. Case No. CPA22-0002 – Land Use & Development Strategy Amendment: The Boulevard and Corinthian Park.
2. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicant, Boulevard 2010, LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, to repeal Planned Development No. 30 (PD-30) and amend Planned Development No. 31 (PD-31) to accommodate a proposed expansion of an existing multifamily development on approximately ±19.55 acres located at the northwest corner of Lake Sharon Drive and Corinth Parkway. Case No. ZAPD22-0010 – Oxford at the Boulevard.
3. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request to amend the City of Corinth Comprehensive Plan “Envision Corinth 2040,” by amending the Land Use & Development Strategy by changing the Place Type designation of multiple parcels of land located within the City of Corinth. Case No. CPA22-0001 – Land Use Map Amendments
4. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request to amend Section 4.01, Sign Regulations, of the Unified Development Code to allow additional attached wall signs for non-residential developments. Case No. ZTA22-0002 – Sign Code Amendments

E. DIRECTOR'S REPORT

F. ADJOURNMENT

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

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

I, the undersigned authority, do hereby certify that the meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: **Friday, January 6, 2023 at 1:00 PM.**

John S Webb

John Webb, AICP
Director of Planning and Development Services
City of Corinth, Texas

January 6, 2023

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:	1/11/2023	Title:	Land Use Map Amendment – Northwest Corner of Lake Sharon Drive and Corinth Parkway
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

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on an amendment to the City of Corinth Comprehensive Plan “Envision Corinth 2040,” adopted by Ordinance No. 20.07-16-22 and amended by Ordinance No. 20-12-17-40, to amend the Land Use & Development Strategy Map by changing the designation of the Corinthian Park Subdivision and the Boulevard Apartments Addition Subdivision located at the northwest corner of Lake Sharon Drive and Corinth Parkway, from the Mixed-Residential Place Type to the Mixed-Use TOD Place Type. Case No. CPA22-0002 – Land Use & Development Strategy Amendment: The Boulevard and Corinthian Park.



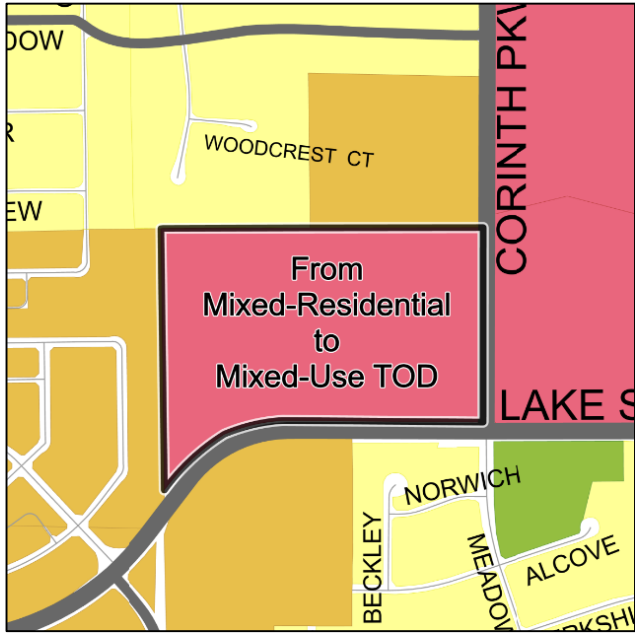
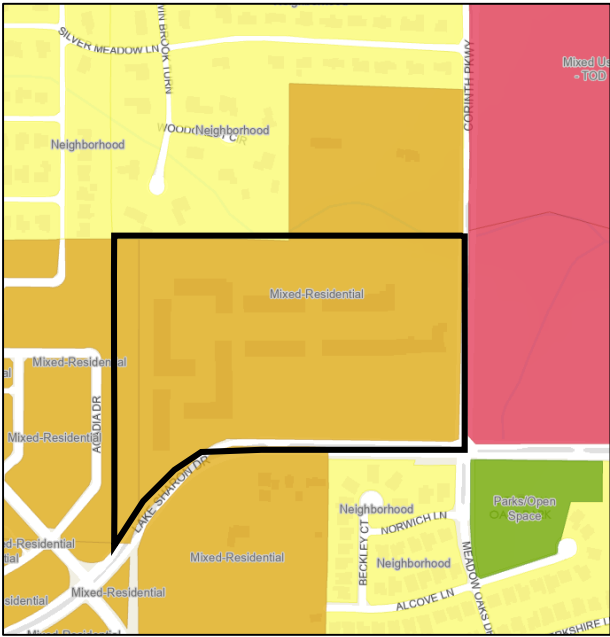
■ Existing Multifamily Complex ■ Proposed Expansion

Location Map – Northwest Corner of Lake Sharon and Corinth Parkway

Item Summary/Background/Prior Action

The Envision Corinth 2040 Comprehensive Plan was initially adopted on July 16, 2020, and subsequently amended on December 17, 2020, and May 5, 2022. It is the primary guiding document for the community and economic development efforts of the City of Corinth.

The purpose of this request is to amend the Land Use and Development Strategy Map contained within the Comprehensive Plan by changing the parcel designations for the Corinthian Park Subdivision and The Boulevard Apartments Addition Subdivision from the Mixed Residential Place Type to the Mixed-Use TOD Place Type. The subject properties are located at the Northwest corner of Lake Sharon Drive and Corinth Parkway. For context, the land immediately opposite these properties on the East side of Corinth Parkway is currently designated as Mixed-Use TOD on the Land Use and Development Strategy Map, as seen below.



Existing Designation – Mixed Residential

Proposed Designation – Mixed-Use TOD

The Mixed Residential Place Type’s description, as denoted on the Comprehensive Plan, can be found in Figure 1, below:

MIXED RESIDENTIAL

Purpose and intent

- » New residential development that capitalizes on existing natural amenities of the land/property
- » Network of trails with access to the creeks, parks, schools, shopping, and civic destinations
- » Preserve majority of creek/floodplain or open space frontage for public access

Land use types and density

- » Range of single family from large lot, to patio homes, to townhomes and multi-family transitions to neighborhood commercial
- » Recreation related uses with access to parks and open space
- » Overall residential density of 6 to 10 units per acre

Design priorities

- » Connected streets (grid-like blocks under 600-ft average block face; max. block face to be 1,000 ft.)
- » Streets should maintain view corridors that focus on open space (which allows for both visual and physical access)

- » Network of connected parks and trails
- » Architectural design recommendations to ensure quality neighborhoods
- » Transparent fencing alongside parks and open space
- » Access to creeks, open space, and parks
- » Single loaded roads in strategic locations to maximize public access and frontage to creeks and open space

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 streets and infrastructure to incorporate appropriate LID elements
- » Allow roof-top solar panels

Figure 1 - Mixed Residential Place Type

The 15.066-acre site consisting of a 193-unit multifamily complex (The Boulevard Apartments Addition Subdivision) was approved in 2009 as Planned Development No. 31 (PD-31) and constructed in 2012. The 4.49-acre vacant tract (Corinth Park Subdivision) located at the corner of Lake Sharon Drive and Corinth Parkway, was zoned in 2006 under PD-30, for

single-family attached (townhouse lots). In 2018, PD-30 was amended to provide for a modification of development standards and 56 single-family attached (townhouse) lots. The proposed townhouse development failed to materialize, and the property remains undeveloped.

The owners of the existing multifamily complex (PD-31-The Boulevard) recently purchased the vacant 4.49-acre tract and submitted a rezoning application requesting consideration to repeal PD-30 and amend PD-31 to consolidate the properties for the purpose of expanding the existing multifamily complex by adding 172 units in the 4.49-acre tract. The proposed expansion would result in an overall count of 365 units with an overall density of 18.67 DU/ac (dwelling units per acre).

The purpose of this request is to address a conflict between the current Place Type classification for these properties (Mixed Residential), and both the existing and proposed development patterns (see companion rezoning request agenda item). The Mixed Residential Place Type identifies a land use density range of 6 to 10 DU/ac, which is lower than the density approved for Corinthian Park (PD-30) at 12 DU/ac and 16.33 DU/ac for The Boulevard (PD-31), which are technically not in accordance with the Comprehensive Plan. It is important to note that the Mixed Residential Place Type was adopted after the zoning districts for these two properties were adopted by the City of Corinth.

Staff recommends that the lots within the Corinthian Park Subdivision and Boulevard Apartments Addition be reclassified under the Mixed-Use TOD Place Type, as the purpose and intent, design priorities, and land use types and density of said place type more accurately reflect the existing and proposed land uses, design, and character of the subject properties. The Mixed-Use TOD Place Type is currently shown on the east side of Corinth Pkwy and would be extended west to include the Boulevard Apartments Addition and Corinthian Park Subdivision lots. A description of the Mixed-Use TOD Place Type is included in Figure 2, below:

MIXED-USE TOD	
<p>Purpose and intent</p> <ul style="list-style-type: none"> » To maximize the development of a mixed-use, regional center in conjunction with a commuter rail stop on the DCTA line at Corinth Parkway and Interstate 35E » To develop character and context befitting a new downtown with a range of urban residential, retail, and office uses » To become a destination for day and evening dining, entertainment, and community festivals and events <p>Land use types and density</p> <ul style="list-style-type: none"> » 4 – 6 stories (scale, height, fenestration) to allow for higher intensity mix of uses in response to market demand » Allow mixed-use by right (residential and commercial uses) » Parking to be accommodated in parking structures » Density based on a street grid that is dense and walkable » Connections to adjoining uses such as the community college, City Hall and the regional trail network. » Overall neighborhood density should not have a density max but be driven by the market, height and design standards 	<p>Design priorities</p> <ul style="list-style-type: none"> » To meet the design goals for the TOD vision » Streetscape improvements with bulb-outs, wide sidewalks, and trees » Provide smaller scale greens and plazas that can activate adjoining uses » Implement TOD station to catalyze private development <p>Sustainability priorities</p> <ul style="list-style-type: none"> » Focus on regional detention infrastructure to maximize compact, walkable blocks » Connections to regional trails and parks » Focus on Low Impact Development (LID) principles that fit an urban context such as bioswales in public spaces, roof-top gardens, seamless links to regional and local transit (with a trolley or other local connector service) » Allow roof-top solar panels

Figure 2 - Mixed-Use TOD

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 of the amendment to change the designation of the Corinthian Park Subdivision and the Boulevard Apartments Addition Subdivision, from the Mixed Residential Place Type to the Mixed-Use TOD Place Type.

Motion

“I move to recommend approval of an amendment to the Land Use & Development Strategy Map of the Comprehensive Plan by changing the designation of the Corinthian Park Subdivision and the Boulevard Apartments Addition Subdivision located at the northwest corner of Lake Sharon Drive and Corinth Parkway, from the Mixed-Residential Place Type to the Mixed-Use TOD Place Type.”

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

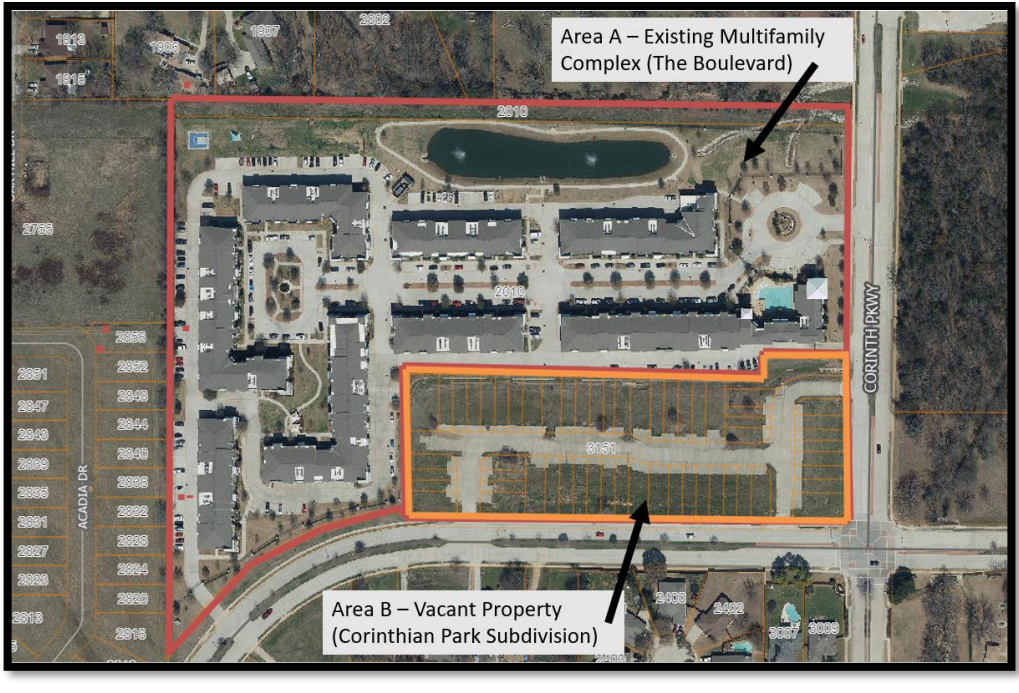


CITY OF CORINTH
Staff Report

Meeting Date:	1/11/2023	Title:	Oxford at the Boulevard Expansion PD
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

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicant, Boulevard 2010, LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, to repeal Planned Development No. 30 (PD-30) and amend Planned Development No. 31 (PD-31) to accommodate a proposed expansion of an existing multifamily development on approximately ±19.55 acres located at the northwest corner of Lake Sharon Drive and Corinth Parkway. Case No. ZAPD22-0010 – Oxford at the Boulevard.



Location Map – Case No. ZAPD22-0010

- Area A – Existing Complex
- Area B - Proposed Expansion

Item Summary/Background/Prior Action

The owner of the existing 193-unit multifamily development (outlined in red and identified as Area A) seeks to expand the complex by developing the vacant ±4.49 acres located to the south at the northwest corner of Lake Sharon Drive and Corinth Parkway (outlined in orange and identified as Area B).

The vacant ±4.49-acre site (Area B) is currently zoned as PD-30, with a base zoning Single-Family Attached (SF-A) and is platted for 56 single-family attached lots (Corinthian Park Subdivision) approved in 2006.

The development history on this site is somewhat unusual in that the infrastructure and utilities were originally zoned multifamily, and a site plan was designed with infrastructure installed for multifamily units prior to the 2006 PD-30 rezoning to a base district of SF-A. It is Staff’s understanding that the design of the infrastructure caused subsequent challenges for development of the site as SF-A and the property. Further, it is understood that the amendment to PD-30 in 2018 attempted to remedy the situation though the site remained vacant.

The Planned Development application would repeal PD-30 and be submitted as an amendment to PD-31 created for the Oxford at the Boulevard multi-family complex.

This item was discussed as a workshop item at the September 26, 2022, the Planning and Zoning Commission Meeting.

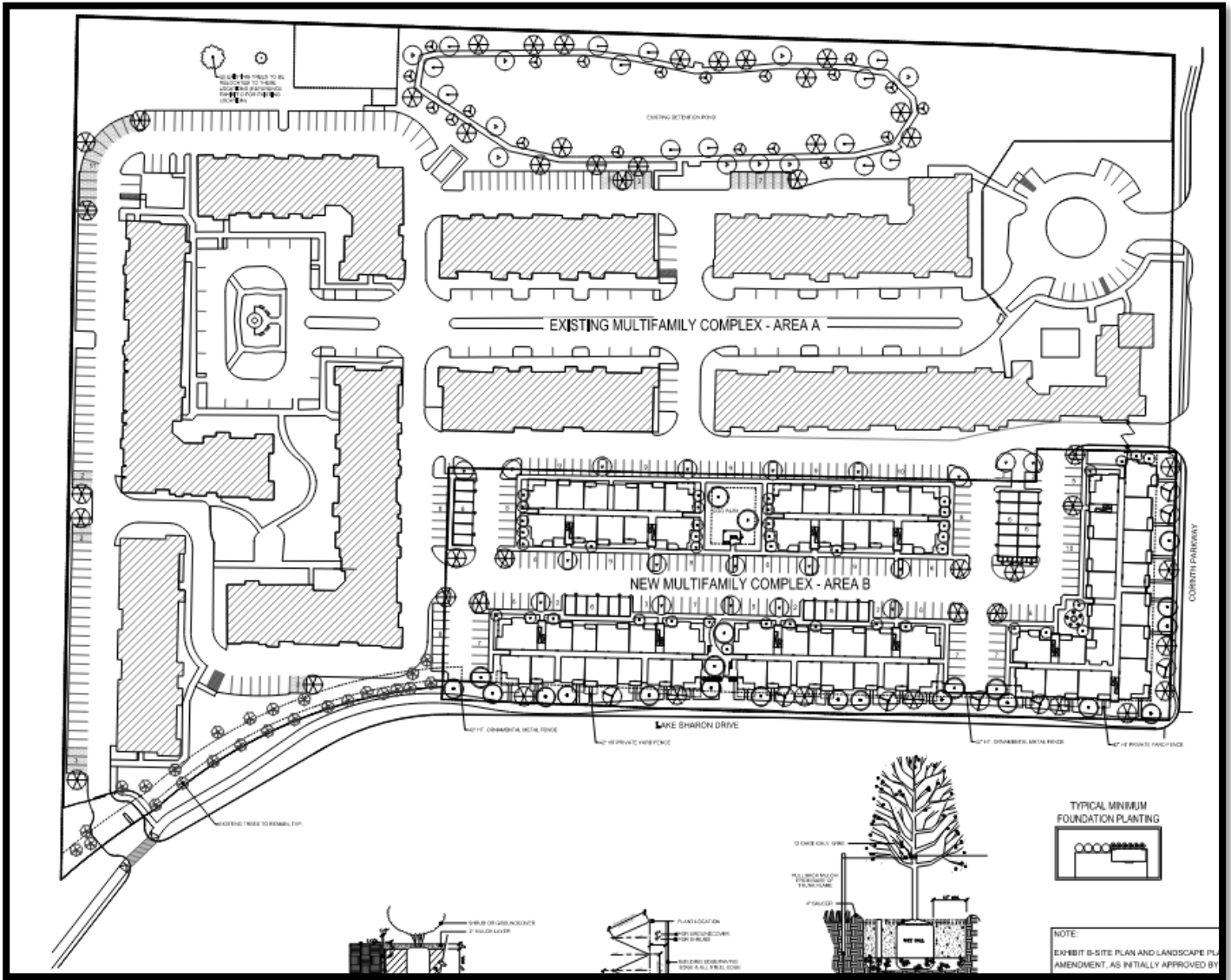
Proposal Overview

The rezoning proposal is to expand the existing complex (Area A) by adding 5 buildings with 172 units on the ±4.49 acres (Area B) to create an interconnected and unified development. The expansion area would consist of 114 one-bedroom units and 58 two-bedroom units along with 30 detached garages. When combined, the existing and expansion area would consist of a total of 365 units.

Buildings facing Lake Sharon Drive are proposed at two-stories with the building framing the corner of Lake Sharon Drive and Corinth Parkway being three-stories to create a unique sense of arrival at that intersection. The two remaining buildings located internal to the site will be three stories. The exhibit below shows how the proposed development of Area B will relate to the existing developed complex in Area A.



Excerpt from Exhibit D – Existing Site Conditions with PD Concept Plan Overlay



Excerpt from Exhibit C – Concept Landscape and Screening Plan

To accomplish the expansion, a number of key steps are outlined as part of the PD application. These items are summarized below, though are described in detail in the attached PD Design Statement (*see Attachment 1*).

1. Repeal PD-30
2. Amend PD-31 to:
 - a. Expand the boundaries of PD-31 to incorporate new land area ± 4.49 acres (Area B)
 - b. Establish unique Planned Development Standards (*detailed in Attachment 1*) for the design of the new expansion area (Area B)
 - c. Make slight modification to existing multifamily complex site design (Area A) to address external vehicular access (e.g., adding a right turn-lane along Corinth Parkway), create internal parking area circulation between Area A and Area B, revise existing parking and add additional off-street spaces in certain locations, and improve the stormwater retention pond function and landscaping. See Attachment 1, associated Exhibits B-PD Concept Plan and Exhibit C-Concept Landscape and Screening Plan that show a grayscale shading pattern in select areas to denote the key changes.

- d. Maintain the existing PD-31 Planned Development Standards (adopted in 2009) that will continue to govern the site design of the existing multifamily complex (Area A).
- e. Replat all lots contained within the vacant Corinthian Subdivision (Area B) and consolidate with The Boulevard subdivision lot (Area A) to create a new large single lot for the combined gross complex (existing multifamily development and new expansion)
- f. Apply composite standards to govern the collective area of Areas A and B specifically to define the following:
 - 1) maximum density of project site at 18.67 Dwelling Units Per Acre (DU/A),
 - 2) minimum overall parking ratio of 1.74 space per unit, and
 - 3) minimum rate of 8% for private recreation.

Key Protect Specifics

The proposed amendment to PD-31 is unique in that the existing development (Area A) will continue to be governed by the standards approved in the initial PD language as adopted in 2006 and Area B will follow a separate set of standards to accommodate a more urban development pattern that are tailored to create a more walkable streetscape that is reflective of the Transit Oriented Development patterns anticipated along Corinth Parkway and Lake Sharon. The table below presents a summary of the provisions.

SUMMARY		
Development Standard Category	Existing PD-31 (Area A)/UDC Standards	Proposed Standards for Area B and Composite Standards affecting both Areas A and B (See Attachment 1-PD Design Statement for Detailed Standards)
Permitted Uses	Multifamily	Multifamily
Maximum Density	16.33/DU/A (PD-31- Area A)	18.67 /DU/A (composite of Area A and Area B)
Minimum Floor Area	900 sq. ft. per DU (PD-31 Area A)	650 sq. ft. per DU (Area B only)
Maximum Height	40’/2 stories (PD-31- Area A)	50’/3 stories (Area B only)
Landscape strips along building front, side, and rear and plantings (2.09.01.B.1.k.i and ii)	PD-31 (Area A bound by a <u>prior</u> approved Landscape Plan	Area B only: Building Front: min 8’ in width with 1 ornamental tree per unit and 8 shrubs (mix of evergreen/deciduous) per unit First floor patios/private yard areas fronting Lake Sharon Drive and Corinth Parkway will be enclosed with 42” high ornamental fence and have a gate with lead walk access out to trail/sidewalk
Vehicle Parking and Garage Parking (2.09.03 and 2.04.07.C.5.)	1.53 spaces per unit permitted in the language of PD-31 -for Area A, though, the Area A is currently developed with 2.11 spaces per unit (exceeding the minimum standard). *Includes surface parking and garages	1.36 spaces per unit (Area B only), though when combined with Area A, the composite standard is 1.74 spaces per unit. *Includes surface parking and garages
Building Façade Material Standards (2.09.04)	General language	All building facades primarily visible from and located on Lake Sharon Drive and Corinth Parkway (except for windows, doors) one hundred (100)

		percent brick, stone, and stucco masonry materials. At least 60% stone and at least 20% remaining must be brick with max 5% stucco (excluding balconies and window trim). *See Attachment 1-PD Design Statement for interior building standards
Fencing and Screening (4.02.11.E.)	Ornamental Metal Fencing permitted to enclose entire site (PD-31 Area A)	Providing ornamental iron fencing for dwellings with private yards fronting Lake Sharon Dr/Corinth Parkway AND will continue the ornamental metal fencing to be consistent with existing Area A (Prior PD-31 did not require masonry wall)
Private Recreation	Requires minimum of 8% of the gross complex (this requirement is in addition to park and trail land dedication requirements)	Meets the minimum standard of 8% when combining Area A and Area B as a composite site. The new Area B will include dog park and small urban green with sitting area.
Park and Trail Land Dedication (3.05.10)	N/A	10' Trail along Lake Sharon Drive totaling 11,585 SF may be used to directly off-set a proportion of required trail/park land (1 ac/50 DU and/or fee-in-lieu-of at \$550/DU) with the provision of public pedestrian access easement should the trail extend within the landscape edge.
Other Design Considerations relative to Area A and Area B:		
Transportation/Circulation Improvements	<ol style="list-style-type: none"> 1. Adding right turn lane to north primary access on Corinth Parkway 2. Adding left turn lane on Lake Sharon Drive into secondary access point 3. Closing off two existing curb cuts along Lake Sharon and combining two curb cuts on Corinth Parkway 4. No Traffic Impact Assessment is required (See Attachment 2- Traffic Threshold Worksheet) 	

Regarding the architecture of the buildings, the applicant has proposed the following elevation concepts for the multifamily buildings as depicted below (also see Attachment 1 PD Design Statement, Planned Development Standards, Section 5.D.5 for specific language and Exhibit E-Elevations). Additionally, private yards will be enclosed with ornamental metal fence, and foundation plantings include ornamental trees and a mix of deciduous and evergreen shrubs.



Three-Story Building A – at Corner of Lake Sharon and Corinth Parkway



Two-Story Building C – fronting along Lake Sharon Drive

Compliance with the Comprehensive Plan

The rezoning request for the subject property, as presented, is in accordance with the “Land Use & Development Strategy designation of Mixed Use-TOD, assuming that the Planning and Zoning Commission recommends approval of Case No: CPA22-0002 and the City Council approves the City-initiated amendment requesting the Envision 2040 Comprehensive Plan Land Use & Development Strategy Map Place Type designation from Mixed Residential to Mixed Use TOD designation thereby bring the project area into alignment with both the existing development pattern and what is envisioned at this location as a key “gateway” to the core City Center area of Corinth. Please reference Case No. CPA22-0002 which is a companion agenda item to this case.

Neighborhood Outreach

The applicant conducted a neighborhood meeting at their property on September 13, 2022, to seek input and address concerns from surrounding property owners. One resident attended the meeting.

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
- 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 a “Notice of Zoning Change” signs along Corinth Parkway and Lake Sharon Drive
- The Public Hearing notice was posted on the City’s Website

Letters of Support/Protest

As of the date of this report, the City has received no letters of support and no letters of opposition.

Staff Recommendation/Motion

Staff recommends approval as presented, with the added stipulation that the minor staff comments, as noted on the exhibits contained in Attachment 1 of this Staff Report, be addressed prior to the City Council Public Hearing.

“I move to recommend approval of the request to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, to repeal Planned Development No. 30 (PD-30) and amend Planned Development No. 31 (PD-31) to accommodate a proposed expansion of an existing multifamily development on approximately ±19.55 acres located at the northwest corner of Lake Sharon Drive and Corinth Parkway.”

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 – PD Design Statement**

- Figures
 - Figure 1 - BOUNDARIES OF AREA A AND AREA B
- Exhibits
 - Exhibit A – LEGAL DESCRIPTION
 - Exhibit B – PD CONCEPT PLAN (AREA B AND REVISED PORTIONS OF AREA A)
 - Exhibit C – CONCEPT LANDSCAPE AND SCREENING PLAN (AREA B AND REVISED PORTIONS OF AREA A)
 - Exhibit D – EXISTING SITE CONDITIONS (Aerial with PD Concept Plan Overlay)
 - Exhibit E – ELEVATIONS
- Appendix 1 – Prior Approved PD-31 (Ordinance #09-10-15-20), Exhibits Governing the Existing Multifamily Complex (Area A)
 - Exhibit B – Site Plan, Landscape Plan, Lighting Plan, Elevations
 - Exhibit C – The Boulevard Planned Development Multifamily Regulations

Other Supporting Documentation

Attachment 2 - Traffic Threshold Worksheet - *Approved by City Engineer*

ATTACHMENT 1:

APPLICANT

PD DESIGN STATEMENT

OXFORD AT THE BOULEVARD PLANNED DEVELOPMENT

**OXFORD AT THE BOULEVARD
ZONING MAP (REZONING) AMENDMENT
PD DESIGN STATEMENT**

PROJECT NAME:

Oxford at The Boulevard

LIST OF OWNERS/DEVELOPERS:

Oxford Boulevard II MF, LLC
Tony Swartz
Justin Swartz

PROJECT ACREAGE/LOCATION:

The project is located on the northwest corner of Lake Sharon Drive and Corinth Parkway, approximately 0.6 miles west of I-35E. The total area of the project is 19.55 acres. Area 'A' is 15.066 acres and Area 'B' is 4.49 acres. Mix-Use Comprehensive TOD lies adjacent to the east boundary. The property Club/leasing office access is from Corinth Parkway with one additional access from Corinth Parkway and a secondary access from Lake Sharon Drive.

Reference Exhibit D – Existing Site Conditions with PD Concept Plan Overlay - Area B with Revised Potions of Area A.



PROJECT OVERVIEW/DESCRIPTION/BACKGROUND:

The Oxford at the Boulevard Development (Area A), when expanded by incorporating (Area B), will serve to further the implementation strategy of the TOD Action Plan outlined in the Envision Corinth 2040 Plan through high-quality development that conforms with the site's future land use designation and brings a new product type to Corinth.

The Boulevard (Area A) is an existing 193 multifamily unit, forty feet (40'-0") maximum height, two-story apartment community designed under the existing PD-31 with an existing density of 12.8 units per acre. The community currently has 195 tuck-under garages and 182 open surface parking spaces and offers a parking ratio of 2.11 spaces per unit. The language of the original PD-31 permits a maximum density of 16.33 dwelling units per acre with a minimum floor area per apartment living area not less than 900 square feet which is a greater permissible density than what is currently developed on the site. Additionally, PD-31 permits a total parking ratio of 1.53 spaces per unit including garages which is less than the parking ratio currently provided on site for the existing development. The property has three gated access points, two are off Corinth Parkway and one access that is exit only is off Lake Sharon Drive.

The owner of the existing multifamily complex (Area A) seeks to incorporate the 4.49 acres to the immediate south (Area B-Current PD-30), to add 172 multifamily units consisting of 114 one-bedroom units and 58 two-bedroom units with an average 837 square feet. The combined total number of units is 365 on 19.55 acres with a density of 18.67 with a minimum floor area per apartment living area not less than 650 square feet and an average unit size of 837 square feet. The owner will also be adding thirty (30) detached garages and providing an overall parking ratio of 1.36 spaces per dwelling unit.

Area B is zoned PD-30 and has been partially developed with streets and utilities. The developer will be removing the streets and utilities.

The 172 additional units will be in five buildings with a combination of two and three story. The two buildings facing Lake Sharon Drive are two-story with a maximum height of forty feet (40'-0"). Three buildings are three-story and shall not be over fifty (50'-0") in height to the top of the roof. There are three curb cuts currently to access the property under PD-30, two of which are on Lake Sharon Drive, and one is on Corinth Parkway. All three curb cuts will be closed, and curb will be added back. All three buildings that face Corinth Parkway and Lake Sharon Drive will have first floor ground patios with access to the sidewalk on Corinth Parkway and Lake Sharon Drive.

On the property line that the two properties share, the parking spaces will be revised to allow more head in parking and add access points to the property.

Oxford at the Boulevard has proven to provide very desirable living for growing suburban areas adjacent to convenient retail, TDO, and high access. This neighborhood will provide the opportunity for young professionals, empty nesters as well as new and established families seeking a transition from conventional apartment living to call Corinth home.

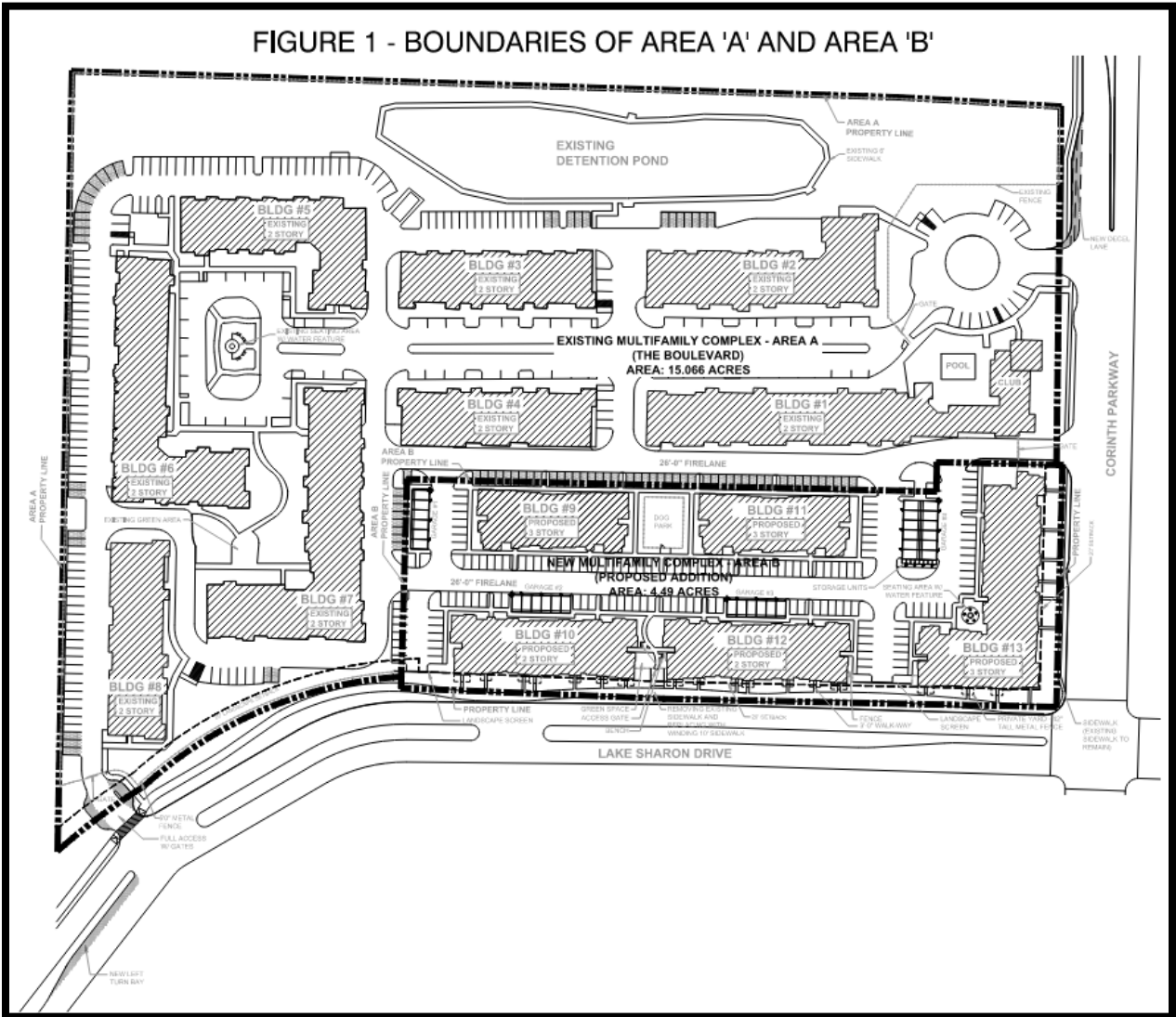
PLANNED DEVELOPMENT STANDARDS (**This section will become EXHIBIT "F" in the PD Ordinance*)

SECTION 1: COMPOSITE STANDARDS (AREA A AND AREA B)

The following provisions shall govern key aspects of the overall composite project site on a total of 19.55 acres (inclusive of Area A-Existing Multifamily Complex (15.066 acres) and Area B – New Multifamily Complex (4.49 acres)) as shown in **Figure 1** relative to the provision of parking (at an overall minimum rate of 1.74 spaces per dwelling unit), private recreation (at a minimum rate of 8% of the overall gross complex), and density (not to exceed a maximum of 18.67 dwelling units per acre).

When completed, the new multifamily complex proposed for Area B would be an expansion of the existing multifamily complex in Area A, which will be collectively known as Oxford at The Boulevard.

Figure 1. - Boundaries of Area A and Area B



SECTION 2: APPLICABILITY OF PREVIOUSLY APPROVED PD-31-ORDINANCE #09-10-15-20 (AREA A – EXISTING MULTIFAMILY COMPLEX)

Because the project involves improvements to portions of the existing multifamily complex (Area A) constructed under Planned Development Multifamily Regulations and previously approved as PD-31, Ordinance #09-10-15-20, the provisions and exhibits approved at that time (inclusive of Exhibit B – Site Plan, Landscape, Lighting, Elevations, and Exhibit C – The Boulevard Planned Development Regulations, as contained in Appendix 1 herein) shall continue to govern the Existing Multifamily Complex (Area A), except as specifically modified to accommodate additional parking, site access and circulation, landscaping, and wet retention pond improvements as depicted on Exhibit B - PD Concept Plan (Area B and Revised Portions of Area A), Exhibit C – Concept Landscape and Screening Plan (Area

B and Revised Portions of Area A), Exhibit D - Existing Site Conditions (Aerial with PD Concept Overlay (Area B with Revised Portions of Area A).

The minor adjustments to the design of the original PD-31 exhibits (Exhibit B - Site Plan and Landscape Plan (contained in Appendix 1)) are identified on the aforementioned exhibits, are necessary to improve the overall site function and compatibility between Areas A and B, and include:

- (1) addition of thirty-two (32) surface parking spaces,
- (2) reconfiguration and improvements to the existing stormwater wet retention pond (both aesthetic and functional improvements),
- (3) addition of landscape plantings around the retention pond,
- (4) reconfiguration of the existing western access drive along Lake Sharon Drive to provide both ingress and egress, and
- (5) addition of shrubs to the existing head in parking fronting on Lake Sharon Drive, and
- (6) adding access points to within the parking from Area B to Area A.
- (7) adding deceleration lane on Corinth Parkway to main entry
- (8) add left turn lane on Lake Sharon Drive for access to secondary access
- (9) reconfigure access gate and turn around on the secondary access on Lake Sharon Drive

Note that, areas proposed to be improved/alterd within Area A- Existing Multifamily Complex shall be subject to all other requirements of the UDC shall apply as may be required at time of Site Plan.

SECTION 3: REQUIREMENT TO PLAT

An expressed condition of this PD Amendment shall be the requirement to undergo the replatting process to consolidate the property within Area A and Area B into a single lot covering the entirety of the project site; thereby effectively consolidating Lot 1, Block A, The Boulevard Apartments Addition and all lots contained within the Corinthian Park subdivision prior to Site Plan approval, and no construction activity shall take place until the Plat has been approved and filed for record with Denton County.

SECTION 4: BASE DISTRICT (AREA B – NEW MULTIFAMILY COMPLEX)

The regulations set forth herein (also known as Exhibit “F”) establish development standards for multifamily residential uses within the boundaries of Area B - New Multifamily Complex of the resulting amended PD-31 to be known as Oxford at The Boulevard Planned Development District No. __ (“PD-31”), thereby amending Ordinance #09-10-15-20 (existing PD-31). The boundaries of Area B are identified by metes and bounds on Exhibit “A” - Legal Description. Area B shall be developed in accordance with a new set of Planned Development Standards outlined in this exhibit (Exhibit “F”) and shall follow a similar format as the original PD-31 regulations set forth in Ordinance #09-10-15-20, to the extent that current provisions of UDC Subsection 2.06.03.B, which require each Planned Development (PD) to identify a base zoning district, shall **not** apply. In lieu of this requirement, this exhibit (Exhibit “G”) contains specific sections outlining Permitted Uses and Use Regulations, Dimensional Regulations, and Developments Standards, which shall govern development within Area B-New Multifamily Complex.

SECTION 5: USES AND AREA REGULATIONS (AREA B – NEW MULTIFAMILY COMPLEX)

A. Purpose

Area B-New Multifamily Complex of PD-___ is intended to provide for a quality multi-family residential development, taking advantage of the location and the concepts outlined in the Envision Corinth 2040 Comprehensive Plan. A maximum of 172 dwelling units will be located in five (5), two and three-story buildings as set forth in **Exhibit “B” – PD Concept Plan**. The buildings shall be located in a manner to create a unified relationship with the adjacent Area A- Existing Multifamily Complex and to create a unique character along the

streetscape with the provision of sidewalks from the private yards and buildings to promote walkability in accordance with the Active Transportation Plan and foster connectivity to the future commercial/retail uses along I-35E envisioned within the Comprehensive Plan.

B. Permitted Uses and Use Regulations

The Permitted Uses for Area B shall be “multifamily dwellings” only, as presented on Exhibit B – PD Concept Plan.

C. Dimensional Regulations

The Dimensional Regulations outlined in Table A below shall apply to all development within Area B – New Multifamily Complex.

Table A – Dimensional Requirements

Dimensional Requirements	Standards
Minimum Front Yard Setback	20’
Minimum Side Yard Setback	20’
Minimum Rear Yard Setback	0’
Garage Setback	N/A
Minimum Lot Area	4,49’
Maximum Density	38.30’
Minimum Lot Width	767’4”
Minimum Lot Depth	244’9”
Minimum Floor Area	650 sq ft
Maximum Height (feet/stories)	3 stories, 50’
Maximum Building Area	39%
Minimum Building Separation (1): Building to Building/Façade to façade	30’1”

(1) Building to Building Separation shall be a minimum of 30' 1" with the exception of area provided between buildings #10 and #12 which shall be a minimum of 38' for the portion fronting along Lake Sharon Drive to accommodate the urban green/park amenity, the separation between buildings #9 and #11 to be a minimum of 84' to accommodate the Dog Park, and a minimum of 8' between garages and buildings as depicted on Exhibits B and C.

D. Development Standards

Except as otherwise modified below, the Development Standards for Area B – New Multifamily Complex shall be in accordance with the following sections of the UDC and all other requirements of the UDC shall apply to all development within this portion PD-31.

1. UDC Subsection 2.07.07. Accessory Buildings and Uses shall apply.
2. UDC Subsection 2.09.01. Landscaping Regulations, shall apply, except as modified below and generally depicted on Exhibit “C” – Concept Landscape and Screening Plan (Area B and Revised Portions of Area A):
 - a. The requirements of Subsection 2.09.01.B.1.k.i and ii., that require a twenty (20) foot landscape strip along front and rear of buildings and a fifteen-foot (15’) landscape strip along the side of buildings shall be altered to permit the following:
 - i. A minimum of an eight-foot (8’) landscaped strip (which may include a sidewalk, where applicable) shall be provided along the front, rear, and sides of the buildings as measured from the foundation and planted at a minimum rate of one (1) Ornamental tree and eight (8) shrubs (may include a mix of evergreen and deciduous) per ground floor unit.

- ii. The required plant material may be located within the interior or exterior of fenced private yards (where provided) and along the linear length of the building facade to create visual interest and buffer the private yard areas or first floor balconies along the streetscape.
 - iii. Where provided, private yards shall be enclosed with a forty-two (42") high ornamental metal fence and gate providing access to the sidewalk and/or trail as applicable. In such instances, private yard fencing may encroach into the required twenty-foot (20') landscape edge buffer by a maximum of eight-feet (8') along Lake Sharon Drive as generally depicted on Exhibit "C" – Concept Landscape and Screen Plan (Area B with Revised Portions of Area A), provided that an evergreen hedgerow is provided at key intervals to define the street edge and shade tree requirements are met.
- 3. UDC Subsection 2.09.02. Tree Preservation shall apply.
- 4. UDC Subsection 2.09.03. Vehicle Parking Regulations and 2.09.03.D Parking Space Schedule for Multi-Family Uses shall apply except as modified below:
 - a. To meet the minimum UDC requirements, parking is allowed to be calculated between the total parking available in both Area A and B. See parking tabulations on attached Exhibit B - PD Concept Plan. Area A has a parking ratio of 2.11 spaces per unit consisting of 195 tuck-under garages, 182 surface parking spaces with an additional 32 surface parking spaces proposed to be added to the existing property (Area A-Existing Multifamily Complex). Area B has a parking ratio of 1.36 spaces per unit consisting of 204 surface spaces and 30 detached garages. Both areas combined will provide 643 total parking spaces with a parking ratio of 1.74.
- 5. UDC 2.09.04. The Building Façade Material standards described in Subsection 2.09.04 of the UDC shall apply, except as modified below and shall be in general conformance with the Elevation renderings included in Exhibit E.
 - a. Exterior front and side façade wall materials facing Corinth Parkway and Lake Sharon Drive – 100% of each front façade (excluding doors and windows) shall consist of masonry construction materials including stone, brick, and stucco. However, at least 60% of the facade shall be stone and at least 20% of the remaining elevation must be brick with a maximum of 5% stucco, excluding balconies and window trim.
 - b. Building façade wall materials facing interior drives – 100% of each façade (excluding doors and windows) shall consist of masonry construction materials including stone, brick, and stucco. However, at least 60% of the facade shall be stone and at least 20% of the remaining elevation must be brick with a maximum of 20% stucco, excluding balconies and window trim.
 - c. Further, each building façade shall include at least four (4) of the following architectural elements:
 - i. Awnings/canopies/metal roofs
 - ii. Balconies (a minimum of 25 square feet in area)
 - iii. Dormers
 - iv. Offsets between an adjacent building facade (a minimum 12 inches to receive credit)
 - v. Varied front roof lines in building (a minimum 8-foot differences)
 - vi. Sconce lighting
 - vii. Decorative banding or molding
 - viii. Decorative overhands
 - ix. Eyebrow soldier courses
 - x. Gables
 - xi. Corbels

- xii. Wood accents, vertical aiding accents
 - xiii. Bay windows
 - xiv. Front porch columns
 - xv. Ornamental metal handrails
 - xvi. Horizontal banding across individual units of the building
 - xvii. Shutters
6. UDC Subsection 2.09.05. Residential Adjacency Standards shall 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.
 10. UDC Subsection 4.02. Fence and Screening Regulations shall apply except that, subsection 4.02.11.E. requiring a masonry wall along an arterial street shall **not** apply to Lake Sharon Drive or Corinth Parkway.
 11. Front Yard Regulations.
 - a. No structure shall be located in the front yard.
 - b. No off-street parking shall be allowed in any front yard area. However, drives of ingress and egress from the public street to a parking area shall be allowed to cross the front yard from front to rear.
 12. Access. Access and circulation between Area B and Area A shall be as generally depicted on Exhibit B – PD Concept Plan (Area B with Revised Portions of Area A) with four (4) access points provided to connect Area A to Area B, allowing for three (3) existing curb cuts within Area B to be closed off. Area B will be accessed through Area A.
 13. Garages. Sixty (60) detached garages will be provided within Area B and constructed of 100% masonry, consisting of 30% stone and 70% brick.
 14. UDC Subsection 4.02.13. Screening of Outdoor Waste Storage for Nonresidential, Single Family Attached, and Multiple Family Residential Properties shall apply. Additionally, mechanical equipment, refuse containers, and waste storage areas shall be constructed, located, and screened to prevent interference with the peace, comfort, and repose of the occupants of any adjoining building or residence.
 - a. The location, construction, and screening of all mechanical equipment, refuse containers and waste storage shall be shown on the design drawings.
 15. Private Recreation. A minimum of 8% of the gross complex shall be devoted to recreational facilities (cumulative of Area A and Area B). This standard shall be met for Area B, by (a) including the areas shown as passive park area along Lake Sharon Drive between buildings #10 and #12 (totaling .05 acres) and the dog park located just north of the passive green between Buildings #9 and #11 (totaling .09 acres), and outdoor seating area with water feature in the corner of building #13 consisting of .02 acres. The existing recreation areas provided for in Area A that include a pool area, fitness, outdoor kitchen with grilling stations, dog park, yoga room, business center and wi-fi lounge, complementary coffee bar, Luxor package room, controlled access gates and an outdoor area along the northern portion of the property that includes walking trail with benches and large play areas.
 - a. Additionally, the proposed enhancement of the perimeter area of the existing wet retention pond (depicted in Area A on Exhibit ‘B’) shall include the following design features in order further satisfy the private recreation requirements for Area B:
 - i. Minimum six-foot (6’) meandering trail around the perimeter that includes defined landscaped pockets
 - ii. Sitting areas with benches, pedestrian decorative lighting,
 - iii. Shade trees (at a rate of 1 tree per 30 linear feet of trail) and ornamental trees (at a minimum rate of 1 tree per every 2 shade trees provided) located at intervals along the trail.

iv. The pond shall include a fountain feature.

16. UDC Subsection 3.05.10. Park and Trail Dedications for Residentially Zoned Property shall apply and requires that Park and Trail dedication for Residentially Zoned Property be provided at a rate of 1 acre per/50 DU and/or fees-in-lieu-of or combination.

a. Additionally, 1,179 Linear Feet of the ten-foot (10') wide trail or 11,585 SF in area (Length x Width) of linear length of the ten-foot (10') wide public trail proposed along Lake Sharon Drive shall be used to satisfy a direct portion of acreage and Fee in Lieu of for Park and Trail Dedication requirements of this subsection, provided that a public pedestrian access easement is provided for any portion of the trail located within the landscape edge buffer.

SECTION 6: OTHER DEVELOPMENT CONSIDERATIONS

[placeholder]

SUPPORTING DOCUMENTATION

FIGURES

FIGURE 1 - BOUNDARIES OF AREA A AND AREA B

EXHIBITS

EXHIBIT A – LEGAL DESCRIPTION

EXHIBIT B – PD CONCEPT PLAN (AREA B AND REVISED PORTIONS OF AREA A)

EXHIBIT C – CONCEPT LANDSCAPE AND SCREENING PLAN (AREA B AND REVISED PORTIONS OF AREA A)

EXHIBIT D – EXISTING SITE CONDITIONS (Aerial with PD Concept Plan Overlay)

EXHIBIT E – ELEVATIONS

EXHIBIT F – PLANNED DEVELOPMENT STANDARDS

APPENDIX 1 – PRIOR APPROVED PD-31 (ORDINANCE #09-10-15-20) EXHIBITS GOVERNING EXISTING MULTIFAMILY COMPLEX (AREA A)

- **EXHIBIT B – SITE PLAN, LANDSCAPE PLAN, LIGHTING PLAN, ELEVATIONS**
- **EXHIBIT C – THE BOULEVARD PLANNED DEVELOPMENT MULTIFAMILY REGULATIONS**

FIGURE 1 - BOUNDARIES OF AREA 'A' AND AREA 'B'

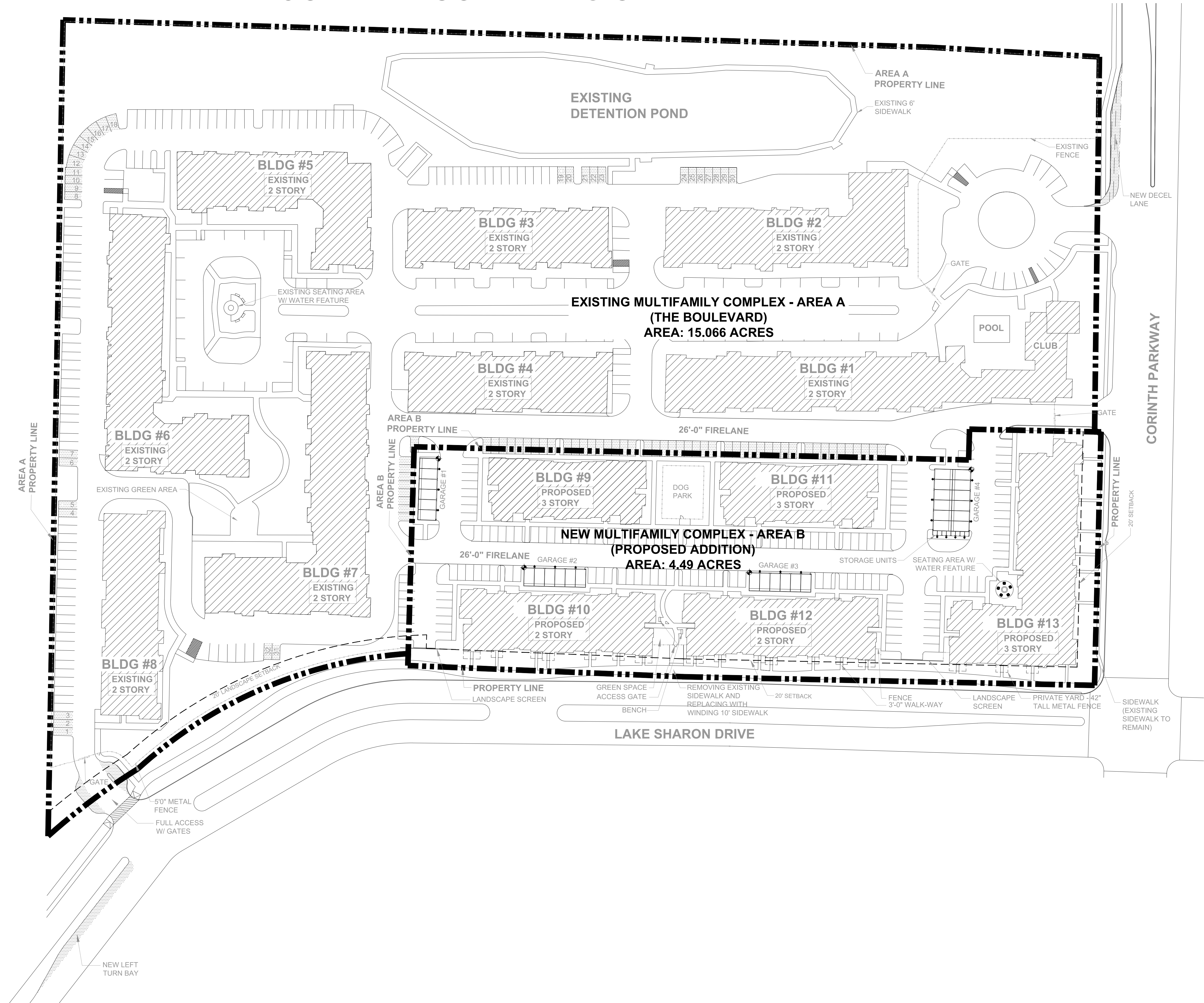


EXHIBIT A - LEGAL DESCRIPTION

AREA A

File Number: CTDAL0&CT0000037067

Policy Number: 449031010T0000037067

Legal description of the land:

Being a portion of Lot 1, Block A, Nurikaba Apartments Addition, an addition to the City of Corinth as shown on the plat recorded in Cabinet R, Page 227, Plat Records, Denton County, Texas and being more particularly described as follows:

Beginning at a ½" iron found at the northwest corner of said Lot 1. Said point is also at the northeast corner of Lot 1, E. Blount Subdivision, an addition to the City of Corinth as shown on the plat recorded in Cabinet K, Page 268, said plat records and also being in the southerly line of Block One, Corinth Shores Estates, an addition to the City of Corinth as shown on the plat recorded in Cabinet A, Page 47 said plat records;

Thence S 88 degrees 12 minutes 04 seconds E with the northerly line of said Lot 1, Block A, 968.13 feet to a 5/8"

capped iron set at the westerly corner of a 0.011 of an acre tract as described in a Quitclaim deed to John Gordon Bennett dated September 28, 2010;

Thence S 86 degrees 45 minutes 16 seconds E with the southerly line of said 0.011 of an acre tract, 191.38 feet to a 5/8" capped iron set at the southeast corner of said 0.011 of an acre tract and being in the easterly line of said Lot 1, Block A and being in the westerly line of South Corinth Street;

Thence S 00 degrees 43 minutes 35 seconds W with the easterly line of said Lot 1, Block A and the westerly line of South Corinth Street, 419.39 feet to a ½" capped iron found at the easterly southeast corner of said Lot 1, Block A and at the northerly northeast corner of Corinthian Park, an addition to the City of Corinth as shown on the plat recorded in Cabinet X, Page 157, said plat records;

Thence N 88 degrees 37 minutes 01 second W with a line common to said Lot 1, Block A and said Corinthian Park, 139.74 feet to a 1/2" capped iron found at a common corner;

Thence S 01 degree 52 minutes 13 seconds W with a line common to said Lot 1, Block A and said Corinthian Park, 34.43 feet to a 1/2" capped iron found at a common corner;

Thence N 88 degrees 39 minutes 02 seconds W with a line common to said Lot 1, Block A and said Corinthian Park, 620.16 feet to a 1/2" iron found;

Thence S 01 degree 40 minutes 18 seconds W with a line common to said Lot 1, Block A and said Corinthian Park, 231.90 feet to a 5/8" capped iron set at a corner of said Lot 1, Block A and being in the northerly line of Meadows Oak Road. Said corner is at the beginning of a curve to the left,

Thence 334.58 feet with the arc of said curve to the left, a southerly line of said Lot 1, Block A and the northerly line of Meadows Oak Road to a 1/2" capped iron found at the easterly corner of a Right of Way Dedication to the City of Corinth and recorded under Denton County Clerk's Instrument No. 2010-19174. Said ½" capped iron central angle of 38 degrees 20 minutes 24 seconds and a long chord which bears S 66 degrees 54 minutes 07 seconds W, 328.37 feet;

File Number: CTDAL0&CT0000037067

Policy Number: 44903101OT000003706

Thence 125.72 feet with the arc of said second curve to the left and the northwesterly line of said right of way dedication to a ½" capped iron found at the northwest corner of said right of way dedication, in the westerly line of said Lot 1, Block A and in the easterly line of a called 25.84-acre tract described in a deed to Taylor Homestead Farms Management LLC and recorded under Denton County Clerk's Instrument No. 2009-45487

Said second curve to the left has a radius of 742.00 feet, a central angle of 09 degrees 42 minutes 29 seconds and a long chord which bears S 53 degrees 08 minutes 25 seconds W, 125.57 feet;

Thence N 01 degree 02 minutes 50 seconds E with the westerly line of said Lot 1, Block A and the easterly line of said 25.84 acre tract, at 524.20 feet pass the northeast corner of said 25.84 acre tract and the southeast corner of said Lot 1, E. Blount Subdivision and continue on with the westerly line of said Lot 1, Block A and the easterly line of said Lot 1, E. Blount Subdivision for a total distance of 913.12 feet to the point of beginning and containing 15.066 acres or 656,265 square feet.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

AREA B

Lots 1 through 8, Block A; Lots 1 through 20, Block B; Lots 1 through 4, Block C; Lots 1 through 25, Block D and Lot 1, Block E, Corinthian Park Subdivision, an Addition to the City of Corinth, Denton County, Texas, according to the Plat thereof recorded in Cabinet X, Page 157, Plat Records, Denton County, Texas.

See the Recorded Warranty Deed attached.

**SPECIAL WARRANTY DEED
(CASH)**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: 11/12/2021

GF# ATD-15-6800152101364L

Grantor: Hase Investment LLC

Grantee: Oxford Boulevard II, LLC

Grantee's Mailing Address: 2625 Old Denton Rd., Carrollton, Texas 75007

Consideration: TEN AND NO/100-----(\$10.00)-----DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed;

Property (Including any Improvements):

Lots 1, 2, 3, 4, 5, 6, 7, 8, Block A; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, Block B; Lots 1, 2, 3, 4, Block C; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, Block D, and Lot 1, Block E, CORINTHIAN PARK SUBDIVISION, an Addition to the City of Corinth, Denton County, Texas, according to the Plat thereof recorded in Cabinet X, Page 187, Plat Records, Denton County, Texas.

Exceptions to Conveyance and Warranty: These exceptions to conveyance and warranty more particularly set forth in Exhibit "A" attached hereto.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.

Hase Investment LLC

BY: [Signature]
Mohammad Yousof Hakemy
Managing Member

BY: [Signature]
Min Koo Kang
Managing Member

(Acknowledgment)

^{RIK}
THE STATE OF TEXAS
COUNTY OF ~~Texas~~ Dallas

This instrument was acknowledged before me on the 12th day of November, by
Mohammad Yousof Hakemy as Managing Member and Min Koo Kang as Managing Member of Hase
Investment, LLC.



[Signature]
Notary Public, State of Texas
Notary's Name (printed):
Notary's commission expires:

AFTER RECORDING RETURN TO:
Oxford Boulevard II, LLC
Attn: Justin Swartz
8411 Preston Rd., Ste. 711
Dallas, Texas 75225

LEGEND

PROPERTY LINE

SETBACK LINE

TARGET MARK

BUILDING KEY

1 - BUILDING NUMBER

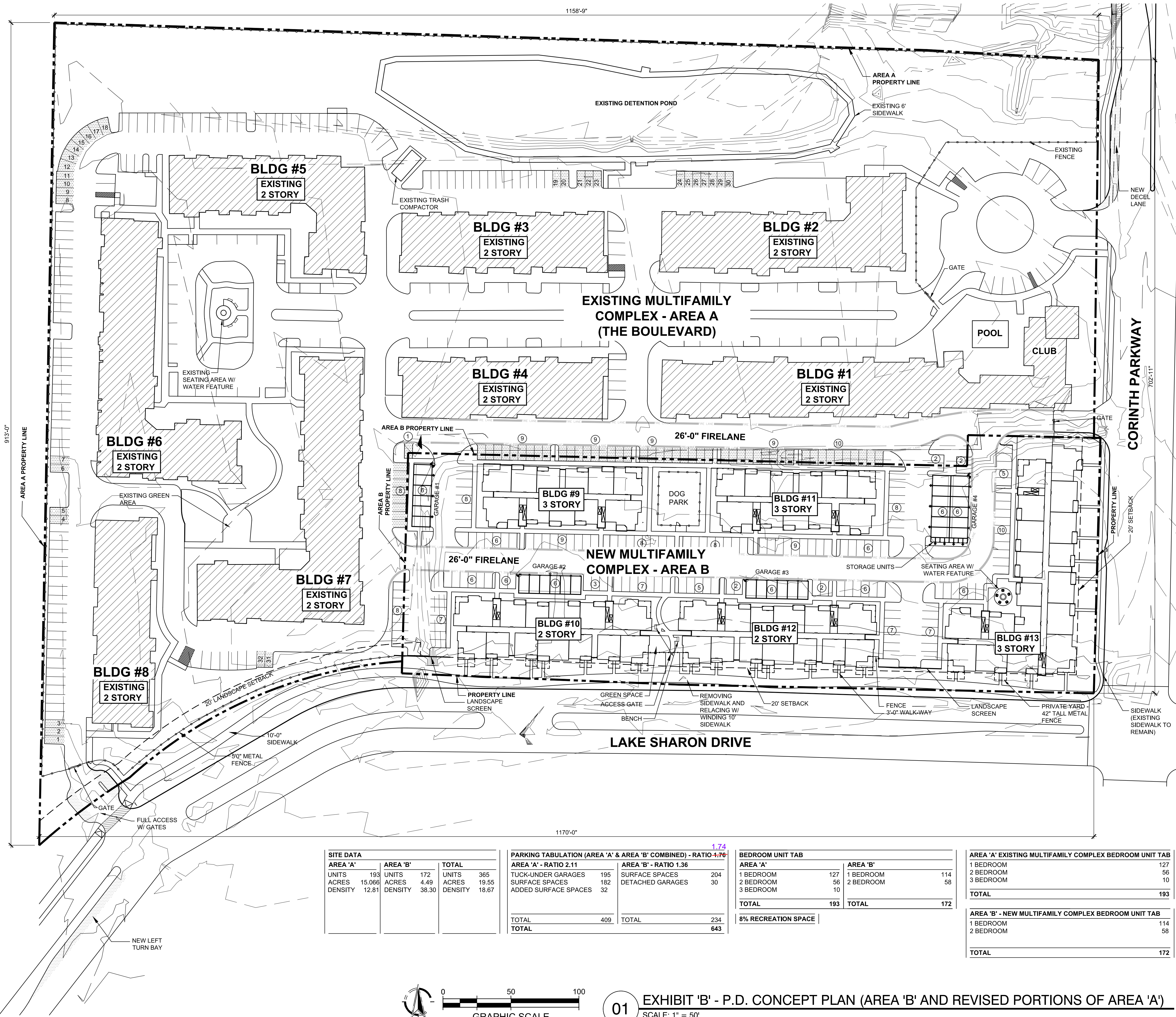
A - BUILDING TYPE

SITE DATA SUMMARY CHART

SITE DATA	EXISTING AREA A	NEW AREA B	TOTAL
ZONING	PD-31 (MF-A)	PD-30 (SF-A)	PD-30 & 31
EXISTING	PD-31	PD-31	PD-31
PROPOSED	PD-31	PD-31	PD-31
LAND USE DESIGNATION	MULTIFAMILY	SINGLE FAMILY RESIDENTIAL	MULTIPLE DESIGNATION
EXISTING	MULTIFAMILY	MULTIFAMILY	MULTIFAMILY
PROPOSED	MULTIFAMILY	MULTIFAMILY	MULTIFAMILY
GROSS ACREAGE	15.066 ACRES	4.49 ACRES	19.55 ACRES
NET ACREAGE	11.83 ACRES	4.49 ACRES	16.32 ACRES
NUMBER OF PROPOSED LOTS	1	1	2
PERCENTAGE OF SITE COVERAGE	24%	27%	25%
AREA OF OPEN SPACE	263,144 S.F.	58,783 S.F.	329,070 S.F.
PERCENTAGE OF OPEN SPACE	40%	30%	38%
PERCENTAGE OF LANDSCAPE	40%	30%	38%
AREA OF IMPERVIOUS COVERAGE	393,131 S.F.	136,802 S.F.	529,933 S.F.
PERCENTAGE OF IMPERVIOUS COVERAGE	60%	70%	62%
PROPOSED BUILDING AREA (FOOTPRINT)	156,414 S.F.	53,212 S.F.	53,212 S.F.
# OF SINGLE STORY BUILDINGS	0	0	0
# OF TWO STORY BUILDINGS	8	2	10
MAXIMUM BUILDING HEIGHT	40'-0"	50'-0"	
PROPOSED FLOOR AREA	185,592 S.F.	129,106 S.F.	315,698 S.F.
REQUIRED PARKING	405	230	630
PROVIDED PARKING			
STANDARD			PER CODE
HANDICAPPED			SEE EXHIBIT F
TOTAL	409	234	643
INVENTORY PARKING	N/A	N/A	N/A
REQUIRED LOADING SPACES	N/A	N/A	N/A
PROVIDED LOADING SPACES	N/A	N/A	N/A
AREA OF OUTSIDE STORAGE	N/A	N/A	N/A
PERCENTAGE OF OUTSIDE STORAGE	N/A	N/A	N/A
START OF CONSTRUCTION	N/A	N/A	N/A
END OF CONSTRUCTION	N/A	N/A	N/A

NOTE:

EXHIBIT B - SITE PLAN AND LANDSCAPE PLAN (2 SHEETS) CONTAINED IN APPENDIX 1 OF THIS P.D. AMENDMENT, AS INITIALLY APPROVED BY ORDINANCE #09-10-15-20, PD-31-THE BOULEVARD, SHALL APPLY TO THE DESIGN OF "AREA A - EXISTING MULTIFAMILY COMPLEX", EXCEPT AS OTHERWISE DEPICTED ON CURRENT EXHIBIT "B" - PD CONCEPT PLAN (AREA B AND REVISED PORTIONS ON AREA A), WHERE, EXHIBITS "B" AND "C" INDICATE CERTAIN DESIGN MODIFICATIONS AND IMPROVEMENTS TO EXISTING PARKING, SITE ACCESS AND CIRCULATION, LANDSCAPING, AND THE WET RETENTION POND LOCATED WITHIN "AREA A".



SITE DATA

AREA 'A'	AREA 'B'	TOTAL
UNITS 193	UNITS 172	UNITS 365
ACRES 15.066	ACRES 4.49	ACRES 19.55
DENSITY 12.81	DENSITY 38.30	DENSITY 18.67

PARKING TABULATION (AREA 'A' & AREA 'B' COMBINED) - RATIO 4.76

AREA 'A' - RATIO 2.11	AREA 'B' - RATIO 1.36
TUCK-UNDER GARAGES 195	SURFACE SPACES 204
SURFACE SPACES 182	DETACHED GARAGES 30
ADDED SURFACE SPACES 32	
TOTAL 409	TOTAL 234
TOTAL 409	TOTAL 643

BEDROOM UNIT TAB

AREA 'A'	AREA 'B'
1 BEDROOM 127	1 BEDROOM 114
2 BEDROOM 56	2 BEDROOM 58
3 BEDROOM 10	
TOTAL 193	TOTAL 172

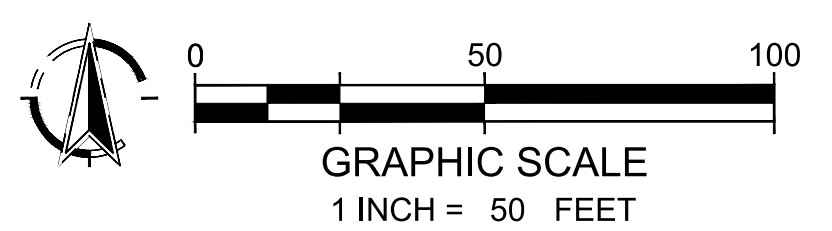
8% RECREATION SPACE

AREA 'A' EXISTING MULTIFAMILY COMPLEX BEDROOM UNIT TAB

1 BEDROOM	127
2 BEDROOM	56
3 BEDROOM	10
TOTAL	193

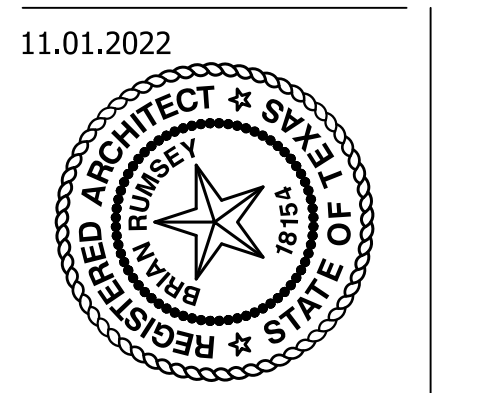
AREA 'B' - NEW MULTIFAMILY COMPLEX BEDROOM UNIT TAB

1 BEDROOM	114
2 BEDROOM	58
TOTAL	172



01 EXHIBIT 'B' - P.D. CONCEPT PLAN (AREA 'B' AND REVISED PORTIONS OF AREA 'A')

SCALE: 1" = 50'



Cross architects

ARCHITECT:
 CROSS ARCHITECTS, PLLC
 879 JUNCTION DRIVE
 ALLEN, TEXAS 75013
 P: 972.398.6644
 WWW.CROSSARCHITECTS.COM

**OXFORD AT THE BOULEVARD
 CORINTH, TEXAS**

DEVELOPER / OWNER
 OXFORD ENTERPRISES
 8411 PRESTON ROAD
 SUITE 711
 DALLAS, TX 75225
 PHONE (214) 754-0577
 CONTACT: JUSTIN SWARTZ
 EMAIL: justin.swartz@oxfordenterprisesinc.com

PROJECT NUMBER:
21158

DRAWN BY: B. RUMSEY
 DATE: 11.01.2022

SCALE: INDICATED

REVISION:

SUBDIVISION:

ZONING: M

PROPOSED LAND USE:
 MULTIFAMILY

ISSUED FOR:
 P.D. CONCEPT PLAN

SHEET NUMBER
A1.0
 EXHIBIT 'B' -
 P.D. CONCEPT
 PLAN
 COPYRIGHT © 2022

CASE NO. ZAPD22-0010

ISSUES:

10-31-22	ZONING SUBMITTAL

REVISIONS:

12-02-22	ZONING COMMENTS
12-07-22	ZONING COMMENTS
12-19-22	ZONING COMMENTS

CLIENT:
 Cross Architects
 879 Junction Dr.
 Allen, TX 75013

OXFORD AT THE BOULEVARD

CORINTH, TEXAS

mgb
 landscape architects

MEEKS DESIGN GROUP, INC.
 1755 N. COLLINS BLVD., SUITE 300
 RICHARDSON, TX 75080
 PH (972) 690-7474
 F (972) 690-7878



ZONING SUBMITTAL

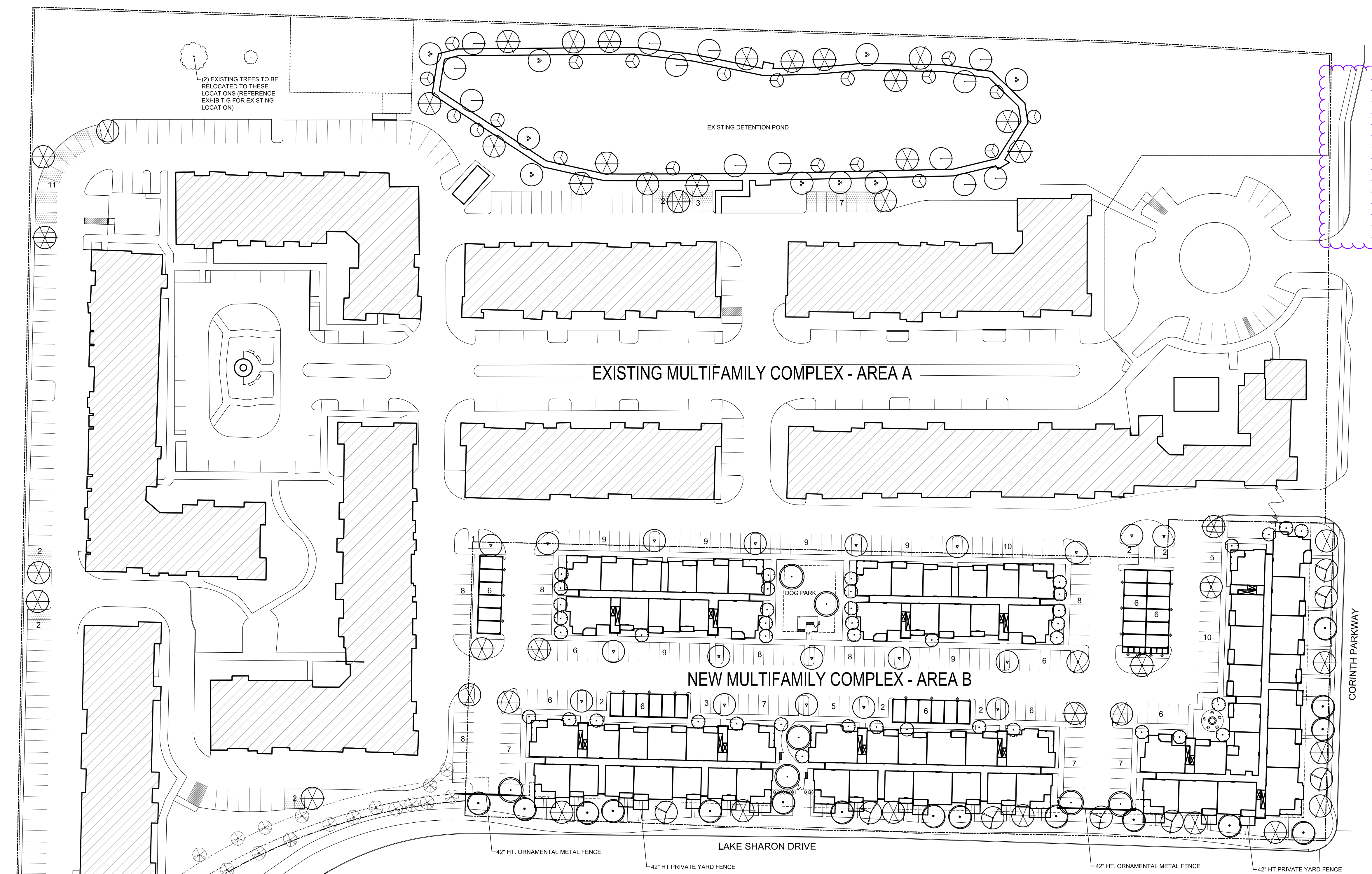
CORINTHIAN PARK
 PHASE 2

CORINTH, TEXAS

JOB NUMBER: CRO-XXXX

EXHIBIT C - CONCEPT LANDSCAPE AND SCREENING PLAN (AREA B) & REVISED PORTIONS OF AREA A

EXHIBIT C



LANDSCAPE REQUIREMENTS - AREA A
 PLAN MEETS OR EXCEEDS THE FOLLOWING CRITERIA:

WET RETENTION POND REQUIREMENTS

REQUIRED: 1 SHADE TREE FOR EVERY 30 L.F. OF DETENTION POND LENGTH
 1.145 L.F. / 30 L.F. = 38.2 SHADE TREES
 1 ORNAMENTAL TREE FOR EVERY 2 SHADE TREES 38.2/2 = 19.1

PROVIDED: 39 SHADE TREES AND 20 ORNAMENTAL TREES

LANDSCAPE REQUIREMENTS - AREA B
 PLAN MEETS OR EXCEEDS THE FOLLOWING CRITERIA:

SITE DATA

LOT AREA: 195,906 S.F. (4.50 ACRES)
 BUILDING AREA: 78,396 S.F.
 OPEN SPACE: 72,691 S.F.

RIGHT OF WAY LANDSCAPE EDGE REQUIREMENTS:

REQUIRED: (1) SHADE TREE FOR EVERY 30 L.F. OF STREET FRONTAGE
 A CONTINUOUS HEDGE (5 GALLON MIN. SHRUBS) FOR HEADLIGHT SCREENING (WHERE APPLICABLE)

LAKE SHARON DRIVE: 1,228' L.F. / 30 L.F. = 40.9 SHADE TREES
 CORINTH PARKWAY: 283-6' L.F. / 30 L.F. = 9.45 SHADE TREES

PROVIDED:
 LAKE SHARON DRIVE: (26) SHADE TREES AND 15 EXISTING TREES
 CORINTH PARKWAY: (10) SHADE TREES

INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS: 234 SPACES

REQUIRED: 20 S.F. OF LANDSCAPE AREA FOR EVERY PARKING SPACE = 4,680 S.F.
 (1) SHADE TREE FOR EVERY 10 PARKING SPACES - 23.4 TREES

PROVIDED: 4,680+ S.F. OF LANDSCAPE AREA
 (31) SHADE TREES

SITE LANDSCAPE REQUIREMENTS

REQUIRED: (1) SHADE TREE FOR EVERY 1,000 S.F. OF OPEN SPACE
 OPEN SPACE: 40,290 S.F. / 1,000 S.F. = 40.29 TREES
 8% OF THE GROSS SITE TO BE PRIVATE RECREATION
 195,906 S.F. GROSS SITE X 8% = 15,673 S.F.

PROVIDED: (40+) SHADE TREES
 15,673+ S.F. PRIVATE RECREATION

BUILDING FOUNDATION LANDSCAPE REQUIREMENTS

REQUIRED: A MINIMUM OF AN EIGHT FOOT (8') LANDSCAPED STRIP (WHICH MAY INCLUDE A SIDEWALK WHERE APPLICABLE) SHALL BE PROVIDED ALONG THE FRONT, REAR, AND SIDES OF THE BUILDINGS AS MEASURED FROM THE FOUNDATION.

FOUNDATION LANDSCAPED PLANTINGS SHALL BE PROVIDED AT A MINIMUM RATE OF ONE (1) ORNAMENTAL TREE AND EIGHT (8) SHRUBS (MAY INCLUDE A MIX OF EVERGREEN AND DECIDUOUS) PER GROUND FLOOR UNIT.

THE REQUIRED PLANT MATERIAL MAY BE LOCATED WITHIN THE INTERIOR OR EXTERIOR OF THE PRIVATE YARD FENCING AND ALONG OTHER PORTIONS OF THE BUILDING FACADE TO CREATE VISUAL INTEREST AND BUFFER THE PRIVATE YARD AREAS OR FIRST FLOOR BALCONIES ALONG THE STREETSCAPE.

WHERE PROVIDED, PRIVATE YARDS, SHALL BE ENCLOSED WITH MAXIMUM FORTY-TWO INCH (42") HIGH ORNAMENTAL METAL FENCE AND GATE PROVIDING ACCESS TO THE SIDEWALK AND/OR TRAIL AS APPLICABLE.

PROVIDED: 66 GROUND FLOOR UNITS
 66 X 8 = 528 (5) FIVE GALLON AND (3) THREE GALLON SHRUBS
 42 ORNAMENTAL TREES
 24 SHADE TREES

TYPICAL PLANT LIST

SITE TREES

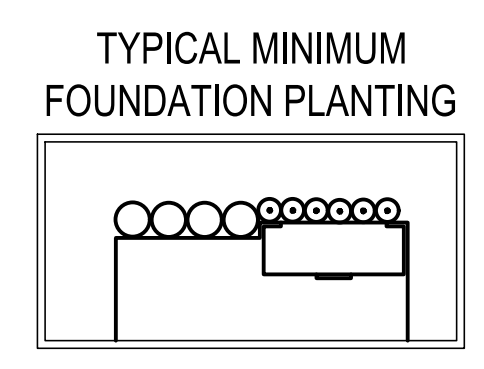
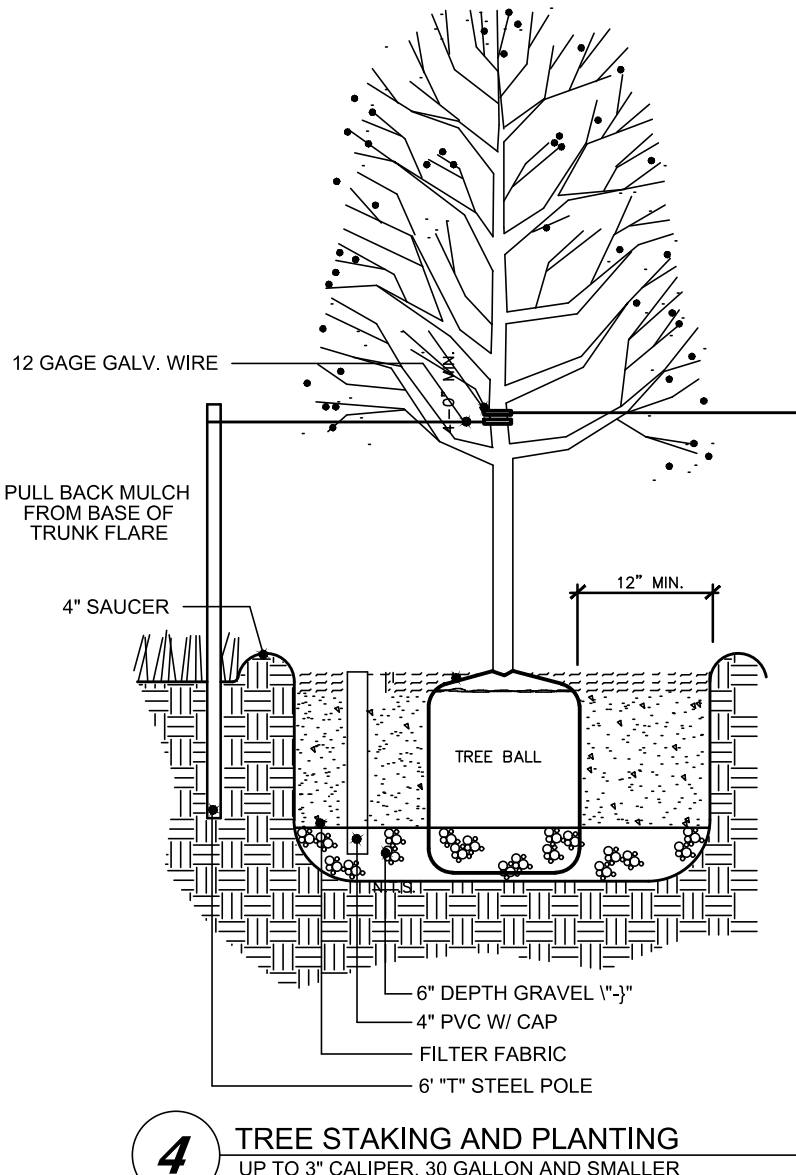
CATHEDRAL LIVE OAK	QUERCUS VIRGINIANA
LIVE OAK	ULMUS PARVIFOLIA
LACEBARK ELM	PISTACIA CHINENSIS
BALD CYPRESS	TAXODIUM DISTICHUM
SHUMARD RED OAK	QUERCUS SHUMARDII
QUERCUS VIRGINIANA 'CATHEDRAL'	

BUILDING FOUNDATION & SITE PLANTS

DWARF WAX MYRTLE	ABELIA X GRANDIFLORA
GLOSSY ABELIA	LEUCOPHYLLUM FRUTESCENS
TEXAS SAGE	MISCANTHUS SINENSIS
MAIDEN GRASS	SALVIA ROSMARINUS
ROSEMARY	NANDINA DOMESTICA
GULF MUHLY	MUHLENBERGIA CAPILLARIS
LOROPETALUM	LOROPETALUM CHINENSE
ANTHONY WATERER SPIRAEA	SPIRAEA X BUMALDA
AUTUMN SAGE	SALVIA GREGGII
DWARF YAUJON HOLLY	ILEX VOMITORIA 'NANA'
DWARF BURFORD HOLLY	ILEX CORNUTA
MYRICIA PUSILLA	

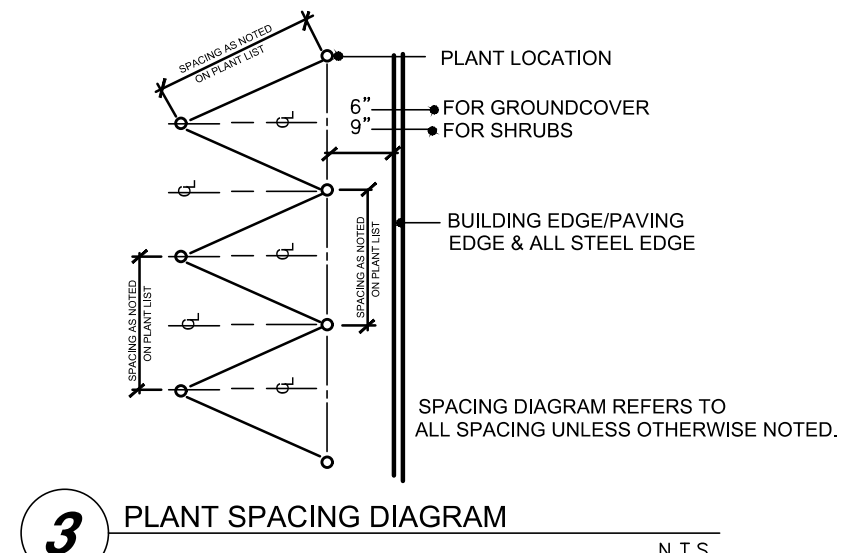
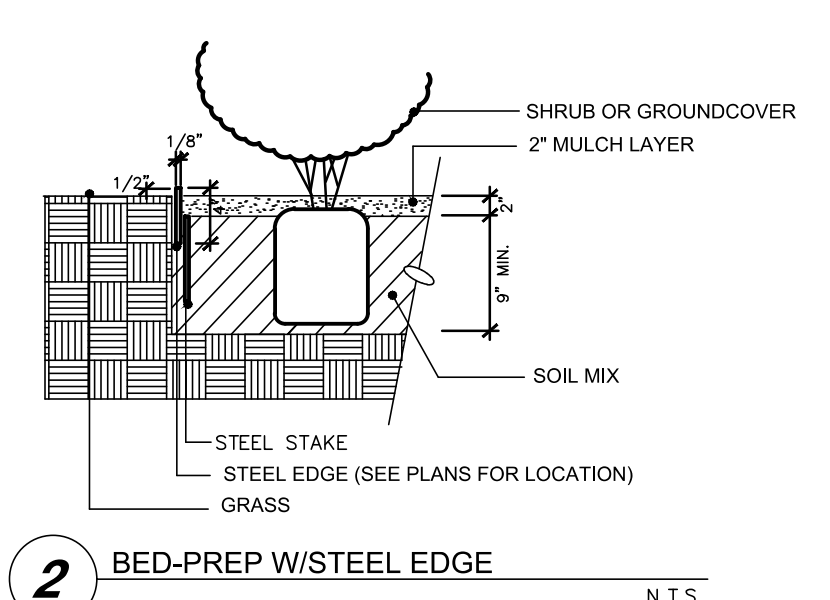
SCREENING SHRUBS

NELLIE R. STEVENS HOLLY	ILEX X 'NELLIE R. STEVENS'
-------------------------	----------------------------



NOTE:

EXHIBIT B-SITE PLAN AND LANDSCAPE PLAN (2 SHEETS) CONTAINED IN APPENDIX 1 OF THIS PD AMENDMENT, AS INITIALLY APPROVED BY ORDINANCE #09-10-15-20, PD-31-THE BOULEVARD, SHALL APPLY TO THE DESIGN OF "AREA A - EXISTING MULTIFAMILY COMPLEX", EXCEPT AS OTHERWISE DEPICTED ON CURRENT EXHIBIT "B" - PD CONCEPT PLAN (AREA B AND REVISED PORTIONS OF AREA A) AND EXHIBIT "C" - PD CONCEPT LANDSCAPE AND SCREENING PLAN (AREA B AND REVISED PORTIONS OF AREA A), WHERE, EXHIBITS "B" AND "C" INDICATE CERTAIN DESIGN MODIFICATIONS AND IMPROVEMENTS TO EXISTING PARKING, SITE ACCESS AND CIRCULATION, LANDSCAPING, AND THE WET RETENTION POND LOCATED WITHIN "AREA A"



1 EXHIBIT C - CONCEPT LANDSCAPE AND SCREENING PLAN (AREA B) & REVISED PORTIONS OF AREA A

SCALE: 1"=50'-0"

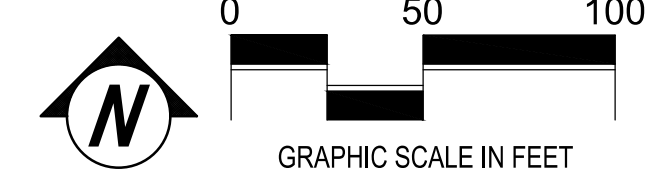
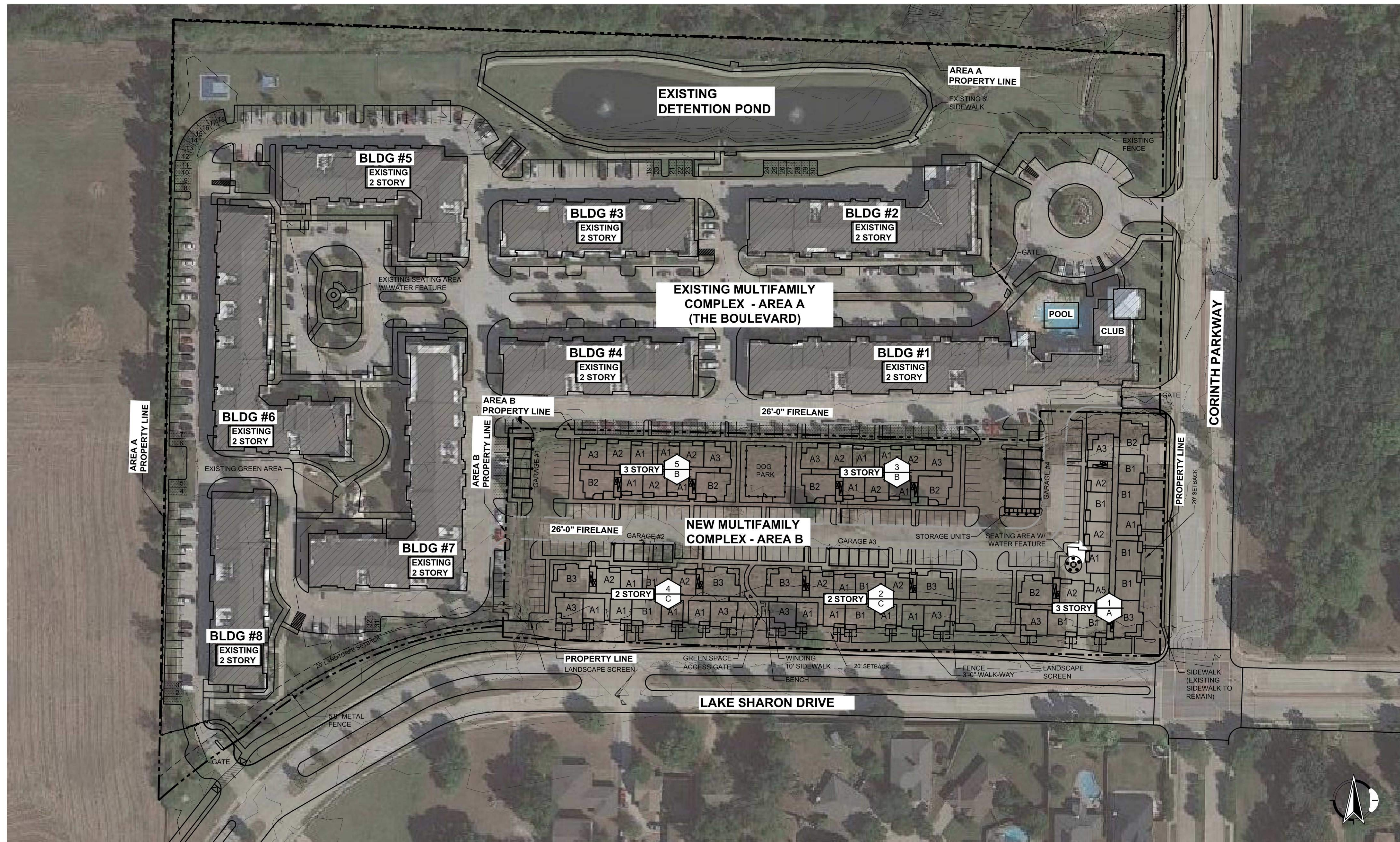


EXHIBIT D - EXISTING SITE CONDITIONS

(AERIAL WITH PD CONCEPT PLAN OVERLAY - AREA B WITH REVISED PORTIONS OF AREA A)





BLDG 'A' - REAR ELEVATION FRONTING INTERIOR STREET

BLDG 'A' REAR ELEVATION FRONTING INTERIOR STREET:
REAR ELEVATION MATERIAL STANDARDS WITHIN PD NARRATIVE:
BRICK: 11%
STONE: 56%
STUCCO: 32%



BLDG 'A' - FRONT ELEVATION FRONTING CORINTH PARKWAY

BLDG 'A' FRONT ELEVATION FRONTING CORINTH PARKWAY:
FRONT ELEVATION MATERIAL STANDARDS WITHIN PD NARRATIVE:
BRICK: 23%
STONE: 76%
STUCCO: 1%

EXHIBIT 'E'
REPRESENTATIVE ELEVATIONS
OXFORD AT THE BOULEVARD
BEING APPROXIMATELY 20.03 ACRES OF LAND
CITY OF CORINTH, DENTON COUNTY, TEXAS
DATE PREPARED: 10/21/2022
DATE REVISED: 10/22/2022
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE, ALLEN, TEXAS 75013
CONTACT: BRIAN RUMSEY
brumsey@crossarchitects.com



BLDG 'A' - LEFT ELEVATION FRONTING LAKE SHARON DRIVE

BLDG 'A' LEFT ELEVATION FRONTING LAKE SHARON DRIVE:
LEFT ELEVATION MATERIAL STANDARDS WITHIN PD NARRATIVE:
BRICK: 25%
STONE: 64%
STUCCO: 9%



BLDG 'A' - RIGHT ELEVATION FRONTING INTERIOR STREET

BLDG 'A' RIGHT ELEVATION FRONTING INTERIOR STREET:
RIGHT ELEVATION MATERIAL STANDARDS WITHIN PD NARRATIVE:
BRICK: 16%
STONE: 50%
STUCCO: 32%

EXHIBIT 'E'
REPRESENTATIVE ELEVATIONS
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BLDG 'B' - REAR ELEVATION FRONTING INTERIOR STREET

BUILDING 'B' REAR ELEVATION FRONTING
 INTERIOR STREET:
 REAR FACADE MATERIAL Section D, Item 2.
 WITHIN PD NARRATIVE:
 BRICK: 10%
 STONE: 63%
 STUCCO: 26%



BLDG 'B' - FRONT ELEVATION FRONTING INTERIOR STREET

BLD 'B' FRONT ELEVATION FRONTING
 INTERIOR STREET:
 FRONT FACADE MATERIAL STANDARDS
 WITHIN PD NARRATIVE:
 BRICK: 27%
 STONE: 62%
 STUCCO: 10%

EXHIBIT 'E'
 REPRESENTATIVE ELEVATIONS
OXFORD AT THE BOULEVARD
 BEING APPROXIMATELY 20.03 ACRES OF LAND
 CITY OF CORINTH, DENTON COUNTY, TEXAS

DATE PREPARED: 10/21/2022
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 brumsey@cross architects.com



BLDG 'B' - LEFT ELEVATION

**BUILDING 'B' LEFT ELEVATION:
LEFT FACADE MATERIAL STANDARDS
WITHIN PD NARRATIVE:
BRICK: 14%
STONE: 52%
STUCCO: 32%**



BLDG 'B' - RIGHT ELEVATION

**BLD 'B' RIGHT ELEVATION:
RIGHT FACADE MATERIAL STANDARDS
WITHIN PD NARRATIVE:
BRICK: 14%
STONE: 52%
STUCCO: 32%**

EXHIBIT 'E'
REPRESENTATIVE ELEVATIONS
OXFORD AT THE BOULEVARD
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CITY OF CORINTH, DENTON COUNTY, TEXAS
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brumsey@crossarchitects.com



BLDG 'C' - REAR ELEVATION FRONTING INTERIOR STREET

BLDG 'C' REAR ELEVATION FRONTING INTERIOR STREET:
REAR ELEVATION MATERIAL STANDARDS WITHIN PD NARRATIVE:
BRICK: 11%
STONE: 64%
STUCCO: 24%



BLDG 'C' - FRONT ELEVATION FRONTING LAKE SHARON DRIVE

BLDG 'C' FRONT ELEVATION FRONTING LAKE SHARON DRIVE:
FRONT ELEVATION MATERIAL STANDARDS WITHIN PD NARRATIVE:
BRICK: 15%
STONE: 75%
STUCCO: 9%

EXHIBIT 'E'
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BLDG 'C' - LEFT ELEVATION

BLDG 'C' LEFT ELEVATION:
LEFT ELEVATION MATERIAL STANDARDS
WITHIN PD NARRATIVE:
BRICK: 0%
STONE: 71%
STUCCO: 28%



BLDG 'C' - RIGHT ELEVATION

BLDG 'C' RIGHT ELEVATION:
RIGHT ELEVATION MATERIAL STANDARDS
WITHIN PD NARRATIVE:
BRICK: 0%
STONE: 71%
STUCCO: 28%

EXHIBIT 'E'
REPRESENTATIVE ELEVATIONS
OXFORD AT THE BOULEVARD
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TYPICAL GARAGE - SIDE ELEVATION

TYPICAL GARAGE SIDE ELEVATION:
SIDE FACADE MATERIAL STANDARDS
WITHIN PD NARRATIVE:
BRICK: 70%
STONE: 30%
AT ALL SIDES, EXCLUDING GARAGE
DOORS.



TYPICAL GARAGE - REAR ELEVATION

TYPICAL GARAGE REAR ELEVATION:
REAR FACADE MATERIAL STANDARDS
WITHIN PD NARRATIVE:
BRICK: 70%
STONE: 30%
AT ALL SIDES, EXCLUDING GARAGE
DOORS.



TYPICAL GARAGE - FRONT ELEVATION FRONTING INTERIOR STREET

TYPICAL GARAGE FRONT ELEVATION:
FRONT FACADE MATERIAL STANDARDS
WITHIN PD NARRATIVE:
BRICK: 70%
STONE: 30%
AT ALL SIDES, EXCLUDING GARAGE
DOORS.

EXHIBIT 'E'
REPRESENTATIVE ELEVATIONS
OXFORD AT THE BOULEVARD
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CITY OF CORINTH, DENTON COUNTY, TEXAS
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GARAGE W/ STORAGE - SIDE ELEVATION

TYPICAL GARAGE W/ STORAGE SIDE ELEVATION:
 SIDE FACADE MATERIAL STANDARDS WITHIN PD NARRATIVE:
 BRICK: 70%
 STONE: 30%
 AT ALL SIDES, EXCLUDING GARAGE DOORS.



GARAGE W/ STORAGE - SIDE ELEVATION (STORAGES)

TYPICAL GARAGE W/ STORAGE SIDE ELEVATION (STORAGES):
 SIDE FACADE MATERIAL STANDARDS WITHIN PD NARRATIVE:
 BRICK: 70%
 STONE: 30%
 AT ALL SIDES, EXCLUDING GARAGE DOORS.



GARAGE W/ STORAGE - FRONT / REAR ELEVATION FRONTING INTERIOR STREET

TYPICAL GARAGE W/ STORAGE FRONT ELEVATION:
 FRONT FACADE MATERIAL STANDARDS WITHIN PD NARRATIVE:
 BRICK: 70%
 STONE: 30%
 AT ALL SIDES, EXCLUDING GARAGE DOORS.

EXHIBIT 'E'
 REPRESENTATIVE ELEVATIONS
OXFORD AT THE BOULEVARD
 BEING APPROXIMATELY 20.03 ACRES OF LAND
 CITY OF CORINTH, DENTON COUNTY, TEXAS

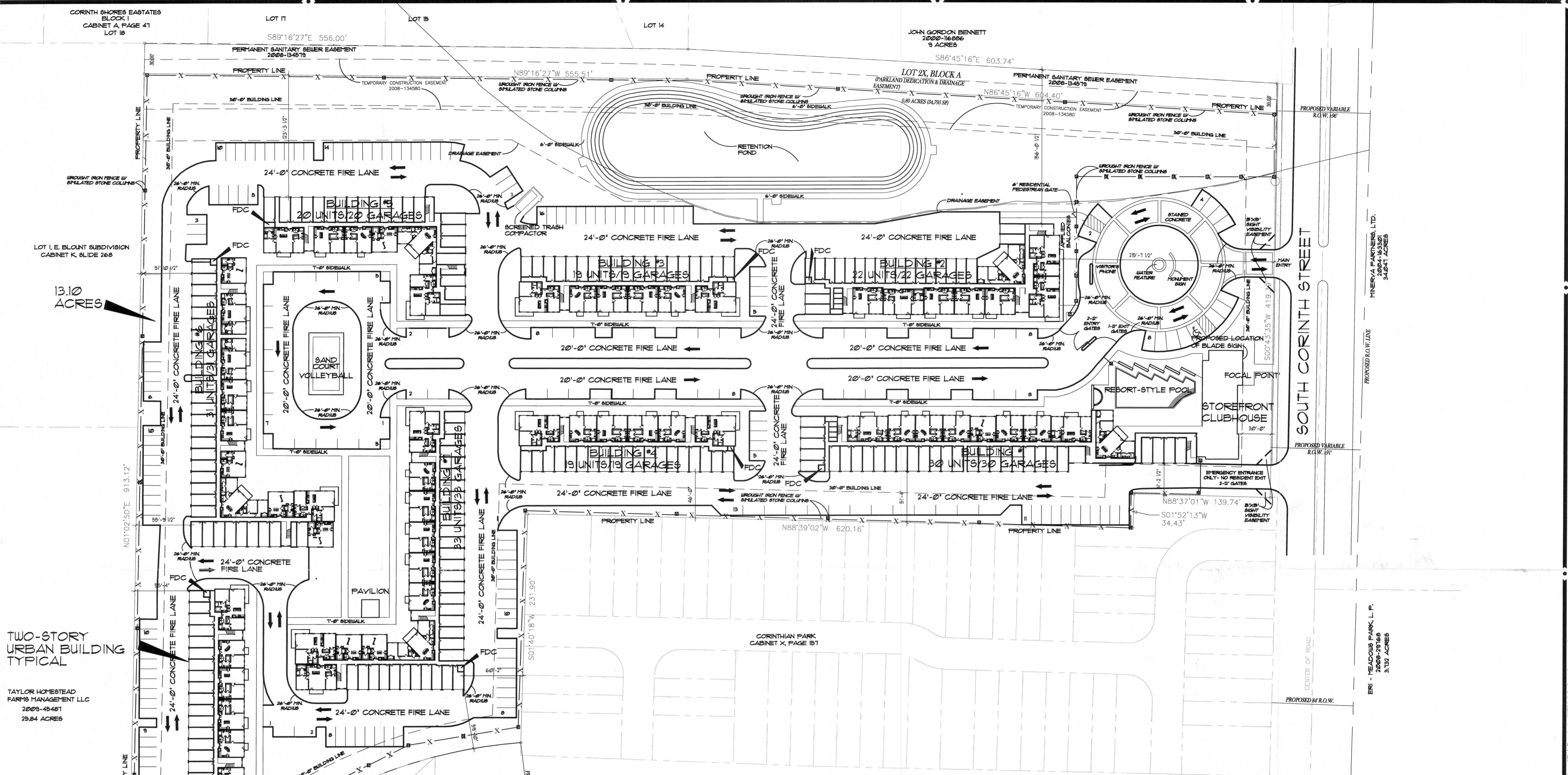
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 brumsey@crossarchitects.com

APPENDIX 1

Previously Approved PD-31 - Ordinance #09-10-15-20
Exhibits B and C as Applicable to Area A
Existing Multifamily Complex (Area A)– The Boulevard

- Exhibit B – Site Plan, Landscape, Lighting, and Elevations
- Exhibit C - Planned Development Multifamily Regulations



TWO-STORY URBAN BUILDING TYPICAL

TAYLOR HOMESTEAD FARMS MANAGEMENT LLC
2009-45481
25.84 ACRES

FOY TAYLOR & SONS FARMS MANAGEMENT LLC
2009-45485
4.690 ACRES

SITE PLAN

SCALE: 1" = 50'-0"

NE DEVELOPMENT
420 Southfork Drive
Lewisville, TX 75057
Office: 972-221-0095 Fax: 972-221-0095

BDG'S	1	2	3	TOTALS
U	171	56	10	193
G	65.2%	25.2%	5.2%	100%

PROPOSED PARKING CHART:
103 SURFACE SPACES 1/2 PER UNIT + 10 AT CLUBHOUSE + 10 GARAGE SPACES 1/2 PER UNIT + 10
TOTAL PARKING SPACES = 411

NOTE: ON AND OFF STREET PARKING SPACES ARE MIN 10'-0" X 20'-0" AS PER CITY STANDARDS.

BDG'S	A-1	A-2	A-3	B-1	B-2	C-1	TOTALS
1	16	--	--	6	1	2	25
2	--	--	11	4	5	2	22
3	3	6	4	2	4	--	19
4	3	6	4	2	4	--	19
5	3	4	2	5	2	2	20
6	3	2	10	5	3	2	31
7	7	6	11	2	5	2	33
8	3	6	4	2	4	--	19
	35	46	46	28	28	10	193

EXISTING ZONING	PD-2	TOTALS
PROPOSED ZONING	PD-MULTIFAMILY	
LAND USE DESIGNATION	PD-MULTIFAMILY	
GROSS ACREAGE	18.23 ACRES	
NET ACREAGE (LESS 80% ROW)	15.18 ACRES	
NUMBER OF PROPOSED LOTS	1	
PERCENTAGE OF SITE COVERAGE	212%	
USABLE LAND	11.92 ACRES	
AREA OF OPEN SPACE	6.16 ACRES	
PERCENTAGE OF OPEN SPACE	48.4%	
AREA OF IMPERVIOUS COVERAGE	3.01 ACRES	
PERCENTAGE OF IMPERVIOUS COVERAGE	25.6%	
PROPOSED BUILDING AREA	140,172 SQ. FT.	
NUMBER OF STORIES	2	
MAXIMUM BUILDING HEIGHT	40'-0"	
PROPOSED FLOOR AREA	271,718	
PROPOSED FLOOR AREA BY USE		
UNITS (SQ. FT.)	173,660	
GARAGES (SQ. FT.)	56,710	
CLUB (SQ. FT.)	4,200	
REQUIRED PARKING	411	
PROVIDED PARKING		
STANDARD	26%	
GARAGES	103	
HANDICAP	5	
TOTAL	411	
AREA OF OUTSIDE STORAGE	2,285	
START CONSTRUCTION MONTH/YEAR	1-2010	
END CONSTRUCTION MONTH/YEAR	4-2011	

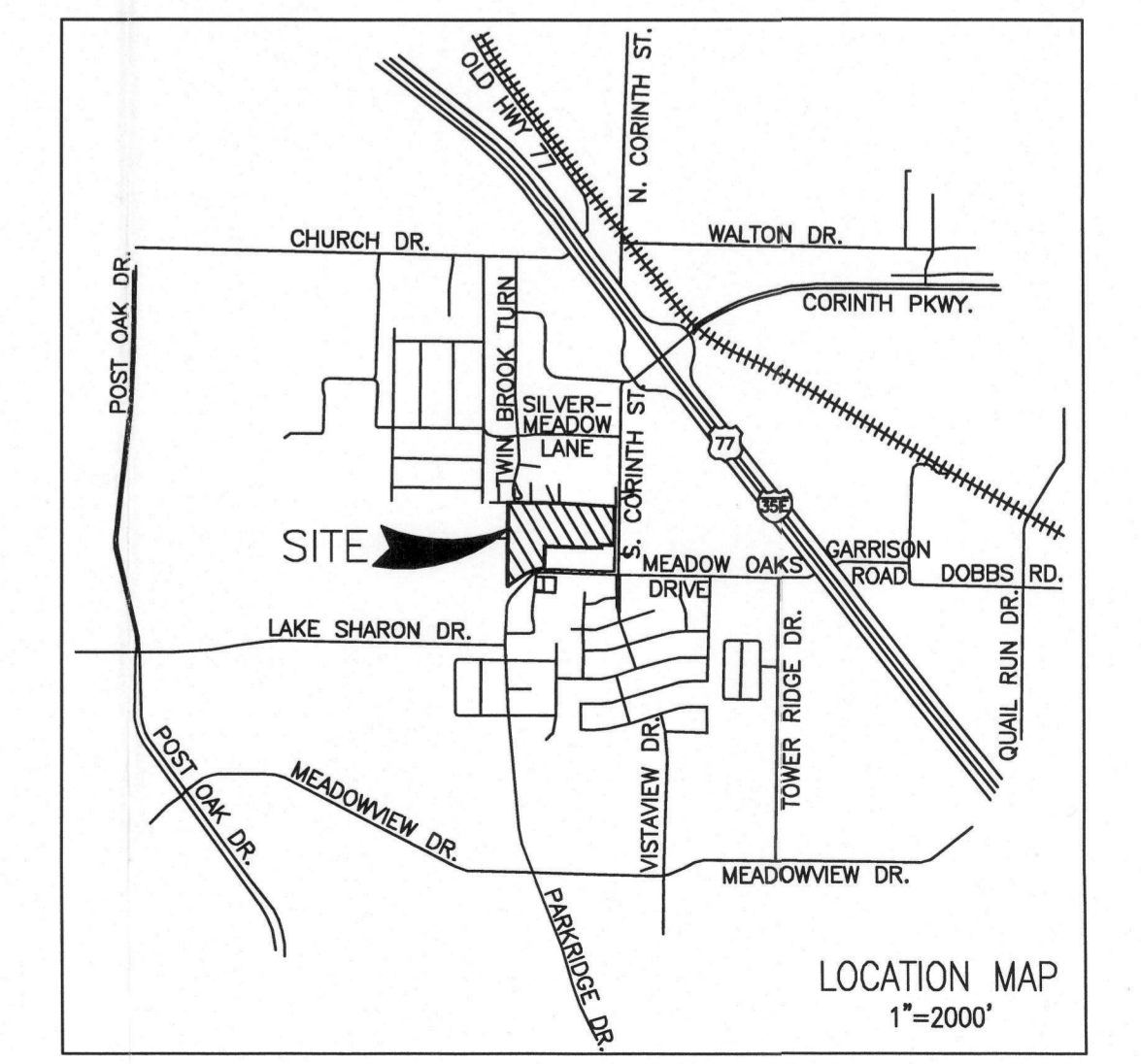


EXHIBIT "B"
ORDINANCE #09-10-15-20
SITE PLAN

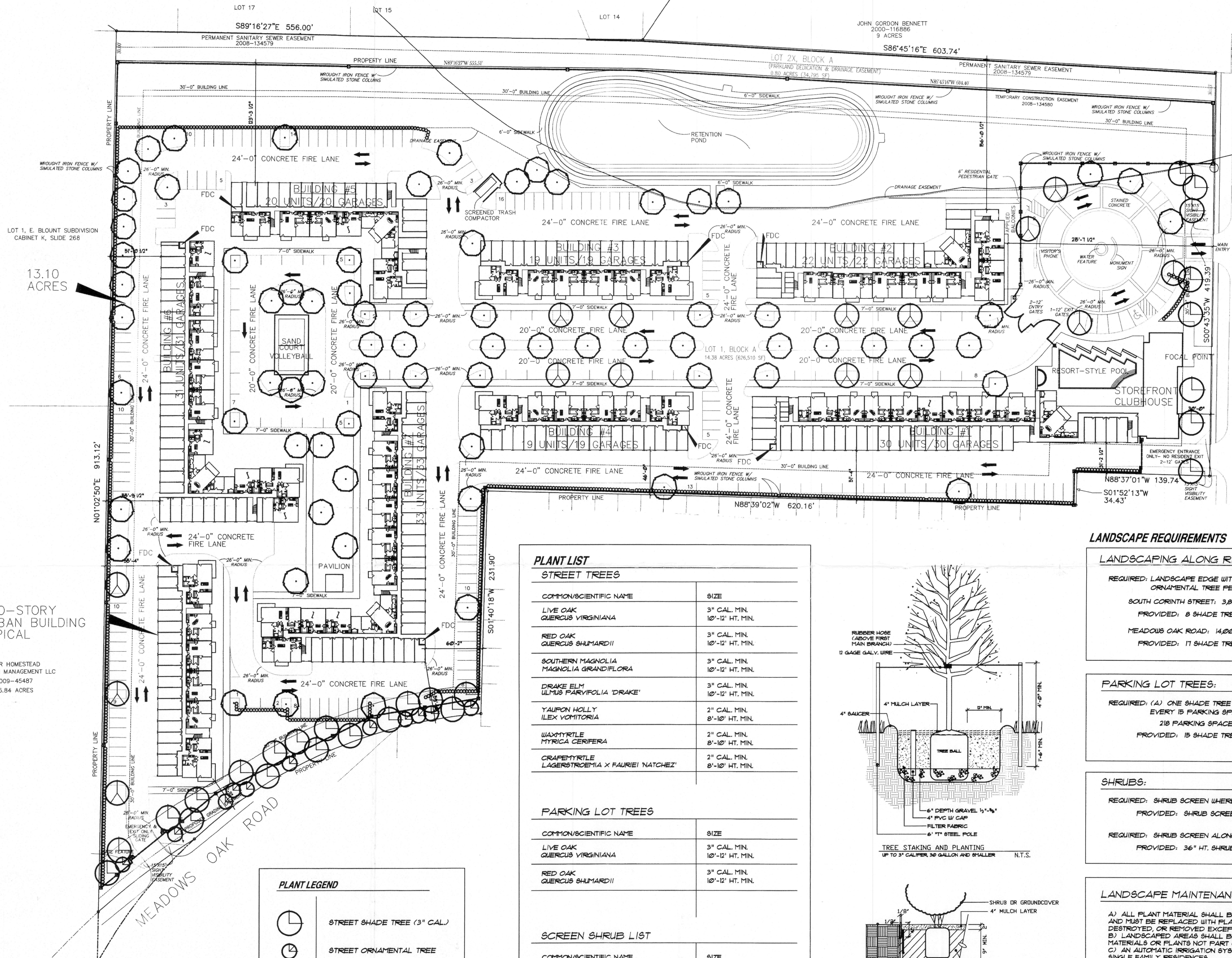
The Boulevard
CORINTH, TEXAS

Galler Tolson French
Architecture
Planning
Project Management
www.GTFdesign.com

2344 State Highway 121, Suite 100 • Bedford, Texas, 76021

NO.	DATE	DESCRIPTION

DRAWN BY:	CHECKED BY:
ORIG. DATE:	REV. DATE:
SUBMITTAL DATE:	PROJECT NUMBER:
09-04-09	
ISSUED FOR:	SHEET NO.:
	1
SCALE:	AS NOTED



ISSUES:

1	10-27-09	PERMIT SET

REVISIONS:

CLIENT:
 NE Development and Construction
 420 Southfork Drive
 Lewisville, Texas 75057
 (972) 221-0095
 Contact: Christopher W. Fields

THE BOULEVARD
THE APARTMENTS
CORINTH, TEXAS

PLANT LIST

STREET TREES

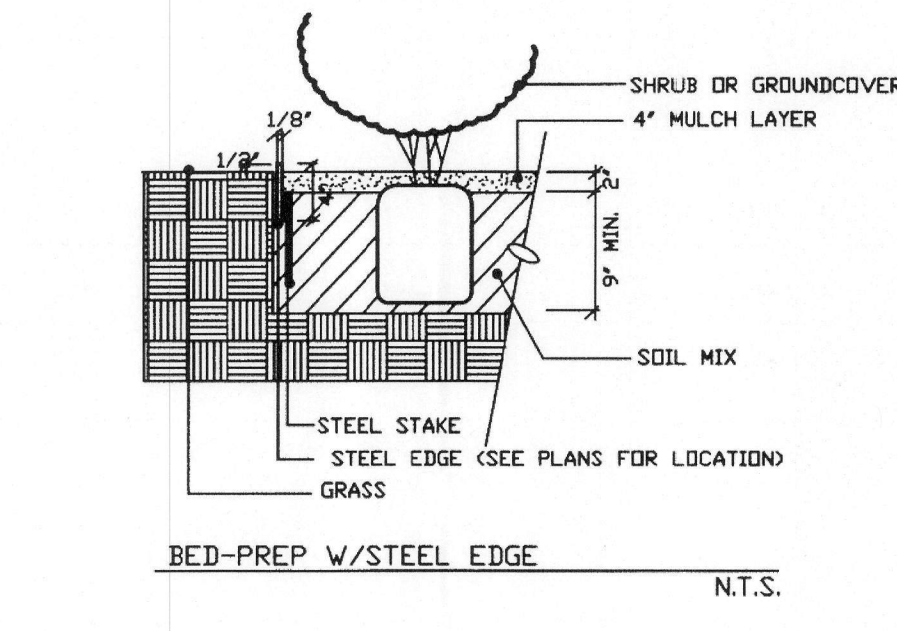
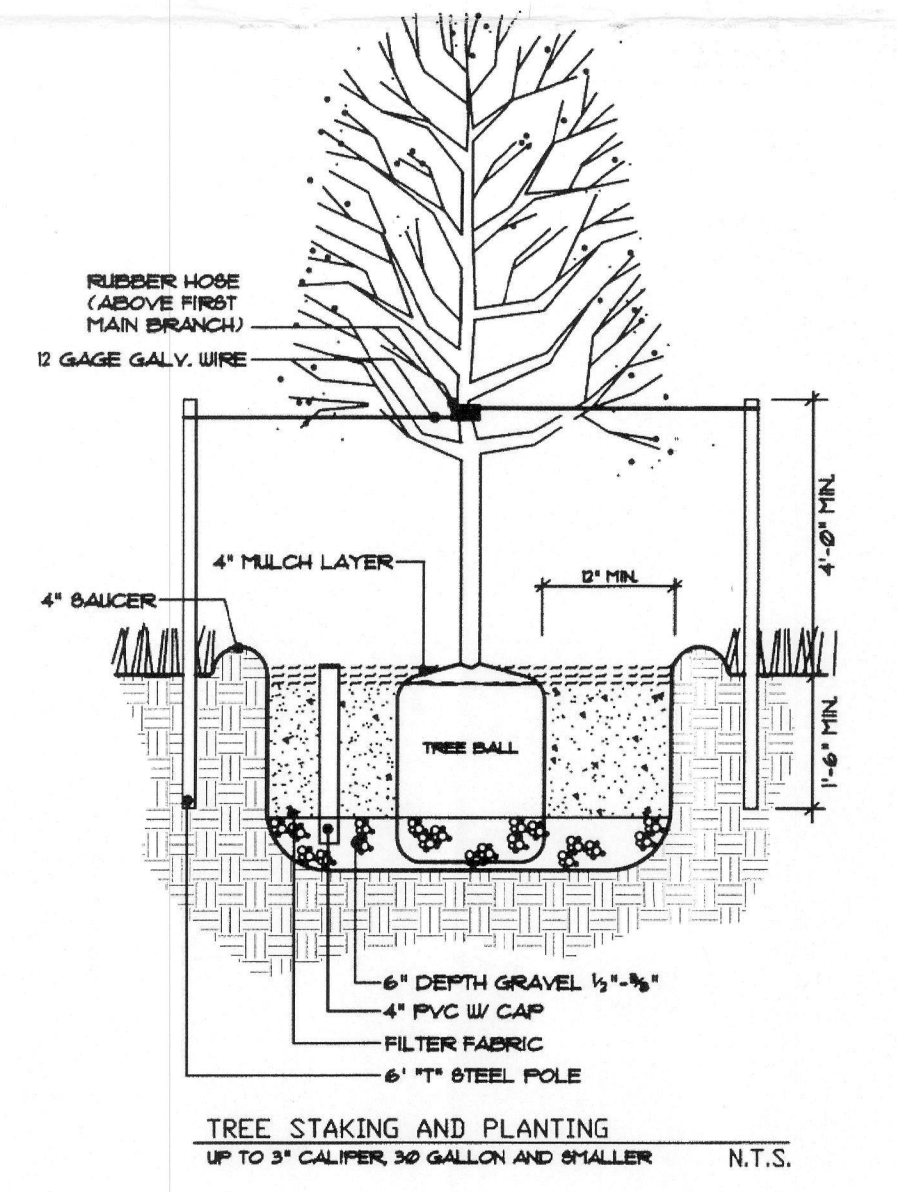
COMMON/SCIENTIFIC NAME	SIZE
LIVE OAK QUERCUS VIRGINIANA	3" CAL. MIN. 10'-12' HT. MIN.
RED OAK QUERCUS SHUMARDII	3" CAL. MIN. 10'-12' HT. MIN.
SOUTHERN MAGNOLIA MAGNOLIA GRANDIFLORA	3" CAL. MIN. 10'-12' HT. MIN.
DRAKE ELM ULMUS PARVIFOLIA 'DRAKE'	3" CAL. MIN. 10'-12' HT. MIN.
YAUPOH HOLLY ILEX VOMITORIA	2" CAL. MIN. 8'-10' HT. MIN.
WAX MYRTLE MYRTICA CERIFERA	2" CAL. MIN. 8'-10' HT. MIN.
CRAP MYRTLE LAGERSTROEMIA X FAURIEI 'NATCHEZ'	2" CAL. MIN. 8'-10' HT. MIN.

PARKING LOT TREES

COMMON/SCIENTIFIC NAME	SIZE
LIVE OAK QUERCUS VIRGINIANA	3" CAL. MIN. 10'-12' HT. MIN.
RED OAK QUERCUS SHUMARDII	3" CAL. MIN. 10'-12' HT. MIN.

SCREEN SHRUB LIST

COMMON/SCIENTIFIC NAME	SIZE
DWIF WAX MYRTLE MYRTICA CERIFERA	36" HT. 5 GAL.
DWIF BURFORD HOLLY ILEX CORNUTA 'BURFORDII NANA'	36" HT. 5 GAL.
DWIF OLEANDER NERIUM OLEANDER	36" HT. 5 GAL.



LANDSCAPE REQUIREMENTS

LANDSCAPING ALONG RIGHTS-OF-WAY:

REQUIRED: LANDSCAPE EDGE WITH ONE SHADE TREE (3" CALIFER) OR ORNAMENTAL TREE PER 500 SF.
 SOUTH CORINTH STREET: 3,800 SF / 500 = 8 TREES
 PROVIDED: 8 SHADE TREES

MEADOWS OAK ROAD: 14,000 SF / 500 = 28 TREES
 PROVIDED: 17 SHADE TREES + 11 ORN. TREES

PARKING LOT TREES:

REQUIRED: (A) ONE SHADE TREE (3" CAL.) OR ORNAMENTAL TREE FOR EVERY 15 PARKING SPACES.
 218 PARKING SPACES / 15 = 15 TREES
 PROVIDED: 15 SHADE TREES

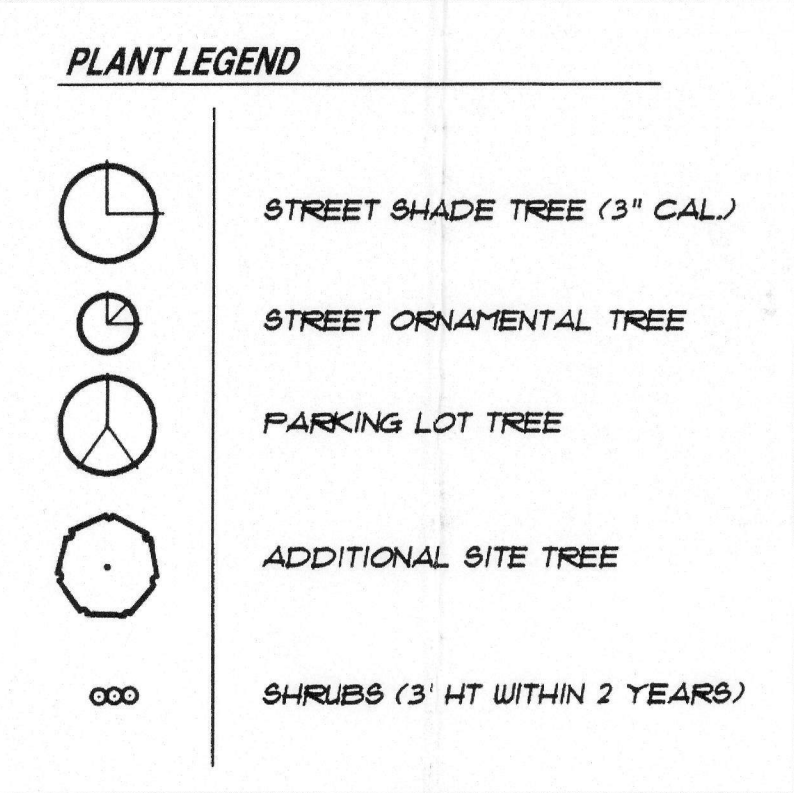
SHRUBS:

REQUIRED: SHRUB SCREEN WHERE PARKING LOT ABUTS LANDSCAPE EDGE
 PROVIDED: SHRUB SCREEN ALONG PARKING SPACES

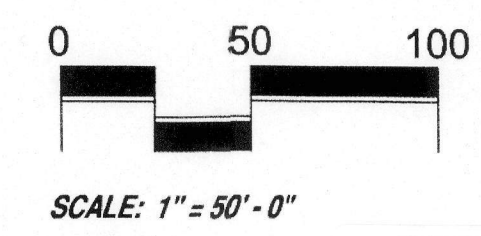
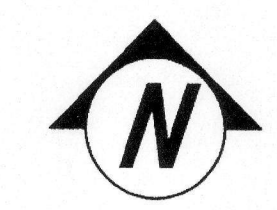
REQUIRED: SHRUB SCREEN ALONG PROPERTY LINE ADJACENT TO RESIDENTIAL
 PROVIDED: 36" HT. SHRUB SCREEN ADJACENT TO RESIDENTIAL

LANDSCAPE MAINTENANCE REQUIREMENTS:

A) ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED EXCEPT FOR SINGLE FAMILY RESIDENCES.
 B) LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS OR PLANTS NOT PART OF THE LANDSCAPING.
 C) AN AUTOMATIC IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPING EXCEPT FOR SINGLE FAMILY RESIDENCES.
 D) ALL CUT AREAS, FRONT, SIDE AND REAR MUST HAVE SOD FOR EROSION CONTROL.
 E) ANY DEVELOPER DESIRING TO INSTALL AND MAINTAIN LANDSCAPING MATERIALS AND IRRIGATION FACILITIES WITHIN THE CITY RIGHT-OF-WAY MUST FIRST RECEIVE APPROVAL FROM THE PUBLIC WORKS DEPARTMENT.
 F) ENTRYWAY OR APARTMENT FEATURES WITHIN CITY RIGHT-OF-WAY MAY BE DEVELOPED UNDER THE RESPONSIBILITY OF A HOMEOWNERS ASSOCIATION OR COMMERCIAL PROPERTY OWNERS ASSOCIATION. DOCUMENTS SHALL BE SUBMITTED, REVIEWED, AND APPROVED BY CITY.



1 CITY SUBMITTAL



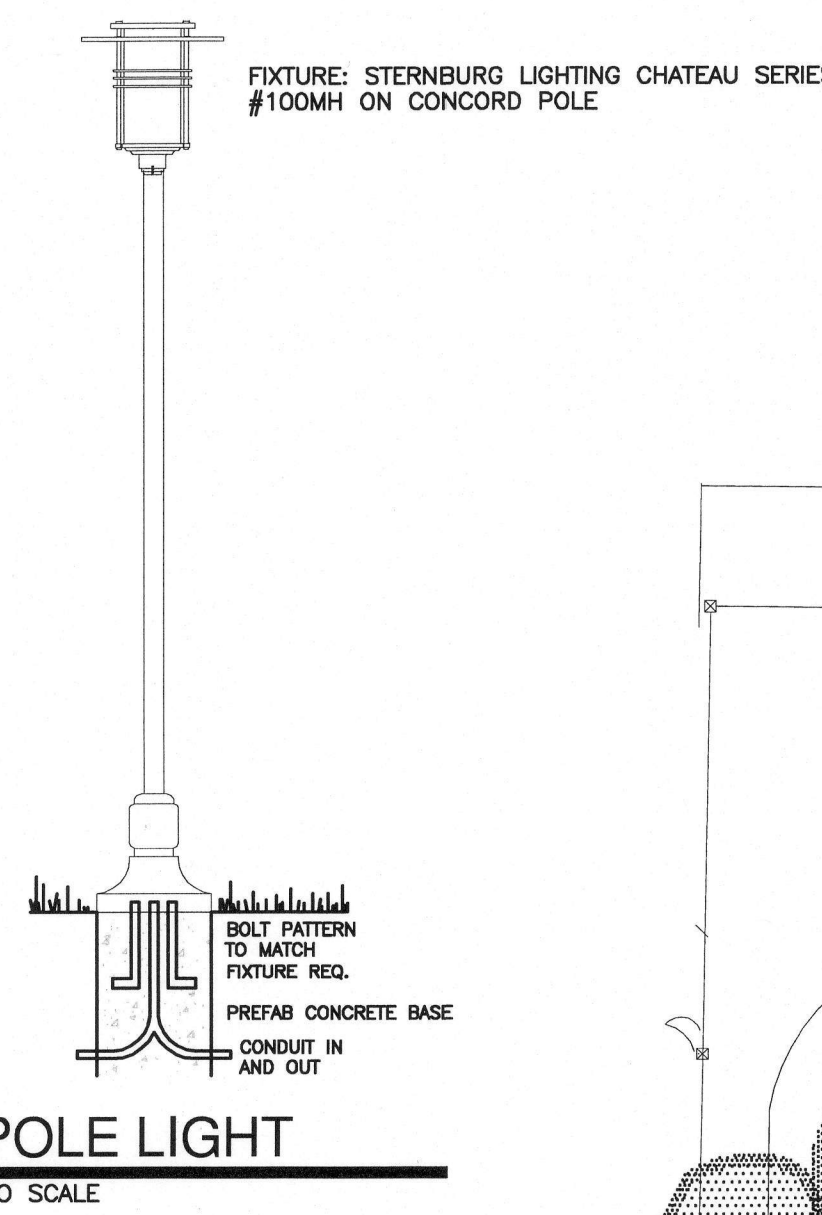


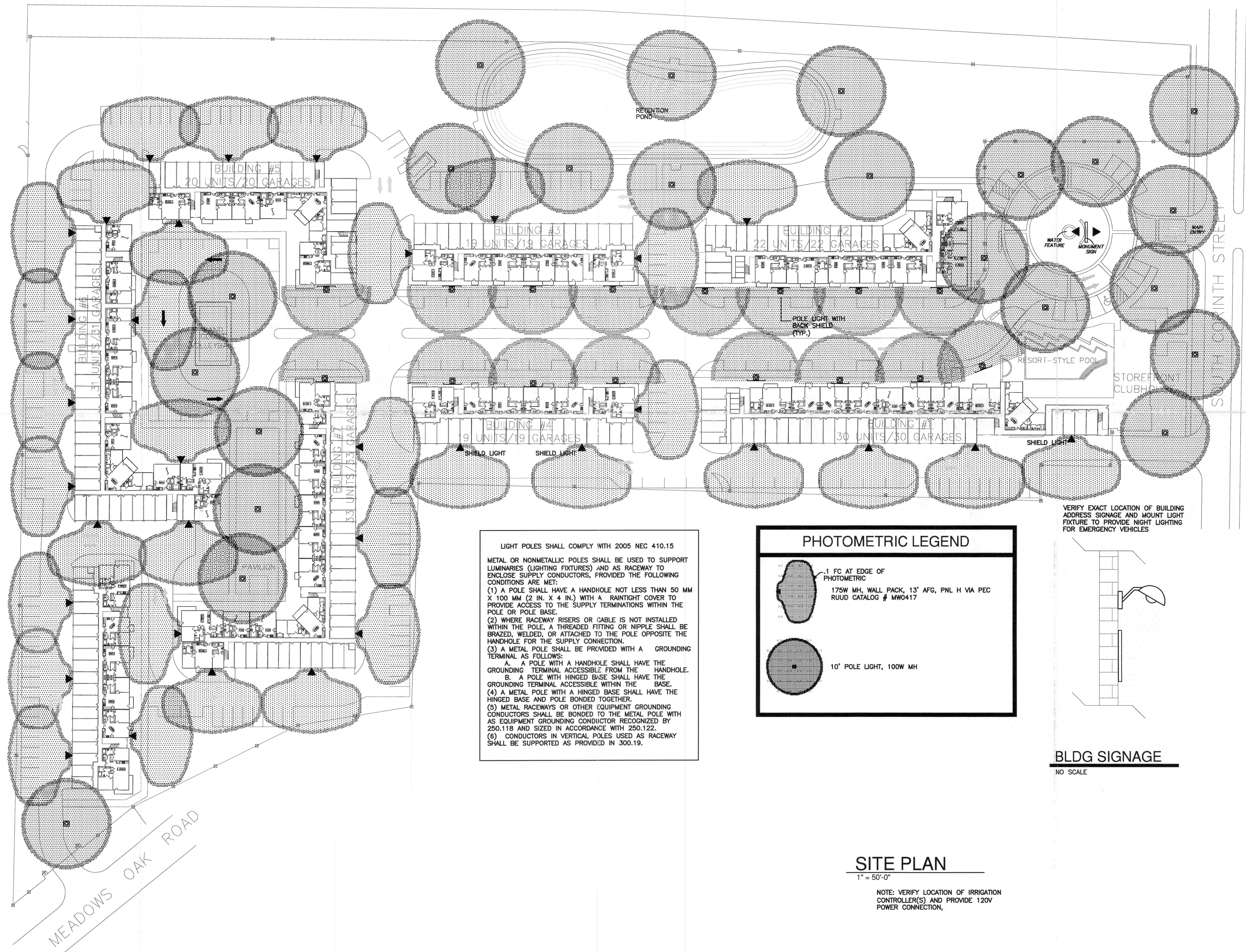
TABLE 9.4.5 LIGHTING POWER DENSITIES FOR BUILDING EXTERIORS ASHRAE 90.1

Uncovered Parking Areas	
Parking Lots and drives	0.15 W/sq.ft.
Building Grounds	
Walkways less than 10 feet wide	1.0 W/linear ft.
Walkways 10 feet wide or greater	0.2 W/sq.ft.
Plaza areas	0.2 W/sq.ft.
Special Feature Areas	
Building Entrances and Exits	
Main entries door width	30 W/linear foot of door width
other doors	20 W/linear foot of door width

LEGEND AND NOTES

- POWER COMPANY SECONDARIES, "HOLD FOR LAYOUT"
- METER CENTERS, SEE 1/8" DRAWINGS
- PWR CO PAD MTD XFMR, VERIFY EXACT LOCATION PROVIDE PROTECTION FROM CAR DAMAGE WITH STEEL/CONCRETE BOLLARDS AROUND TRANSFORMERS PER POWER CO'S SPECIFICATIONS.
- MOTORIZED GATE, 3/4" 3#10, 30/2 PNL H (VERIFY) VERIFY ROUGH IN DIMENSIONS AND PROVIDE POWER & CONTROL WIRING PER MANUFACTURER'S SPECIFICATIONS. MOTOR OPERATED GATES REQUIRE A MEANS OF EMERGENCY OPENING BY FIRE DEPARTMENT AND MEANS OF OPENING IF THERE IS A LOSS OF POWER.
- CARD READER/TELEPHONE, 3/4" EC TO CLUB/TEL JB VERIFY ROUGH IN DIMENSIONS AND PROVIDE PER MFG'S SPECIFICATIONS. CHECK ARCH DWGS FOR PEDESTRIAN GATES AND ROUGH IN AS SHOWN.
- 40 WP FLUOR GROUND MOUNTED ENTRY SIGN VIA PEC
- DECORATIVE SURFACE MOUNT, TWIN PL11 (UNO) VIA PEC MOUNT 6"-8" A.F.G.
- 1 FC AT EDGE OF PHOTOMETRIC
- 175W HPS, WALL PACK, 17' AFG, PNL H VIA PEC RUUD CATALOG # MW0417 PROVIDE TOP SHIELD ON LIGHTS AS NOTED
- 10' POLE LIGHT, 100W HPS (ALSO SHOWN WITH FULL BACK SHIELD)

PER CITY OF CORINTH ORDINANCES:
 *INCANDESCENT LIGHTS MAY ONLY BE USED FOR DECORATIVE PURPOSE AND ARE NOT ALLOWED TO EXCEED 25W
 *LIGHTING NOT TO EXCEED 5FC AS MEASURED FROM THE ADJACENT PROPERTY
 *LIGHTING NOT TO EXCEED 20FC AT ANY POINT ON PROPERTY



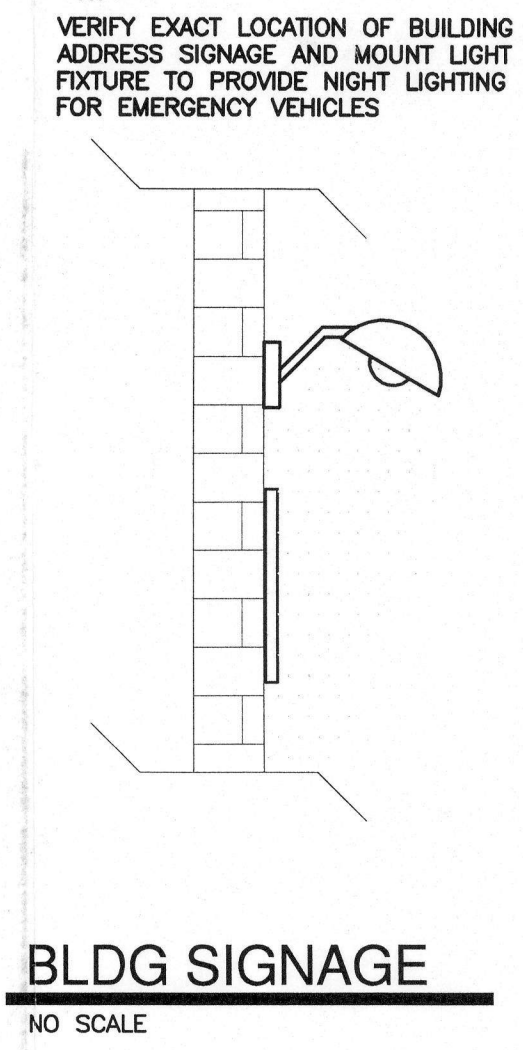
LIGHT POLES SHALL COMPLY WITH 2005 NEC 410.15

METAL OR NONMETALLIC POLES SHALL BE USED TO SUPPORT LUMINARIES (LIGHTING FIXTURES) AND AS RACEWAY TO ENCLOSE SUPPLY CONDUCTORS, PROVIDED THE FOLLOWING CONDITIONS ARE MET:

- (1) A POLE SHALL HAVE A HANDHOLE NOT LESS THAN 50 MM X 100 MM (2 IN. X 4 IN.) WITH A RAIN-TIGHT COVER TO PROVIDE ACCESS TO THE SUPPLY TERMINATIONS WITHIN THE POLE OR POLE BASE.
- (2) WHERE RACEWAY RISERS OR CABLE IS NOT INSTALLED WITHIN THE POLE, A THREADED FITTING OR NIPPLE SHALL BE BRAZED, WELDED, OR ATTACHED TO THE POLE OPPOSITE THE HANDHOLE FOR THE SUPPLY CONNECTION.
- (3) A METAL POLE SHALL BE PROVIDED WITH A GROUNDING TERMINAL AS FOLLOWS:
 - A. A POLE WITH A HANDHOLE SHALL HAVE THE GROUNDING TERMINAL ACCESSIBLE FROM THE HANDHOLE.
 - B. A POLE WITH HINGED BASE SHALL HAVE THE GROUNDING TERMINAL ACCESSIBLE WITHIN THE BASE.
- (4) A METAL POLE WITH A HINGED BASE SHALL HAVE THE HINGED BASE AND POLE BONDED TOGETHER.
- (5) METAL RACEWAYS OR OTHER EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED TO THE METAL POLE WITH AN EQUIPMENT GROUNDING CONDUCTOR RECOGNIZED BY 250.118 AND SIZED IN ACCORDANCE WITH 250.122.
- (6) CONDUCTORS IN VERTICAL POLES USED AS RACEWAY SHALL BE SUPPORTED AS PROVIDED IN 300.19.

PHOTOMETRIC LEGEND

- 1 FC AT EDGE OF PHOTOMETRIC
- 175W MH, WALL PACK, 13' AFG, PNL H VIA PEC RUUD CATALOG # MW0417
- 10' POLE LIGHT, 100W MH



SITE PLAN
1" = 50'-0"

NOTE: VERIFY LOCATION OF IRRIGATION CONTROLLER(S) AND PROVIDE 120V POWER CONNECTION.

EXHIBIT "B"
 ORDINANCE #09-10-15-20
 SITE PLAN - LIGHTING

REVISIONS

RECEIVED
OCT 8 2009

STATE OF TEXAS
 BILLY R. PATTERSON
 42890
 LICENSED PROFESSIONAL ENGINEER
 10-18-09

RAYMOND ENGINEERING

32938 TAMINA RD, STE 101 OFFICE: (281)440-7211
 MAGNOLIA, TX 77354 FAX: (281)766-1977
 E-MAIL: BillPatterson@RaymondEngineering.com

THE BOULEVARD
 CORINTH, TEXAS

DATE
 10.27.09 PERMIT ISSUE

CONTROL SEQUENCE

SHEET NUMBER
E-1.1



CLUBHOUSE ELEVATION

SCALE: 3/16" = 1'-0"

THE BOULEVARD
 CORINTH, TEXAS
 800-451-6000

INTERIOR DESIGN
 2344 Blue Highway 121, Suite 100
 Corinth, TX 76031
 817-867-7700

DATE:	BY:
REVISION:	BY:
PROJECT NO.:	DATE:
SCALE:	DATE:

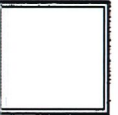


CONCEPTUAL COLORED ELEVATION

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

The Boulevard Page 6 of 11
CORINTH, TEXAS 75110-6010 # 0000000000

EXHIBIT 111X
Baller/Johnson French Architects, Inc. 2344 Bluebell Highway, Suite 100 • Dallas, TX 75244
Project # 111X
11/17/17



REVISIONS	
NO.	DESCRIPTION

DATE:	
DRAWN BY:	
CHECKED BY:	

**THE BOULEVARD
PLANNED DEVELOPMENT MULTIFAMILY REGULATIONS**

SECTION 1: AREA REGULATIONS

- (1) **Front Yard:**
 - a) There shall be a front yard on lots containing dwelling units having a minimum depth of thirty feet (30').
 - b) No structure shall be located in the front yard unless as an element of permissible landscaping.
 - c) No off-street parking shall be allowed in any front yard area. However, drives of ingress and egress from the public street to a parking area shall be allowed to cross the front yard from front to rear.
- (2) **Side Yard:** There shall be a side yard distance of thirty feet (30') from the side lot line to the nearest foundation.
- (3) **Rear Yard:** There shall be a rear yard distance of thirty feet (30') from the back lot line to the nearest foundation.
- (4) **Unusable Land Areas:** The unusable land area is that area of land located within the subdivision which is also located within the one hundred (100) year flood plain as indicated on current Federal Insurance Rate Maps (FIRM), or as determined by a current Federal Emergency Management Agency (FEMA) study, or as determined by a flood study conducted by the Developer or the City, and within which any uses permitted within the current zoning are prohibited by current federal, state and local laws regulating activity within the one hundred (100) year flood plain. Any pond, creek or other unusable land area may be changed or modified in accordance with any applicable federal, state or local laws, rules and regulations. All required setback areas shall be measured from the edge of the usable land available for development.
- (5) **Overhang and Fireplaces:** The maximum setback requirements shall apply in all cases, except that fireplaces, eaves, bays and balconies may extend up to a maximum of three and one-half feet (3-1/2') into the required front, side or rear yard.
- (6) **Width of Lot:** The minimum width of the lot shall be one hundred and fifty feet (150') throughout the depth of the lot from front to rear.
- (7) **Depth of Lot:** The minimum lot depth shall not be less than one hundred and fifty feet (150').
- (8) **Area of Lot:** Every lot shall have an area of not less than one and one half (1 1/2) acres.
- (9) **Minimum Floor Area:** The average floor area per apartment living unit shall not be less than nine hundred (900) square feet.
- (10) **Number of Dwelling Units:** The maximum number of dwelling units per acre shall not exceed sixteen and thirty-three hundredths (16.33) units.

EXHIBIT "C"

- (11) **Building Height:** No apartment building shall exceed two (2) standard stories in height, but in no case more than forty feet (40'). No accessory building shall exceed one standard story.
- (12) **Garages:** All apartments shall have at least a one-car enclosed garage, 240 square feet minimum, attached or detached, per dwelling unit.
- (13) **Parking Regulations:** Total project parking, including attached garages, shall be 1.53 spaces per bedroom.
- (14) **Fire Lanes:** There shall be a fire lane of not less than twenty-four feet (24') in width within fifty feet (50') of every building served. This shall be on at least one side of the building and cannot be obstructed. The Boulevard (running east to west between buildings 1 & 2 and between buildings 3 & 4) and one way fire lanes will have a minimum width of twenty feet (20').
- (15) **Landscape Areas:**
- a) A fifteen foot (15') strip along the front of the buildings as measured from the average foundation not including balconies. This strip may contain the sidewalk. The rear of the buildings contain the driveway approaches for the garages.
 - b) A ten foot (10') strip along all other sides of the buildings as measured from the foundation. This strip may contain the sidewalk.
 - c) That area adjacent to building corners determined by extending the front, rear, and side landscape limits to their point of intersection.
- (16) **Landscape Requirements:**
- a) **Landscaping along rights-of-way:** Landscape edge with one shade tree (3" caliper) or ornamental tree per 500 square feet shall be planted and maintained.
 - b) **Parking lot tree:** One shade tree (3" caliper) or ornamental tree shall be planted and maintained for every 15 parking spaces.
 - c) **Shrubs:** Shrub screen where parking lot abuts landscape edge, shrub screen along property line adjacent to residential use. The screen shall meet the requirements set forth in the Landscape Ordinance.
 - d) **Landscape maintenance:**
 - 1) The property owner shall maintain all landscaping within the 15.23 acre site including all drainage easements and open spaces.
 - 2) All plant material shall be maintained in a healthy and growing condition and must be replaced with plant material of similar variety and size if damaged, destroyed or removed.
 - 3) Landscaped areas shall be kept free of trash, litter, weeds, and other such materials or plants not part of the landscaping.
 - 4) An automatic irrigation system is required for all landscaping.
 - 5) All cut areas, front, side and rear must have sod for erosion control.

EXHIBIT "C"

- 6) Any developer desiring to install and maintain landscaping materials and irrigation facilities within the city right-of-way must first receive approval from the public works department.
- 7) Entryway or amenity features within city right-of-way may be developed if maintained and financed by a homeowners' association or commercial property owners' association. Such features are not permitted unless the documents establishing responsibility for the feature(s) are submitted, reviewed and approved by the City.

SECTION 2: RECREATION AREAS - All apartment complexes shall have at least one (1) recreation area, located so as to be free of traffic hazards, easily accessible to all complex residents, and centrally located where topography permits.

- (1) Not less than eight percent (8%) of the gross complex area shall be devoted to recreational facilities, generally in a central location. In large complexes these may be decentralized. Recreation areas include space for community buildings and community uses, such as adult recreation and child play areas, and swimming pools, but do not include vehicle parking, commercial, maintenance and utilities areas. This requirement is separate and distinct from the requirement to dedicate park land or pay a fee in lieu thereof.
- (2) When playground space is provided, it shall be so designated and shall be protected from traffic, thoroughfares and parking areas. Such space shall be maintained in a sanitary condition and free of dangerous conditions and hazards.
- (3) Swimming pools shall be subject to approval by the City after taking into consideration the location and size of the plot, the site, the detailed plans of such swimming pool and any required accessories, and such other factors as may be required for the health, safety and general welfare of the community. In addition, the City may require that any swimming pool, including mechanical equipment, be located at such distance from any property line as not to interfere with the peace, comfort and repose of the occupants of any adjoining building or residence. Any lights illuminating such swimming pools shall be so erected as to eliminate direct rays and minimize reflected rays of light on adjoining premises.

SECTION 3: MECHANICAL EQUIPMENT AND WASTE STORAGE - Mechanical equipment, refuse containers and waste storage areas shall be constructed, located and screened so as to in no way interfere with the peace, comfort, and repose of the occupants of any adjoining building or residence. The location, construction and screening of all mechanical equipment and refuse containers shall be shown on the design drawings.

SECTION 4: SPECIAL REQUIREMENTS - Storage Area: Every apartment unit shall have a storage area in the garage of not less than twenty (20) square feet of floor area and eight feet (8') high, exclusive of interior closet space, and shall comply with ARTICLE XIII, SECTION 2, paragraph 3 of the Corinth Comprehensive Zoning Ordinance.

ATTACHMENT 2:

TRAFFIC THRESHOLD WORKSHEET - APPROVED

Traffic Impact Analysis

Project Name: [The Oxford at the Boulevard Expansion](#)

Threshold Worksheet

The City of Corinth's Unified Development Code provides that a Traffic Study may be required with preliminary plat applications. *If the proposed development exceeds one or more of the three threshold criteria listed below, a traffic study will be required to be submitted with the preliminary plat application.* Otherwise, for projects that do not exceed any of the three criteria, a Traffic Study Threshold Worksheet must be submitted and approved by the City's Engineer *prior to submittal* of the preliminary plat application. Please describe in detail your evaluation of each criteria listed below. Additional sheets may be attached if necessary.

Criteria #1: The development exceeds parking 100 spaces average per driveway.

Total Parking Spaces: 643
 Total Driveways: 3
 643 spaces/3=214 spaces/drive

****While the development exceeds this criteria, City staff has indicated that a deceleration lane can be installed on Corinth Parkway in lieu of a traffic study.**

Criteria #2: Any driveway or roadway in the development is projected to serve 1000 or more vehicles per day.*

365 total units (phases 1 & 2) 7.32 trips per unit = 2,672 trips
 2,672 trips/2 driveways=860.6 trips/drive
 Does not exceed criteria

Criteria #3: Any driveway in the development is projected to serve 100 ingress vehicles or more in the design hour.*

PM Peak Trips (max) = 245 Total Trips = 144 Ingres/101 Egress
 144 Ingress/ 2 Ingress Driveways = 72 Trips
 Does not exceed criteria

* Unless approved otherwise, trip generation rates should be based on the most recent edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual*.

I hereby certify that this project does not exceed any of the three threshold criteria shown above and therefore the development would not warrant a Traffic Study in accordance with Section 3.05.04.(D) Traffic Impact Analysis of the Unified Development Code of the City of Corinth.

Cody Crannell 

12/16/22

Design Engineer's Signature

Date

Cody Crannell, PE#105947

Print Name & License Number

CCM Engineering, Firm #605

Firm & Registration Number

For City Use Only: The requirement for a Traffic Study with this submittal is hereby waived:

Name: _____
 Title: _____ Da

CORINTH ENGINEERING

APPROVED
 APPROVED AS CORRECTED
 REVISE AND RESUBMIT
 REJECTED
 FOR INFORMATION ONLY

THIS PLAN HAS BEEN REVIEWED AND AUTHORIZED FOR CONSTRUCTION. FINAL APPROVAL WILL BE ISSUED SUBJECT TO FIELD VERIFICATION. ANY APPROVAL ISSUED FROM THE ENGINEERING DIVISION DOES NOT RELEASE THE DEVELOPER OR PROPERTY OWNER FROM FULL COMPLIANCE WITH ALL OTHER APPLICABLE CITY CODES AND ORDINANCES.

By: [Signature]
 BY: gmarshal DATE: 12/12/2022

No TIA is required if deceleration lane is provided for on Corinth Parkway.
 Note: due to roundabout at Lake Sharon & Parkridge, the WB right lane will act as a deceleration lane into the driveway on Lake Sharon.



CITY OF CORINTH Staff Report

Meeting Date:	1/11/2023	Title:	Land Use Map Amendments
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

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request to amend the City of Corinth Comprehensive Plan “Envision Corinth 2040,” by amending the Land Use & Development Strategy by changing the Place Type designation of multiple parcels of land located within the City of Corinth. Case No. CPA22-0001 –Land Use Map Amendments

Item Summary/Background/Prior Action

The purpose of this request is to consider amending the future land designations of several areas of the City as identified in the “Envision Corinth 2040 Comprehensive Plan.” Consideration of these amendments were requested by the City Council and were discussed during City Council Work Shops on April 7, 2022 and on December 1, 2022.

The table below identifies the 1) location, 2) Future Land Use Plan designation per the 2040 Plan, 3) Existing Land Use, and 4) the rationale/comments for the change and the staff recommendation. The numbers on the list correspond to the locations on the attached Exhibit A.

Location	Future Land Use Designation	Existing Land Uses	Comments/Staff Recommendation
1. North side of Lake Sharon Dr., west of Oakmont Dr. (Endeavor)	Mixed-Residential (6-10 dwelling units per acre)	Vacant	Site bordered on the north by the Oakmont CC Golf Course The existing zoning of PD-6 & PD-24 permits neighborhood commercial at the corner with the balance of the property zoned for patio homes, townhomes and duplexes <i>Recommend no change</i>
2. North and south sides of Lake Sharon Dr. between Post Oak Dr. and Parkridge Drive	Mixed Residential	North side of Lake Sharon Dr. - vacant & developing single family neighborhoods South side of Lake Sharon Dr. - Predominately vacant, 2 homes and gas wells	Property surrounded by existing or developing single-family neighborhoods. The 455-lot Ashford Park development is a significant deviation from Mixed Residential <i>Recommend the Future Land Use Map be changed to “Neighborhood”</i>

Location	Future Land Use Designation	Existing Land Uses	Comments/Staff Recommendation
<p>3. East side of N. Corinth St., between NCTC and Shady Shores Rd.</p>	<p>Mixed Use - TOD</p>	<p>Low Density SF</p>	<p>Majority of the site was recently rezoned for the Greenway Trails PD for low density MF. NCTC provides a buffer between the desired higher density TOD-type development at Agora. The area north of NCTC should be developed in a less dense manner in respect to the existing single family neighborhoods to the east</p> <p><i>Recommend the Future Land Use Map be changed to Mixed-Residential</i></p>
<p>4. West side of N. Corinth St., between Pinnell Square and Shady Shores Rd, and extending along the south side of Shady Shores Rd</p>	<p>Mixed Use – TOD</p>	<p>Vacant, City Public Works facility, and Commercial</p>	<p>This area has one of the best opportunities in the city to accommodate higher employment and light industrial users. The entire area is zoned Industrial and generally is not suitable for additional high density residential.</p> <p><i>Recommend the Future Land Use Map be changed to Office/Employment</i></p>
<p>5. East side I-35E, north of Corinth Street</p>	<p>Mixed Use – TOD</p>	<p>Limited number of vacant parcels, Modular home sales, RV sales and service, pending self-storage facility</p>	<p>While this area on I-35E has multiple redevelopment opportunities, the narrow depths between I-35E and the DCTA railroad limit true mixed-use residential opportunities. Higher intensity non-residential uses appear to be more appropriate</p> <p><i>Recommend the Future Land Use Map be changed to Retail/Commercial to mirror the west side of I-35E</i></p>

Location	Future Land Use Designation	Existing Land Uses	Comments/Staff Recommendation
<p>6. South side of FM 2181 west of Parkridge Dr. (Culbertson & Long Lake properties)</p>	<p>Mixed Residential</p>	<p>Vacant</p>	<p>The Culbertson property is zoned SF-2 Single Family. The Long Lake property is zoned PD-36 for SF-3 Single Family and C-2 Commercial. The sites are constrained by sanitary sewer/lift station capacities. Realistic development will require some increased residential density but not higher density multi-family.</p> <p><i>Recommend no change to the Future Land Use Map but make a future text change in the document to limit the density of specific multi-family uses in large PD projects</i></p>
<p>7. NEC of Meadowview Dr. and Parkridge Dr.</p>	<p>Retail/Commercial</p>	<p>LISD Education Center</p>	<p>The structure on the two-acre site has been used as a learning center by Lake Dallas ISD. The current zoning is SF-4 for min. 7,500 sq. ft lots. The “Retail/Commercial” designation is too intensive in recognition of the surrounding SF neighborhoods. At two acres, the site cannot be reasonably be developed as a new SF neighborhood but could be replatted with lots fronting onto Parkridge and Meadowview (not preferable). The better use for the site is a small garden office which is supported by the “Office/Employment” land use designation.</p> <p><i>Recommend the Future Land Use Map be changed to “Office/Employment”</i></p>

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 submitted

Motion

I recommend approval of the request to amend the City of Corinth Comprehensive Plan “Envision Corinth 2040,” by amending the Land Use & Development Strategy by changing the Place Type designation on the Future Land Use Map as follows:

As depicted on Exhibit A,

On Area 2, change the designation to “Neighborhood”

On Area 3, change the designation to “Mixed-Residential”

On Area 4, change the designation to "Office/Employment”

On Area 5, change the designation to "Retail/Commercial”

On Area 7, change the designation to "Office/Employment”

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 Land Use and Development Strategy

Future Land Use Classification

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

Road Classes

- Highway
- Major/Minor Arterial
- Collector
- Local

Revisions

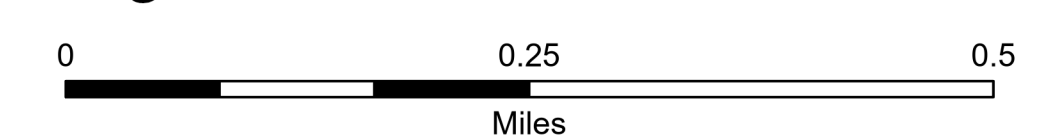
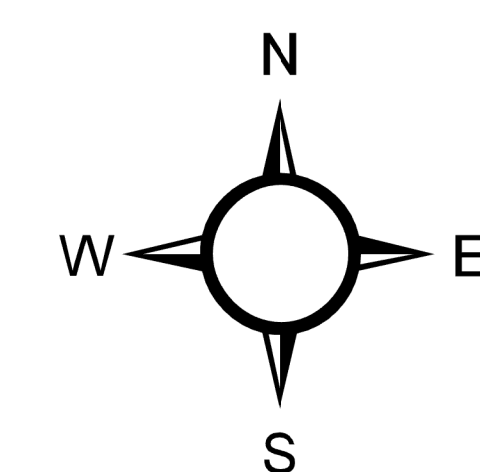
Date	Ordinance #
12/17/2020	20-12-17-40
5/5/2022	22-05-05-13
TBD	-

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

***A Comprehensive Plan shall not constitute zoning regulations or establish zoning boundaries**



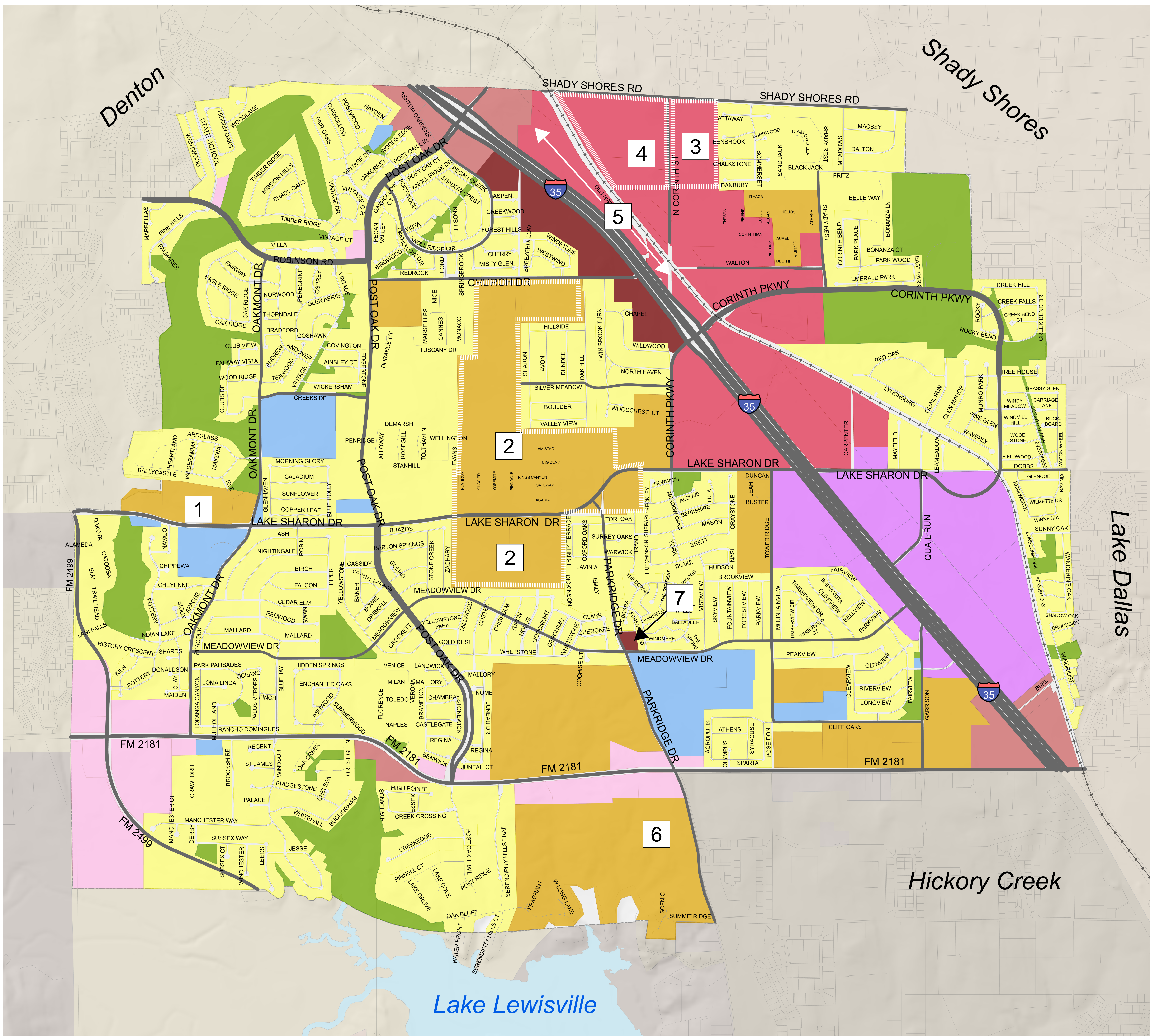
CORINTH
TEXAS



5/18/2022

Print Date: 10/18/2022

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CITY OF CORINTH Staff Report

Meeting Date:	1/11/2023	Title:	UDC Sign Code Amendments
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

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request to amend Section 4.01, Sign Regulations, of the Unified Development Code to allow additional attached wall signs for non-residential developments. Case No. ZTA22-0002 – Sign Code Amendments

Item Summary/Background/Prior Action

With the recent development of commercial buildings, it has become apparent of the need to re-evaluate our sign regulations in terms of providing additional flexibility in some instances and tightening some requirements to enhance community image. A near term need is to allow additional wall (attached) signage for businesses that occupy the “end cap” of buildings and/or have rear facades that face public streets. Currently, a business is only permitted one (1) wall sign per street frontage. When a building “backs” or “sides” to a street, such as pictured below, the business typically desires to have their one (1) allowable wall sign at their front entry, which may not be visible from the street. Additional wall signage is not permitted. Staff recommends additional signage at 50% of the size of the primary sign area along the side or rear buildings, if located 150 feet or more from residential properties.



Retail tenants at Millennium Backing to Lake Sharon/Dobbs Road



Side of retail tenant at Millennium facing I-35E



Side of future restaurant tenant at Magnolia Center facing I-35E

The proposed changes to the sign code to allow additional signage are noted in ~~strike throughs~~ and in red below:

Excerpts from Subsection 4.01 Sign Regulations

4.01.15 General Sign Regulations

- B. Attached Sign Unless otherwise specifically provided herein, an attached sign shall comply with the regulations set forth in this subsection.
 - 1. Generally

- a. A person commits an offense if the person attaches a sign or causes a sign to be attached to a light fixture, pole, curb, sidewalk, gutter, street, utility pole, public building, fence, railing, public telephone pole, tree or any other structure other than as specified as an allowable sign in this Article 4.
 - b. The direct painting of signs on buildings is prohibited except for signs used for building identification which are less than three (3) square foot in area.
 - c. All signs must be on-premises signs.
2. Minimum/Maximum Letter/Logo Height for Attached Signs. The minimum height allowed for letters or logos shall be six (6) inches. The maximum height allowed for letters or logos shall be based on the following criteria:

Table 29: Maximum Letter Height	
Distance from Right-of-Way*	Maximum Letter/Logo Heights
200 feet or less	24 inches
201-250 feet	30 inches
251-300 feet	36 inches
301 feet and greater	42 inches
* For any lease space which does not front on a street, the maximum letter/logo height shall be based on distance from the vehicular driveway access (see Section 4.01.24. Selected Sign Graphic Clarification for further clarification).	

3. Maximum Area for Attached Signs. Total effective area of attached signs shall not exceed the following:
- a. An attached sign or signs shall not exceed or cover more than 10 percent of the facade area of a building face or area or the total aggregate of attached signs on a building.
 - b. In each case, an attached sign or the aggregate of attached signs shall not exceed 400 square feet in effective area (see Section 4.01.23. Methods of Sign Area Measurements for further clarification).
4. Number of Attached Signs.
- a. A business shall be allowed one (1) registered logo and/or logo type sign or name of the registered business (Sign, Attached) ~~per street frontage~~ **on the façade of the primary entrance of the business.**
 - b. **Additional signage shall be permitted on the side and rear of a building per the following stipulations:**
 - i. **Shall be a minimum of 150 feet from any property zoned or used for residential uses.**
 - ii. **Shall contain the registered logo and/or logo type sign or name of the registered business of single tenant business.**
 - iii. **If a multi-tenant business, the registered logo and/or logo type sign or name of any registered business within the multi-tenant business shall be permitted.**
 - iv. **The attached sign or signs shall not exceed or cover more than five percent (5%) of the facade area of the building face.**

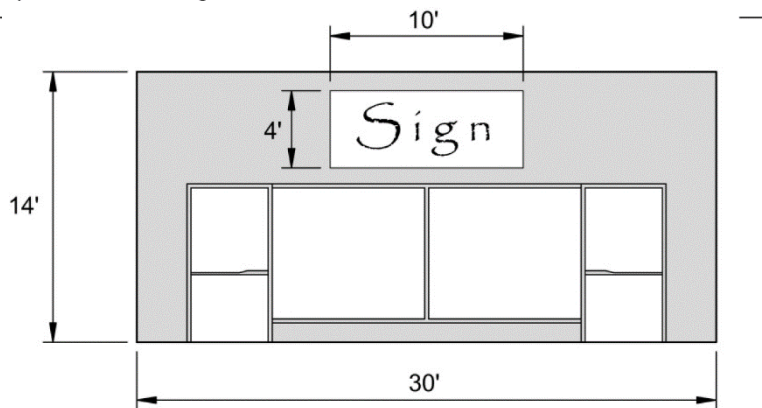
- 5. Attached Sign Width.
 - a. The width of an attached sign may not exceed the middle fifty percent (50%) of the width of any lease space.
 - b. In the event the lease space facade is horizontally articulated, the fifty percent (50%) rule shall apply to the allowed sign to be located on any single plane facade (see Section 401.23. Methods of Sign Area Measurements for further clarification).
- 6. Illumination for Attached Signs.
 - a. An attached sign may only be illuminated with internal lighting.
 - b. Exterior letters with exposed neon lighting are not allowed.
 - c. EMCs are prohibited. A person commits an offense if a person displays an EMC.
- 7. Protrusion of Attached Signs. An attached sign may not protrude farther than eighteen inches (18") from the building, excluding signs attached to canopies; this excludes a sign attached to a canopy.
- 8. Residential Adjacency. An attached sign shall not be allowed on any facade (other than the main front of the building) which faces property zoned for single family residential use if the sign is within one hundred fifty (150') feet of the property line of the residential property.

4.01.23. - Methods of Sign Area Measurements

Exhibit 1 - Attached Signs for Tenant (Lease) spaces

Maximum Allowed Area: 42 sq. ft. ($30' \times 14'$) = 420 sq. ft. or 420 sq. ft. \times 10% = 42 sq. ft.

Measured Area Shown: 40 sq. ft. ($10' \times 4'$)



The new Exhibit 2 below depicts the amount of signage that would be permitted on the side of an existing building in Corinth.

Exhibit 2 - Attached Signs for Tenant (Lease) spaces on side or rear facade

Maximum Allowed Area of Sign: .05 x 1,575 sq. ft. (area of façade below) = 79 sq. ft.



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 submitted

Motion

“I move to recommend approval of Case No. ZTA22-0002 to amend Section 4.01, Sign Regulations, of the Unified Development Code to allow additional attached wall signs for non-residential developments 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