

****PUBLIC NOTICE****



PLANNING & ZONING COMMISSION

Monday, April 27, 2026 at 6:00 PM

City Hall | 3300 Corinth Parkway

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

AGENDA

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

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

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

E. BUSINESS AGENDA

- 2. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request by the Applicant, North Forest Office Space – Fort Worth LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to amend the base zoning of Area B of Planned Development No. 49 (PD-49), on approximately ± 2.3 acres from MX-R Mixed Use Residential to MX-C Mixed Use Commercial, and to amend the development regulations, with the subject property being generally located at the northwest corner of Corinth Parkway and Shady Rest Lane.
- 3. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated rezoning request to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being part of the Unified Development Code, from MX-C Mixed Use Commercial to a Planned Development with a base zoning district of I Industrial for the development of a new City facility building on approximately ± 6.7 acres generally located at 2708 W Shady Shores Rd.
- 4. Receive a report and hold a discussion regarding current development.
- 5. Receive a report and hold a discussion regarding the acceptance of grant funding from the Texas General Land Office to support a comprehensive update to the Unified Development Code (UDC).

F. ADJOURNMENT

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

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

I, the undersigned authority, do hereby certify that the meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: **Tuesday, April 21, 2026 at 2:00 PM.**



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

April 21, 2026
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



**MINUTES
PLANNING & ZONING COMMISSION
REGULAR SESSION**

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

City Hall | 3300 Corinth Parkway

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

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

Commissioners Absent:
Jeff Swartwout

Staff Members Present:
Melissa Dailey, Director of Community & Economic Development
Matthew Lilly, Planner
Deep Gajjar, Planner
Sarah Rhodes, Planning Coordinator

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

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

B. PLEDGE OF ALLEGIANCE

C. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

D. CONSENT AGENDA

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

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

Motion passed unanimously: 5-for, 0-against

E. BUSINESS AGENDA

- 2. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request by the Applicant, Corinth Southside Holdings LLC, to amend the Zoning Ordinance of the City of Corinth, being a part of the Unified Development Code, to amend the developmental standards of

Planned Development No. 55 (PD-55) on approximately ± 5.3 acres, with the subject properties being generally located at the southwest corner of FM 2181 and FM 2499.

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

Commissioner Guck asked if the current standards of PD-55 include outdoor seating.

Lilly stated that the planned retail building on Lot 2 integrated an outdoor patio area but that the proposed amendment does not include outdoor seating on Lot 2.

Chair Nelson asked if the proposed parking meets the standards for the use category with the highest requirements.

Lilly confirmed this and stated that they are providing one parking space per 200 square feet of floor area.

Chair Nelson opened the Public Hearing at 6:37 PM.

Chair Nelson closed the Public Hearing at 6:38 PM.

Vice Chair Klingele made a motion to recommend approval of Case No. ZAPD26-0015 as presented, seconded by Commissioner Guck.

Motion passed unanimously: 5-for, 0-against

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

Melissa Dailey, Director of Community & Economic Development, gave an overview of the proposal and recommended denial as presented.

Chair Nelson asked if the black line shown around the subject property in the PD-49 concept plan depicts the building setback.

Dailey confirmed this and stated that there is a drainage easement fronting Corinth Parkway.

Chair Nelson stated that the buildings shown in the concept plan cross the building setback line and asked if they would be able to build in this area.

Dailey stated that the image being shown is a conceptual plan that would later go through the civil engineering process which would determine if this area could be built upon.

Chair Nelson asked if Building C shown in the concept plan could potentially be up to 5-stories.

Dailey stated that in the concept plan, Building C calls for a restaurant that could be up to 4-stories, and that the height restrictions were calculated based on the distance from adjacent single-family homes.

Chair Nelson asked if the surface parking would be adequate to handle a multi-story building.

Dailey stated that if more parking spaces were needed, the concept plan could be amended.

Commissioner Guck asked what zoning designation requires the building to front the street.

Dailey stated that the property would need to be zoned as MX-C, mixed-use commercial.

Commissioner Guck asked if the current standards of PD-49 have the buildings fronting Corinth Parkway.

Dailey stated that she does not recall whether PD-49 clarifies this.

Chair Nelson asked if the green area shown in the southern area of concept plan is a drainage area.

Dailey confirmed that there is an existing drainage area fronting Corinth Parkway.

Commissioner Guck asked what PD amendments would be needed to develop this site.

Dailey suggested that PD-49 be amended to maintain retail frontage on Corinth Parkway, such as a corner retail building paired with office spaces.

Commissioner Guck asked if the City is considering a road diet for Corinth Parkway.

Dailey confirmed this and stated that if the City Council were to approve this, there would be street parking on Corinth Parkway.

Chair Nelson asked if the only proposed access to the site is via Shady Rest Lane.

Dailey stated that there is also a shared drive with The Goddard School of Corinth.

Adam Burke, North Forest Office Space – Fort Worth LLC, stated that their company specializes in developing office buildings, that they are requesting a straight rezoning because of the limitations the PD-49 concept plan has relating to allowed uses, and that they believe this rezoning request is in accordance with the Corinth 2040 Comprehensive Plan.

Chair Nelson asked what their customer base typically looks like.

Burke stated that the typical clientele includes 80% professional, 15-20% medical services, and 10% dental. He stated that their company only develops single-story buildings and that businesses that would be located in the office spaces would operate 9 AM-5 PM.

Chair Nelson opened the public hearing at 6:55 PM.

Levi Harris, 3700 Park Wood Ct., stated that he supports this proposal.

Chair Nelson closed the public hearing at 6:56 PM.

Dailey stated that a straight rezoning to MX-C is being proposed, which would allow a building up to 5 stories by right.

Commissioner Thompson asked whether an amendment to PD-49 would allow for office use by right.

Dailey stated that an office use would be permitted by amending PD-49 and that Staff would ask for a different building form and that consideration be given to the addition of a retail space.

Chair Nelson asked if amending PD-49 would allow for an office development.

Dailey stated that an amendment to PD-49 would require a separate proposal at a future meeting and noted that Staff would request a different building form and for retail to be incorporated into the site plan.

Chair Nelson asked for clarification regarding the building form.

Dailey stated that the building would need to be orientated towards Corinth Parkway and comply with the architectural standards of PD-49.

Commissioner Guck made a motion to recommend denial of Case No. ZMA26-0001 as presented, seconded by Commissioner Lomosad.

Motion passed unanimously: 5-for, 0-against

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

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

Chair Nelson asked if an HOA is required to maintain the conservation pool water level during drought conditions.

Lilly clarified that it is not a requirement during drought conditions.

Vice Chair Klingele asked if HOA maintenance during drought conditions was proposed at the last Planning and Zoning Commission Regular Session on February 23rd, 2026.

Lilly stated that it was not previously proposed and that the language presented was to provide further clarification.

Commissioner Guck asked if “conservation pool elevation” is referring to depth or elevation.

Lilly stated that elevation is related to the design conditions and level refers to how the water moves.

Commissioner Thompson stated that “design depth” meets the intent of this proposed UDC amendment.

Commissioner Guck stated that at the February 23rd, 2026 Planning and Zoning Commission Regular Session, depth and elevation were used interchangeably.

Lilly stated that it was previously unclear what the minimum design depth was going to be and how much of the pond needed to be at the specified depth.

Commissioner Thompson stated that at the last regular session meeting he was concerned with the proposal to maintain a conservation pool design depth of 3 to 5 feet.

Lilly stated that Staff mentioned that concern to Public Works, so they decided to propose a minimum conservation pool design depth of 3 feet.

Commissioner Thompson asked how Public Works determined that a minimum of 50% of the surface area of the pond is to maintain the minimum conservation pool depth of 3 feet.

Dailey stated that Shield Engineering, the City's 3rd party engineer, looked at the language presented and comments from commissioners from the last regular session meeting.

Commissioner Guck asked if this proposed amendment would apply to all existing retention ponds.

Lilly stated that this amendment would only apply to new constructions.

Chair Nelson asked if existing retention ponds would need to be redesigned to follow these standards.

Dailey stated that these standards would apply to new developments and that existing developments will maintain their current pond maintenance protocols.

Commissioner Thompson asked if an approved non-potable source can be used to fill the retention pond.

Lilly stated that it can, but it is not required.

Chair Nelson opened and closed the Public Hearing at 7:13 PM.

Commissioner Thompson made a motion to recommend approval of Case No. ZTA26-0008 as presented, seconded by Commissioner Guck.

Motion passed unanimously: 5-for, 0-against

F. ADJOURNMENT

There being no further business before the Commission, the Regular Session was adjourned at 7:14 PM.

MINUTES APPROVED THIS _____ DAY OF _____, 2026.

Alan Nelson, Planning and Zoning Commission Chairman



CITY OF CORINTH Staff Report

Meeting Date:	4/27/2026	Title:	PD-49 Goddard School Major Amendment Case No. ZAPD26-0016
Strategic Goals:	<input checked="" type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		

Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request by the Applicant, North Forest Office Space – Fort Worth LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to amend the base zoning of Area B of Planned Development No. 49 (PD-49), on approximately ±2.3 acres from MX-R Mixed Use Residential to MX-C Mixed Use Commercial, and to amend the development regulations, with the subject property being generally located at the northwest corner of Corinth Parkway and Shady Rest Lane.

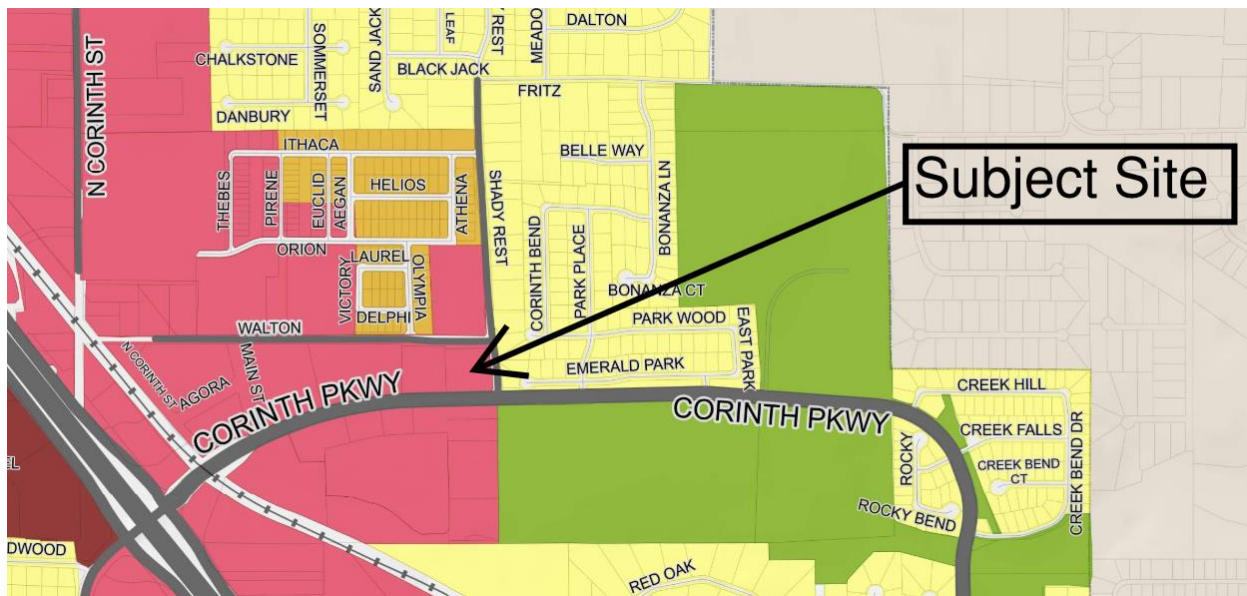


Location Map

Item Summary/Background/Prior Action

The subject property is approximately ±2.23 acres and located at the northwest corner of Corinth Parkway and Shady Rest Ln. It is currently zoned Planned Development No.49 (PD-49) with a base of MX-R (Mixed Use Residential) for Areas A and B. The applicant is requesting to amend the base zoning for Area B to MX-C (Mixed Use Commercial) to allow office, retail, and restaurant uses and provide for other amendments within Area B.

The applicant previously requested a straight zoning change for Area B to MX-C (Mixed Use Commercial), which was denied by the Planning and Zoning Commission. Following the denial, the applicant withdrew the request for straight rezoning to MX-C and resubmitted a new request for a Planned Development (PD) amendment. This request would change the base zoning for Area B from MX-R (Mixed Use Residential) to MX-C (Mixed Use Commercial), while also including modifications to certain MX-C standards. The proposed site plan provides for development that is compatible with surrounding uses while still meeting the intent of the City’s development goals, subject to the inclusion of the restaurant building on the corner of Corinth Parkway and Shady Rest with no time limit.



Subject Site in the Comprehensive Plan 2040

The property is identified in the City of Corinth 2040 Comprehensive plan as a Mixed-Use Transit Oriented Development. The 2025 Downtown Plan, which was adopted by the City Council in 2025 as part of the Comprehensive Plan, envisions retail use at the ground level fronting Corinth Parkway to create pedestrian activity and synergy for economic development along the corridor.

The proposed base MX-C zoning for PD-49 Area B is intended to create a walkable, connected mixed-use development with retail opportunities. Given the location of this site on the edge of Downtown and its adjacency to primarily single-story single-family development, the proposed uses would be limited to 2 stories. Subject to the inclusion of a restaurant use at the corner of Corinth Parkway and Shady Rest, the proposed site plan is consistent with the vision for Downtown.

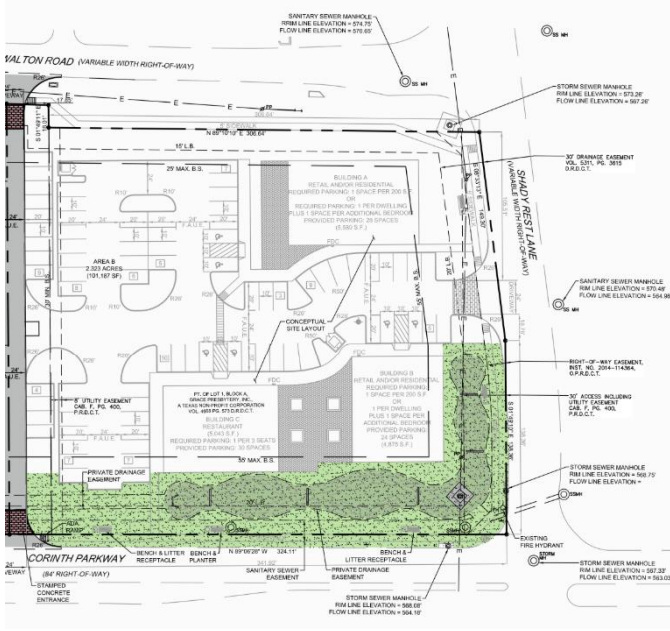


Figure 1 - Old Concept Plan



Figure 2 - New Concept Plan

The new concept plan includes five buildings: Buildings 1-4 for office or retail uses and Building 5 for a restaurant without a drive-thru use. The proposed site plan provides for a building edge with buildings located near the property line, internal parking, landscaping to include shade trees throughout, and sidewalks creating pedestrian connectivity into and within the site. Also included in the site plan is the shared driveway with the adjacent Goddard School with access to Corinth Parkway and Walton Drive, 8' wide perimeter sidewalks and 8' internal sidewalks that include 3' of the 8' for shade trees, street trees, and the proposed removal of the drainage easement along Corinth Parkway in lieu of underground storm drains. Architectural standards include requirements for sixty percent (60%) transparency and architectural fenestration while allowing flexibility in building height, roof design, and parking. Parking would be shared for all buildings on the site. The development will also provide shade trees between the sidewalk and curb along Corinth Parkway and ornamental trees along Shady Rest Ln to enhance streetscape and walkability.

Staff recommends a restaurant use with a minimum floor area of 2500 square feet for Building 5, while the applicant is requesting that if a restaurant tenant is not secured within two years, Building 5 should be allowed to be converted to any use allowed in MX-C. A significant factor for the development of Downtown Corinth as indicated in the 2025 Downtown Plan is the creation of pedestrian level activity. The applicant has indicated a desire to build office buildings that would front the internal parking lot, resulting in the rear of the buildings being along Corinth Parkway and Walton Drive. Although there is a requirement in the proposed PD Design Statement for architectural features fronting Corinth Parkway, office uses, which are generally more passive uses with less pedestrian activity, combined with the rear facing buildings will result in less activity along Corinth Parkway. This leads to the importance of Building 5 being the more active restaurant use to contribute to Downtown activity in a meaningful way. This is the intent of the existing zoning, as the existing concept plan for PD-49 includes a restaurant use that is larger than the restaurant building being proposed. Staff feel that this more active restaurant use is critical to creating the desired pedestrian activity level on this edge of Downtown and is consistent with the restaurant space being built as part of the Belton across the street.

The proposed plan provides for development that is compatible with the 2040 Comprehensive Plan and 2025 Downtown Plan, subject to Building 5 being limited to restaurant use with no time limit.

Public Notice

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

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

Letters of Support/Protest

As of the date of this report, the City has received one letter of support from a property owner within 200 feet of the proposed rezoning and one letter of opposition from a property owner more than 200 feet from the proposed rezoning. Letters received after this date will be presented to the City Council at the time of Public Hearing. See Attachment 2 – 200’ Buffer Map.

Staff Recommendation

Staff recommends approval with the condition that Building 5 be limited to a use of Restaurant without Drive-In or Drive-through Service with a minimum floor area of 2,500 square feet.

Motion

“I move to recommend approval of case No. ZAPD26-0016 – PD-49 Goddard School Amendment with the condition that Building 5 be limited to a use of Restaurant without Drive-In or Drive-through Service with a minimum floor area of 2,500 square feet.”

Alternative Actions by the Planning & Zoning Commission

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

Supporting Documentation**Attachment 1 – PD Exhibits**

- **Exhibit C – Amended Land Use Regulations for Area B**
- **Exhibit E – Concept Plan for Area B**
- **Exhibit F – Architectural Building Elevations for Area B**

Attachment 2 - 200’ Buffer Map and Letters**Attachment 3 – Existing PD-49 Ordinance**

LAND USE REGULATIONS

Area B: Proposed Corinth Professional Park (Retail/ Office and Restaurant)

Overview

A. Project Name: Corinth Professional Park

B. Owner/Developers: North Forest Office Space – Fort worth, LLC

C. Project Acreage and Location: ±2.2300 Acres, Corinth Parkway, City of Corinth, TX

D. Project Overview: This Planned Development (PD) request applies to Area B of Planned Development PD-49 located at the northwest corner of Corinth Parkway and Shady Rest Ln in the City of Corinth, Texas. The property is currently zoned Planned Development with a base zoning of MX-R for both the lots. (Mixed -Use Residential).

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

PD Application and Review

A. UDC Subsection 2.10.09 PD, Planned Development Application and Review shall apply except as modified below:

- 1) Exhibit “E” - PD Concept Plan for Area B is intended to be representative only. The base zoning district for Area B is MX-C (Mixed Use Commercial) and will require detailed layout and design review during site plan review and approval process. The overall layout, including building locations, parking, landscaping and building elevations shall be generally consistent with Exhibit “E” – PD Concept Plan for Area B and Exhibit “F” Architectural Building Elevations.
- 2) As shown in the Concept Plan for Area B, Buildings 1,2,3, and 4 will be dedicated for Office/Retail uses. Building 5 located on the south-east corner of the lot will be specifically designated for Restaurant without Drive-In or Drive-through Service. Note that should a change to the PD Concept Plan and/or associated Ancillary Plans be requested, the request shall be processed in accordance with the UDC and development standards in effect at the time the change is requested for the proposed development per the Planned Development Amendment Process.

Staff’s Recommendation

As shown in the Concept Plan for Area B, Buildings 1,2,3, and 4 will be dedicated for Office/Retail uses. Building 5 located on the south-east corner of the lot will be specifically designated for Restaurant without Drive-In or Drive-through Service. A restaurant use is intended for Building 5; however, other permitted MX-C uses may be allowed upon administrative approval if a restaurant user is not secured. Note that should a change to the PD Concept Plan and/or associated Ancillary Plans be requested, the request shall be processed in accordance with the UDC and development standards in effect at the time the change is requested for the proposed development per the Planned Development Amendment Process. The intent of this PD is for the Development of a Restaurant at this corner, should the owner fail to sign an economically viable lease for a restaurant space after 2 (two) years of good-faith marketing efforts, the building may be occupied by any permitted MX-C use. Note that should a change to the PD Concept Plan and/or associated Ancillary Plans be requested, the request shall be processed in accordance with the UDC and development standards in effect at the time the change is requested for the proposed development per the Planned Development Amendment Process.

Applicant’s Request

Purpose

This district is intended to provide for development of **MX-C**, Mixed Use Commercial consisting of retail/office and restaurant uses. Regulations set forth in this section have been made with reasonable consideration among other things, of the character of the surrounding area and its peculiar suitability for the particular uses, and with a view of increasing the value and encouraging the appropriate use of the property.

A. Permitted Uses and Use Regulations

- a. In Area B of the PD-49 District, no building or land shall be used, and no building shall be hereafter erected, reconstructed, enlarged, or converted unless otherwise provided for in the MX-C Mixed Use Commercial District regulations of the UDC or otherwise permitted by this PD Ordinance. Permitted Uses in the MX-C, Mixed Use Commercial District, as listed in Subsection 2.07.03 of the UDC, shall be permitted in Area B of the PD-49 District except as modified below:
 - i. The following uses shall be prohibited within this Planned Development:
 - 1) Adult Day-Care Services
 - 2) Ambulance Service
 - 3) Drone, Commercial Delivery Service
 - 4) Equipment and Machinery Sales and Rental, Minor
 - 5) Fix-It Shop, Bicycle Repair, Blade Sharpening, Small Engine Repair
 - 6) Gasoline Filling or Service Station without Car Wash
 - 7) Golf Course
 - 8) Hotel, Full Service or Limited Service
 - 9) Laundry, Commercial
 - 10) Laundry, Self-Service
 - 11) Restaurant with Drive-in or Drive-through Service
 - 12) Vape, Smoke and Paraphernalia Shops
 - 13) Warehouse
 - 14) Wholesale Center
 - 15) Agriculture Use
 - 16) Amusement Commercial (Outdoors)
 - 17) Bed and Breakfast Home/Bed and Breakfast Inn
 - 18) Concrete Batching Plant, Temporary
 - 19) Firewood Sales
 - 20) Food Truck
 - 21) Heliport or Helistop
 - 22) Kennel with Indoor Runs Only
 - 23) Kennel with Outdoor Runs
 - 24) Outside Display, Permanent
 - 25) Outside Display, Temporary
 - 26) Outside Storage
 - 27) Photovoltaic Systems (Detached)
 - 28) Portable Building
 - 29) Temporary Building for New Construction
 - 30) Unattended Outdoor Temporary Receptacle
 - b. Uses allowed in building 5 shown on the concept plan shall be limited to Restaurant without Drive-In or Drive-through Service of minimum twenty-five hundred (2500) square feet.

B. Dimensional Regulations

- a. **UDC Subsection 2.08.05 Nonresidential Dimensional Regulations Chart** shall not apply.
- b. **UDC Subsection 2.06.02.G Building Location and Orientation** shall apply, except as modified below:
 - i. Pedestrian entrances along street frontages will not be required.
- c. **UDC Subsection 2.06.02.K Building Heights** shall apply except as modified below:
 - i. All the buildings within the development shall not exceed two (2) stories in height.
- d. **UDC Subsection 2.06.02.M Architectural Standards** shall apply except as modified below:
 - i. For all newly constructed buildings for which the ground floor is used for commercial use purposes, building facade on all publicly accessible streets, driveways or any public spaces shall have openings and transparent (not mirrored) glazing that together constitute not less than sixty (60) percent of the horizontal length of each structure between the height of two (2) feet and eight (8) feet above the sidewalk.
 - ii. Roof slopes for all the buildings within the development can be greater than 1:12.

C. Development Standards

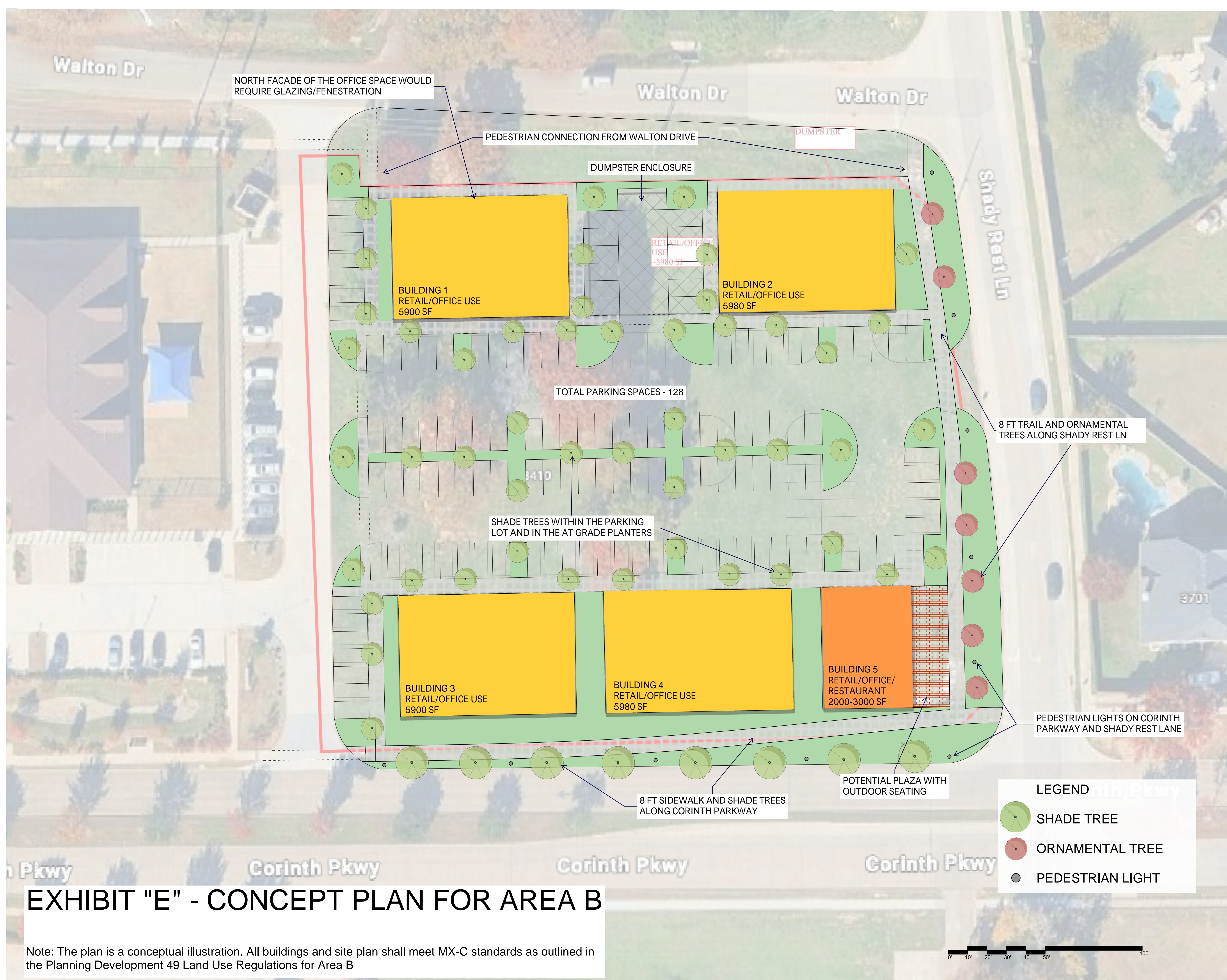
Except as otherwise set forth in these Development Standards, the regulations of Subsection 2.06.02, MX-C Mixed Use Commercial of the Unified Development Code, for the MX-C, Mixed Use Commercial base zoning district, and all other requirements of the UDC shall apply to Area B, except as modified below:

- a. **UDC Subsection 2.07.07 Accessory Buildings and Uses** shall apply except where in direct conflict with UDC Subsection 2.06.02.
- b. **UDC Subsection 2.09.01 Landscaping Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02, except as modified below:
 - i. Landscaping shall be provided and installed in accordance with the location, numbers and types of planting material depicted on **Exhibit “E” – Concept Plan for Area B**.
 - ii. UDC Subsection 2.06.02.N - Trees in Surface Parking Lots—All new and expanded parking lots shall provide at least forty percent (40%) tree canopy coverage of paved surface parking area shall not apply.
- c. **UDC Subsection 2.09.02 Tree Preservation Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02. except as modified below:
 - i. The proposed concept plan requires the removal of all existing trees, resulting in tree preservation below ten percent (10%). The requirement that City Council approval be granted. Subsection 2.09.02.F.6 shall not apply in Area B. The application will be reviewed and approved administratively by staff.
 - ii. The tree mitigation requirement for this Planned Development is established at a total cost of \$20,000. This amount shall satisfy all tree mitigation requirements for the development, provided all other applicable tree preservation and landscaping requirements are met.
- d. **UDC Subsection 2.09.03 Vehicular Parking Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02. and as modified below:
 - i. Parking within the development will function as a common shared parking for all buildings and uses on the site, and no portion of the parking on the site shall be designated exclusively for a specific use or tenant.
 - ii. Parking spaces provided in the concept plan will satisfy the parking ratio requirements for the development.
 - iii. Shared parking provided within the development shall satisfy all parking requirements for all uses, including restaurant uses, and no additional parking shall be required upon

- tenant occupancy or change in use, provided the overall site complies with the approved concept plan.
- e. **UDC Subsection 2.09.04 Building Façade Material Standards** shall apply except where in direct conflict with UDC Subsection 2.06.02 and as modified below:
 - i. Building elevations, type of building materials, and percentages of said materials shall be in general conformance with Exhibit G – Architectural Building Elevations.
 - ii. The roof for all the buildings within the development shall incorporate materials and design elements that are consistent with the appearance, profile, and quality of a metal roof as depicted in Exhibit F - Architectural Building Elevations
 - f. **UDC Subsection 2.09.05 Residential Adjacency Standards** shall not apply.
 - g. **UDC Subsection 2.09.06 Nonresidential Architectural Standards** shall apply except where in direct conflict with UDC Subsection 2.06.02. and as modified below:
 - i. For all newly constructed buildings for which the ground floor is used for commercial use purposes, building facade on all publicly accessible streets, driveways or any public spaces shall have openings and transparent (not mirrored) glazing that together constitute not less than sixty (60) percent of the horizontal length of each structure between the height of two (2) feet and eight (8) feet above the sidewalk.
 - h. **UDC Subsection 2.09.07 Lighting and Glare Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02. and as modified below:
 - i. If parking lot lighting is provided within the development, it should be Bollard lighting to reduce light pollution.
 - i. **UDC Subsection 3.05.13 Streets** shall apply except where in direct conflict with UDC Subsection 2.06.02 and as modified below:
 - i. Shade trees shall be planted within the street tree/furniture zone and shall be spaced approximately thirty (30) feet apart on center generally indicated in Exhibit “E” Concept Plan for Area B. Ornamental trees shall be planted on Shady Rest Ln due to the presence of underground and overhead utility lines. Tree/furniture zones shall be a minimum of three (3) feet wide and shall be exclusive of the required sidewalk width. Where determined necessary by the Planning Director, spacing exceptions may be made to accommodate existing elements such as mature trees, curb cuts, fire hydrants and other infrastructure elements. The Planning Director may require an Applicant to submit a detailed plan showing the tree spacing with existing elements in areas that do not allow the thirty (30) foot spacing.
 - ii. The pedestrian way/ sidewalks on Corinth Parkway shall have walkways with a minimum width of eight (8) feet and pedestrian way/sidewalk on Shady Rest Lane shall have walkways with a minimum width of eight (8) feet and shall comply with ADA and Texas Accessibility Standards, as those standards are amended by Federal or State law. All other sidewalks within the development shall be a minimum of eight (8) feet allowing for a five (5) feet clear pedestrian sidewalk and minimum of three (3) feet to accommodate shade trees.
 - j. **UDC Subsection 4.01 Sign Regulations** shall apply except where in direct conflict with **UDC Subsection 2.06.02.** and as modified below:
 - i. A Comprehensive building signage plan/ Unified Sign Plan will need to be approved for the development before any individual sign permits for the development are issued.
 - k. **UDC Subsection 4.02 Fence and Screening Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02.

D. Easements

The lot for Area B contains an existing drainage easement that will need to be addressed as a part of development. The developer shall provide for underground drainage facilities as needed for Area B. In addition, the developer shall assess on-site stormwater management requirements during the civils-design phase, including detention measures to comply with drainage regulatio



NORTH FACADE OF THE OFFICE SPACE WOULD REQUIRE GLAZING/FENESTRATION

PEDESTRIAN CONNECTION FROM WALTON DRIVE

DUMPSTER

DUMPSTER ENCLOSURE

BUILDING 1
RETAIL/OFFICE USE
5900 SF

BUILDING 2
RETAIL/OFFICE USE
5980 SF

RETAIL OFFICE USE
- 5980 SF

TOTAL PARKING SPACES - 128

SHADE TREES WITHIN THE PARKING LOT AND IN THE AT GRADE PLANTERS

8 FT TRAIL AND ORNAMENTAL TREES ALONG SHADY REST LN

BUILDING 3
RETAIL/OFFICE USE
5900 SF

BUILDING 4
RETAIL/OFFICE USE
5980 SF

BUILDING 5
RETAIL/OFFICE/
RESTAURANT
2000-3000 SF

PEDESTRIAN LIGHTS ON CORINTH PARKWAY AND SHADY REST LANE

8 FT SIDEWALK AND SHADE TREES ALONG CORINTH PARKWAY

POTENTIAL PLAZA WITH OUTDOOR SEATING

LEGEND




-  SHADE TREE
-  ORNAMENTAL TREE
-  PEDESTRIAN LIGHT

EXHIBIT "E" - CONCEPT PLAN FOR AREA B

Note: The plan is a conceptual illustration. All buildings and site plan shall meet MX-C standards as outlined in the Planning Development 49 Land Use Regulations for Area B

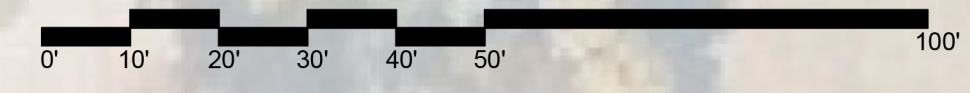




EXHIBIT "F" - ARCHITECTURAL BUILDING ELEVATIONS


Note: The building shown in the image is a conceptual illustration. All buildings and site plan shall meet MX-C Standards as outlined in the Planned Development 49 Land Use Regulations for Area B.




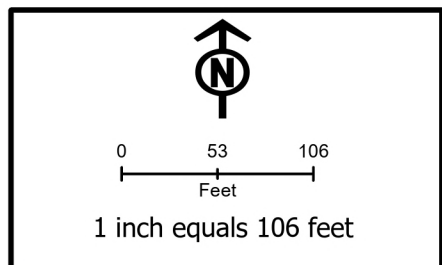
**ATTACHMENT 2:
200 FT ZONING BUFFER MAP AND LETTERS FROM
PROPERTY OWNERS**

**Proposed PD-49
 Amendment**

PD-49 Amendment
 (ZAPD26-0003)

 Property requesting PD-49
 Amendment

 Properties within 200 ft
 of area requesting an
 amendment to PD-49



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



Public Hearing Response - Rezoning Request for PD-49 (Corinth Pkwy & Shady Rest Lane)

From Amy Congelosi

Date Wed 4/22/2026 11:01 AM

To Planners <Planning@corinthtx.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Melissa Dailey,

I am writing as a property owner within the 200-foot notification zone regarding the proposed zoning amendment for approximately 2.3 acres at the northwest corner of Corinth Parkway and Shady Rest Lane.

I wish to express my support for the request to amend the zoning from MX-R (Mixed Use Residential) to MX-C (Mixed Use Commercial).

I believe that professional office space is a more appropriate and compatible use for this location than high-density residential development.

Name: Amy Congelosi

Address: 3504 Delphi Corinth, TX 76208

Thank you for ensuring my position is included in the official record for the Planning & Zoning Commission and City Council



APR 13 2026

Planning and Zoning Commission Meeting
Date: **MONDAY, April 27, 2026 at 6:00 P.M.**

City Council Regular Meeting
Date: **THURSDAY, May 7, 2026 at 6:30 P.M.**

Hearings Location: City Hall, 3300 Corinth Parkway, Corinth, TX 76208. The meetings will be broadcast live at www.corinthtx.gov/remotesession.

PUBLIC HEARING NOTICE

Dear Property Owner:

On Monday, April 27, 2026, at 6:00 PM, the City of Corinth Planning & Zoning Commission will conduct a public hearing on the item listed below. Should the Planning & Zoning Commission make a recommendation, the Corinth City Council will conduct a public hearing on Thursday, May 7, 2026, at 6:30 PM and consider acting on the item listed below. The meetings will be held at the Corinth City Hall, 3300 Corinth Pkwy, Corinth, Texas 76208.

- A request by the Applicant, North Forest Office Space – Fort Worth LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to amend the base zoning of Area B of Planned Development No. 49 (PD-49), on approximately ±2.3 acres from MX-R Mixed Use Residential to MX-C Mixed Use Commercial, and to amend the development regulations, with the subject property being generally located at the northwest corner of Corinth Parkway and Shady Rest Lane.

*The May 7, 2026, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on April 27, 2026. Additional information regarding this request can be found on the Upcoming Public Hearings page of the City of Corinth website at: <https://www.corinthtx.gov/planning-development/page/upcoming-public-hearings>

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

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

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

As a homeowner in the area, I would like to know what kind of businesses will be operating out of this location.

We have a lot of commercial development in the area with the Heyward apartments and the new facility coming up directly across the road from this proposed change. Additionally, this could negatively impact the flow of traffic at Corinth Pkwy - Shady Rest since it is an unprotected left turn. I am opposed to this zoning change

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

Signature: **(REQUIRED)**

Josue Hernandez

(Please Print)

(Signature)



**GODDARD SCHOOL
PLANNED DEVELOPMENT NO. 49
BASE ZONING DISTRICT: MX-R MIXED USE
RESIDENTIAL
ORDINANCE NO. 18-03-15-09
(ADOPTED 3-15-2018)**

City of Corinth ▪ 3300 Corinth Parkway ▪ Corinth, Texas 76208
940-498-3200 ▪ www.cityofcorinth.com

ORDINANCE NO. 18-03-15-09

GODDARD SCHOOL PLANNED DEVELOPMENT DISTRICT

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE BEING A PART OF THE UNIFIED DEVELOPMENT CODE, BY AMENDING THE ZONING CLASSIFICATION FROM SF-2, SINGLE-FAMILY RESIDENTIAL DISTRICT TO PLANNED DEVELOPMENT, MIXED USE WITH RESIDENTIAL (MX-R) ON 4.151 ACRES OF LAND LEGALLY DESCRIBED AS A TRACT IN THE J.P. WALTON SURVEY, ABSTRACT NO. 1389 AND PART OF LOT 1, BLOCK A, A.L. LAMASCUS ADDITION, IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS, PROVIDING FOR A DESIGN STATEMENT; PROVIDING A LEGAL PROPERTY DESCRIPTION; APPROVING A PLANNED DEVELOPMENT CONCEPT PLAN; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000; PROVIDING FOR PUBLICATION AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Corinth, Texas has adopted Ordinance 13-05-02-08, which adopts a Unified Development Code, which includes the Comprehensive Zoning Ordinance and which, in accordance with the City's Comprehensive Plan, establishes zoning districts and adopts a Zoning Map; and

WHEREAS, the hereinafter described property is zoned as SF-2, Single Family Residential District Classification under the City's Unified Development Code and an authorized person having a proprietary interest in the property has requested a change in the zoning classification of said property; and

WHEREAS, the Planning and Zoning Commission of the City of Corinth and the City Council of the City of Corinth, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the City of Corinth City Council is of the opinion that said change in zoning should be made; and

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

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

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

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

SECTION I - LEGAL PROPERTY DESCRIPTION; AMENDMENT

That in accordance with the Unified Development Code, the Zoning Map of the City of Corinth is hereby amended by amending the zoning map of the City of Corinth, Texas on 4.151 acres of land described in "Exhibit A" attached, from SF-2, Single-Family District to Planned Development Mixed Use with Residential (PD MX-R) District.

SECTION II – PLANNED DEVELOPMENT MASTER PLAN

The Concept Plan Exhibit and Concept Design Map Statement documents approved and described as "Exhibit B" attached hereto and made a part hereof are approved.

SECTION III – LAND USE REGULATIONS

- A. The Zoning and Land Use Regulations set forth in "Exhibit C" attached hereto and made a part hereof for all purposes shall be adhered to in their entirety for the purposes of this Planned Development Mixed Use with Residential District. In the event of conflict between the provisions of "Exhibit C" and provisions of any other exhibit, the provisions of "Exhibit C" control.
- B. That the zoning regulations and districts as herein established have been made in accordance with the Comprehensive Plan for the purpose of promoting the health, safety, morals and the general welfare of the community. They have been designed, with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to provide adequate light and air; to prevent over-crowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, drainage and surface water, parks and other commercial needs and development of the community. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.
- C. If, after two years from the date of approval of the Planned Development Master Plan, no substantial development progress has been made within the PD, then the Planned Development Master Plan shall expire. If the Planned Development Master Plan expires, a new Planned Development Master Plan must be submitted and approved according to the procedures within the Unified Development Code, Planned Development Application and Review. An extension of the two year expiration shall be granted if a development Application for the PD has been submitted and is undergoing the development review process or if the Director of Planning determines development progress is occurring.
- D. The Planned Development Master Plan shall control the use and development of the property, and all building permits and development requests shall be in accordance with the plan until it is amended by the City Council. The property owner shall furnish a reproducible copy of the approved PD Concept Design Map for signature by the mayor and acknowledgement by the City Secretary. The Planned Development Master Plan, including the signed map shall be made a part of the permanent file and maintained by the City Secretary.

E. If a change to the Site Plan, if any, is requested, the request shall be processed in accordance with the development standards in effect at the time the change is requested for the proposed development.

SECTION IV – PENALTY FOR VIOLATIONS

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

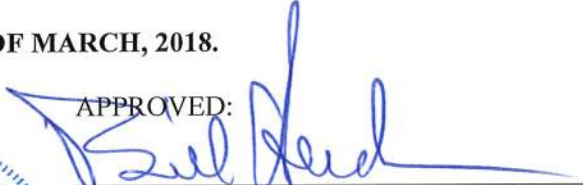
SECTION V – SEVERABILITY CLAUSE


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

SECTION VI – EFFECTIVE DATE

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

PASSED AND APPROVED THIS 15th DAY OF MARCH, 2018.

APPROVED:

Bill Heidemann, Mayor

ATTEST:

Kimberly Pence, City Secretary



APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION
4.151 ACRE MIXED USE WITH RESIDENTIAL TRACT

Area A

Being all that lot, tract or parcel of land located in the J. P. WALTON SURVEY, ABSTRACT NO. 1389, Corinth, Denton County, Texas, and being the same tract of land described in deed to Grace Presbytery, INC., a Texas non-profit corporation, recorded in Volume 4568, Page 573, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at 5/8" iron rod found in the North line of Corinth Parkway, an 84' right-of-way, at the Southeast corner of Corinth Healthcare Realty Addition, an addition the Town of Corinth, according to the plat thereof, recorded in Volume 2011, Page 135, Plat Records, Denton County, Texas;

Thence North 00°14'55" West, a distance of 316.27' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of said Corinth Healthcare Realty Addition, same being in the present South line of said Walton Road;

Thence South 89°44'45" East, along said South line a distance of 252.14" to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 01°49'10" East, Cutting through said Grace Presbytery tract, a distance of 306.59' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the said North line of Corinth Parkway;

Thence South 88°34'21" West, along said North line, a distance of 154.30' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the beginning of a tangent curve to the left having a central angle of 2°23'51", a radius of 2542.00' and a chord bearing and distance of South 87°22'26" West, 106.36';

Thence Southwesterly, continuing along said North line and said curve to the left, an arc distance of 106.37' to the PLACE OF BEGINNING and containing 79,616 square feet or 1.828 acres of land.

Area B

Being part of Lot 1, Block A, A. L. Lamascus Addition, an addition to the Town of Corinth, Denton County, Texas, according to the plat thereof, recorded in Cabinet F, Page 400, Plat Records, Denton County, Texas, and being part of tract 1, described in deed to Grace Presbytery, INC., a Texas non-profit corporation, recorded in Volume 4618, Page 578, Deed Records, Denton County, Texas, and being more particularly described as follows:

ORDINANCE NO. 18-03-15-09
GODDARD SCHOOL PLANNED DEVELOPMENT DISTRICT
Page 5 of 11

BEGINNING at an "X" set at the intersection of the present South line of Walton Road, a variable width right-of-way, with the West line of Shady Rest Lane, a variable width right-of-way, same being the North line of said Lot 1, said point being South 89°10'10" West, a distance of 17.51' from the Northeast corner of said Lot 1;

Thence South 08°33'13" East, along said West line, a distance of 149.30' to an "X" set in a concrete road;

Thence South 01°49'10" East, continuing along said West line, a distance of 138.36' to an "X" set at the intersection of said West line, with the North line of Corinth Parkway, an 84' right-of-way;

Thence South 88°34'21" West, along said North line, passing at a distance of 324.29' a 1/2" iron rod found in the West line of said Lot 1, and continuing a total distance of 353.95' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 01°49'10" West, cutting through said Grace Presbytery tract, a distance of 306.59' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the said South line of Walton Road;

Thence South 89°44'45" East, along said South line, a distance of 29.86' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 01°49'11" East, a distance of 16.01' to a 1/2" iron rod found at the Northwest corner of said Lot 1, Lamascus Addition;

Thence North 89°10'10" East, continuing along said South line, a distance of 306.64' to the PLACE OF BEGINNING and containing 101,187 square feet or 2.323 acres of land.

EXHIBIT “B”
GODDARD SCHOOL PLANNED DEVELOPMENT DISTRICT
PD DESIGN STATEMENT

INTENT

Goddard at Corinth Parkway is approximately 4.151 acres of land generally located near the intersection of Corinth Parkway and Shady Rest Lane. This land includes 2 separate parcels. Parcel 1 is approximately 1.828 acres and parcel 2 is approximately 2.323 acres. The site has approximately 508’ of street frontage along Corinth parkway, approximately 288’ of street frontage along Shady Rest Lane and approximately 589’ of street frontage along Walton Road. The existing zoning district is SF-2 Residential. The existing land use is vacant land and an uninhabited single-family home. The proposed zoning will provide a mix of retail, restaurant and/or residential. The site is surround by single family to the north, a rehabilitation center to the west, commercial and single family to the south and single family to the east. The mixed-use development for retail, restaurant and/or residential will be compatible with the adjacent properties.

Future Land Use of Subject Site

Future Land Use Plan – Mixed Use w/ Residential/TOD

Proposed Land Use – Mixed Use w/ Residential

Adjacent Zoning

North – Single Family Residential (SF-2)

West – Planned Development (PD-21)

South – Planned Development (PD-21) & Single Family Residential (SF-2)

East - Single Family Residential (SF-2)

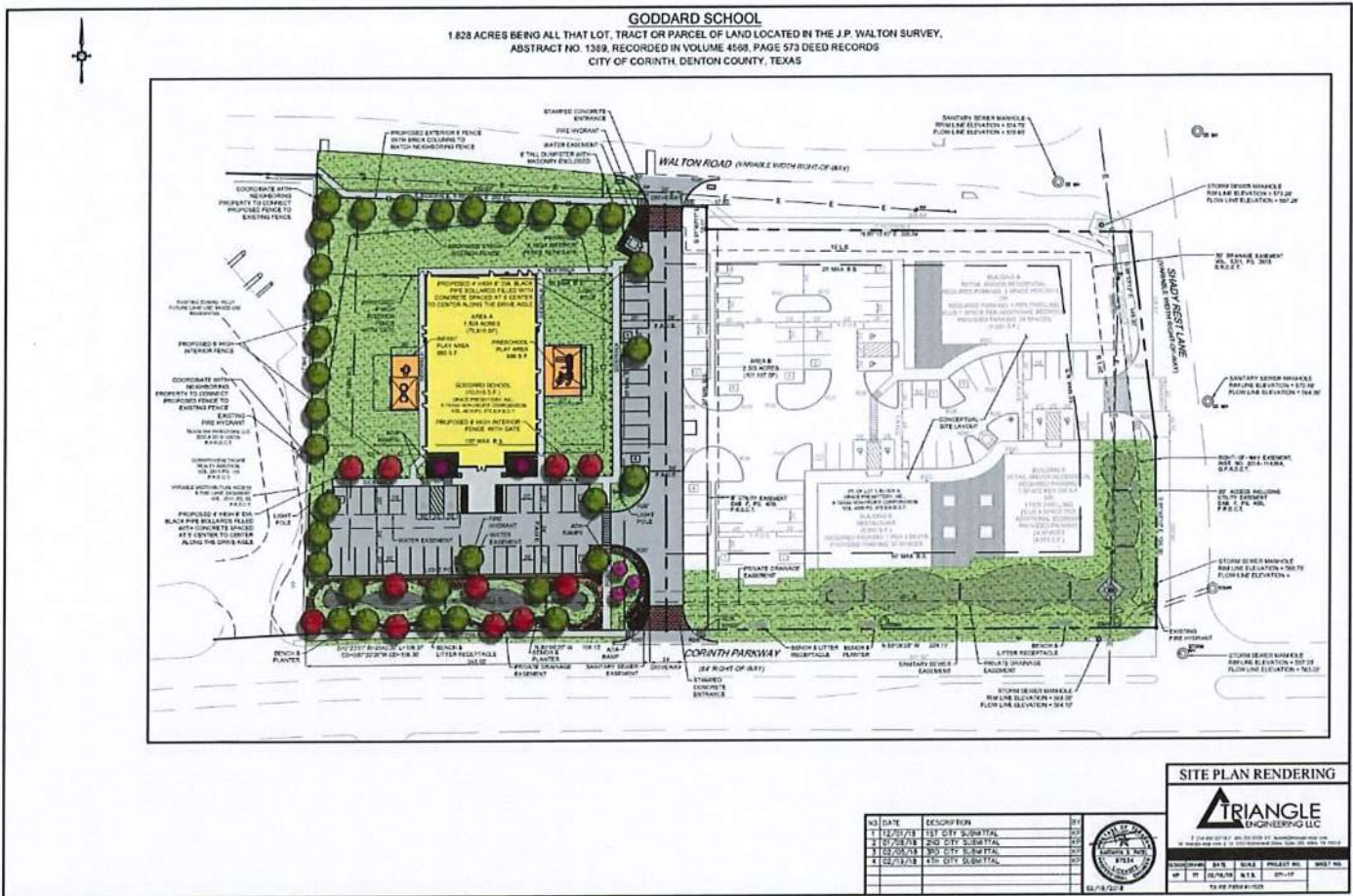
Goddard at Corinth Parkway consists of a proposed Goddard School daycare and a conceptual layout of a retail, restaurant and/or residential mixed-use development. The Goddard School building is 10,818 square feet and the conceptual mixed-use development will be 10,455 square feet of retail and/or residential and 5,043 square feet of restaurant. The requested land use designation will further the goals and objectives of the city by increasing the amount of retail for sales taxes and employment. The retail, restaurant and daycare will service the neighboring residents.

EXISTING SITE CONDITIONS

1. The 4.151 acre site is currently a vacant lot and an uninhabited single-family home lot. There are 18 existing trees scattered throughout the site. The site generally drains from the northwest to the southeast. A storm water detention area will be provided for drainage per the requirements of the UDC and sized for the development at the time of replatting.

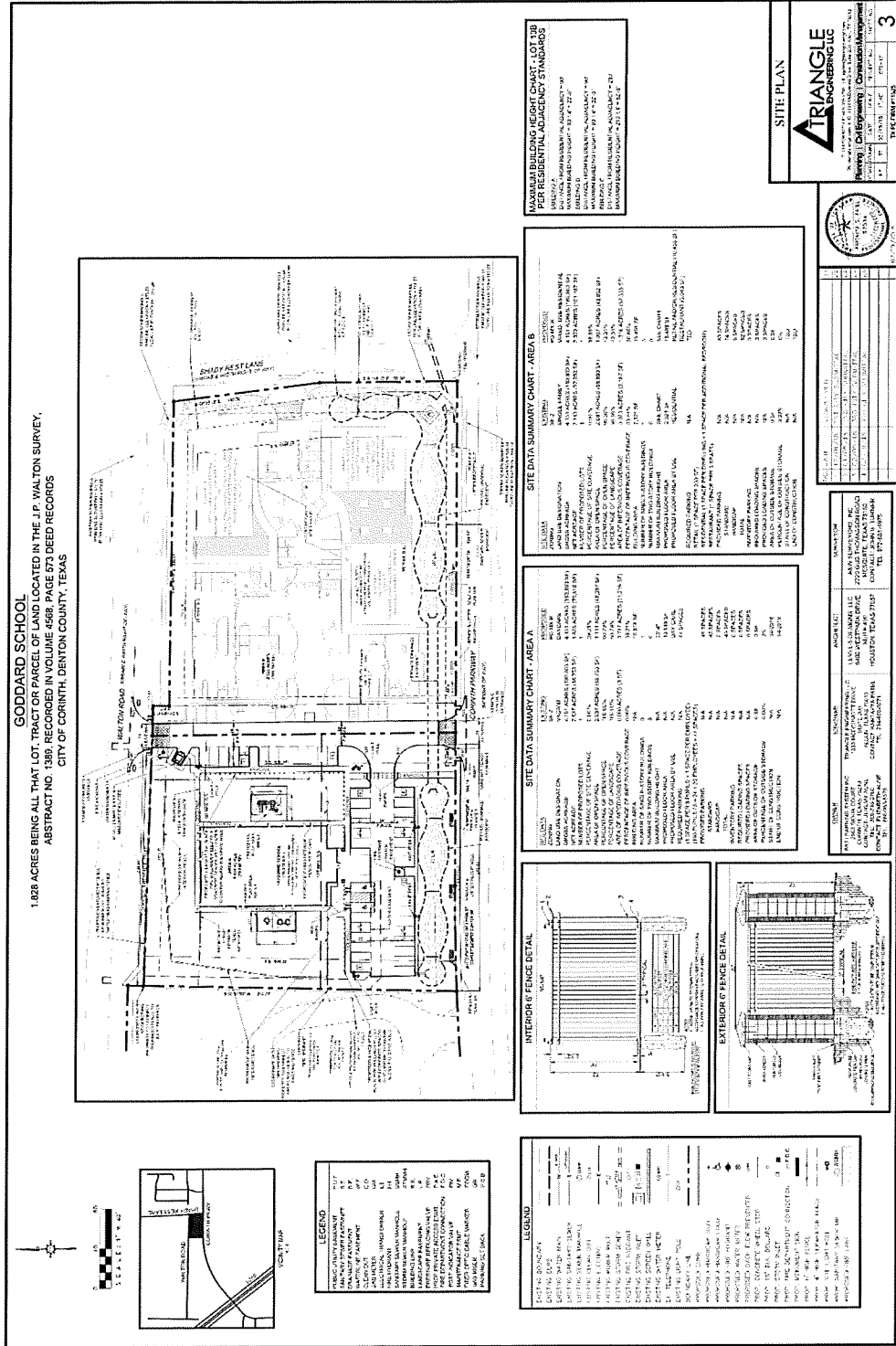
Click Section E, Item 2.
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EXHIBIT "B"
 PD CONCEPT DESIGN MAP



Click Section E, Item 2.
 higher resolution
 scan

GODDARD SCHOOL SITE PLAN



Click higher resolution scan Section E, Item 2.

GODDARD SCHOOL LANDSCAPE PLAN

GODDARD SCHOOL
 CORINTH PARKWAY
 CORINTH, TEXAS

DATE: 12/14/18
SHEET NAME: LANDSCAPE PLAN
SHEET NUMBER: L.2

GENERAL LAYOUT NOTES:

1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE SPECIFIED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE SPECIFIED.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE SPECIFIED.
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9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE SPECIFIED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE SPECIFIED.

LANDSCAPE NOTES:

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CORINTH LANDSCAPE MAINTENANCE SCHEDULE.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CORINTH LANDSCAPE MAINTENANCE SCHEDULE.
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10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CORINTH LANDSCAPE MAINTENANCE SCHEDULE.

PLANT MATERIAL SCHEDULE:

NO.	SYMBOL	DESCRIPTION	PLANT NAME	SIZE	REMARKS
1	(Symbol)	Small Tree	Small Tree	12"	...
2	(Symbol)	Medium Tree	Medium Tree	18"	...
3	(Symbol)	Large Tree	Large Tree	24"	...
4	(Symbol)	Shrub	Shrub	6"	...
5	(Symbol)	Flowering Shrub	Flowering Shrub	6"	...
6	(Symbol)	Groundcover	Groundcover	4"	...
7	(Symbol)	Grass	Grass	4"	...
8	(Symbol)	Perennial	Perennial	4"	...
9	(Symbol)	Annual	Annual	4"	...
10	(Symbol)	Water Feature	Water Feature	4"	...

THIRDS TO COUNT TOWARDS IRRIGATION:

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CORINTH LANDSCAPE MAINTENANCE SCHEDULE.

LANDSCAPE IRRIGATION:

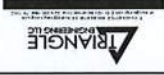
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CORINTH LANDSCAPE MAINTENANCE SCHEDULE.

PLANTING SCHEDULE:

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CORINTH LANDSCAPE MAINTENANCE SCHEDULE.

Click Section E, Item 2.
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GODDARD SCHOOL ARCHITECTURAL ELEVATIONS

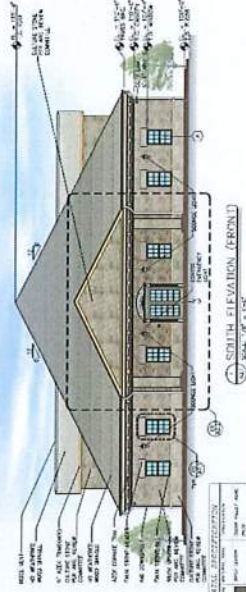


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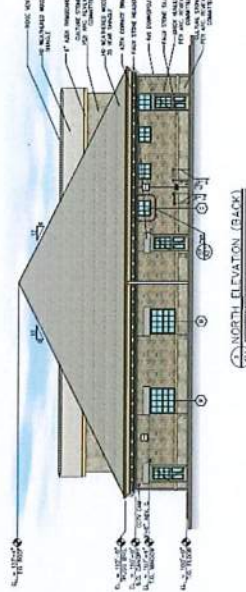
GODDARD SCHOOL
CITY OF COCHRAN, TEXAS

ENTRANCE
ELEVATIONS

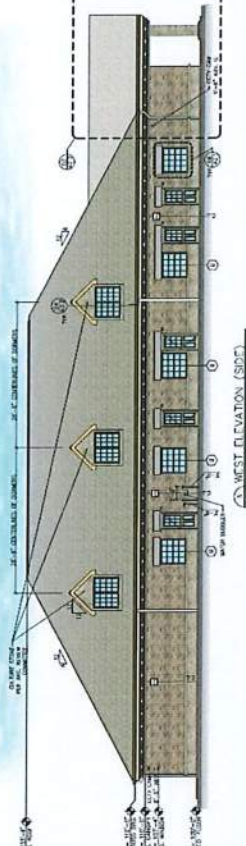
A2.1




SOUTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"



NORTH ELEVATION (REAR)
SCALE: 1/8" = 1'-0"

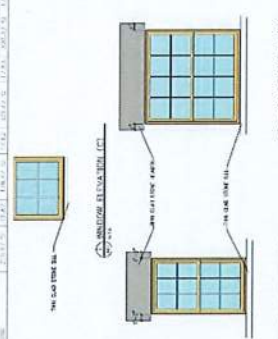


WEST ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"



EAST ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE	1000	CU YD	120.00	120,000.00
2	STEEL	500	TON	150.00	75,000.00
3	BRICK	10000	SQ YD	1.50	15,000.00
4	GLASS	100	SQ FT	100.00	10,000.00
5	PAINT	1000	GA	1.00	1,000.00
6	ROOFING	1000	SQ FT	1.00	1,000.00
7	MECHANICAL	1000	HR	1.00	1,000.00
8	ELECTRICAL	1000	HR	1.00	1,000.00
9	LANDSCAPE	1000	HR	1.00	1,000.00
10	PERMITS	1	SET	1000.00	1,000.00
11	CONTINGENT	10000	USD	1.00	10,000.00
TOTAL					238,000.00



WINDOW DETAIL
DOOR DETAIL

NOTE: THE DIMENSIONS INDICATED SHALL MATCH TO THE BUILDING MATERIALS. THE FINISHES OF THE BUILDING SHALL BE ACCORDING WITH THE ARCHITECTURAL PLAN. ALL FINISHES SHALL BE ACCORDING TO THE ARCHITECTURAL PLAN. ALL DIMENSIONS ON ELEVATIONS ARE FOR INFORMATION PURPOSES ONLY. LOCATIONS SHALL BE INDICATED ON FIELD.

EXHIBIT “C”
LAND USE REGULATIONS

Section 1: Regulations

A. Purpose

The regulations set forth in this Exhibit provide development standards for Mixed Use Residential designations within this Goddard at Corinth Parkway District. The Planned Development (PD) district is identified by metes and bounds on Exhibit A and is depicted on Exhibit B. Every use not authorized herein is expressly prohibited in the Planned Development (PD) District.

B. Base District

The “MX-R” Mixed Use Residential District regulations of the Corinth Unified Development Code, Ordinance No. 13-05-02-08, shall apply except as modified herein. If a change to the Concept Plan is requested, the request shall be processed in accordance with the development standards in effect at the time the change is requested for the proposed development.

Area A: Proposed Goddard School

Section 2: Uses and Area Regulations

A. Mixed Use-Residential

In the Planned Development (PD) District for Mixed Use Residential, no building or land shall be used, and no building shall be hereafter erected, reconstructed, enlarged or converted unless otherwise provided in the Mixed Use Residential (MX-R) District regulations of the Unified Development Code.

B. Accessory Uses

The fenced playgrounds, outdoor amenities, and storm water detention area, as shown on the Concept/Site Plan, are approved as accessory uses. The specific design of the bio-swale/detention area shall be determined and approved with construction plans prior to issuance of a permit for the construction of the structures. These accessory uses shall be maintained by the property owner or a property owner’s association.

C. Easements

1. Developer agrees to submit with the final plat a 10’ wide sanitary sewer easement, a 24’ wide fire lane easement along with applicable drainage easements for the bio-swale/detention area and discharge storm sewer.

- 2. The exact configuration of the lot, streets and easement may vary at the time of replatting as long as no additional deviations other than included within this PD are created.

D. Open Space

All open space areas as designated on the Site Plan/Landscape Plan and all such areas, including, but not limited to the bioswale/detention area, outdoor amenities, landscaping and site amenities shall be installed by the developer and maintained by the property owner or property owner’s association.

E. Connectivity

A minimum 5’ wide sidewalk shall be installed by the developer along Corinth Parkway, Walton Blvd., and Shady Rest Lane. Minimum 5’ wide sidewalks shall also be installed to create connectivity from the proposed public sidewalks to the proposed buildings.

Purpose

This district is intended to provide for development of a daycare on not less than 1.5 acres. Regulations set forth in this section have been made with reasonable consideration among other things, of the character of the surrounding area and its peculiar suitability for the particular uses, and with a view of increasing the value and encouraging the appropriate use of the property.

A. Permitted Uses and Use Regulations

- 1. UDC Section 2.06.01.A **MX-R Mixed Use With Residential** permitted uses and use regulations shall apply, except as follows:
 - a. The floor area of the entire development for Area A, as shown on the Concept/Site Plan shall be for day care uses.

B. Dimensional Regulations

- 1. UDC Section 2.06.01.B **MX-R Mixed Use With Residential** shall apply, except as follows:

MX-R (Mixed Use Residential)	Required	Proposed
Minimum Lot Width:	200’	180’

Interior Lot		
--------------	--	--

MX-R (Mixed Use Residential)	Required	Proposed (Corinth Pkwy)	Proposed (Walton Rd)
Maximum Front Yard Setback:	25'	135'	55'

- a. Building location in relationship to maximum front yard setback. At least twenty-five (25) percent of the front façade of any structure facing a street must be located between the minimum and maximum front yard setbacks.

C. Development Standards

1. UDC Section 2.06.01.C.1 **MX-R Mixed Use With Residential** Accessory Buildings and Uses shall apply.
2. UDC Section 2.06.01.C.2 **MX-R Mixed Use With Residential** Landscaping Regulations shall apply, except:
 - a. Landscaping shall be as shown on the Landscape Plan for Area A.
3. UDC Section 2.06.01.C.3 **MX-R Mixed Use With Residential** Tree Preservation shall apply.
4. UDC Section 2.06.01.C.4 **MX-R Mixed Use With Residential** Vehicle Parking Regulations shall apply.
5. UDC Section 2.06.01.C.5 **MX-R Mixed Use With Residential** Building Façade Material shall apply.
6. UDC Section 2.06.01.C.6 **MX-R Mixed Use With Residential** Residential Adjacency Standards shall apply, except:
 - a. Proposed screening fences shall be as shown on Exhibit B for Area A.
7. UDC Section 2.06.01.C.7 **MX-R Mixed Use With Residential** Nonresidential Architectural Standards shall apply.
8. UDC Section 2.06.01.C.8 **MX-R Mixed Use With Residential** Lighting and Glare Regulations shall apply.

9. UDC Section 2.06.01.C.9 **MX-R Mixed Use With Residential** Sign Regulations shall apply.
10. UDC Section 2.06.01.C.10 **MX-R Mixed Use With Residential** Fence and Screening Regulations shall apply.
11. UDC Section 2.06.01.C.11 **MX-R Mixed Use With Residential** Block Lengths shall apply.
12. UDC Section 2.06.01.C.12 **MX-R Mixed Use With Residential** Ground Floor Non-Residential Minimum Ground Floor Area shall apply.
13. UDC Section 2.06.01.C.13 **MX-R Mixed Use With Residential** Facades and Building Forms shall apply, except as follows:
 - a. The buildings (daycare and accessory uses and structures) shall not be required to meet the UDC Section 2.06.01.C.13 **MX-R Mixed Use With Residential** Facades and Building Forms requirements.
14. UDC Section 2.06.01.C.14 **MX-R Mixed Use With Residential** Street Furnishings shall apply, except:
 - a. Benches with litter receptacles will not be required along Walton Road for Area A.

D. Site Plan Requirement

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

Area B: Proposed Mixed-Use (Retail and/or Residential, Restaurant)

Purpose

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

A. Permitted Uses and Use Regulations

1. UDC Section 2.06.01.A **MX-R Mixed Use With Residential** permitted uses and use regulations shall apply, except as follows:
 - a. The maximum floor area of the entire development for the residential use for Area B shall be generally as shown on the Concept Plan (Exhibit B) for Area B, and as determined by the approved site plan before a permit for the construction of the structures are issued.
 - b. The minimum floor area of the entire development for approved non-residential uses for Area B shall be generally as shown on the Concept Plan (Exhibit B) for Area B, and as determined by the approved site plan before a permit for the construction of the structures are issued.

B. Dimensional Regulations

1. UDC Section 2.06.01.B **MX-R Mixed Use With Residential** shall apply, except as follows:

MX-R (Mixed Use Residential)	Required	Proposed
Minimum Lot Width: Interior Lot	200'	180'
Minimum Floor Area:	850 Sq. Ft. Per DU	650 sq. ft. per DU

MX-R (Mixed Use Residential)	Required	Proposed (Corinth Pkwy)	Proposed (Shady Rest Lane)
Maximum Front Yard Setback:	25'	55'	55'

- a. Building location in relationship to maximum front yard setback. At least twenty-five (25) percent of the front façade of any structure facing a street must be located between the minimum and maximum front yard setbacks.

C. Development Standards

1. UDC Section 2.06.01.C.1 **MX-R Mixed Use With Residential** Accessory Buildings and Uses shall apply.
2. UDC Section 2.06.01.C.2 **MX-R Mixed Use With Residential** Landscaping Regulations shall apply, except:
 - a. A 15' Landscape Buffer adjacent to Walton Road shall be required.
3. UDC Section 2.06.01.C.3 **MX-R Mixed Use With Residential** Tree Preservation shall apply.
4. UDC Section 2.06.01.C.4 **MX-R Mixed Use With Residential** Vehicle Parking Regulations shall apply.
5. UDC Section 2.06.01.C.5 **MX-R Mixed Use With Residential** Building Façade Material shall apply.
6. UDC Section 2.06.01.C.6 **MX-R Mixed Use With Residential** Residential Adjacency Standards shall apply.
7. UDC Section 2.06.01.C.7 **MX-R Mixed Use With Residential** Nonresidential Architectural Standards shall apply.
8. UDC Section 2.06.01.C.8 **MX-R Mixed Use With Residential** Lighting and Glare Regulations shall apply.
9. UDC Section 2.06.01.C.9 **MX-R Mixed Use With Residential** Sign Regulations shall apply.
10. UDC Section 2.06.01.C.10 **MX-R Mixed Use With Residential** Fence and Screening Regulations shall apply, except:
 - a. A screening wall shall not be required along Corinth Parkway unless privacy fences are included for Area B along Corinth Parkway.
11. UDC Section 2.06.01.C.11 **MX-R Mixed Use With Residential** Block Lengths shall apply.
12. UDC Section 2.06.01.C.12 **MX-R Mixed Use With Residential** Ground Floor Non-Residential Minimum Ground Floor Area shall apply.

13. UDC Section 2.06.01.C.13 **MX-R Mixed Use With Residential** Facades and Building Forms shall apply.

14. UDC Section 2.06.01.C.14 **MX-R Mixed Use With Residential** Street Furnishings shall apply.

D. Site Plan Requirement

1. UDC Section 2.06.01.D. **MX-R Mixed Use With Residential** Site Plan Required for Rezoning to the MX-R, Mixed Use Residential District shall apply, except:

- a. The attached Concept Plan/Site Plan (Exhibit B) shall be conceptual for Area B.
- b. The Site Plan requirement listed in Section 2.10.08.b of the UDC shall apply to Area B in accordance with the provisions of the UDC.

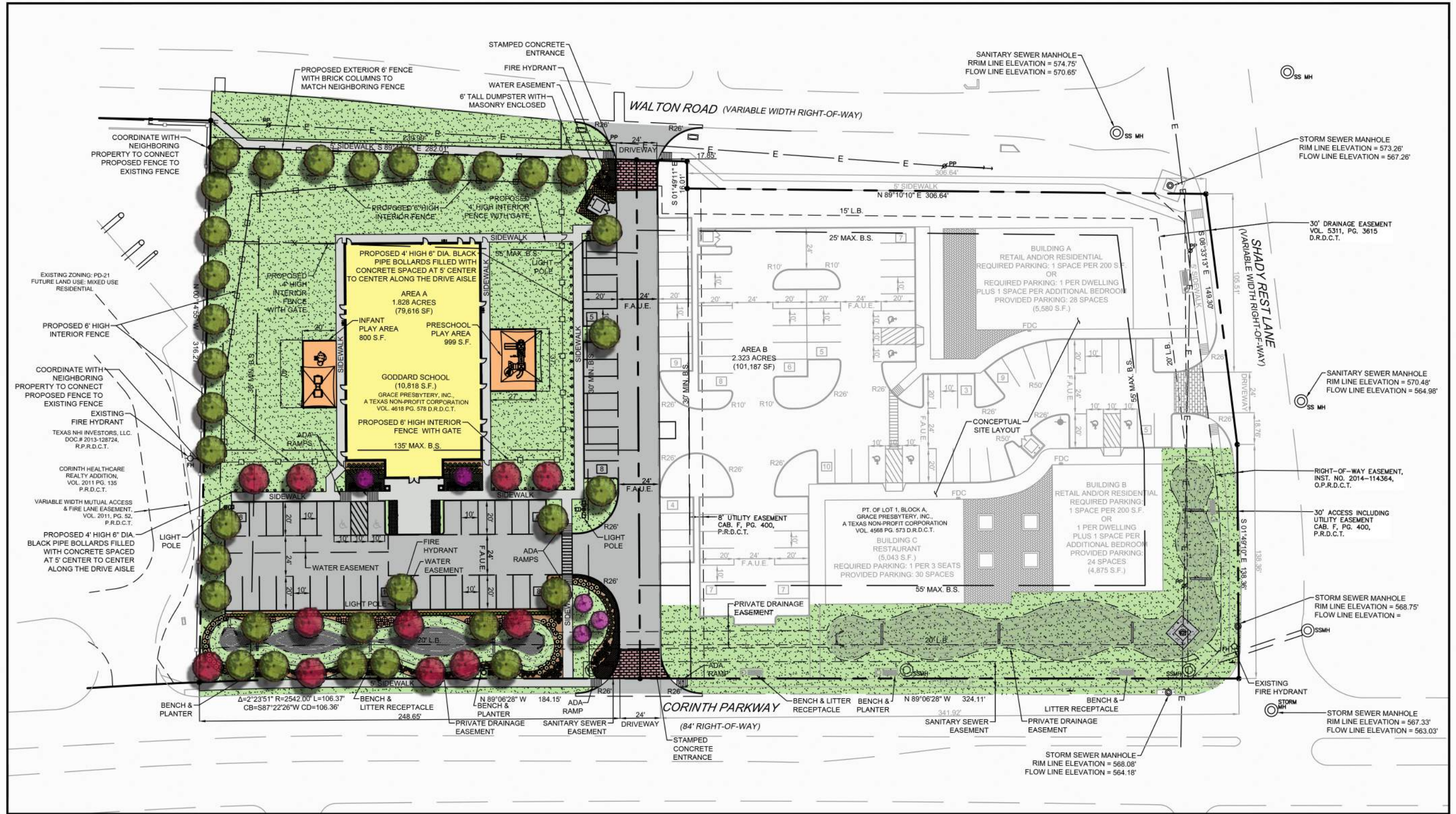
E. Easements

Developer shall provide applicable drainage easements and install the bio-swale/detention area and discharge storm sewer on Area B as shown on Exhibit B at the time of development of Area A.

GODDARD SCHOOL

1.828 ACRES BEING ALL THAT LOT, TRACT OR PARCEL OF LAND LOCATED IN THE J.P. WALTON SURVEY,
 ABSTRACT NO. 1389, RECORDED IN VOLUME 4568, PAGE 573 DEED RECORDS
 CITY OF CORINTH, DENTON COUNTY, TEXAS

Section E, Item 2.



NO.	DATE	DESCRIPTION	BY
1	12/01/18	1ST CITY SUBMITTAL	KP
2	01/08/18	2ND CITY SUBMITTAL	KP
3	02/05/18	3RD CITY SUBMITTAL	KP
4	02/19/18	4TH CITY SUBMITTAL	KP



SITE PLAN RENDERING



T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
 W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

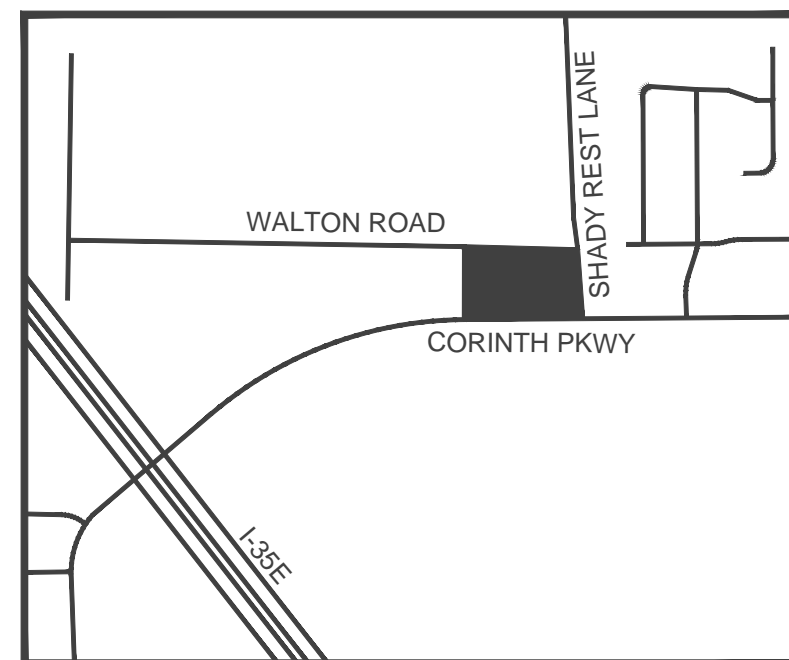
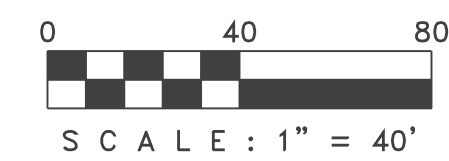
DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET
KP	TT	02/19/18	N.T.S.	071-17	43

02/19/2018

TX PE FIRM #11525

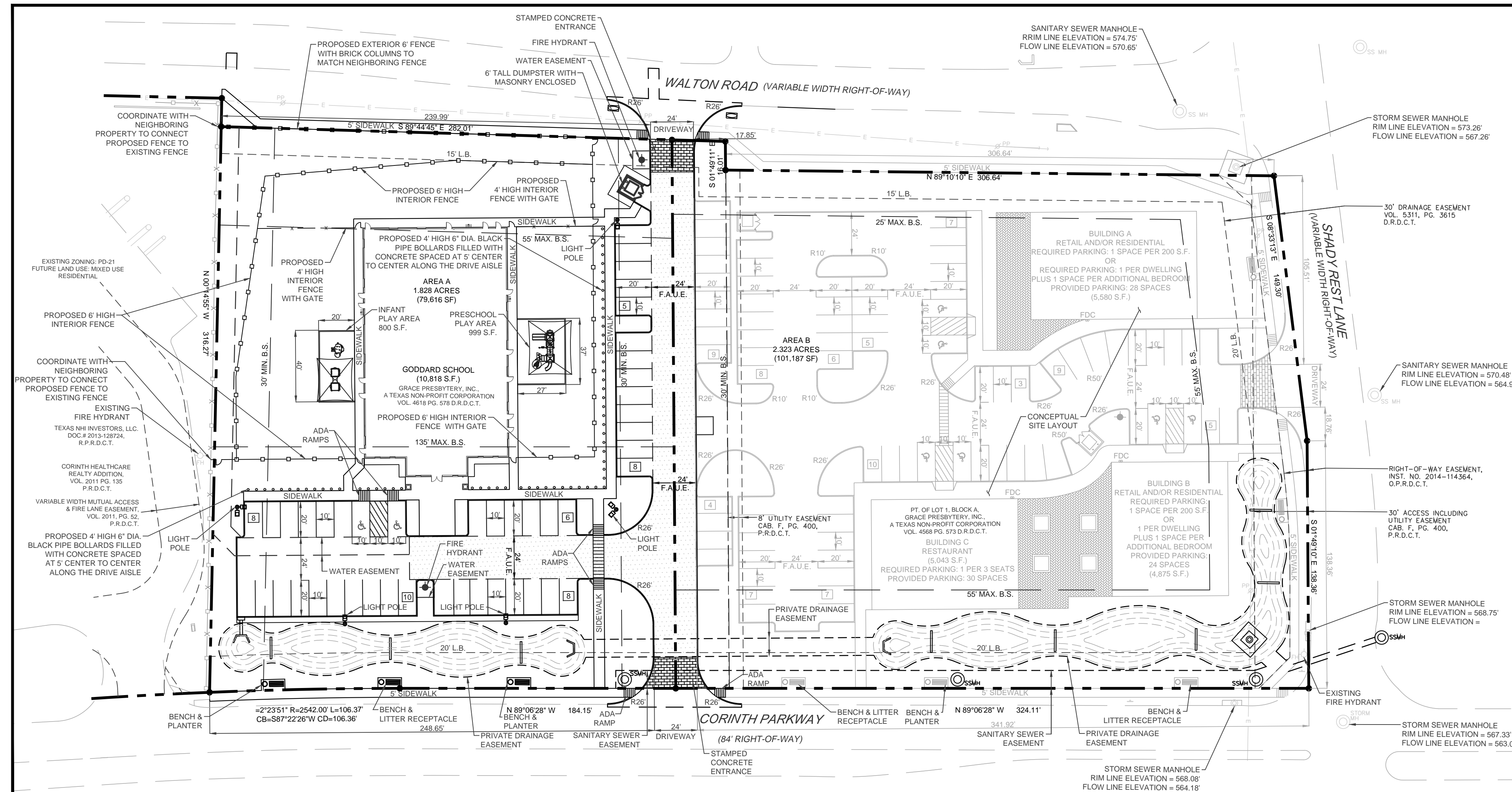
GODDARD SCHOOL

1.828 ACRES BEING ALL THAT LOT, TRACT OR PARCEL OF LAND LOCATED IN THE J.P. WALTON SURVEY, ABSTRACT NO. 1389, RECORDED IN VOLUME 4568, PAGE 573 DEED RECORDS CITY OF CORINTH, DENTON COUNTY, TEXAS



LEGEND

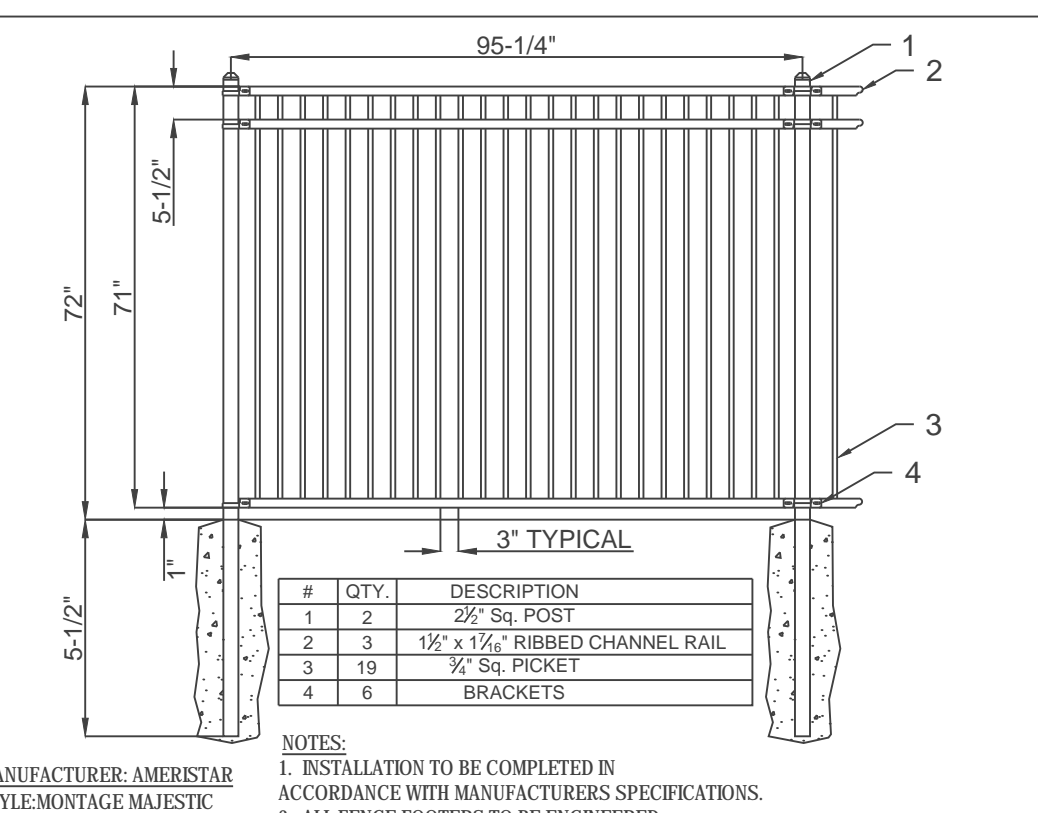
PUBLIC UTILITY EASEMENT	P.U.E.
SANITARY SEWER EASEMENT	S.E.
DRAINAGE EASEMENT	D.E.
WATERLINE EASEMENT	W.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING LINE	B.S.
LANDSCAPE EASEMENT	L.E.
PRESSURE REDUCING VALVE	PRV
PROP. PRIVATE ACCESS ESMT.	P.A.E.
FIRE DEPARTMENT CONNECTION	F.D.C.
POST INDICATOR VALVE	P.I.V.
MAINTENANCE ESMT.	M.E.
FIBER OPTIC CABLE MARKER	FOCM
GAS RISER	GR
PARKING SET BACK	P.S.B.



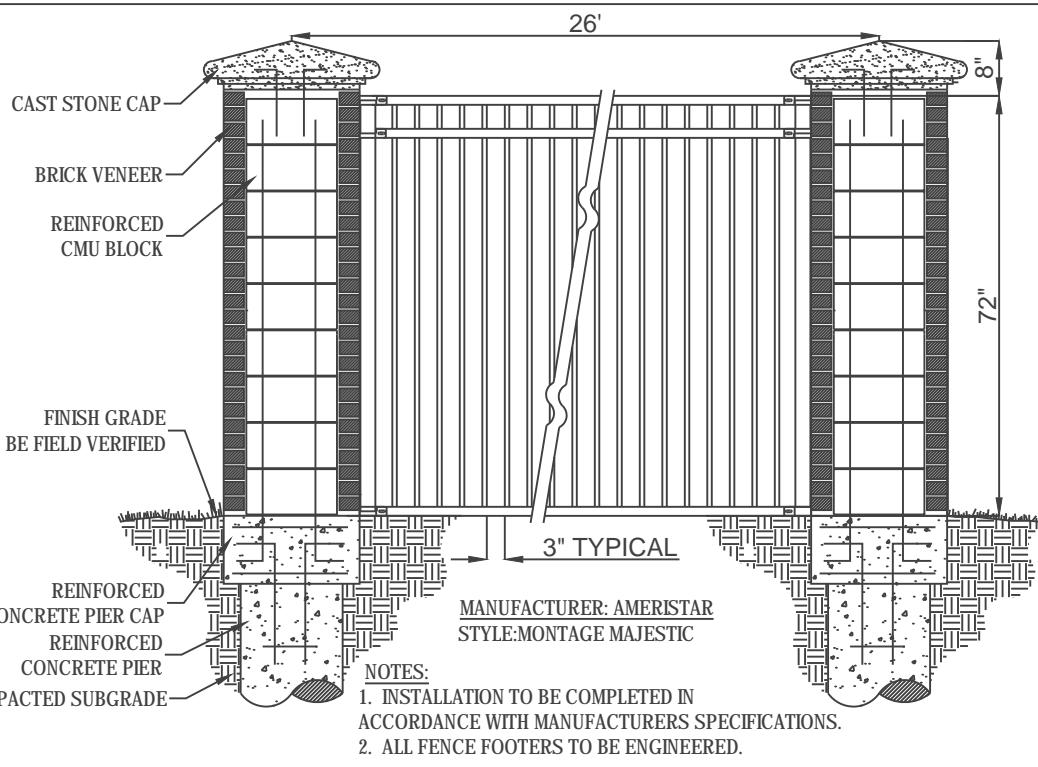
LEGEND

EXISTING BOUNDARY	---
EXISTING CURB	---
EXISTING WATER MAIN	W
EXISTING SANITARY SEWER	S
EXISTING SEWER MANHOLE	SSMH
EXISTING CLEAN OUT	C.O.
EXISTING ELECTRIC	E
EXISTING POWER POLE	PP
EXISTING STORM SEWER	SS
EXISTING FIRE HYDRANT	FH
EXISTING STORM INLET	SI
EXISTING SCREEN WALL	SW
EXISTING WATER METER	WM
EX. TELEPHONE	T
EXISTING LIGHT POLE	LP
BOUNDARY LINE	---
PROPOSED CURB	---
PROPOSED HANDICAP SIGN	♿
PROPOSED HANDICAP LOGO	♿
PROPOSED FIRE HYDRANT	⦿
PROPOSED WATER METER	⦿
PROPOSED BACK FLOW PREVENTER	⦿
PROP. CONCRETE WHEEL STOP	▬
PROP. 18" DIA. BOLLARD	⦿
PROP. STORM INLET	⦿
PROP. FIRE DEPARTMENT CONNECTION	∞ F.D.C.
PROP. MONUMENT SIGN	⦿
PROP. 6' HIGH FENCE	▬
PROP. 4' HIGH SEPARATOR FENCE	▬
PROP. SITE LIGHT POLE	⦿
PROP. SANITARY SEWER MH	⦿ SSMH
PROPOSED FIRE LANE	▬

INTERIOR 6' FENCE DETAIL



EXTERIOR 6' FENCE DETAIL



SITE DATA SUMMARY CHART - AREA A

SITE DATA	EXISTING	PROPOSED
ZONING	SF-2	PD-MX-R
LAND USE DESIGNATION	VACANT	DAYCARE
GROSS ACREAGE	4.151 ACRES (180,803 SF)	4.151 ACRES (180,803 SF)
NET ACREAGE	2.037 ACRES (88,753 SF)	1.828 ACRES (79,616 SF)
NUMBER OF PROPOSED LOTS	1	1
PERCENTAGE OF SITE COVERAGE	0.00 %	39.21%
AREA OF OPEN SPACE	2.037 ACRES (88,753 SF)	1.111 ACRES (48,397 SF)
PERCENTAGE OF OPEN SPACE	100.00%	60.79%
PERCENTAGE OF LANDSCAPE	100.00%	60.79%
AREA OF IMPERVIOUS COVERAGE	0.000 ACRES (0 SF)	0.717 ACRES (31,219 SF)
PERCENTAGE OF IMPERVIOUS COVERAGE	0.00%	39.21%
BUILDING AREA	N/A	10,818 SF
NUMBER OF SINGLE-STORY BUILDINGS	0	1
NUMBER OF TWO-STORY BUILDINGS	0	0
MAXIMUM BUILDING HEIGHT	N/A	33'-4"
PROPOSED FLOOR AREA	N/A	10,818 SF
PROPOSED FLOOR AREA BY USE	N/A	DAY CARE
REQUIRED PARKING	N/A	44 SPACES
(1 SPACE PER 8 PUPILS + 1 SPACE PER EMPLOYEE) (190 PUPILS / 8 = 24 + 20 EMPLOYEES = 44 SPACES)		
PROVIDED PARKING	N/A	45 SPACES
STANDARD	N/A	43 SPACES
HANDICAP	N/A	2 SPACES
TOTAL	N/A	45 SPACES
INVENTORY PARKING	N/A	0 SPACES
REQUIRED LOADING SPACES	N/A	0 SPACES
PROVIDED LOADING SPACES	N/A	0 SPACES
AREA OF OUTSIDE STORAGE	0 SF	0 SF
PERCENTAGE OF OUTSIDE STORAGE	0.00%	0%
START OF CONSTRUCTION	N/A	04/2018
END OF CONSTRUCTION	N/A	04/2019

SITE DATA SUMMARY CHART - AREA B

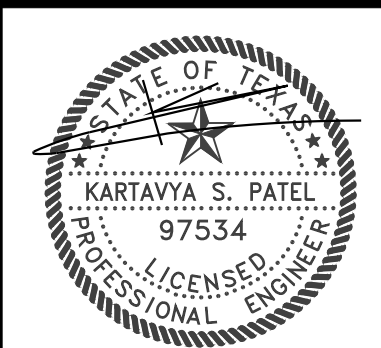
SITE DATA	EXISTING	PROPOSED
ZONING	SF-2	PD-MX-R
LAND USE DESIGNATION	SINGLE FAMILY	MIXED- USE RESIDENTIAL
GROSS ACREAGE	4.151 ACRES (180,803 SF)	4.151 ACRES (180,803 SF)
NET ACREAGE	2.113 ACRES (92,050 SF)	2.323 ACRES (101,187 SF)
NUMBER OF PROPOSED LOTS	1	1
PERCENTAGE OF SITE COVERAGE	0.00 %	56.66%
AREA OF OPEN SPACE	2.041 ACRES (88,883 SF)	1.007 ACRES (43,852 SF)
PERCENTAGE OF OPEN SPACE	96.56%	43.34%
PERCENTAGE OF LANDSCAPE	96.56%	43.34%
AREA OF IMPERVIOUS COVERAGE	0.073 ACRES (3,167 SF)	1.316 ACRES (57,335 SF)
PERCENTAGE OF IMPERVIOUS COVERAGE	03.44%	30.85%
BUILDING AREA	2,321 SF	15,498 SF
NUMBER OF SINGLE-STORY BUILDINGS	1	3
NUMBER OF TWO-STORY BUILDINGS	0	0
MAXIMUM BUILDING HEIGHT	SEE CHART	SEE CHART
PROPOSED FLOOR AREA	2,321 SF	15,498 SF
PROPOSED FLOOR AREA BY USE	RESIDENTIAL	RETAIL AND/OR RESIDENTIAL (10,455 SF) RESTAURANT (5,043 SF)
REQUIRED PARKING	N/A	TBD
RETAIL (1 SPACE PER 200 SF)		
RESIDENTIAL (1 SPACE PER DWELLING + 1 SPACE PER ADDITIONAL BEDROOM)		
RESTAURANT (1 SPACE PER 3 SEATS)		
PROVIDED PARKING	N/A	80 SPACES
STANDARD	N/A	74 SPACES
HANDICAP	N/A	6 SPACES
TOTAL	N/A	82 SPACES
INVENTORY PARKING	N/A	0 SPACES
REQUIRED LOADING SPACES	N/A	0 SPACES
PROVIDED LOADING SPACES	N/A	0 SPACES
AREA OF OUTSIDE STORAGE	0 SF	0 SF
PERCENTAGE OF OUTSIDE STORAGE	0.00%	0%
START OF CONSTRUCTION	N/A	TBD
END OF CONSTRUCTION	N/A	TBD

MAXIMUM BUILDING HEIGHT CHART - LOT 13B PER RESIDENTIAL ADJACENCY STANDARDS

BUILDING A	DISTANCE FROM RESIDENTIAL ADJACENCY = 90'	MAXIMUM BUILDING HEIGHT = 90' 1'4" = 22'-6"
BUILDING B	DISTANCE FROM RESIDENTIAL ADJACENCY = 90'	MAXIMUM BUILDING HEIGHT = 90' 1'4" = 22'-6"
BUILDING C	DISTANCE FROM RESIDENTIAL ADJACENCY = 210'	MAXIMUM BUILDING HEIGHT = 210' 1'4" = 52'-6"

OWNER	ENGINEER	ARCHITECT	SURVEYOR
BB3 LEARNING SYSTEM INC 2903 SIOUX COURT CORINTH, TEXAS 76210 CONTACT: JEREMY AUNE TEL: 309-716-2700 CONTACT: ELIZABETH AUNE TEL: 860-983-6375	TRIANGLE ENGINEERING LLC 1333 MODERN DRIVE SUITE 200 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: 214-609-9271	LEVEL-5 DESIGNS, LLC 6400 WESTPARK DRIVE SUITE 490 HOUSTON, TEXAS 77057	A&W SURVEYORS, INC. 2220 GUS THOMASSON ROAD MESQUITE, TEXAS 75150 CONTACT: JOHN S. TURNER TEL: 972-661-4975

NO.	DATE	DESCRIPTION	BY
1	12/01/18	1ST CITY SUBMITTAL	KP
2	01/08/18	2ND CITY SUBMITTAL	KP
3	02/05/18	3RD CITY SUBMITTAL	KP
4	02/19/18	4TH CITY SUBMITTAL	KP



SITE PLAN

TRIANGLE ENGINEERING LLC

T: 214.609.9271 F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

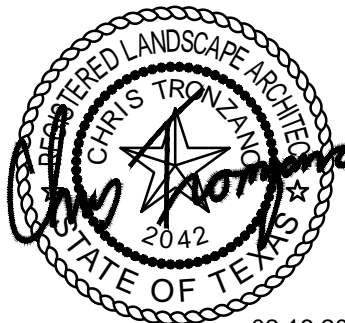
Planning | Civil Engineering | Construction Management

DESIGN DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	02/19/18	1":40'	071-17	3

TX PE FIRM #11525



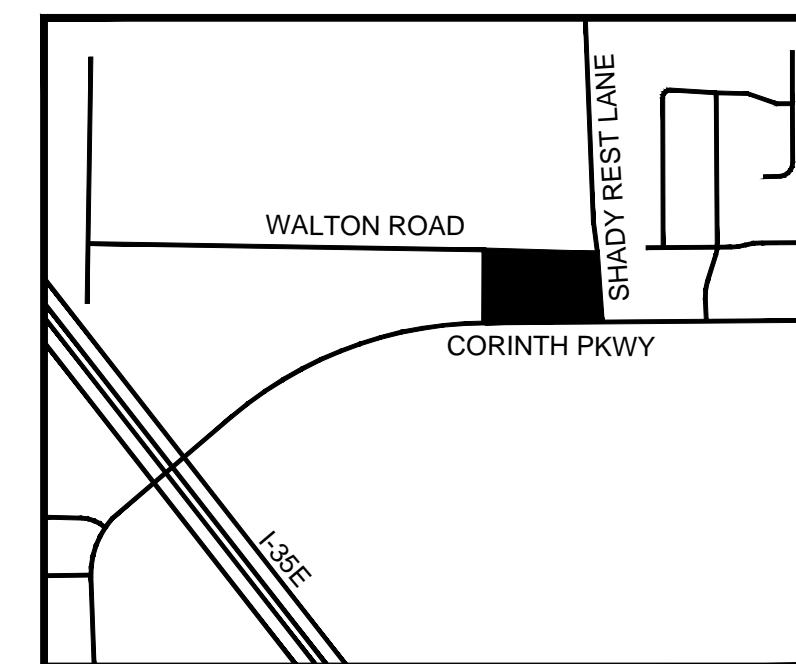
LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1333 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRS@STUDIOWGREENSPOT.COM



02.16.2018

GODDARD SCHOOL

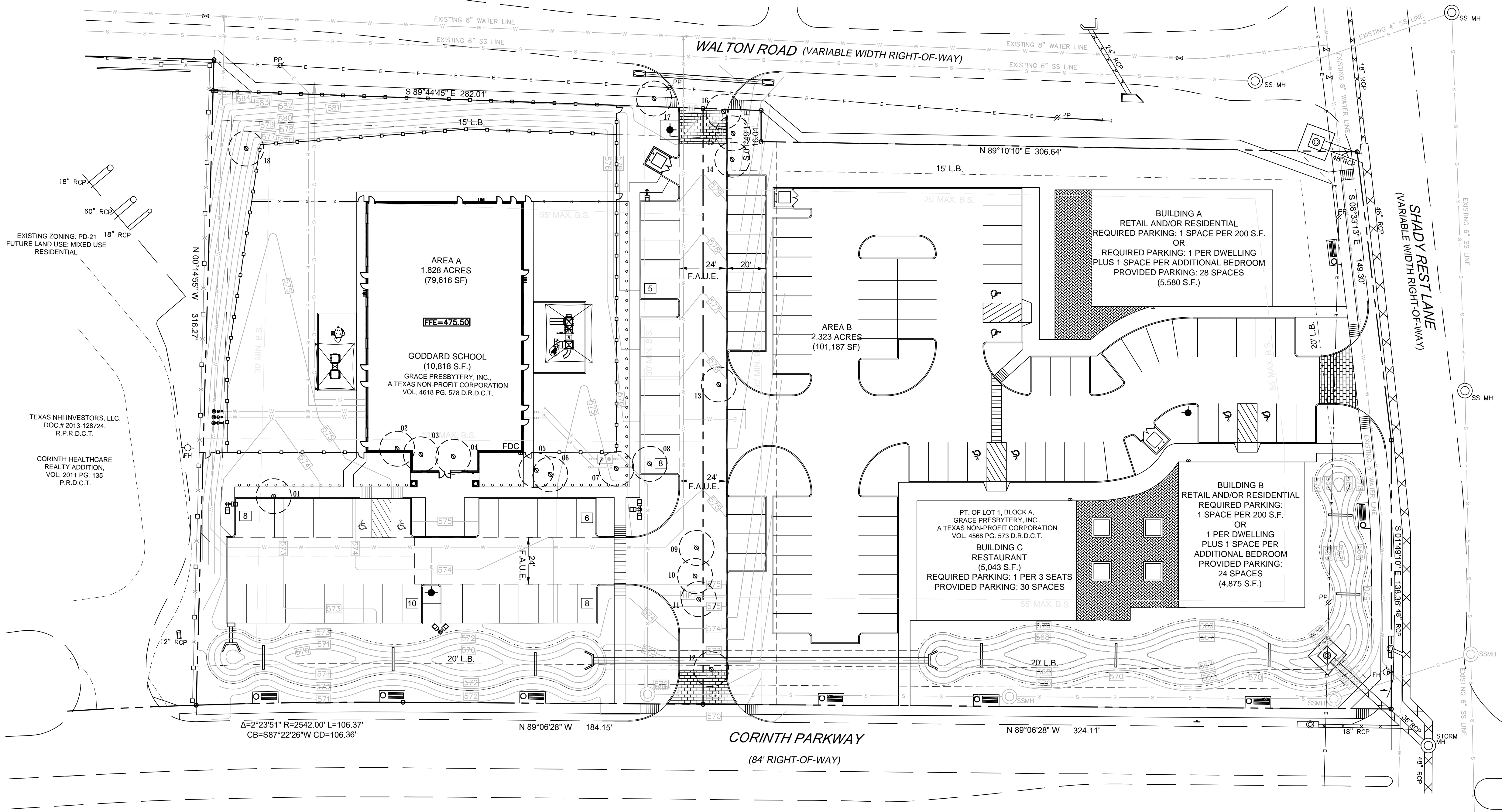
1.828 ACRES BEING ALL THAT LOT, TRACT OR PARCEL OF LAND LOCATED IN THE J.P. WALTON SURVEY,
ABSTRACT NO. 1389, RECORDED IN VOLUME 4568, PAGE 573 DEED RECORDS
CITY OF CORINTH, DENTON COUNTY, TEXAS



VICINITY MAP
N.T.S.

EXISTING TREE NOTES

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around drip (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the drip line of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the drip line of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the drip line of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4) feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's drip line. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4) foot approximate height. The protective fencing will be located as indicated on the Tree Protection Details.
- Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Details.
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

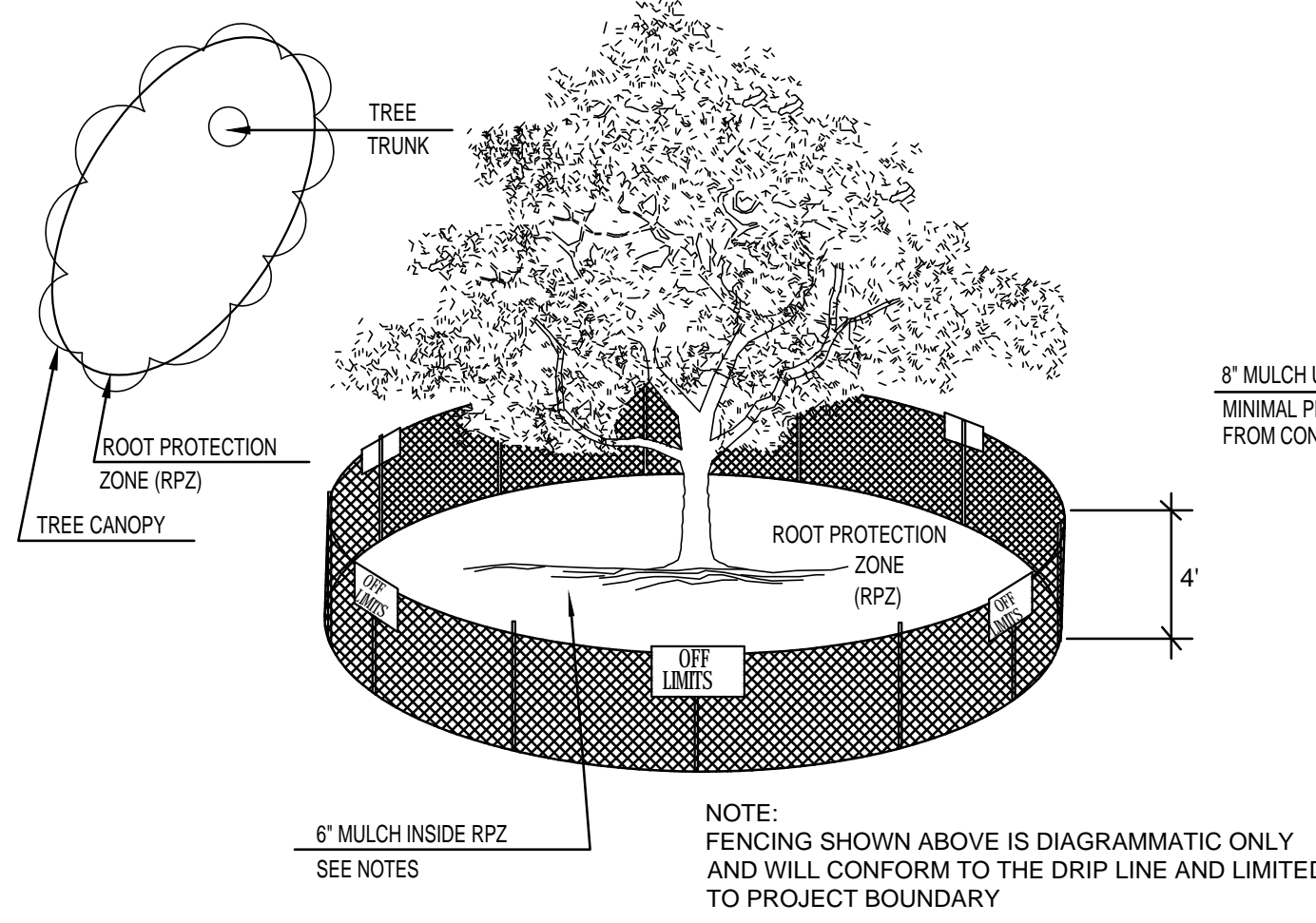


EXISTING ZONING: PD-21
FUTURE LAND USE: MIXED USE RESIDENTIAL

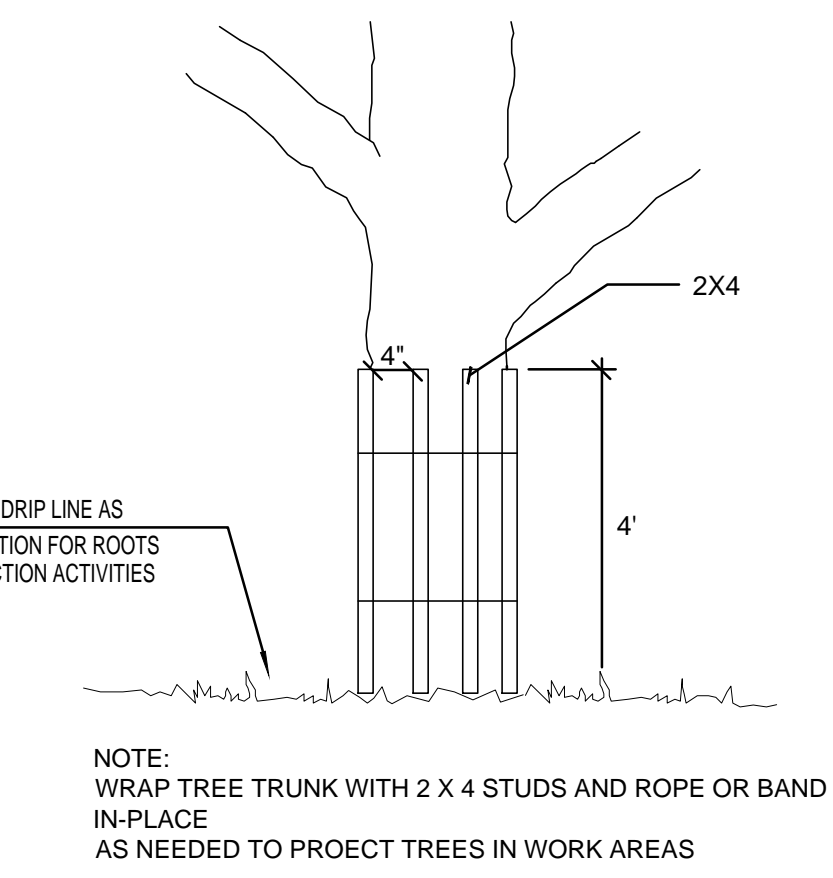
TEXAS NH INVESTORS, L.L.C.
DOC # 2013-128724,
R.P.R.D.C.T.

CORINTH HEALTHCARE
REALTY ADDITION,
VOL. 2011 PG. 135
P.R.D.C.T.

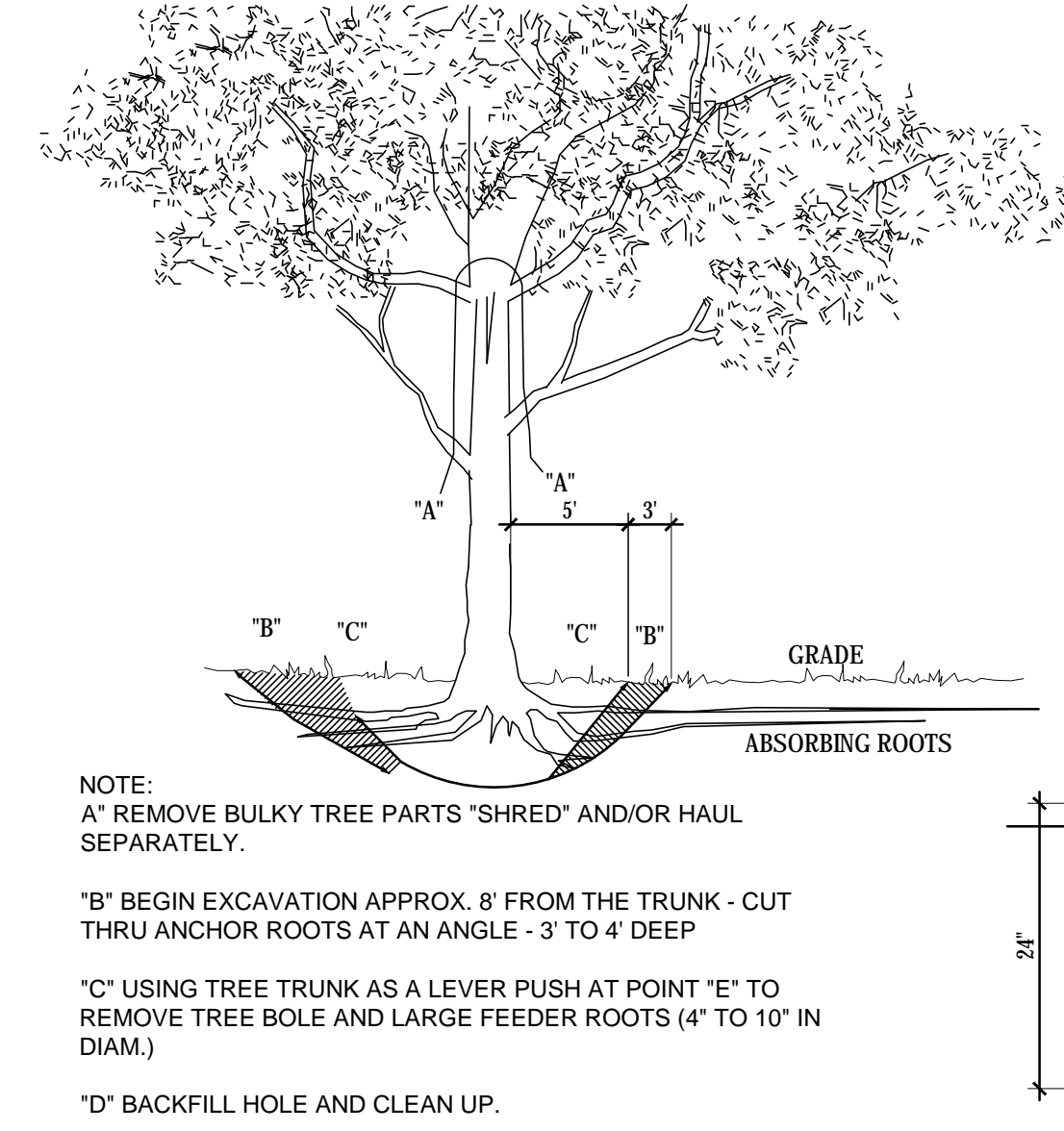
GODDARD SCHOOL
CORINTH PARKWAY
CORINTH, TEXAS



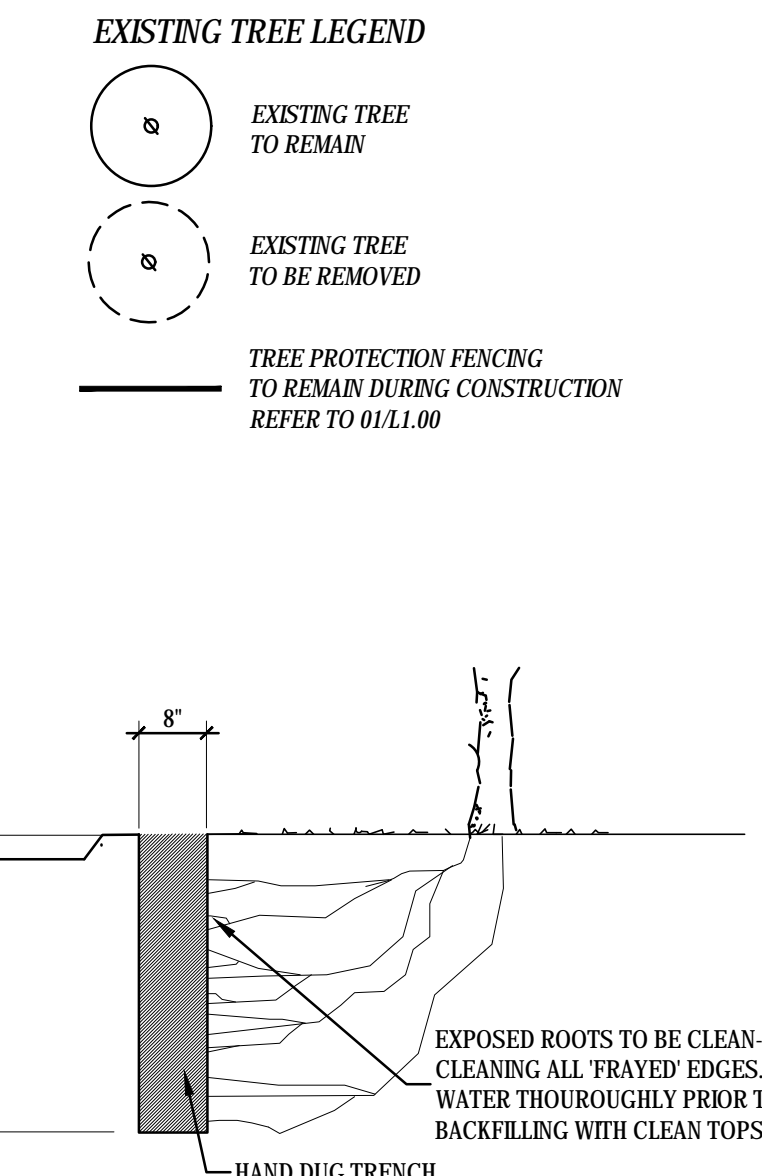
01 TREE PROTECTION FENCE A
NOT TO SCALE



02 TREE PROTECTION FENCE B
NOT TO SCALE

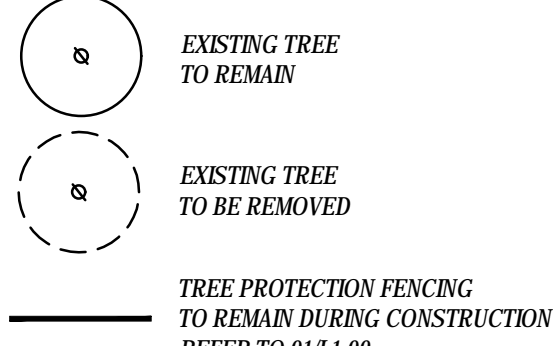


03 TREE REMOVAL DIAGRAM
NOT TO SCALE



04 ROOT PRUNING DETAIL
N.T.S.

EXISTING TREE LEGEND

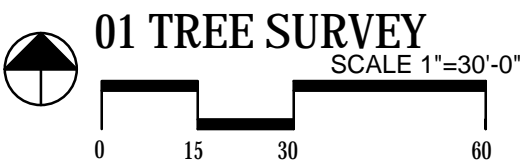


EXISTING TREE CHART

Tree #	Caliper Inches	Tree Type	Status	Exempt	Condition	Notes
1	22	Elm	To be removed	X	Good	Drive / Parking
2	12	Elm	To be removed	X	Good	Building Pad
3	8	Elm	To be removed	X	Good	Building Pad
4	14	Elm	To be removed	X	Good	Building Pad
5	9	Hackberry	To be removed	X	Good	Unprotected species- Site Grading
6	9	Hackberry	To be removed	X	Good	Unprotected species- Site Grading
7	8	Hackberry	To be removed	X	Good	Unprotected species- Drive / Parking
8	24	Hackberry	To be removed	X	Good	Unprotected species- Drive / Parking
9	24	Hackberry	To be removed	X	Good	Unprotected species- Drive / Parking
10	8	Cedar	To be removed	X	Good	Drive / Parking
11	10	Cedar	To be removed	X	Good	Drive / Parking
12	10	Cedar	To be removed	X	Good	Drive / Parking
13	30	Oak	To be removed	X	Good	Drive / Parking
14	12	Oak	To be removed	X	Good	Site Grading
15	9	Oak	To be removed	X	Good	Site Grading
16	10	Hackberry	To be removed	X	Good	Drive / Parking
17	24	Post Oak	To be removed	X	Good	Site Grading
18	22	Post Oak	To be removed	X	Good	Site Grading

265- Total caliper inches on site
0- Caliper inches of trees to be preserved
265- Caliper inches of trees to be removed
198- Caliper inches of exempt trees to be removed
67- Caliper inches of tree to be mitigated- refer to sheet L.2 for mitigation trees

TREE SURVEY, PROTECTION PLAN AND TREE MITIGATION IS ONLY FOR AREA A (LOT 13A, BLOCK 2) AND A TREE SURVEY, PROTECTION PLAN AND TREE MITIGATION MUST BE PROVIDED PRIOR TO DEVELOPMENT OF AREA B (LOT 13B, BLOCK 2)



ISSUE:
FOR APPROVAL 12.01.2017
CITY COMMENTS 01.08.2018
CITY COMMENTS 02.02.2018
CITY COMMENTS 02.16.2018

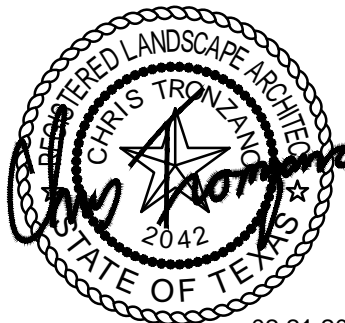
DATE:
02.16.2018

SHEET NAME:
TREE SURVEY

SHEET NUMBER:
L.1



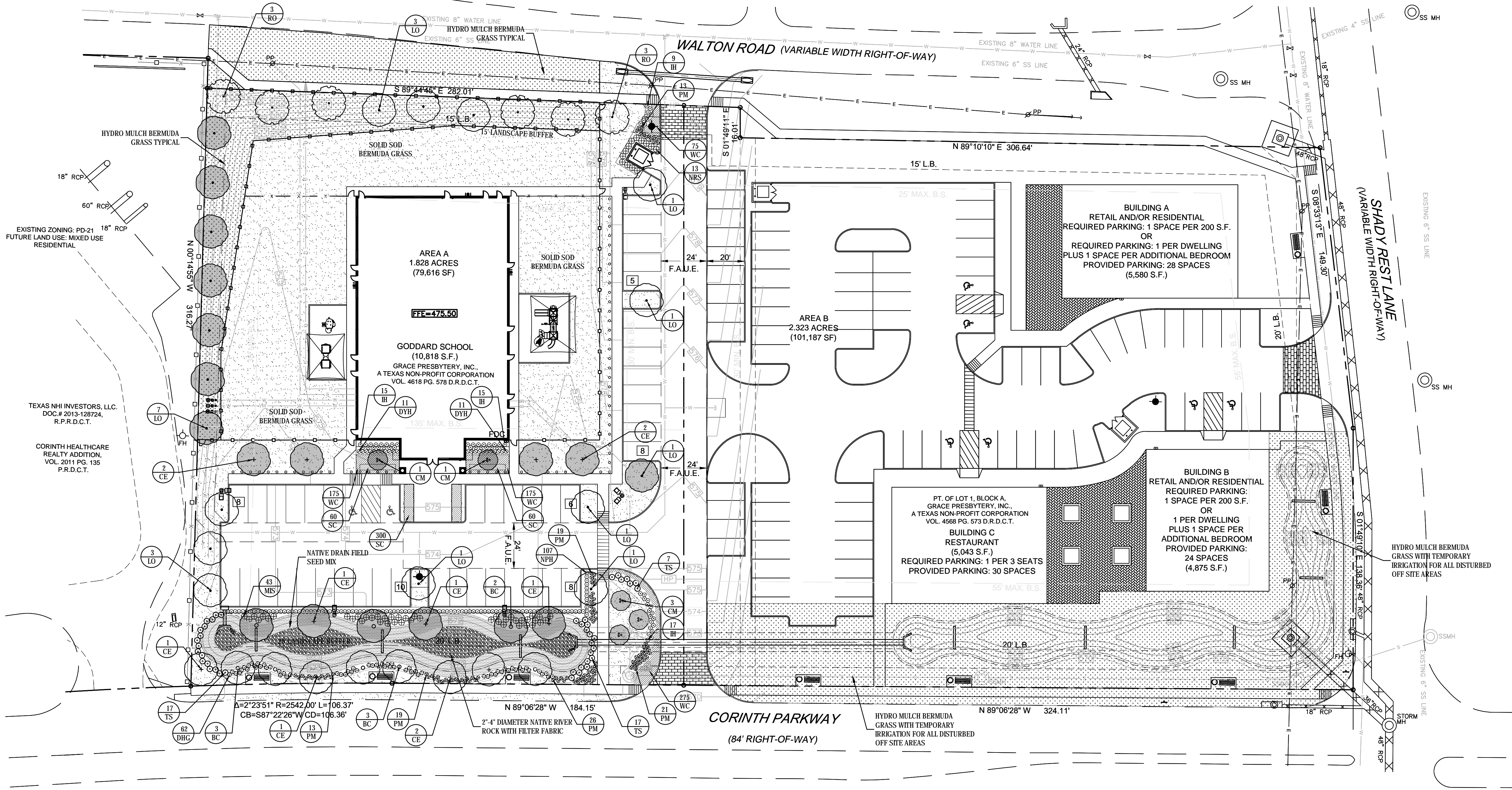
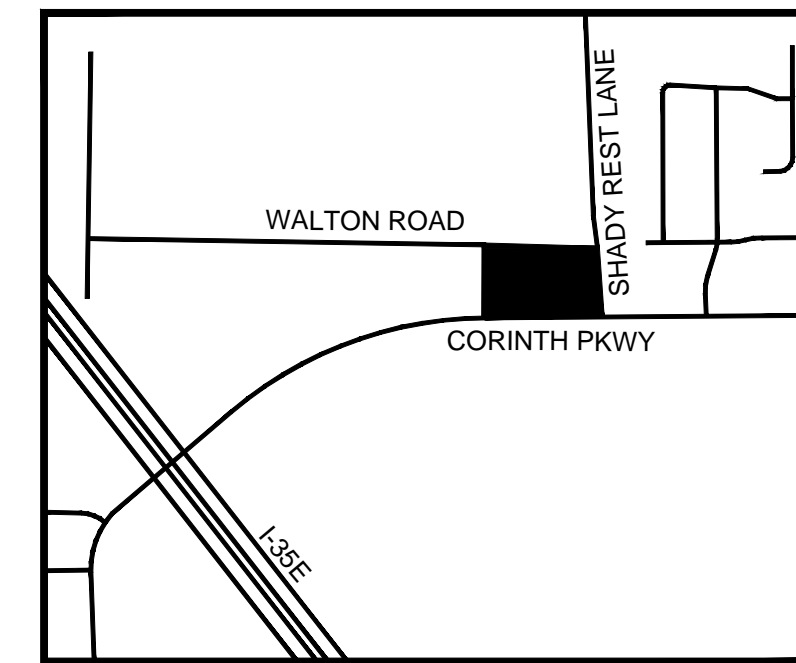
LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1333 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRS@STUDIOGREENSPOT.COM



02.21.2018

GODDARD SCHOOL

1.828 ACRES BEING ALL THAT LOT, TRACT OR PARCEL OF LAND LOCATED IN THE J.P. WALTON SURVEY,
ABSTRACT NO. 1389, RECORDED IN VOLUME 4568, PAGE 573 DEED RECORDS
CITY OF CORINTH, DENTON COUNTY, TEXAS



GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOOLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE (1) ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

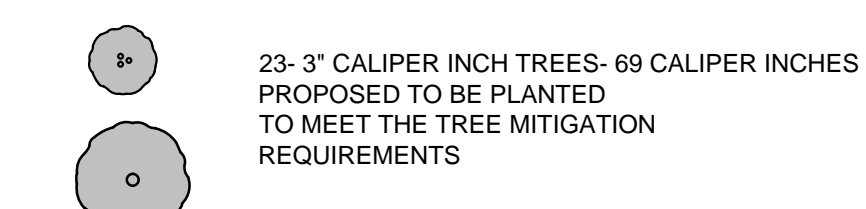
1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
BC	8	Bald Cypress	<i>Taxodium distichum</i>	3" cal.	container, 12' ht., 5' spread, 5' clear trunk
CE	11	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 13' ht., 5' spread min., 6' clear trunk
CM	5	Crepe Myrtle	<i>Lagerstroemia indica</i>	3" cal.	container, 5-1' trunks, 4' spread, tree form
LO	19	Live Oak	<i>Quercus virginiana</i>	3" cal.	container, 14' ht., 6' spread, 6' clear straight trunk
RO	6	Red Oak	<i>Quercus shumardii</i>	3" cal.	container, 14' ht., 6' spread, 6' clear straight trunk
SHRUBS					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DHG	62	Dwarf Hameln Grass	<i>Pennisetum alopecuroides 'Hameln'</i>	3 gal.	container full, well rooted
DYH	22	Dwarf Yaupon Holly	<i>Ilex vomitoria 'nana'</i>	3 gal.	container, well rooted, 18" spread
IH	56	Indian Hawthorn 'Clara'	<i>Rhodaphys indica 'Clara'</i>	3 gal.	container, well rooted, 18" spread
MMS	43	Adagio Maiden Grass	<i>Miscanthus sinensis 'Adagio'</i>	3 gal.	container full, well rooted
NPH	107	Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>	5 gal.	container, 20" ht., 20" spread
NRS	13	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	container, 30" ht., 30" spread
PM	111	Pink Muhly Grass	<i>Muhlenbergia capillaris</i>	5 gal.	container full, well rooted
TS	41	Compact Texas Sage	<i>Leucophyllum frutescens 'Compacta'</i>	5 gal.	container grown, 20" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	420	Seasonal Color		4" pots	selection by owner, 12" o.c.
WC	700	Purple Wintercreeper	<i>Euonymus fortunei 'Coloratus'</i>	4" pots	container, 3-12" runners min., 12" o.c.
		'419' Bermudagrass	<i>Cynodon dactylon '419'</i>		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

TREES TO COUNT TOWARDS MITIGATION



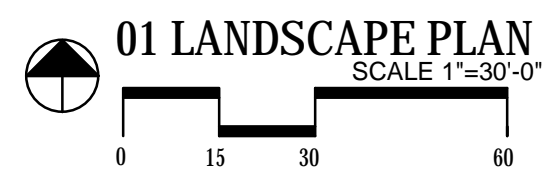
LANDSCAPE TABULATIONS

STREET FRONTAGE / LANDSCAPE EDGE	
Requirements: One (1) tree, 3" cal., per 30 l.f. of street frontage and continuous headlight screen	
Corinth Parkway (260.79 l.f.)	Required (9) trees, 3" cal. Provided (9) trees, 3" cal.
continuous evergreen hedge for parking lot screen	continuous evergreen hedge for parking lot screen
Walton Road (252.17 l.f.)	Required (9) trees, 3" cal. Provided (9) trees, 3" cal.
PARKING LOT (45 spaces)	
Requirements: 10 s.f. per each parking space and (1) tree, 3" cal., per 10 parking spaces.	
Required (5) trees, 3" cal. 450 s.f.	Provided (8) trees, 3" cal. 1,268 s.f.

A SITE PLAN IS REQUIRED PRIOR TO DEVELOPMENT OF AREA B. A LANDSCAPE PLAN MEETING ALL CITY LANDSCAPE REQUIREMENTS WILL BE REQUIRED FOR AREA B AT THE TIME OF THE SITE PLAN SUBMITTAL. CORNER LOT LANDSCAPING PER THE ORDINANCE WILL BE REQUIRED FOR AREA B.

AN IRRIGATION SYSTEM WILL BE DESIGNED, INSTALLED, AND FUNCTIONAL PRIOR TO THE APPROVAL OF THE CERTIFICATE OF OCCUPANCY

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT AND PERFORMANCE OF PLANT MATERIAL.



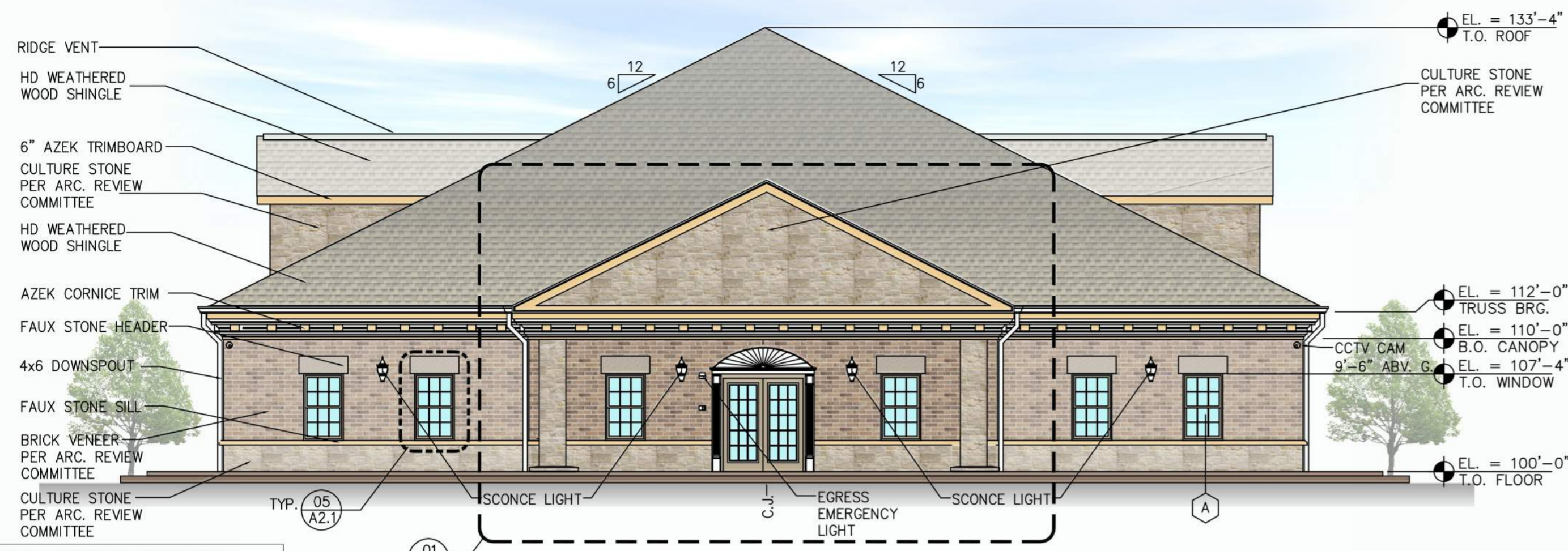
GODDARD SCHOOL
CORINTH PARKWAY
CORINTH, TEXAS

ISSUE:
FOR APPROVAL 12.01.2017
CITY COMMENTS 01.08.2018
CITY COMMENTS 02.02.2018
CITY COMMENTS 02.21.2018

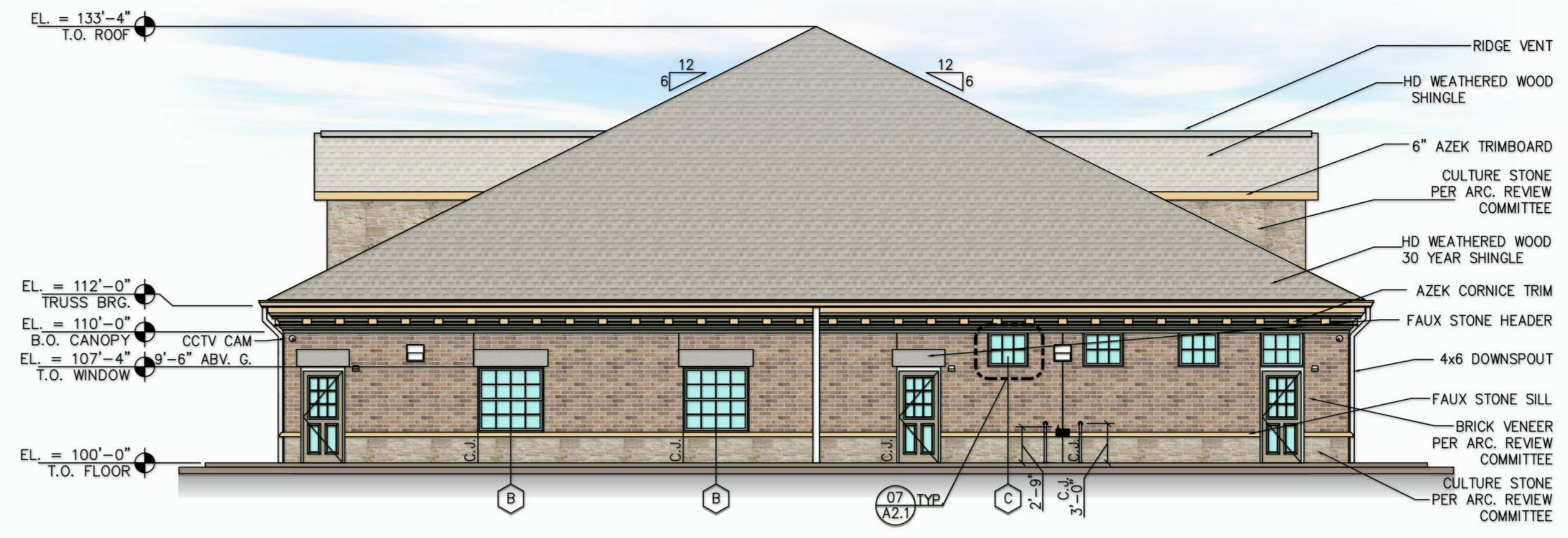
DATE:
02.21.2018

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.2



1 SOUTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"

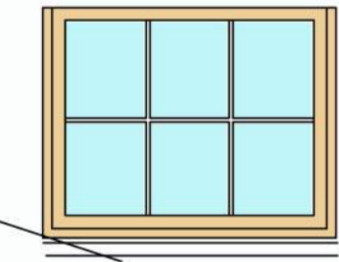


2 NORTH ELEVATION (BACK)
SCALE: 1/8" = 1'-0"

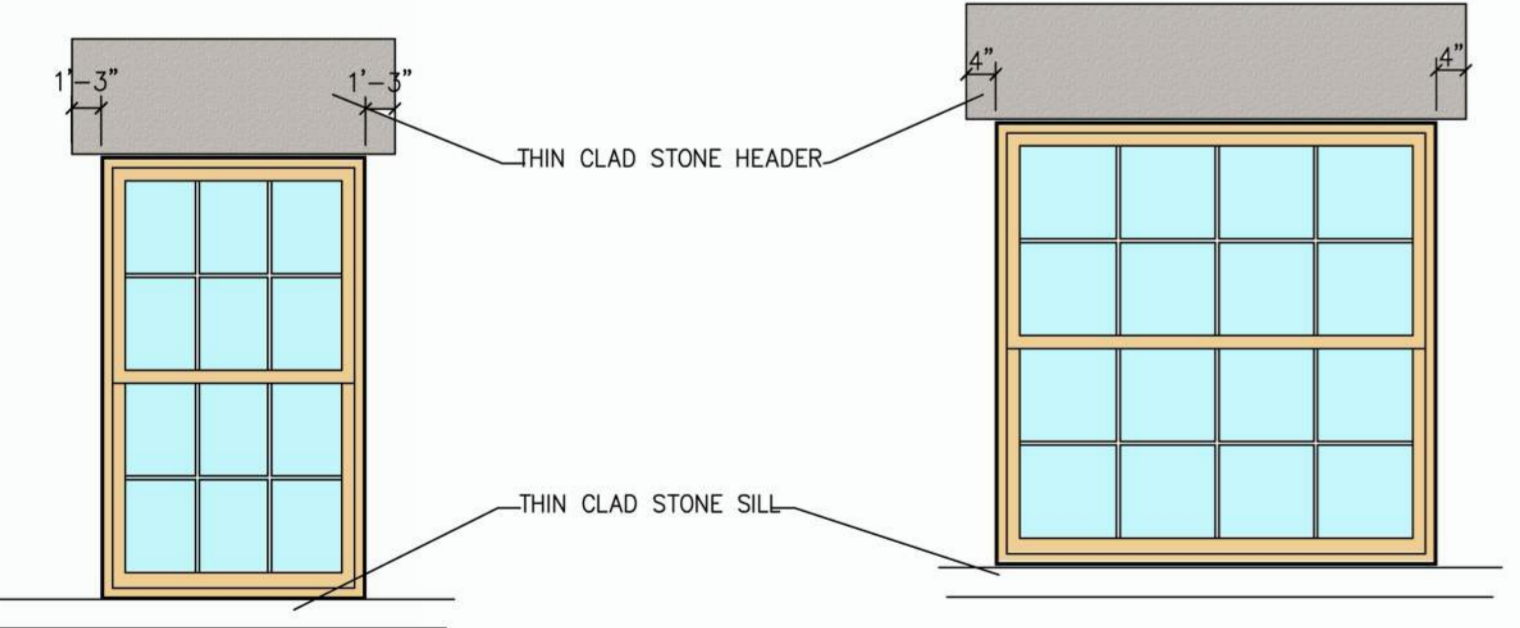
MATERIAL SPECIFICATION

NO.	MATERIAL IMAGE	MATERIAL NAME	SPECIFICATION
1		BRICK VENEER	CEDAR VALLEY-ACME BRICK
2		CULTURE STONE	GRANBURY REGULAR CHOPPED GRAY
3		ROOF SHINGLE	HD WEATHERED WOOD SHINGLES
4		AZEK CORNICE TRIM	PT-1, WHITE IN COLOR

	SOUTH	%	NORTH	%	WEST	%	EAST	%
TOTAL FACADE AREA (SF)	1277.40 SF	100.00	1012.85 SF	100.00	1823.07 SF	100.00	1846.18 SF	100.00
DOORS/WINDOWS	160 SF	12.52	155 SF	15.30	315 SF	17.28	339 SF	18.36
FACADE AREA (SF) MINUS DOORS/WINDOWS	1117.40 SF	-	857.85 SF	-	1508.07 SF	-	1507.18 SF	-
BRICK VENEER	442.88 SF	34.67	455.03 SF	44.93	783.91 SF	43.00	785.17 SF	42.53
STONE	459.05 SF	35.94	224.35 SF	22.15	402.74 SF	22.09	401.59 SF	21.75
AZEK TRIM	215.47 SF	16.87	178.47 SF	17.62	321.42 SF	17.63	320.42 SF	17.36



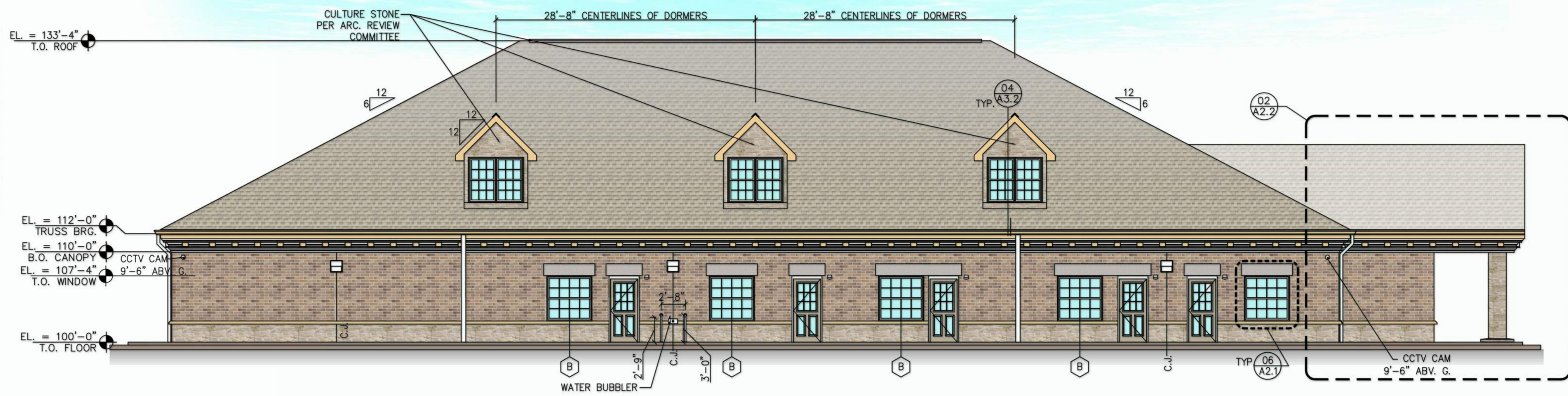
7 WINDOW ELEVATION (C)
N.T.S.



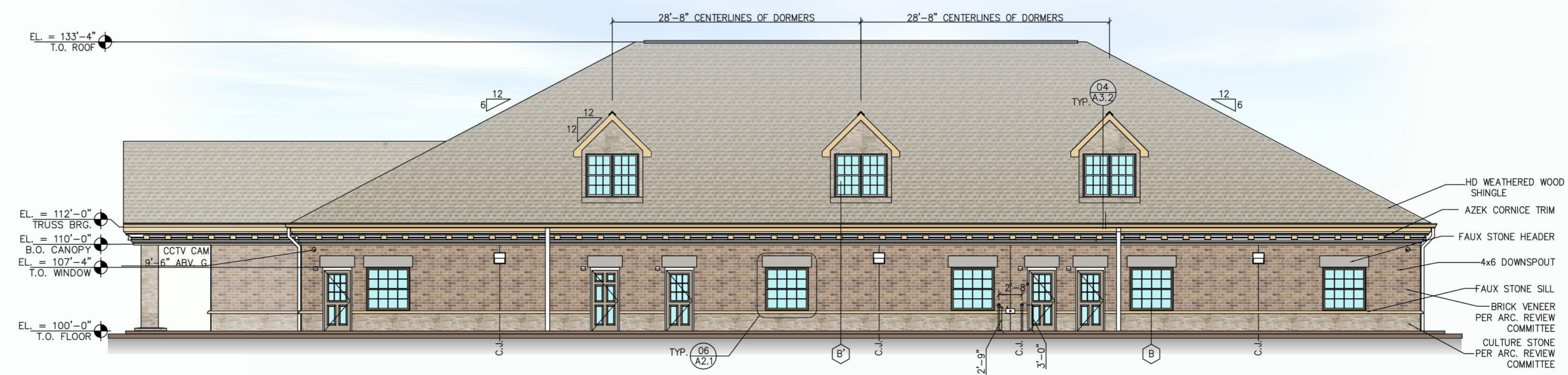
5 WINDOW ELEVATION (A)
N.T.S.

6 WINDOW ELEVATION (B)
N.T.S.

NOTE : THE DUMPSTER ENCLOSURE ELEVATIONS SHALL MATCH TO THE BUILDING MATERIALS.
THE ENTRANCE OF THE BUILDING SHALL BE ACCENTED WITH BOTH FINISHES AND PLANTING TO VISUALLY READ AS AN ENTRY STATEMENT.
DOWNSPOUTS ON ELEVATIONS ARE FOR INFORMATION PURPOSE ONLY. LOCATION SHALL BE DECIDED ON FIELD.



3 WEST ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"

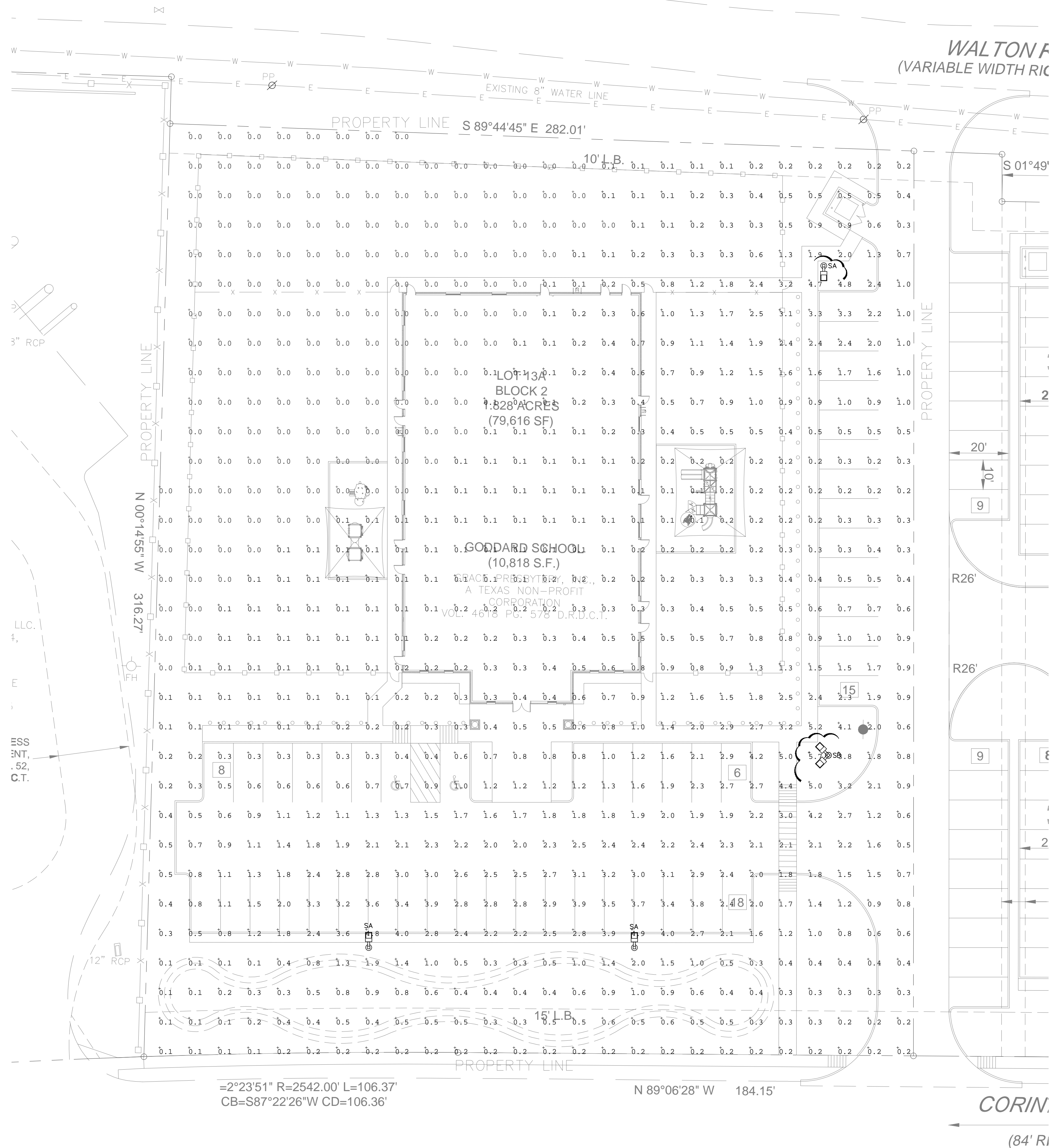


4 EAST ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"

NO.	DATE	REVISION

EXTERIOR ELEVATIONS

PROJECT NO.:	02/01/2018
DATE:	
DRAWN BY:	
CHECKED BY:	



Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min Max/Min
Photometric	Illuminance	Fc	0.75	5.7	0.0	N.A. N.A.

Luminaire Schedule						
Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens
6	KAD_LED_60C_700_30K_R3_MVOLT	SINGLE	1.000	KAD LED 60C 700 30K R3 MVOLT	134	14864

1 PHOTOMETRIC PLAN
SCALE: 1-20"=1'-0"



No.	DATE	DESCRIPTION	BY



FEB. 20, 2018

MEP GREEN DESIGN & BUILD, PLLC.
 REGISTRATION #: F-10982
 17047 Ed Camino Real, #211
 Houston, TX 77058
 Tel: (281)-786-1195
 Fax: (281)-282-9144
 www.mepgreendesigns.com

GODDARD SCHOOL
 CITY OF CORINTH, TEXAS

PHOTOMETRIC PLAN	
PROJECT No:	02/14/2018
DATE:	PL
DRAWN BY:	DV
CHECKED BY:	

SHEET #	REVISION #
E5.1	

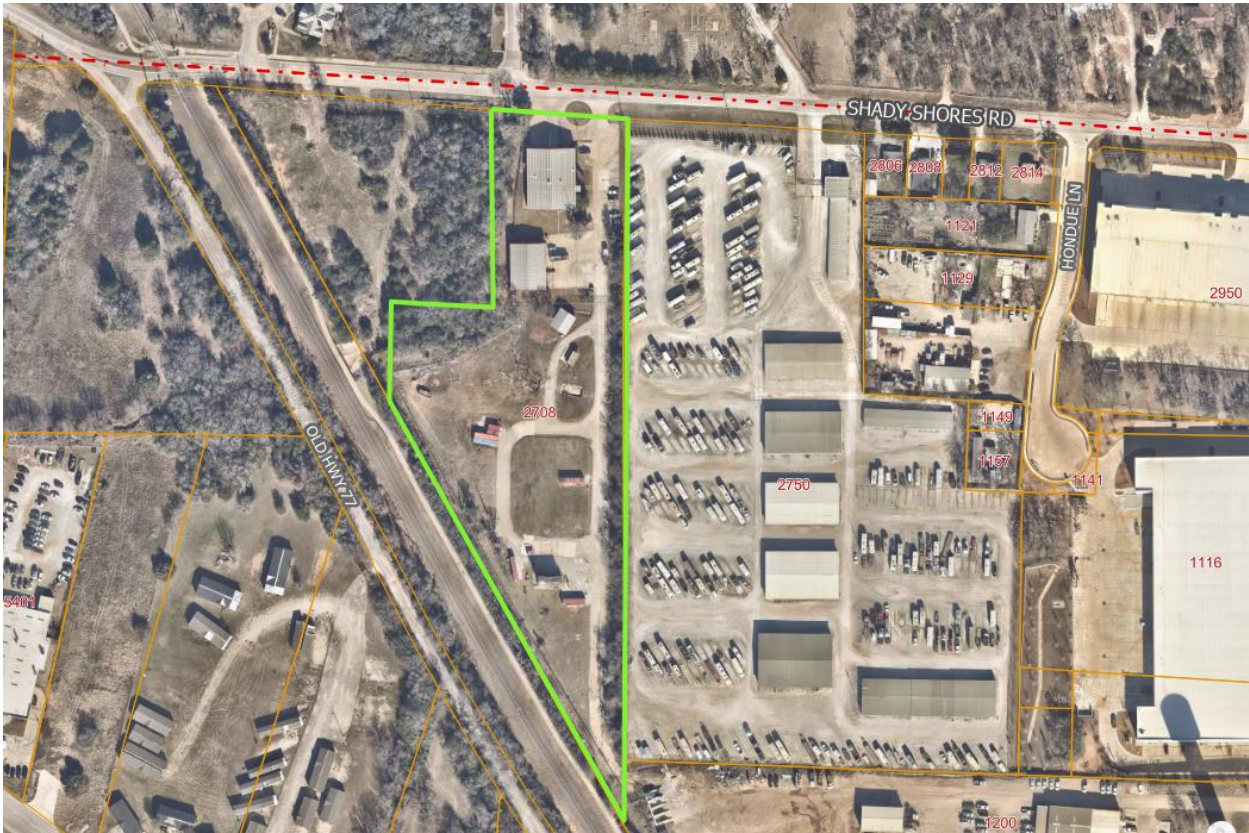


CITY OF CORINTH Staff Report

Meeting Date:	4/27/2026	Title:	PD-80 Corinth Facilities Building PD Request (ZAPD26-0017)
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		

Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated rezoning request to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being part of the Unified Development Code, from MX-C Mixed Use Commercial to a Planned Development with a base zoning district of I Industrial for the development of a new City facility building on approximately ±6.7 acres generally located at 2708 W Shady Shores Rd.



Area to be Rezoned

Item Summary/Background/Prior Action

The City of Corinth is requesting a Planned Development (PD) for a ±6.6410 acre property located at 2708 W Shady Shores Road. The site is currently zoned MX-C (Mixed Use Commercial). The purpose of the request is to allow for the development of a city public works facility that will support daily operations such as vehicle maintenance, equipment storage, and materials management.

The Planned Development is guided by the regulation of the “I” Industrial District under the Corinth Unified Development Code (UDC), with modifications specific to the project. Permitted uses include accessory buildings, outside storage, portable and temporary buildings, and utility storage/repair structures. Several UDC standards, including landscaping, vehicular parking, and certain architectural and residential adjacency standards, are proposed to be modified to allow flexibility for the city’s operational needs.

The concept plan shows a functional layout with several buildings and works areas. Parking and outdoor storage areas are provided, with most of the storage on the southernmost part of the site. The plan also includes buffering and screening along the edges of the site. A tree preservation area of approximately ±0.26 acres is shown along the western and southern boundary of the site to provide a buffer to the Denton Katy Trail and protect the large cluster of trees.

Public Notice

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

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

Letters of Support/Protest

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

Staff Recommendation

Staff recommends approval of the proposed planned development as presented.

Motion

“I move to recommend approval of Case No. ZAPD26-0017 PD-80 Corinth Facilities Building as presented.”

Alternative Actions by the Planning and Zoning Commission

The Planning and Zoning Commission may also,

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

Attachments

1. Exhibit A- Legal Description
2. Exhibit B – PD Design Statement and Design Standards
3. Exhibit C- Concept Plan
4. 200-foot Zoning Buffer Exhibit and Correspondence from Property Owners

EXHIBIT "A" – LEGAL DESCRIPTION

Being all that certain lot, tract, or parcel of land situated in the L. H. Bates Survey, Abstract No. 204, and the M.E.P. & P.R.R. Company Survey, Abstract No. 911, City of Corinth, Denton County, Texas, and being part of that certain called 8.40 acre tract of land described in deed to William Henry Jones, Jr., recorded in Volume 438, Page 324 of the Deed Records of Denton County, Texas, and being all of Lot 1, Block A, Lake Cities Fire Station Number 2, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in Cabinet X, Page 568 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" rebar found at the most southerly corner of said 8.40 acre tract, being on the west line of that certain called 5.0021 acre tract of land described in deed to the City of Corinth, recorded in Document No. 1995-33535 of the Real Property Records of Denton County, Texas, and being on the east line of the Missouri-Kansas-Texas Railroad (now Dallas Area Rapid Transit, recorded in Document No. 2010-13179 of the Real Property Records of Denton County, Texas);

THENCE with the westerly line of said 8.40 acre tract and the east line of the Missouri-Kansas-Texas Railroad, with the arc of a curve to the right having a radius of 6172.20 feet, a central angle of 06 deg. 18 min. 53 sec., and an arc length of 680.27 feet, whose chord bears North 30 deg. 50 min. 46 sec. West, 679.92 feet to a 1/2" G&A capped rebar set;

THENCE North 29 deg. 05 min. 25 sec. West, 125.30 feet, continuing with the westerly line of said 8.40 acre tract and the east line of the Missouri-Kansas-Texas Railroad to a 3/8" rebar found at the most westerly southwest corner of said 8.40 acre tract, and being the most southerly corner of that certain called 2.132 acre tract of land described in deed to William Gene Huckabee and Wife, Virginia Irene Huckabee, recorded in Volume 566, Page 95 of the Deed Records of Denton County, Texas;

THENCE North 00 deg. 54 min. 25 sec. West, 174.11 feet, with the west line of said 8.40 acre tract and the east line of said 2.132 acre tract to a 5/8" rebar found at the southwest corner of that certain called 1.632 acre tract of land described in deed to Wm. Gene Huckabee, recorded in Volume 647, Page 111 of the Deed Records of Denton County, Texas;

THENCE South 87 deg. 01 min. 20 sec. East, with the south line of said 1.632 acre tract, passing at 150.11 feet a 1'2" G&A capped rebar set for witness, continuing with said south line a total distance of 175.11 feet to a 1/2" G&A capped rebar set at the southeast corner thereof;

THENCE North 00 deg. 54 min. 25 sec. West, with the east line of said 1.632 acre tract, passing at 100.0 feet a 1/2" G&A capped rebar set for witness, continuing with said east line, passing at 357.0 feet a 1/2" G&A capped rebar set for witness, continuing with said east line a total distance of 407.14 feet to the northeast corner of said 1.632 acre tract, and being on the north line of said 8.40 acre tract, and being in Shady Shores Road;

THENCE South 86 deg. 35 min. 20 sec. East, 25.71 feet, with the north line of said 8.40 acre tract, in Shady Shores Road, to the northwest corner of a 50 foot right-of-way dedication as shown on the aforementioned Lake Cities Fire Station Number 2;

THENCE South 00 deg. 49 min. 05 sec. East, 50.14 feet, with the west line of said 50 foot right-of-way dedication to a 1/2" G&A capped rebar set at the southwest corner thereof, being the northwest corner of said Lot 1, Block A, and being on the south line of Shady Shores Road;

THENCE South 86 deg. 35 min. 20 sec. East, 199.89 feet, with the south line of said 50 foot right-of-way dedication, the south line of Shady Shores Road and the north line of said Lot 1, Block A, to a 1/2" G&A capped rebar set at the southeast corner of said 50 foot right-of-way dedication and the northeast corner of said Lot 1, Block A, and being on the east line of said 8.40 acre tract and the west line of that certain called 4.06 acre tract described as Tract 1 in deed to Anchor Bay Boat & RV Storage, LTD, recorded in Volume 4373, Page 1407 of the Real Property Records of Denton County, Texas;

THENCE South 00 deg. 51 min. 20 sec. East, with the east line of said 8.40 acre tract and the east line of said Lot 1, Block A, and the west line of said 4.06 acre tract, passing at 212.80 feet a 1/2" Kern capped rebar found at the southeast corner of said Lot 1, Block A, continuing with the east line of said 8.40 acre tract and the west line of said 4.06 acre tract, passing at 759.9 feet a 1/2" rebar found in the southwest base of a 12 inch hackberry tree at the southwest corner of said 4.06 acre tract, and being the most westerly northwest corner of Lot 1, Block A, of Anchor Bay Storage Addition, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in Cabinet N, Page 333 of the Plat Records of Denton County, Texas, continuing with the east line of said 8.40 acre tract and the westerly west line of said Lot 1, Block A, of said Anchor Bay Storage Addition, passing at 1089.8 feet a 1/2" rebar found at the southwest corner thereof, and being the northwest corner of the aforementioned 5.0021 acre tract, continuing with the east line of said 8.40 acre tract and the west line of said 5.0021 acre tract a total distance of 1201.90 feet to the POINT OF BEGINNING and containing approximately 6.671 acres of land.

EXHIBIT “B”

PD DESIGN STATEMENT / PLANNED DEVELOPMENT STANDARDS

SECTION 1: OVERVIEW

A. Project Name: Corinth Facilities Building

B. Owner/Developers: City of Corinth

C. Project Acreage and Location: ±6.6410 Acres, 2708 W Shady Shores Rd, City of Corinth, TX

D. Project Overview: This Planned Development (PD) request applies to one parcel of land located at the south side of Shady Shores Rd in the City of Corinth, Texas. The property is currently zoned MX-C (Mixed-Use Commercial).

E. Project Description: The project is a planned development (PD) for a city public works facility that will support essential services such as equipment storage, vehicle maintenance, and materials management. The goal is to create a functional and well-organized site that allows City staff to operate efficiently. The site will include buildings, storage areas, parking for the city vehicles, and safe access for trucks and staff.

SECTION 2: PD APPLICATION AND REVIEW

A. UDC Subsection 2.10.09 PD, Planned Development Application and Review shall apply except as modified below:

- 1) Exhibit “C” - PD Concept Plan is intended to be representative only. The base zoning district is I- Industrial. The overall layout, including building locations shall be generally consistent with Exhibit “C” – PD Concept Plan, which illustrates a mixed-use pattern that balances residential and commercial uses.

SECTION 3: PURPOSE AND BASE DISTRICT

A. Purpose

The regulations set forth herein provide development standards for industrial uses within the Corinth Facilities Building Planned Development District (PD). The boundaries of the PD are identified by metes and bounds on the Legal Description, Exhibit “A” to this Ordinance, and the Property shall be developed in accordance with these regulations and the Planned Development “PD” Concept Plan as depicted on Exhibit “C”. Any use that is not expressly authorized herein is expressly prohibited in this PD.

B. Base District

In this PD, the “I” Industrial District regulations of the Corinth Unified Development Code (UDC), as amended, shall apply to the Property except as modified herein. If a change to the Planned Development Standards, PD Concept Plan, and/or associated Ancillary Plans is requested, the request shall be processed in accordance with the UDC and development standards in effect at the time the change is requested per the Planned Development Amendment Process.

SECTION 4: USES AND AREA REGULATIONS

1. Permitted Uses and Use Regulations

- a. In the PD, no building or land shall be used, and no building shall be hereafter erected, reconstructed, enlarged, or converted unless otherwise provided for in the I, Industrial district regulations of the UDC or otherwise permitted by this PD Ordinance. Permitted Uses in the I, Industrial District, as listed in Subsection 2.07.03 of the UDC, shall be permitted in the PD District except as modified below:
 - i. The following additional uses shall be permitted within this Planned Development:
 - a) Outside Storage
 - b) Portable Buildings
 - c) Temporary Building for New Construction
 - d) Utility Storage/Repair Buildings

2. Dimensional Regulations

- a. **UDC Subsection 2.08.05 Nonresidential Dimensional Regulations Chart** shall not apply.

3. Development Standards

Except as otherwise set forth in these Development Standards, the regulations of Subsection 2.05.04, I, Industrial of the Unified Development Code, for the Industrial base zoning district, and all other requirements of the UDC shall apply to this, except as modified below:

- a. **UDC Subsection 2.07.04 Conditional Development Standards:**
 - i. Outside Storage: Conditional Development Standards shall not apply except for the following:
 - a) Outside storage shall be limited to 50% of lot coverage of the entire lot.
- b. **UDC Subsection 2.07.07 Accessory Buildings and Uses** shall apply and as modified below:

- i. UDC Subsection 2.07.07.B shall apply as described below for nonresidential uses within this development:
 - a) The exterior façade of all Accessory Buildings shall be constructed of the same exterior construction material of the main building or structure and, at a minimum, material meeting the requirements of Section [2.09.04](#). Building Façade Material Standards shall not apply.
 - b) In the nonresidential districts, an Accessory Building shall not exceed the height of the main building and shall not exceed fifty percent (50%) of the floor area of the main building and shall be used for purposes accessory and incidental to the main use shall not apply.
- c. **UDC Subsection 2.09.01 Landscaping Regulations** shall not apply.
- d. **UDC Subsection 2.09.02 Tree Preservation Regulations** shall apply and as modified below
 - i. The mitigation requirements of UDC Subsection 2.09.02 shall be satisfied by the preservation of a minimum of 10% of caliper inches of existing protected trees as generally depicted on Exhibit “D” – Conceptual Plan which currently depicts a tree preservation area of ± 0.26 acres as a goal.
 - ii. Any existing healthy protected tree that is designated as preserved on the final Tree Preservation/Mitigation plan included with the approved Civil Construction Plans and is later required to be removed as a result of construction or other development activities shall not require mitigation.
- e. **UDC Subsection 2.09.03 Vehicular Parking Regulations** shall not apply.
- f. **UDC Subsection 2.09.04 Building Façade Material Standards** shall not apply.
- g. **UDC Subsection 2.09.05 Residential Adjacency Standards** shall not apply.
- h. **UDC Subsection 2.09.06 Nonresidential Architectural Standards** shall not apply.
- i. **UDC Subsection 2.09.07 Lighting and Glare Regulations** shall apply.
- j. **UDC Subsection 3.05.10 Park and Trail Dedication Regulations** shall not apply.
- k. **UDC Subsection 4.01 Sign Regulations** shall apply.
- L. **UDC Subsection 4.02 Fence and Screening Regulations** shall apply.



SHADY SHORES RD

Tree Preservation

Modular Building

Personal Vehicles

Training Tower

Existing Chain Link Fence

Work Vehicals and Machinery Storage

Bay Garage

Outside Storage

LEGEND

- CORINTH FACILITIES BUILDINGS
- CONCRETE OR GRAVEL
- GRAVEL
- EXISTING FENCE
- TREE PRESERVATION

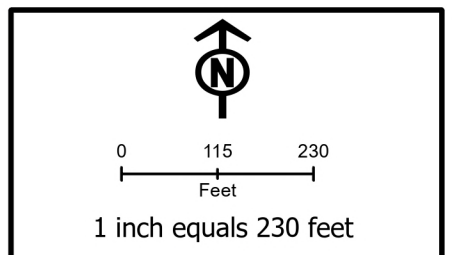
EXHIBIT "C" - CONCEPT PLAN

0 10 20 40 60 80 100

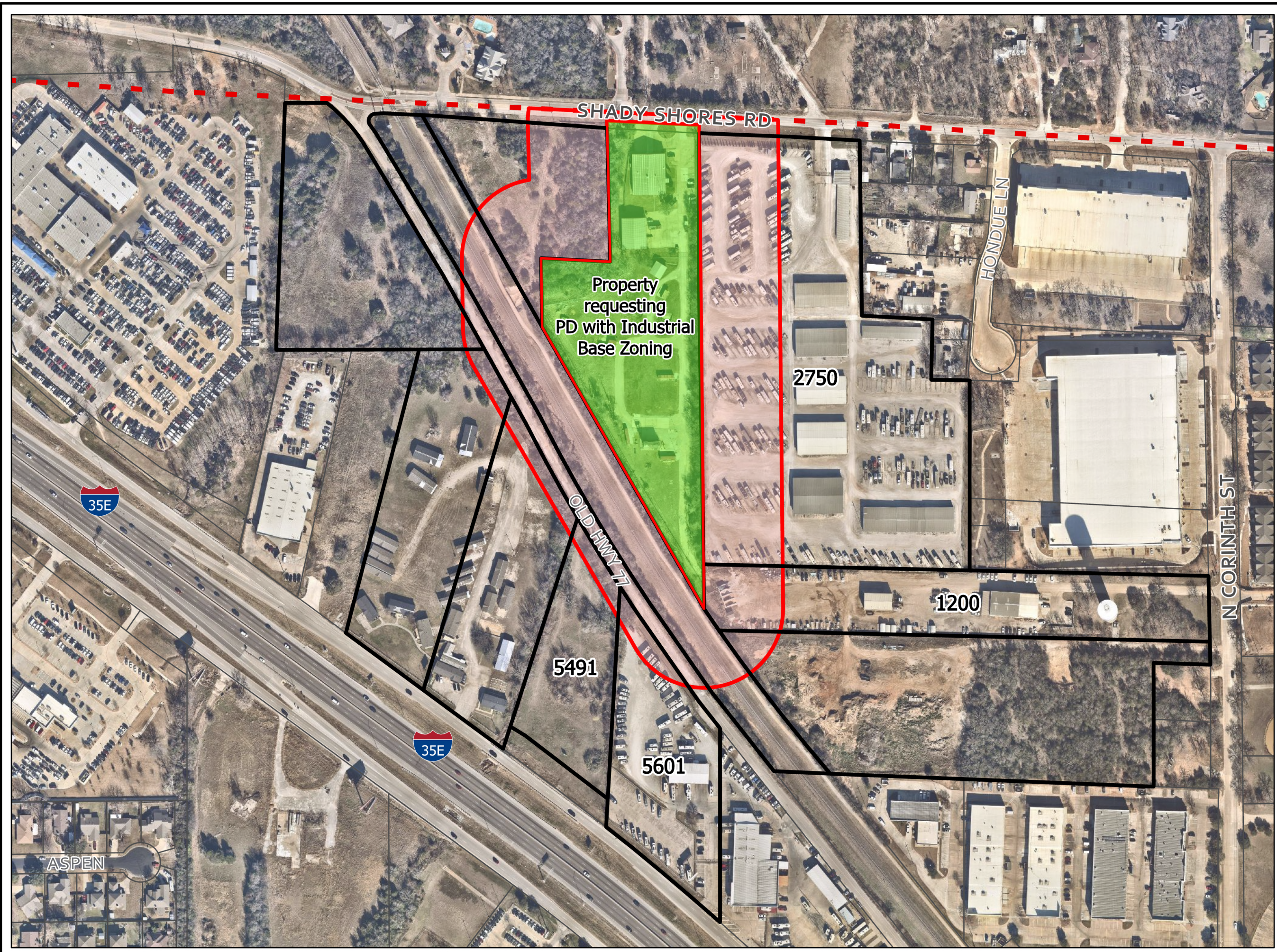
Proposed Planned Development

Corinth Facilities Buildings
 PD Request (ZAPD26-0004)

- Property requesting Planned Development with a base zoning district of Industrial
- Properties within 200 ft of area requesting a zoning change from MX-C to a Planned Development with a base zoning district of Industrial
- City Limits



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CITY OF CORINTH Staff Report

Meeting Date:	4/27/2026	Title:	Development Update
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		

Item/Caption

Receive a report and hold a discussion regarding current development.

Item Summary/Background/Prior Action

Planning staff will provide the Commission with an update on development progress.

Staff Recommendation/Motion

The information provided is for discussion purposes only.



CITY OF CORINTH Staff Report

Meeting Date:	4/27/2026	Title:	UDC Comprehensive Update
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		

Item/Caption

Receive a report and hold a discussion regarding the acceptance of grant funding from the Texas General Land Office to support a comprehensive update to the Unified Development Code (UDC).

Item Summary/Background/Prior Action

One of the City’s Strategic Goals is to initiate a comprehensive Unified Development Code (UDC) update, specifically to analyze and rewrite/clarify the regulations that the existing PDs were created to accommodate. This is an extensive process requiring assistance from a consultant to complete. The City applied for and received funding from the State’s Resilient Communities Program for up to \$270,000 to complete this task.

The City Council approved participation in the Corinth–Resilient Communities Program (RCP) and accepted grant funding in the amount of \$270,000 from the Texas General Land Office – Community Development and Revitalization (GLO-CDR) at the February 5, 2026 regular session.

Staff Recommendation/Motion

The information provided is for discussion purposes only.