

****PUBLIC NOTICE****



PLANNING & ZONING COMMISSION

Monday, July 14, 2025 at 6:30 PM

City Hall | 3300 Corinth Parkway

View live stream: www.cityofcorinth.com/remotesession

AGENDA

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

B. PLEDGE OF ALLEGIANCE

C. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

D. BUSINESS AGENDA

1. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicant, Crestview Companies, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from C-2 Commercial to a Planned Development with a base zoning district of C-2 Commercial on approximately ± 1.96 acres generally located at the northeast corner of FM 2181 and Parkridge Drive.
2. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request for a specific use permit by the Applicant, FM 2181 Corinth LLC, to allow for a Restaurant with Drive-through Service for Dairy Queen on approximately ± 1.14 acres generally located north of FM 2181, east of Parkridge Drive, and south of Lake Dallas High School.
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 a part of the Unified Development Code, to rezone approximately ± 7.1 acres from I Industrial and C-2 Commercial to MX-C Mixed Use Commercial, with the subject properties being generally located at 7865 S Stemmons Freeway.
4. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated rezoning request to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to rezone approximately ± 2.0 acres from I Industrial to MX-C Mixed Use Commercial, with the subject property being located at 5759 S I-35E.
5. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated rezoning request to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to rezone approximately ± 1.0 acre from I Industrial to MX-C Mixed Use Commercial, with the subject property being located at 1218 N Corinth Street.
6. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated request to amend multiple sections of the Unified Development Code, including UDC Subsection 1.02.02 – Planning and Zoning Commission, UDC Subsection 1.02.04 – Director of Planning, UDC Subsection 3.02.01 – Plat Processing Procedures, and UDC Subsection 3.03.02 – Preliminary Plat to revise formatting, allow for applicants to request multiple 30-day extensions of the time for plat approval, remove the requirement for a new application upon disapproval of a plat or subdivision plan application, and allow for administrative approval of preliminary plats.

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

E. ADJOURNMENT

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

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

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



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

July 11, 2025
Date of Notice

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

BRAILLE IS NOT AVAILABLE



CITY OF CORINTH

Staff Report

Meeting Date:	7/14/2025	Title:	Falcon Towne Center (PD) Rezoning Request (Case No. ZAPD25-0005)
Strategic Goals:	<div><input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development</div> <div><input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development</div>		

Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicant, Crestview Companies, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from C-2 Commercial to a Planned Development with a base zoning district of C-2 Commercial on approximately ±1.96 acres located at the northeast corner of Parkridge Drive & FM 2181.



Aerial Location Map

Item Summary/ Background

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

The proposed layout includes:

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

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

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

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

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

Dimensional Standards

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

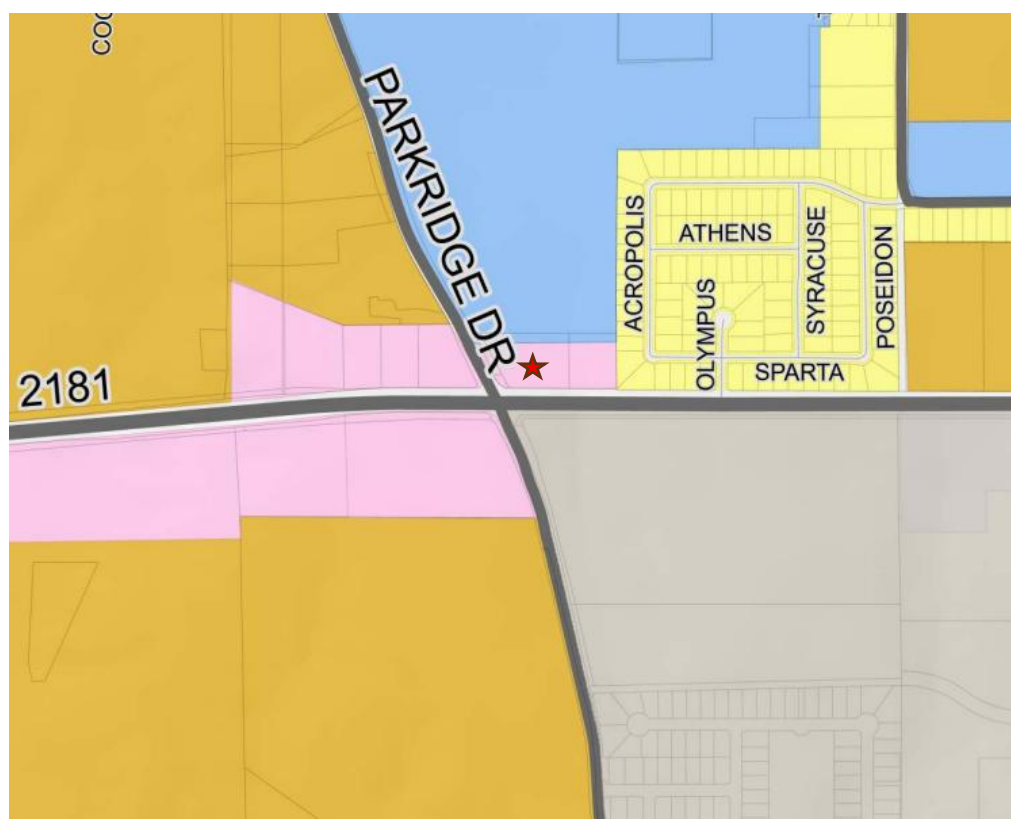
The following table provides a summary of dimensional standards that either deviate from the current UDC regulations or are offered as additional provisions to create an innovative and unique project. These modifications are in keeping with the Envision 2040 Comprehensive Plan Land Use and Development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

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

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

Compliance with the Comprehensive Plan

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



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

LAND USE AND DEVELOPMENT STRATEGY

CORRIDOR COMMERCIAL

Purpose and intent

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

Land use types and density

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

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

Design priorities

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

Sustainability priorities

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



48

***Excerpt from 2040 Comprehensive Plan.**

Public Notice

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

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

Letters of Support/Protest

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

Staff Recommendation

Staff recommends approval as presented.

Motion

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

Alternative Actions by the Planning and Zoning Commission

The Planning and Zoning Commission may also,

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

Supporting Documentation

Attachment 1 –Falcon Towne Center PD Ordinance and Associated Exhibits

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

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

4. Legal description of land:

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

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

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

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

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

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

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

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

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

and

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

E

**EXHIBIT “B”
PROPERTY DEPICTION**



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

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

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

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

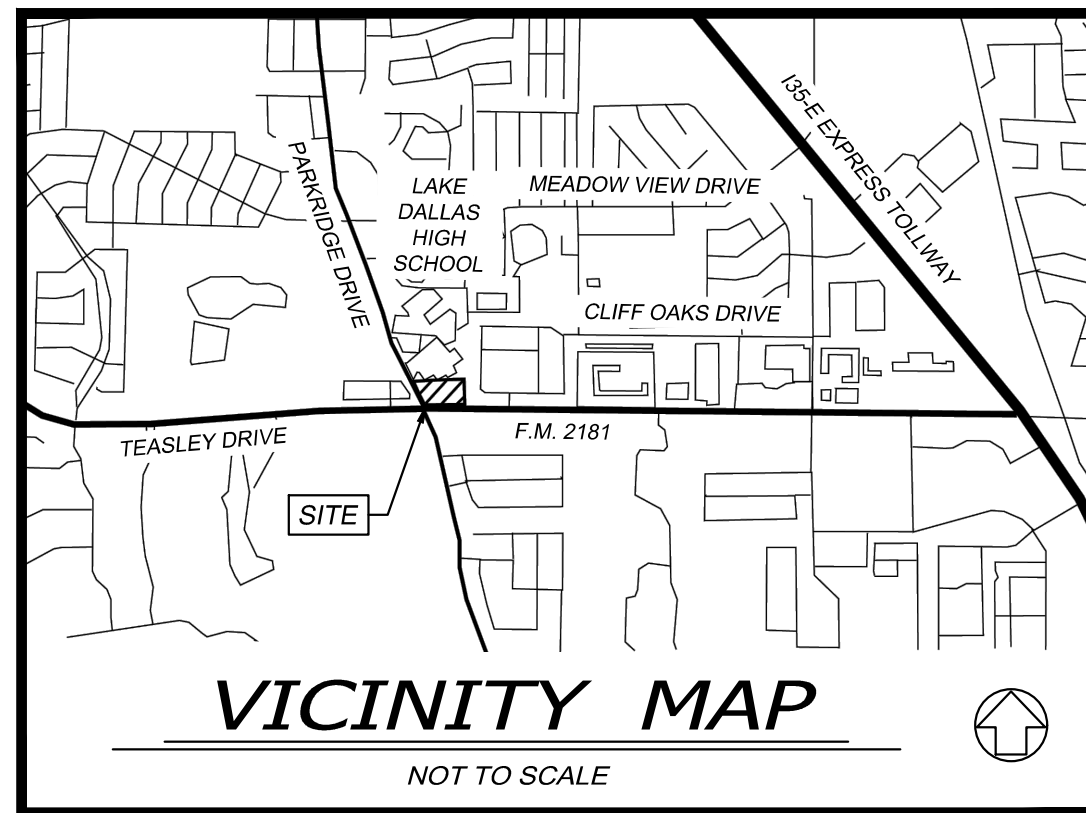
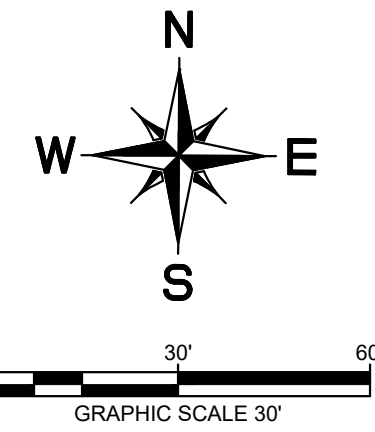
DEVELOPER:
Crestview Real Estate, LLC
12720 Hillcrest Road,
Suite 650
Dallas, Texas 75230
Phone: (214) 365-4650
Email: dstogner@crestviewcompanies.com
Contact: Dalton Stogner

NOTES

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



Know what's below.
Call before you dig.



LEGEND

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

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

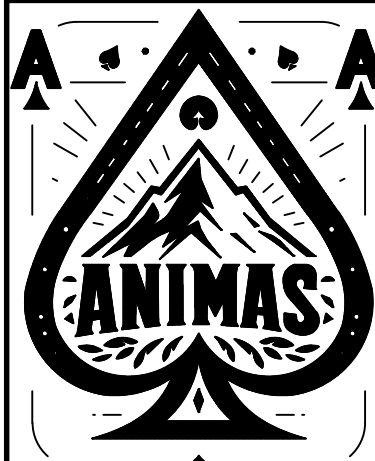
PD CONCEPT PLAN
NEC F.M. 2181 & PARKRIDGE DR.
A0833A E. MARSH, TR 38(PT),
1.96 ACRES, OLD DCAD TR #8
EDWIN MARSH SURVEY ABSTRACT NO. 833
CITY OF CORINTH
DENTON COUNTY, TEXAS

CERTIFICATE OF APPROVAL

APPROVED the ____ day of ____, 20__ by the Planning and Zoning Commission of the City of Corinth, Texas.

Director of Planning and Development

City Secretary



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

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

SHEET TITLE:
PD CONCEPT PLAN

ACE PROJECT:

01505

DATE

JUNE 2025

SCALE

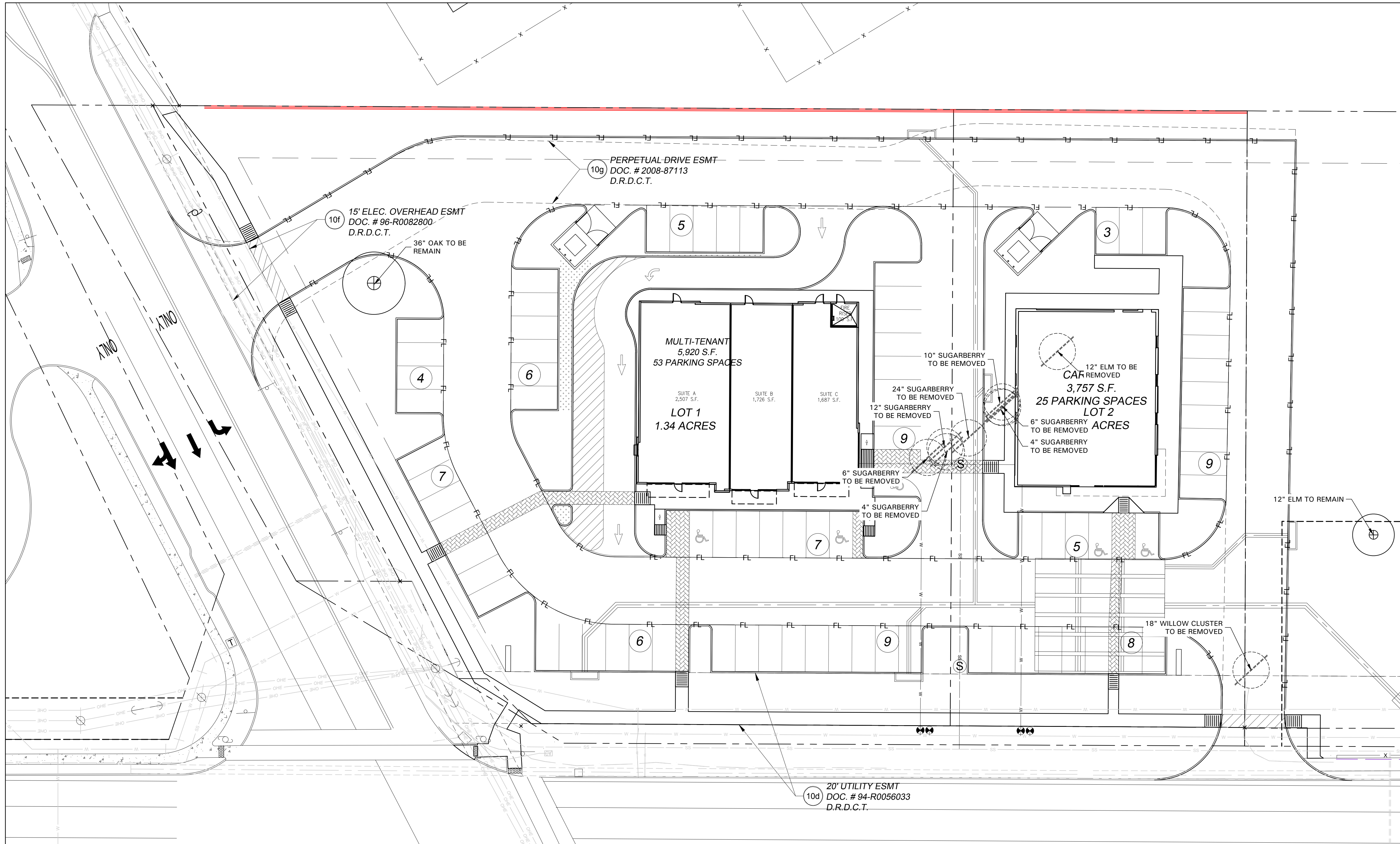
AS SHOWN

DRAWN BY:

MD

SHEET NUMBER

1 OF 1



TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

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

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

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

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

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

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

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

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

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

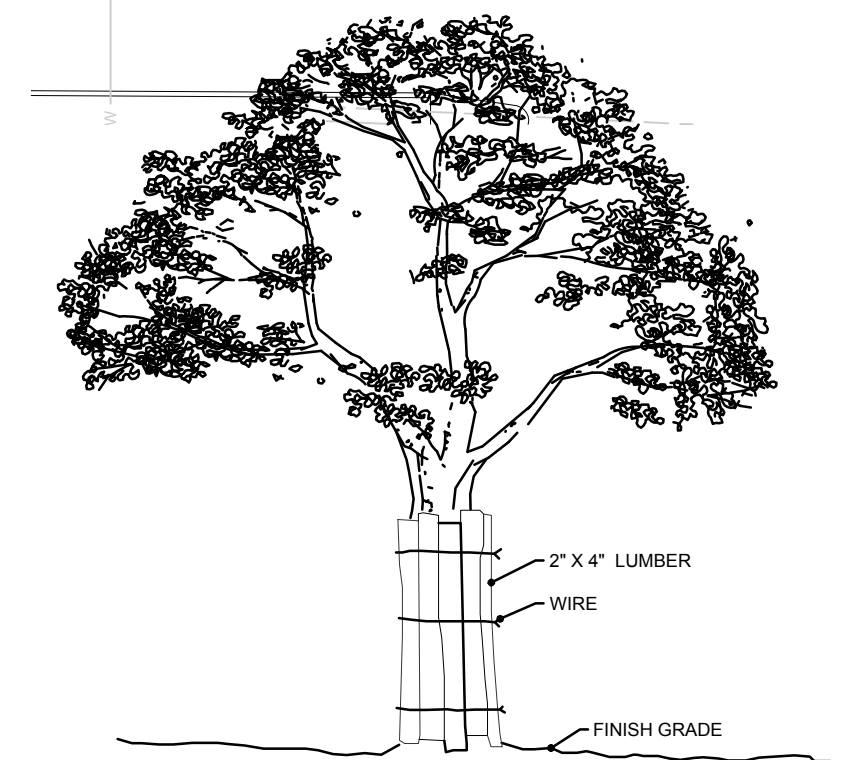
TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

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

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

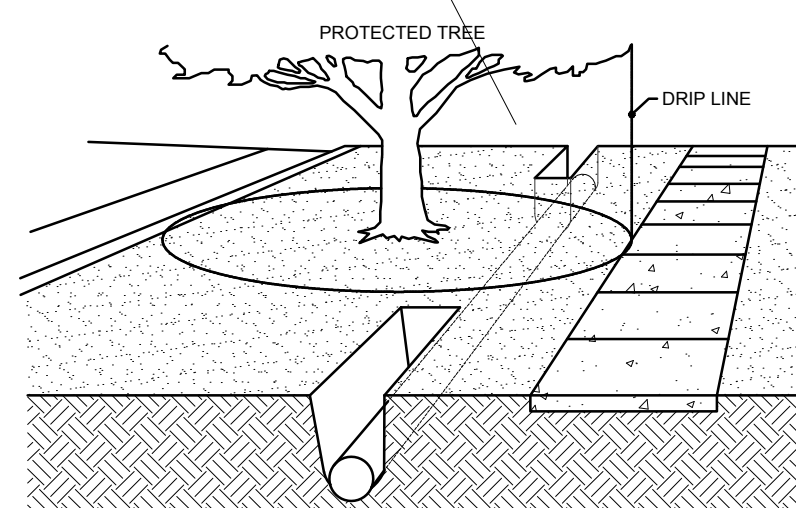
PROCEDURES REQUIRED PRIOR TO CONSTRUCTION: PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT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

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

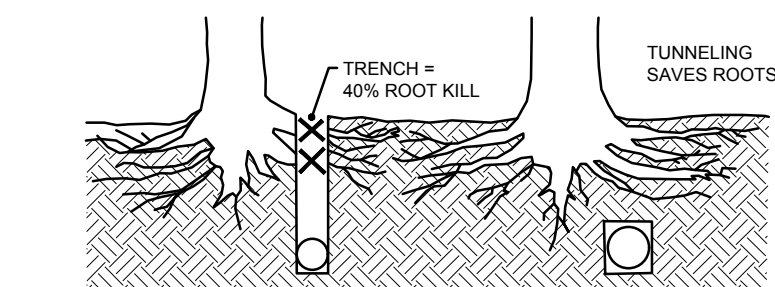


WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE TREE MAY BE IN DANGER OF BEING DAMAGED BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE WITH 2" X 4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE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

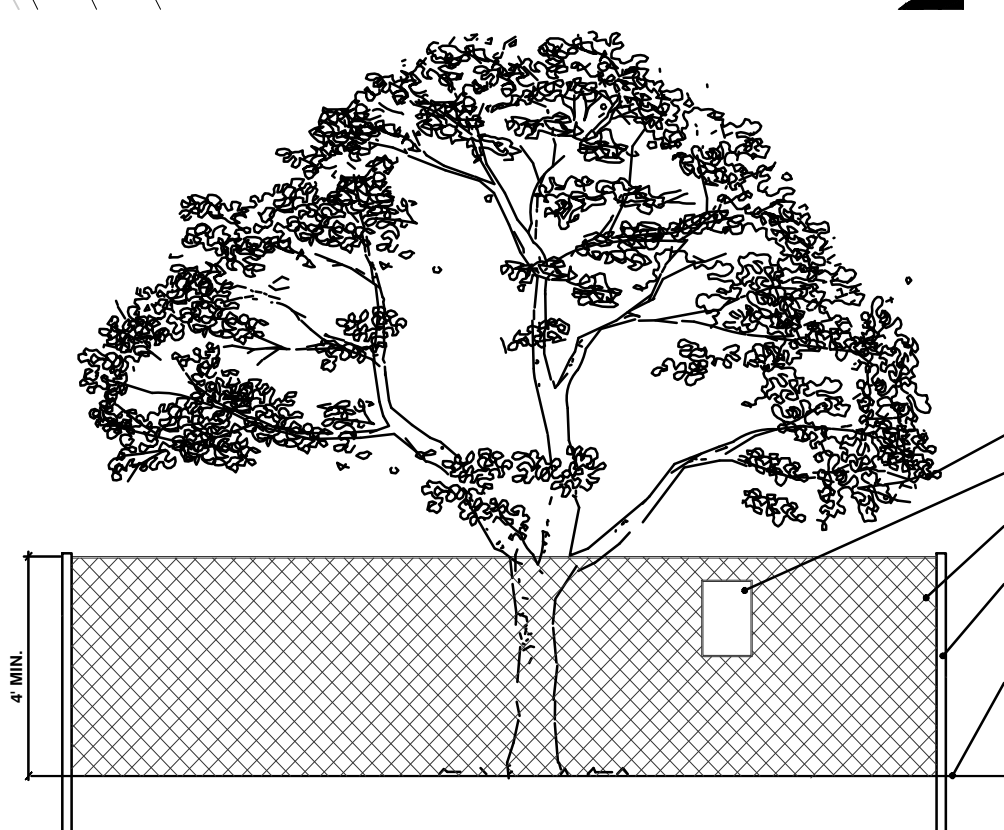
1 BARK PROTECTION
N.T.S.



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



2 BORING AND TUNNELING
N.T.S.

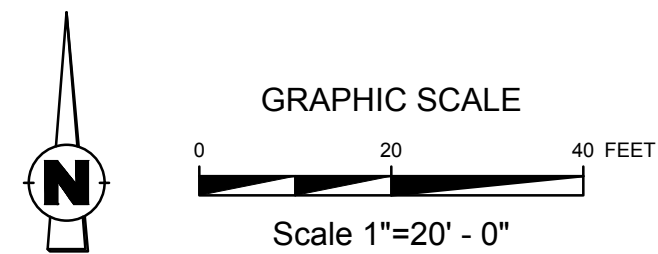


3 TREE PROTECTION FENCING
N.T.S.

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

TOTAL INCHES ON SITE 132
TOTAL INCHES TO BE REMOVED 96
MITIGATION REQUIRED IN INCHES BASED ON RATIO CALCS ** 30
MITIGATION FEE (\$150.00 PER CALIPER INCH) \$4,500.00

**OWNER MAY ELECT TO PAY INTO CITY TREE FUND OR PLANT ADDITIONAL TREES ON PROPERTY



TREE PRESERVATION LEGEND



TREE TO BE REMOVED



TREE TO REMAIN



TREE PRESERVATION FENCING

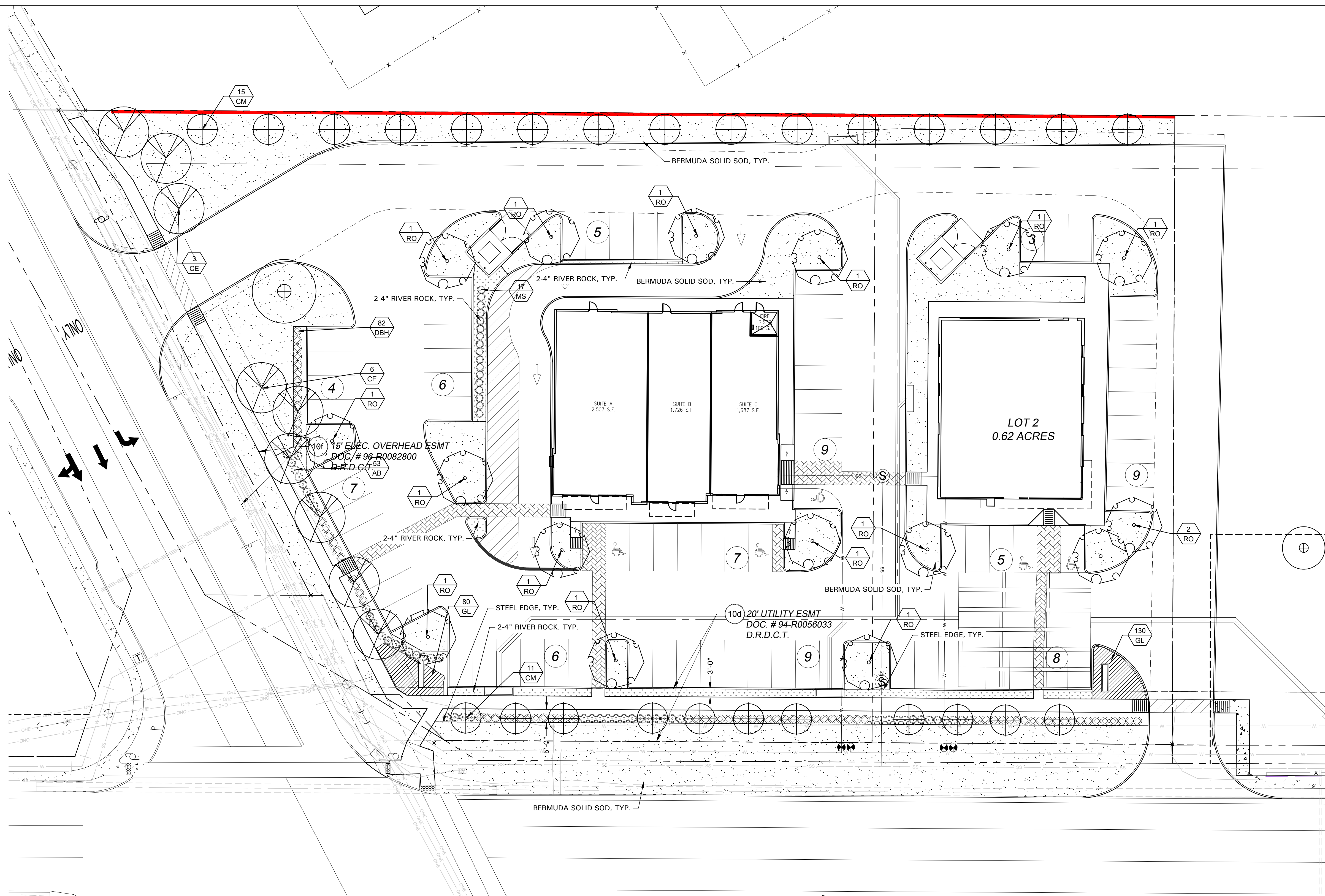
RESERVED LANDSCAPE ARCHITECT
AMANDA W. RICHARDS, AIA
2754
SYLVIA C. TAYLOR, AIA
CIVIL ENGINEERING

↑ ANIMAS ↓
CIVIL ENGINEERING

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

TREE
PRESERVATION
PLAN

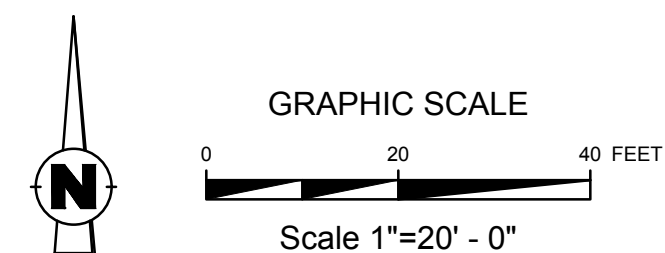
L1.01



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

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

6' WOOD FENCE



GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION
3. CONTRACTOR SHALL BE RESPONSIBLE TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AROUND ALL BUILDINGS, ROUNDINGS AT TOP AND BOTTOM OF CURBS. DRAINAGE SHALL BE PROVIDED IN AND OTHER BREAKS IN GRADE CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE DETERMINED BY THE OWNER'S CONSTRUCTION MANAGER OR HIS DESIGNER PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, GRASSY SOILS, TRASH, AND DEBRIS PRIOR TO COMING TO TOPSOIL INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPAIRS IF NECESSARY.

SOLID SCD:

1. SOLID SOIL SHALL BE PLACED AGAINST ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, DRIVEWAYS, MANHOLES AND FOUNDATIONS. THE COVER SHALL BE REMOVED TO INSURE PROPER INSTALLATION AS INDICATED BY PLAN.
2. SOIL SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOI, NOT LESS THAN 7 YEARS OLD, FREE OF WEEDS, STONES, UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3" (+/-), EXCLUDING TOP GROWTH AND THATCH.
3. TOP DRESSING SHALL BE HAND APPLIED TO AREAS COMPLETELY ENJOINED WHERE ARE TOUCHING WITH TIGHTLY FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOIL BY HAND WITH TOPSOIL, TO FILL Voids IF NECESSARY.
5. AFTER TOP DRESSING IS COMPLETED, THE ENTIRE AREA SHALL BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. MAINTENANCE PERIOD SHALL BEGIN BETWEEN OCTOBER 1ST AND MARCH 31ST. OVERSEED BERMUDAGRASS SOI WITH WINTER REGRESS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

1. SCARIFY AND LOOSE ALL LAWN AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TACKING AND HYDROMULCH INSTALLATION.
2. FIBER TACK SHALL BE 100% WOOD CELLULOSE FIBER, TREATED, LEANED TACK TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE "TIERO-TACK" TYPE, AS MANUFACTURED BY GROWERS, INC. OR APPROVED EQUIVALENT.
5. FIBER TACK WITH BERMUDA GRASS SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. HYDROMULCHING SHALL BE PERFORMED AT AN ANGLE OF 45 DEGREES FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. HYDROMULCHING SHALL OCCUR BETWEEN SEPTEMBER 1ST AND MAY 1ST. ALL HYDROMULCH AREAS SHALL BE OVER-SEEDD WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. HYDROMULCH SHALL BE PERFORMED WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS SHALL BE PROTECTED FROM ALL TRAFFIC.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL INSPECTION.

LANDSCAPE NOTES

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

IRRIGATION

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

MAINTENANCE REQUIREMENTS

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

MISCELLANEOUS MATERIALS:

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

LANDSCAPE TABULATIONS for CORINTH, TEXAS

LANDSCAPE REQUIREMENTS

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

FM 2181= 275 l.f. / 2750 landscape edge	
REQUIRED	PROVIDED
9 tree, 3" cal.	11 ornamental trees, 3" cal.due to utility easement

shrub screen shrub screen
Parkridge Drive= 275 l.f./ 2750 landscape edge

REQUIRED	PROVIDED
9 tree, 3" cal.	9 trees, 3" cal.

shrub screen	shrub screen
North Property Line - 415 l.f.	
REQUIRED	PROVIDED

REQUIRED	PROVIDED
14 tree, 3" cal.	15 ornamental trees, 3" cal.
PARKING LANDSCAPE	

PARKING LANDSCAPE

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

Parking Spaces: 78	
REQUIRED	PROVIDED
780 s.f.	5974 s.f.

- | | |
|-----------------|--|
| 8 tree, 3" cal. | 1 existing tree, 16 proposed trees, 3" cal. (one per island) |
|-----------------|--|

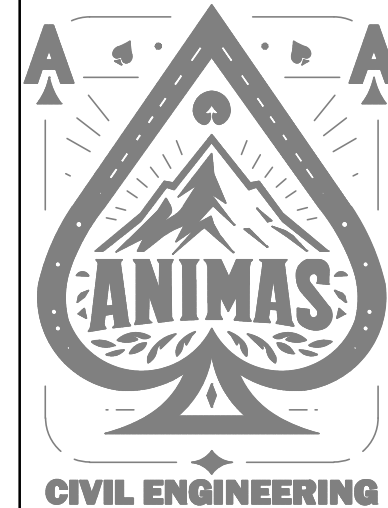
CORNER LOTS

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

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



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

LANDSCAPE
PLAN

L1.02

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

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

1.2 REFERENCE DOCUMENTS

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

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

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

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

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

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

1.4 REFERENCES

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

1.5 SUBMITTALS

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

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

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

1.7 SEQUENCING

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

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

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

SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNERS AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.

E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD

G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR

H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOVED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

I. REMOVE TRASH, DEBRIS, AND LITTER, WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED

J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM

K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS PROPERLY WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

L. REAPPLY MULCH TO BARE AND THIN AREAS.

M. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

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

GUARANTEE:

A. TREES, SHRUBS, GROUNDCOVER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.

B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.

C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.

D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF THIS SECTION.

E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.

G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

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

D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.

E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.

G. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION

1. BALLED AND BURLAPPED B&B PLANTS: DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.

2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

B. DELIVERY

1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.

2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE.

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

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

5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.

6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.

7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.

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

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.

B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.

C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.

D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.

E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMATIC CONDITIONS.

F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.

G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCODING AND/OR GIRDLING

ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS) WHICH WILL BE REMOVED BY THE OWNERS REPRESENTATIVE.

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

K. TREE TRUNKS TO BE STURDY. EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR "CROOKED" LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR INSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:

1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLS/GRASS OR NUTGRASS SHALL BE REJECTED.

2. PHYSICAL PROPERTIES AS FOLLOWS:

- a. CLAY - BETWEEN 7-27%
- b. SILT - BETWEEN 15-25%
- c. SAND - LESS THAN 62%
- d. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.
- e. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.

B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.

C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.

D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.

E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.

F. ORGANIC FERTILIZER: FERTILIAID, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UFI) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.

H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING, DURASODGE (NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.

B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE. REFER TO DETAILS.

C. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (409-923-0444).

D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1 1/2" IN DIAMETER.

F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.

G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT

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

PART 3 - EXECUTION

3.1 PREPARATION

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.

B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:

1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL TO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).
2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE. USE IMPORTED TOPSOIL AS NEEDED. FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.

C. GRASS AREAS:

1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPPED OPEN, THEN WATERED THOROUGHLY.

3.2 INSTALLATION

A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.

B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIRTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSIT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.

C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.

D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.

E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLOTTED OR GLAZED.

F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL, AND SIX (6") INCHES DEEPER THAN ITS VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (3/4") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINERS.

G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.

H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS FILL IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE BURLAP FROM THE TOP 1/2 OF THE BALL, AS WELL AS ALL NYLON PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND. IF SO FOLLOW STANDARD NURSERY PRACTICE OF "ROOT SCORING".

I. DO NOT WRAP TREES.

J. DO NOT OVER PRUNE.

K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS.

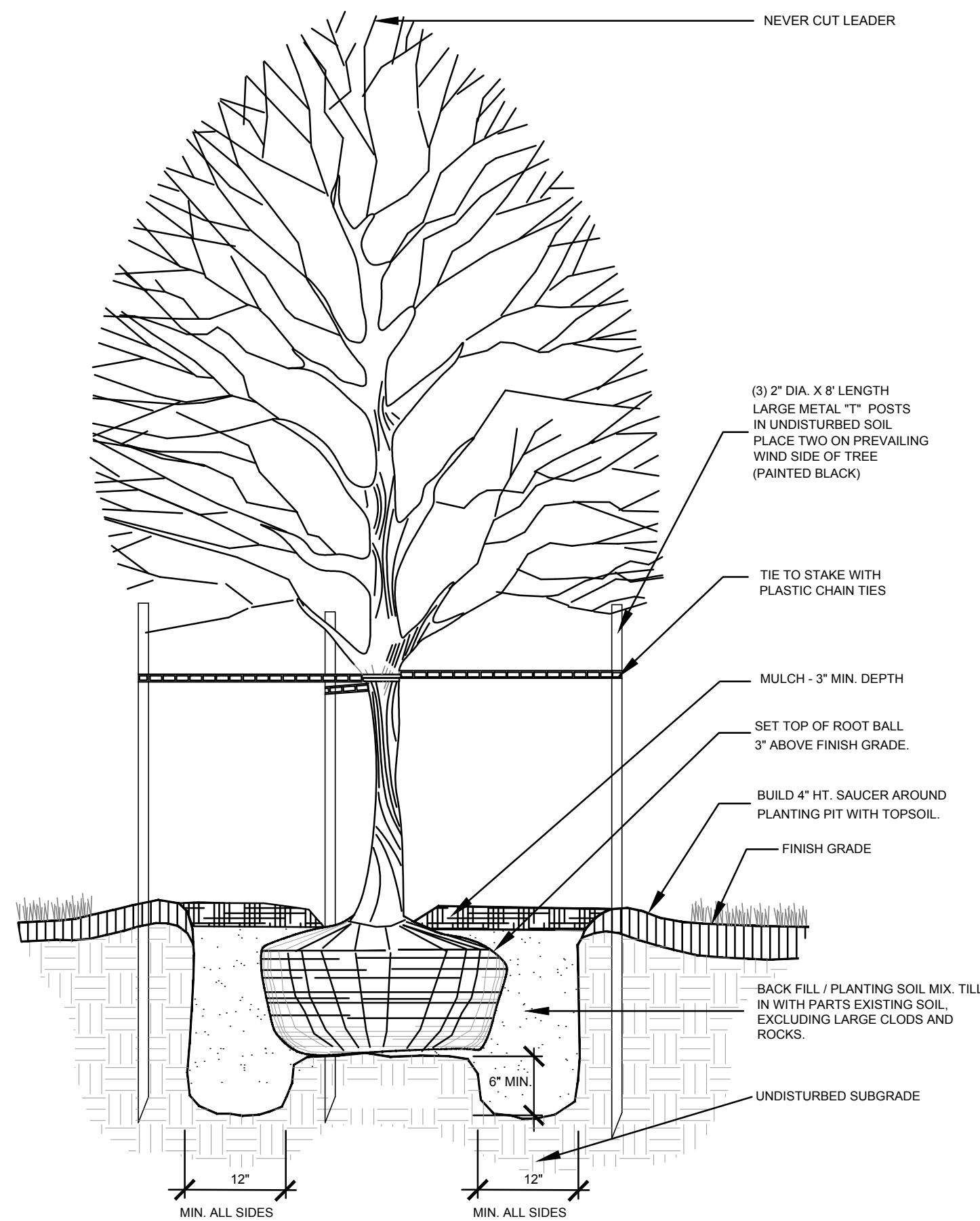
L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

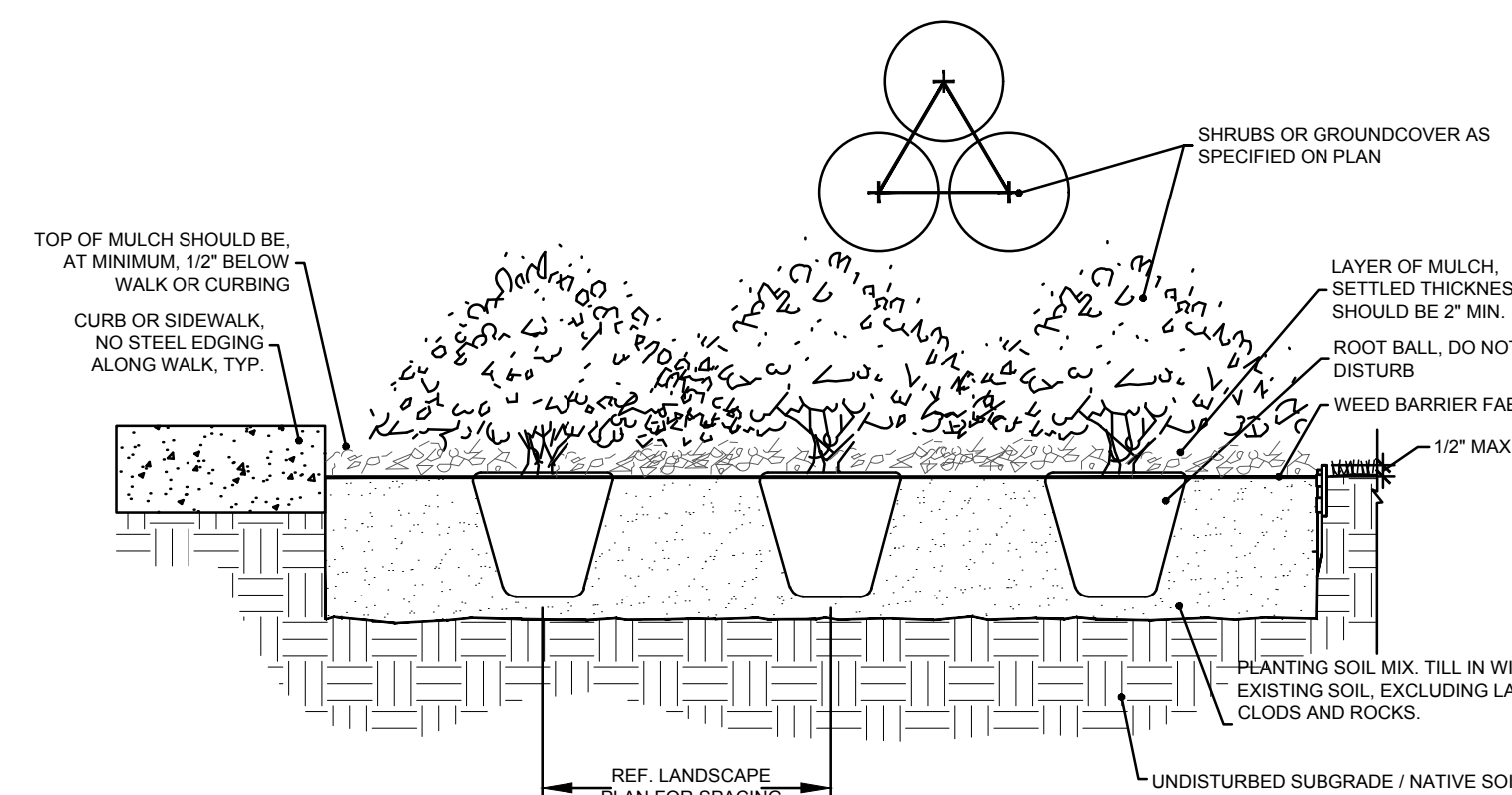
N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.

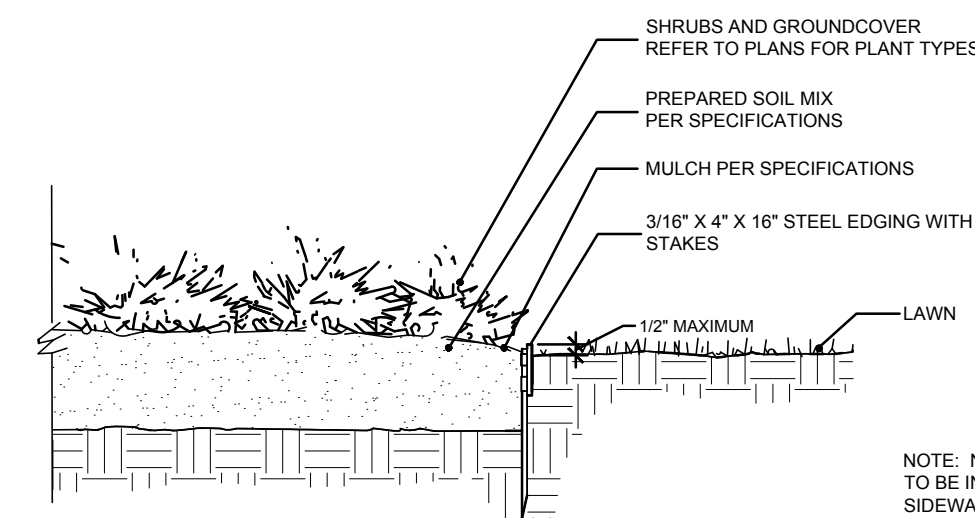
END OF SECTION



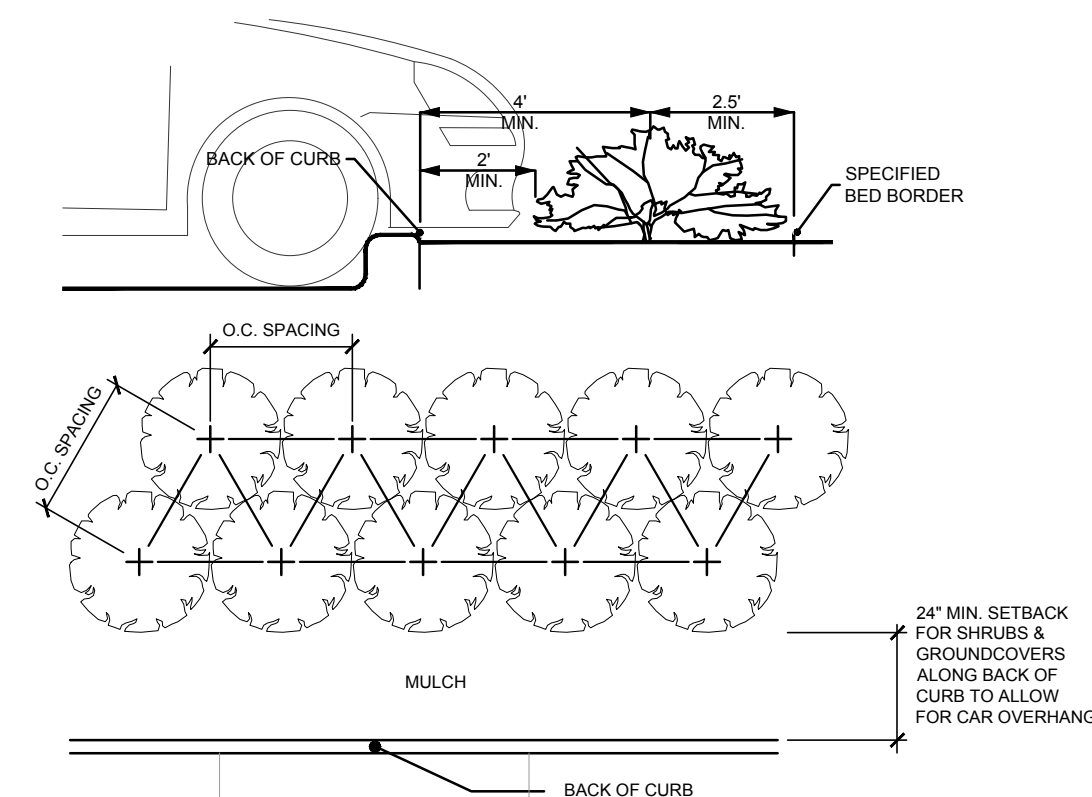
1 TREE PLANTING
N.T.S.



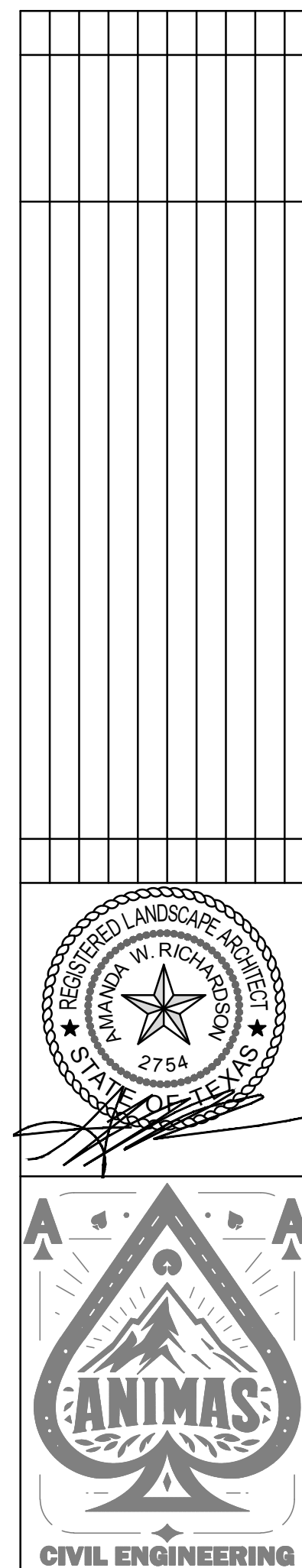
2 SHRUB PLANTING
N.T.S.



4 STEEL EDGING DETAIL
N.T.S.



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



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

LANDSCAPE
SPECIFICATIONS
AND DETAILS

L1.03



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

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

SECTION 1: OVERVIEW

A. Project Name: Falcon Towne Center

B. Owner/Developers: Grey Stogner/Crestview Companies

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

D. Project Overview

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

E. Project Description

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

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

Lot 2: Care Now facility

SECTION 2: PURPOSE AND BASE DISTRICT

A. Purpose

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

B. Base District

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

proposed development per the Planned Development Amendment Process.

SECTION 3: USES AND AREA REGULATIONS

A. Permitted Uses and Use Regulations

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

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

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

The following uses shall be prohibited within this Planned Development:

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

B. Dimensional Regulations

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

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

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

C. Development Standards

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

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

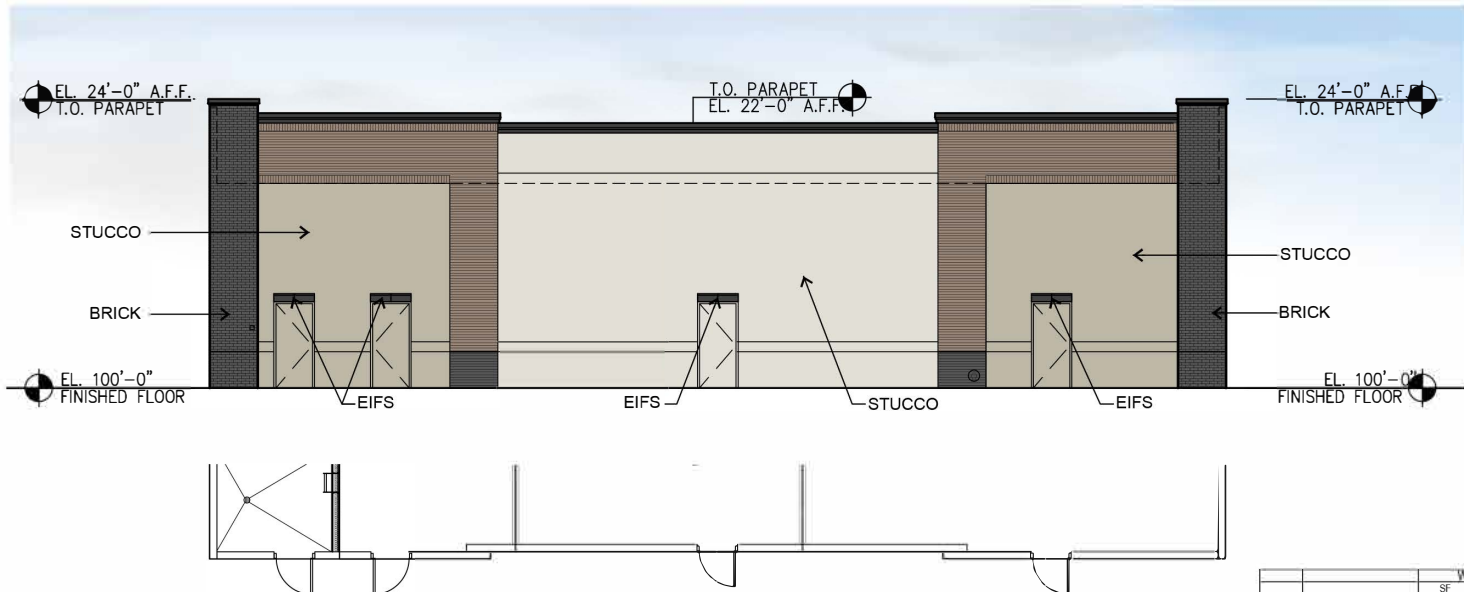
Use	Base Regulation	Proposed Parking Standards/Modification
Restaurant with or without Drive Through Service	1 space for each 100 sq. ft. of floor space	1 space for each 125 sq. ft. of floor area
Restaurant with Outdoor Seating Area	1 space for every 3 seats under maximum seating arrangements, minimum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

a. .

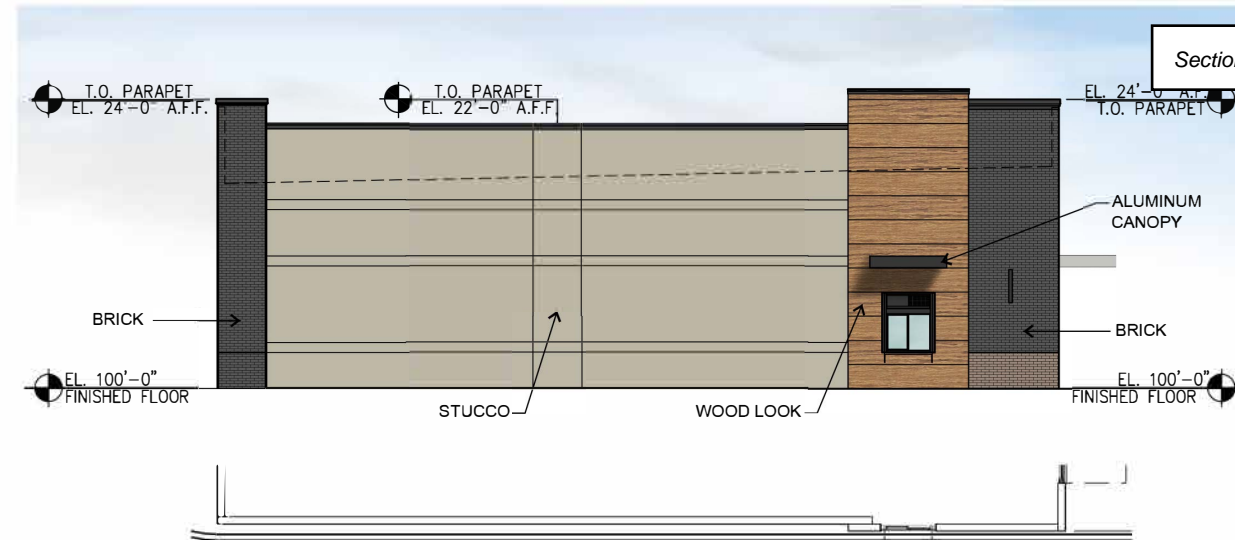
5. **UDC Subsection 2.09.04 Building Façade Material Standards** shall apply, except as modified below:
 - a. Building elevations, type of building materials, and percentages of said materials shall be in general conformance with **Exhibit E – Architectural Building Elevations**
6. **UDC Subsection 2.09.05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

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

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

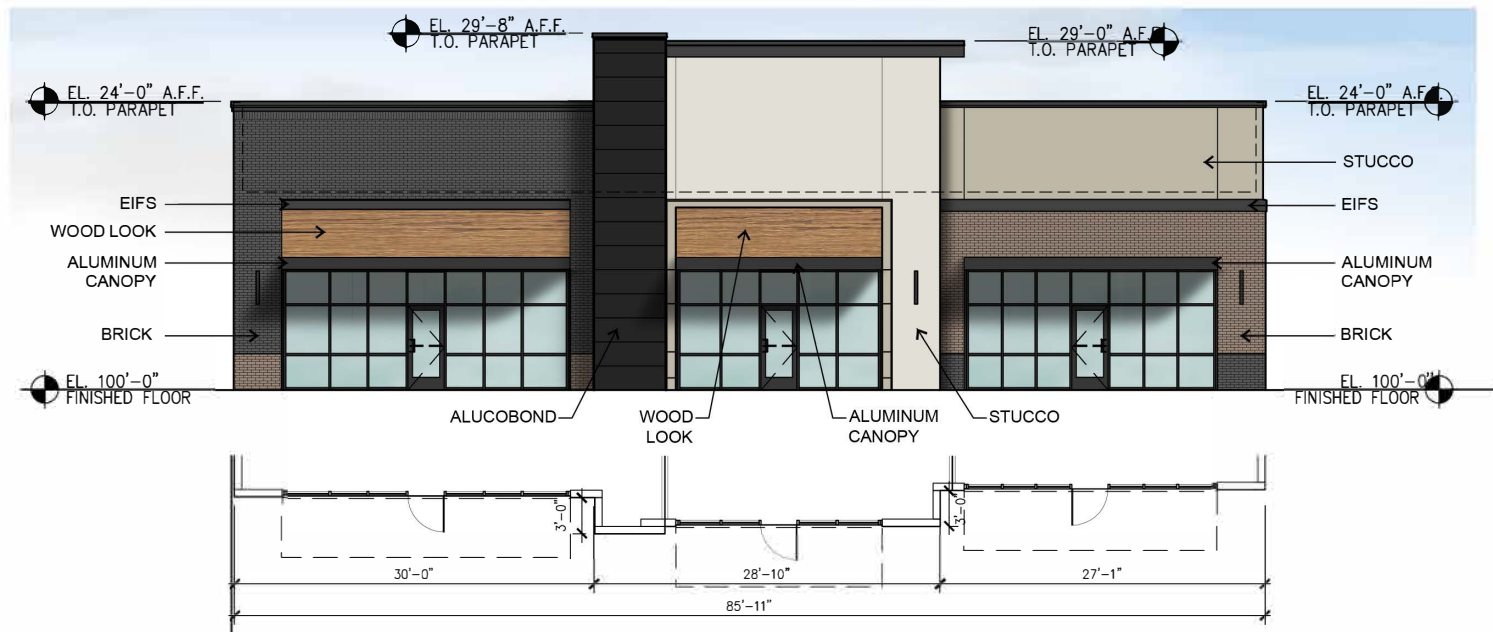


04 NORTH ELEVATION
1/16"=1'-0"

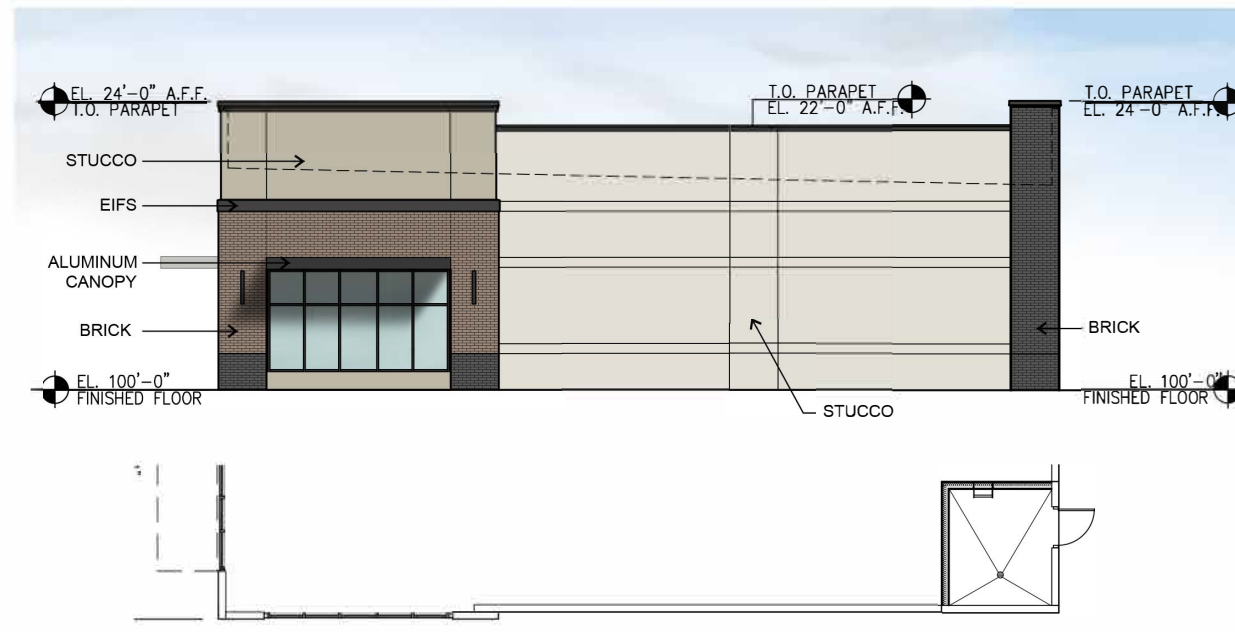


03 WEST ELEVATION
1/16"=1'-0"

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



02 SOUTH ELEVATION
1/16"=1'-0"



01 EAST ELEVATION
1/16"=1'-0"

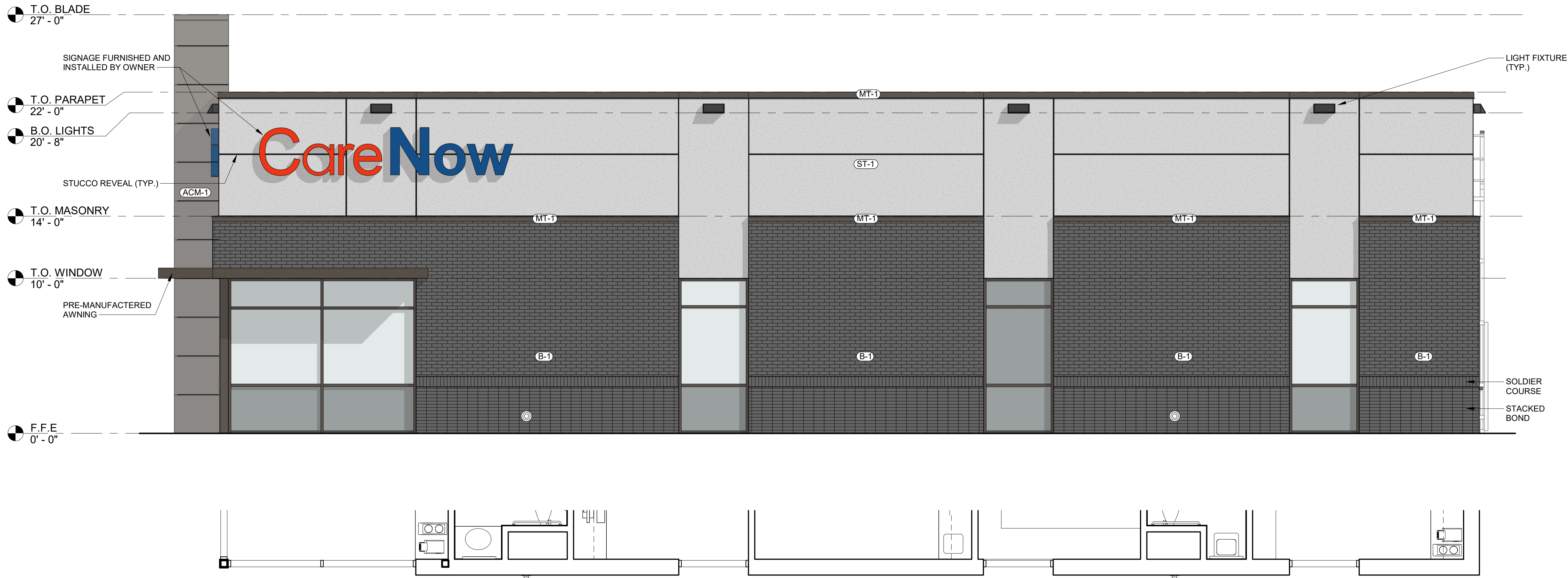
FOR ILLUSTRATIVE PURPOSES ONLY
NOT FOR LEASING DIMENSIONS OR
CONSTRUCTION. ALL DIMENSIONS
SUBJECT TO CHANGE.

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

C:\Users\lms\Documents\2549_CareNow_HickoryCreek_tms\VBDD5.rvt



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



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

GENERAL NOTES

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

EXTERIOR ELEVATION MATERIAL LEGEND

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

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

LINDSAY WORKS
06.25.25

SEAL

PROJECT
**CARENOW URGENT CARE
HICKORY CREEK**

NEC F.M. 2181 & PARKRIDGE DR.
CORINTH, TEXAS 76210

SET
SCHEMATIC DESIGN

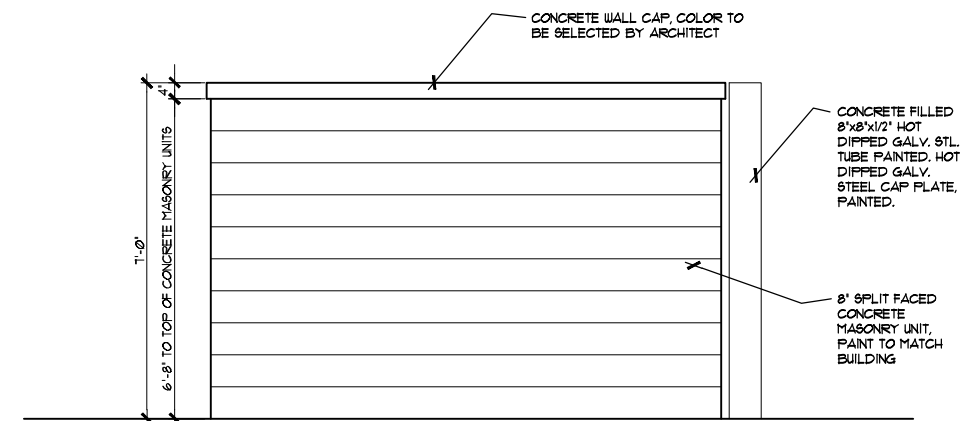
ISSUE: 06.25.25

PROJECT NO.
2549

SHEET TITLE
PRELIMINARY ELEVATIONS

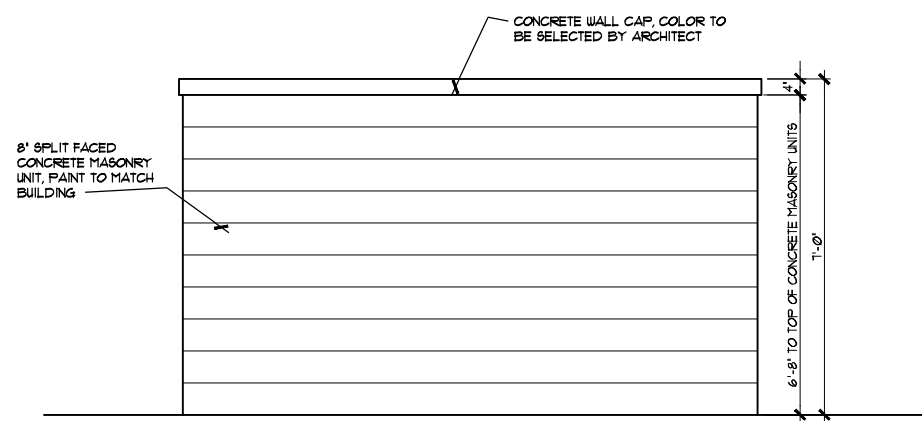
SHEET NO.

ELEV.01

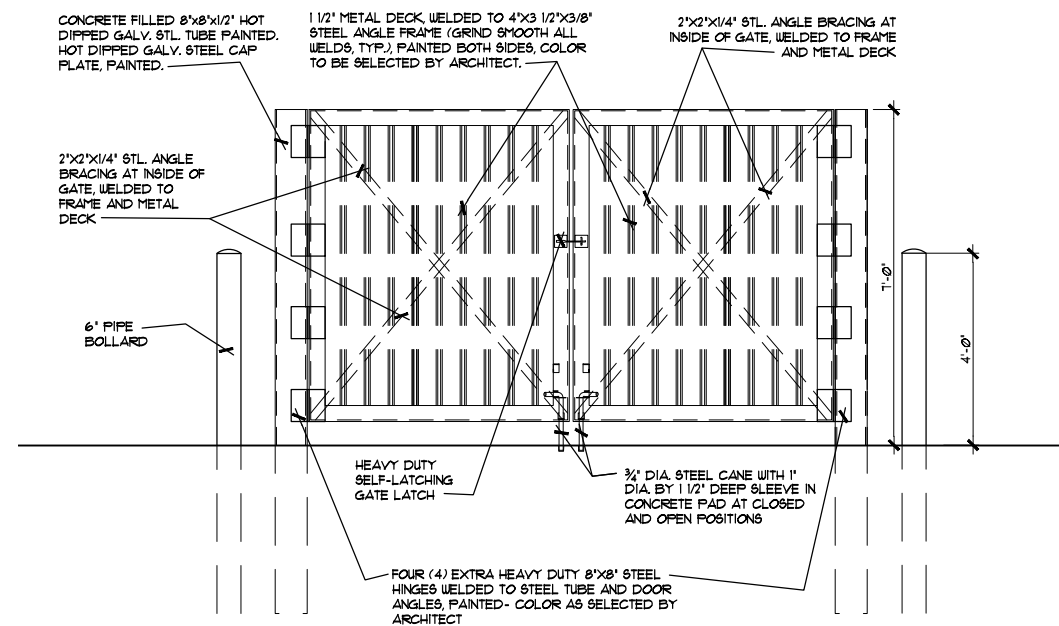


04 DUMPSTER ENCLOSURE SIDE ELEVATION

1/4 = 1'-0"

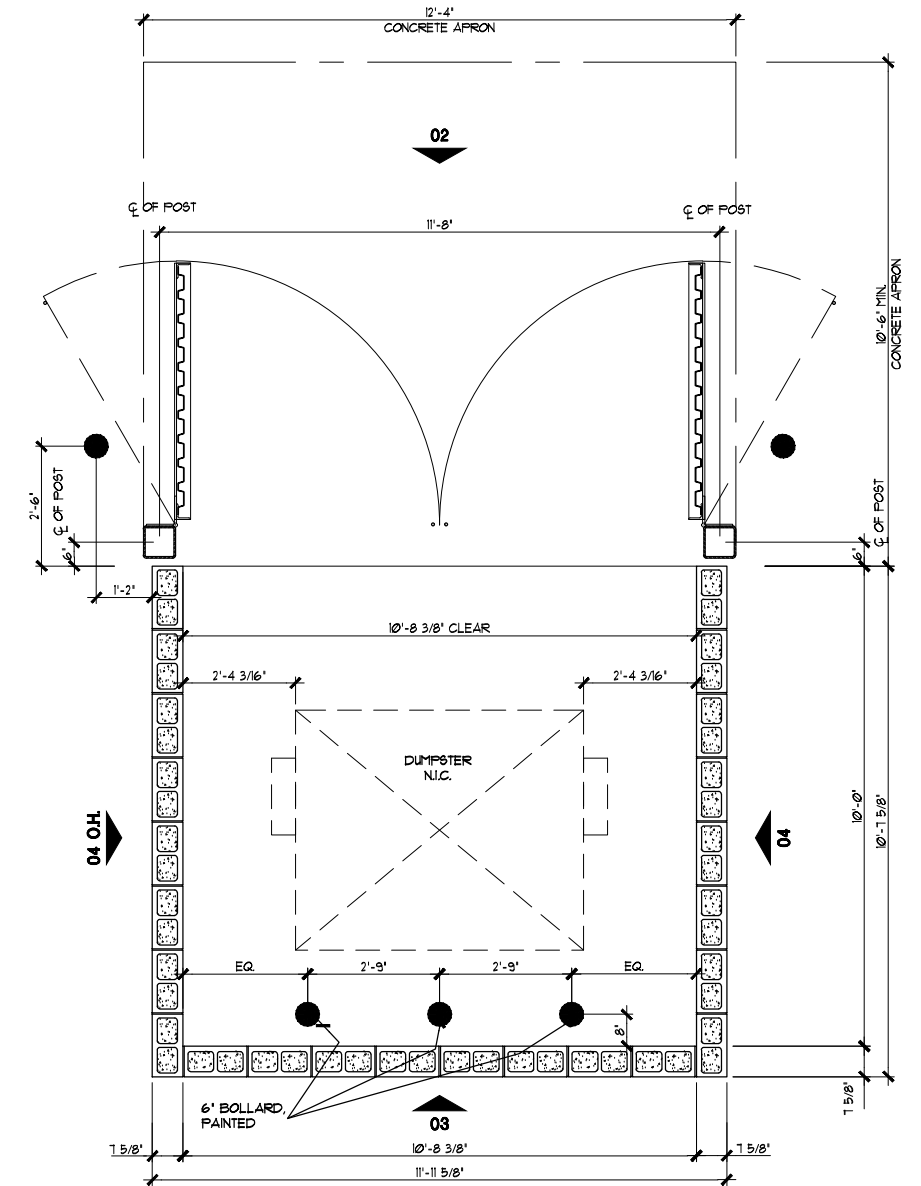


03 DUMPSTER ENCLOSURE REAR ELEVATION

$$1/4 = 1'-0''$$


02 DUMPSTER ENCLOSURE FRONT ELEVATION

1/4 = 1'-0"



01 DUMPSTER ENCLOSURE

1/4 = 1'-0"

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



FM 2181 & PARKRIDGE DR.

CORINTH, TEXAS
CRESTVIEW

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

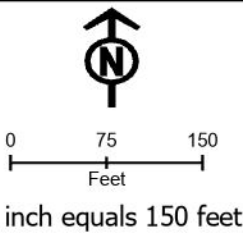
WASTE

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

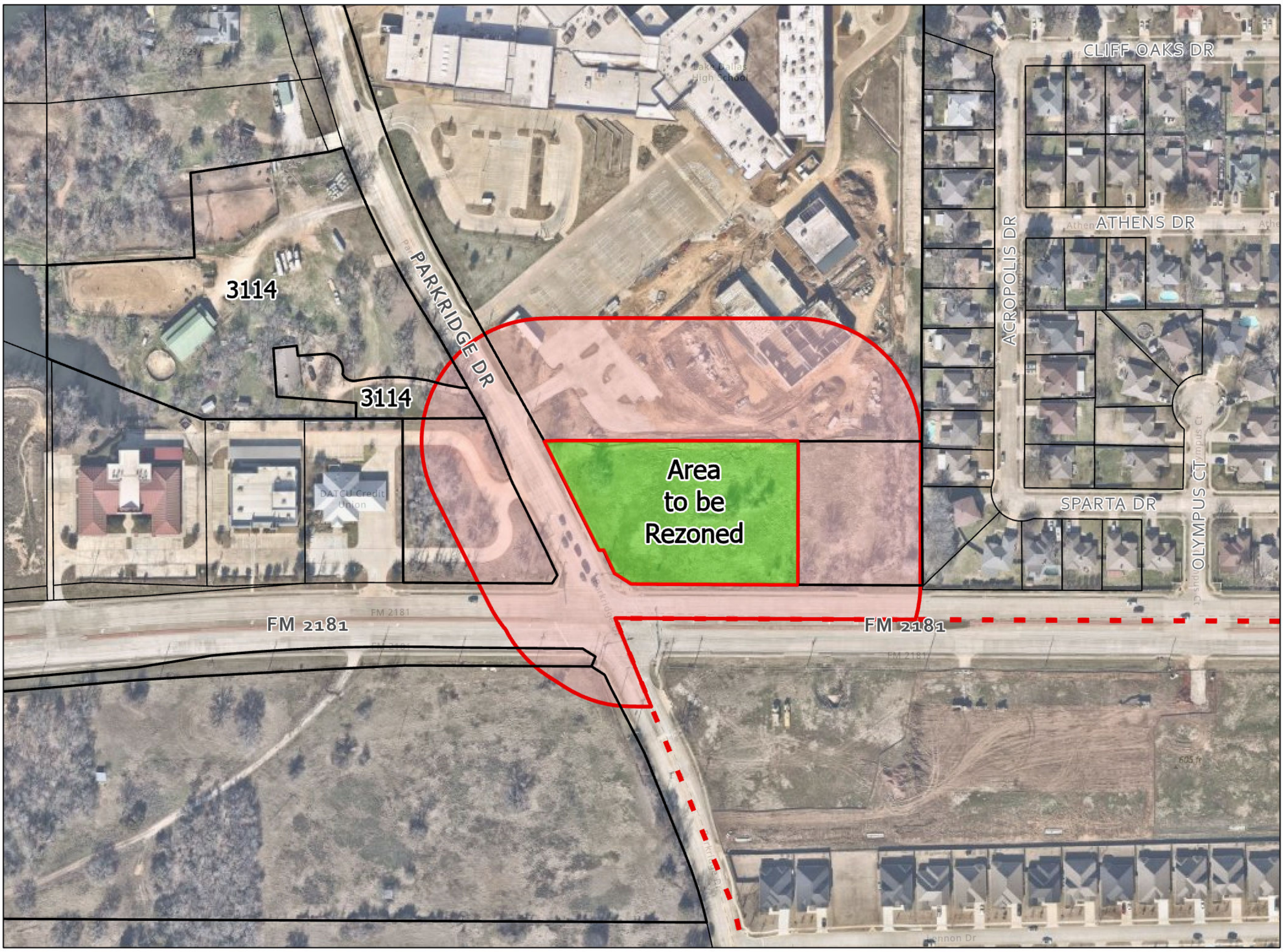
Proposed Zoning Change

Falcon Towne Center
PD (ZAPD25-0005)

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



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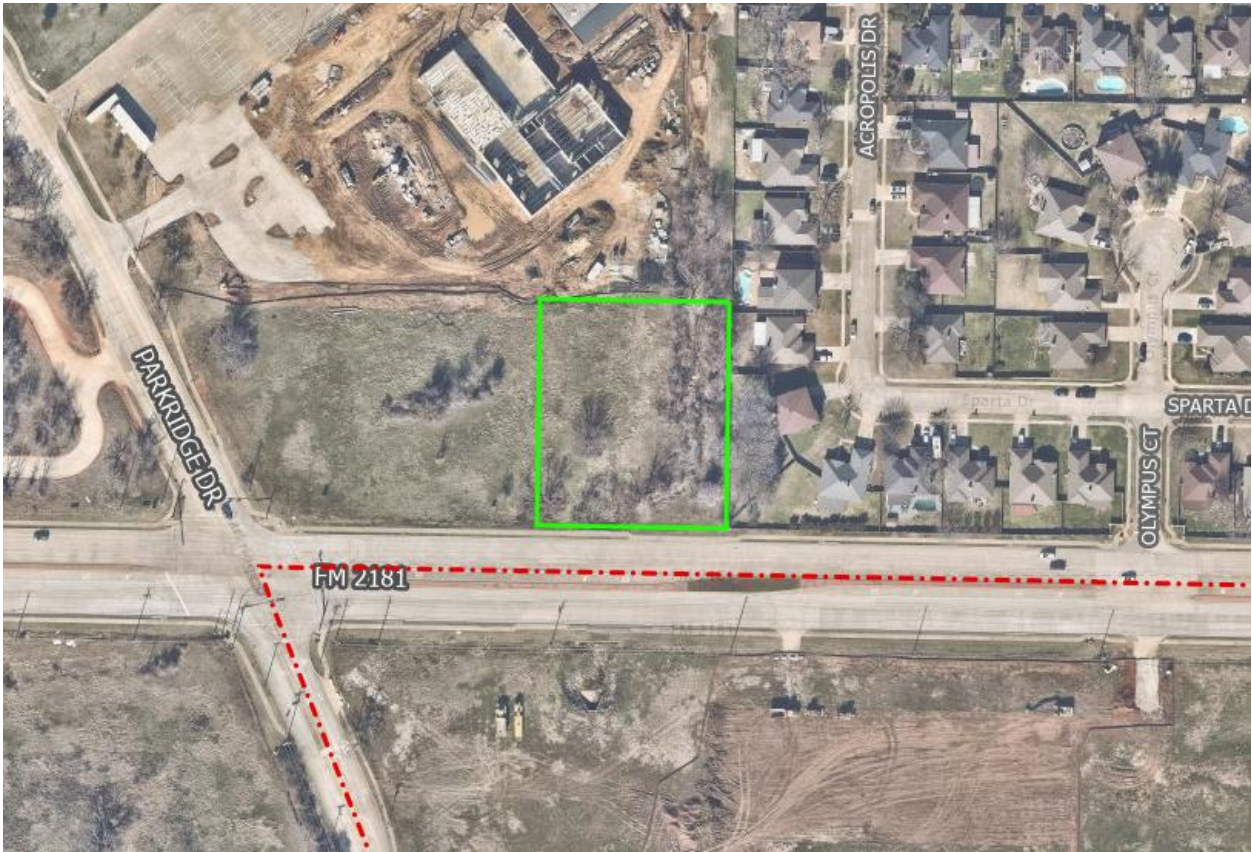


CITY OF CORINTH
Staff Report

Meeting Date:	7/14/2025	Title:	Dairy Queen Specific Use Permit (SUP25-0001)
Strategic Goals:	<input checked="" type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		

Item/Caption

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



Aerial Location Map

Item Summary/Background

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

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

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

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

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

Compliance with the Comprehensive Plan

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

Public Notice

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

- Publication in the Denton Record-Chronicle.
- Written public notices were mailed to the owners of all properties located within 200 feet of the subject property.
- The Public Hearing notice was posted on the City's Website.

Letters of Support/Protest

As of the date of this report, the City has received no letters of support and 4 letters of opposition from property owners within 200 feet of the subject property. Letters received after this date will be presented to the Commission at the time of Public Hearing. See Attachment 2 – 200 ft Buffer Map and Correspondence from Property Owners

Staff Recommendation

Staff recommends approval as presented.

Motion

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

Alternative Actions by the Planning and Zoning Commission

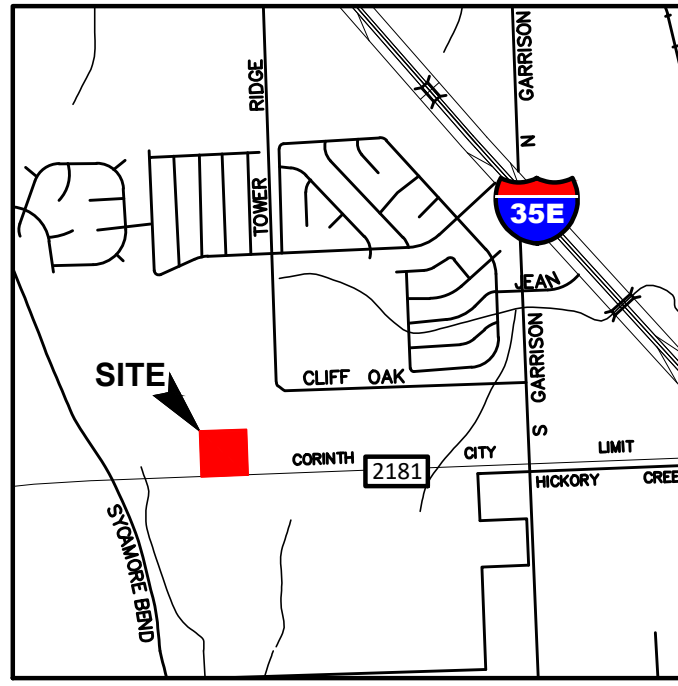
The Planning and Zoning Commission may also,

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

Attachments

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

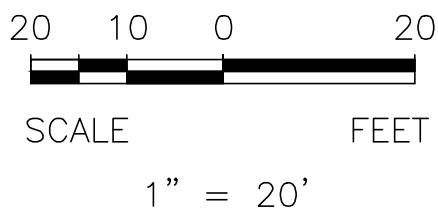
ORIGINAL SHEET SIZE: 24" X 36" (ARCH D)



VICINITY MAP
N.T.S.

NOTES:

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



CIVIL

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

CONCEPT PLAN

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

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

PRELIMINARY
NOT FOR CONSTRUCTION

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

SCALE: AS SHOWN

DESIGNED: PSS

DRAWN: TP

CHECKED: PSS

PROJECT NO. 22508.QCO

DATE: 6/20/2025

SHEET: ####

25

C-2
1.49

LOT 1, BLOCK 1
LAKE DALLAS ISD SCHOOL
ADDITION
CABINET N, PG. 291

EX - 1
10.83
304.4

PK NAIL FOUND
N: 7098520.6836
E: 2408996.9951

N88°53'00"W ~469.05'

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

PROJECT DEVELOPMENT SUMMARY

PROJECT: QCO Dairy Queen at Corinth
at Corinth, Texas

LAND USE: Restaurant with Drive-thru

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

LOT 1-1, BLOCK A
FUTURE CARE NOW

N01°04'19"E ~245.02'

10' BS.

16' UTILITY ESMT.

12'0"

12'0"

THRU DRIVE

15' BS.

20' BS.

8" Board on Board Screening Fence

PROPOSED 24' ACCESS, FIRE LANE & DRAINAGE ESMT.

PROPOSED 24' ACCESS, FIRE LANE & DRAINAGE ESMT.

PROPOSED 24' ACCESS, FIRE LANE & DRAINAGE ESMT.

PROPOSED 24' ACCESS, FIRE LANE & DRAINAGE ESMT.

PROPOSED 24' ACCESS, FIRE LANE & DRAINAGE ESMT.

PROPOSED 24' ACCESS, FIRE LANE & DRAINAGE ESMT.

PROPOSED 24' ACCESS, FIRE LANE & DRAINAGE ESMT.

PROPOSED 24' ACCESS, FIRE LANE & DRAINAGE ESMT.

PROPOSED 24' ACCESS, FIRE LANE & DRAINAGE ESMT.

PROPOSED 24' ACCESS, FIRE LANE & DRAINAGE ESMT.

PROPOSED 24' ACCESS, FIRE LANE & DRAINAGE ESMT.

S00°53'56"W ~244.86'

1/2

S88°55'41"E ~262.80'

N88°55'41"W ~203.04'

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

EXISTING 3-5'x4' RCBC

EXISTING 42" STORM LINE

INSTALL:
2-TYPE 'S' HEADWALL



PARKRIDGE DR
(VARIABLE WIDTH R.O.W.)

PK NAIL FOUND
N: 7098337.9473
E: 24089098.4065


S57°37'50"E ~121.60'


1/2" IRF

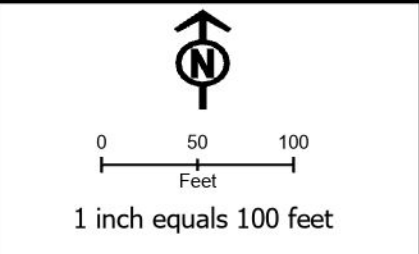
POINT OF
COMMENCING
N: 7098274.2500
E: 2409201.9884

Proposed Specific Use Permit

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

- 
Property requesting Specific Use Permit


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



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

26
6/5/2025

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

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

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

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

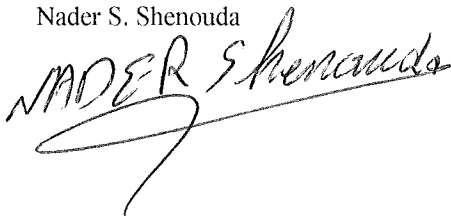
My property located at 3304 Acropolis Dr, is within the 200 ft boundary of the proposed location for the restaurant.

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

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

Thank you for your attention in this matter...

Nader S. Shenouda

A handwritten signature in black ink that reads "NADER S. Shenouda". The signature is stylized with a large, sweeping flourish at the end.

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

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

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

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

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

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

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

Thank you for your attention in this matter...



John A. Kerr



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

Section D, Item 2.

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

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

PUBLIC HEARING NOTICE

Dear Property Owner:

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

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

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

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

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

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

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

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

DANIEL LEE
3307 ACROPOLIS DRIVE
CORINTH, TX 76210

(Please Print)

Signature: **(REQUIRED)**

(Signature)



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

Section D, Item 2.

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

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

PUBLIC HEARING NOTICE

Dear Property Owner:

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

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

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

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

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

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

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

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

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

Signature: **(REQUIRED)**

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

Brenda Gutierrez
(Signature)
Lopez Nichols

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



CITY OF CORINTH

Staff Report

Meeting Date:	7/14/2025	Title:	City-Initiated Rezoning Request for rezoning of 7865 S I-35E to MX-C (ZMA25-0003)
Strategic Goals:	<div><input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development</div> <div><input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development</div>		

Item/Caption

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



Aerial Location Map

Item Summary/Background/Prior Action

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

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

Public Notice

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

- Publication in the Denton Record-Chronicle
- Written public notices were mailed to the owners of all properties located within 200 feet of the subject property and to the Lake Dallas ISD (see Attachment 1 - 200 FT Buffer Exhibit).
- The Applicant posted “Notice of Zoning Change” signs on the subject properties.
- The Public Hearing Notice was posted on the City’s website.

Letters of Support/Protest

As of the date of this report, the City has received 1 letter of support and no letters of opposition from property owners located within 200 feet of the subject property. Letters received after this date will be presented to the Planning and Zoning Commission at the time of Public Hearing.

Staff Recommendation

Staff recommends approval of the proposed amendment as presented.

Motion

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

Alternative Actions by the Planning and Zoning Commission

The Planning and Zoning Commission may also,



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

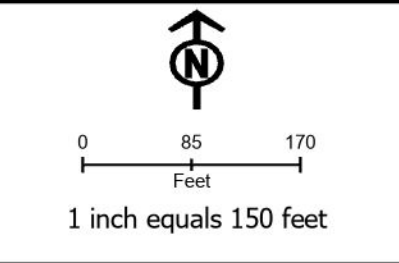
Attachments

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

Proposed Zoning Change

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

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



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

Section D, Item 3.

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

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

PUBLIC HEARING NOTICE

Dear Property Owner:

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

- A city-initiated rezoning request to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to rezone approximately ±7.1 acres from I Industrial and C-2 Commercial to MX-C Mixed Use Commercial, with the subject properties being generally located at 7865 S Stemmons Freeway.

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

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

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

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

See attached supporting letter.

Name/Address/City: (REQUIRED)

Signature: (REQUIRED)

(Please Print)

Tim Lee 06/17/2025
(Signature)

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

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

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

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

I support this proposal.

I-35 Corinth J.V.

Tim Lee



CITY OF CORINTH

Staff Report

Meeting Date:	7/14/2025	Title:	City-Initiated Rezoning Request for rezoning of 5759 S I-35E to MX-C (ZMA25-0001)
Strategic Goals:	<div><input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development</div> <div><input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development</div>		

Item/Caption

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



Aerial Location Map

Item Summary/Background/Prior Action

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

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

Public Notice

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

- Publication in the Denton Record-Chronicle
- Written public notices were mailed to the owners of all properties located within 200 feet of the subject property and to the Denton ISD (see Attachment 1 - 200 FT Buffer Map Exhibit).
- The Applicant posted “Notice of Zoning Change” signs on the subject properties.
- The Public Hearing Notice was posted on the City’s website.

Letters of Support/Protest

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

Staff Recommendation

Staff recommends approval of the proposed amendment as presented.

Motion

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

Alternative Actions by the Planning and Zoning Commission

The Planning and Zoning Commission may also,

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

Attachments

1. 200 FT Zoning Buffer Map Exhibit



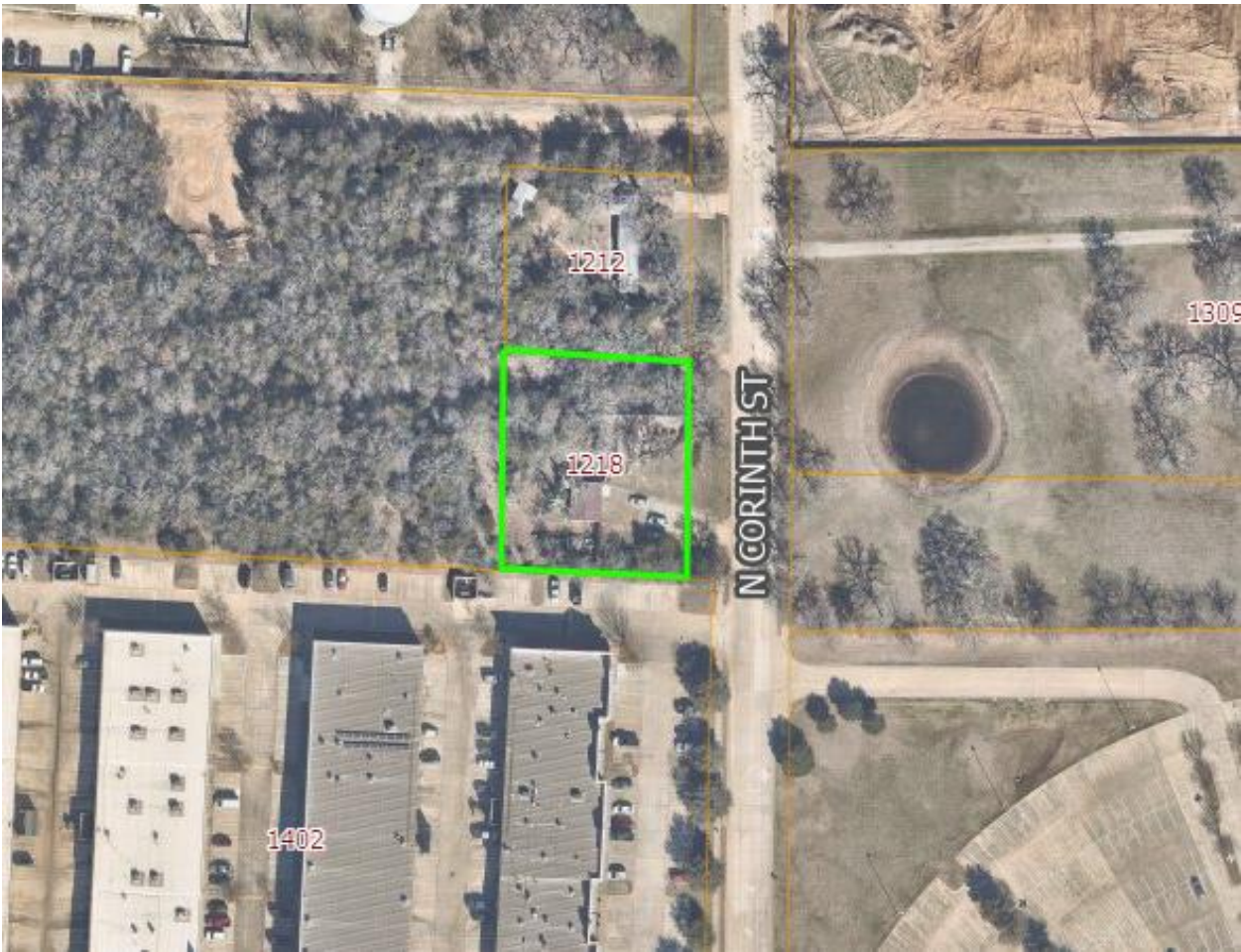
CITY OF CORINTH

Staff Report

Meeting Date:	7/14/2025	Title:	City-Initiated Rezoning Request for rezoning of 1218 N Corinth St to MX-C (ZMA25-0002)
Strategic Goals:	<div><input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development</div> <div><input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development</div>		

Item/Caption

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



Aerial Location Map

Item Summary/Background/Prior Action

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

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

Public Notice

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

- Publication in the Denton Record-Chronicle
- Written public notices were mailed to the owners of all properties located within 200 feet of the subject property and to the Denton ISD (see Attachment 1 - 200 FT Buffer Map Exhibit).
- The Applicant posted “Notice of Zoning Change” signs on the subject properties.
- The Public Hearing Notice was posted on the City’s website.

Letters of Support/Protest

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

Staff Recommendation

Staff recommends approval of the proposed amendment as presented.

Motion

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

Alternative Actions by the Planning and Zoning Commission

The Planning and Zoning Commission may also,


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


Attachments

1. 200 FT Zoning Buffer Map Exhibit

Proposed Zoning Change

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

 Area to be Rezoned

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

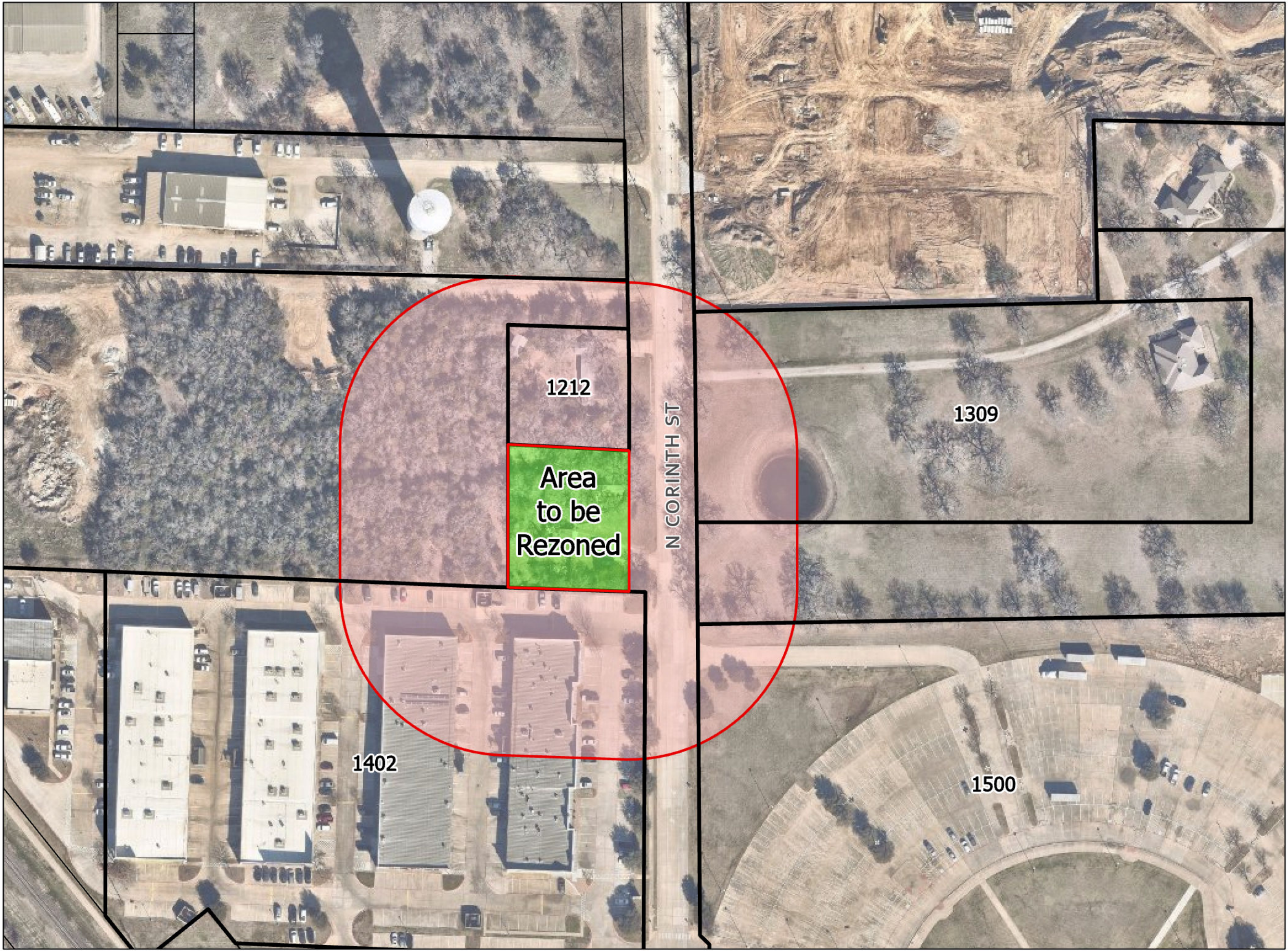


0 55 110
Feet

1 inch equals 110 feet



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CITY OF CORINTH Staff Report

Meeting Date:	7/14/2025	Title:	Preliminary Plat Administrative Approval UDC Text Amendment (ZTA25-0002)
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		

Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a city-initiated request to amend multiple sections of the Unified Development Code, including UDC Subsection 1.02.02 – Planning and Zoning Commission, UDC Subsection 1.02.04 – Director of Planning, UDC Subsection 3.02.01 – Plat Processing Procedures, and UDC Subsection 3.03.02 – Preliminary Plat to revise formatting, allow for applicants to request multiple 30-day extensions of the time for plat approval, remove the requirement for a new application upon disapproval of a plat or subdivision plan application, and allow for administrative approval of preliminary plats.

Item Summary/Background/Prior Action

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

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

Public Notice

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

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

Staff Recommendation

Staff recommends approval as presented.

Motion

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

Alternative Actions by the Planning and Zoning Commission

The Planning and Zoning Commission may also,

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



CITY OF CORINTH

Staff Report

Meeting Date:	7/14/2025	Title:	UDC Text Amendment - Underground Utilities (ZTA25-0003)
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input checked="" type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		

Item/Caption

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

Item Summary/Background/Prior Action

Unified Development Code Section 3.05.19.A requires underground utility lines only for residential and multifamily developments. This amendment extends the requirement to commercial developments and provides clarification that both new and existing utility lines must be buried. The change promotes safety, improves aesthetics, minimizes conflicts with other infrastructure and creates uniformity throughout the city. It also allows the Director of Planning to approve any plat or site plan based on variances.

Staff is proposing to modify the section as follows:

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

Public Notice

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

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

Staff Recommendation

Staff recommends approval as presented.

Motion

“I move to recommend approval of Case No. ZTA25-0003 as presented.”

Alternative Actions by the Planning and Zoning Commission

The Planning and Zoning Commission may also,

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