



**TEASLEY OFFICE PARK
PLANNED DEVELOPMENT NO. 27
BASE ZONING DISTRICT: OFFICE
ORDINANCE NO. 02-06-20-17
(ADOPTED 6-20-2002)**

AMENDED BY:

- ORDINANCE NO. 10-09-16-34: SITE PLAN
AMENDMENT – CRAWFORD DRIVE
REALIGNMENT (ADOPTED 9-16-2010)**

ORDINANCE NO. 10-09-16-34

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING SECTION 154.01 OF THE CODE OF ORDINANCES, THE COMPREHENSIVE ZONING ORDINANCE, AS AMENDED, AND PLANNED DEVELOPMENT ORDINANCE NO. 02-06-20-17 BY REVISING THE CONCEPTUAL SITE PLAN TO REFLECT THE REALIGNMENT OF CRAWFORD DRIVE; PROVIDING FOR A PROPERTY DESCRIPTION; PROVIDING FOR A SITE PLAN; PROVIDING FOR LAND USE REGULATIONS; PROVIDING FOR A PENALTY FOR VIOLATIONS NOT TO EXCEED \$2,000.00 FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Corinth, in compliance with the laws of the State of Texas and the ordinances of the City of Corinth, has given the requisite notices by publications and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the governing body, after having conducted a public hearing, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance should be amended by the amendment of the Planned Development approved with the enactment of Ordinance No. 02-06-20-17 in the manner set forth below;

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

SECTION I - LEGAL PROPERTY DESCRIPTION

The Comprehensive Zoning Ordinance of the City of Corinth, Texas, as heretofore amended, is hereby amended by amending the zoning map of the City of Corinth, Texas reflect the changes approved herein for the proposed Gossett Addition zoned Planned Development Neighborhood Office (PD-27) legally described as 4.459 acres situated in the J. Baker Survey, County Abstract 48 located on the southwest corner of FM 2181 and Crawford Drive in the City of Corinth, Denton County, Texas described in "Exhibit A" attached hereto and incorporated by reference herein.

SECTION II – SITE PLAN

The Conceptual Site Plan of proposed Gossett Addition zoned Planned Development Neighborhood Office (PD-27) legally described as 4.459 acres situated in the J. Baker Survey, County Abstract 48 located on the southwest corner of FM 2181 and Crawford Drive in the City of Corinth, Denton County, Texas described in "Exhibit B", as attached hereto and made a part hereof for all purposes, are hereby approved and shall be adhered to in their entirety for the purposes of development of the property as Planned Development Commercial District.

SECTION III - LAND USE REGULATIONS

The Zoning and Land Use Regulations set forth in "Exhibit C" attached hereto and made a part hereof for all purposes shall be adhered to in their entirety.

SECTION IV - PENALTY FOR VIOLATIONS-

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

SECTION V - SEVERABILITY CLAUSE

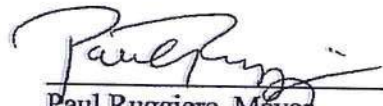
If any section, paragraph, clause, phrase or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

SECTION VI - EFFECTIVE DATE

This Ordinance shall become effective upon approval and publication.

PASSED AND APPROVED THIS 16th DAY OF SEPTEMBER, 2010.


APPROVED:



Paul Ruggiere, Mayor
City of Corinth, Texas



ATTEST:



Kim Pence, City Secretary
City of Corinth, Texas

APPROVED AS TO FORM:



Debra Drayovitch, City Attorney

ORDINANCE NO. 10-09-16-34

EXHIBIT A

LEGAL DESCRIPTION

4.459 Acres

Being all that certain lot, tract, or parcel of land situated in the J. Baker Survey Abstract Number 48 in the City of Corinth, Denton County, Texas, being all that certain tract of land conveyed by deed to Prairie Knoll Partners Ltd. Recorded under Document Number 2006-135401, real Property Records, Denton County, Texas and being more particularly described as follows:

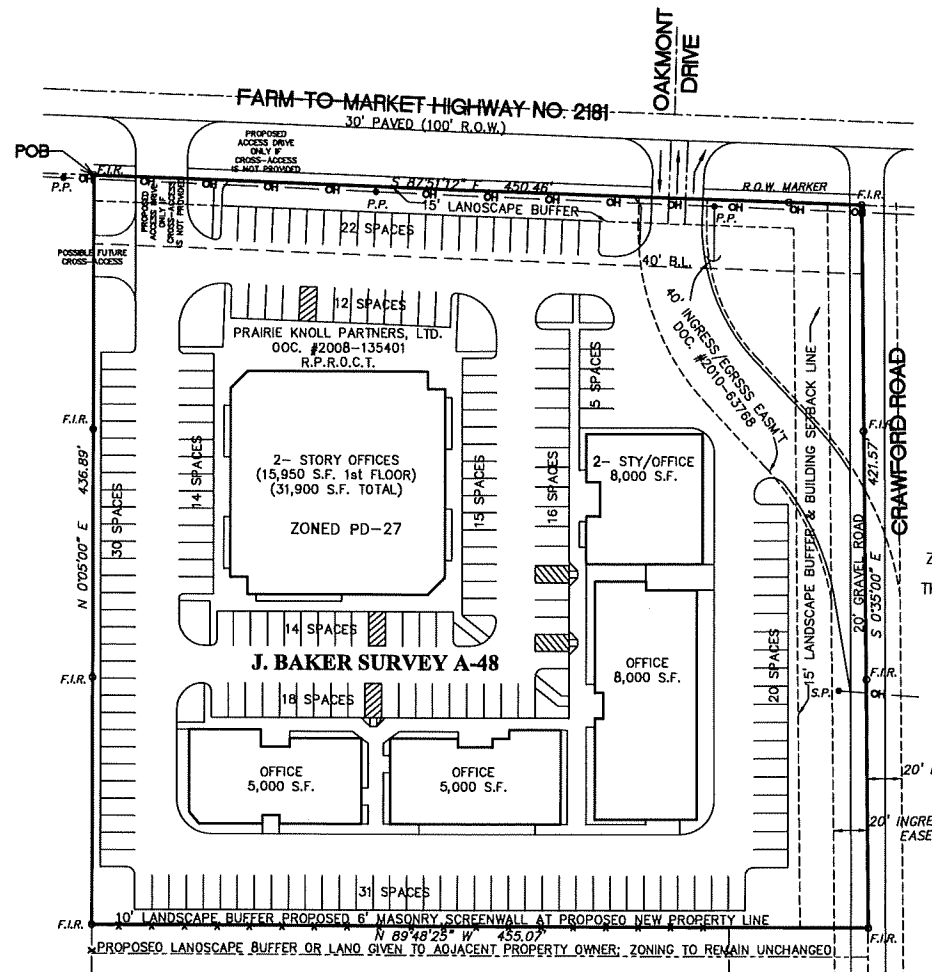
Beginning at an iron rod found for corner in the south line of Farm-to-Market Highway Number 2181, a public roadway having a right-of-way of 100.0 feet, said point being the northeast corner of that certain tract of land conveyed by deed to FM 2181 Limited recorded in Volume 4833, Page 1498, Real Property Records Denton county, Texas;

THENCE S 87°51'12" E, 450.46 feet with said south line of said Farm-to-Market Highway to an iron rod found for corner, said point being the northwest corner of The Pentecostals of Corinth Addition, an addition to the City of Corinth, Denton County, Texas;

THENCE S 00°35'00" E, 421.57 feet with the west line of said Pentecostals of Corinth Addition to an iron rod found for corner, said point being the northeast corner of that certain tract of land conveyed by deed to Jeff Smith and Laura Smith recorded in volume 4274, Page 828, Real Property Records, Denton County, Texas;

THENCE N 89°48'25: W, 455.07 feet with the north line of said Smith tract to an iron rod found for corner in the east line of said FM 2181 Limited tract;

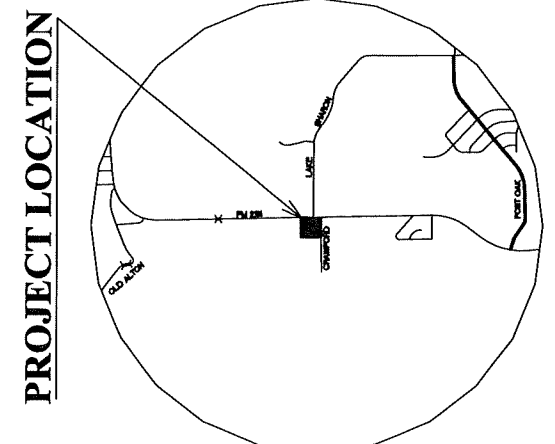
THENCE N 00°05'00" E, 436.89 feet with said east line of said FM 2181 Limited tract to the **PLACE OF BEGINNING** and containing 4.459 acres of land.



ZONED PD-25
 FM 2181 LIMITED
 VOL. 4833, PG. 1498
 R.P.R.D.C.T.

ZONED SF-2
 THE PENTECOSTALS OF CORINTH
 CAB. Y, PG. 794
 P.R.D.C.T.

JEFF SMITH AND
 LAURA SMITH
 VOL. 4274, PG. 828
 R.P.R.D.C.T.



VICINITY MAP
 SCALE 1" = 2000'

FIELD NOTES
4.459 ACRES

BEING all that certain lot, tract, or parcel of land situated in the J. Baker Survey Abtract Number 48 in the City of Corinth, Denton County, Texas, being all that certain tract of land conveyed by deed to Prairie Knoll Partners Ltd. recorded under Document Number 2008-135401, Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at an Iron rod found for corner in the south line of Farm-to-Market Highway Number 2181, a public roadway having a right-of-way of 100.0 feet, said point being the northeast corner of that certain tract of land conveyed by deed to FM 2181 Limited recorded in Volume 4833, Page 1498, Real Property Records, Denton County, Texas;

THENCE S 87° 51' 12" E, 450.48 feet with said south line of said Farm-to-Market Highway to an Iron rod found for corner, said point being the northwest corner of The Pentecostals of Corinth Addition, an addition to the City of Corinth, Denton County, Texas according to the Plat thereof recorded in Cabinet Y, Page 794, Plat Records, Denton County, Texas;

THENCE S 00° 35' 00" E, 421.57 feet with the west line of said Pentecostals of Corinth Addition to an Iron rod found for corner, said point being the northeast corner of that certain tract of land conveyed by deed to Jeff Smith and Laura Smith recorded in Volume 4274, Page 828, Real Property Records, Denton County, Texas;

THENCE N 88° 48' 25" W, 455.07 feet with the north line of said Smith tract to an Iron rod found for corner in the east line of said FM 2181 Limited tract;

THENCE N 00° 05' 00" E, 438.89 feet with said east line of said FM 2181 Limited tract to the PLACE OF BEGINNING and containing 4.459 acres of land.

NOTES:

1. The approval of the PD Conceptual Site Plan does not imply subsequent approval of the Detailed Site Plan nor does it imply that any of the dimensions, uses or other element of the approved Conceptual Site Plan will be an acceptable element of the Detailed Site Plan. It shall be unlawful to issue a building permit on the basis of a Conceptual Site Plan.
2. The existing private road entrance and curb cut will be abandoned with this zoning amendment with the execution and construction of the new private road entrance and filling of access easement across the subject tract.

ORDINANCE NO. 10-09-16-34

EXHIBIT B

OWNER/DEVELOPER
 PRAIRIE KNOLL PARTNERS, LTD.
 FRED GOSSETT
 3201 TEASLEY LANE
 BLDG. 300 SUITE 302
 DENTON, TX 76205
 (940) 368-1342

SURVEYOR
 LANDMARK SURVEYORS
 4238 I-35 N
 DENTON, TEXAS 76207
 (940) 382-4016

CONCEPT PLAN
GOSSETT ADDITION
4.459 ACRES IN THE
J. BAKER SURVEY A-48
CITY OF CORINTH
DENTON COUNTY, TEXAS

4238 I-35 NORTH
 DENTON, TEXAS 76207
 (940) 382-4016
 LANDMARK SURVEYORS, L.L.C. FAX (940) 387-9784
 REVISED: 10 JUNE 2010



ORDINANCE NO. 10-09-16-34

EXHIBIT C

**IV. PLANNED DEVELOPMENT DISTRICT
ZONING CONDITIONS**

**SWC F.M. 2181 & CRAWFORD
Corinth, TX**

General Requirements and Stipulations

- A. **Statement of Purpose:** The purpose of this PD ordinance is to allow for office uses on the southwest corner of FM 2181 and Crawford, Corinth, TX to allow for a neighborhood office development. The purpose of the guidelines established within this ordinance is to provide a framework for quality office development while providing considerations for existing single family residential properties bordering this site.
- B. **Requirements of the Planned Development**
1. **Uses permitted under this ordinance are as follows:**
 - a. **Business or Professional Office**
 - b. **Medical Office**
 - c. **Financial Institutions**
 2. **Area Regulations**
 - a. **Front Yard:** There shall be a front yard at FM 2181 having a depth of not less than forty feet (40')
 - b. **Side Yard:** No side yard set back shall be required except:
 - (1) A side yard of fifteen feet (15') shall be required on the side street Crawford.
 - c. **Rear Yard:** There shall be a rear yard having a depth of not less than ten (10') at the southern most property boundary.
 - d. **Building Height:** No structure shall exceed two and one-half (2 1/2) standard stories in height, but in no case more than forty feet (40'). Except, buildings abutting the residential property to the south shall be one-story buildings with plate heights at ten feet (10') maximum and residential style roofs.
 - e. **Width of Lot:** The minimum width of the lot shall be one hundred fifty feet (150') throughout the depth of the lot from front to rear.

ORDINANCE NO. 10-09-16-34

EXHIBIT C

- f. Depth of Lot: The minimum lot depth shall not be less than one hundred feet (100').
 - g. Area of Lot: Every lot shall have an area of not less than one-half (1/2) acre.
 - h. Maximum Building Area: The building area of the office building and any accessory buildings shall not exceed 60% of the total lot area.
 - i. Parking: Off street parking for Office and Doctor's Office uses shall be one (1) space for each three hundred (300) square feet of floor area. Other allowed uses shall comply with City of Corinth, TX current standards.
 - j. Off street driveways and parking areas shall be curbed, paved and maintained to the City of Corinth, TX specifications.
 - k. All parking must conform to City of Corinth, TX vehicle parking regulations.
3. Parking lot lighting provisions
- a. All parking lot lights will be made up of a light source and reflector so selected that acting together, the light beam is controlled and not directed across any adjacent residential property lines.
 - b. The mounting height of luminary fixtures will not exceed 30' in height.
 - c. Standards, poles and fixture housings will be of consistent design throughout.
 - d. All parking lot fixtures will be restricted to down-light or cut-off type fixtures.
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ORDINANCE NO. 10-09-16-34

EXHIBIT C

4. Landscaping:

a. Landscaping along Street Rights-Of-Way

1. A landscape edge shall be provided adjacent to FM 2181. The landscape shall be a minimum width of ten (10) feet, exclusive of street rights-of-way. Within the landscape edge, one (1) shade tree (3" caliper, 6" from grade minimum) or an ornamental tree shall be planted per 500 square feet of landscape edge. The number of required trees shall be calculated solely on the area of the required landscaped edge.
2. Where parking lots and drives abut the landscaped edge, ten (10) shrubs (5-gallon minimum) shall be planted per 500 square feet of landscaped edge. The number of required shrubs shall be calculated solely on the area of the required landscaped edge. A berm may be placed within the landscaped edge in lieu of the required shrubs. The berm must be 18 to 40 inches above the average grade of the street and parking lot curbs. The slope of the berm shall not exceed 1'-0" of rise per 2'-0" of horizontal distance.
3. Any permeable surface not occupied by trees, shrubs planting beds, signs or other permitted fixtures shall be planted with turf or other living ground cover.

b. Interior Parking Lot Landscaping: any non-residential parking area, which contains more than twenty (20) parking spaces, shall provide interior landscaping in addition to the required landscape edge.

1. Interior landscaping shall include all areas within the paved boundaries of the parking lot as well as planting islands, curbed areas, corner lots, parking spaces and all interior driveways and aisles except those with no parking spaces located on either side. Landscape areas outside of the parking lot may not be used to meet the interior landscaping requirement.
2. There shall be eight (8) square feet of interior landscaping for each parking space.
3. There shall be one (1) shade tree (3" caliper, 6' from grade minimum) or an ornamental tree for every fifteen (15) parking spaces or fraction thereof.
4. All landscaped areas shall be protected by a raised six (6) inch concrete curb. Pavement shall not be placed closer than five (5) feet from the trunk of a tree unless a staff approved root barrier is utilized.

ORDINANCE NO. 10-09-16-34

EXHIBIT C

5. If trees not located within subsections 1, 2, or 3 result in undue hardship on the developer or builder, said trees may be removed upon physical verification of hardship and written approval from the Director of Community Development. Said trees will be replaced on a 1 for 1 ratio upon completion of construction that caused special removal of said trees.

This section shall not apply to trees located in the yard area of developed and owner-occupied residential property or to those parts of trees and branches which over hang and extend laterally into the space over public roadways. For purposes of this chapter, "tree" means a self-supporting, woody, perennial plant which may have one or more stems or trunks, in which case the cumulative total diameters of those trunks shall be calculated in determining whether the "trunk" of the tree is six inches (6") in diameter or larger."

- b. If the removal of trees in the excepted areas result in less than three (3) trees per lot, the developer is responsible to replace the number of trees up to at least three (3) trees. Any replacement tree must be of a hardwood variety and at least two inches (2") in diameter measured one and one-half feet (1-1/2") above the ground.
7. Existing trees to be saved within the development shall be identified by a licensed landscape architect or arborist and protected during construction with a cordoned off area no smaller than the drip line of the tree and maintained during construction.
8. Common Area Maintenance: The owners of the center shall see that the common area including landscaping, irrigation system and paved areas shall be maintained at all times in a good and reasonable manner which includes replacement of dead or severely damaged plants.

Denton County
Cynthia Mitchell
County Clerk
Denton, Tx 76202



70 2010 00093906

Instrument Number: 2010-93906

Recorded On: September 21, 2010

As
Easement

Parties: PRAIRIE KNOLL PARTNERS LTD

To

Billable Pages: 6
Number of Pages: 6

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Easement	31.00
Total Recording:	31.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2010-93906

Receipt Number: 724027

Recorded Date/Time: September 21, 2010 03:13:02P

User / Station: J Morris - Cash Station 1

Record and Return To:

LANDMARK SURVEYORS

4238 I 35 N

DENTON TX 76207

THE STATE OF TEXAS }
COUNTY OF DENTON }

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

C Mitchell

County Clerk
Denton County, Texas



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

PRIVATE ACCESS EASEMENT

STATE OF TEXAS §
 §
COUNTY OF DENTON §

KNOW ALL PERSONS BY THESE PRESENTS:

That, PRAIRIE KNOLL PARTNERS, Ltd., hereinafter called "Grantor," does GRANT, a perpetual ingress and access easement over and across the real property located in the City of Corinth, Denton County, Texas, as more particularly described in Exhibit "B", and illustrated in Exhibit "A", which is attached hereto and made a part hereof by reference as if fully set forth herein (the "Property").

TO HAVE AND TO HOLD the easement perpetually unto the owners, their tenants, the adjacent owners and the other affected property owners, their successors and assigns, together with the right and privilege at all times to enter the Property, or any part thereof, for the purpose of ingress and egress. Said easement area will not be obstructed and at all times shall remain open for vehicular and pedestrian traffic. Said easement shall run with the land. Grantor shall maintain the easement area.

Fee simple interest and all other interests not inconsistent with the stated public purposes are reserved in the Grantor including but not limited to mineral rights.

Grantor dedicated the easement to the City of Corinth, Texas, recorded in the Denton County Property Records as Instrument Number: 2010-63768 and the City of Corinth, Texas never accepted it, and therefore such easement is void.

Executed this 17th day of SEPT., 2010.

GRANTOR:
Prairie Knoll Partners, LTD.

BY: *Fred Gossett*
Fred Gossett, Managing Partner

STATE OF TEXAS

COUNTY OF DENTON

§
§
§

This instrument was acknowledged before me on this 17 day of Sept
2010.

Rebecca Arnold
NOTARY PUBLIC, STATE OF TEXAS



Exhibit "A"

FARM-TO-MARKET HIGHWAY NO. 2181
(100' R.O.W.)

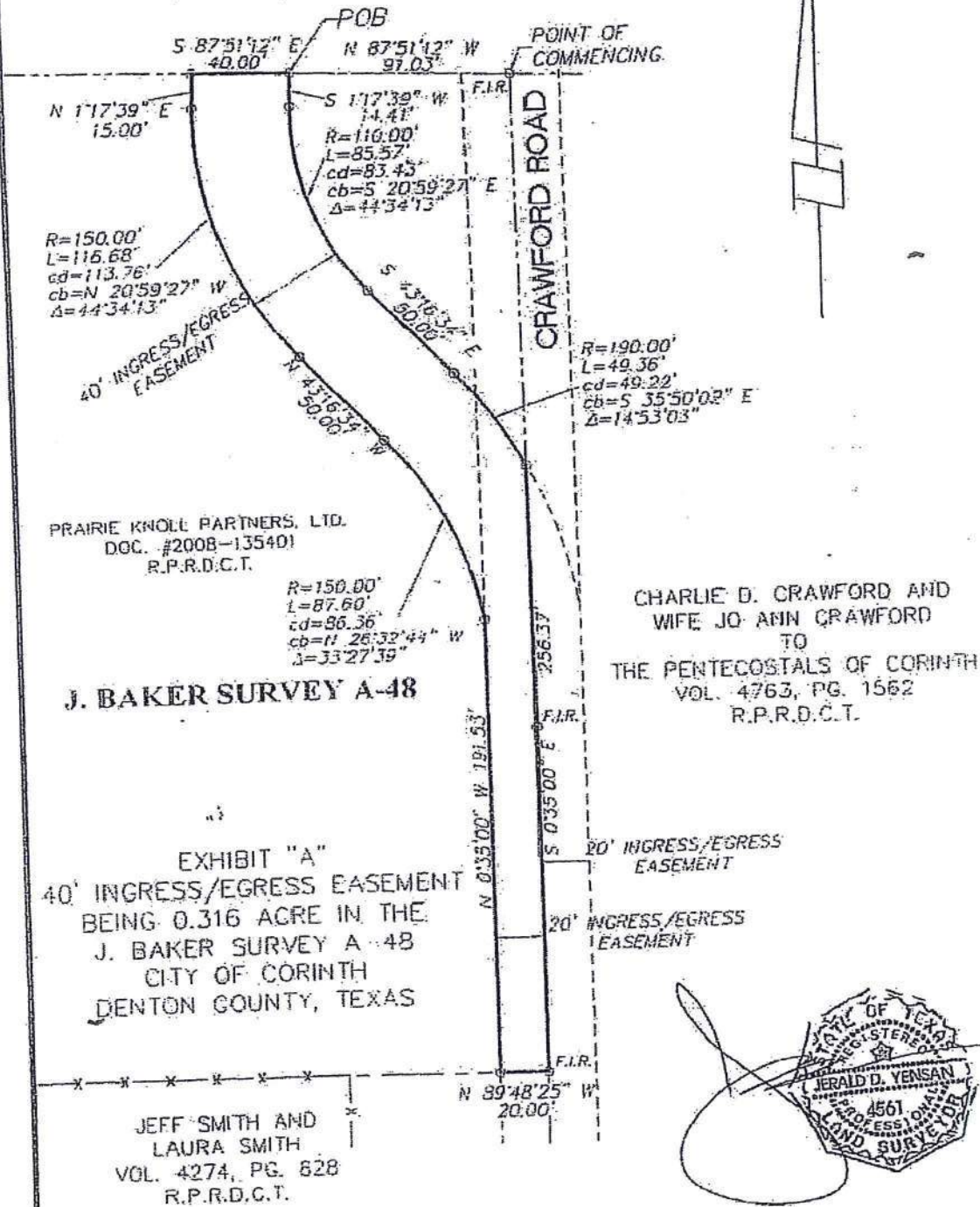


EXHIBIT "A"
40' INGRESS/EGRESS EASEMENT
BEING 0.316 ACRE IN THE
J. BAKER SURVEY A-48
CITY OF CORINTH
DENTON COUNTY, TEXAS

JEFF SMITH AND
LAURA SMITH
VOL. 4274, PG. 628
R.P.R.D.C.T.

4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784

ANDMARK
SURVEYORS, LLC.

EXHIBIT "B"
INGRESS/EGRESS EASEMENT
0.316 ACRE

BEING all that certain lot, tract, or parcel of land situated in the J. Baker Survey Abstract Number 48 in the City of Corinth, Denton County, Texas, being a part of that certain tract of land conveyed by deed to Prairie Knoll Partners Ltd. recorded under Document Number 2006-135401, Real Property Records, Denton County, Texas and being more particularly described as follows:

COMMENCING at an iron rod found for corner in the south line of Farm-to-Market Highway Number 2181, a public roadway having a right-of-way of 100.0 feet, said point being the northwest corner of that certain tract of land conveyed by deed from Charlie D. Crawford and wife, Jo Ann Crawford to The Pentecostals of Corinth recorded in Volume 4763, Page 1562, Real Property Records, Denton County, Texas;

THENCE N 87° 51' 12" W, 91.03 feet with said south line of said Farm-to-Market Highway to a point for PLACE OF BEGINNING;

THENCE S 01° 17' 39" W, 14.41 feet to a point for corner;

THENCE along the arc of a curve to the left having a central angle of 44° 34' 13", a radius of 110.00 feet, an arc length of 85.57 feet, whose chord bears S 20° 59' 27" E, 83.43 feet to a point for corner;

THENCE S 43° 16' 34" E, 50.00 feet to a point for corner;

THENCE along the arc of a curve to the right having a central angle of 14° 53' 03", a radius of 190.00 feet, an arc length of 49.36 feet, whose chord bears S 35° 50' 02" E, 49.22 feet to a point for corner in the west line of said The Pentecostals of Corinth tract;

THENCE S 00° 35' 00" E, 256.37 feet with a said west line of said The Pentecostals of Corinth tract to an iron rod found for corner, said point being the northeast corner of that certain tract of land conveyed by deed to Jeff Smith and Laura Smith recorded in Volume 4274, Page 828, Real Property Records, Denton County, Texas;

THENCE N 89° 48' 25" W, 20.00 feet with the north line of said Smith tract to a point for corner;

THENCE N 00° 35' 00" W, 1914.53 feet to a point for corner;

THENCE along the arc of a curve to the left having a central angle of 33° 27' 39", a radius of 150.00 feet, an arc length of 87.60 feet, whose chord bears N 26° 32' 44" W, 86.36 feet to a point for corner;

THENCE N 43° 16' 34" W, 50.00 feet to a point for corner;

THENCE along the arc of a curve to the right having a central angle of 44° 34' 13", a radius of 150.00 feet, an arc length of 116.68 feet, whose chord bears N 20° 59' 27" W, 113.76 feet to a point for corner;

THENCE N 01° 17' 39" E, 15.00 feet to a point for corner in said south line of said Farm-to-Market Highway;

THENCE S 87° 51' 12" E, 40.00 feet with said south line of said Farm-to-Market Highway to the PLACE OF BEGINNING and containing 0.316 acre of land.



ORDINANCE NO. 02-06-20-17

AN ORDINANCE AMENDING SECTION 154.01 OF THE CODE OF ORDINANCES AND ORDINANCE NO. 99-12-16-48, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF CORINTH, TEXAS, AS HERETOFORE AMENDED, SO AS TO ESTABLISH PERMANENT ZONING, TO WIT: PLANNED DEVELOPMENT OFFICE; PROVIDING FOR A PROPERTY DESCRIPTION; PROVIDING FOR LAND USE REGULATIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Corinth, in compliance with the laws of the State of Texas and the ordinances of the City of Corinth, have given the requisite notices by publications and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance should be amended;

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

SECTION I - LEGAL PROPERTY DESCRIPTION

The Comprehensive Zoning Ordinance of the City of Corinth, Texas, as heretofore amended is hereby amended by amending the zoning map of the City of Corinth, Texas on 4.469 acres of land described in "Exhibit A" attached.

SECTION II - SITE PLAN

The Zoning Exhibits approved and described as "Exhibit B" attached hereto and made a part hereof for all purposes shall be adhered to in its entirety for the purposes of Planned Development Office.

SECTION III - LAND USE REGULATIONS

The regulations described in "Exhibit C", shall be adhered to in its entirety for the purposes of development.

SECTION IV - PENALTY FOR VIOLATIONS

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

SECTION V - SEVERABILITY CLAUSE


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

SECTION VI - PROVIDING AN EFFECTIVE DATE


WHEREAS, the present Comprehensive Zoning Ordinance is in need of amending to permit said zoning on property described herein, the City of Corinth provides that this ordinance shall become effective upon approval and publication.

PASSED AND APPROVED THIS 20th DAY OF June, 2002.

APPROVED:


J.B. "Babs" Troutman, Mayor
City of Corinth, Texas

ATTEST:


Connie Bell, City Secretary
City of Corinth, Texas



FIELD NOTES
4.469 ACRES

BEING all that certain lot, tract or parcel of land situated in the J.C. Baker Survey Abstract Number 48 in the City of Corinth, Denton County, Texas, being a part of that certain (called) 30 acre tract of land conveyed by deed to Charlie D. Crawford and Jo Ann Crawford recorded in Volume 1032, Page 761, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for corner in the south line of Farm-to-Market Highway Number 2181, a public roadway, said point being the northwest corner of said 30 acre tract;

THENCE S 87° 54' 04" E, 451.38 feet with said south line of said Farm-to-Market Highway to a point for corner in the center of a 40.0 foot easement;

THENCE S 00° 25' 00" E, 435.00 feet with said center of said 40.0 foot easement to a point for corner;

THENCE WEST, 455.37 feet to an iron rod for corner in the west line of said 30 acre tract;

THENCE NORTH, 435.00 feet with said west line of said 30 acre tract to the **PLACE OF BEGINNING** and containing 4.469 acres of land.

EXHIBIT "A"

REC'D JUN 11 2002

TRACT ONE: (1.513 ACRES)

All that certain lot, tract or parcel of land situated in the **J. C. BAKER SURVEY, ABSTRACT NO. 48, DENTON COUNTY, Texas**, being a part of a certain 30 acre tract which is described in a Deed to Charlie D. Crawford and Jo Ann Crawford, said Deed dated August 26, 1980, and recorded in Volume 1032, Page 761, Deed Records of said County; and being more particularly described as follows:

BEGINNING at an iron rod in the Northernmost Western Boundary of said 30 acre tract, which point is located 292.92 feet South of the North-Northwest corner of said 30 acre tract;

THENCE EAST 453.89 feet to a point for a corner in the centerline of a 40 foot wide Easement for Utilities, Ingress and Egress;

THENCE SOUTH $00^{\circ} 35' 00''$ East with the centerline of said 40 foot wide Easement 145 feet to a point for a corner,

THENCE WEST 455.37 feet to an iron rod for a corner in the Northernmost Western Boundary line of said 30 acre tract;

THENCE NORTH with the Northernmost-Western Boundary line of said 30 acre tract, 145 feet to the **POINT OF BEGINNING and CONTAINING in all 1.513 acres of land, more or less.**

TRACT TWO (1.508 ACRES):

All that certain lot, tract or parcel of land situated in the **J. C. BAKER SURVEY, ABSTRACT NO. 48, DENTON COUNTY, Texas**; being a part of a certain 30 acre tract which is described in a Deed to Charlie D. Crawford and Jo Ann Crawford, said Deed dated August 28, 1980, and recorded in Volume 1032 at Page 761 of the Deed Records of said County; and being more particularly described as follows:

BEGINNING at an iron rod in the Northernmost Western Boundary of said 30 acre tract, which point is located 147.92 feet South of the North-Northwest corner of said 30 acre tract;

THENCE EAST 452.42 feet to a point for corner in the centerline of a 40 foot wide Easement for Utilities, Ingress and Egress;

1282 01541

THENCE SOUTH 00° 35' 00" East with the centerline of said Easement, 145.00 feet to a point for corner;

THENCE WEST 453.89 feet to an iron rod for a corner in the Northernmost-Western Boundary of said 30 acre tract;

THENCE NORTH with the Northernmost Western Boundary of said 30 acre tract, 145.00 feet to the **POINT OF BEGINNING and CONTAINING in all, 1.508 acres of land, more or less.**

TRACT THREE (1.448 ACRES)

All that certain lot, tract or parcel of land situated in the **J. C. BAKER SURVEY, ABSTRACT NO. 48, DENTON COUNTY, Texas**; being a part of a certain 30 acre tract which is described in a Deed to Charlie D. Crawford and Jo Ann Crawford, said Deed dated August 26, 1980, as recorded in Volume 1032 at Page 761 of the Deed Records of said County; and being more particularly described as follows:

BEGINNING at an iron rod in the North-Northwest corner of said 30 acre tract, which is a point in the South Right-of-Way line of F. M. Road No. 2181;

THENCE SOUTH 87° 54' 04" East, with the North line of said 30 acre tract and with the South Right-of-Way line of F.M. Road No. 2181, 451.38 feet to a point for corner in the Centerline of a 40 foot wide Easement for Utilities, Ingress and Egress;

THENCE SOUTH 00° 35' 00" East, with the centerline of said Easement, 131.39 feet to a point for a corner;

THENCE WEST; 452.42 feet to an iron rod for a corner in the Northernmost-Western Boundary of said 30 acre tract;

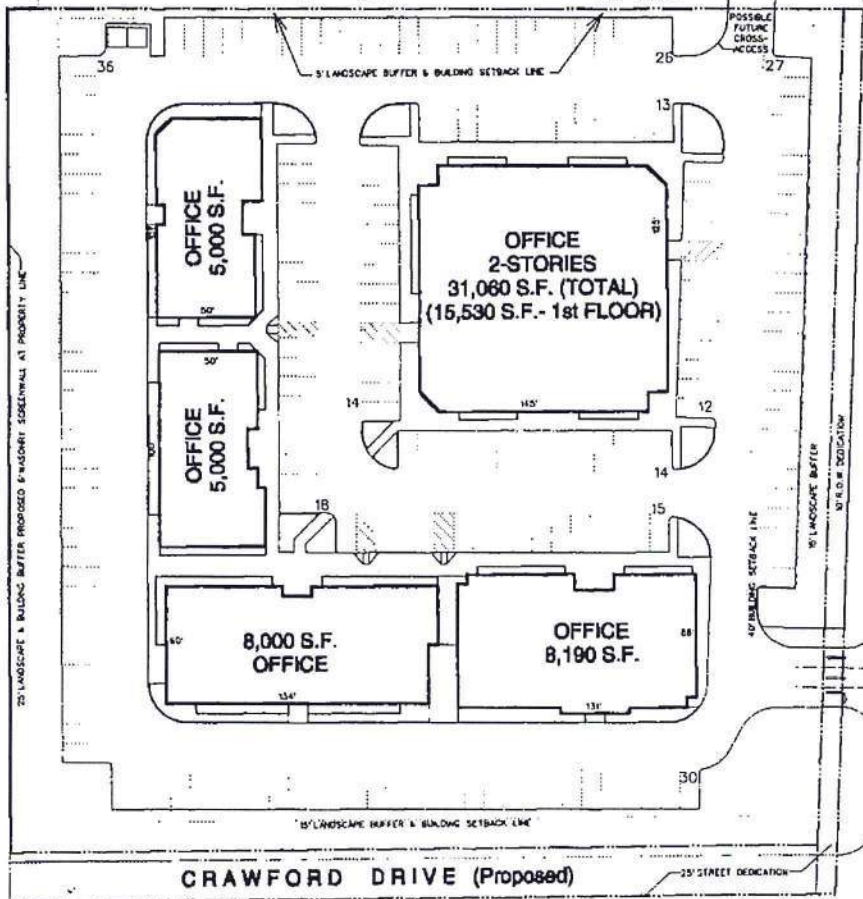
THENCE NORTH with the Northernmost-Western Boundary of said 30 acre tract, 147.92 feet to the **POINT OF BEGINNING and CONTAINING in all, 1.448 acres of land, more or less.**

Reservations from and Exceptions to Conveyance and Warranty:

Exhibit "A"

REC'D JUN 11 2002

PROPOSED SHOPPING CENTER
TEABELY CROSSING PD ORDINANCE #01-01-18-01



POSSIBLE FUTURE CROSS-ACCESS

NOTE:
STORM WATER DEDICATION WILL BE PROVIDED UNDERGROUND.
R.O.W. DEDICATION WILL BE PROVIDED FOR BOTH F.M. 2181 AND CRAWFORD ROAD.

REC'D JUN 11 2007

Exhibit "B"

F.M. 2181

OAKMONT DR.

concept site plan

S.W.C. F.M. 2181 & Crawford Dr.
Corinth, Texas

SCALE: 1" = 30'
ZONED: SF-2 EXISTING
ZONING: PD OFFICE (PROPOSED)
FLOOR AREA RATIO: 0.35-1

tabulations

BUILDING AREA TABULATIONS (S.F.)		
BLDG No.	S.F.	BLDG. TYPE
1 (2-story)	31,060	OFFICE
2	8,190	OFFICE
3	8,000	OFFICE
4	5,000	OFFICE
5	5,000	OFFICE
TOTAL	67,250	S.F.

SITE AREA TABULATIONS (AC.)

PARCEL No.	LOT AREA	SITE COVERAGE
1	4.07 AC.	24.43%

PARKING TABULATIONS (REQ'D./PRVD.)

PARCEL No.	SPACES
1	196/205



T.L. Callaway Architects
2777
2007 JUN 11 10:58 AM
2007 JUN 11 10:58 AM

* This site drawing was made with information researched in our office or provided to our office by some sponsored parties, but does not include all necessary, reasonable, utility and other site data of obvious nature or known site data but does not constitute to our office, its personnel or guarantee the data or layout.

RECEIVED JUN 11 2007

CALLAWAY ARCHITECTS

NEIGHBORHOOD OFFICE
S.W.C. F.M. 2181 & CRAWFORD DR.
CORINTH, TEXAS

CONCEPT SITE PLAN

SP-8

IV. PLANNED DEVELOPMENT DISTRICT ZONING CONDITIONS

SWC F.M. 2181 & CRAWFORD Corinth, TX

General Requirements and Stipulations

- A. Statement of Purpose: The purpose of this PD ordinance is to allow for office uses on the southwest corner of FM 2181 and Crawford, Corinth, TX to allow for a neighborhood office development. The purpose of the guidelines established within this ordinance is to provide a framework for quality office development while providing considerations for existing single family residential properties bordering this site.
- B. Requirements of the Planned Development
1. Uses permitted under this ordinance are as follows:
 - a. Business or Professional Office
 - b. Medical Office
 - c. Financial Institutions
 2. Area Regulations
 - a. Front Yard: There shall be a front yard at FM 2181 having a depth of not less than forty feet (40')
 - b. Side Yard: No side yard set back shall be required except:
 - (1) A side yard of fifteen feet (15') shall be required on the side street Crawford.
 - c. Rear Yard: There shall be a rear yard having a depth of not less than ten (10') at the southern most property boundary.
 - d. Building Height: No structure shall exceed two and one-half (2 1/2) standard stories in height, but in no case more than forty feet (40'). Except, buildings abutting the residential property to the south shall be one-story buildings with plate heights at ten feet (10') maximum and residential style roofs.
 - e. Width of Lot: The minimum width of the lot shall be one hundred fifty feet (150') throughout the depth of the lot from front to rear.

EXHIBIT "C"

PLANNED DEVELOPMENT (PD)
SWC FM 2181 & CRAWFORD
CORINTH, TEXAS
FEBRUARY 26, 2002

- f. Depth of Lot: The minimum lot depth shall not be less than one hundred feet (100').
- g. Area of Lot: Every lot shall have an area of not less than one-half (1/2) acre.
- h. Maximum Building Area: The building area of the office building and any accessory buildings shall not exceed 60% of the total lot area.
- i. Parking: Off street parking for Office and Doctor's Office uses shall be one (1) space for each three hundred (300) square feet of floor area. Other allowed uses shall comply with City of Corinth, TX current standards.
- j. Off street driveways and parking areas shall be curbed, paved and maintained to the City of Corinth, TX specifications.
- k. All parking must conform to City of Corinth, TX vehicle parking regulations.

3. Parking lot lighting provisions

- a. All parking lot lights will be made up of a light source and reflector so selected that acting together, the light beam is controlled and not directed across any adjacent residential property lines.
- b. The mounting height of luminary fixtures will not exceed 30' in height.
- c. Standards, poles and fixture housings will be of consistent design throughout.
- d. All parking lot fixtures will be restricted to down-light or cut-off type fixtures.

4. Landscaping:
 - a. Landscaping along Street Rights-Of-Way
 1. A landscape edge shall be provided adjacent to FM 2181. The landscape shall be a minimum width of ten (10) feet, exclusive of street rights-of-way. Within the landscape edge, one (1) shade tree (3" caliper, 6" from grade minimum) or an ornamental tree shall be planted per 500 square feet of landscape edge. The number of required trees shall be calculated solely on the area of the required landscaped edge.
 2. Where parking lots and drives abut the landscaped edge, ten (10) shrubs (5-gallon minimum) shall be planted per 500 square feet of landscaped edge. The number of required shrubs shall be calculated solely on the area of the required landscaped edge. A berm may be placed within the landscaped edge in lieu of the required shrubs. The berm must be 18 to 40 inches above the average grade of the street and parking lot curbs. The slope of the berm shall not exceed 1'-0" of rise per 2'-0" of horizontal distance.
 3. Any permeable surface not occupied by trees, shrubs planting beds, signs or other permitted fixtures shall be planted with turf or other living ground cover.
 - b. Interior Parking Lot Landscaping: any non-residential parking area, which contains more than twenty (20) parking spaces, shall provide interior landscaping in addition to the required landscape edge.
 1. Interior landscaping shall include all areas within the paved boundaries of the parking lot as well as planting islands, curbed areas, corner lots, parking spaces and all interior driveways and aisles except those with no parking spaces located on either side. Landscape areas outside of the parking lot may not be used to meet the interior landscaping requirement.
 2. There shall be eight (8) square feet of interior landscaping for each parking space.
 3. There shall be one (1) shade tree (3" caliper, 6' from grade minimum) or an ornamental tree for every fifteen (15) parking spaces or fraction thereof.
 4. All landscaped areas shall be protected by a raised six (6) inch concrete curb. Pavement shall not be placed closer than five (5) feet from the trunk of a tree unless a staff approved root barrier is utilized.

- c. Landscaping for the southwest corner of the intersection of FM 2181 and Crawford shall comply with the following landscaping requirements in addition to the required plantings for the landscaped edge and interior parking lot landscaping:
 1. A minimum of 10% of the site area shall be devoted to landscaping;
 2. A minimum 15 foot wide landscaped edge shall be located along both streets beginning at the corner and extending 175 feet or to the closest driveway. Beyond this point, the landscaped edge may be gradually reduced (over a distance of 25 feet) to 10 feet in width, except:
 - (1) At Crawford, the fifteen feet (15') landscape edge shall run the full length from the corner to the masonry screen wall located at the southern boundary line of the planned development.
 3. A minimum landscaped area of 900 square feet shall be located at the intersection corner of the lot. This landscaped area shall be provided within an area measured a minimum distance of forty feet (40') from the projected corner of the intersection on both sides of the lot.
5. Residential Adjacency Provisions:
 - a. A six feet (6') masonry screen wall and ten feet (10') landscape buffer shall be provided at the property line adjacent to residentially zoned property at the southern boundary of this planned development. Within the landscape buffer, a minimum of (1) one shade tree 3" caliper, 6" from grade shall be planted for every thirty feet (30') of screen wall. Existing trees saved in excess of 3" caliper may be used in lieu of new shade trees.
6. Tree Preservation
 - a. No person shall, directly or indirectly, cause, suffer, permit or allow the cutting down, destruction, removal, or damaging, of any hardwood tree whose trunk is six (6") inches in diameter or larger, measured four feet six inches (4' 6") above the ground, unless such tree is located within the following areas or within four feet of these areas:
 1. Building pad and appurtenant structures;
 2. Sidewalks, driveways, patios and parking lots;
 3. Rights-of-way and easements.
 4. Areas where major grade changes are required.

5. If trees not located within subsections 1, 2, or 3 result in undue hardship on the developer or builder, said trees may be removed upon physical verification of hardship and written approval from the Director of Community Development. Said trees will be replaced on a 1 for 1 ratio upon completion of construction that caused special removal of said trees.

This section shall not apply to trees located in the yard area of developed and owner-occupied residential property or to those parts of trees and branches which over hang and extend laterally into the space over public roadways. For purposes of this chapter, "tree" means a self-supporting, woody, perennial plant which may have one or more stems or trunks, in which case the cumulative total diameters of those trunks shall be calculated in determining whether the "trunk" of the tree is six inches (6") in diameter or larger."

- b. If the removal of trees in the excepted areas result in less than three (3) trees per lot, the developer is responsible to replace the number of trees up to at least three (3) trees. Any replacement tree must be of a hardwood variety and at least two inches (2") in diameter measured one and one-half feet (1-1/2") above the ground.
7. Existing trees to be saved within the development shall be identified by a licensed landscape architect or arborist and protected during construction with a cordoned off area no smaller than the drip line of the tree and maintained during construction.
8. Common Area Maintenance: The owners of the center shall see that the common area including landscaping, irrigation system and paved areas shall be maintained at all times in a good and reasonable manner which includes replacement of dead or severely damaged plants.

3. Following is a comparison of the adopted C-1 uses / standards and those proposed by the development:

Development Standard	Corinth's C-1 Standards	Proposed C-1-PD Standards
Permitted Uses	C-1 Uses per Article XV in current zoning ordinance, includes mixture of office, retail, schools & municipal uses	Only permitted uses: Business or Professional Office, Medical Office, Financial Institutions, excluding banks
Front Yard	40'	40'
Side Yard	Corner lot: 10'; Adj. To Residential: 15' <i>If bldg. adjoins a 2nd street, it must conform to front yard bldg. line on both streets (i.e. 40')</i>	15' Adj. to Crawford Rd.
Rear Yard	20'	20'
Width of Lot	150'	150'
Depth of Lot	100'	100'
Area of Lot	½ Acre (21,780 s.f.)	½ Acre
Maximum Building Area	Not exceed 60% total lot area (for Main & Acc. Bldgs. combined)	Same
Building Height	2 ½ stories; 40' max.	Same; except, buildings adj. to residential limited to 1 story with max. 10' plate height & residential-style roofs
Parking	Gen. Office 1:300, min 5 Bank 1:300 Doctor's office 1:300, min 5 Min. stall size: 10' x 20'	1:300 1:300 1:300
Driveways, parking areas	Curbed, paved and maintained to city stds.	Same
Parking Lot Lighting Standards	None	Lighting fixtures shall not exceed 30' in height and shall be restricted to "down-light or cut-off" type fixtures so that light beam is not directed across any adjacent residential property