



**PARKWAY DISTRICT  
PLANNED DEVELOPMENT NO. 59  
BASE ZONING DISTRICT: MX-C MIXED USE  
COMMERCIAL  
ORDINANCE NO. 21-08-19-22  
(ADOPTED 8-19-2021)**

**AMENDED BY:**

- **PDA22-0004: MINOR PD AMENDMENT REORIENTING BUILDING LAYOUT, REDUCING NUMBER OF PRIVATE RECREATION BUILDINGS TO RELOCATE AND ADD PARKING, RECONFIGURING OPEN SPACE AREAS, AND ADJUSTING LOCATION OF ACCESS POINTS (APPROVED BY STAFF 9-15-2022)**
- **PDA23-0004: MINOR PD AMENDMENT RECONFIGURING THE AREA AND BOUNDARIES OF VARIOUS BLOCKS AND ELIMINATING ROOF PITCH REQUIREMENT IN BLOCK D (APPROVED BY STAFF 7-10-2023)**

**CITY OF CORINTH, TEXAS  
ORDINANCE NO. 21-08-19-22**

**PARKWAY DISTRICT PLANNED DEVELOPMENT DISTRICT #59**

**AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING THE CITY'S COMPREHENSIVE PLAN, SPECIFICALLY THE COMPREHENSIVE ZONING ORDINANCE AND THE "OFFICIAL ZONING DISTRICT MAP OF THE CITY OF CORINTH, TEXAS," EACH BEING A PART OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CORINTH, BY AMENDING THE ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATION HEREIN, TO REZONE FROM MX-C, MIXED USE COMMERCIAL AN APPROXIMATELY 19.9863 ACRES AND TO ZONE AN APPROXIMATE .8727 ACRES OF LAND CURRENTLY WITHOUT A ZONING DESIGNATION AND BEING SUBJECT TO THE SF-1 SINGLE FAMILY RESIDENTIAL (DETACHED) ZONING DISTRICT REGULATIONS PER THE UNIFIED DEVELOPMENT CODE TO PD-PLANNED DEVELOPMENT ZONING DISTRICT WITH A BASE ZONING DESIGNATION OF MX-C, MIXED USE COMMERCIAL ON APPROXIMATELY 20.859 ACRES OF LAND WITHIN THE H. GARRISON SURVEY, ABSTRACT NO. 507, CITY OF CORINTH, DENTON COUNTY, TEXAS AND IDENTIFIED AS THE PARKWAY DISTRICT PLANNED DEVELOPMENT DISTRICT NO. 59 ("PD-59"); PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A LEGAL PROPERTY DESCRIPTION (EXHIBIT "A"); APPROVING A PLANNED DEVELOPMENT CONCEPT PLAN (EXHIBIT "B"); APPROVING PLANNED DEVELOPMENT LAND USE REGULATIONS (EXHIBIT "C"); PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 A DAY FOR EACH VIOLATION OF THE ORDINANCE AND A SEPARATE OFFENSE SHALL OCCUR ON EACH DAY THAT A VIOLATION OCCURS ON CONTINUES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Corinth, Texas, adopted Ordinance No. 13-05-02-08, which established a Unified Development Code of the City, including the Comprehensive Zoning Ordinance and the "Official Zoning District Map of the City of Corinth, Texas," (the "Zoning Map"), in accordance with the City's Comprehensive Plan; and

**WHEREAS**, the Property described in Exhibit "A" (the "Property") is comprised of an approximate 19.9863 acres currently zoned as MX-C, Mixed Use Commercial ("MX-C") and .877 acres of land which has no adopted zoning designation but is subject to the regulations of the SF-1 Single Family Residential Zoning District (SF-1) (the combined total acreage of the Property being approximately 20.859 acres); and

**WHEREAS**, an authorized person having a proprietary interest in the Property has requested an Amendment to the Comprehensive Zoning Ordinance and the Zoning Map to change the zoning classification of the Property to PD-Planned Development zoning district, to be specifically identified as “The Parkway District Planned Development District No. 59” (“PD-59”), with a base zoning designation of MX-C, Mixed Use Commercial under the City's Unified Development Code; and

**WHEREAS**, the City Council and the Planning and Zoning Commission of the City of Corinth gave the requisite notices by publication and otherwise and afforded a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof; and

**WHEREAS**, the City Council has determined that the Property has unique characteristics and that zoning through a planned development district is the most appropriate mechanism for zoning the Property, thus an amendment to the Comprehensive Zoning Ordinance and the Zoning Map of the City’s Unified Development Code, in accordance with the Land Use Regulations set forth in Exhibit “C”, should be approved; and

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

**WHEREAS**, the City Council further considered among other things the character of the proposed district and its peculiar suitability for particular use requested and the view to conserve the value of the buildings, and encourage the most appropriate use of the land throughout this City; and

**WHEREAS**, the City Council finds that the requested Amendment to the Comprehensive Zoning Ordinance and Zoning Map to effect the change in zoning for the Property promotes the health and the general welfare, provides the Property with adequate light and air, prevents overcrowding of land, avoids undue population concentration, and facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; as well as the general health, safety and welfare of the community;

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

**SECTION 1.  
INCORPORATION OF PREMISES**

The above and foregoing recitals are found to be true and correct and are incorporated into the body of this Ordinance for all purposes.

**SECTION 2  
LEGAL PROPERTY DESCRIPTION; AMENDMENT**

That Ordinance No. 13-05-02-08, adopting the Unified Development Code of the City of Corinth (“UDC”), including the Comprehensive Zoning Ordinance that establishes zoning districts in accordance with the City’s Comprehensive Plan and the Zoning Map of the City of Corinth, is hereby amended to rezone approximately 19.9863 acres currently zoned as MX-C, Mixed Use Commercial (“MX-C”) and to zone .877 acres of land which has no adopted zoning designation but is subject to the regulations of the SF-1 Single Family Residential Zoning District (SF-1) (the combined total acreage of the Property being approximately 20.859 acres) to change the zoning classification on an approximate 20.859 acre tract of land described in "Exhibit A" attached hereto and incorporated herein (the “Property”), from MX-C, Mixed Use Commercial and a parcel without a zoning designation subject to SF-1 Single Family Residential (Detached) zoning district to a PD-Planned Development zoning district with a base zoning designation of MX-C, Mixed Use Commercial and identified as The Parkway District Planned Development District No. 59 (“PD-59”), and the Zoning Map of the City is also hereby amended to reflect the new zoning classification for the Property.

**SECTION 3.  
PLANNED DEVELOPMENT CONCEPT PLAN**

The Planned Development Concept Plan for the Property as set forth in “**Exhibit B**” (the “**Concept Plan**”), a copy of which is attached hereto and incorporated herein, is hereby approved.

**SECTION 4.  
LAND USE REGULATIONS**

- A. The Zoning and Land Use Regulations set forth in “**Exhibit C**” attached hereto and made a part hereof for all purposes are hereby adopted and shall be adhered to in their entirety for the purposes of this PD-Planned Development zoning district with a base zoning designation MX-C, Mixed Use Commercial. In the event of conflict between the provisions of “**Exhibit C**” and provisions of any other City zoning regulations, including without limitation the regulations governing the MX-C, Mixed Use Commercial zoning district, the provisions of “**Exhibit C**” shall control.
- B. That the zoning regulations and district herein established have been adopted in accordance with the Comprehensive Plan for the purpose of promoting the health, safety, morals and

the general welfare of the community. They have been designed, with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, drainage and surface water, parks and other commercial needs and development of the community. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community

- C. The Concept Plan (**Exhibit “B”**) and the Land Use Regulations (**Exhibit “C”**) shall control the use and development of the Property, and all building permits and development requests shall be in accordance with applicable City ordinances, the PD Concept Plan and Land Use Regulations. The PD Concept Plan and Land Use Regulations shall remain in effect as set forth herein unless amended by the City Council.

If a change to the Concept Plan, is requested, the request shall be processed in accordance with the development standards in effect at the time the change is requested for the proposed development and may be subject to City Council approval.

#### **SECTION 5. PENALTY FOR VIOLATIONS**

Any person, firm, or corporation who intentionally, knowingly or recklessly violates any provision of this Ordinance or the Code of Ordinances, as amended hereby, shall be subject to a fine not to exceed the sum of five hundred dollars (\$500.00) for each offense, and each and every day any such offense shall continue shall be deemed to constitute a separate offense, provided, however, that in all cases involving violation of any provision of this Ordinance or Code of Ordinances, as amended hereby, governing the fire safety, zoning, or public health and sanitation shall be subject to a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

#### **SECTION 6. SEVERABILITY**

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority’s decisions or enactment.

#### **SECTION 7. CUMULATIVE REPEALER**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

**SECTION 8.  
SAVINGS**

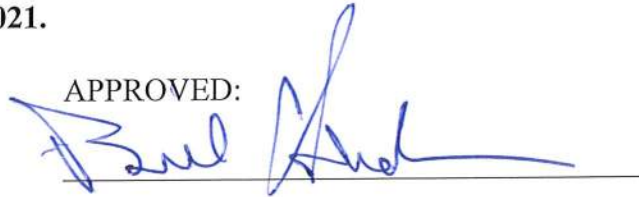
All rights and remedies of the City of Corinth, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning for the Property which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

**SECTION 9.  
EFFECTIVE DATE**

This ordinance shall become effective after approval and publication as provided by law. The City Secretary is directed to publish the caption and penalty of this ordinance two times.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH THIS 19<sup>th</sup> DAY OF AUGUST, 2021.**

APPROVED:



Bill Heidemann, Mayor

ATTEST:

  
Lana Wylie, City Secretary

APPROVED AS TO FORM:

  
Patricia Adams, City Attorney

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

BEING 20.859 acres of land located in the H. GARRISON SURVEY, Abstract No. 507, City of Corinth, Denton County, Texas, and being a portion of the tract of land conveyed to the Town of Corinth, by the deed recorded in Volume 608, Page 158, of the Deed Records of Denton County, Texas, and all of the tract of land conveyed to Corinth Economic Development Corporation, by the deed recorded in Instrument No. 2019-69270, of the Official Public Records of Denton County, Texas, and all of the tract of land conveyed to the City of Corinth, by the deed recorded in Document No. 2021-69324, of the Official Public Records of Denton County, Texas. Said 20.859 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found lying in the Southwest right-of-way line of Interstate Highway No. 35 E and the North boundary line of the tract of land conveyed to Minerva Partners, Ltd., by the deed recorded in Instrument No. 2004-163301, of the official Public Records of Denton County, Texas;

THENCE along the Southeasterly and South boundary line of said Corinth Economic Development Corporation Tract and the Town of Corinth Tract, with the North line of said Minerva Partners, Ltd. Tract, as follows:

S 47° 56' 03" W 93.62 feet, to a ½" iron rod marked "Brittain & Crawford" set;  
S 47° 23' 48" W 478.92 feet, to a point on top of a manhole;

THENCE N 75° 06' 37" W 379.31 feet, to a ½" iron rod found;

THENCE S 76° 45' 21" W 255.77 feet, to a ½" iron rod marked "Brittain & Crawford" set at the Southwest corner of aforesaid Town of Corinth Tract, lying in the East right-of-way line of S. Corinth Street;

THENCE along the current West boundary line of said Town of Corinth Tract, the West boundary line of said Corinth Economic Development Corporation Tract, and the East right-of-way line of S. Corinth Street, as follows:

N 00° 21' 58" E 69.60 feet, to a ½" iron rod marked "Brittain & Crawford" set;

N 00° 23' 50" E 12.76 feet, to a ½" iron rod marked "Brittain & Crawford" set;

N 00° 10' 08" W 196.46 feet, to a ½" iron rod found at the Northwest corner of said Town of Corinth Tract and the Southwest corner of said Corinth Economic Development Corporation Tract;

N 00° 11' 53" W 625.17 feet, to a ½" iron rod found marked "R.P.L.S. 5687" at the beginning of a curve to the right;

NORTHEASTERLY 301.43 feet, along said curve to the right, having a radius of 510.00 feet, a central angle of 33° 51' 50", and a chord bearing N 16° 50' 08" E 297.06 feet, to a ½" iron rod marked "X" in concrete found at the end of said curve;

S 55° 16' 33" E 5.70 feet, to a ½" iron rod marked "Brittain & Crawford" set being the Southwest corner of the aforesaid tract of land conveyed to the City of Corinth, at the beginning of a curve to the right;

THENCE NORTHEASTERLY 142.10 feet, along said curve to the right, having a radius of 500.00 feet, a central angle of  $16^{\circ} 17' 10''$ , and a chord bearing  $N 42^{\circ} 55' 54'' E$  141.62 feet, to a  $\frac{1}{2}$ " iron rod marked "Brittain & Crawford" set at the end of said curve and the beginning of another curve to the right, at the intersection of the East right-of-way line of S. Corinth Street and the Southwest right-of-way line of aforesaid Interstate Highway No. 35 E;

THENCE SOUTHEASTERLY 149.06 feet, along said curve to the right, having a radius of 95.00 feet, a central angle of  $89^{\circ} 54' 00''$ , and a chord bearing  $S 83^{\circ} 58' 36'' E$  134.23 feet, to a  $\frac{1}{2}$ " iron rod marked "Brittain & Crawford" set at the end of said curve;

THENCE  $S 39^{\circ} 01' 57'' E$  185.37 feet, along the Northeast boundary line of said City of Corinth Tract and the Southwest right-of-way line of Interstate Highway No. 35 E, to a  $\frac{1}{2}$ " iron rod found marked "G&A" at the Southeast corner of said City of Corinth Tract;

THENCE continuing along the Northeast boundary line of said Corinth Economic Development Corporation Tract and the Southwest right-of-way line of Interstate Highway No. 35 E, as follows:

$S 38^{\circ} 29' 57'' E$  426.54 feet, to a Texas Department of Transportation monument found;

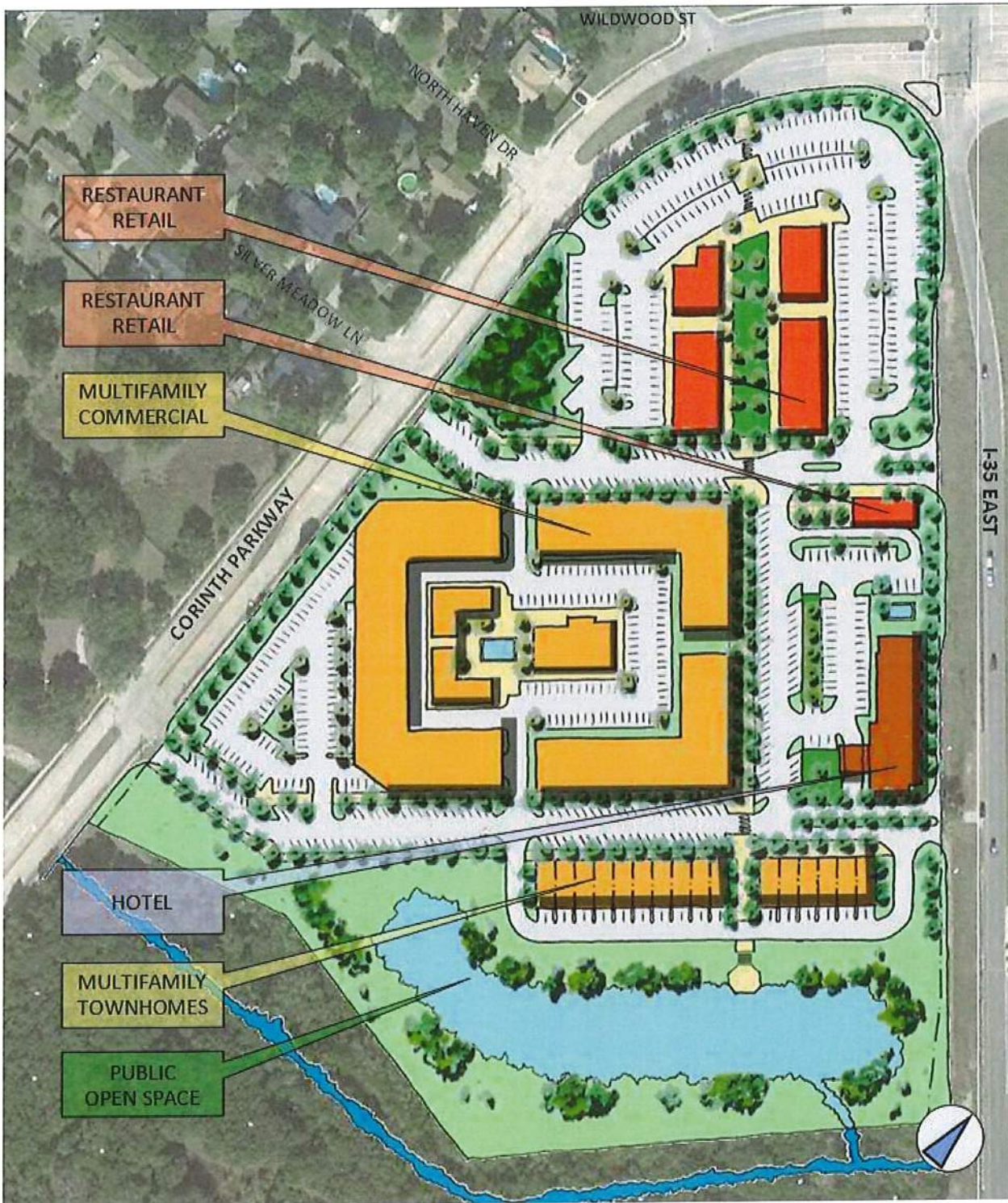
$S 38^{\circ} 51' 31'' E$  300.05 feet, to a  $\frac{1}{2}$ " iron rod marked "G&A" found;

$S 38^{\circ} 33' 18'' E$  99.88 feet, to a Texas Department of Transportation monument found;

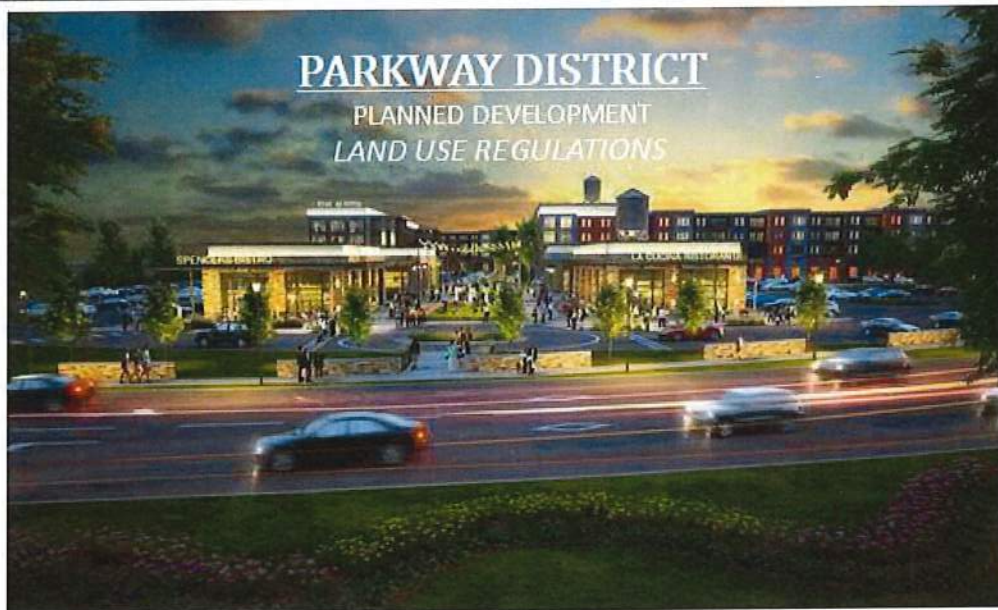
$S 32^{\circ} 12' 06'' E$  161.99 feet, to the POINT OF BEGINNING containing 20.859 acres (908,620 square feet) of land.



**EXHIBIT "B"**  
**CONCEPT PLAN**



**EXHIBIT "C"**  
**LAND USE REGULATIONS**



ISSUE DATE:  
July 23, 2021

A DEVELOPMENT BY:  
REALTY CAPITAL MANAGEMENT, LP  
909 Lake Carolyn Parkway  
Irving, TX 75039  
469-533-4100

PLANNING BY:  
Roaring Brook Development Co.  
1701 Northwest Hwy, Ste 28  
Grapevine, TX. 76051  
817.706.8353

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SECTION 5	Parking Standards
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SECTION 1: ADMINISTRATION

A) Applicability

The requirements of these Standards are mandatory and all development on land located within the boundaries of the Planned Development District must adhere to the rules and regulations set forth herein.

B) Conflicting Regulations

Except as provided by these Standards, development within the Planned Development District is governed by City regulations. For any issues, regulations, or standards not directly or indirectly addressed by this Planned Development ordinance as written at the time of development for each tract, the UDC shall control. Building codes, life safety codes, and Federal and State regulations shall take precedence where a standard requires actions that are in conflict with this Planned Development ordinance.

C) Concept Plan

The Planned Development standards contained herein shall constitute the submittal of the PD Design Statement and the PD Concept Plan in accordance with Section 2.10.09 of the UDC.

The PD Concept Plan (See Figure 2.1) is, by definition, conceptual in nature, and the final site plan(s) may differ from the image depicted in Figure 2.1. Site Plans varying from the PD Concept Plan shall be evaluated in accordance with the standards provided for in Section 2.10.09.D of the Corinth UDC.

D) Permitted Uses

The Permitted Use Table (See Table 2.1) lists the permitted and prohibited uses within the Planned Development. The Permitted Uses shall include all the current permitted uses under the existing MX-C zoning uses listed in the Corinth

UDC, plus residential uses as restricted herein.

Except as specified in this PD, MX-C uses requiring an SUP under the UDC shall also require an SUP under this planned development ordinance unless specifically exempted in the Permitted Use Table.

E) Site Plan Conformance

The Applicant may submit a Site Plan for the entire PD District or any portion thereof, and may develop the Planned Development District in any order.

If the Site Plan is in Substantial Conformance to the Concept Plan, in accordance with UDC Section 2.10.08.B.2, the Site Plan may be approved administratively as set forth below.

F. Substantial Conformance:

Substantial Conformance shall mean that the Site Plans submitted are consistent with the standards and regulations contained herein, and any deviations from the figures and illustrations contained herein shall not differ by more than the ranges permitted in Section 2.10.09.D. of the Corinth UDC, and may be approved administratively.

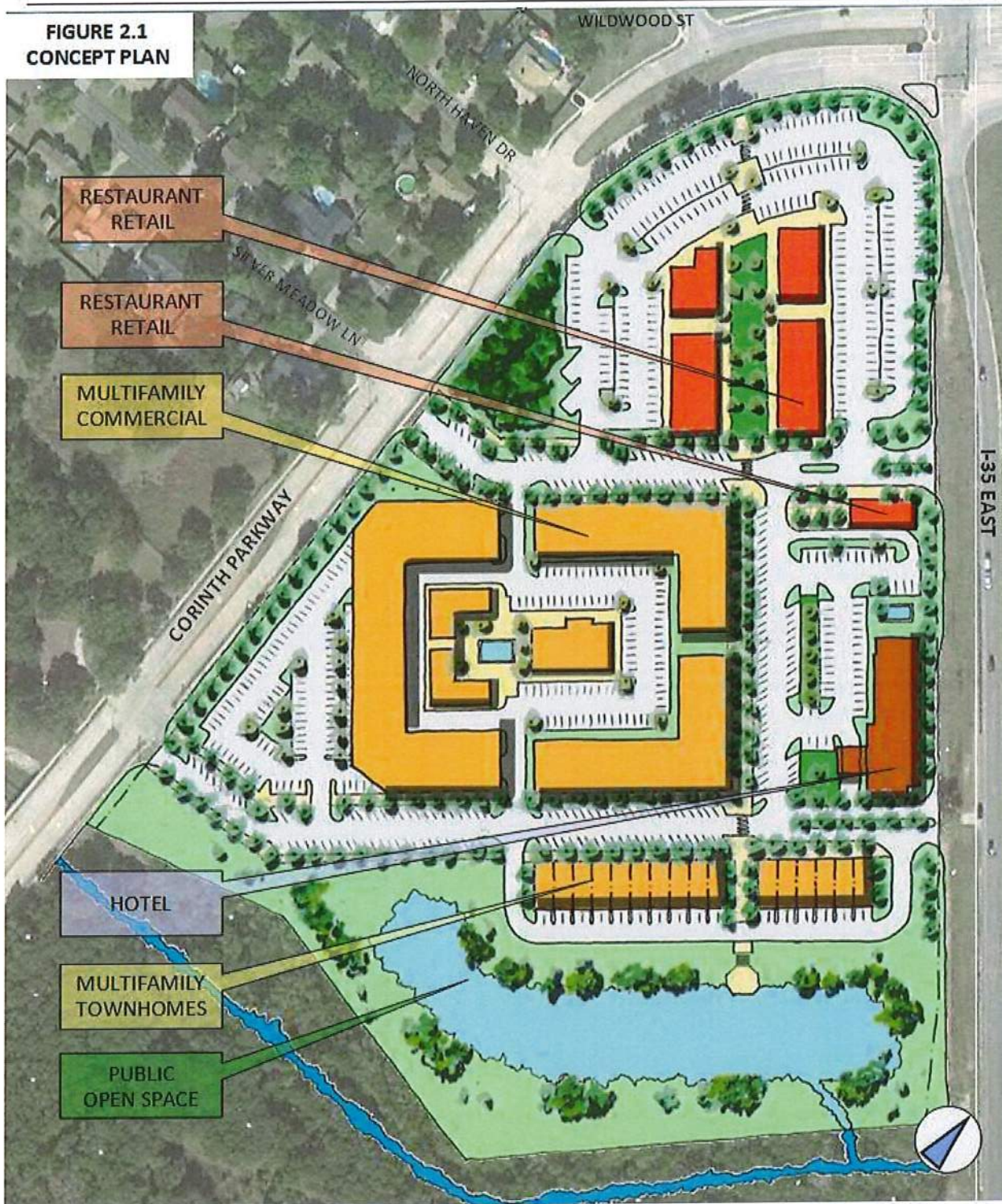
G. Site Plan Non-conformance

If the Site Plan is not in Substantial Conformance to the Concept Plan, then the Site Plan shall be subject to approval by the Planning and Zoning Commission and the City Council prior to applying for site construction and building permits as prescribed in Section 2.10.09.D.2. of the Corinth UDC. Minor PD Amendments or Minor PD Adjustments shall not constitute non-conformance, and minor adjustments may be approved administratively.

SECTION 2: GENERAL REGULATIONS

- A. General: The following tables and illustrations identify general regulations for all Blocks within the Planned Development District.
- B. The Regulating Plan in Figure 2.2, Permitted Use Table in Table 2.1, Concept Plan in Figure 2.1 and associated standards and the other sections of the Planned Development ordinance govern the following components of the development.
  - 1. See Table 2.2 for Lot Development Standards that define the minimum and maximum lot areas and/or dimensions.
  - 2. See Section 3 for allowable vehicular ingress and egress from the Planned Development District.
  - 3. See Section 3 for street standards within the Planned Development District.
  - 4. See Section 4 for Open Space, walkways, landscape, and tree standards.
  - 5. See Section 5 for Parking on-street, off-street and garage parking standards.
  - 6. See Section 6 for Architectural and building façade standards.
  - 7. See Section 7 for Signage standards.
- C. Regulating Plan Block A
  - 1. Block A: The area of Block A shall include approximately 4.3 acres, and shall include certain open spaces described in Section 4 herein, plus a minimum of 20,000 SF of restaurant floor area. Restaurants shall offer dine-in seating and full-meal entrees. No residential uses are permitted.
- D. Regulating Plan Block B
  - 1. Block B: The area of Block B shall include approximately 2.0 acres, and shall include a location for non-residential uses such as hospitality or retail.
  - 2. Full Service Hotel shall comply with Section 2.07.04.A.24 for Full Service hotels except as amended herein.
  - 3. Select Service Hotel, an additional use not included in the Corinth UDC, shall comply with Limited Service hotels, except as amended below:
    - a. The hotel shall provide a lobby with seating adjacent to the check-in area.
    - b. The hotel shall provide a bar or lounge area in addition to the lobby.
    - c. The hotel shall provide a covered seating area adjacent to the pool of at least 300 SF.
    - d. The hotel shall have a minimum of 80 guest rooms.
- E. Regulating Plan Block C
  - 1. Block C shall contain primarily Urban Residential dwelling units. See Table 2.1 for the maximum number of dwelling units permitted. The area shall include approximately 5 acres.
  - 2. Block C shall contain a minimum 2,500 square feet of commercial use on the ground floor of the multifamily building.
  - 3. The location and arrangement of parking and recreational amenities may differ from the Concept Plan provided that the building, or buildings, conform to the development standards of the Planned Development District.
  - 4. Residential units shall meet the following minimum areas: Efficiency units 550 sf; Average unit size 825 sf. An estimate of unit breakdown is shown on Table 5.3 as 10% efficiency units, 60% 1 bedroom units, and 30% 2 bedroom units.
- F. Regulating Plan Block D:
  - 1. Block D: The area of Block D contains Townhomes that may be attached, zero-lot line, detached, or may include multiple homes constructed on a single lot. Townhomes shall front onto Street B. Townhomes shall have a minimum of 1,200 sf. The area shall include approximately 1.8 acres.
- G. Block E
  - 1. Block E: The area of Block E shall contain a concrete walkway from Corinth Parkway to I-35E ROW, open space, wet detention, floodplain, and floodway. The area of Block E shall include approximately 4.3 acres, and may include some surface parking above the floodplain elevation for public use.

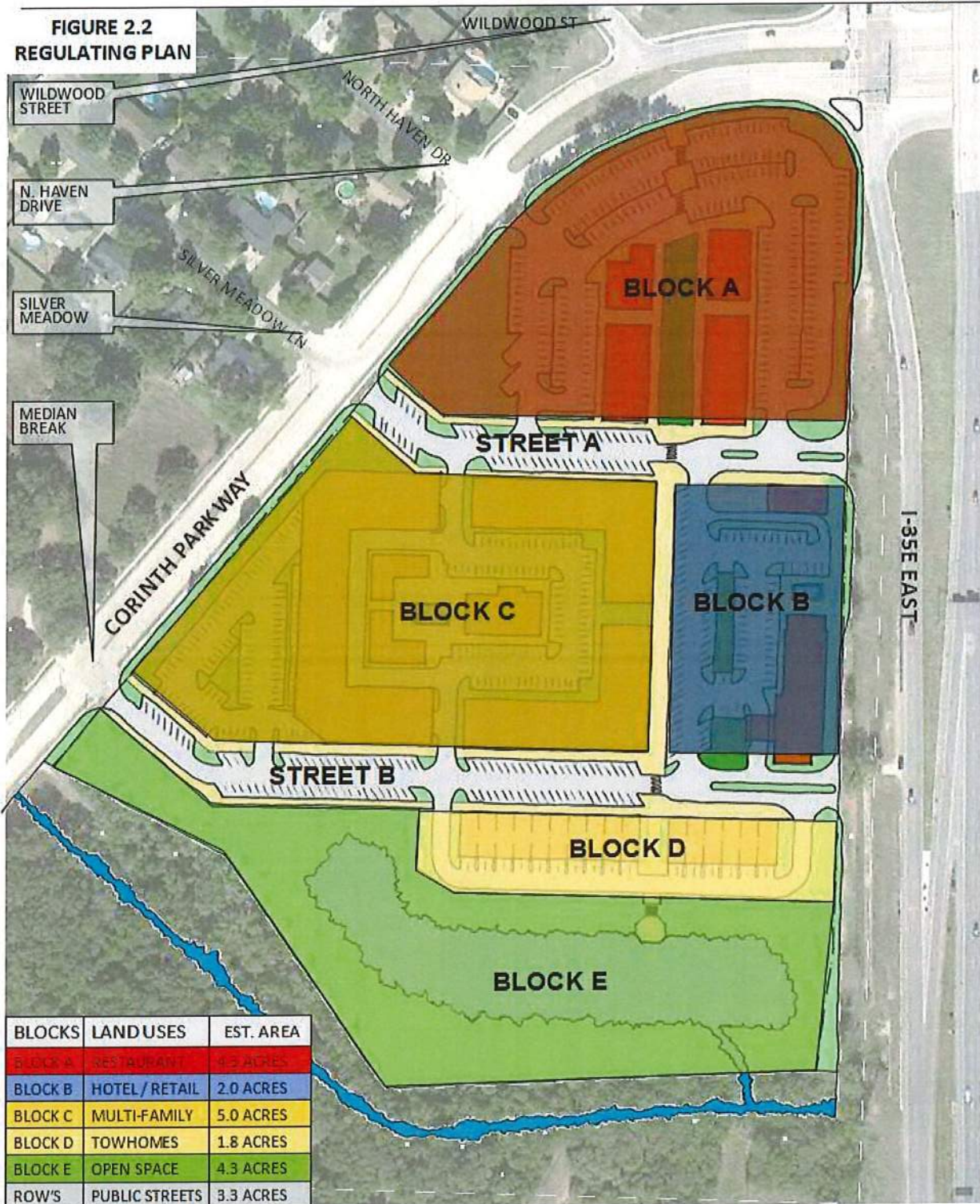
**FIGURE 2.1  
CONCEPT PLAN**



PARKWAY DISTRICT MIXED-USE DEVELOPMENT  
 CORINTH, TX

SECTION 2

**FIGURE 2.2  
 REGULATING PLAN**



Planning by  
 Roaring Brook Development Co

REALTY CAPITAL MANAGEMENT, LLC  
 Dallas, TX

TABLE 2.1 PERMITTED USE TABLE							
Legend for Use Chart		BLOCK A: RESTAURANTS	BLOCK B: HOTEL / RETAIL	BLOCK C: MULTIFAMILY	BLOCK D: TOWNHOMES	BLOCK E: OPEN SPACE	<b>NOTES</b> <b>Note 1:</b> Block D shall have no more than 25 Townhomes <b>Note 2:</b> Block C shall have no more than 327 dwelling units. <b>Note 3:</b> Single Family Townhomes are individually platted lots or a single lot <b>Note 4:</b> Multifamily includes multiple attached dwelling units on a single platted lot. <b>Note 5:</b> Block C and Block D: Commercial use shall be located on the ground floor of a multi-story building. <b>Note 6:</b> Full Service and Select Service Hotels are permitted uses in Block B. Limited Service Hotels are a prohibited use. See Section 2, Block B regulations for definitions.
P	Use is permitted in district indicated						
	Use is prohibited in district indicated						
S	Use is permitted in district upon approval of a 2.10.10. Specific Use Permit						
	Use is permitted (or permitted by SUP) if the use complies with conditional development standards or limitations in 2.07.04. Conditional Development Standards.						
§	Reference for Future Reference						
<b>Residential Uses</b>							
	Dwelling, Single Family (detached)				P		Note 1, 3
	Dwelling, Single Family (attached - townhouse)				P		Note 1, 3
	Dwelling, Multi-Family			P	P		Note 1, 2, 4
<b>Nonresidential Uses</b>							
	Antique Shop	P	P	P			Note 5
	Art Gallery or Museum		P	P			Note 5
	Bank or Financial Institution		P	P			Note 5
	Barber, Beauty Shop or Personal Services		P	P			Note 5
	Book Store	P	P	P			Note 5
	Business Services	P	P	P			Note 5
	Caterer or Wedding Service	P	P				Only as part of restaurant or hotel facility
	Concrete Batching Plant, Temporary	P-C	P-C	P-C	P-C		
	Dance, Music, or Drama Studio	P	P				
	Educational Services Office	P	P	P			Note 5
	Farmer's Market	P	P			P	
	Food Truck	P-C	P-C			P	
	Home Based Business			P	P		
	Hotel, Full-Service or Select Service		P				Note 6: 'Full' and 'Select' permitted, 'Limited Service' prohibited
	Massage Therapy, Licensed		P	P			Note 5



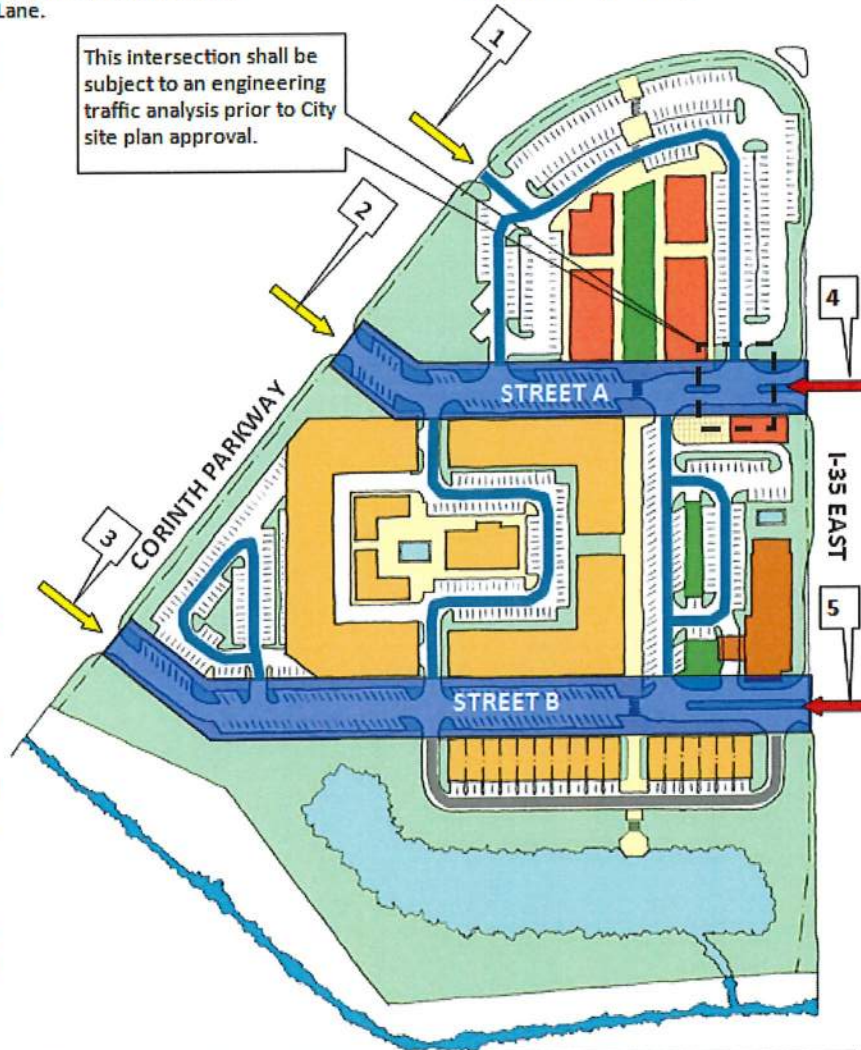
TABLE 2.1 PERMITTED USE TABLE CONTINUED							
Legend for Use Chart		BLOCK A: RESTAURANTS	BLOCK B: HOTEL / RETAIL	BLOCK C: MULTIFAMILY	BLOCK D: TOWNHOMES	BLOCK E: OPEN SPACE	NOTES
P	Use is permitted in district indicated						<p><b>Note 1:</b> Block D shall have no more than 25 Townhomes</p> <p><b>Note 2:</b> Block C shall have no more than 327 dwelling units.</p> <p><b>Note 3:</b> Single Family Townhomes are individually platted lots or a single lot.</p> <p><b>Note 4:</b> Multifamily includes multiple attached dwelling units on a single platted lot.</p> <p><b>Note 5:</b> Block C and Block D: Commercial use shall be located on the ground floor of a multi-story building.</p> <p><b>Note 6:</b> Full Service and Select Service Hotels are permitted uses in Block B. Limited Service Hotels are a prohibited use. See Section 2, Block B regulations for definitions.</p>
	Use is prohibited in district indicated						
S	Use is permitted in district upon approval of a 2.10.10. Specific Use Permit						
	Use is permitted (or permitted by SUP) if the use complies with conditional development standards or limitations in 2.07.04. Conditional Development Standards.						
§	Reference for Future Reference						
Nonresidential Uses Continued							
	Medical Clinic		P				
	Movie Picture Theatre	P	P				Ancillary use only
	Office, Professional, Medical, or Business		S	P			Note 5
	Photographer's or Artist's Studio/Film Processing		P	P	P		Note 5
	Photovoltaic Systems (Attached)	P	P	P	P		
	Printing/Duplication Shop or Mailing Center		P	P			Note 5
	Public Building	P	P	P			Note 5
	Parking Garage	P	P	P			
	Restaurant without Drive-through Service	P	P	P			Note 5
	Restaurant with Drive-through Service (coffee shop pad site or similar establishment)		P				Maximum one stand alone coffee shop pad site or similar establishment only, or one in-line coffee shop within main structure.
	Restaurant with Drive-through Service		S				Maximum one stand alone pad site or one in-line within main structure other than coffee shop.
	Retail Stores and Shops	P	P	P			Note 5
	Temporary Building for New Construction	P-C	P-C	P-C	P-C	P-C	
	Tower/Antenna: TV, Radio, Microwave, Telephone, or Cellular	S	S	S	S		Co-Location with architectural feature required.
	Wedding Chapel, Reception Facility, Special Events Center	P	P				Only as part of a restaurant or hotel facility.

TABLE 2.2 LOT DEVELOPMENT STANDARDS					
	Block A	Block B	Block C	Block D	Block E
<b>Open Space (Yard) Dimensions</b>					
Minimum Front Yard Setback	0'	0'	5'	0'	N/A
Landscape Buffer, I-35E ROW	See Section 4.1G for buffer standards				
Landscape Buffer, Corinth Parkway	See Section 4.1G for buffer standards				
Landscape Buffer, Streets A & B	0'	0'	0'	0'	N/A
<b>Minimum Side Yard Setback:</b>					
Interior Lot	0'	0'	5'	0'	N/A
Corner Lot	0'	0'	5'	10'	N/A
Minimum Rear Yard Setback	0'	0'	5'	3'	N/A
Minimum Alley Garage Door Setback				3' or 20' <sup>1</sup>	
<b>Lot Dimensions</b>					
Minimum Lot Area	4,000 sq. ft.	4,000 sq. ft.	40,000 sq. ft.	1,980 sq. ft.	N/A
Maximum Single Family Lot Area				3,000 sq. ft.	
Minimum Lot Width	50'	50'	150'	22'	N/A
Minimum Lot Depth	80'	80'	150'	60'	N/A
<b>Structure Height</b>					
Maximum Height (stories/feet)	2½ Stories/40' or SUP	6 Stories/85' or SUP	5 Stories/75' or SUP	3 Stories/ 38' or SUP	N/A
<b>Building Area Coverage</b>					
Maximum Building Area (all buildings)	90%	90%	90%	75%	N/A
<b>1:</b> To ensure that townhomes have either adequate parking or no parking adjacent to the alley.					

**SECTION 3: STREET STANDARDS**

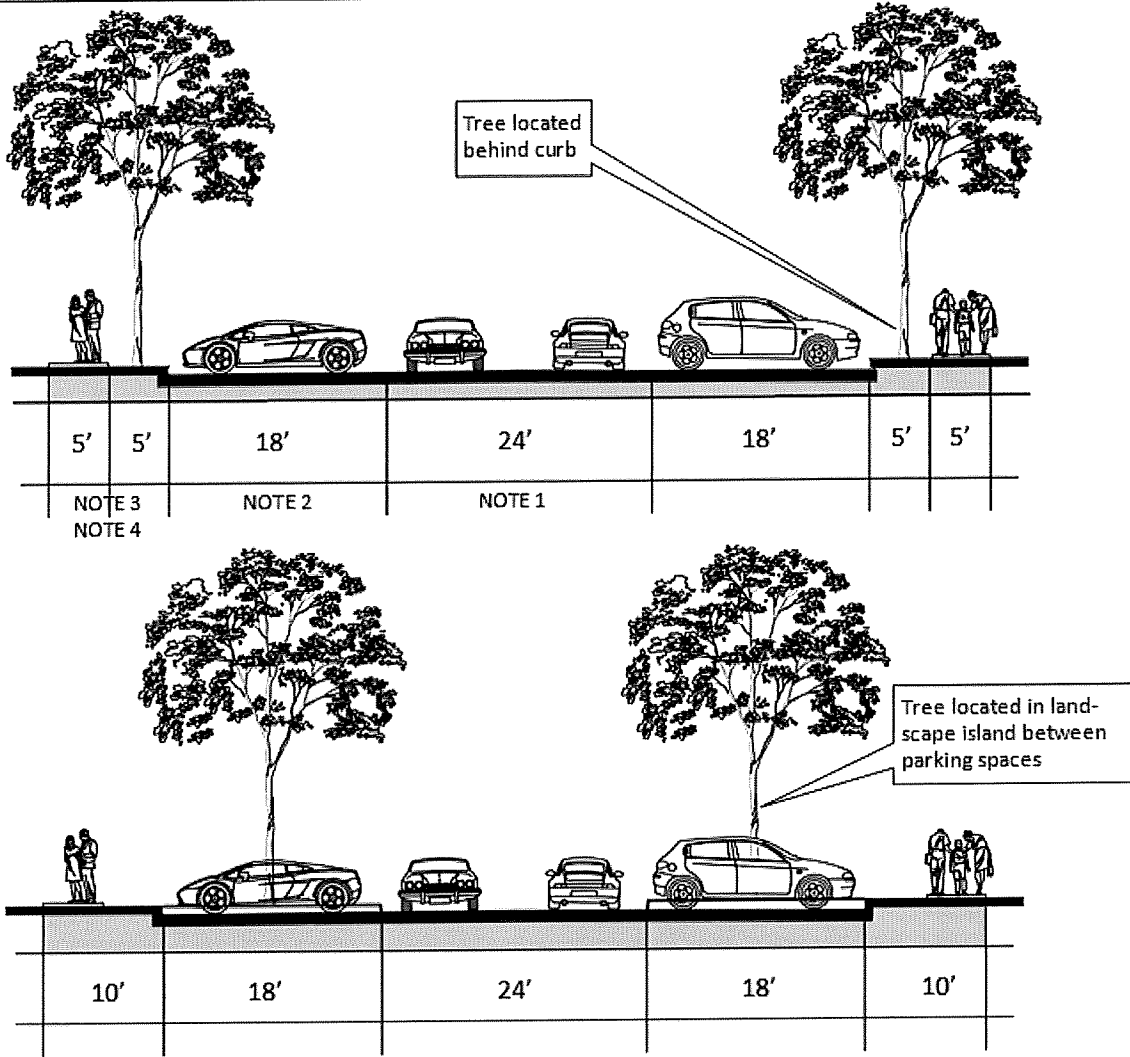
- A. General: The Parkway District development is based on an urban block structure. The streets defining the blocks are permitted some flexibility to accommodate final site plan design. The tables and illustrations identify standards for streets, parkways, sidewalks, and street trees.
- B. Conceptual Vehicular Street Network (See Figure 3.1): The Figure illustrates the proposed street network within the Planned Development District.
- C. The maximum number of access drives to the site from Corinth Parkway is 3 ingress/egress drives.
  1. Drive 1 shall align with North Haven Drive.
  2. Drive 2 (Street A) shall align with Silver Meadow Lane.
  3. Drive 3 (Street B) shall align with the existing median break south of Silver Meadow Lane.
- D. The maximum number of access drives to the site from I-35E is 2 ingress drives.
  1. Drive 4 (Street A) shall be located beyond the "Access Denial" zone established by TXDOT.
  2. Drive 5 (Street B) shall meet or exceed the required 250' minimum spacing from Street A established by TXDOT.
- E. Fire Lanes, access drives, access locations, loading zones, and turning radii, shall be subject to review and approval in each Site Plan application.
- F. Driveway spacing off Streets A and B shall not be less than 36'. Driveway spacing from perimeter arterials shall not be less than 30'.
- G. Curves on Streets A and B shall not have a centerline radius of curvature less than 50'.
- H. Residential Alley: See Figure 3.5.
- I. Fire Lanes: Subject to Fire Dept approval at Site Plan application.
- J. Access drive configuration from the I-35-E frontage road and the driveway access from Streets A and B shall be subject to City review and approval.
- K. Crosswalks at Streets A & B adjacent to the promenade (Walkway 2) shall be raised to the height of the top of the curb.

**FIGURE 3.1  
 STREET PLAN**



**FIGURE 3.2**  
**URBAN COMMERCIAL STREET SECTIONS WEST OF OS-2; STREET A & STREET B**

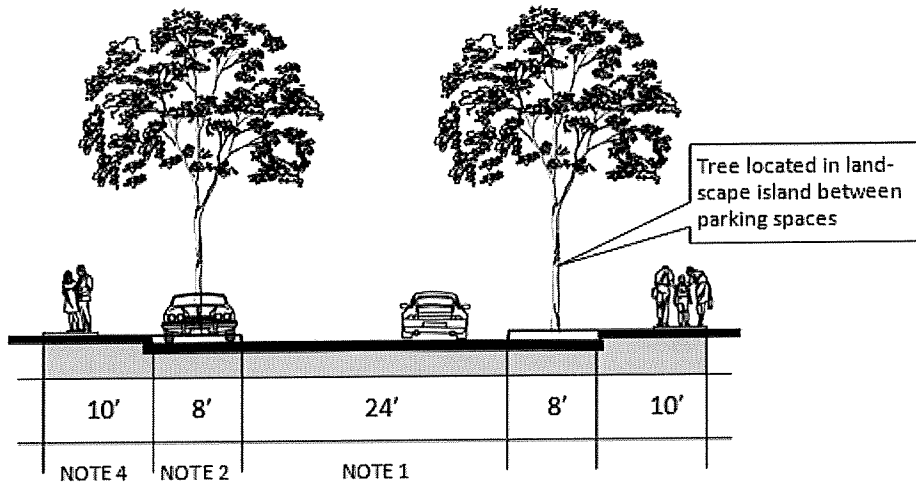
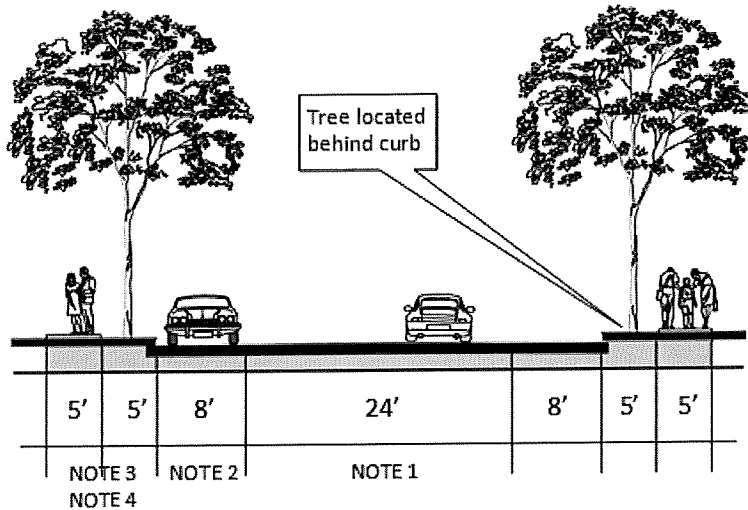
Street Classification	Minimum R.O.W.	Roadway Width (Overall to Front of Curb)	Number of Lanes and Width	Parking	Number of Parkways and Width
Urban Commercial 1	80'	60'	2—12'	Head-in	2—10'



- NOTE 1: Minimum width of travel lanes is 24'. If adjacent to buildings 4 or more stories in height, minimum width is 26'
- NOTE 2: Angled-in parking spaces are permitted. See Figure 5.1 for parking space dimensions. On-street parking may be located along all or any portion of the length of the street.
- NOTE 3: Street Trees may be located behind the curb or in landscape islands between parking spaces. See Section 4 for Street Tree planting standards. Dimension shown indicates the minimum width for tree planting.
- NOTE 4: Sidewalks are required within the right-of-way and shall be a minimum of 5' in width.
- NOTE 5: Inflections in street direction may be treated as corners (minimum 50' centerline radius) versus curves (250' radius).
- NOTE 6: Minimum interior turning radius is 26'.

**FIGURE 3.3**  
**URBAN RESIDENTIAL STREET SECTIONS WEST OF OS-2, STREET A & STREET B**

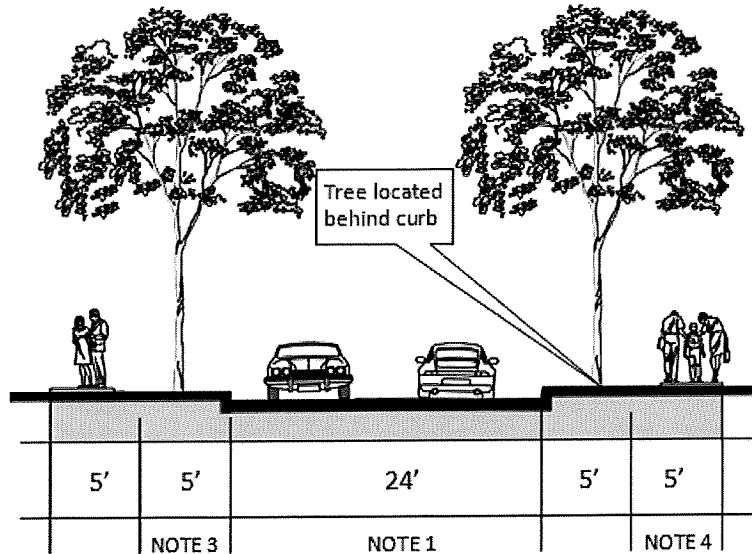
Street Classification	Minimum R.O.W.	Roadway Width (Overall to Front of Curb)	Number of Lanes and Width	Parking	Number of Parkways and Width
Urban Residential	60'	40'	2—12'	Parallel	2—10'



- NOTE 1: Minimum width of travel lanes is 24'. If adjacent to buildings 4 or more stories in height, minimum width is 26'
- NOTE 2: Parallel parking spaces are permitted. See Figure 5.1 for parking space dimensions. On-street parking may be located along all or any portion of the length of the street.
- NOTE 3: Street Trees may be located behind the curb or in landscape islands between parking spaces. See Section 4 for Street Tree planting standards. Dimension shown indicates the minimum width for tree planting.
- NOTE 4: Sidewalks are required within the right-of-way and shall be a minimum of 5' in width.
- NOTE 5: Inflections in street direction may be treated as corners (minimum 50' centerline radius) versus curves (250' radius).
- NOTE 6: Minimum interior turning radius is 26'.

**FIGURE 3.4**  
**URBAN COMMERCIAL ALTERNATE STREET SECTION WEST OF OS-2**

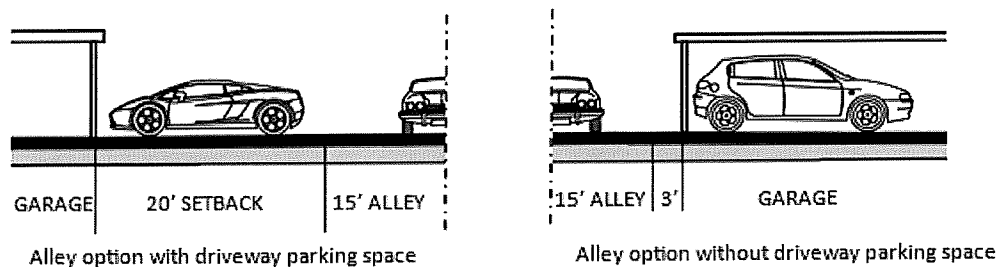
Street Classification	Minimum R.O.W.	Roadway Width (Overall to Front of Curb)	Number of Lanes and Width	Parking	Number of Parkways and Width
Urban Commercial Alt	44'	24'	2—12'	None	2—10'



- NOTE 1: Minimum width of travel lanes is 24'. If adjacent to buildings 4 or more stories in height, minimum width is 26'
- NOTE 2: On-street parking spaces are not permitted.
- NOTE 3: Street Trees shall be located behind the curb. See Section 4 for Street Tree planting standards.
- NOTE 4: Sidewalks are required within the right-of-way and shall be a minimum of 5' in width.

**FIGURE 3.5**  
**RESIDENTIAL ALLEY SECTION**

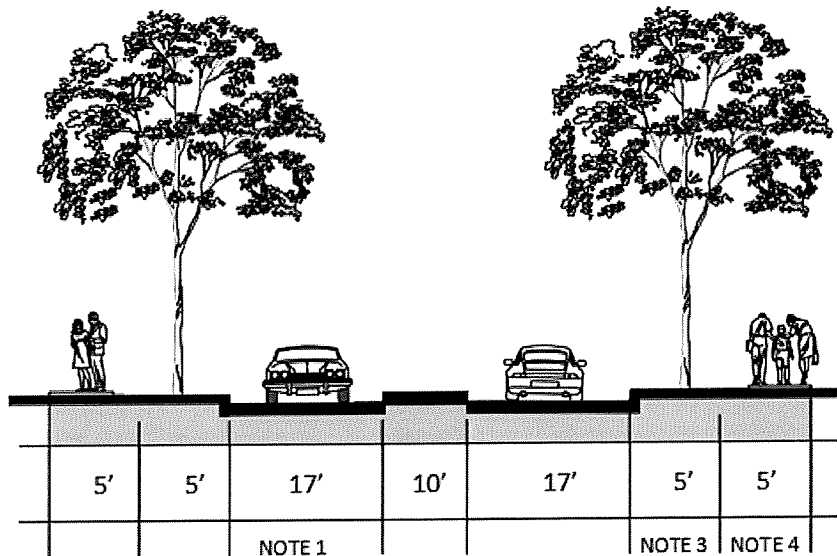
Street Classification	Minimum R.O.W.	Roadway Width (Overall Paving width)	Number of Lanes and Width	Parking	Number of Parkways and Widths
Residential Alley	15'	15'	1—15'	None	NA



Residential Alley to be used only with Single Family/TH lots. Multifamily shall use standard fire lanes.

**FIGURE 3.6**  
**URBAN COMMERCIAL ALTERNATIVE EAST OF OS-2 CONNECTING TO I-35E FRONTAGE ROAD**

Street Classification	Minimum R.O.W.	Roadway Width (Overall to Front of Curb)	Number of Lanes and Width	Parking	Number of Parkways and Width
Urban Commercial Alt	64'	16' each way	2—16'	None	2—10'



NOTE 1: Minimum width of travel lanes is 16' F-F or 17' B-B. Width does not require additional width adjacent to buildings 4 stories or taller.

NOTE 2: On-street parking spaces are not permitted.

NOTE 3: Street Trees shall be located behind the curb. See Section 4 for Street Tree planting standards.

NOTE 4: Sidewalks are required within the right-of-way and shall be a minimum of 5' in width.

**SECTION 4: PARKS AND OPEN SPACE STANDARDS**

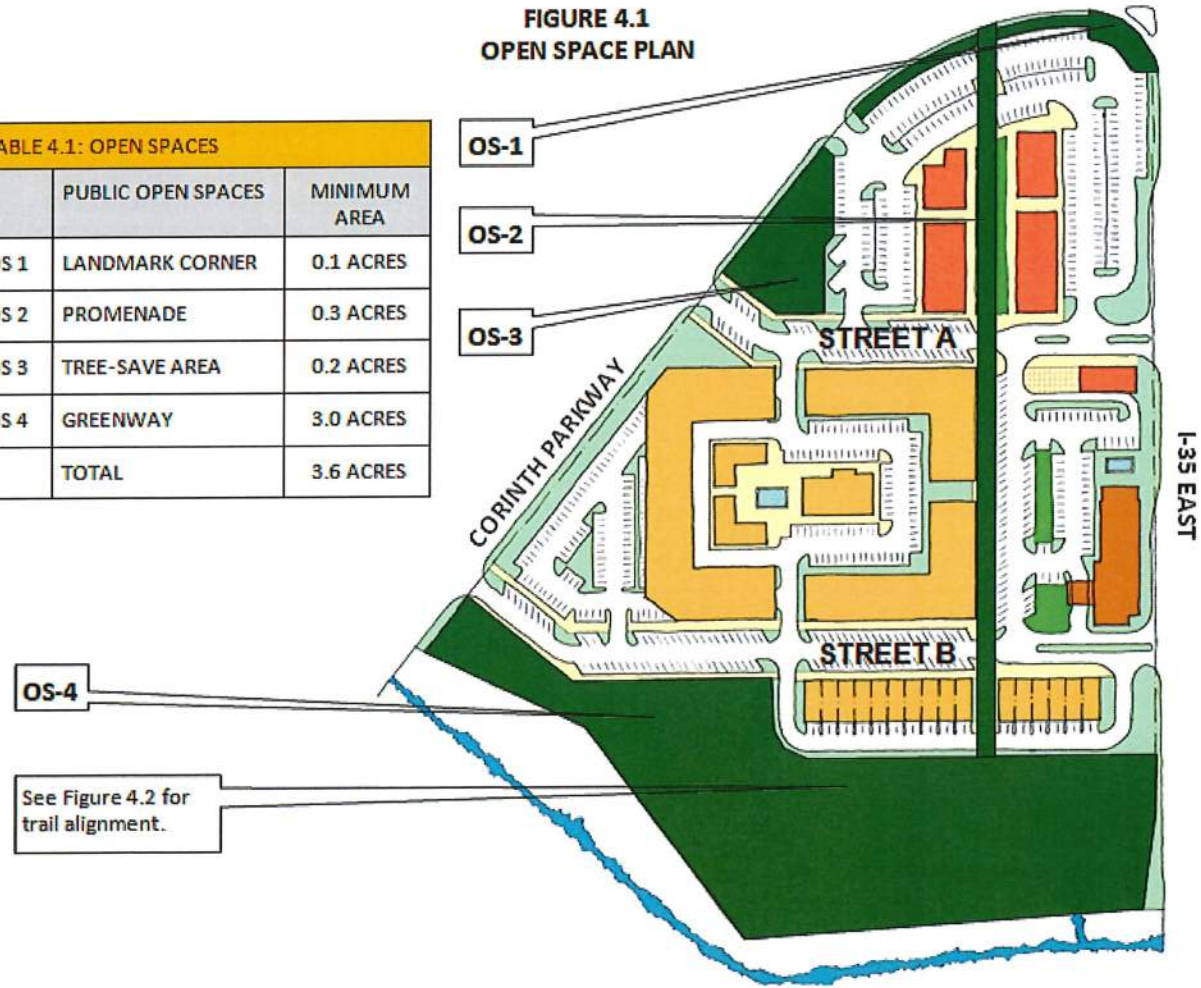
**4.1 General Park and Open space standards**

- A. **General:** The Planned Development District provides both public and private open space in order to ensure adequate outdoor recreational and aesthetic amenities for the residents. Private open space is not included in open space tabulations. The Public Open Spaces shall equal or exceed 10% of the gross area of the Planned Development District.
- B. **The Public Open Space** shall consist of a number of outdoor spaces that shall comply with the minimum standards and requirements herein. The following open spaces labelled as OS 1 through OS 3 are public open spaces owned and maintained privately but open to the public. OS 4 shall be public but may be owned and maintained privately or publicly.

- C. **OS 1 Landmark Corner:** The Landmark Corner shall be located in Block A and shall be contiguous to the intersection of Corinth Parkway and I-35E ROW. It shall be a minimum of 0.1 acres. OS 1 shall provide a walkway that connects the crosswalk at the intersection of Corinth Parkway and I-35E ROW to OS 2. An area shall be allocated for the use of the City to install signage, by entities other than Applicant, in coordination with the Applicant's Site Plan process.
- D. **OS 2 Promenade:** The Promenade shall extend from the northern boundary of Block A to the southern boundary of Block D, excluding parking lots and street ROW's. Within Block A, OS-2 shall include the restaurant courtyard which may contain outdoor dining areas and shall contain a minimum of 4 canopy trees, pedestrian lighting, paved walkways,

**FIGURE 4.1  
 OPEN SPACE PLAN**

TABLE 4.1: OPEN SPACES		
	PUBLIC OPEN SPACES	MINIMUM AREA
OS 1	LANDMARK CORNER	0.1 ACRES
OS 2	PROMENADE	0.3 ACRES
OS 3	TREE-SAVE AREA	0.2 ACRES
OS 4	GREENWAY	3.0 ACRES
	<b>TOTAL</b>	<b>3.6 ACRES</b>



See Figure 4.2 for trail alignment.



and visual access to outdoor dining areas. Within Block C, OS-2 shall be a minimum of 24' in width with a minimum of 12' of pavement and shall include a double row of trees spaced approximately 30' on stagger centers, and shall also include pedestrian lighting spaced a maximum of 60' on center. Within Block D, OS-2 shall include a walkway 8' minimum in width and pedestrian lighting and shall pass between the residential units to connect with the walkway in OS-4.

- E. **OS 3 Tree Save Area:** The open space shall include a tree-save area within the open space area. OS 3 shall be a minimum of 0.2 acres. Unprotected trees and undergrowth may be cleared to create a more park-like atmosphere. Monument signage is permitted within OS 3.
- F. **OS 4 Greenway:** The Greenway shall include a pedestrian walkway with benches, a minimum of 10,000 sf of land accessible from the walkway with slopes less than 5%, and may include a detention area, and a tree-save area. Developer shall use best efforts to preserve existing trees along the floodway and within Block E during the floodplain reclamation construction. Perimeter trees may be placed along the alley/parking lot boundary at the rate of 1 tree for each 30' buffering the boundary between Block D and OS-4. Trees may be clustered. The detention area may include retaining walls.

**G. Landscape Buffers**

- 1. Corinth Parkway, Block A: Minimum width shall be 15'. Trees shall be planted at the rate of 50' o.c. Shrubbery or ornamental grasses shall be planted as a continuous screen to a mature height of approximately 30" and/or a stone wall to a minimum height of 30" matching the stone and the detailing of the stone wall on Block C.
- 2. Corinth Parkway, Block C: Minimum width shall be 20'. A berm averaging a height of 30 inches, shall be planted with trees planted at the rate of one tree for every 50' but trees may be planted in clusters. Shrubbery or ornamental grasses planted at the rate of one 3 gallon shrub every 20' but may be planted in clusters; a minimum of 500 SF ground cover. Provide a stone wall on at least 25% of the frontage with a minimum average height of 30". Stonework to match the stone wall on Block A.
- 3. Corinth Parkway, Block E: No buffer shall be required.
- 4. I-35E, Block A: Minimum width shall be 10' and average width shall be 12'. The sidewalk shall comply with the walkway plan, trees shall be planted approximately 50' o.c., provided they do not interfere with the waterline easement, or with visibility triangles.
- 5. I-35E, Block B: Minimum width shall be 15'. Sidewalk shall comply with the walkway plan, trees shall be planted approximately 50' o.c., provided they do not interfere with the waterline easement or the visibility

triangles. Plant shrubbery as a continuous hedge to a minimum height of 3' at maturity adjacent to parking.

- 6. I-35E, Block D: Sidewalk shall comply with the walkway plan, trees shall be planted approximately 50' o.c., provided they do not interfere with the waterline easement. Trees may be clustered.
- 7. I-35E, Block E: No buffer shall be required.
- 8. Buffers adjacent to parking lots shall include a continuous shrubbery screen or wall to a minimum height of 30"

**4.2: Trees**

- A. **General:** The Planned Development District shall have preserved trees in the Tree-Save areas and newly planted trees in the street ROW's, in the parks and open spaces, and in the parking lots.
- B. **Tree Inventory:** The urban format of the development necessarily requires re-creating a new tree canopy that conforms to the development pattern of buildings, streets, urban parks and walkways. Since this is predominantly reclaimed land, most trees will need to be replaced with newly planted trees, consequently, the PD District shall be exempt from the Tree Preservation Ordinance 2.09.02.
- C. **Species:** Acceptable tree species and other planting material shall comply with species approved by the UDC.
- D. **Minimum Size:** The minimum size trunk diameter of newly planted trees shall be 3" (three inches).
- E. **Minimum Tree Planter:** The minimum size for a tree planter, whether a parking lot island or a street tree planting well, shall be 4'-6" in width. A root barrier shall be required adjacent to public streets. A smaller tree well may be approved by staff upon review and approval of plans, details, and specifications.
- F. **Tree-save areas** shall be subject to protection during construction, limiting grading within the dripline of preserved trees and prohibiting construction traffic and staging within tree-save areas. Tree-save areas shall preserve natural grade per UDC.

TABLE 4.2: MINIMUM TREE PLANTING TABLE	
LOCATION	MINIMUM TREE PLANTING
STREETS	1 TREE/50' MAXIMUM SPACING
PARKING LOTS	1 TREE / 10 PARKING SPACES
OS 1	4 TREES MINIMUM
OS-2	PLANTING PER PARAGRAPH 5.1.D
OS-3	NO ADDITIONAL PLANTING REQUIRED
OS-4	PLANTING PER PARAGRAPH 5.1.F

**FIGURE 4.2  
 WALKWAY PLAN**

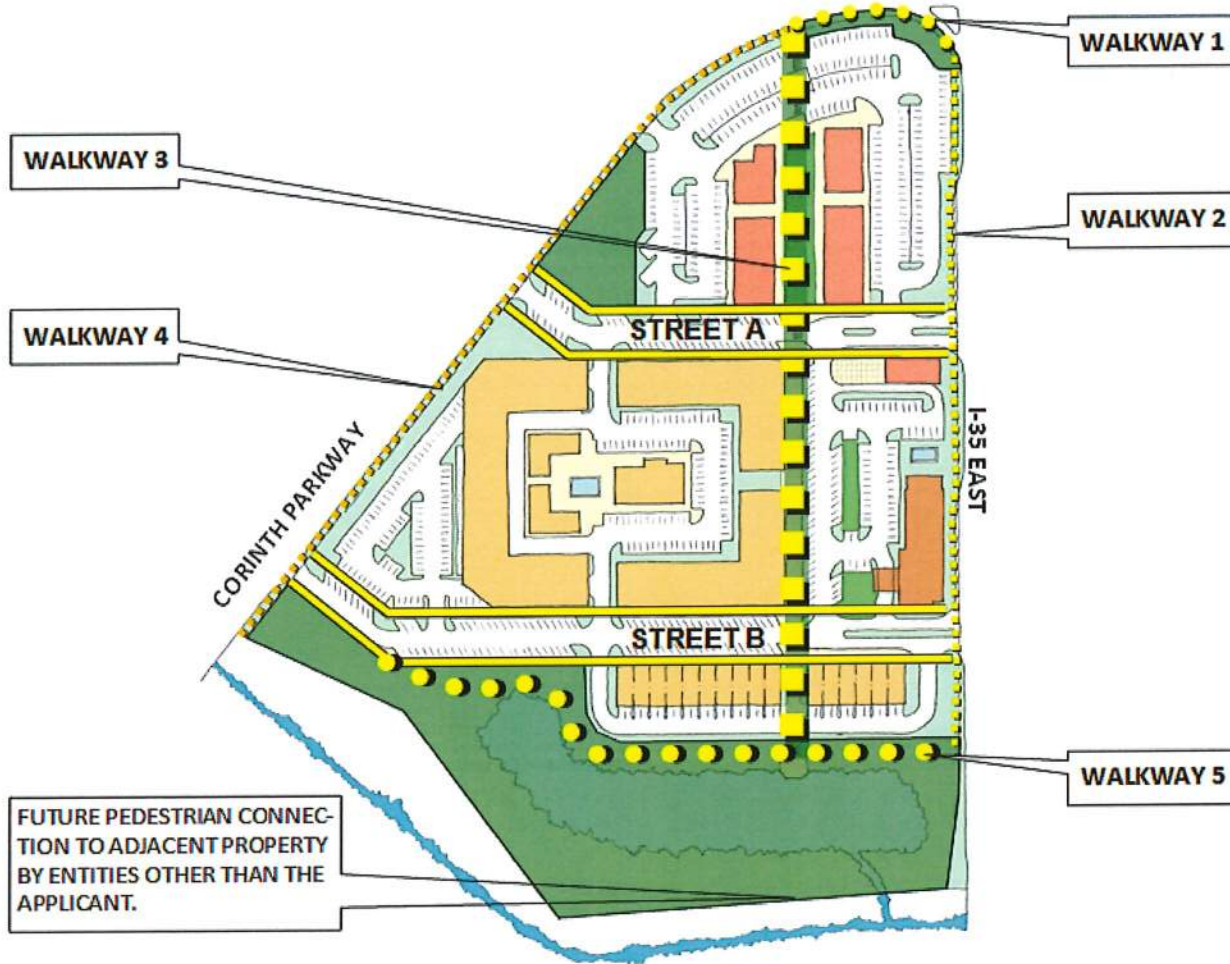
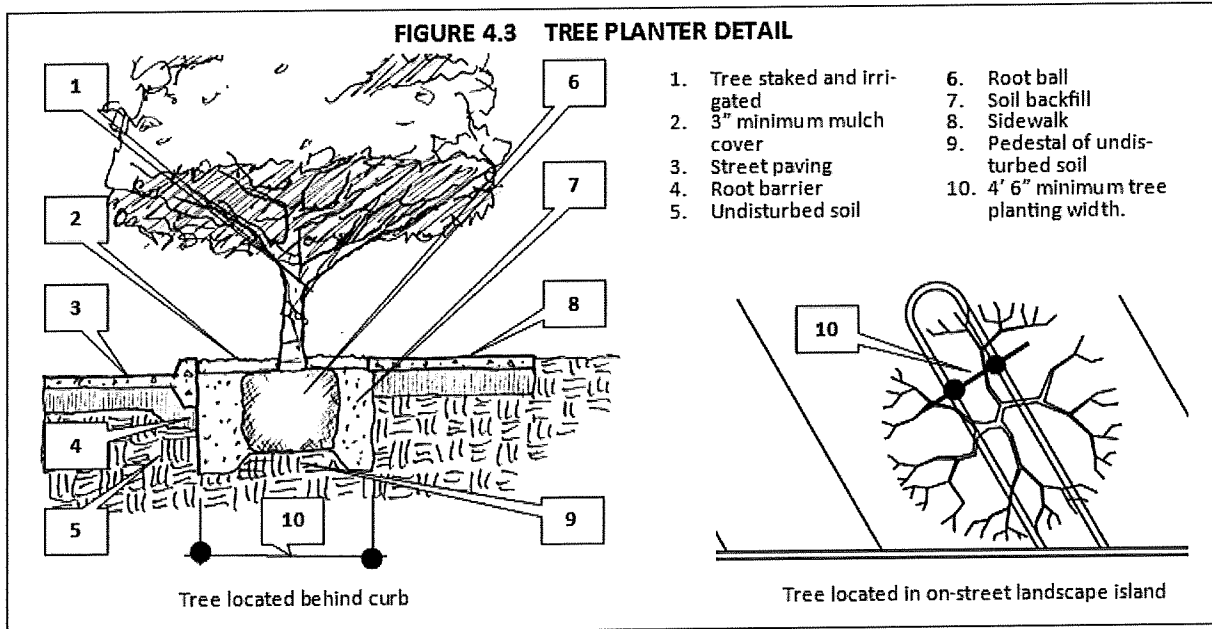


TABLE 4.3: TRAILS AND SIDEWALKS			
	OPEN SPACES	MINIMUM WIDTH	LEGEND
WALKWAY 1	SIDEWALK CONNECTING I-35E INTERSECTION WITH OS-2 WALKWAY	5'	●●●●●●●●
WALKWAY 2	REQUIRED SIDEWALK ADJACENT TO I-35E	5'	●●●●●●●●
WALKWAY 3	PROMENADE FROM CORINTH PARKWAY TO OS-4	12'	■ ■ ■ ■ ■ ■ ■ ■
WALKWAY 4	EXISTING SIDEWALK ON CORINTH PARKWAY	NA	●●●●●●●●
WALKWAY 5	GREENWAY WALKWAY FROM CORINTH PARKWAY TO I-35E	6'	●●●●●●
	SIDEWALKS ON STREET A AND STREET B	5'	—————



**SECTION 5: PARKING STANDARDS**

- A. Parking spaces for persons with disabilities shall be provided in the number and with such dimensions as are required by the Texas Accessibility Standards.
- B. The parking requirement may be reduced by the Planning and Development Director upon the submittal of a parking demand calculation by a licensed Texas Engineer.
- C. Dimensions. The minimum required dimensions of parking spaces and aisles shall be as indicated in this Section 5, Table 5.2.
- D. On-Street Parking: On-street parking may be counted toward required parking. No on-street parking space may be counted toward more than one platted lot, without submitting a shared parking study and a shared parking agreement for approval.
- E. Parking may be shared across commercial blocks.
- F. Covered Parking: Carports shall comply with the regulations governing building materials. Carports of metal construction are permitted, but may not be located within sight of public streets, or anywhere within Block D.
- G. Structured Parking: The parking facility may be visible from public streets provided that building materials conform to Section 6 of these standards. Glass shall not be required, but walls shall be designed to screen parked cars to a height of 42 inches above each finished floor level.
- H. Parking Lot Trees: Trees shall be planted in surface parking lots in accordance with Table 4.2.

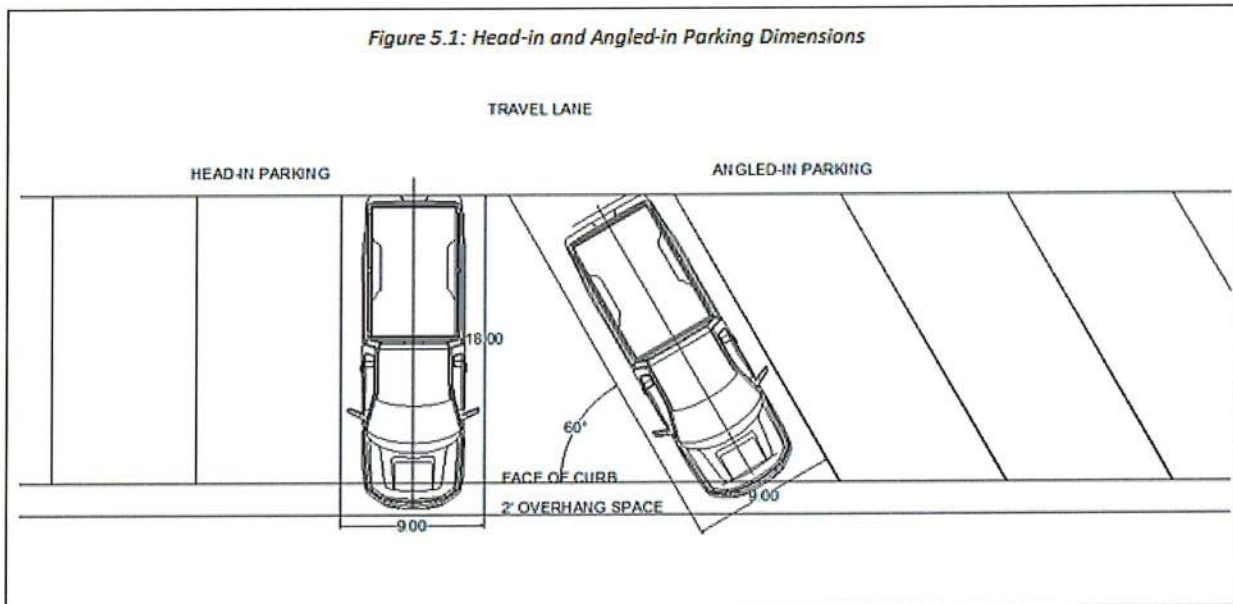
TABLE 5.1 MINIMUM REQUIRED PARKING	
OCCUPANCY / USE	MINIMUM REQUIRED PARKING
General Retail	1 space per 250 sq ft
General Office	1 space per 350 sq ft
Restaurants	1 space per 100 sq ft
Urban Lofts	1.45 spaces per Dwelling Unit
Townhomes	2 enclosed garage spaces per Unit
Hotel	1 spaces per guestroom plus 5% for staff

TABLE 5.2 PARKING STANDARDS		
PARKING TYPE	PARKING STANDARD	COMMENT
<b>ON-STREET PARKING:</b>		
Parallel Parking:	8' x 22' min	From Face of Curb
Angled-in Parking	See Figure 6.1	Angle = 60° from Curb
Head-in Parking	9' x 18'	Angle = 90° from Curb
<b>PARKING LOTS</b>		
Parking Space, Typical	9' x 18'	Accessible spaces comply w ADA
Aisle Width	24' min	
Landscape Requirements		1 tree per 10 spaces average
Tandem Spaces	9' x 18'	Only behind associated garage space for same tenant
<b>GARAGES</b>		
"Tuck-under" Garage Spaces	9' x 20' Min	Within Building Envelope
Tuck-under" Garage Doors		Garage Doors Required
Carport Spaces	9' x 18'	Not readily visible from public street

TABLE 5.3 PARKING TABULATION (See Figure 3.2 for Land Use Inventory Acreage)							
Quantities are estimates and do not represent minimum or maximum units.	BLOCKS					LAND USE TOTALS	PARKING REQUIRED
	A	B	C	D	E		
URBAN RESIDENTIAL LOFTS (# OF UNITS) ESTIMATED UNIT COUNT & UNIT MIX: EFFICIENCY 10%, 1 BEDROOM 60%; 2 BEDROOM 30%,			327			327	474
TOWNHOMES				25			50
HOTEL (ESTIMATED GUESTROOMS)		80				80	84
RESTAURANTS (ESTIMATED AREA)	20,000	2,000				22,000	220
OFFICE (ESTIMATED AREA)		0	2,500			2,500	8
<b>TOTAL REQUIRED PARKING</b>	<b>200</b>	<b>104</b>	<b>474</b>	<b>50</b>	<b>0</b>		<b>836</b>

PARKING PROVIDED SHALL MEET OR EXCEED THE REQUIRED PARKING.

Figure 5.1: Head-in and Angled-in Parking Dimensions



SECTION 6: ARCHITECTURAL STANDARDS

- A. General: The following general regulations for all Blocks within the Planned Development District.
- B. The purpose of the architectural and building regulations is to establish the highest development standards fronting public streets, and to allow greater flexibility where the buildings are not visible to the public.
- C. Since the Planned Development standards do not include detailed engineering plans, any architectural elements that are required by engineering due to grading, such as retaining walls or stem walls, shall be permitted, and shall be brick or stone where visible. Retaining walls shall be engineered per UDC.
- D. If an exterior material is not addressed in Table 6.1, or if a new material is proposed, the material may be submitted to the Planning and Development Director for an evaluation. If it complies with the UDC, it may be approved administratively.
- E. Windows shall be recessed 3" from the wall plane in brick or stone masonry walls. In stucco walls, windows shall have a minimum half inch projecting trim around the head, sill, and jambs.
- F. Street Frontage
1. No vehicular gates, carports, or perimeter fences are permitted to obstruct the flow of traffic on Street A or Street B. Carports, garage doors, and parking lots shall not be located between the building and the street ROW. Carports will only be permitted on the internal areas of Block C and immediately west of the main structure. Carports will not be permitted on the 1st row of parking along Corinth Parkway.
  2. AC equipment and other mechanical equipment shall not be located between the building façade and any public street ROW.
  3. Block C Upper Floors shall provide a minimum of 25% of the residential units with balconies.
  4. Façade materials shall comply with Table 6.1.
- G. Materials: Three Step Stucco shall be included in Class 1 materials, which shall not include synthetic stucco or EIFS except for decorative trim. Cementitious Siding shall be included in Class 2 materials.
- H. The color palette for building walls that are not composed of brick or stone shall be neutral colors such as cream, taupe, white or earthen colors, unless approved administratively per UDC. This color palette shall not apply to signage.
- I. Commercial Storefronts shall include a minimum of 50% glass of the ground floor commercial frontage. The wall area shall be calculated by multiplying the length of the building frontage by the height from the finished interior floor to the finished ceiling. The glass area shall include window jambs, window heads, and window sills. Storefront windows shall have bulkheads beneath the windows not less than 18" above finished floor and not greater than 36" above finished floor. This paragraph shall apply to commercial space in Block C; it shall not apply to restaurants or hotels in Blocks A & B.
- J. BUILDING C1 (Figure 6.1): Ground floor residential units fronting Street A shall have a minimum of 50% of ground floor residential units with stoops and front doors opening onto the public street although primary access may be either from the sidewalk or from an interior corridor. The 4th floor located at the corner of Street A and the promenade (Walkway 2) shall include specialty architectural treatment: this may include additional glass, an identifying tower, an articulated roofline, or other signature treatment.
- K. BUILDING C2 (Figure 6.1): Ground floor residential units fronting Street B shall have a minimum of 50% of ground floor residential units with stoops and front doors opening onto the public street.
- L. Residential units in Block D shall have individual entry doors fronting on Street B. Front facades shall at least two of the following architectural features: 1) Elevated stoop, 2) Front Porch, 3) Covered Portico, 4) Recessed entry alcove.
- M. Residential Units in Block D shall have carriage style garage doors on any garages facing a public open space.
- N. Residential Units in Block D shall have roof pitches not less than 8:12 Pitch.
- O. Wall and ground utilities shall be screened from street view with landscaping or fencing.
- P. Fire Safety Notes
1. Any building 6,000sqft or greater, all multi-living (more than 2) facilities, and A2 with an occupant load exceeding 100 people must be sprinklered and monitored with a fire alarm system.
  2. Any building that is under 6,000sqft, divided into suites will require Fire Alarm Coverage.
  3. Parking garage must have stand-pipe and may be require to be sprinklered.
  4. All buildings may require Emergency Radio Responder Communication Coverage.
  5. Fire lanes must be a minimum of 24ft wide and a minimum of 26ft wide for buildings or facilities exceeding three stories in height and shall not have fewer than 2 means of fire apparatus access to each structure.

TABLE 6.1 MATERIAL BUILDING STANDARDS		
ITEM	FACADE A	FAÇADE B
<b>FACADE MATERIALS - GROUND FLOOR</b>		
GROUND FL MASONRY, MINIMUM	90% CLASS 1**	90% CLASS 2**
<b>FACADE MATERIALS - 2ND FLOOR AND ABOVE FLOOR</b>		
MASONRY MINIMUM	90% CLASS 1**	90% CLASS 2**
CEMENTIOUS SIDING, maximum	10% *	n/a
METAL, maximum	10%	10%
WOOD, maximum	10%	10%
EIFS, maximum	10%	10%
EXPOSED CMU	N	N
EXPOSED AGGREGATE	N	N

\* Cementitious Siding permitted on recessed balconies in addition to minimum percentage.

\*\* Corinth UDC Section 5.02.214: Masonry Construction—as modified by Paragraph 6.G

Class 1: Masonry Construction shall include the following exterior construction materials: fired brick, natural and manufactured stone, granite, and marble, **plus 3-step Stucco**.

Class 2: Masonry Construction shall include the following exterior construction materials: all Class 1 Masonry Construction, architectural concrete block, 3-step stucco process, and tilt wall concrete panels, **plus cementitious siding**.

Class 3: Masonry Construction shall include the following exterior construction materials: all Class 1 Masonry Construction, Class 2 Masonry Construction, EIFS, and sealed and painted concrete block.

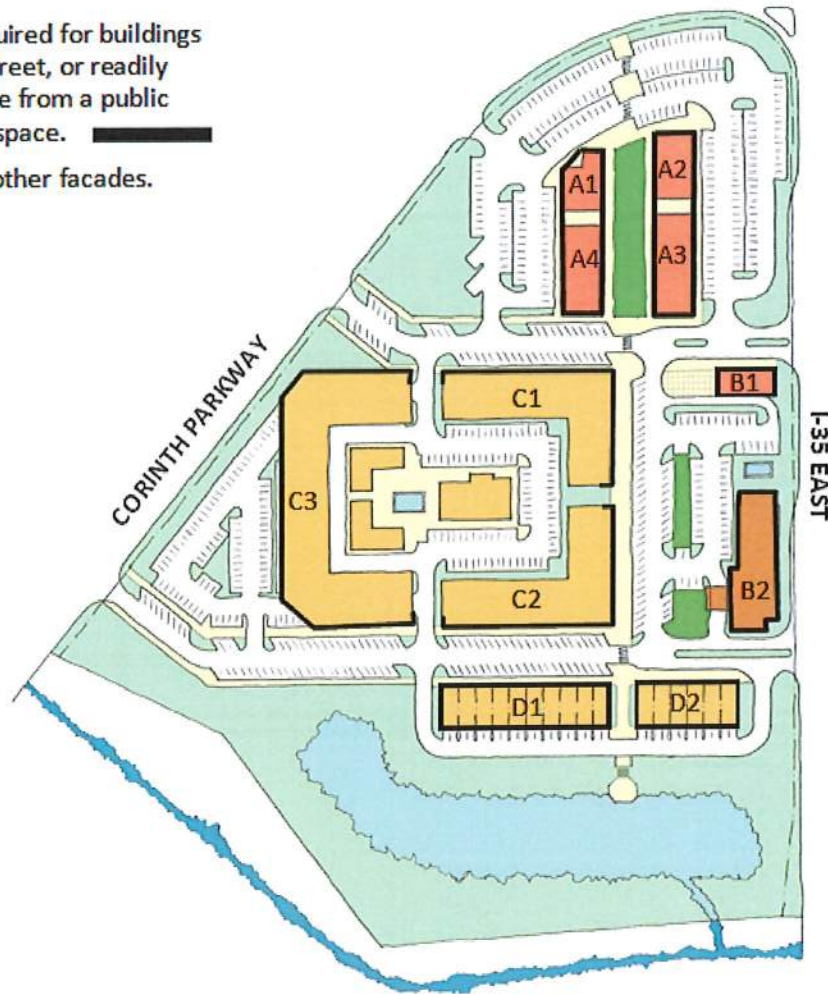


Examples of townhome stoops

**FIGURE 6.1  
FRONTAGE PLAN**

**FAÇADE TYPE A:** Required for buildings fronting on a public street, or readily and significantly visible from a public street or public open space. ██████████

**FAÇADE TYPE B:** All other facades.





**SECTION 7: SIGNAGE STANDARDS**

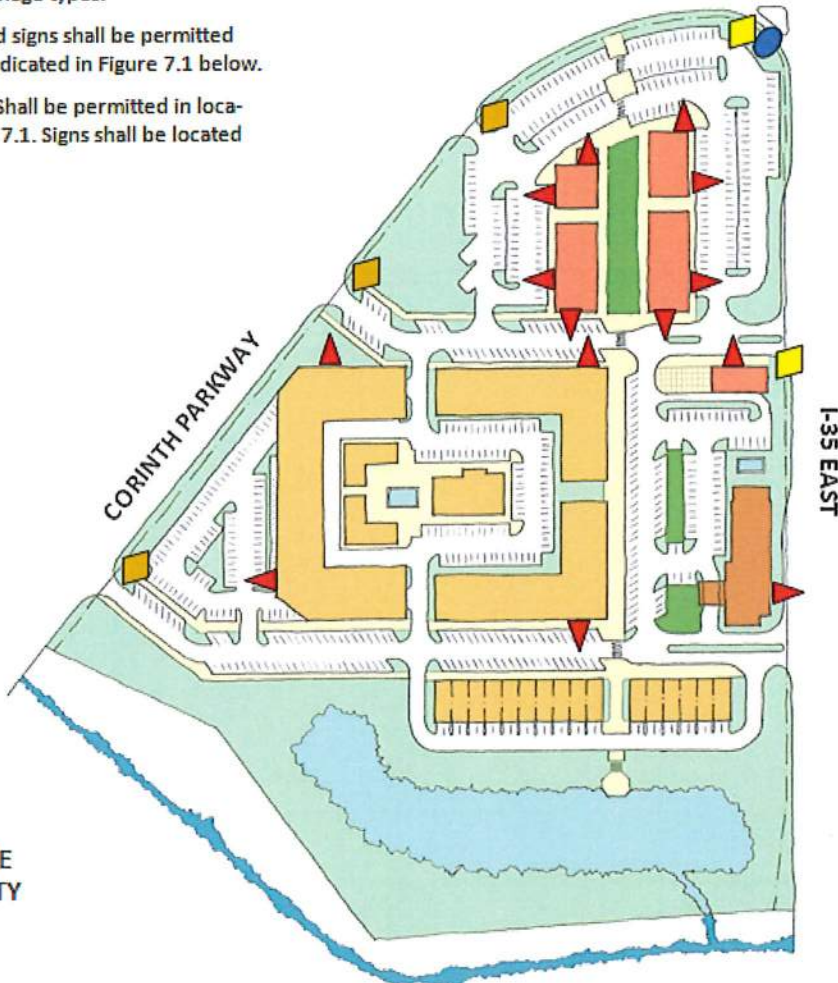
- A. General: The following identify general regulations for all Blocks within the Parkway District Planned Development.
- B. The Parkway District Planned Development shall comply with the Corinth sign regulations as established in Section 4.01 of the UDC, except as described below.
- C. For the purpose of signage regulation, all businesses within the PD District shall be considered as residing on a single lot; all signs referring to businesses with the Parkway District shall be considered on-premise signs.
- D. Parkway District Planned Development fronting Corinth Parkway or I-35E may consist of multiple businesses, and may include the following signage types.
  - 1. Attached Signs: Attached signs shall be permitted on building facades as indicated in Figure 7.1 below.
  - 2. Monument Signs I-35E: Shall be permitted in locations indicated in Figure 7.1. Signs shall be located

with a minimum 10' setback from Corinth Parkway and I-35E ROW, shall not exceed 30' in height, and the smallest rectangle encompassing the lettering shall not exceed 300 square feet. See Figure 7.2 of proposed Monument Sign.

- 3. Monument Signs Corinth Parkway: Shall be permitted in locations indicated in Figure 7.1. Signs shall be located with a minimum 10' setback from Corinth Parkway and I-35E ROW, shall not exceed 15' in height, and the smallest rectangle encompassing the lettering shall not exceed 120 square feet.

**FIGURE 7.1  
 SIGNAGE PLAN**

-  ATTACHED SIGN
-  MONUMENT SIGN I-35E
-  MONUMENT SIGN CORINTH PARKWAY
-  RESERVE SPACE, TO BE DETERMINED, FOR CITY-INSTALLED KIOSK



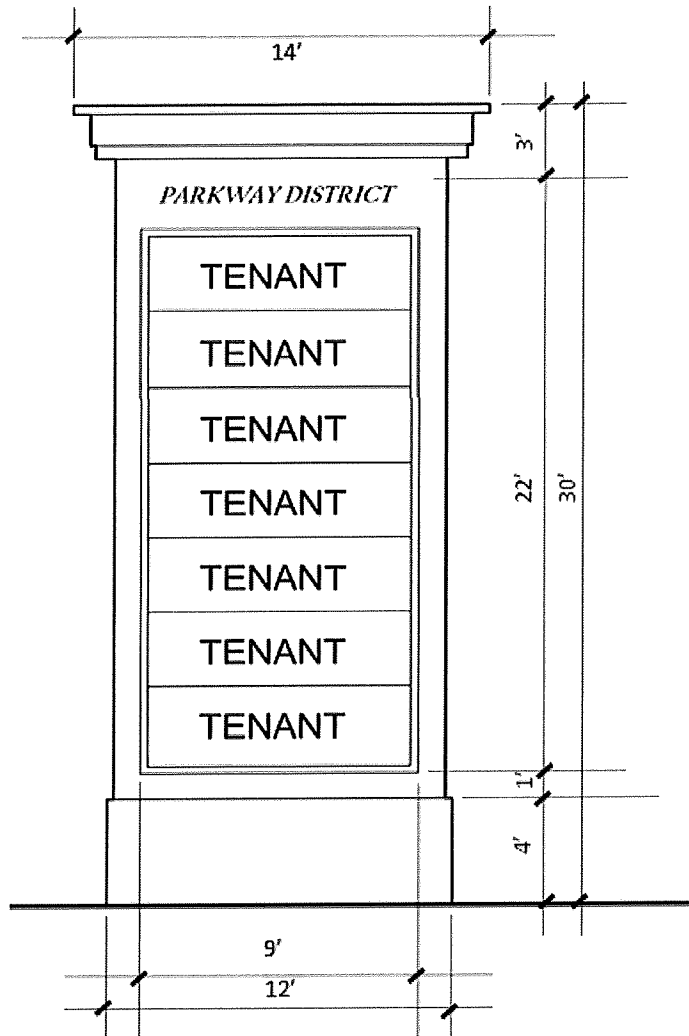
**FIGURE 7.2  
 MONUMENT SIGN**

**DIMENSIONS**

- Setback:.....15'
- Height: .....30'
- Sign Area: .....200 sf
- Structure Area: .....320 max sf
- Letters..... 6" min

**ENHANCEMENTS:**

1. Architectural Materials  
 Matching the Building
2. Architectural Features  
 Matching the Building
3. Architectural Design  
 Matching the Building
4. External Lighting, Shielded, Di-  
 rected, Spot Light Fixtures
5. Landscape Ratio of Greater than  
 1:1 for Ground Area to Sign Area
6. Contrasting Sign Colors
7. Simple Font Styles with Limited  
 Text or Logos Specific Panel Size  
 for Individual Tenants



Proposed Sign is an illustration of a Monument Sign under the existing regulations. Final dimensions may vary within regulations.



<b>OFFICIAL USE:</b>
<b>Case Number:</b> PDA22-0004
<b>Fees Paid:</b> N/A

**Site Address (Attach Location Map):** See attached

**Approved PD:** PD-59 Parkway District Mixed Use Planned Development (ZAPD21-0001)

**Name (Applicant/Authorized Agent):** Realty Capital Partners and City of Corinth

**Applicant Signature:** \_\_\_\_\_ *TSW*

### **Minor PD, Planned Development Amendment Application\***

In accordance with UDC Section 2.10.09.D.1., The Director of Development Services may administratively approve or defer to City Council a Minor PD Amendment and Adjustment to the Planned Development Ordinance.

-----

\* Please also complete and attach a [Universal Planning Application](#).

**APPLICANT MODIFICATION/AMENDMENT REQUEST** - Amend PD-59 - Parkway District Mixed Use Planned Development District as originally approved by City Council on 8/19/21. Specifically, amend Figure 2.1 Concept Plan and Figure 2.2 Regulating Plan (see attached revised exhibits) to reconfigure the Urban Residential Multifamily Building(s) and associated parking layout to:

- (1) reorient the western most building to front along Corinth Parkway while maintaining a minimum of 10' landscape edge buffer, including the removal of the berm as referenced in 4.2.G.2
- (2) reduce the number of private recreation buildings (internal to the urban residential wrap) in order to relocate and add surface parking
- (3) eliminate the open space area (initially shown breaking up the massing of the buildings along the proposed promenade) to create one continuous façade along the promenade,
- (4) adjust the location of interior access points along Streets A and B to serve the new building layout which includes reconfiguration of on-street parking.

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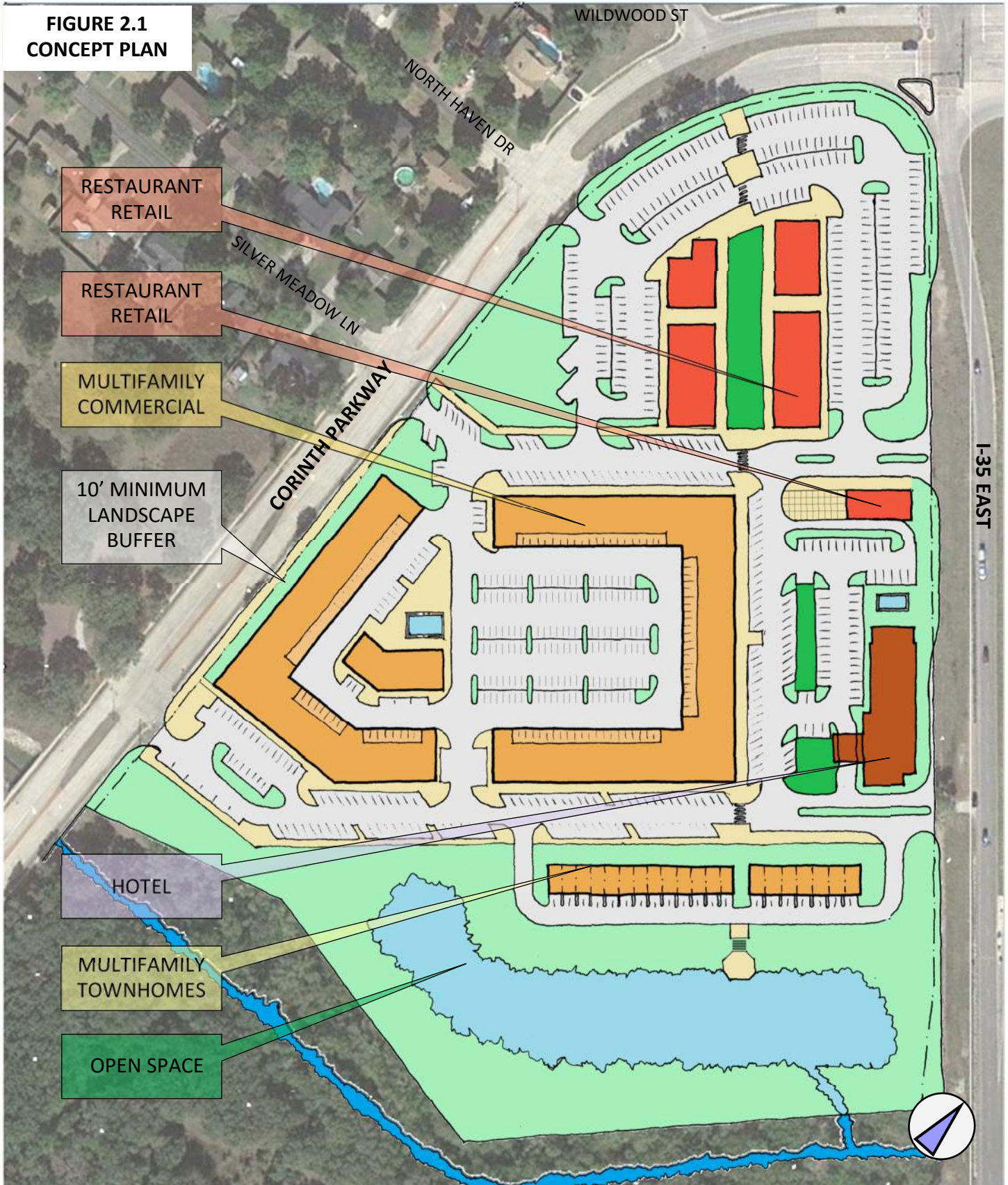
**Staff Comments/Conditions:**

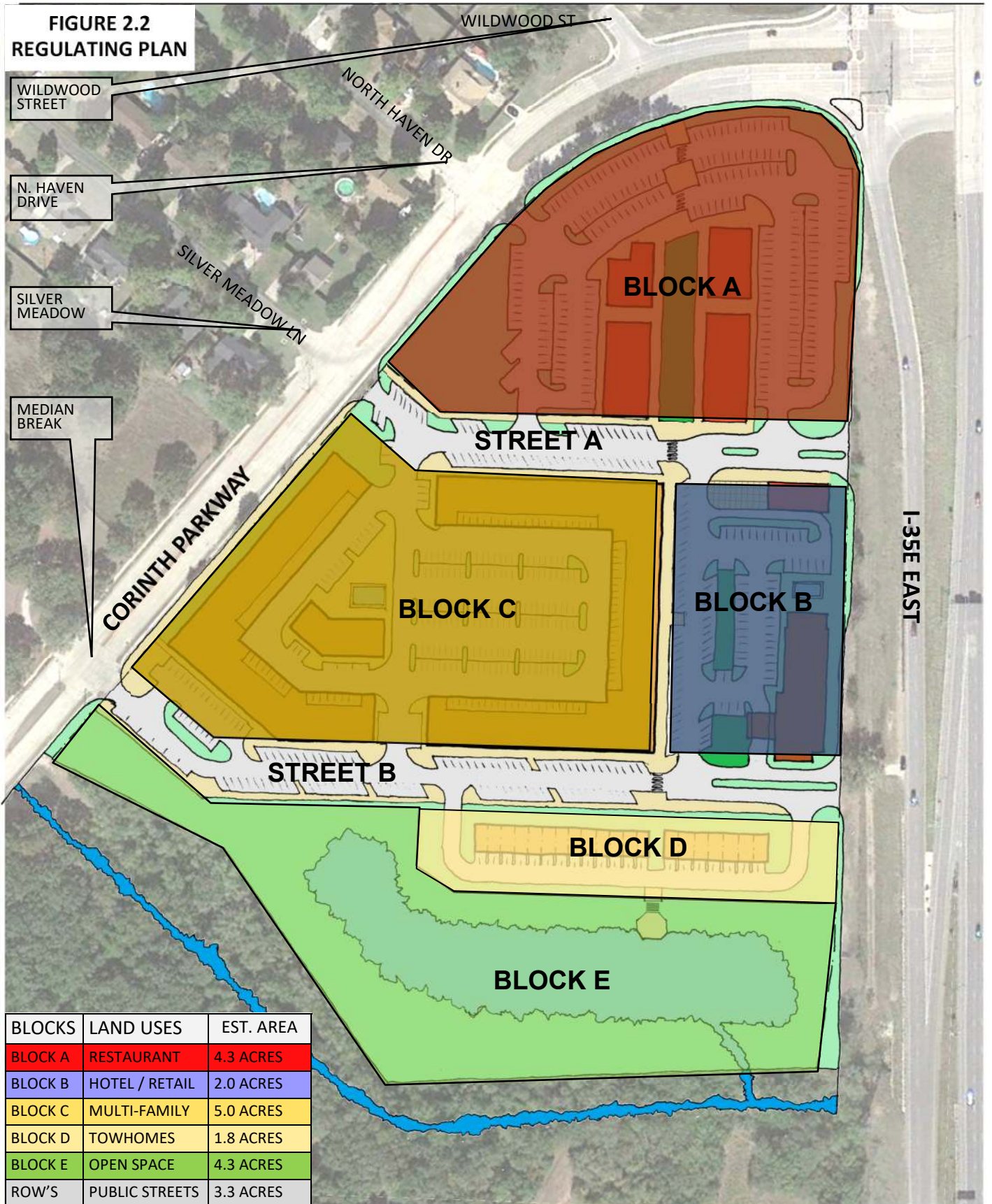
The design of Streets A and B shall be in accordance with the cross-sections presented in Section 3 of the approved PD-59. The location of surface parking and the interior drive access points near to the intersections with Corinth Parkway will be reevaluated to reflect best practices for access management and to create a "complete street" with sidewalks, shade trees, and the overall design as presented Section 3. The ownership of Streets A and B, whether public or private, will be determined at time of Site Plan application.

-----

**Approved/Denied:**  
*John S Webb*  
 \_\_\_\_\_  
 Approved Digital Signature  
**John Webb, AICP,**  
**Director of Development Services**  
**Date:** September 15, 2022

**FIGURE 2.1  
CONCEPT PLAN**







<b>OFFICIAL USE:</b>
<b>Case Number:</b> PDA23- 0004
<b>Fees Paid:</b> N/A

Site Address (Attach Location Map): See attached

Approved PD: PD-59 Parkway District Mixed Use Planned Development (ZAPD21-0001)

Name (Applicant/Authorized Agent): Tim Coltart

Applicant Signature:

### Minor PD, Planned Development Amendment Application\*

In accordance with UDC Section 2.10.09.D.1., The Director of Development Services may administratively approve or defer to City Council a Minor PD Amendment and Adjustment to the Planned Development Ordinance.

\* Please also complete and attach a [Universal Application](#).

**APPLICANT MODIFICATION/AMENDMENT REQUEST** - Amend PD-59 - Parkway District Mixed Use Planned Development District as originally approved by City Council on 8/19/21, and as amended by Minor PD Amendment PDA22-0004, approved by Staff on 9/15/22.

Specifically, this Minor PD Amendment amends Figure 2.2 Regulating Plan (see attached revised exhibit) to reconfigure the area and boundaries of various Blocks as depicted in the Parkway District Preliminary Plat (attached). The amended Block areas are as follows:

- a. Block A:
  - i. Restaurant approximately ± 4.01 acres (Preliminary Plat Lot 4)
  - ii. Open Space approximately ± 0.46 acres (Preliminary Plat Lot 4X)
- b. Block B: Hotel/Retail approximately ± 1.61 acres (Preliminary Plat Lot 3)
- c. Block C: Multifamily approximately ± 5.59 acres (Preliminary Plat Lot 1)
- d. Block D: Townhomes approximately ± 1.40 acres (Preliminary Plat Lot 2)
- e. Block E: Open Space approximately ± 4.82 acres (Preliminary Plat Lot 3X)
- f. Private Drives: approximately ± 1.17 (Preliminary Plat Lot 1X) and ± 1.76 (Preliminary Plat Lot 2X)

**Staff Comments/Conditions:**

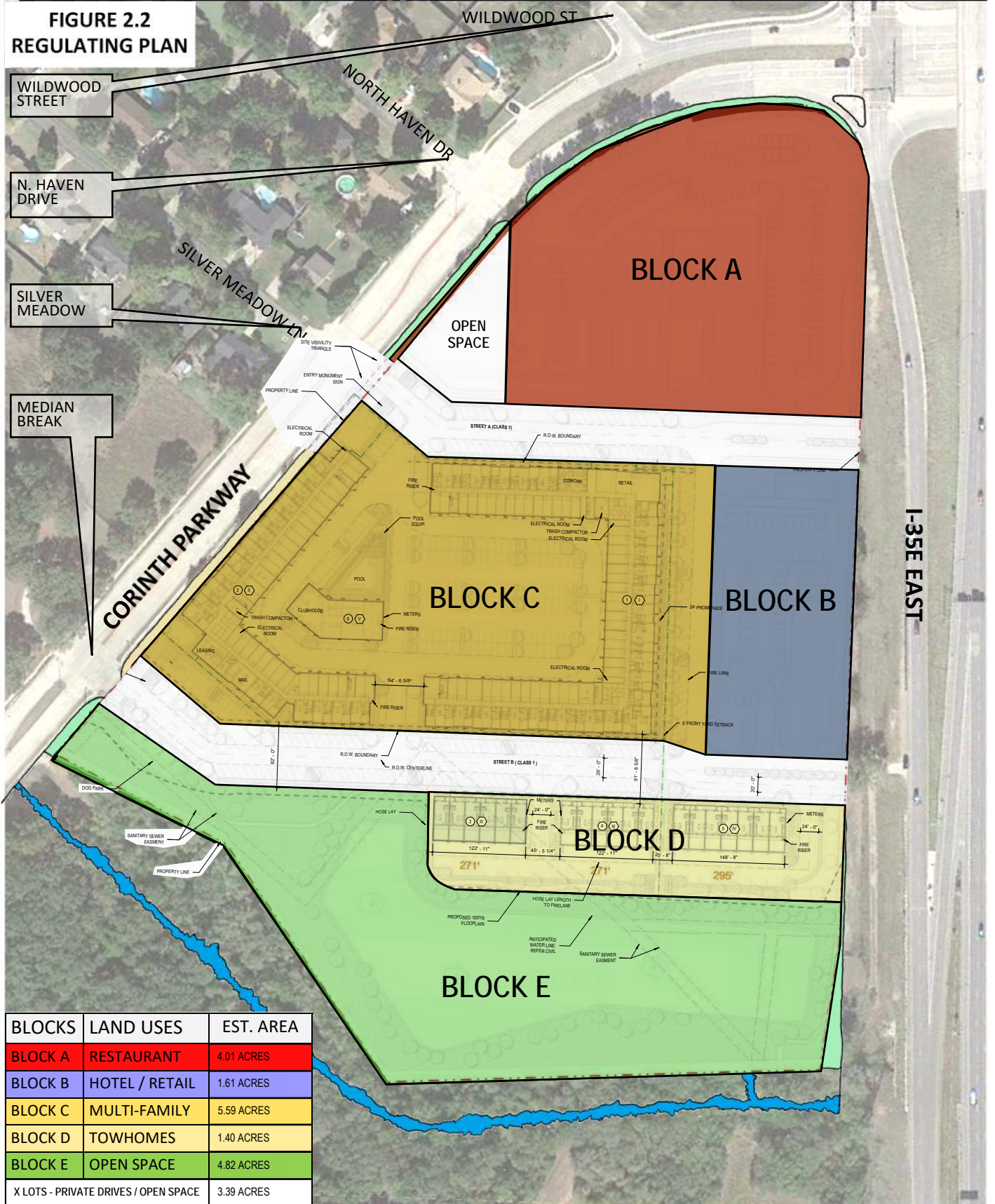
A Property Owners Association shall be established, which shall encompass all lots identified in the Preliminary Plat of the Parkway District subdivision. The Covenants, Conditions, and Restrictions (CCRs) document shall be provided to the City of Corinth for review and approval prior to submitting any Final Plat to the City for approval. The CCRs shall be recorded by the County Clerk prior to or concurrently to the recording of the first Final Plat for the subdivision.

Additionally, the Applicant's comment on the attached sheet 8 regarding Section 6: Architectural Standards., Item N. is hereby by amended/deteled by this document as shown in excerpt below.

**Approved/**Denied:  
**J. S. Webb**

John Webb, AICP,  
Director of Development Services  
Date: 07-10-2023

- doors on any garages facing a public open space.
- N. ~~Residential Units in Block D shall have roof pitches not less than 8:12 Pitch.~~ As discussed with John Webb, the development team proposes to eliminate requirement N. so residential units in Block D are more compatible with warehouse style multifamily buildings in Block C. Additionally, eliminating this pitched roof requirement will create clear sight lines across the site.
- O. Wall and ground utilities shall be screened from street view with landscaping or fencing.
- P. Fire Safety Notes
  - 1. Any building 6,000sqft or greater, all multi-living (more



BLOCK 4  
122.24'

**WILDWOOD ST.**  
(60' RIGHT-OF-WAY)

LOT 31  
BLOCK 3  
(ZONED C-1:  
COMMERCIAL)

(ZONED SF-3: SINGLE  
FAMILY RESIDENTIAL)

LOT 1  
BLOCK 3

**NORTH  
HAVEN DRIVE**  
(60' RIGHT-OF-WAY)

(ZONED SF-3: SINGLE  
FAMILY RESIDENTIAL)

LOT 20, BLOCK 2  
CORINTH SHORES  
ESTATES

LOT 1  
BLOCK 2

**SILVER  
MEADOW  
LANE**  
(60' RIGHT-OF-WAY)

LOT 1  
BLOCK 1

(ZONED SF-3: SINGLE  
FAMILY RESIDENTIAL)

TIMBER RIDGE SF, LTD.  
(DOC. NO. 2022-65473)  
(ZONED PD-60: PLANNED  
DEVELOPMENT)

MINERVA PARTNERS, LTD.  
(DOC. NO. 2004-163301)  
(ZONED MX-C: MIXED  
USE COMMERCIAL)

**CORINTH PARKWAY**  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(VOL. 2010, PG. 8846, VOL. 2009, PG. 119589)

LOT 4, BLOCK A  
4.017 ACRES  
(174,985 SQUARE FEET)

LOT 4X  
BLOCK A  
0.480 ACRES  
(20,058 SQUARE FEET)  
(NO BUILDINGS)

LOT 1X  
BLOCK A  
1.174 ACRES  
(51,123 SQUARE FEET)  
(NO BUILDINGS)

LOT 1, BLOCK A  
5.597 ACRES  
(246,444 SQUARE FEET)

RCM CORINTH LAND LLC  
(DOC. NO. 2023-1690)  
TOTAL (GROSS)  
20.858 ACRES

LOT 2X  
BLOCK A  
1.788 ACRES  
(74,369 SQUARE FEET)  
(NO BUILDINGS)

LOT 2, BLOCK A  
1.401 ACRES  
(61,049 SQUARE FEET)

LOT 3X, BLOCK A  
4.824 ACRES  
(210,133 SQUARE FEET)  
(NO BUILDINGS)

MINERVA PARTNERS, LTD.  
(DOC. NO. 2004-163301)  
(ZONED MX-C: MIXED  
USE COMMERCIAL)

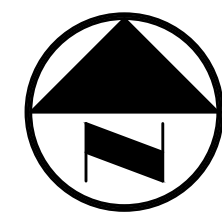
LOT 1, BLOCK A  
5.597 ACRES  
(246,444 SQUARE FEET)

LOT 2, BLOCK A  
1.401 ACRES  
(61,049 SQUARE FEET)

LOT 2X, BLOCK A  
1.788 ACRES  
(74,369 SQUARE FEET)  
(NO BUILDINGS)

LOT 4, BLOCK A  
4.017 ACRES  
(174,985 SQUARE FEET)

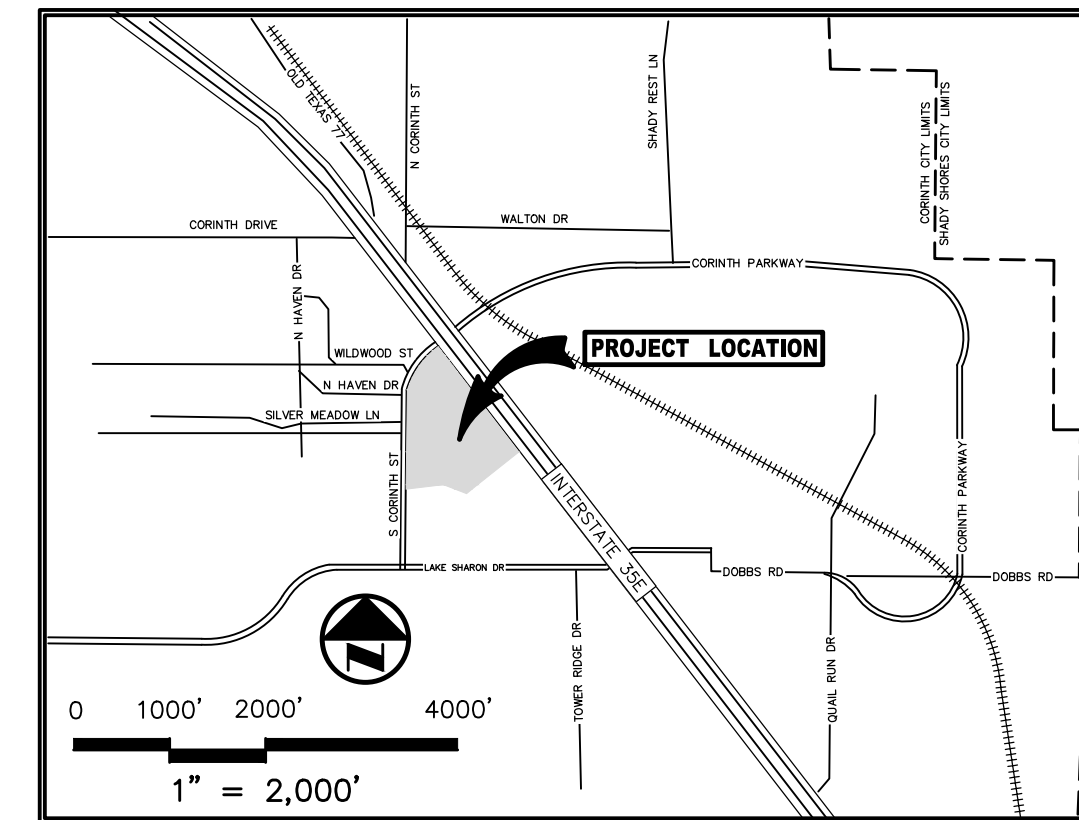
LOT 4X, BLOCK A  
0.480 ACRES  
(20,058 SQUARE FEET)  
(NO BUILDINGS)



0 30 60 120 180  
GRAPHIC SCALE IN FEET  
1" = 60'

**GENERAL NOTES**

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying a surface combination factor of 0.000150630. Coordinates shown here are grid values, no scale and no projection.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Version No. 2.4.3.5, Map No. 48121C0393H, Community-Panel No. 481143 0393 H, Revised Date: June 19, 2020 and affected by CLOMR Case No. 21-06-3255R. The location of the shown floodline and its respective floodzones is based on said CLOMR, is approximate and is not located on the ground.
- The purpose for this plat is to create (8) platted lots from (1) unplatted tract and the addition of new easements for development.
- All "X" lots shall be owned and maintained by a property owners association.
- All "X" lots shall be considered Firelane, Mutual Access, Pedestrian Access, Drainage and Public Utility Easements with the exception of Lot 4X which shall be a Tree Preservation and Open Space lot only. Additionally, Lot 3X shall be an Open Space and Tree Preservation lot.
- Parking spaces may be permitted to be constructed on Lots 1X and 2X only as provided for in PD-59.
- The existing water line identified on Lot 4, Block A, shall be relocated or a water easement provided at time of Site Plan.



**VICINITY MAP**

**LEGEND**

- CO = CLEANOUT
- ELEC = UG ELECTRIC MARKER
- PH = FIRE HYDRANT
- FB = UG FIB. OPTIC MARKER
- GA = GUY ANCHOR
- HH = HAND HOLE (TYPE UNKNOWN)
- LS = LIGHT STANDARD
- MH = MANHOLE (TYPE UNKNOWN)
- TS = TELEPHONE SAC BOX
- TR = TRAFFIC SIGN
- SS = SAN. SEWER MANHOLE
- TE = TELEPHONE BOX
- WV = WATER VALVE
- TS = TRAFFIC SIGNAL
- TSC = TRAFFIC SIGNAL CONTROL
- TSP = TRAFFIC SIGNAL POLE
- STM = STORM SEWER MANHOLE
- TEL = TELEPHONE MANHOLE
- PLAT BOUNDARY LINE
- PLAT LOT LINE
- PROPERTY LINE
- EASEMENT LINE
- PROPOSED EASEMENT LINE
- LIMITS OF FLOOD ZONE
- FENCE
- GUARD RAIL
- OVERHEAD UTILITY LINE
- IRS = 5/8-INCH IRON ROD WITH CAP STAMPED "G&A" FOUND
- MNS = MAGNETIC NAIL WITH WASHER STAMPED "PACHECO KOCH" SET

**BENCH MARK LIST**

CM09	STANDARD CITY OF CORINTH BENCHMARK IN THE MEDIAN OF CORINTH PARKWAY, 7 1/2 FEET SOUTH OF THE CURB, 270± FEET WEST OF THE APPROXIMATE CENTERLINE OF SHADY REST LANE.	PUBLISHED GRID N=7,105,598.02 PUBLISHED GRID E=2,411,183.76 PUBLISHED ELEV=569.98
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**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 6/22/23.

SHEET 1 OF 2  
**PRELIMINARY PLAT**  
**PARKWAY DISTRICT**  
ZONING DESIGNATION "PD-59" PLANNED DEVELOPMENT  
(20.858 ACRES)  
LOCATED IN THE CITY OF CORINTH  
AND BEING OUT OF THE  
H. GARRISON SURVEY, ABSTRACT NO. 507  
DENTON COUNTY, TEXAS

**SURVEYOR/ENGINEER**

PACHECO KOCH, A WESTWOOD COMPANY  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: (972) 235-3031  
CONTACT: JUSTIN W. WALDRIP

**OWNER/DEVELOPER**

RCM CORINTH LAND LLC  
909 LAKE CAROLYN PARKWAY, SUITE 150  
IRVING, TEXAS 75039  
PH: (469) 533-4137  
CONTACT: ZACHARY CONLEY

TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000



DRAWN BY DMG/SBP	CHECKED BY JWW	SCALE 1"=60'	PREPARED DATE 02/28/2023	JOB NUMBER 5299-22.218
			REVISED DATE 06/21/2023	

SPHILLIPS 6:58 AM  
6/27/23  
K:\WORK\5299-22.218\DWG\SURVEY.C3D 2018\5299-22.218PP\_REV1.DWG

PRELIMINARY PLAT-PARKWAY DISTRICT



**OWNER'S CERTIFICATION**

WHEREAS, RCM Corinth Land LLC is the owner of 20.858 acre tract of land situated in the H. Garrison Survey, Abstract No. 507, City of Corinth, Denton County, Texas; said tract being all of that tract described in Special Warranty Deed With Vendor's Lien to RCM Corinth Land LLC recorded in Document No. 2023-1690 of the Official Public Records of Denton County, Texas; said 20.858 acre tract being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod with cap stamped "RPLS 5687" found at the beginning of a curve to the right in the east right-of-way line of Corinth Street (a variable width right-of-way) recorded in Volume 2010, Pg. 8848 and Volume 2009, Pg. 119589 of the Deed Records of Denton County, Texas, and the west line of said RCM Corinth Land LLC tract;

THENCE, in a northerly direction, along said curve in the said east line of Corinth Street and said west line of the RCM Corinth Land LLC tract, having a central angle of 33 degrees, 51 minutes, 58 seconds, a radius of 510.00 feet, a chord bearing and distance of North 16 degrees, 44 minutes, 57 seconds East, 297.08 feet, an arc distance of 301.45 feet to a mag nail with washer stamped "PACHECO KOCH" set at the end of said curve and the beginning of a non-tangent curve to the left; said point being an angle point in the said east line of Corinth Street and said west line of the RCM Corinth Land LLC tract and a corner in the west right-of-way line of Interstate Highway 35E (variable width right-of-way);

THENCE, along said west line of Interstate Highway 35E and the north and east lines of said RCM Corinth Land LLC tract, the following eight (8) calls:

Continuing along said curve to the left, in a southeasterly direction, having a central angle of 00 degrees, 59 minutes, 43 seconds, a radius of 346.15 feet, a chord bearing and distance of South 57 degrees, 07 minutes, 40 seconds East, 6.01 feet, an arc distance of 6.01 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set at the end of said curve to the left and the beginning of a non-tangent curve to the right;

Continuing along said curve to the right, having a central angle of 16 degrees, 14 minutes, 09 seconds, a radius of 500.00 feet, a chord bearing and distance of North 42 degrees, 54 minutes, 26 seconds East, 141.21 feet, an arc distance of 141.68 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set at the end of said curve to the right and the beginning of a compound curve to the right;

Continuing along said compound curve, in a easterly direction, having a central angle of 89 degrees, 54 minutes, 00 seconds, a radius of 95.00 feet, a chord bearing and distance of South 84 degrees, 01 minutes, 29 seconds East, 134.23 feet, an arc distance of 149.06 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set at the end of said compound curve;

South 39 degrees, 04 minutes, 29 seconds East, a distance of 185.35 feet to a 1/2 inch iron rod with cap stamped "G&A" found for corner;

South 38 degrees, 30 minutes, 02 seconds East, a distance of 426.63 feet to a 3 inch aluminum disk stamped "TXDOT ROW MON." found for corner;

South 38 degrees, 53 minutes, 09 seconds East, a distance of 300.01 feet to a 1/2 inch iron rod with cap stamped "G&A" found for corner;

South 38 degrees, 32 minutes, 16 seconds East, a distance of 99.92 feet to a 3 inch aluminum disk stamped "TXDOT ROW MON." found for corner;

South 32 degrees, 12 minutes, 33 seconds East, a distance of 161.96 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner; said point being the east corner of said RCM Corinth Land LLC tract and the north corner of the remainder of that tract of land described in Special Warranty Deed With Vendor's Lien to Minerva Partners, Ltd. recorded in Document No. 2004-163301 of said Official Public Records;

THENCE, departing said west line of Interstate Highway 35E and along the south line of said RCM Corinth Land LLC tract and the north line of said Minerva Partners, Ltd. tract, the following four (4) calls:

South 47 degrees, 50 minutes, 42 seconds West, a distance of 93.56 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner;

South 47 degrees, 23 minutes, 57 seconds West, a distance of 478.97 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner;

North 75 degrees, 07 minutes, 26 seconds West, a distance of 379.31 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner;

South 76 degrees, 48 minutes, 51 seconds West, a distance of 255.72 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner in the said east line of Corinth Street; said point being the southwest corner of said RCM Corinth Land LLC tract;

THENCE, departing the north line of said Minerva Partners, Ltd. tract and along the said east line of Corinth Street and the west line of said RCM Corinth Land LLC tract, the following three (3) calls:

North 00 degrees, 21 minutes, 54 seconds East, a distance of 69.32 feet to a 5/8 inch iron rod with "PACHECO KOCH" cap set for corner;

North 00 degrees, 09 minutes, 18 seconds West, a distance of 209.24 feet to a 1/2 inch iron rod with cap stamped "RPLS 5687" found for corner;

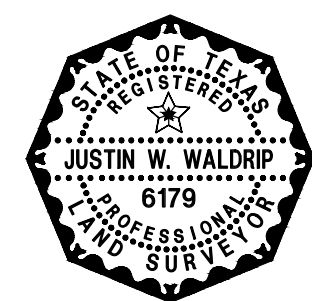
North 00 degrees, 11 minutes, 04 seconds West, a distance of 625.21 feet to the POINT OF BEGINNING;

CONTAINING: 908,582 square feet or 20.858 acres of land, more or less.

**SURVEYOR'S STATEMENT**

STATE OF TEXAS §  
COUNTY OF DENTON §

I, Justin W. Waldrip, a Registered Professional Land Surveyor, licensed by the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.



**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
RELEASED 6/22/23.

Justin W. Waldrip  
Texas Registered Professional Land Surveyor, No. 6179

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2023

**NOTARY CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the said Denton County and for the State of Texas, on this day personally appeared Justin W. Waldrip, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2023

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That RCM Corinth Land LLC, the owner of the property described in this plat, acting by and through its duly authorized agents, do hereby adopt this plat, designating the property as **PARKWAY DISTRICT** an addition to the City of Corinth, Denton County, Texas and do hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and do further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes indicated. No building, fence, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwaters or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pick-up, and other normal property owner responsibilities. The city of Corinth shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the city of Corinth, provided, however, it is understood that in the event it becomes necessary for the city of Corinth to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the city shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

The city of Corinth, Texas shall not be responsible for the maintenance or operation of any detention area designated on this plat or for any damage or injury to property or persons that results from the flow of water along, into or out of those detention areas, or for the control of erosion. The construction, operation, and maintenance of any detention area designated on this plat is controlled by and subject to the provisions of Sec. 31.36 of the Code of Ordinances of the city of Corinth, Texas.

The undersigned does covenant and agree that the access easement(s) dedicated on this plat may be utilized by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easement(s).

This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Corinth, Texas.

RCM Corinth Land LLC

By (sign): \_\_\_\_\_  
Name (print): \_\_\_\_\_  
Title (print): \_\_\_\_\_  
Date: \_\_\_\_\_ day of \_\_\_\_\_, 2023

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**CERTIFICATE OF APPROVAL**

APPROVED the \_\_\_\_\_ day of \_\_\_\_\_, 2023 by the Planning and Zoning Commission of the City of Corinth, Texas.

\_\_\_\_\_  
Director of Planning and Development

\_\_\_\_\_  
City Secretary

SHEET 2 OF 2  
PRELIMINARY PLAT  
**PARKWAY DISTRICT**  
ZONING DESIGNATION "PD-59" PLANNED DEVELOPMENT  
(20.858 ACRES)  
LOCATED IN THE CITY OF CORINTH  
AND BEING OUT OF THE  
H. GARRISON SURVEY, ABSTRACT NO. 507  
DENTON COUNTY, TEXAS


**SURVEYOR/ENGINEER**

PACHECO KOCH, A WESTWOOD COMPANY  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: (972) 235-3031  
CONTACT: JUSTIN W. WALDRIP

**OWNER/DEVELOPER**

RCM CORINTH LAND LLC  
909 LAKE CAROLYN PARKWAY, SUITE 150  
IRVING, TEXAS 75039  
PH: (469) 533-4137  
CONTACT: ZACHARY CONLEY

TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031	
<b>DRAWN BY</b> DMG/SBP	<b>CHECKED BY</b> JWW	<b>SCALE</b> 1"=60'	<b>JOB NUMBER</b> 5299-22.218
		<b>PREPARED DATE</b> 02/28/2023	<b>REVISED DATE</b> 06/21/2023

PRELIMINARY PLAT-PARKWAY DISTRICT

S:\PHILLIPS\_6-59\_AM\_17\17-00-52\5209-22-218\DWG\SURVEY\_CJD\_2018\5209-22-21BPP\_REV4.DWG

SECTION 6: ARCHITECTURAL STANDARDS

- A. General: The following general regulations for all Blocks within the Planned Development District.
- B. The purpose of the architectural and building regulations is to establish the highest development standards fronting public streets, and to allow greater flexibility where the buildings are not visible to the public.
- C. Since the Planned Development standards do not include detailed engineering plans, any architectural elements that are required by engineering due to grading, such as retaining walls or stem walls, shall be permitted, and shall be brick or stone where visible. Retaining walls shall be engineered per UDC.
- D. If an exterior material is not addressed in Table 6.1, or if a new material is proposed, the material may be submitted to the Planning and Development Director for an evaluation. If it complies with the UDC, it may be approved administratively.
- E. Windows shall be recessed 3" from the wall plane in brick or stone masonry walls. In stucco walls, windows shall have a minimum half inch projecting trim around the head, sill, and jambs.
- F. Street Frontage
1. No vehicular gates, carports, or perimeter fences are permitted to obstruct the flow of traffic on Street A or Street B. Carports, garage doors, and parking lots shall not be located between the building and the street ROW. Carports will only be permitted on the internal areas of Block C and immediately west of the main structure. Carports will not be permitted on the 1st row of parking along Corinth Parkway.
  2. AC equipment and other mechanical equipment shall not be located between the building façade and any public street ROW.
  3. Block C Upper Floors shall provide a minimum of 25% of the residential units with balconies.
  4. Façade materials shall comply with Table 6.1.
- G. Materials: Three Step Stucco shall be included in Class 1 materials, which shall not include synthetic stucco or EIFS except for decorative trim. Cementitious Siding shall be included in Class 2 materials.
- H. The color palette for building walls that are not composed of brick or stone shall be neutral colors such as cream, taupe, white or earthen colors, unless approved administratively per UDC. This color palette shall not apply to signage.
- I. Commercial Storefronts shall include a minimum of 50% glass of the ground floor commercial frontage. The wall area shall be calculated by multiplying the length of the building frontage by the height from the finished interior floor to the finished ceiling. The glass area shall include window jambs, window heads, and window sills. Storefront windows shall have bulkheads beneath the windows not less than 18" above finished floor and not greater than 36" above finished floor. This paragraph shall apply to commercial space in Block C; it shall not apply to restaurants or hotels in Blocks A & B.
- J. BUILDING C1 (Figure 6.1): Ground floor residential units fronting Street A shall have a minimum of 50% of ground floor residential units with stoops and front doors opening onto the public street although primary access may be either from the sidewalk or from an interior corridor. The 4th floor located at the corner of Street A and the promenade (Walkway 2) shall include specialty architectural treatment: this may include additional glass, an identifying tower, an articulated roofline, or other signature treatment.
- K. BUILDING C2 (Figure 6.1): Ground floor residential units fronting Street B shall have a minimum of 50% of ground floor residential units with stoops and front doors opening onto the public street.
- L. Residential units in Block D shall have individual entry doors fronting on Street B. Front facades shall at least two of the following architectural features: 1) Elevated stoop, 2) Front Porch, 3) Covered Portico, 4) Recessed entry alcove.
- M. Residential Units in Block D shall have carriage style garage doors on any garages facing a public open space.
- N. ~~Residential Units in Block D shall have roof pitches not less than 8:12 Pitch.~~ As discussed with John Webb, the development team proposes to eliminate requirement N. so residential units in Block D are more compatible with warehouse style multifamily buildings in Block C. Additionally, eliminating this pitched roof requirement will create clear sight lines across the site.
- O. Wall and ground utilities shall be screened from street view with landscaping or fencing.
- P. Fire Safety Notes
1. Any building 6,000sqft or greater, all multi-living (more than 2) facilities, and A2 with an occupant load exceeding 100 people must be sprinklered and monitored with a fire alarm system.
  2. Any building that is under 6,000sqft, divided into suites will require Fire Alarm Coverage.
  3. Parking garage must have stand-pipe and may be require to be sprinklered.
  4. All buildings may require Emergency Radio Responder Communication Coverage.
  5. Fire lanes must be a minimum of 24ft wide and a minimum of 26ft wide for buildings or facilities exceeding three stories in height and shall not have fewer than 2 means of fire apparatus access to each structure.