



**MILLENNIUM
PLANNED DEVELOPMENT NO. 44
BASE ZONING DISTRICT: MX-C MIXED USE
COMMERCIAL
ORDINANCE NO. 16-08-18-26
(ADOPTED 8-18-2016)**

ATTACHMENT:

- ORDINANCE NO. 19-02-21-04: AMENDED DEVELOPMENT REGULATIONS (ADOPTED 2-21-2019)**
- ORDINANCE NO. 24-07-18-28: AMENDED PD BOUNDARY (ADOPTED 7-18-2024)**
- ORDINANCE NO. 25-04-17-17: AMENDED SIGN REGULATIONS (ADOPTED 4-17-2025)**

ORDINANCE NO. 16-08-18-26
MILLENNIUM

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE BEING A PART OF THE UNIFIED DEVELOPMENT CODE, ORDINANCE 13-05-02-08, BY AMENDING THE ZONING CLASSIFICATION FROM MIXED-USE COMMERCIAL (MX-C) TO PLANNED DEVELOPMENT MIXED USE COMMERCIAL (PD MX-C) ON PROPERTY DESCRIBED AS 24.197 ACRES BEING TRACT 5B (1.5 ACRES), TRACT 5C (1.5 acres), TRACT 5A (1.5 ACRES) AND TRACT 5 (20.1 ACRES) SITUATED IN THE H. GARRISON SURVEY, COUNTY ABSTRACT 507 IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS; PROVIDING FOR A PD DESIGN STATEMENT AND A PD DESIGN MAP; PROVIDING A LEGAL PROPERTY DESCRIPTION; APPROVING A PLANNED DEVELOPMENT MASTER PLAN; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000; PROVIDING FOR PUBLICATION AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the hereinafter described property is zoned as Planned Development Classification under the City's Unified Development Code and a person having a proprietary interest in the property has requested a change in the zoning classification of said property; and

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

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

WHEREAS, the City Council further considered among other things the character of the district; the suitability for particular uses, aesthetic quality of the architectural design, the view to conserve the value of the buildings, the design consistency throughout the site, the preservation of site integrity, the consistency of landscape design, the environmental quality impact, the efforts to contribute to the overall community design objectives including adjacent properties, and provide a positive example for future projects, and encourage the most appropriate use of the land throughout this City; and

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

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

SECTION I - LEGAL PROPERTY DESCRIPTION; AMENDMENT

That in accordance with the Unified Development Code, the Zoning Map of the City of Corinth is hereby amended by amending the zoning on 24.197 acres of land described in "Exhibit A" attached hereto, from Mixed Use-Commercial (MX-C) to Planned Development Mixed Use-Commercial (PD MX-C).

SECTION II – PLANNED DEVELOPMENT MASTER PLAN

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

SECTION III – LAND USE REGULATIONS

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

approved PD Concept Design Map for signature by the Mayor and acknowledgement by the City Secretary. The Planned Development Master Plan, including the signed map shall be made a part of the permanent file and maintained by the City Secretary.

SECTION IV – PENALTY FOR VIOLATIONS

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

SECTION V – SEVERABILITY CLAUSE

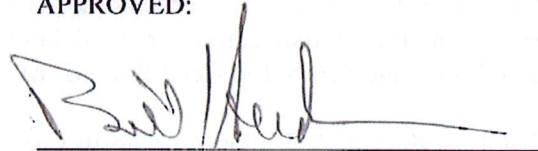
If any section, paragraph, clause, phrase or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

SECTION VI – EFFECTIVE DATE

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

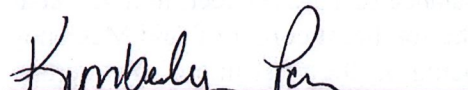
PASSED AND APPROVED THIS 18TH DAY OF AUGUST, 2016.

APPROVED:



Bill Heidemann, Mayor

ATTEST:



Kimberly Pence, City Secretary

APPROVED AS TO FORM:



City Attorney

**EXHIBIT A
LEGAL DESCRIPTION**

Being all that certain lot, tract or parcel of land situated in the H. Garrison Survey, City of Corinth, Denton County, Texas, being part of that certain called 24.197 acres tract of land described in deed to Donald L. Anderson and wife, Virginia L. Anderson recorded in Volume 562, Page 593 of the Deed Records of Denton County, Texas, the same being described in deed to D.L.A. Partners, Ltd. recorded in Volume 4168, Page 2634 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a ½" capped rebar (G & A) set at the southeast corner of said tract, being on the north line of Dobbs Road and being on the west line of Carpenter Street;

THENCE N 89°59'42" W, 812.44 feet, along the north line of Dobbs Road and the south line of said Anderson tract, to a ½" capped rebar (G & A) set on the east right-of-way line of Interstate Highway 35E according to deed to the State of Texas recorded in Volume 400, Page 511 of the Deed Records of Denton County, Texas;

THENCE N 39°01'00" W (Record), 1150.79 feet, along the east right-of-way line of Interstate Highway 35E, to a ½" capped rebar (G & A) set on the north line of said Anderson tract, being on the south line of that certain tract of land described in deed to C. R. Brown recorded in Volume 285, Page 520 of the Deed Records of Denton County, Texas,

THENCE S 89°59'01" E, along the north line of said Anderson tract and the south line of said Brown tract, and passing the southwest corner of that certain tract of land described as Tract D in deed to Philip C. McGahey recorded in Clerk's File Number 93-23046 of the Real Property Records of Denton County, Texas, and continuing a total distance of 1545.91 feet, to a ½" rebar found at the northeast corner of said Anderson tract, being the southeast corner of said McGahey tract and being on the west line of Carpenter Street, and being on the west line of that certain tract of land described as Tract II in deed to Harvest Christian Ministries, Inc. recorded in Clerk's File Number 97-015608 of the Real Property Records of Denton County, Texas;

THENCE S 00°34'34" W, 893.80 feet, along the east line of said Anderson tract and the west line of Carpenter Street and said Harvest Christian Ministries tract, to the POINT OF BEGINNING and containing approximately 24.197 acres of land.

EXHIBIT B PD DESIGN STATEMENT & DESIGN MAP

Millennium is being proposed to the City of Corinth by Lakeview Parkway Partners, LP. The site is ideally located on the east side of I-35E and north of the existing Dobbs Rd. In conjunction with the proposed thoroughfare plan, Millennium will be optimally located within the proposed loop, along with access to the proposed Dobbs Rd. Currently, the site is bordered by South Denton Storage and an undeveloped lot to the north, Sarang Prayer Center and undeveloped lots to the east, and Metroplex Roof and Fence and an undeveloped lot to the South.

The proposed development, along with the adjacent properties to the north, east and south are currently zoned as MX-C Mixed Use Commercial. The Future Land Use for the site, along with the adjacent properties to the north, east, and south are proposed to be Mixed Use Non-Residential. The proposed development does not include proposed streets or ROW, but will be accessed through access easements/fire lanes. The site contains little to no trees, and has a gentle slope from the southwest to the northeast with approximately 8' of elevation change. The proposed 1.5 acre amenity pond will be utilized as a wet amenity pond and to meet detention requirements. A 10" sanitary sewer line is located approximately 500' of the NE corner of this site and runs parallel to the railroad tracks on the west side, and an 8" sanitary sewer line also runs along Dobbs. There is a 12" waterline along I-35E ROW and an 8" waterline along Dobbs. The proposed sequence of development is shown on the Exhibit "D" Zoning Concept Plan. PH 1 will include Area B-Residential 6.067 acres, Area C-Open Space 2.693 acres, the proposed fire lane and access easement, along with the non-residential trigger event requirement proposed in Section 2G-6.

Millennium is a mixed-use development designed to be a lifestyle destination for the City of Corinth. It includes both residential and non-residential uses in a walkable setting that frame a linear water way with a plaza at one terminus and a 1.5 acre pond at the other. Millennium's layout was inspired by ancient Corinth in Greece.



Corinth Canal (Source: Google Images)

The design intent is to pay homage to the ancient city by gracing the open space between I-35E entry and the 1.5 acre pond with enhanced pedestrian paving, large canopy trees, lighting, street furnishings, landscaping, water feature, and a meandering brook highlighted with natural stone.

Canvas and lighting above the pedestrian walkway between the two towers creates a human-scale environment and the gateway for Millennium.



Example of canvas and lighting across pedestrian plaza (Source: Google Images)

The plaza will become a gathering place for the community and will include outdoor dining opportunities and a water feature or statue.



Example of outdoor dining in the plaza (Source: Google Images)



Example of water feature in the plaza (Source: Google Images)

The pedestrian circulation is a critical element of the design for Millennium. As each building is constructed, a planned pedestrian connection to the main trail system is required. As a live, work, and play community, the design enhances the pedestrian experience in order to move people between the uses regardless of where they have parked. Millennium's concept is to create an environment for people that is comfortable, enjoyable, and at the human scale rather than a typical auto-oriented development.

The linear water way will include an intimate stream for patrons to enjoy in a park-like setting as they traverse through the community's trail system or while waiting to be seated in one of the nearby restaurants. The natural ambiance created by the water way will be a positive recreational amenity for both patrons and residents to enjoy. The edges of the water way will be treated in a variety of ways to give visitors a mixture of experiences. The meandering brook will be portrayed as a natural stream garnished with large natural stone and landscaping, which feeds into a rock waterfall that spills into a 1.5 acre pond. The pond edges will also have several treatments. A manicured lawn with a gentle slope to the water's edge on the east will transition to taller native grass areas to the west to symbolize the marrying of the built and natural environments.



Example of waterway between buildings (Source: Google Images)

The two principal buildings along the highway will have towers at each end which represents the Acrocorinth Towers of Ancient Greece.



Acrocorinth Towers (Source: Google Images)

The design of the building facade will respond to the transformation from ancient Corinth to modern Corinth. The traditional building material, limestone veneer, is applied to the towers, then, it transitions to masonry veneer with a louver screen, and ending with the contemporary cladding system to enhance the contemporary Texas Prairie style of architecture See Exhibit "F" for the Residential Conceptual Elevations and Exhibit "G" for the Retail Conceptual Elevations. Building architecture within Millennium shall be complimentary to these elevations to create a cohesive development.

Millennium will be Corinth's premier mixed-use destination for both citizens and passersby to enjoy the dining, retail, office, and residential opportunities. The plaza and amenities can be used for civic events or festivities for the community. The following Design Map represents the design intent for this development.

Exhibit B - PD Design Map



CERTIFICATE OF APPROVAL - PD DESIGN MAP

Approved

Bill Reed
Mayor, City of Corinth, Texas

August 25, 2016
Date

The undersigned, the City Secretary of the City of Corinth, Texas, hereby certifies that the foregoing Design Map for Millennium was submitted to the City Council on the 18 day of August, 2016 and the Council by formal action, then and there accepted the PD Design Map, and said Council further authorizes the Mayor to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this 25 day of August, 2016.

Kennedy Pen
City Secretary, City of Corinth, Texas

August 25, 2016
Date



EXHIBIT "C"
LAND USE REGULATIONS

SECTION 1: REGULATIONS

A. Purpose

The regulations set forth in this Exhibit provide development standards for Planned Development Mixed Use-Commercial district for Millennium. The Planned Development (PD) District is identified by metes and bounds on Exhibit A and is depicted on Exhibit B with three areas, Area A - Non-Residential Area, Area B - Residential Area and Area C, - Open Space. Every use not authorized herein is expressly prohibited in this Planned Development (PD) District.

B. Base Districts

In this Planned Development (PD) District, the Mixed-Use Commercial District regulations of the Corinth Unified Development Code, Ordinance No. 13-05-02-08, shall apply to the non-residential area, as shown in Area A on Exhibit B – Design Map, except as modified herein. The MF-3, Multi-Family Residential, shall apply to the residential area as shown in Area B on Exhibit B – Design Map.

SECTION 2: USES AND AREA REGULATIONS

A. Purpose

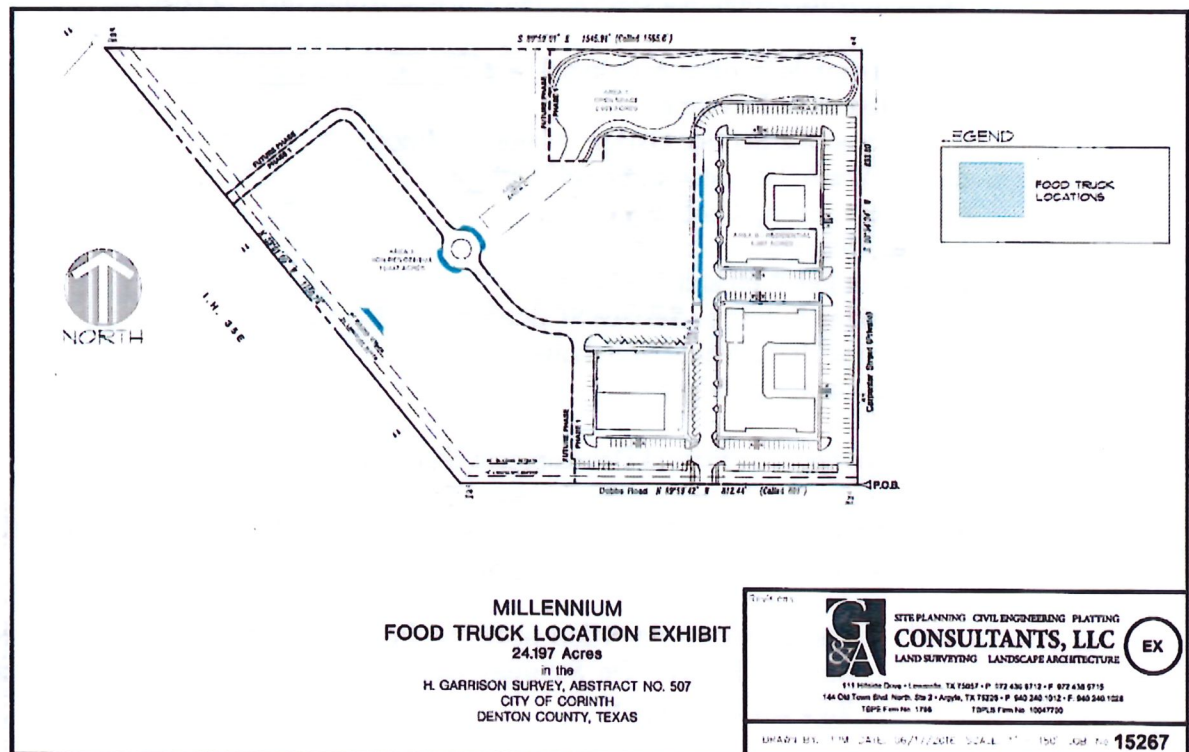
In the Planned Development (PD) District, no building or land shall be used and no building shall be hereafter erected, reconstructed, enlarged or converted, unless permitted by the Mixed-Use Commercial District regulations of the Unified Development Code except as otherwise included in the PD.

B. Permitted Uses and Use Regulations

1. The Permitted Uses in Section 2.06.02 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Commercial Mixed Use District and shall include the following uses, respectively:
 - a. Dog Park, Private or Public, with conditions
 - b. Dwelling, Multi-Family (permitted in Area B Only)
 - c. Kennel, Veterinary Office, with conditions
 - d. Library
 - e. Park, Playground, or Community Center, Public
 - f. Radio or TV Station
 - g. Wedding Chapel, Reception Facility, Special Events Center
 - h. Food Trucks, with conditions

2. The following list of uses require an approved Specific Use Permit to be allowed within this PD District:
 - a. Farmer's Market
 - b. Parking Garage
 - c. Festival
3. The following Prohibited Uses are not allowed within this PD District:
 - a. Automobile or other Motorized Vehicle Sales and Service
 - b. Automotive Part Store
 - c. Automobile Service Garage, Major or Minor
 - d. Car Wash, Full Service or Self Service
 - e. Exterminating Company
 - f. Feed Store
 - g. Gas or Oil Well and Production
 - h. Gasoline Filling or Service Station/Car Wash
 - i. Storage Units, Mini / Warehouse
 - j. Taxi Garage or Dispatch
4. The following Conditional Development Standards shall apply:
 - a. The Kennel use shall comply with Section 02.07.04 of the Unified Development Code, in addition to the following standards:
 - i. The hours of operation shall be from 7:00 am to 7:00 pm on Monday through Friday. On Saturday and Sunday the hours of operation shall be 9:00 am to 5:00 pm.
 - b. The Dog Park use
 - i. Shall maintain the hours of operation from 7:00 am to 9:00 pm.
 - ii. Will be owned and operated by the Retail Establishment.
 - iii. A double-gated system shall be installed to prevent dog escape.
 - iv. Two separate dog areas shall be provided. One for small dogs and one for large dogs.
 - v. Shall provide a dog waste station, cleaning supplies, covered garbage cans, and waste bags.
 - vi. A 6' ornamental metal fence shall be installed and provided on the entire perimeter of the dog park.
 - vii. May be open to the public during hours of operation on weekends upon City approval.
 - viii. Occupancy limits shall not exceed 100 square feet per dog.
 - ix. The following rules shall be implemented to govern use of the dog park and be enforced by the Retail Establishment
 - a) Dogs entering park must be up to date on their shots.

- b) Dogs entering park must be leashed.
 - c) Owners are responsible for their dog(s)' behavior.
 - d) Owners are responsible to clean up after their dog(s).
 - e) Additional rules may be added.
- c. Food truck vendors shall be allowed and shall be located in areas shown on the following Food Truck Location Exhibit. The hours for food truck vendors shall be from 10:00 am to 10:00 pm



C. Dimensional Regulations

The Dimensional Regulations described in Section 2.08.05 of the Unified Development Code, Ordinance No. 13-05-02-08, for the MX-C, Mixed Use Commercial shall apply to Area A except as follows:

Regulation	MX-C	PD – Area A
Minimum Front Yard	40'	40' along 35E and Dobbs
Minimum Side Yard		
Interior Lot	15'	0'
Corner Lot	15'	N/A
Minimum Rear Yard	20'	0'

Minimum Lot Area	20,000 SF	5,000 SF
Minimum Lot Width	150'	50'
Minimum Lot Depth	100'	50'
Maximum Height	2 ½ Stories or 40' w/ SUP	70' / 5 Stories (Hotel Only) 2 ½ stories or 40' w/ SUP on all other buildings*
Maximum Building Area	50%	N/A

*Architectural elements may be allowed up to 50' in height.

The Dimensional Regulations described in Section 2.08.04 of the Unified Development Code, Ordinance No. 13-05-02-08, for the MF-3, Multi-Family Residential shall apply to Area B except as follows:

Regulation	MF-3	PD – Area B
Minimum Front Yard	30'	30'
Minimum Side Yard		
Interior Lot	30'	0'
Corner Lot	30'	N/A
Minimum Rear Yard	30'	30'
Minimum Lot Area	2,750 SF per DU/at least 1 acre or 16 DU/Acre	250 Total Units
Minimum Lot Width		
Interior Lot	150'	150'
Corner Lot	150'	N/A
Minimum Lot Depth	100'	100'
Minimum Floor Area	850 SF/DU	700 SF/DU
Maximum Height	35' / 2 Stories or 50' w/ Setback	60' / 4 Stories w/rooftop terrace
Maximum Building Area	N/A	N/A

D. Development Standards – Area A (Non-Residential)

The Development Standards described in Section 2.06.02 of the Unified Development Code, Ordinance No. 13-05-02-08, for the MX-C, Mixed Use Commercial District, as amended shall apply except as follows:

1. UDC Section 2.07.07 **Accessory Buildings and Uses** shall apply.
2. UDC Section 2.09.01 **Landscape Regulations** shall apply, except:

- a. Section 2.09.01.A.6., Landscaping for Nonresidential Areas Adjacent to Residential Areas, does not apply to areas within the Planned Development (PD) District since it is intended to be a mixed-use development.

3. UDC Section 2.09.03 **Vehicle Parking Regulations** shall comply, except:

- a. Section 2.09.03.E., Due to the mixed-use design of this Planned Development (PD) District, Shared Parking standards may be used to satisfy the parking requirement. The following Shared Parking Schedule sets forth the percentage component for the calculation. The number of required parking spaces is determined by multiplying the percentage in each cell by the number of spaces required for the use pursuant to Section 2.09.03.E. of the Unified Development Code and then totaling the resulting numbers for each column, and the column that generates the highest number of parking spaces is the parking requirement.

	<u>Weekday</u>		<u>Weekend</u>		<u>Night</u>
<u>Use</u>	Daytime 6 a.m. – 6 p.m.	Evening 6 p.m.- midnight	Daytime 6 a.m. – 6 p.m.	Evening 6 p.m.- midnight	Midnight- 6 a.m.
Office	100%	10%	10%	5%	5%
Retail	50%	90%	100%	90%	5%
Restaurant	50%	100%	100%	100%	10%
Hotel	70%	100%	70%	100%	70%

- b. Temporary Surface Parking.

- c. Restaurant parking shall be provided at a ratio of 1 space for every 75 square feet of building.

4. UDC Section 2.09.04 **Building Façade Material Standards** shall apply, except:

- a. Primary building materials shall constitute a minimum of eighty percent (80%) of the façade and shall include a combination of the following materials: Class 1 Masonry, porcelain tile, and high pressure laminate panels.
- b. Secondary building materials may constitute a maximum of ten percent (10%) of the façade and shall be Class 2 Masonry materials: stucco
- c. Accent materials may constitute a maximum of ten percent (10%) of the façade and may include a combination of the following materials: painted metal and fiber reinforced plastic.

- d. Building material percentages shall exclude glass and doorways.
 - e. Roofing materials (visible from any public right-of-way) may include: copper, factory finished painted metal, slate, synthetic slate, terra cotta, cement tile, glass fiber shingles or similar materials. Glaring roofing materials are not allowed.
 - f. The building architecture shall be complimentary to the conceptual elevations.
 - g. Neutral and earth tone colors are permitted. Accent or non-neutral colors are permitted and may be limited to a fifteen percent (15%) maximum area of the building façade. The colors shall be complimentary to conceptual elevations.
5. UDC Section 2.09.06 **Nonresidential Architectural Standards** shall apply, except:
- a. Section 2.09.06.C. Nonresidential Building Orientation does not apply. Buildings are required to face either public right-of-way, access easement for which the building is being accessed by, or open space. Side or rear facades shall be of finished quality and of the same color and materials that blend with the front of the building.
 - b. Table 17, "Menu of Nonresidential Design Elements" of Section 2.09.06.D.1. shall apply and includes the following additional design elements: enhanced building material patterns, enhanced storefront framing system, and decorative wall sconces.
6. UDC Section 2.09.07 **Lighting and Glare Regulations** shall apply, except:
- a. Festoon or string lighting shall be allowed.
7. UDC Section 4.01 **Sign Regulations** shall apply, except:
- a. A Unified Sign Plan shall be required.
 - b. The monument sign for this development may consist of an architectural feature, such as a tower, provided that the feature reinforces the design theme of the project.
 - c. The height of the monument sign may be fifty (50) feet, provided that six (6) of the performance standards, listed in the City's Unified Development Code, are provided and shall be approved with the site plan by City Council.
 - d. The sign regulations shall apply except as otherwise described herein and except for approved public art.
8. UDC Section 4.02 **Fence and Screening Regulations** shall apply.

E. Development Standards – Area B (Residential)

The Development Standards described in Section 2.04.09 of the Unified Development Code, Ordinance No. 13-05-02-08, for the MF-3, Multi-Family Residential District, as amended shall apply except as follows:

1. UDC Section 2.07.07 **Accessory Buildings and Uses** shall apply.
2. UDC Section 2.09.01 **Landscape Regulations** shall apply, except:
 - a. Section 2.09.01.B.1.k.i and ii. Additional Multifamily Landscape Requirements, a minimum of ten (10) foot landscape on all sides of the building and may include sidewalks.
3. UDC Section 2.09.02 **Tree Preservation** shall apply.
4. UDC Section 2.09.03 **Vehicle Parking Regulations** shall apply, except:
 - a. Section 2.09.03.D.1., Parking may be located in front building line.
 - b. Section 2.09.03.D.2., Parking for Multi-Family shall be 1 space per unit plus 1 space per additional bedroom.
 - c. Covered parking, such as canopies/carports, are not permitted.
5. UDC Section 2.09.04 **Building Façade Materials** shall apply, except:
 - a. Primary building materials shall constitute a minimum of eighty percent (80%) of the façade on the first and second stories and a minimum of fifty percent (50%) of the façade on the third and fourth stories and shall be Class 1 Masonry: natural stone and brick.
 - b. Secondary building materials may constitute a maximum of twenty percent (20%) of the façade on the first and second stories and maximum of fifty percent (50%) of the façade on the third and fourth stories and shall be stucco.
 - c. Accent materials may constitute a maximum of thirty percent (30%) of the façade on the third and fourth stories and shall be woodtone.
 - d. Building material percentages shall exclude glass and doorways.
 - e. Glaring roofing materials are not allowed.
6. UDC Section 2.09.05 **Residential Adjacency Standards** shall apply.
7. UDC Section 2.09.07 **Lighting and Glare Regulations** shall apply.

8. UDC Section 4.01 **Sign Regulations** shall apply.
9. UDC Section 4.02 **Fence and Screening Regulations** shall apply.

F. Open Space, Trails, and Amenities

A "Property Owner's Association" ("POA") shall be established for Millennium that will be responsible for the maintenance of common areas including open space, pond, trails, fire lanes, and access easements. The POA shall own the lots that are platted as designated open space lots.

In order to promote a walkable community with open space and amenities, Millennium shall include the following items:

1. Minimum of 11% of open space;
2. Amenity pond with aeration that may be used for storm water retention and irrigation;
3. 6' concrete trail surrounding the pond;
4. Pedestrian improvements as each development occurs within Millennium to provide connectivity to the trail around the pond;
5. Plaza/gathering area to allow for outdoor events such as, but not limited to, festivals, music performances, art shows, food truck vendors, and/or splash pads;
6. Outdoor dining
7. Statues or fountains;
8. Street furnishings that may include benches, trash receptacles, bike racks, pedestrian bollards, and street lighting that are complimentary to the development theme.
9. 10' landscape buffer adjacent to the northern and eastern most property lines.

G. Administration

The following section sets forth the procedure for reviewing and approving development applications. Any requirement not listed herein, shall revert to the City's Unified Development Code, Ordinance No. 13-05-02-08, for development application processes.

1. Amendments to the Planned Development (PD) Ordinance: Minor changes/modifications to the PD may be authorized by the Planning Director provided that the changes will not cause any of the following to occur:
 - a. A change in the permitted uses;
 - b. A change in character;
 - c. An increase in residential density;
 - d. A decrease in open space; or
 - e. An increase in allowed building heights;
2. If the items listed above occur, then the PD will be required to be amended through the City's PD rezoning process.
3. Concept Plan: The approved Concept Plan attached herein demonstrates the development intent of this PD and is a conceptual layout. Building locations, parking lots, landscape, and vehicular circulation may be altered provided that the requirements of this PD are met. The uses shown on the Concept Plan are subject to change within Area A provided that the parking requirements can be achieved. The subsequent Site Plan process will act as the regulating process to ensure compliance with the PD and applicable City Codes, see "Site Plan" below.
4. Site Plan: For this Planned Development (PD) the approved Concept Plan attached herein shall satisfy the initial Site Plan requirement that is listed in Section 2.10.08.B.1.a.ii., Rezoning Applications Requiring Site Plans, of the City's Unified Development Code. Subsequent Site Plans shall be required for the phase which is being developed. Landscape buffers along Dobbs Road and I-35E shall be installed as part of the individual Site Plan(s) that occur for each lot that is adjacent to these roadways. Site Plans shall be processed administratively by the Planning and Development Director.
5. Non-Residential Use Trigger Event: Prior to the issuance of a Certificate of Occupancy (CO) for the second Urban Residential building as shown on the approved Concept Plan, a minimum of 15,000 square feet of non-residential building space shall have been issued a Certificate of Occupancy (CO) (the hotel shall not be calculated towards the 15,000 square feet). A maximum 10% reduction in required building square footage shall be allowed for required building articulation.
6. Phased Construction: Phase one construction of residential buildings shall also include: the main entrances off of I-35E and Dobbs Road including enhanced paving,

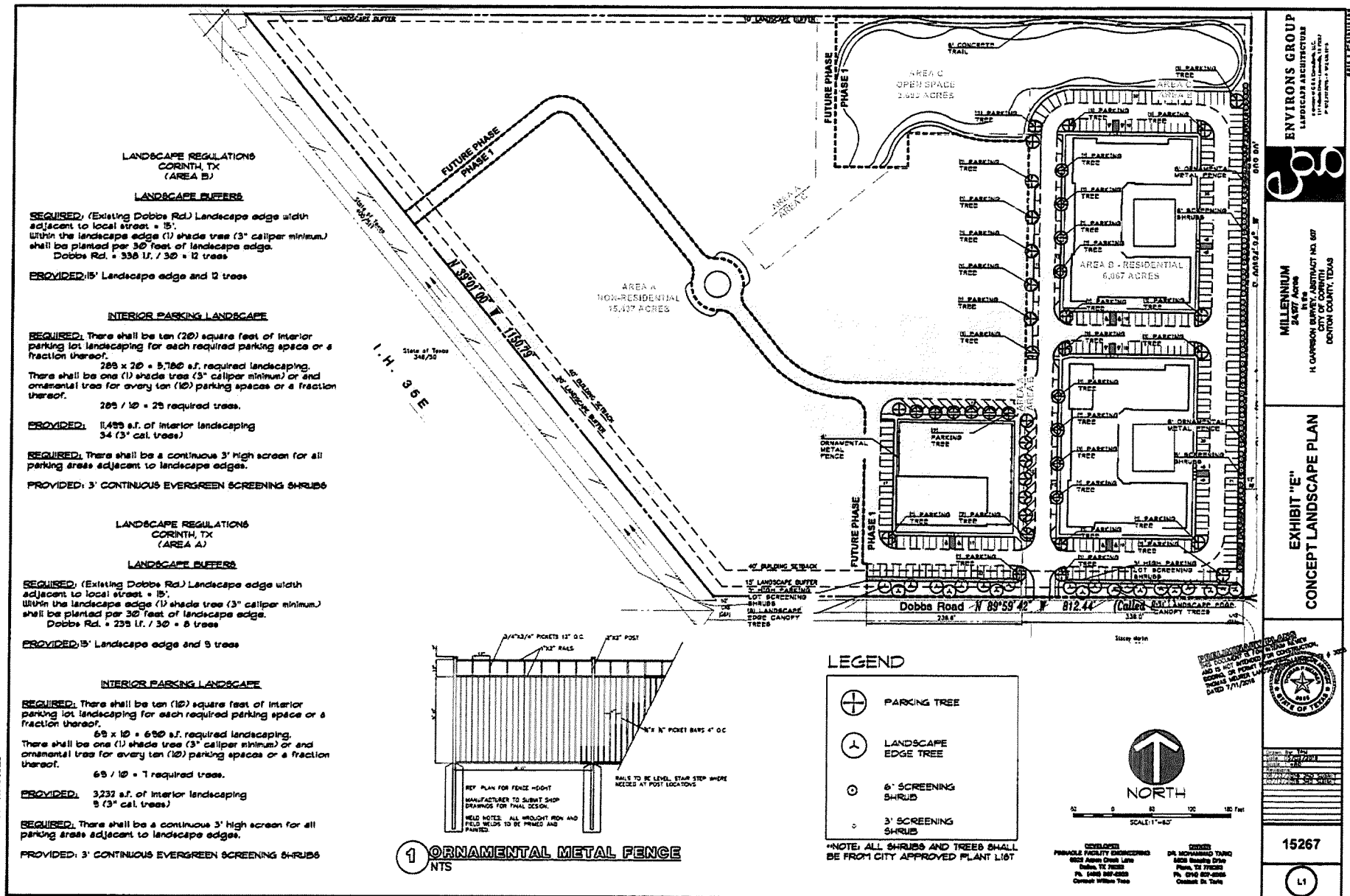
main spine road and roundabout, retention/detention pond with aeration and perimeter trail, as well as, landscape buffers directly adjacent to Phase one construction.

7. Area B-Residential: The total land area of Area B-Residential shall not exceed 26% of gross land area for this project as shown on Exhibit "D" Zoning Concept Plan.
8. In the event that the Planning Director does not approve a site plan for the development; the applicant may appeal to the City Council.

MILLENNIUM PD MX-C



ORDINANCE NO. 16-08-18-26
EXHIBIT E – CONCEPT LANDSCAPE PLAN
MILLENNIUM PD MX-C



ORDINANCE NO. 16-08-18-26
EXHIBIT F – ELEVATION
MILLENNIUM PD MX-C

EXHIBIT "F"



Material Elevation Percentages		
Percentages of First & Second Floor Wall Areas	Masonry (Primary)	85%
	Stucco (Secondary)	11%
	Woodtone (Accent)	4%
	Subtotal %	100%
Percentages of Third & Fourth Floor Wall Areas	Masonry (Primary)	48%
	Stucco (Secondary)	37%
	Woodtone (Accent)	15%
	Subtotal %	100%
Total Percentages of Exterior Wall Area	Masonry (Primary)	64%
	Stucco (Secondary)	29%
	Woodtone (Accent)	11%
TOTAL %		100%



15021

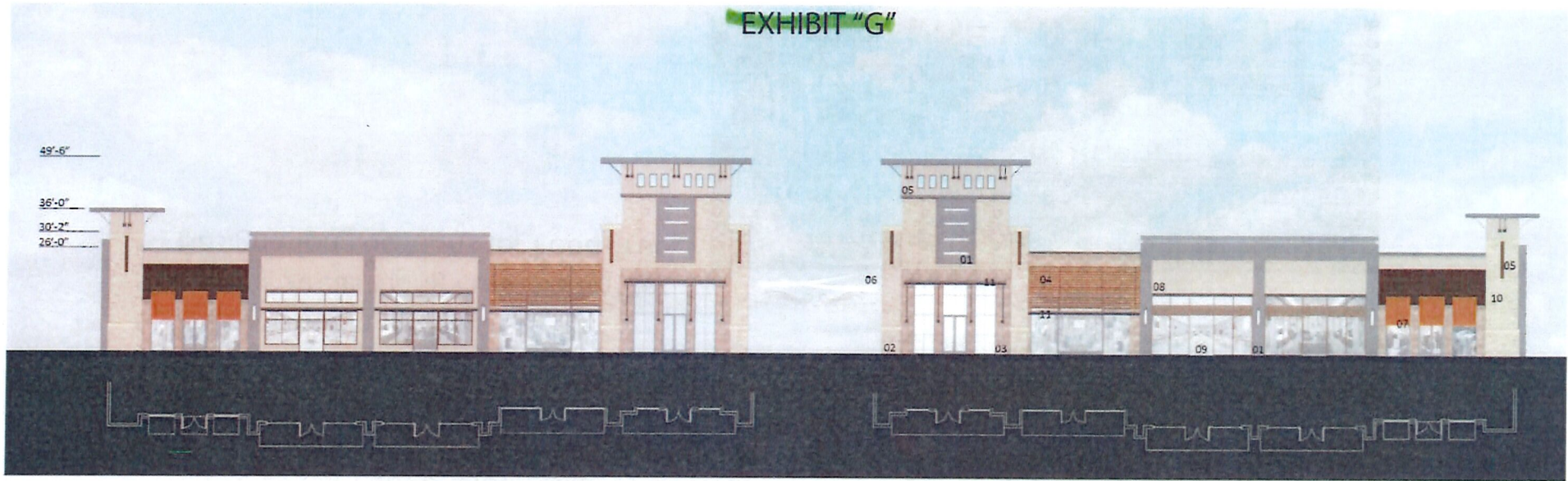
ARCHITECTURE DEMAREST

BUILDING 15 WEST ELEVATION

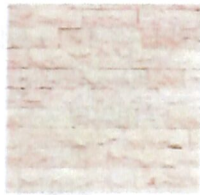
MILLENNIUM PLACE
CORINTH, TEXAS
PINNACLE FACILITY ENGINEERING, INC.

07-11-2016

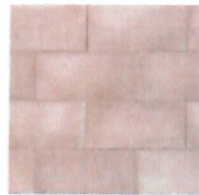
ORDINANCE NO. 16-08-18-26
EXHIBIT G – ELEVATION
MILLENNIUM PD MX-C



01
HPL
High-pressure
compact laminate



02
Limestone



03
MS
Manufactured
masonry stone



04
Louver



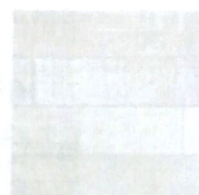
05
Stucco



06
Canvas/ Light



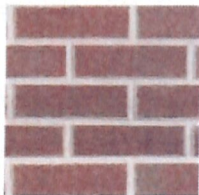
07
Awning



08
Tile



09
Thick storefront
frame



10
Brick



11
Metal canopy



Material Color & Accent Color

Building Materials 100%
- Primary Material 85%
- Secondary Material 11%
- Accent Material 4%

Millennium
at Corinth

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Rev Date By Detail

Drawing Status
Concept Design- PD

Client
Mr. Tsao

Project/ Location
135E & Dobbs/ Corinth, TX

Drawing Title
Building Elevation

Scale(s) Date Drawn Checked
N.T.S. 07.11.16 LW

twang
design

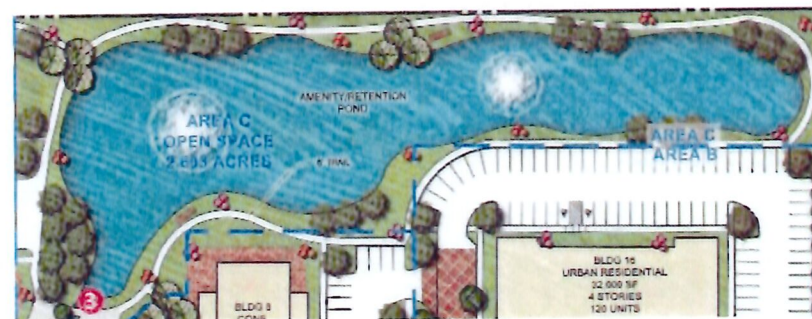
T 214.810.1686
info@twang-design.com
www.twang-design.com

Drawing Number
A200

ORDINANCE NO. 16-08-18-26
MILLENNIUM PD MX-C

Plan Features

- 24.197 Acres
- Design Centered Around Focal Point and Main Axis
- Mixed-Use, Pedestrian-Oriented Development
 - Restaurants
 - Office
 - Retail
 - Hospitality
 - Residential
- 2,059 Linear Feet of Trails Around Pond
- 7,270 Linear Feet of Sidewalks
- 1.5-Acre Amenity Pond with Fountains
- Plaza/Gathering Area
- Outdoor Dining Areas
- Retail with Pet Services
- Seating Areas along Pond Perimeter
- Designation Locations for Food Trucks



ORDINANCE NO. 16-08-18-26
MILLENNIUM PD MX-C

PLAZA / AMENITY AREA PERSPECTIVE



ORDINANCE NO. 16-08-18-26
MILLENNIUM PD MX-C

Inspirational Photos – Quality of Life Elements

- Canopies
- String Lighting
- Pedestrian Mall



- Boulder-edged Waterway
- Landscaping
- Family Gathering Areas



- Splash Pad
- Family Play Areas
- Plaza



- Angled Parking
- Street Trees



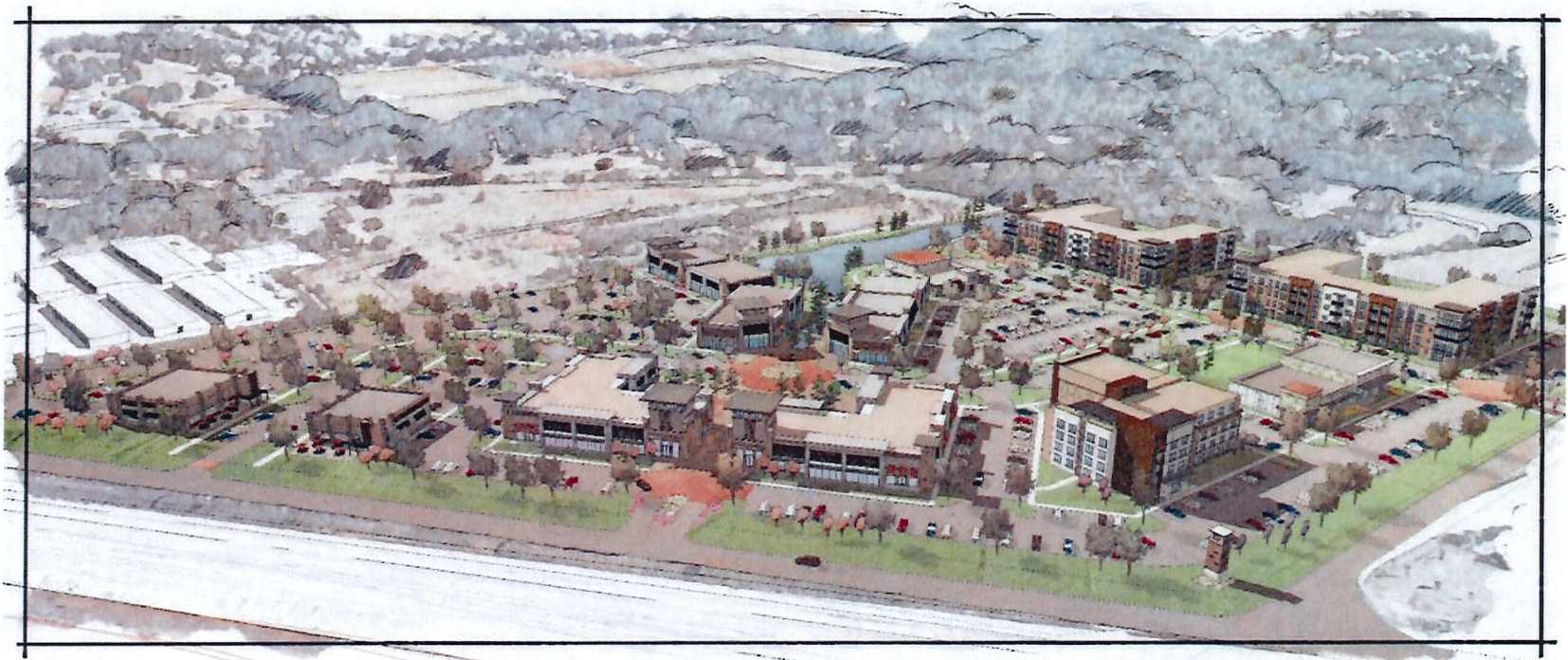
- Amenity Pond
- Seating Opportunity
- Concrete Trail
- Gathering Spaces



- Outdoor Seating
- Shade Trees
- Plaza

ORDINANCE NO. 16-08-18-26
MILLENNIUM PD MX-C

Birds Eye Rendering



PROPOSED PD MX-C
ORDINANCE NO. 16-08-18-26

ORDINANCE NO. 16-08-18-26
MILLENNIUM PD MX-C

Area A, B, & C



PH 1



ORDINANCE NO. 19-2-21-04
MILLENNIUM PLANNED DEVELOPMENT # 44 AMENDMENT

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF CORINTH, EACH BEING A PART OF THE UNIFIED DEVELOPMENT CODE OF THE CITY, AS AMENDED BY ORDINANCE NO. 16-08-18-26 ZONING THE PROPERTY DESCRIBED HEREIN AS PLANNED DEVELOPMENT MIXED USE COMMERCIAL (PD MX-C), THE SAME BEING ADMINISTRATIVELY DESIGNATED AS MILLENNIUM PLANNED DEVELOPMENT DISTRICT NO. 44 ("PD-44") AND AS FURTHER AMENDED BY THIS ORDINANCE AMENDING PD-44 AS SET FORTH HEREIN, PD-44 BEING AN APPROXIMATE 24.197 ACRE TRACT OF LAND SITUATED IN THE H. GARRISON SURVEY, ABSTRACT NUMBER 507, CITY OF CORINTH, DENTON COUNTY, TEXAS AND DESCRIBED MORE FULLY IN EXHIBIT "A" HERETO; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A LEGAL PROPERTY DESCRIPTION "EXHIBIT "A"; PROVIDING FOR THE ADOPTION OF AMENDMENTS TO THE DEVELOPMENT REGULATIONS AND PLANNED DEVELOPMENT CONCEPT PLAN BY ADOPTING AN AMENDED EXHIBIT "B", "AMENDED PD CONCEPT PLAN" AND AN AMENDED EXHIBIT "C", "AMENDED LAND USE REGULATIONS" AS SET FORTH IN THEIR ENTIRETY HEREIN; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 A DAY FOR EACH VIOLATION OF THE ORDINANCE; 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 has adopted Ordinance 13-05-02-08, which adopts a Unified Development Code of the City, which includes the Comprehensive Zoning Ordinance and which, in accordance with the City's Comprehensive Plan, establishes zoning districts and adopts a Zoning Map; and

WHEREAS, on August 18, 2016, after notice and public hearing and upon the recommendation of the Planning and Zoning Commission, the City Council of the City of Corinth adopted Ordinance No. 16-08-18-26 amending the Comprehensive Zoning Ordinance and Zoning Map of the City Of Corinth, each being a part of the Unified Development Code of the City, in order to rezone the Property (described in the Legal Description attached hereto and incorporated herein as Exhibit "A") from Mixed Use Commercial ("MX-C") to Planned Development Mixed Use Commercial ("PD MX-C") and administratively designated as Millennium Planned Development District No. 44, ("PD-44") with a base zoning designation of MX-C, Mixed Use Commercial under the City's Unified Development Code and designated on the City's Zoning Map; and

WHEREAS, an authorized person having a proprietary interest in the Property has requested that Exhibits "B" and "C" to Ordinance No. 16-08-18-26 adopting PD-44 be further amended in order to revise certain parking ratios, to exempt kitchen areas from parking calculation requirements, to accommodate additional square footage for signage and to reduce certain setback requirements to compliment the urban design of the Property, and other related changes; and

WHEREAS, the proposed amendments to the development regulations are set forth in **Amended Exhibit “C”** hereto; and

WHEREAS, the proposed changes to the Concept Plan for PD-44 are set forth in **Amended Exhibit “B”** hereto, to reflect the changes in Amended Exhibit “C”; and

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

WHEREAS, the City Council considered the following factors in making a determination as to whether the requested change should be granted or denied: safety of the motoring public and 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 over-crowding of the land; effect on the concentration of population, and effect on transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, the City Council further considered among other things the character of the 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 amendments to the zoning for the Property identified as Millennium Planned Development District No. 44, (“PD-44”) promotes the health and the general welfare, provides adequate light and air, prevents the over-crowding of land, avoids undue concentration of population, and facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and the general health, safety and welfare of the community;

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

SECTION 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 13-05-02-08, adopting the Unified Development Code of the City of Corinth (“UDC”), which UDC includes the Comprehensive Zoning Ordinance that establishes zoning districts in accordance with the City’s Comprehensive Plan, and adopts the Zoning Map of the City of Corinth as amended by Ordinance No. 16-08-18-26 zoning the Property described in Exhibit “A” hereto as Planned Development Mixed Use Commercial (“PD MX-C”), the same being administratively designated as Millennium Planned Development District No. 44, (“PD-44”) with a base zoning designation of MX-C, Mixed Use Commercial under the City's Unified Development Code and designated on the City’s Zoning Map, is hereby further amended to amend Development Regulations and Planned Development Concept Plan by adopting an Amended Exhibit “B”, “Amended PD Concept Plan” and an Amended Exhibit “C”, “Amended Land Use Regulations” as set forth in their entirety herein for the Property, such Property being an approximate 24.197 acre tract of land described in "**Exhibit A**" attached hereto and incorporated herein, Millennium Planned Development District No. 44 (“PD-44”), and the Zoning Map of the City is also hereby reaffirmed to reflect the current zoning classification for the Property as amended by this Ordinance.

SECTION 3. AMENDED PLANNED DEVELOPMENT CONCEPT PLAN

The Amended Planned Development Concept Plan for the Property as set forth in “**Amended Exhibit B**”, a copy of which is attached hereto and incorporated herein, is hereby approved and adopted to be in its entirety as set forth in **Amended Exhibit “B”**.

SECTION 4. AMENDED LAND USE REGULATIONS

- A. The zoning and Amended Land Use Regulations set forth in “**Amended Exhibit C**” attached hereto and made a part hereof for all purposes is hereby approved and adopted to be and read in its entirety as set forth in **Amended Exhibit “C”**, and the regulations contained therein shall regulate the development and use of the Property designated as Millennium PD-Planned Development District No. 44 zoning district with a base zoning designation of MX-C, Mixed Use Commercial zoning district and shall be adhered to in their entirety. In the event of conflict between the provisions of “Amended Exhibit C” and provisions of any other City zoning regulations, including without limitation the regulations governing MX-C, Mixed Use Commercial zoning district, the provisions of “Amended 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 over-crowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, drainage and surface water, parks and other commercial needs and development of the community. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

- C. The Amended Planned Development Concept Plan (Amended Exhibit “B”) and the Amended Land Use Regulations (Amended 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 Amended PD Concept Plan and Amended Land Use Regulations set forth herein. The Amended PD Concept Plan and Amended Land Use Regulations shall remain in effect as set forth herein unless amended by the City Council.
- D. If a change to the Amended Concept Plan, if any, is requested, the request shall be processed in accordance with the development standards in effect at the time the change is requested for the proposed development and shall 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

EXHIBIT "A"
LEGAL DESCRIPTION

Being all that certain lot, tract or parcel of land situated in the H. Garrison Survey, City of Corinth, Denton County, Texas, being part of that certain called 24.601 acres tract of land described in deed to Donald L. Anderson and wife, Virginia L. Anderson recorded in Volume 562, Page 593 of the Deed Records of Denton County, Texas, the same being described in deed to D.L.A. Partners, Ltd. recorded in Volume 4168, Page 2634 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a ½" capped rebar (G & A) set at the southeast corner of said tract, being on the north line of Dobbs Road and being on the west line of Carpenter Street;

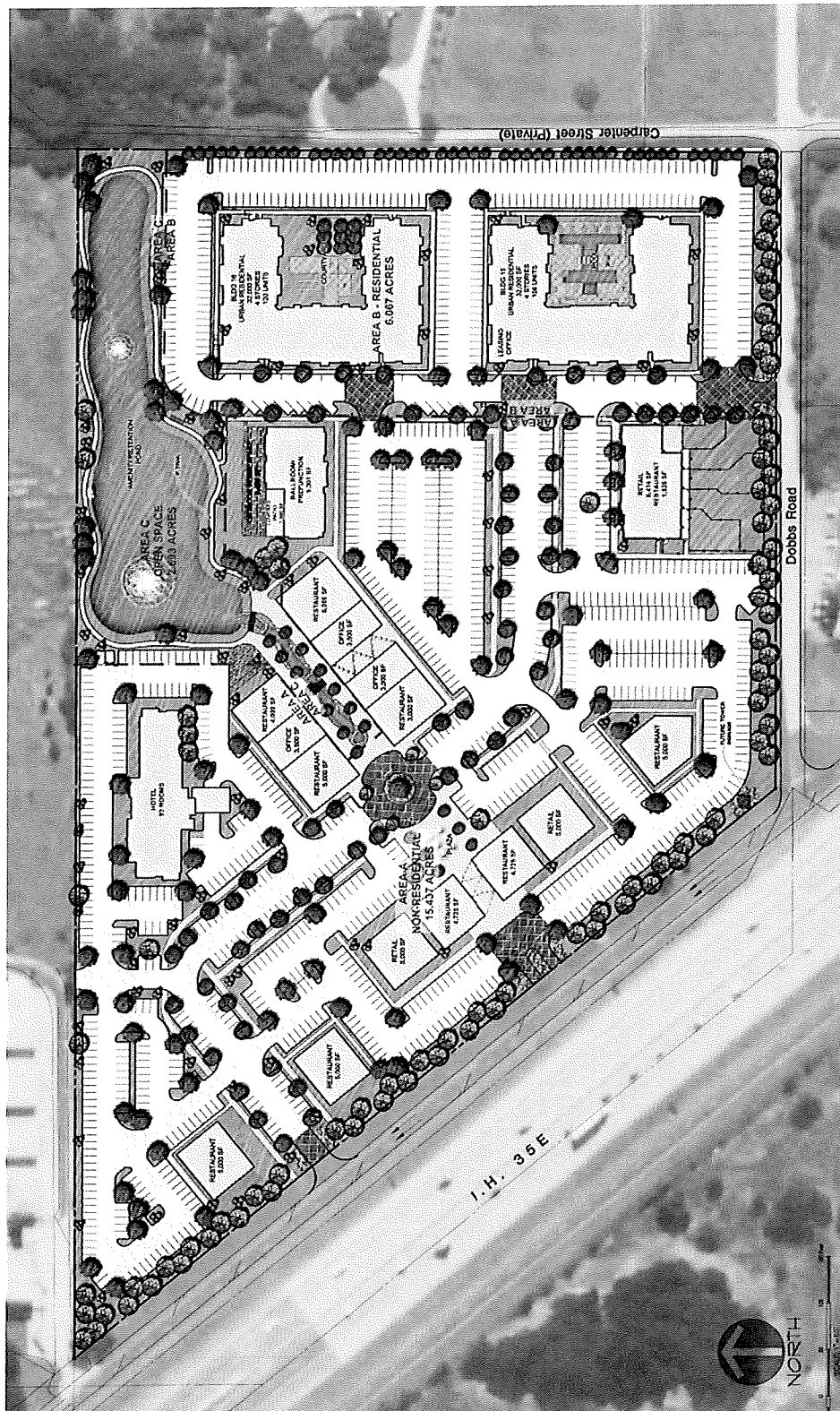
THENCE N 89°59'42" W, 812.44 feet, along the north line of Dobbs Road and the south line of said Anderson tract, to a ½" capped rebar (G & A) set on the east right-of-way line of Interstate Highway 35E according to deed to the State of Texas recorded in Volume 400, Page 511 of the Deed Records of Denton County, Texas;

THENCE N 39°01'00" W (Record), 1150.79 feet, along the east right-of-way line of Interstate Highway 35E, to a ½" capped rebar (G & A) set on the north line of said Anderson tract, being on the south line of that certain tract of land described in deed to C. R. Brown recorded in Volume 285, Page 520 of the Deed Records of Denton County, Texas,

THENCE S 89°59'01" E, along the north line of said Anderson tract and the south line of said Brown tract, and passing the southwest corner of that certain tract of land described as Tract D in deed to Philip C. McGahey recorded in Clerk's File Number 93-23046 of the Real Property Records of Denton County, Texas, and continuing a total distance of 1545.91 feet, to a ½" rebar found at the northeast corner of said Anderson tract, being the southeast corner of said McGahey tract and being on the west line of Carpenter Street, and being on the west line of that certain tract of land described as Tract II in deed to Harvest Christian Ministries, Inc. recorded in Clerk's File Number 97-015608 of the Real Property Records of Denton County, Texas;

THENCE S 00°34'34" W, 893.80 feet, along the east line of said Anderson tract and the west line of Carpenter Street and said Harvest Christian Ministries tract, to the POINT OF BEGINNING and containing approximately 24.197 acres of land.

AMENDED EXHIBIT "B"
AMENDED PD CONCEPT PLAN



**AMENDED EXHIBIT “C”
AMENDED LAND USE REGULATIONS**

SECTION 1: REGULATIONS

A. Purpose

The regulations set forth in this Amended Exhibit provide development standards for Planned Development Mixed Use-Commercial district for Millennium PD-Planned Development District No. 44 zoning district with a base zoning designation of MX-C, Mixed Use Commercial zoning district (hereinafter “PD”). The Planned Development (PD) District is identified by metes and bounds on Exhibit A and is depicted on Amended Exhibit B with three areas, Area A - Non-Residential Area, Area B - Residential Area and Area C, - Open Space. Every use not authorized herein is expressly prohibited in this Planned Development (PD) District.

B. Base Districts

In this Planned Development (PD) District, the Mixed-Use Commercial District regulations of the Corinth Unified Development Code, Ordinance No. 13-05-02-08, shall apply to the non-residential area, as shown in Area A on Amended Exhibit B – Amended PD Concept Plan, except as modified herein. The MF-3, Multi-Family Residential, shall apply to the residential area as shown in Area B on Amended Exhibit B – Amended Concept Plan.

SECTION 2: USES AND AREA REGULATIONS

A. Purpose

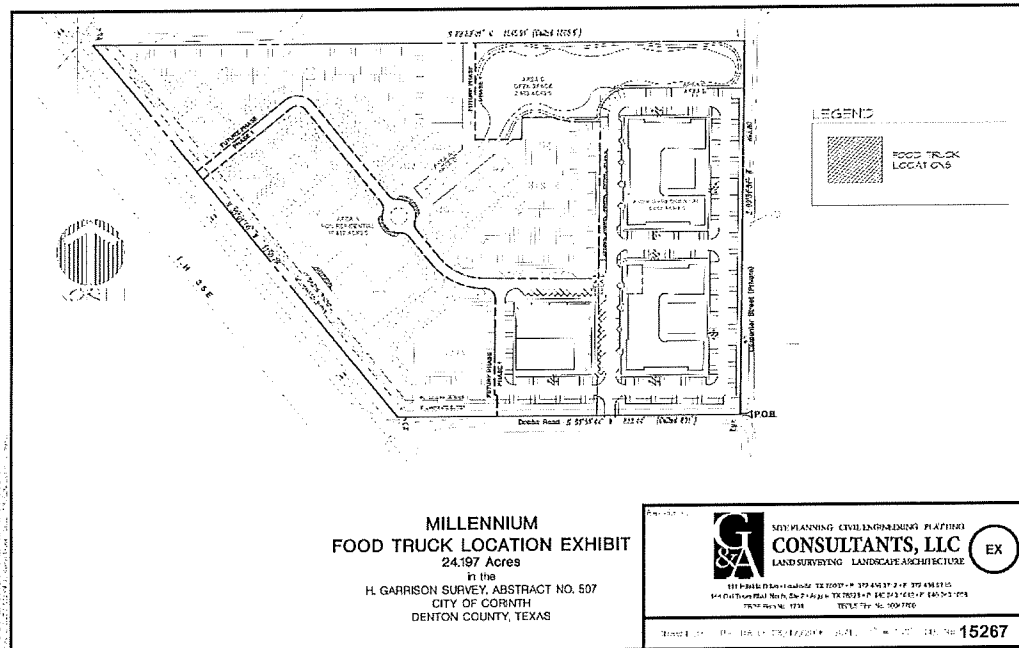
In the Planned Development (PD) District, no building or land shall be used and no building shall be hereafter erected, reconstructed, enlarged or converted, unless permitted by the Mixed-Use Commercial District regulations of the Unified Development Code except as otherwise included in the PD.

B. Permitted Uses and Use Regulations

1. The Permitted Uses in Section 2.06.02 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Commercial Mixed Use District and shall include the following uses, respectively:
 - a. Dog Park, Private or Public, with conditions
 - b. Dwelling, Multi-Family (permitted in Area B Only)
 - c. Kennel, Veterinary Office, with conditions
 - d. Library
 - e. Park, Playground, or Community Center, Public

- f. Radio or TV Station
 - g. Wedding Chapel, Reception Facility, Special Events Center
 - h. Food Trucks, with conditions
 - i. Farmer's Market
 - j. Special Event (subject to provisions of Chapter 116 Special Events)
2. The following list of uses require an approved Specific Use Permit to be allowed within this PD District:
- a. Parking Garage
 - b. Private Club
 - c. Brewpub
 - d. Microbrewery
 - e. Brewery
3. The following Prohibited Uses are not allowed within this PD District:
- a. Automobile or other Motorized Vehicle Sales and Service
 - b. Automotive Part Store
 - c. Automobile Service Garage, Major or Minor
 - d. Car Wash, Full Service or Self Service
 - e. Exterminating Company
 - f. Feed Store
 - g. Gas or Oil Well and Production
 - h. Gasoline Filling or Service Station/Car Wash
 - i. Self Storage
 - j. Taxi Garage or Dispatch
4. The following Conditional Development Standards shall apply:
- a. The Kennel use shall comply with Section 02.07.04 of the Unified Development Code, in addition to the following standards:
 - i. The hours of operation shall be from 7:00 am to 7:00 pm on Monday through Friday. On Saturday and Sunday the hours of operation shall be 9:00 am to 5:00 pm.
 - b. The Dog Park use
 - i. Shall maintain the hours of operation from 7:00 am to 9:00 pm.
 - ii. Will be owned and operated by the Retail Establishment
 - iii. Shall provide a double-gated system to prevent dog escape.
 - iv. Shall contain two separate dog areas. One for small dogs and one for large dogs.
 - v. Shall provide a dog waste station, cleaning supplies, covered garbage cans, and waste bags.

- vi. Shall install a 6' ornamental metal fence on the entire perimeter of the dog park.
- vii. May be open to the public during hours of operation on weekends.
- viii. Occupancy limits shall not exceed one dog per 100 square feet.
- ix. The following rules shall be implemented to govern use of the dog park and be enforced by the Retail Establishment
 - a. Dogs entering park must be up to date on their shots.
 - b. Dogs entering park must be leashed.
 - c. Owners are responsible for their dog(s)' behavior.
 - d. Owners are responsible to clean up after their dog(s).
- c. Food truck vendors shall be allowed and shall be located in areas shown on the following Food Truck Location Exhibit.



C. Dimensional Regulations

The Dimensional Regulations described in Section 2.08.05 of the Unified Development Code, Ordinance No. 13-05-02-08, for the MX-C, Mixed Use Commercial shall apply except as follows:

Regulation	MX-C	PD – Area A
Minimum Front Yard	40'	40' along 35E and Dobbs 3
Minimum Side Yard		
Interior Lot	15'	0'
Corner Lot	15'	N/A
Minimum Rear Yard	20'	0'

Minimum Lot Area	20,000 SF	5,000 SF ¹
Minimum Lot Width	150'	50' ¹
Minimum Lot Depth	100'	50' ¹
Maximum Height	2 ½ Stories or 40' w/ SUP	60' / 4 Stories (Hotel Only) 2 ½ stories or 40' w/ SUP on all other buildings ²
Maximum Building Area	50%	N/A

¹No minimum lot size or width or depth for common area lots.

² Architectural elements may be allowed up to 50' in height.

³ With the abandonment of Dobbs the front yard setback on lots facing Dobbs will revert to 15'.

The Dimensional Regulations described in Section 2.08.04 of the Unified Development Code, Ordinance No. 13-05-02-08, for the MF-3, Multi-Family Residential shall apply except as follows:

Regulation	MF-3	PD – Area B
Minimum Front Yard	30'	30'
Minimum Side Yard		
Interior Lot	30'	0'
Corner Lot	30'	N/A
Minimum Rear Yard	30'	30'
Minimum Lot Area	2,750 SF per DU/at least 1 acre or 16 DU/Acre	Maximum 250 Units
Minimum Lot Width		
Interior Lot	150'	150'
Corner Lot	150'	N/A
Minimum Lot Depth	100'	100'
Minimum Floor Area	850 SF/DU	700 SF/DU
Maximum Height	35' / 2 Stories or 50' w/ Setback	60' / 4 Stories w/rooftop terrace
Maximum Building Area	N/A	N/A

D. Development Standards – Area A (Non-Residential)

The Development Standards described in Section 2.06.02 of the Unified Development Code, Ordinance No. 13-05-02-08, for the MX-C, Mixed Use Commercial District, as amended shall apply except as follows:

1. UDC Section 2.07.07 **Accessory Buildings and Uses** shall apply.
2. UDC Section 2.09.01 **Landscape Regulations** shall apply, except:

- a. Section 2.09.01.A.6., Landscaping for Nonresidential Areas Adjacent to Residential Areas, does not apply to areas within the Planned Development (PD) District since it is intended to be a mixed-use development.
3. UDC Section 2.09.03 **Vehicle Parking Regulations** shall comply, except:
- a. Section 2.09.03.E. Due to the mixed-use design of this Planned Development (PD) District, Shared Parking standards may be used to satisfy the parking requirement. The following Shared Parking Schedule sets forth the percentage component for the calculation. The number of required parking spaces is determined by multiplying the percentage in each cell by the number of spaces required for the use pursuant to Section 2.09.03.E. of the Unified Development Code and then totaling the resulting numbers for each column, and the column that generates the highest number of parking spaces is the parking requirement.

	<u>Weekday</u>		<u>Weekend</u>		<u>Night</u>
<u>Use</u>	Daytime 6 a.m. – 6 p.m.	Evening 6 p.m.- midnight	Daytime 6 a.m. – 6 p.m.	Evening 6 p.m.- midnight	Midnight- 6 a.m.
Office	100%	10%	10%	5%	5%
Retail	50%	90%	100%	90%	5%
Restaurant	50%	100%	100%	100%	10%
Hotel	70%	100%	70%	100%	70%

- b. Temporary Surface Parking.
- c. Restaurant parking shall be provided at a ratio of 1 space for every 100 square feet of building. Kitchens and utility areas are exempt from calculating parking requirements.
- d. Any parking for a conference use within a hotel shall not be required to provide any additional parking that than calculated for the hotel use.
4. UDC Section 2.09.04 **Building Façade Material Standards** shall apply, except:
- a. Primary building materials shall constitute a minimum of seventy percent (70%) of the area of the building façade and shall include a combination of the following materials: Class 1 Masonry, porcelain tile, and high pressure laminate panels.

- b. Secondary building materials may constitute a maximum of twenty percent (20%) of the area of the building façade and shall be Class 2 Masonry materials: stucco
 - c. Accent materials may constitute a maximum of ten percent (10%) of the area of the building façade and may include a combination of the following materials: painted metal and fiber reinforced plastic.
 - d. Building material percentages shall exclude glass and doorways.
 - e. Roofing materials (visible from any public right-of-way) may include: copper, factory finished painted metal, slate, synthetic slate, terra cotta, cement tile, glass fiber shingles or similar materials. Glaring roofing materials are not allowed.
 - f. The building architecture shall be complimentary to the conceptual elevations.
 - g. Neutral and earth tone colors are permitted. Accent or non-neutral colors are permitted and may be limited to a fifteen percent (15%) maximum area of the building façade. The colors shall be complimentary to conceptual elevations.
5. UDC Section 2.09.06 **Nonresidential Architectural Standards** shall apply, except:
- a. Section 2.09.06.C. Nonresidential Building Orientation does not apply. Buildings are required to face either public right-of-way, access easement for which the building is being accessed by, or open space. Side or rear facades shall be of finished quality and of the same color and materials that blend with the front of the building.
 - b. Table 17, “Menu of Nonresidential Design Elements” of Section 2.09.06.D.1. shall apply and includes the following additional design elements: enhanced building material patterns, enhanced storefront framing system, and decorative wall sconces.
6. UDC Section 2.09.07 **Lighting and Glare Regulations** shall apply, except:
- a. Festoon or string lighting shall be allowed.
7. UDC Section 4.01 **Sign Regulations** shall apply, except:
- a. A Unified Sign Plan shall be required.
 - b. The monument sign for this development may consist of an architectural feature, such as a tower, provided that the feature reinforces the design theme of the project.
 - c. The height of the monument sign may be fifty (50) feet, provided that a minimum of six (6) of the performance standards, listed in the City’s Unified Development Code, are provided and shall be approved with the site plan by City Council.

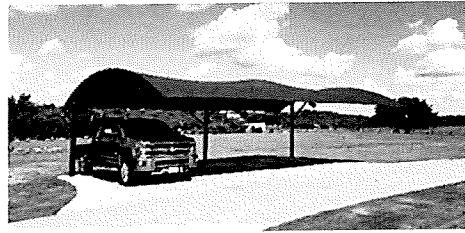
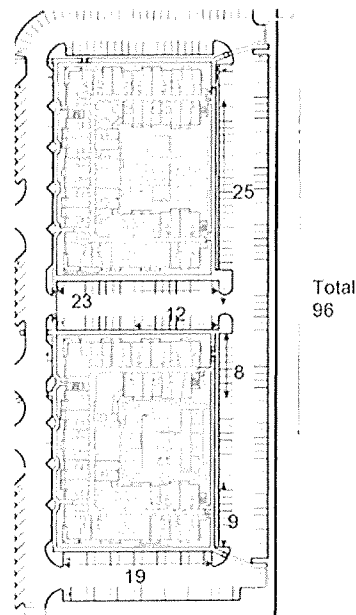
- d. The sign regulations shall apply except as otherwise described herein and except for approved public art.
- e. The setback for monument signs in Section 4.01.15.F.6 Multi-tenant Monument Sign (Sign, Multi-tenant Monument) - I-35E is waived; provided however, a vision clip at a minimum of fifteen (15) feet will be required.
- f. The square footage provisions of Section 4.01.15.F.10 Changeable Electronic Variable Message sign for Multi-tenant Monument Sign (Sign, Multi-tenant Monument) is waived.

8. UDC Section 4.02 **Fence and Screening Regulations** shall apply.

E. Development Standards – Area B (Residential)

The Development Standards described in Section 2.04.09 of the Unified Development Code, Ordinance No. 13-05-02-08, for the MF-3, Multi-Family Residential District, as amended shall apply except as follows:

- 1. UDC Section 2.07.07 **Accessory Buildings and Uses** shall apply.
- 2. UDC Section 2.09.01 **Landscape Regulations** shall apply, except:
 - a. Section 2.09.01.B.1.k.i and ii. Additional Multifamily Landscape Requirements, a minimum of ten (10) foot landscape on all sides of the building and may include sidewalks.
- 3. UDC Section 2.09.02 **Tree Preservation** shall apply.
- 4. UDC Section 2.09.03 **Vehicle Parking Regulations** shall apply, except:
 - a. Section 2.09.03.D.1. Parking may be located in front of the building line.
 - b. Section 2.09.03.D.2. Parking for Multi-Family shall be 1 space per unit plus 1 space per additional bedroom.
 - c. Covered parking, such as canopies/carports, are only permitted in the locations shown and must be built to the following style.



Color to complement the building

5. UDC Section 2.09.04 **Building Façade Materials** shall apply, except:
 - a. Primary building materials shall constitute a minimum of eighty percent (80%) of the façade on the first and second stories and a minimum of thirty-five percent (35%) of the façade on the third and fourth stories and shall be Class 1 Masonry: natural stone and brick.
 - b. Secondary building materials may constitute a maximum of twenty percent (20%) of the façade on the first and second stories and maximum of sixty-five percent (65%) of the façade on the third and fourth stories and shall be stucco.
 - c. Accent materials may constitute a maximum of thirty percent (30%) of the façade on the third and fourth stories and shall be woodtone.
 - d. Building material percentages shall exclude glass and doorways.
 - e. Glaring roofing materials are not allowed.
6. UDC Section 2.09.05 **Residential Adjacency Standards** shall apply.
7. UDC Section 2.09.07 **Lighting and Glare Regulations** shall apply.
8. UDC Section 4.01 **Sign Regulations** shall apply.
9. UDC Section 4.02 **Fence and Screening Regulations** shall apply.

F. Open Space, Trails, and Amenities

A “Property Owner’s Association” (“POA”) shall be established for Millennium that will be responsible for the maintenance of common areas including without limitation open space, dog park, pond, trails, fire lanes, and access easements. The POA shall own the lots that are platted as designated open space lots.

In order to promote a walkable community with open space and amenities, Millennium shall include the following items:

1. Minimum of 11% of open space;
2. Amenity pond with aeration that may be used for storm water retention and irrigation;
3. 6’ concrete trail surrounding the pond;
4. Pedestrian improvements as each development occurs within Millennium to provide connectivity to the trail around the pond;
5. Plaza/gathering area to allow for outdoor events such as, but not limited to, festivals, music performances, art shows, food truck vendors, and/or splash pads;
6. Outdoor dining
7. Statues or fountains;
8. Street furnishings that may include benches, trash receptacles, bike racks, pedestrian bollards, and street lighting that are complimentary to the development theme.
9. 10’ landscape buffer adjacent to the northern and eastern most property lines.

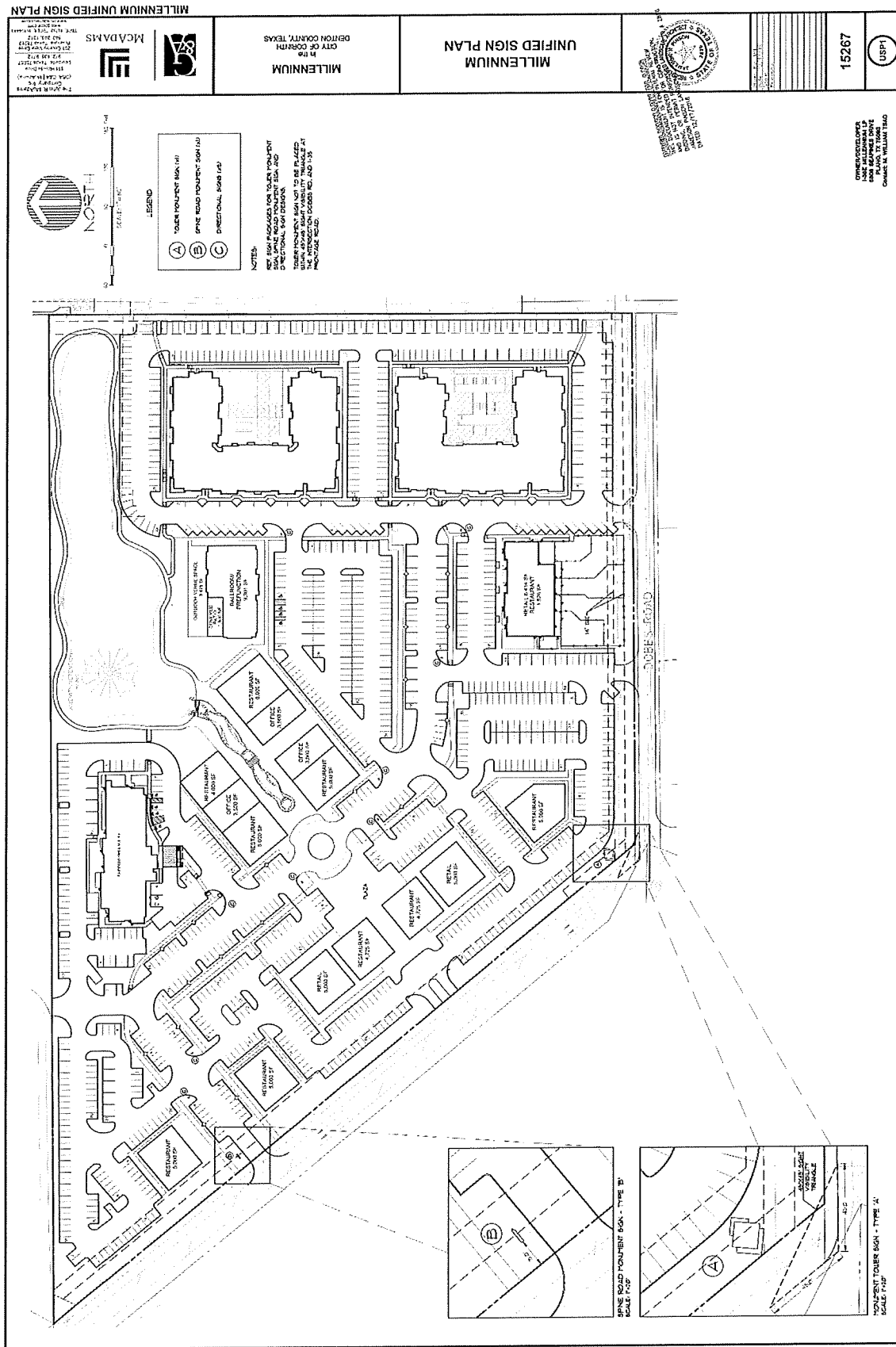
G. Administration

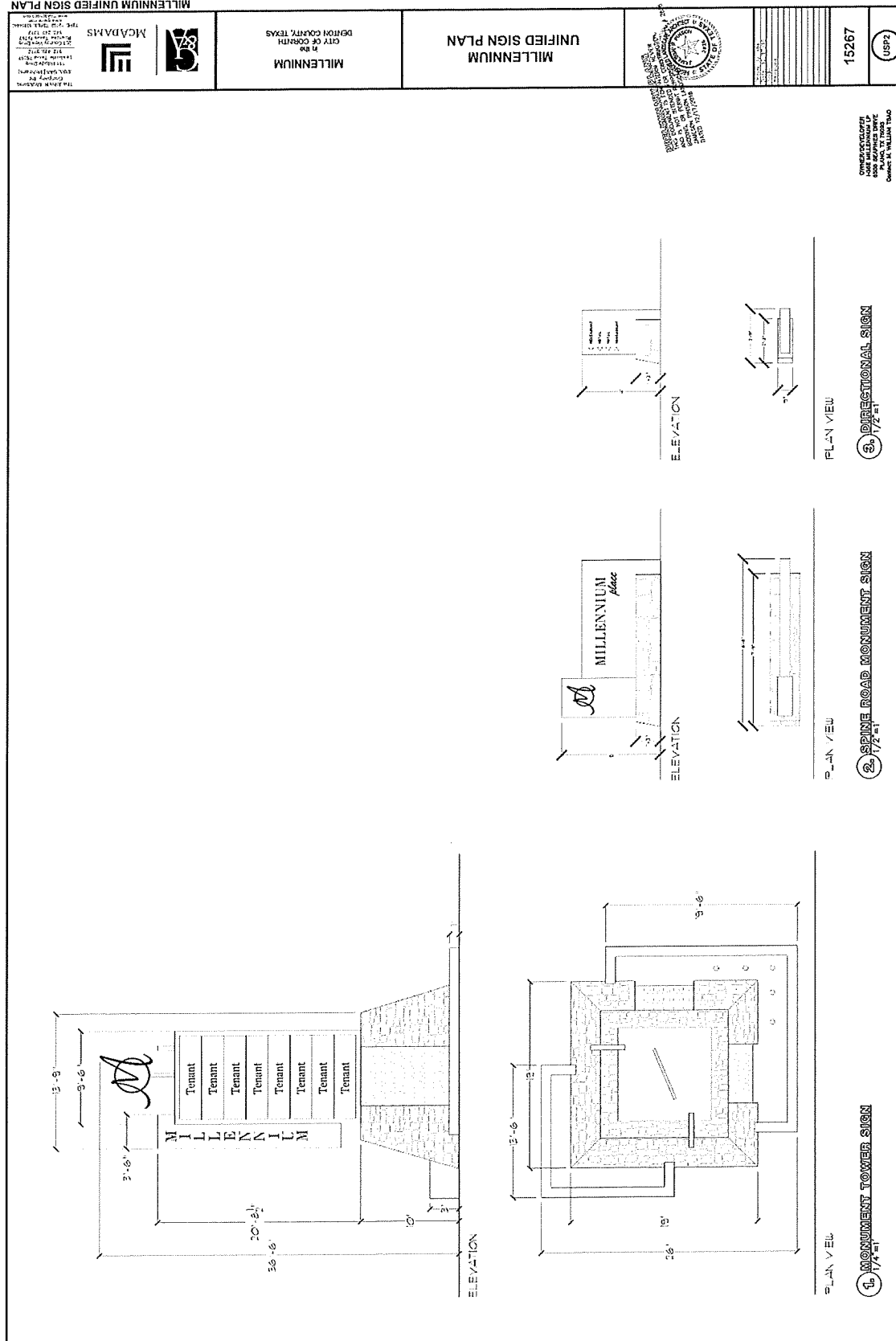
The following section sets forth the procedure for reviewing and approving development applications. Any requirement not listed herein, shall revert to the City’s Unified Development Code, Ordinance No. 13-05-02-08, for development application processes.

1. Minor variations to the Planned Development (PD) Ordinance: Minor changes/modifications to the PD may be authorized by the Planning Director , and a variance shall not be required provided that the changes will not cause any of the following to occur:
 - a. A change in the permitted uses;
 - b. A change in character;

- c. An increase in residential density;
 - d. A decrease in open space; or
 - e. An increase in allowed building heights;
2. If the items listed above occur, then the PD will be required to be amended through the City's PD rezoning process.
 3. Amended Concept Plan: The approved Amended Concept Plan attached herein demonstrates the development intent of this PD and is a conceptual layout. Building locations, parking lots, landscape, and vehicular circulation may be altered provided that the requirements of this PD are met. The uses shown on the Amended Concept Plan are subject to change within Area A provided that the parking requirements can be achieved. The subsequent Site Plan process will act as the regulating process to ensure compliance with the PD and applicable City Codes, see "Site Plan" below.
 4. Site Plan: For this Planned Development (PD) the approved Amended Concept Plan attached herein shall replace the Site Plan requirement that is listed in Section 2.10.08.B.1.a.ii., Rezoning Applications Requiring Site Plans, of the City's Unified Development Code. Subsequent Site Plans shall be required for the phase which is being developed. Landscape buffers along Dobbs Road and I-35E shall be installed as part of the individual Site Plan(s) that occur for each lot that is adjacent to these roadways. Site Plans shall be processed administratively by the Planning and Development Director.
 5. Non-Residential Use Trigger Event: Prior to the issuance of a Certificate of Occupancy (CO) for the second Urban Residential building as shown on the approved Amended Concept Plan, a minimum of 15,000 square feet of non-residential building space shall have been issued a building permit (the hotel shall not be calculated towards the 15,000 square feet). A maximum 10% reduction in required building square footage shall be allowed for required building articulation.
 6. Phased Construction: Phase one construction of residential buildings shall also include: the main entrances off of I-35E and Dobbs Road including enhanced paving, main spine road and roundabout, retention/detention pond with aeration and perimeter trail, as well as, landscape buffers directly adjacent to Phase one construction.
 7. Area B-Residential: The total land area of Area B-Residential shall not exceed 26% of gross land area for this project as shown on Amended Exhibit "B" Amended Concept Plan.

H. Unified Site Plan





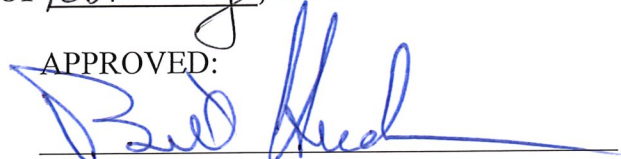
not be affected by this Ordinance but may be prosecuted until final disposition by the court.

**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.

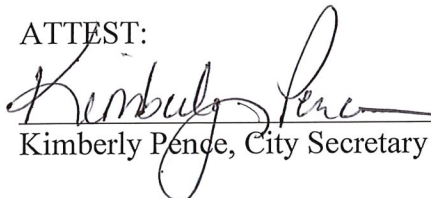
PASSED AND APPROVED THIS 21st **DAY OF** February, 2019.

APPROVED:



Bill Heidemann, Mayor

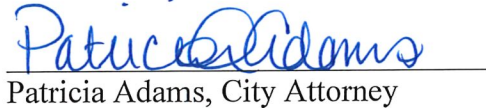
ATTEST:



Kimberly Pence, City Secretary

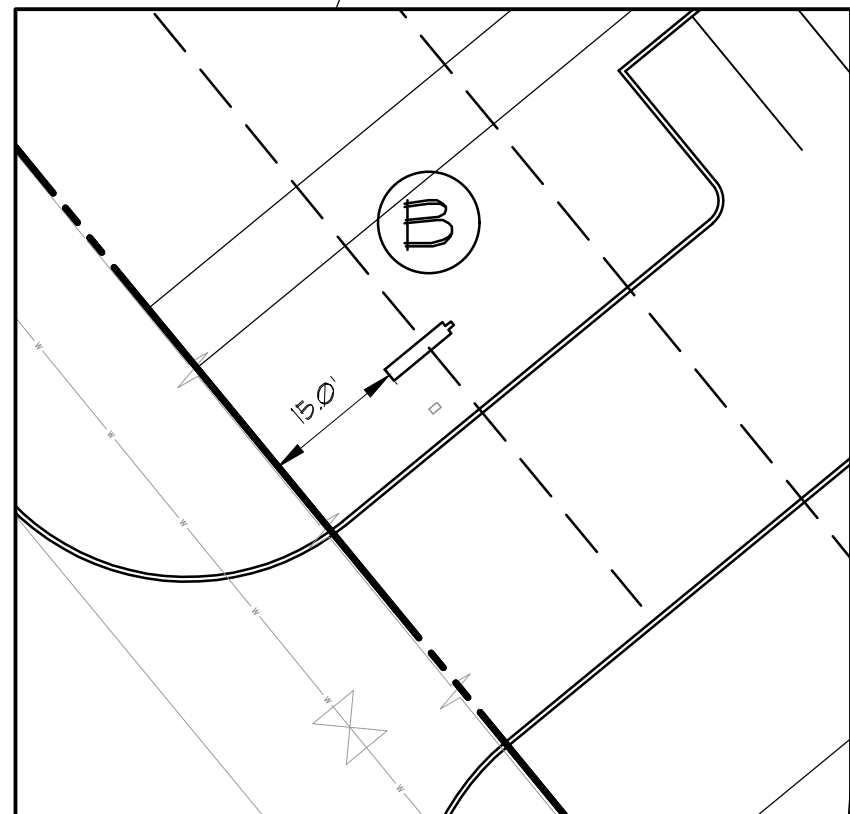


APPROVED AS TO FORM:

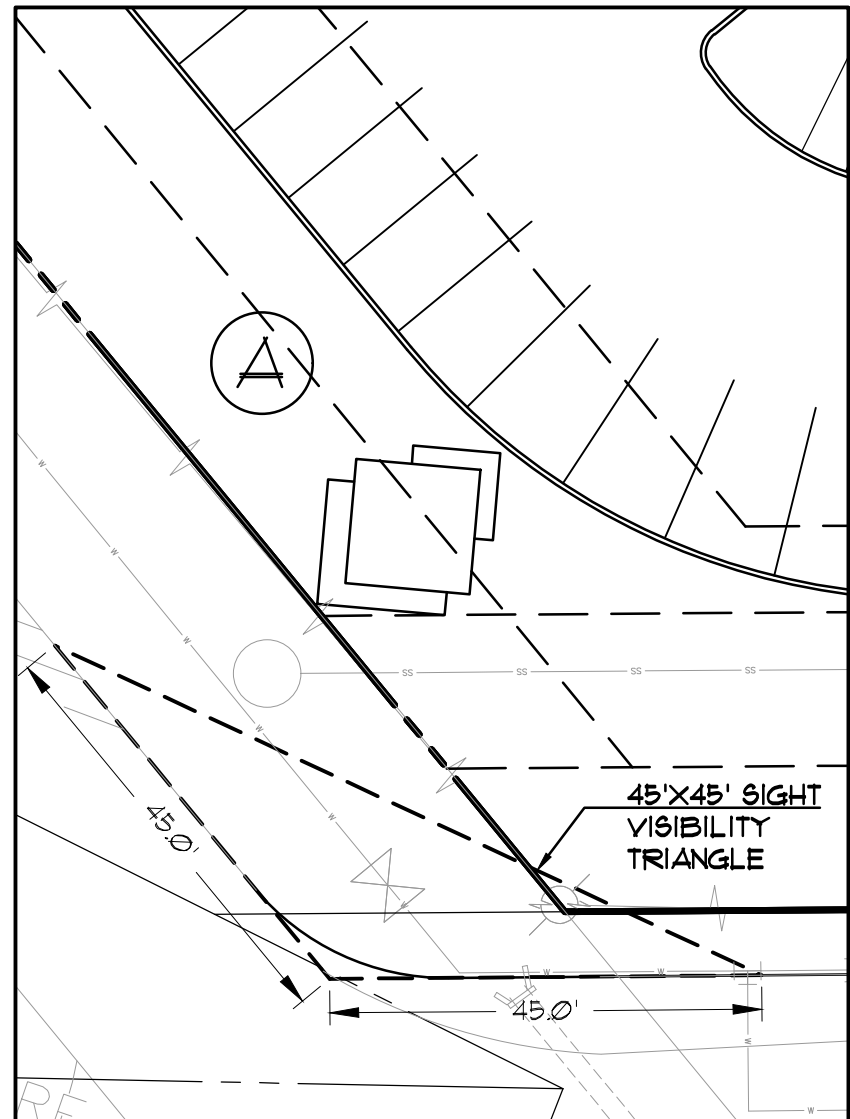


Patricia Adams, City Attorney

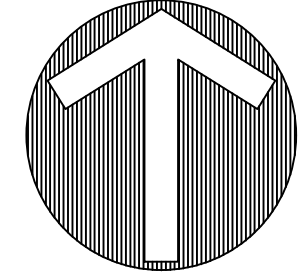
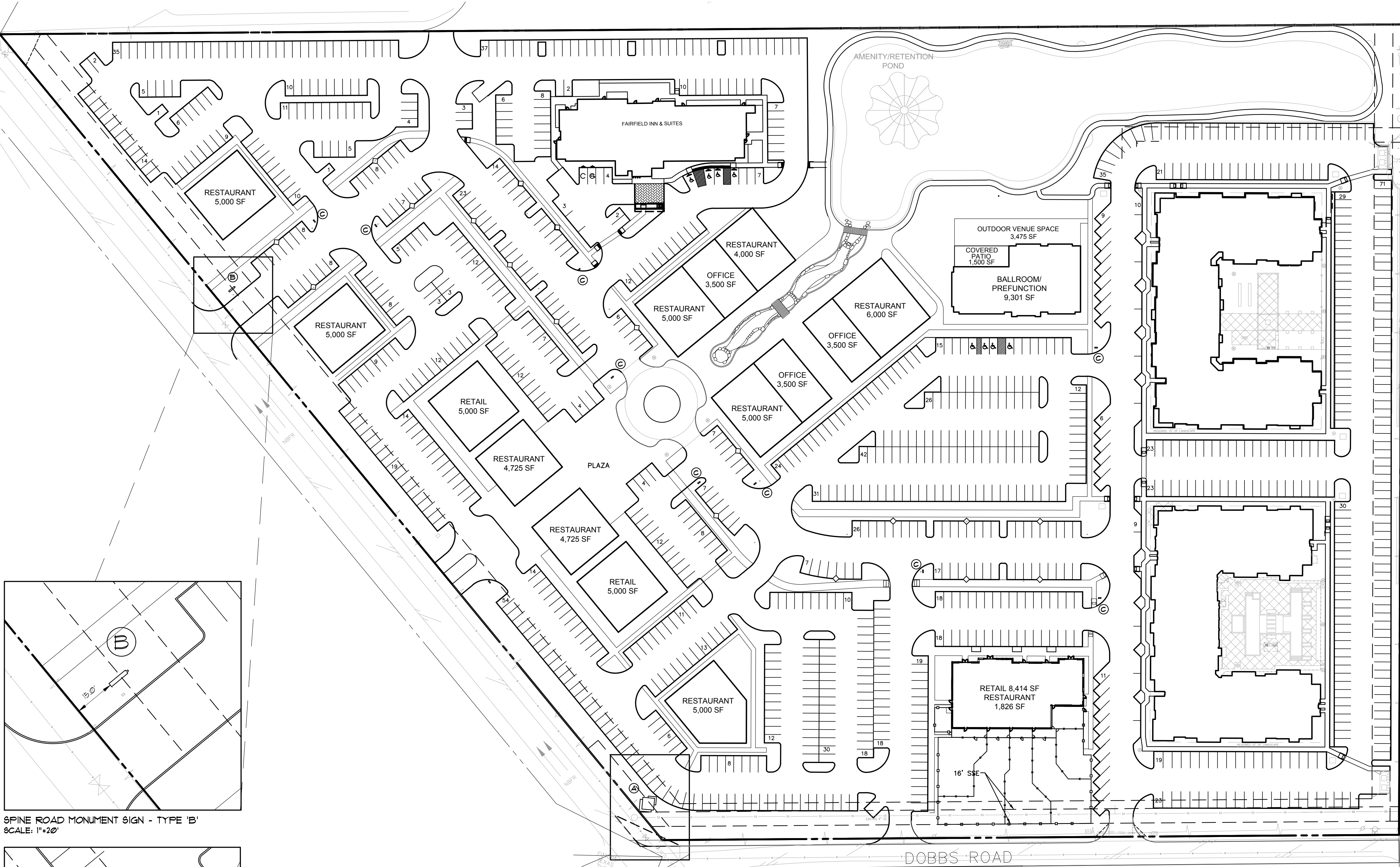
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Plotted: 12/17/2018 10:08 AM by Megan Hutchins. Saved: 12/17/2018 10:07 AM by Megan



SPINE ROAD MONUMENT SIGN - TYPE 'B'
SCALE: 1"=20'



MONUMENT TOWER SIGN - TYPE 'A'
SCALE: 1"=20'



NORTH

60 0 60 120 180 Feet
SCALE: 1"=60'

LEGEND

- (A) TOWER MONUMENT SIGN (x1)
- (B) SPINE ROAD MONUMENT SIGN (x1)
- (C) DIRECTIONAL SIGNS (x3)

NOTES:

REF. SIGN PACKAGES FOR TOWER MONUMENT SIGN, SPINE ROAD MONUMENT SIGN AND DIRECTIONAL SIGN DESIGNS.

TOWER MONUMENT SIGN NOT TO BE PLACED WITHIN 45'x45' SIGHT VISIBILITY TRIANGLE AT THE INTERSECTION DOBBS RD. AND I-35 FRONTAGE ROAD.

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
PURPOSE: LANDSCAPE ARCHITECTURE
JAMESON PINSON LANDSCAPE ARCHITECTS
2826
STATE OF TEXAS
DATED 12/17/2018

Drawn By: MH
Date: 12/17/18
Scale:
Revisions:

15267

OWNER/DEVELOPER
1-36E MILLENNIUM LP
5608 SEAPINES DRIVE
PLANO, TX 75093
Contact: M. WILLIAM TSAO

USP1

MILLENNIUM
in the
CITY OF CORINTH
DENTON COUNTY, TEXAS

MILLENNIUM
UNIFIED SIGN PLAN

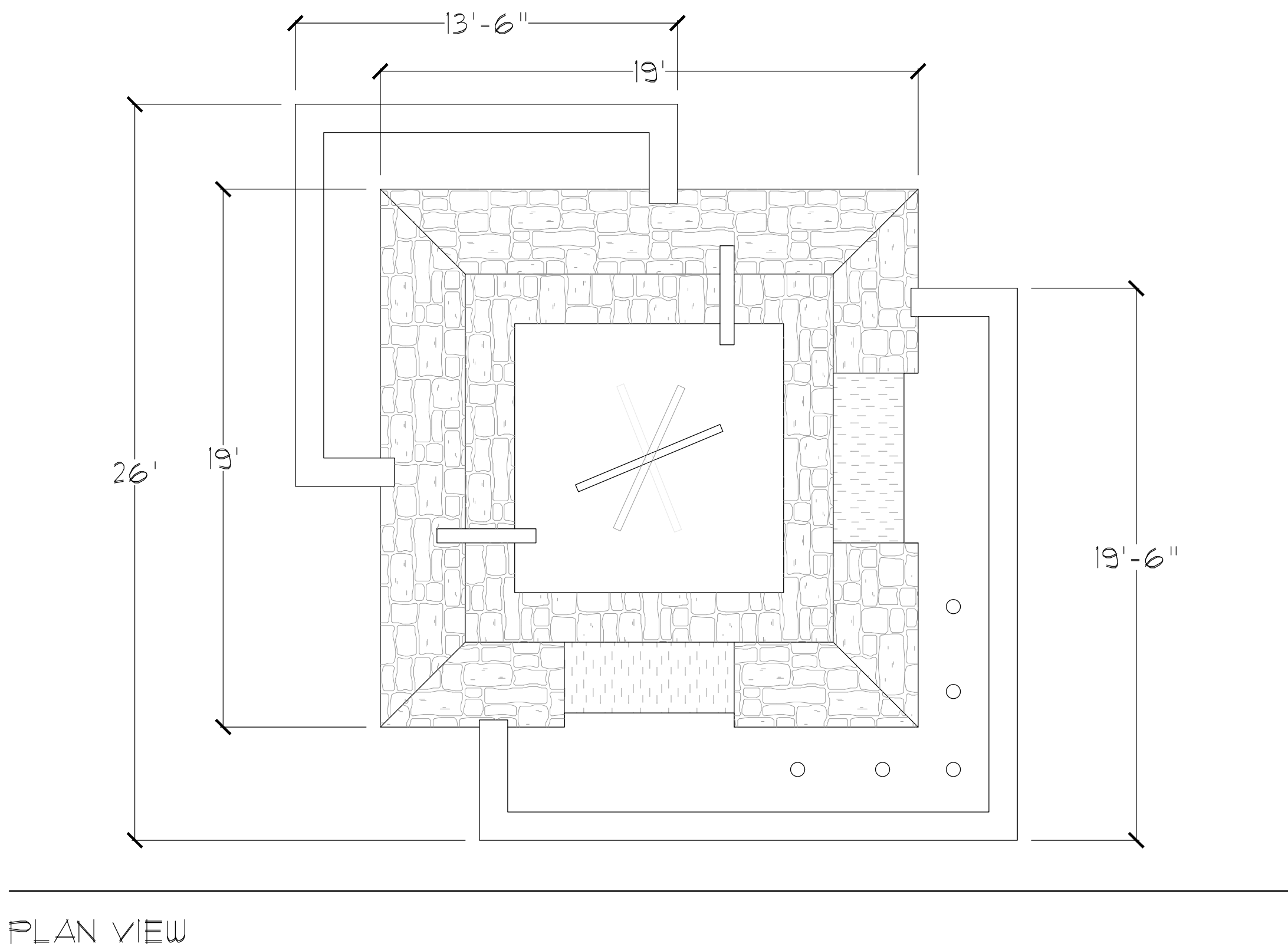
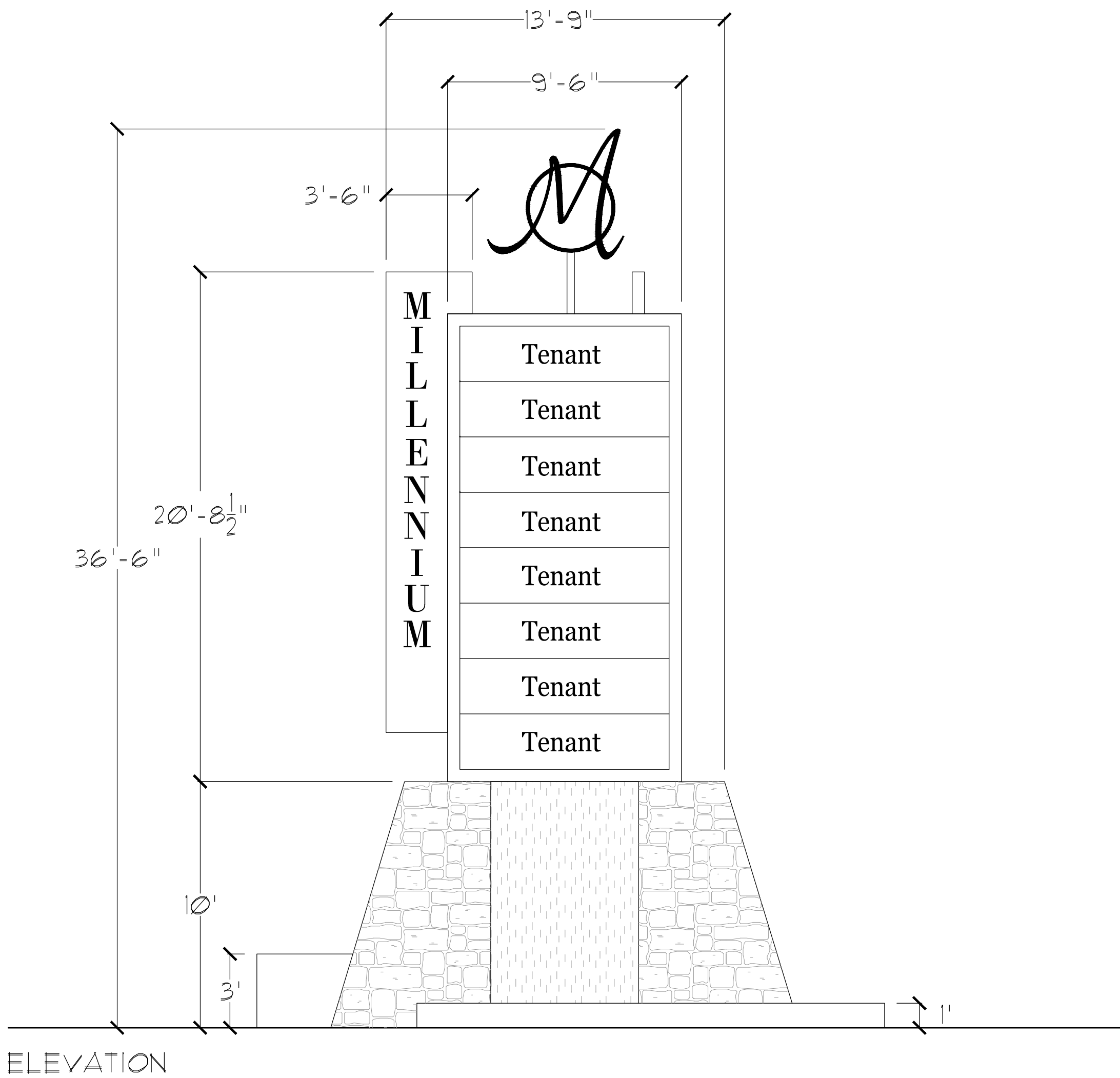
McADAMS

G&A

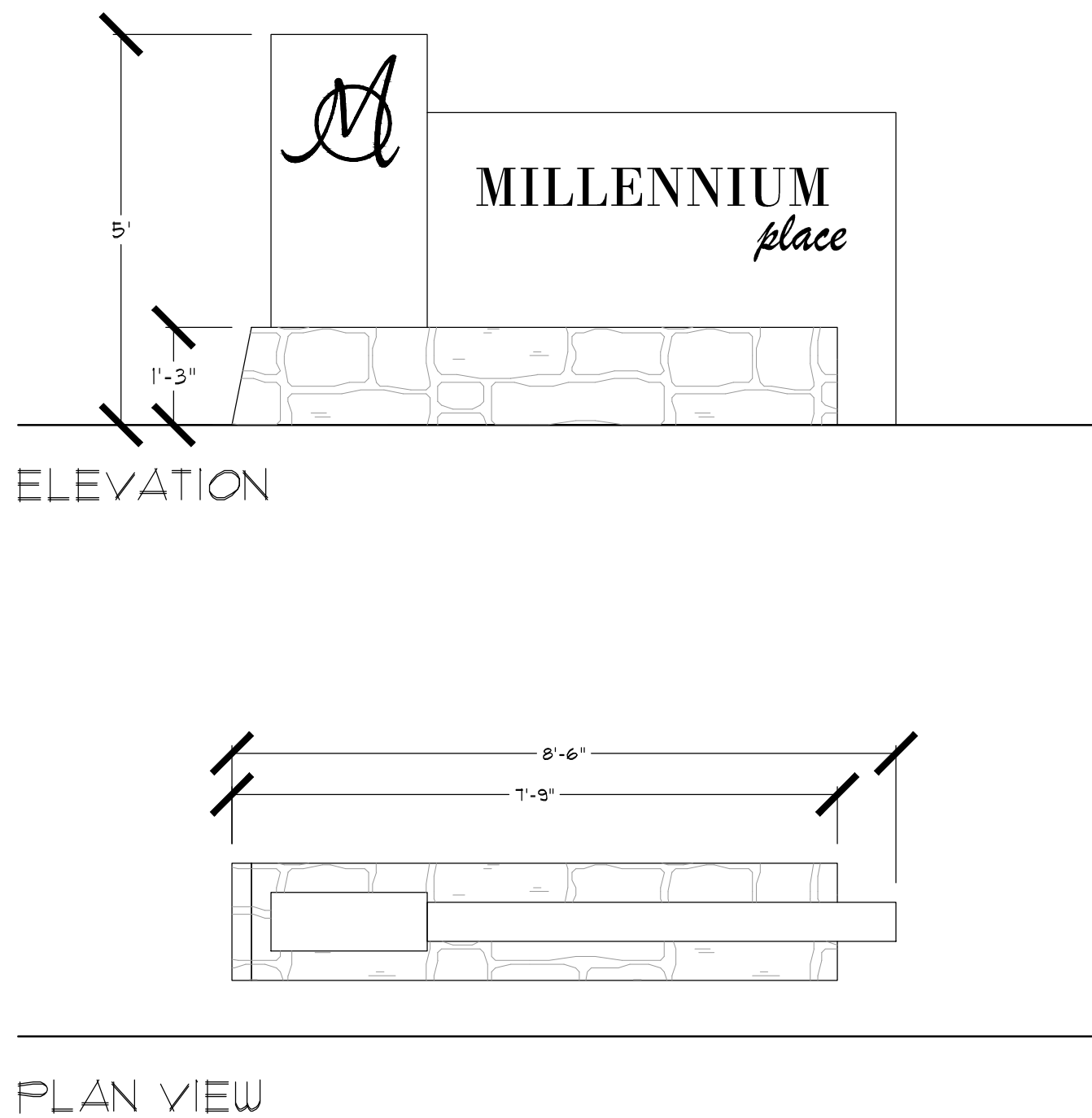
The John R. McAdams
Company, Inc.
(DBA: G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
TBP#: 07962 TBA S: 10194440
www.mcadams.com

MILLENNIUM UNIFIED SIGN PLAN

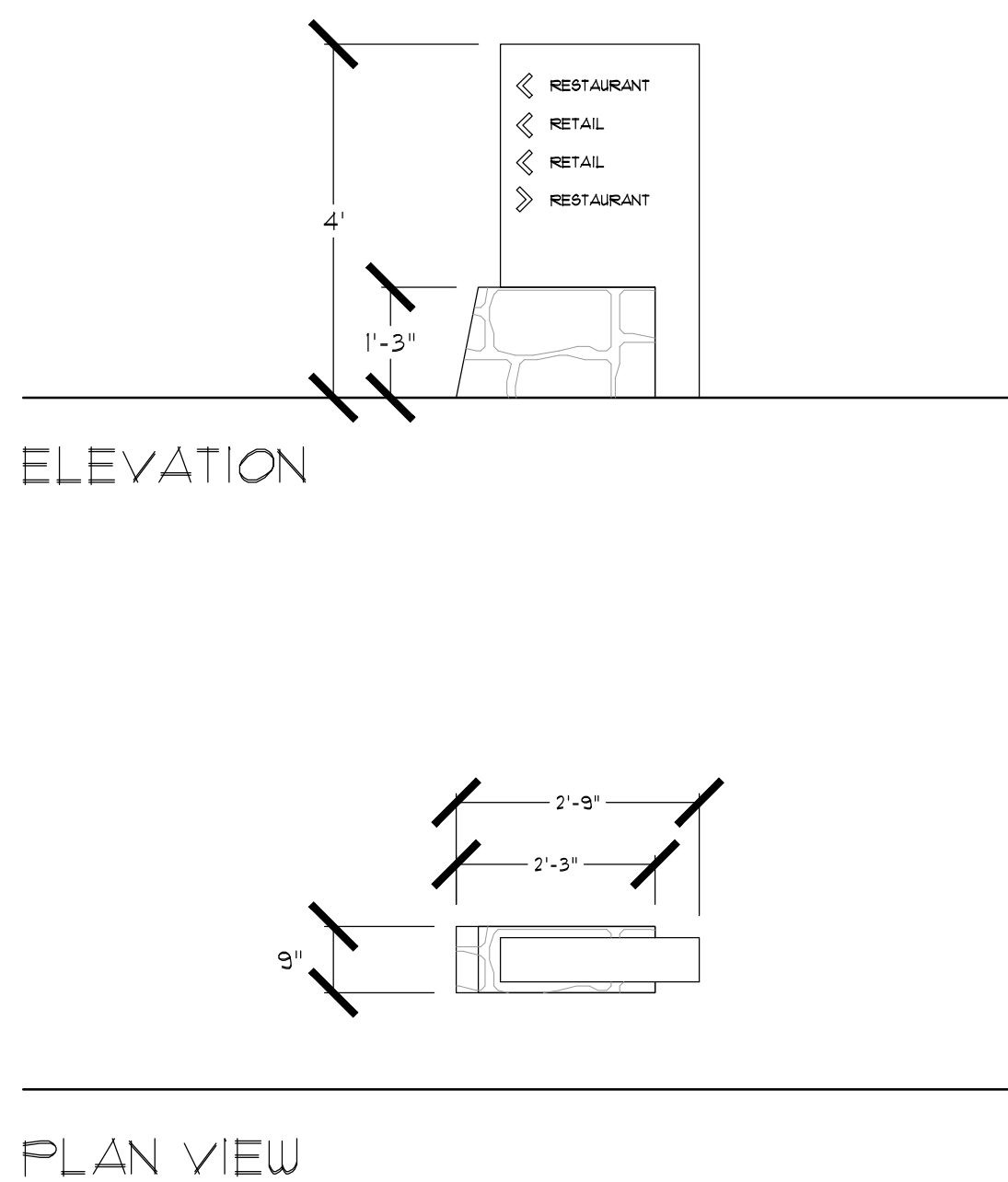
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1. MONUMENT TOWER SIGN
1/4"=1'



2. SPINE ROAD MONUMENT SIGN
1/2"=1'



3. DIRECTIONAL SIGN
1/2"=1'

OWNER/DEVELOPER
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5608 SEAPINES DRIVE
PLANO, TX 75093
Contact: M. WILLIAM TSAO

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201 Country View Drive
Rowlett, Texas 75082
www.gandamc.com
TBP#: 89769 TBA: S.1019440



MILLENNIUM
in the
CITY OF CORINTH
DENTON COUNTY, TEXAS

MILLENNIUM
UNIFIED SIGN PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
2826
STATE OF TEXAS
DATED 12/17/2018

Drawn By: MH
Date: 12/17/18
Scale:
Revisions:

15267

USP2

MILLENNIUM UNIFIED SIGN PLAN

**CITY OF CORINTH, TEXAS
ORDINANCE NO. 24-07-18-28**

**AMENDMENT TO PLANNED DEVELOPMENT DISTRICT #44 – BOUNDARY
ADJUSTMENT**

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING ORDINANCE NO. 16-08-18-26, “PLANNED DEVELOPMENT DISTRICT NO. 44 – THE PARKS OF CORINTH (PD-44)” AMENDING THE CITY’S 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 BOUNDARY OF PD-44 TO REMOVE, AN APPROXIMATE ±10.9 ACRES OF LAND (COMPRISED OF FIVE TRACTS AND IDENTIFIED AS A PORTION OF AREAS “A” AND “C” IDENTIFIED IN PD-44), LEGALLY DESCRIBED AS MILLENNIUM PLACE, BLK A LOTS 5R AND 2X, BLK B LOTS 2, 4, AND 1X, AND GENERALLY LOCATED AT THE NORTHEAST CORNER OF I-35E AND LAKE SHARON DRIVE (THE “PROPERTY”); PROVIDING AN EXHIBIT DEPICTING THE EXISTING PD-44 BOUNDARY MAP (EXHIBIT “B”); PROVIDING AN EXHIBIT DEPICTING THE AMENDED PD-44 BOUNDARY MAP EXCLUDING THE PROPERTY FROM THE BOUNDARIES OF PD-44 AS DESCRIBED AND DEPICTED HEREIN (EXHIBIT “C”); PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AN AMENDMENT TO THE ZONING ORDINANCE TO REMOVE THE PROPERTIES FROM THE BOUNDARY OF PD-44 AND REDUCE THE OVERALL BOUNDARY OF PD-44; PROVIDING FOR AN AMENDMENT TO THE ZONING MAP; 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 SEVERABILITY CLAUSE; PROVIDING A SAVINGS/CONFLICT CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

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

WHEREAS, on August 18, 2016, the City Council approved Ordinance No. 16-08-18-26, which rezoned approximately ±24.197 acres as described in “Exhibit A” of said Ordinance from MX-C Mixed Use Commercial District to Planned Development District 44 – Millennium (**“PD-44”**), under the City’s Unified Development Code (“UDC”) and as designated on the City’s Zoning Map, the boundaries of PD-44 are described in **Exhibit “B”** attached hereto and incorporated herein (**the “Existing PD-44 Boundary”**); and

WHEREAS, approximately ±10.9 acres of land comprised of 5 tracts of land identified as being a portion of Areas A and C of PD-44 and generally located at the northeast corner of I-35E and Lake Sharon Drive, was zoned as part of PD-44 with a base zoning district of MX-C Mixed Use Commercial and is (**the “Removed Property”**): and

WHEREAS, an authorized person having a proprietary interest in the Removed Property described more specifically in **Exhibit “A,”** attached hereto, and described and depicted as being portions of Areas A and C on **Exhibit “B,”** attached hereto (the **“Existing PD-44 Boundary”**), has requested that the Existing PD-44 Boundary be reduced and adjusted to exclude the Removed Property from the boundaries of the Existing PD-44 Boundary, to allow the Removed Property to be rezoned, and to establish a new boundary for PD-44 as described and depicted in **Exhibit “C”**, attached hereto (the **“Amended PD-44 Boundary”**); and

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

WHEREAS, the Planning and Zoning Commission has recommended approval of the requested change to exclude the Removed Property from the Existing PD-44 Boundary thereby reducing the boundary and acreage of PD-44, and the City Council has determined that the Removed Property should be excluded from the Existing PD-44 Boundary and the Existing PD-44 Boundary should therefore be reduced, thus an amendment to the Comprehensive Zoning Ordinance and the Zoning Map of the City’s UDC, should be adopted and approved to reflect the Amended PD-44 Boundary as set forth in **Exhibit “C”**; 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 over-crowding of the land; effect on the concentration of population, and effect on transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, the City Council finds that the requested amendment to the City’s Comprehensive Zoning Ordinance and Zoning Map to effect the change in the boundary of PD-44 to remove the Properties from PD-44 promotes the health and the general welfare, provides enhanced design and building material standards, provides adequate light and air, prevents the over-crowding of land, avoids undue concentration of population, and facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and the general health, safety and welfare of the community;

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

**SECTION 1.
INCORPORATION OF PREMISES**

The above and foregoing recitals constitute legislative findings of the City Council, are true and correct and are incorporated into the body of this Ordinance for all purposes.

SECTION 2. AMENDMENT TO REMOVE PROPERTY AND REDUCE PD-44 BOUNDARY

Ordinance No. 16-08-18-26, Planned Development District No. 44 – Millennium (PD-44) amending the Unified Development Code of the City of Corinth (“UDC”), which UDC includes the Comprehensive Zoning Ordinance that establishes zoning districts in accordance with the City’s Comprehensive Plan, and adopts the Zoning Map of the City of Corinth, is hereby amended to remove the Removed Property, described as an approximate ± 10.9 acres of land, identified as being portions of Areas A and C of the Existing PD-44 Boundary and legally described on **Exhibit “A,”** attached hereto and incorporated herein, from the Existing PD-44 Boundary without affecting the zoning classification or designation of the Removed Property or any other portion of the Existing PD-44 Boundary.. The zoning classification for the Removed Property and PD-44 shall remain in effect until rezoned in accordance with State law and the UDC. The Existing PD-44 Boundary as established by Ordinance No. 16-08-17-26 and depicted in **Exhibit “B,”** attached hereto and incorporated herein, is hereby amended to remove the Properties from the boundaries of PD-44 and the Amended PD-44 Boundary is hereby adopted as set forth in **Exhibit “C,”** attached hereto and incorporated herein. The land within the Amended PD-44 Boundary is subject to all use and development regulations set forth in PD-44 and the Unified Development Code of the City, as each may be amended from time to time.

SECTION 3. ZONING MAP

The official Zoning Map of the City of Corinth, Texas shall be amended in accordance with this Ordinance to document the change in the boundary of PD-44 from the Existing PD-44 Boundary, Exhibit “B” hereto, to the Amended PD-44 Boundary Exhibit “C” hereto.

SECTION 4. 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 5. SEVERABILITY

If any section, subsection, clause, phrase, or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void, or unconstitutional, the remaining sections, subsections, clauses, phrases, and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 6. SAVINGS/CONFLICT

In the event of a conflict between the provisions of this Ordinance and any other regulation or rule prescribed by charter, another ordinance, resolution or other authorization of the City, the provisions of this Ordinance shall control. Notwithstanding the foregoing, all rights and remedies of the City are expressly saved as to any and all complaints, actions, claims, or lawsuits, which have been initiated or have arisen under or pursuant to such conflicting Ordinance, or portion thereof, on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the conflicting Ordinance shall remain in full force and effect.

SECTION 7. 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, and each and every day any such offense shall continue shall be deemed to constitute a separate offense.

SECTION 8. PUBLICATION/EFFECTIVE DATE

This Ordinance shall take effect upon its publication as required by law. The City Secretary is directed to publish the caption and penalty of this Ordinance as required by the City Charter and state law.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH THIS 18th
DAY OF JULY, 2024**

APPROVED:

DocuSigned by:

Bill Heidemann

AC74FAA88CA6468...

Bill Heidemann, Mayor

ATTEST:

DocuSigned by:

Lana Wylie

D77DD89FB0C3473

Lana Wylie, City Secretary



APPROVED AS TO FORM:

DocuSigned by:

Patricia Adams

B5BAF55D871D428

Patricia A. Adams, City Attorney

**EXHIBIT “A”
LEGAL DESCRIPTION
AREAS A AND C
THE PROPERTIES**

Approximately ± 10.9 acres

MILLENNIUM PLACE, BLK A LOT 5R, PROPERTY ID 959232

MILLENNIUM PLACE, BLK A 2X, PROPERTY ID 750987

MILLENNIUM PLACE BLK B LOT 2, PROPERTY ID 994907

MILLENNIUM PLACE BLK B LOT 4, PROPERTY ID 994909

MILLENNIUM PLACE BLK B LOT 1X, PROPERTY ID 994910

EXHIBIT “B”
EXISTING PD 44 BOUNDARY

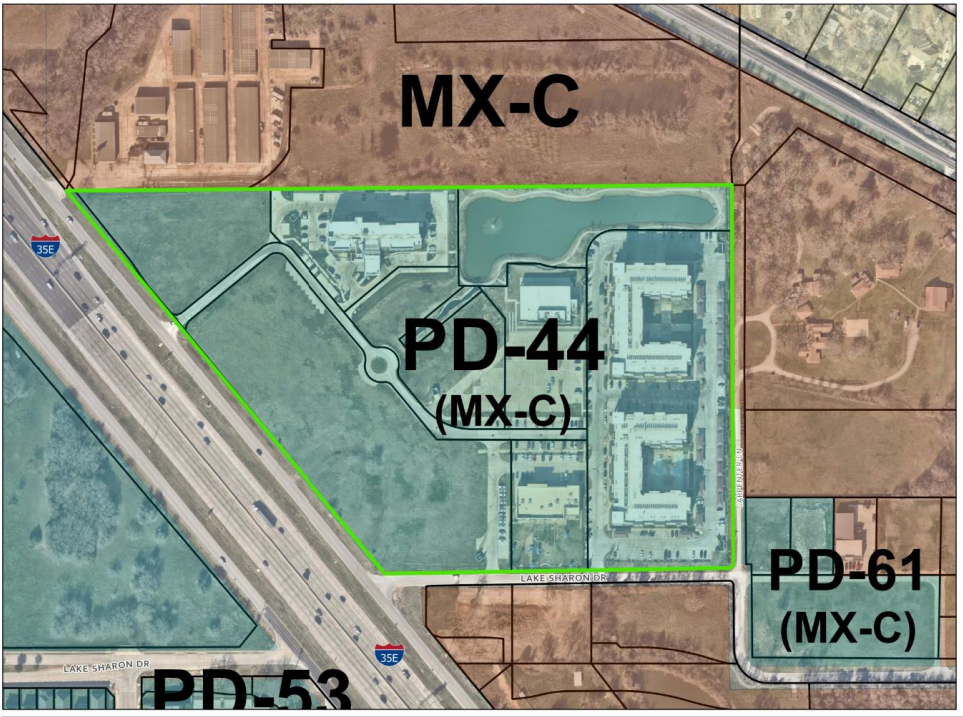
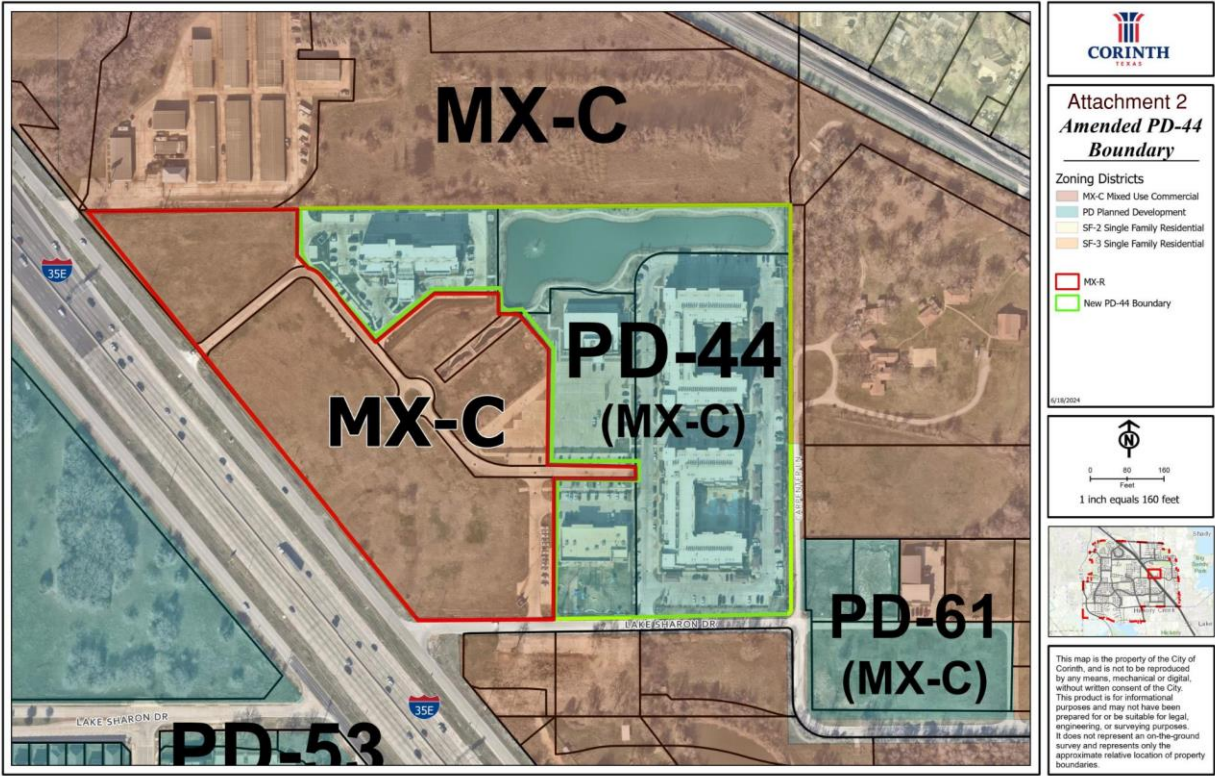


EXHIBIT “C”
AMENDED PD-44 BOUNDARY



Ordinance No. 25-04-17-17

Page 1 of 21

**CITY OF CORINTH, TEXAS
ORDINANCE NO. 25-04-17-17**

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING ORDINANCE NO. 24-07-18-28, AMENDING ORDINANCE NO. 19-02-21-04, EACH OF WHICH AMENDED ORDINANCE NO. 16-08-18-26, PLANNED DEVELOPMENT DISTRICT NO. 44 – MILLENNIUM (“PD-44”) AMENDING THE CITY’S 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 LAND USE REGULATIONS OF PD-44 WITH A BASE ZONING DESIGNATION OF MX-C MIXED USE COMMERCIAL ON APPROXIMATELY ±4.927 ACRES DESIGNATED AS “AREA A”, A BASE ZONING DESIGNATION OF MF-3 MULTI-FAMILY RESIDENTIAL ON APPROXIMATELY ±6.136 ACRES DESIGNATED AS “AREA B”, AND A BASE ZONING DESIGNATION OF MX-C MIXED USE COMMERCIAL ON APPROXIMATELY ±2.215 ACRES DESIGNATED AS “AREA C” AS SET FORTH HEREIN, PD-44 BEING AN APPROXIMATE ±13.278 ACRES OF LAND (COMPRISED OF FIVE TRACTS), LEGALLY DESCRIBED AS MILLENNIUM PLACE, BLK A LOTS 1, 1X, AND 5R-1 AND BLK B LOTS 1 AND 3 AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT “A” HERETO; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A LEGAL PROPERTY DESCRIPTION/AMENDMENTS (EXHIBIT “A”); PROVIDING AN EXHIBIT DEPICTING THE PD-44 BOUNDARY MAP (EXHIBIT “A-1”), PROVIDING SECOND AMENDED 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 SEVERABILITY CLAUSE; PROVIDING A SAVINGS/CONFLICT CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Corinth, Texas has adopted a Unified Development Code of the City as part of its Code of Ordinances, which includes the Comprehensive Zoning Ordinance and which, in accordance with the City’s Comprehensive Plan, establishes zoning districts and adopts a Zoning Map; and

WHEREAS, on August 18, 2016, the City Council approved Ordinance No. 16-08-18-26, which rezoned approximately ±24.197 acres as described in “Exhibit A” of said Ordinance from MX-C Mixed Use Commercial District to Planned Development District No. 44 – Millennium (“PD-44”) with base zoning designations of MX-C, Mixed Use Commercial and MF-3, Multi-Family Residential under the City’s Unified Development Code (“UDC”) and as designated on the City’s Zoning Map; and

WHEREAS, on February 21, 2019, the City Council approved Ordinance No. 19-02-21-04, which provided an Amended PD Concept Plan (Exhibit “B”) and Amended Land Use Regulations (Exhibit “C”); and

WHEREAS, on July 18, 2024, the City Council approved Ordinance No. 24-07-18-28, which amended the boundaries of PD-44 as described in Exhibit “A” of Ordinance No. 16-08-18-26 to remove approximately ±10.9 acres from PD-44, and the adoption of Ordinance No. 24-07-18-28 left

Ordinance No. 25-04-17-17

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approximately ± 13.278 acres of land comprising the new boundaries of PD-44 (consisting of five tracts); and

WHEREAS, PD-44 is comprised of three separate Subdistricts: Area A (MX-C Base Zoning), Area B (MF-3 Base Zoning), and Area C (MX-C Base Zoning); and

WHEREAS, the City of Corinth, with consent from an authorized person having a proprietary interest in the properties, has requested that Amended Exhibit “C” to Ordinance No. 19-02-21-04 be further amended to revise the sign regulations for Area A and Area B of PD-44 so that the signage in those two Areas are governed by the MX-C Signage Standards enumerated in UDC Subsection 2.06.02.P – MX-C Sign Standards, as set forth in Section 2, “Uses and Area Regulations”, Subsection D, “Development Standards – Area A (Non-Residential) and Subsection E, “Development Standards – Area B (Residential)” of the **Second Amended Land Use Regulations, Exhibit “C”** hereto; and

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

WHEREAS, the Planning and Zoning Commission has recommended approval of the requested zoning amendment, and the City Council has determined that the proposed amendments to the signage regulations for Area A and Area B as set forth in the Second Amended Land Use Regulations of PD-44, **Exhibit “C”** hereto are most appropriate for the Property, thus this Ordinance amending PD-44, the Comprehensive Zoning Ordinance and the Zoning Map of the UDC, should be adopted and approved; and

WHEREAS, the City Council considered, among other factors, the size, location, and types of signs and relation of signs to traffic control and adjacent properties, and the nature of the proposed land use for PD-44 when making a determination as to whether the requested change should be granted or denied; and

WHEREAS, the City Council finds and determines that the amendments to the Land Use Regulations for the Property identified as Millennium Planned Development District No. 44, (“PD-44”) are reasonable and necessary for the regulation of land use and land development and for the protection and preservation of public health, safety and welfare.

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 constitute legislative findings of the City Council, are true and correct and are incorporated into the body of this Ordinance for all purposes.

SECTION 2
LEGAL PROPERTY DESCRIPTION / AMENDMENTS

Ordinance No. 24-07-18-28, amending Ordinance No. 19-02-21-04, amending Ordinance No. 16-08-18-26 zoning the approximate ± 13.278 acres of land (comprised of five tracts), legally described as Millennium Place, BLK A Lots 1, 1x, and 5R-1 and BLK B Lots 1 and 3 and more specifically described

Ordinance No. 25-04-17-17

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in **Exhibit “A”** attached hereto and incorporated herein (the “**Property**”) and as depicted in **Exhibit “A-1”**, attached hereto and incorporated herein (the “**PD-44 Boundary Map**”), as Planned Development District No. 44 (“PD-44”) by amending the Unified Development Code of the City of Corinth (“UDC”), which UDC includes the Comprehensive Zoning Ordinance and adopts the Zoning Map of the City of Corinth, is hereby further amended to adopt a new **Exhibit “C”, “Second Amended Land Use Regulations”**, attached hereto and incorporated herein. The Second Amended Land Use Regulations, Exhibit “C” is hereby adopted, and shall be and read in its entirety as set forth in Exhibit “C” attached hereto.

SECTION 3 **LAND USE REGULATIONS**

A. Second Amended Land Use Regulations. The Property shall be governed by the Second Amended Land Use Regulations set forth in **Exhibit “C”**, hereto. The Second Amended Land Use Regulations set forth in **Exhibit “C”** hereto are made part hereof for all purposes and shall be adhered to in their entirety for the purposes of this PD – Planned Development zoning district (“PD-44”) with base zoning districts of MX-C, Mixed Use Commercial for Area A and Area C and MF-3, Multi-Family Residential for Area B. In the event of conflict between the provisions of **Exhibit “C”** adopted hereby and provisions contained within **Exhibit “C”** to Ordinance No. 24-07-18-28, Ordinance No. 19-02-21-04 or Ordinance No. 16-08-18-26 or of any other City zoning regulations, including without limitation, the regulations governing the MX-C, Mixed Use Commercial and MF-3, Multi-Family Residential zoning districts, **Exhibit “C”** Second Amended Land Use Regulations shall control. Except in the event of a conflict as provided herein or as otherwise expressly provided herein, all UDC regulations shall apply to the Property and shall be cumulative.

B. Comprehensive Plan. That the zoning regulations and district herein established for the Property 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 over-crowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, drainage and surface water, parks and other commercial needs and development of the community. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

C. Exhibits. Exhibit “A-1”, “PD-44 Boundary Map” is hereby adopted. Exhibit “C”, “The Second Amended Land Use Regulations” to this Ordinance shall control the use and development of the Property in accordance with the provisions of this Ordinance, and all building permits and development requests shall be in accordance with Exhibit “C” and all applicable City ordinances. All Exhibits to Ordinance No. 24-07-18-28, amending Ordinance No. 19-02-21-04, amending Ordinance No. 16-08-18-26 and the UDC and all Exhibits thereto not expressly modified hereby shall remain in effect as set forth therein.

D. If a change to this Ordinance and/or associated Ordinances, including without limitation, the PD Concept Plan, and/or associated Ancillary Conceptual Plans, if any, is requested for the Property, the request shall be processed in accordance with the UDC and other development standards in effect at the time the change is requested for the proposed development and shall be subject to City Council approval, or as otherwise provided for in UDC Subsection 2.10.09, Minor PD Amendment or Adjustment, as amended.”

Ordinance No. 25-04-17-17

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SECTION 4 **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 ordinances expressly repealed hereby and 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 5 **SEVERABILITY**

If any section, subsection, clause, phrase, or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void, or unconstitutional, the remaining sections, subsections, clauses, phrases, and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 6 **SAVINGS/CONFLICT**

In the event of a conflict between the provisions of this Ordinance and any other regulation or rule prescribed by charter, another ordinance, resolution or other authorization of the City, the provisions of this ordinance shall control. Notwithstanding the foregoing, all rights and remedies of the City are expressly saved as to any and all complaints, actions, claims, or lawsuits, which have been initiated or have arisen under or pursuant to such conflicting Ordinance, or portion thereof, on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the conflicting Ordinance shall remain in full force and effect.

SECTION 7 **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, and each and every day any such offense shall continue shall be deemed to constitute a separate offense.

SECTION 8 **PUBLICATION/EFFECTIVE DATE**

This Ordinance shall take effect upon its publication as required by law. The City Secretary is directed to publish the caption and penalty of this Ordinance as required by the City Charter and state law.

Ordinance No. 25-04-17-17

Page 5 of 21

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH THIS
17TH DAY OF APRIL, 2025.**

APPROVED:

Signed by:

Bill Heidemann

AC74FAA88CA6468...

Bill Heidemann, Mayor

ATTEST:

DocuSigned by:

Lana Wylie

D77DD89FB0C3473...

Lana Wylie, City Secretary



APPROVED AS TO FORM:

DocuSigned by:

Patricia Adams

B5BAF55D871D428...

Patricia A. Adams, City Attorney

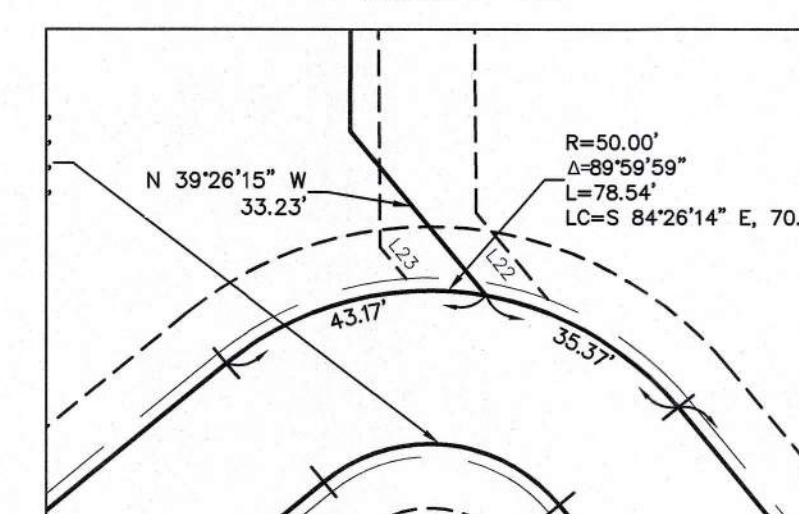
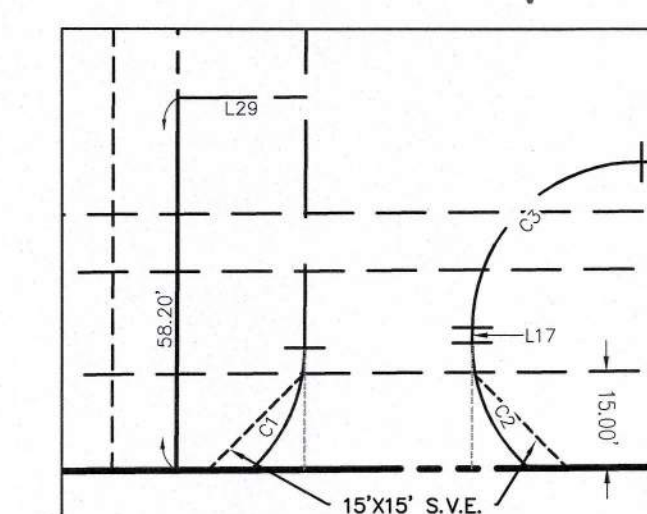
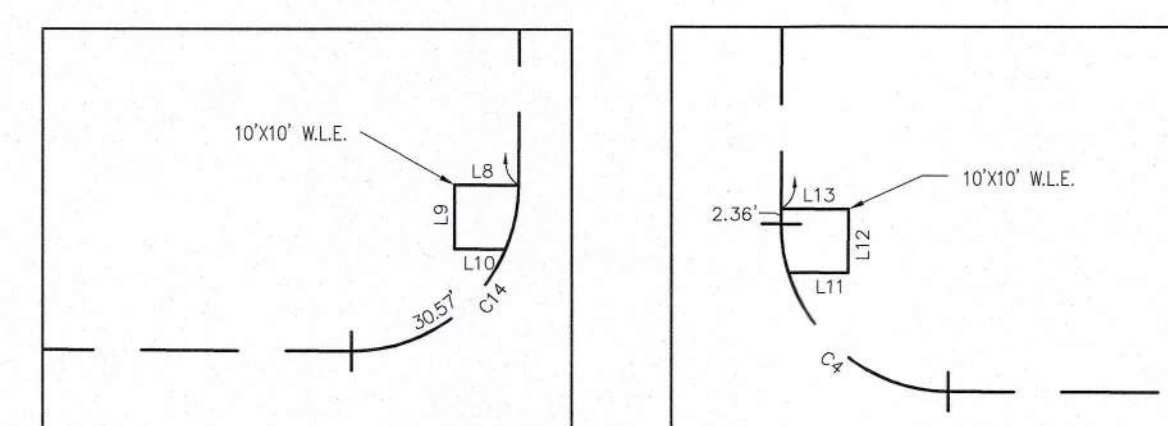
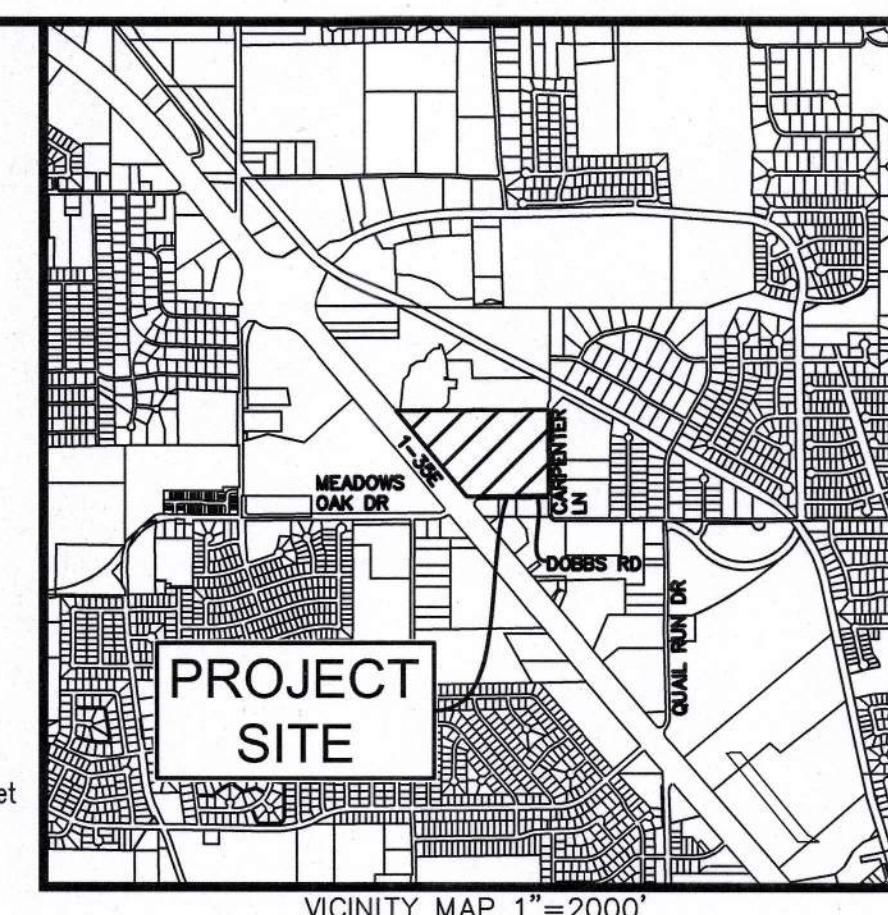
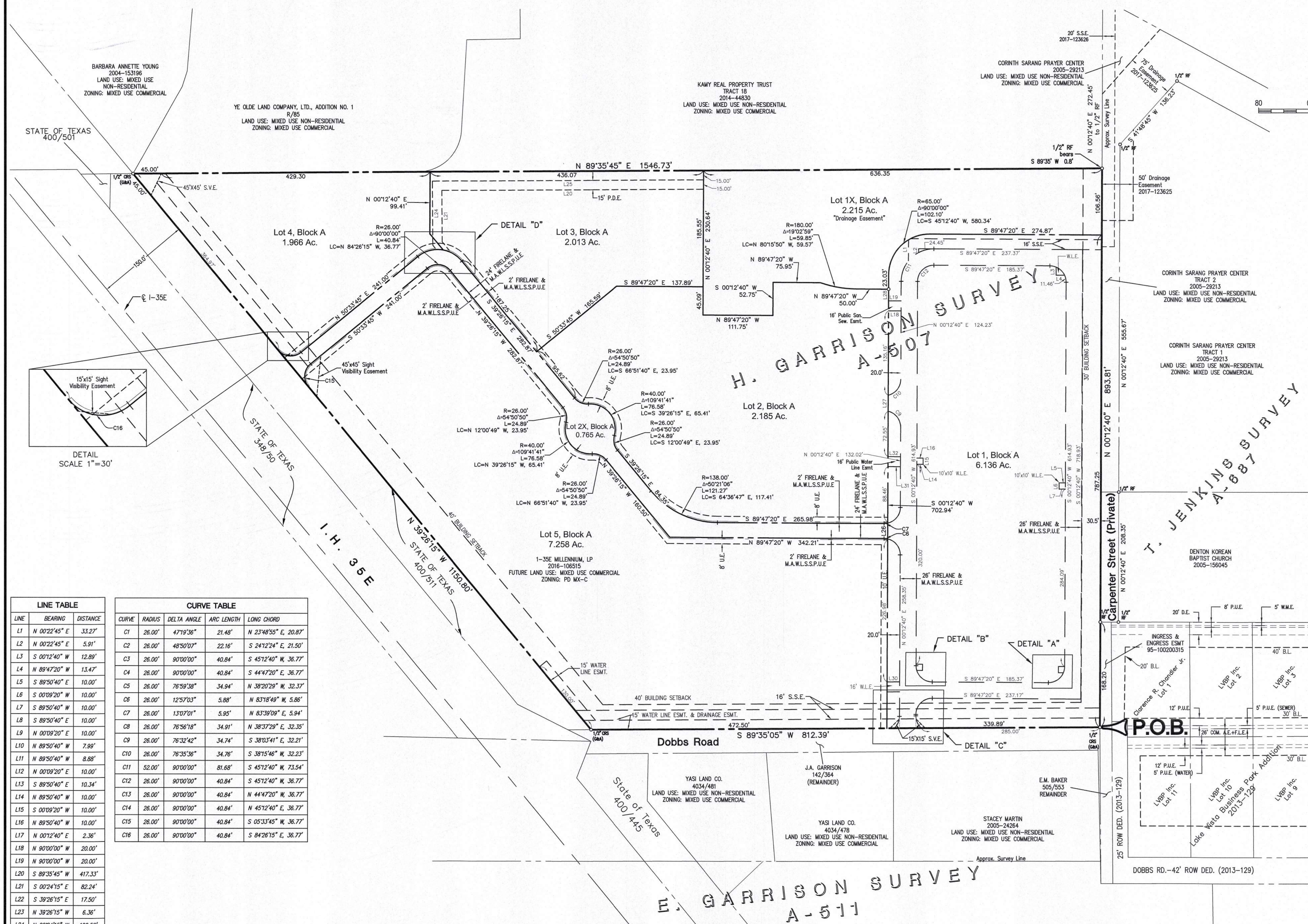


Exhibit A

FINAL PLAT

**Lots 1-5, 1X & 2X, Block A
MILLENNIUM PLACE**

24.205 Acres

in the
H. GARRISON SURVEY, ABSTRACT NO. 507
CITY OF CORINTH
DENTON COUNTY, TEXAS

Page 1 of 2



The John R. McAdams
Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: BC DATE: 2/14/19 SCALE: 1"=80' JOB. No. 16192

OWNER/DEVELOPER
I-35E MILLENNIUM LP
5508 SEAPINES DRIVE
PLANO, TX 75093
Ph. (469) 867-2933
Contact: M. William Tsao

Filed for Record
in the Official Records Of:
Denton County
On: 2/20/2019 12:12:53 PM
In the PLAT Records
MILLENNIUM PLACE
Doc Number: 2019-85
Number of Pages: 2
Amount: 100.00
Order#: 20190220000333
By: CR

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

I, (we), 1-35 Millennium, LP, & 6Q Hospitality, LLC, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

Being all that certain lot, tract or parcel of land situated in the H. GARRISON SURVEY, ABSTRACT NO. 507, City of Corinth, Denton County, Texas, being part of that certain called 24.601 acres tract of land described in deed to Donald L. Anderson and wife, Virginia L. Anderson recorded in Volume 562, Page 593 of the Deed Records of Denton County, Texas, the same being described in deed to D.L.A. Partners, Ltd. recorded in Volume 4168, Page 2634 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar (G&A) set at the southeast corner of said tract, being on the north line of Dobbs Road, a public roadway, and being on the west line of Carpenter Street;

THENCE S 89°35'05" W, 812.39 feet, along the north line of Dobbs Road, a public roadway, and the south line of said Anderson tract, to a 1/2" capped rebar (G&A) set on the east right of way line of Interstate Highway 35E according to the deed to the State of Texas recorded in Volume 400, Page 511 of the Deed Records of Denton County, Texas;

THENCE N 39°26'15" W (Record), 1150.80 feet, along the east right of way line of Interstate Highway 35E, to a 1/2" capped rebar (G&A) set on the north line of said Anderson tract, being on the south line of that certain tract of land described in deed to C. R. Brown recorded in Volume 285, Page 520 of the Deed Records of Denton County, Texas;

THENCE N 89°35'45" E, along the north line of said Anderson tract and the south line of said Brown tract, and passing the southwest corner of that certain tract of land described as Tract D in deed to Philip C. McGohey recorded in Clerk's File Number 93-23046 of the Real Property Records of Denton County, Texas, and continuing a total distance of 1546.73 feet, to a 1/2" rebar found at the northeast corner of said Anderson tract, being the southeast corner of said McGohey tract and being on the west line of Carpenter Street, and being on the west line of that certain tract of land described as Tract H in deed to Harvest Christian Ministries, Inc. recorded in Clerk's File Number 97-015608 of the Real Property Records of Denton County, Texas;

THENCE S 00°12'40"W, 893.81 feet, along the east line of said Anderson tract and the west line of Carpenter Street and said Harvest Christian Ministries tract, to the POINT OF BEGINNING and containing approximately 24.205 acres of land.

and designated herein as the MILLENNIUM PLACE Subdivision to the City of Corinth, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, oil streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

WITNESS OUR HAND this 14 day of February, 2019.

1-35 Millennium, LP,
a Texas limited partnership

BY: [Signature]
a Texas corporation,
Its General Partner

BY: [Signature]
Ming Tzong William Tsao, Owner

02/14/2019
Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY in and for Denton County, Texas, on this day personally appeared Ming Tzong William Tsao, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is owner, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of February, 2019.

[Signature]
Notary Public in and for the State of Texas

Kelli Morgan
Type or Print Notary's Name



My commission expires the 22 day of December, 2022.

WITNESS OUR HAND this 15 day of February, 2019.

6Q Hospitality, LLC

BY: 6Q Hospitality, LLC

BY: [Signature]
6Q Hospitality, LLC
Authorized Representative

02/15/19
Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY in and for Denton County, Texas, on this day personally appeared Jan Patel, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is owner, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15 day of February, 2019.

[Signature]
Notary Public in and for the State of Texas

Kelli Morgan
Type or Print Notary's Name



My commission expires the 22 day of December, 2022.

CONSTRUCTION AND MAINTENANCE STATEMENT

DEVELOPER WILL DESIGN, CONSTRUCT, OPERATE, USE AND MAINTAIN THE FOLLOWING:

- PRIVATE WATER STORAGE FACILITY (DETENTION AND RETENTION PONDS) AND ASSOCIATED PRIVATE DRAINAGE EASEMENTS,
- PRIVATE ACCESS EASEMENTS AND ASSOCIATED IMPROVEMENTS,
- PRIVATE STORM WATER DRAINAGE SYSTEMS AND ASSOCIATED PRIVATE EASEMENTS,
- STORM WATER TREATMENT FACILITY OR IDENTIFIED BEST MANAGEMENT PRACTICES FOR STORM WATER QUALITY AND ASSOCIATED EASEMENTS
- RETAINING WALLS

(COLLECTIVELY HEREINAFTER REFERRED TO AS "IMPROVEMENTS"). THE CITY OF CORINTH IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF THE IMPROVEMENTS DEVELOPED AND CONSTRUCTED BY DEVELOPER OR ITS PREDECESSORS OR SUCCESSORS. THE DEVELOPER'S MAINTENANCE RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTION AND MAINTENANCE IN ACCORDANCE WITH APPROVED DESIGNED SLOPE, GRADE, CONTOUR, AND VOLUME, INCLUDING ANY STRUCTURES, FREQUENT MOWING AND ROUTINE MAINTENANCE, REMOVAL OF DEBRIS, AND REPAIR OF EROSION. NO FACILITIES WILL BE ALLOWED WITHIN THE IMPROVEMENTS AREAS WITHOUT THE ADVANCE WRITTEN PERMISSION OF THE DIRECTOR OF PUBLIC WORKS.

DEVELOPER WILL INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF CORINTH, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY, OR EXPENSE AND ATTORNEY'S FEES FOR ANY AND ALL DAMAGES, ACCIDENTS, CASUALTIES, OCCURRENCES, OR CLAIMS WHICH ARISE OUT OF OR RESULT FROM THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE IMPROVEMENTS, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDING ANY PROPERTY OWNERS ASSOCIATION, TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. THE COVENANTS SHALL INCLUDE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS. IF THE PROPERTY IS FURTHER SUBDIVIDED, DEVELOPER SHALL IMPOSE THESE COVENANTS UPON ALL LOTS ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS. ALL OF THE ABOVE COVENANTS SHALL BE COVENANTS RUNNING WITH THE LAND. ACCESS TO THE IMPROVEMENTS IS GRANTED TO THE CITY FOR ANY PURPOSE RELATED TO THE EXERCISE OF GOVERNMENTAL SERVICES OR FUNCTIONS, INCLUDING BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT.

OWNERS:

1-35 Millennium, LP,
a Texas limited partnership

BY: 1-35 Millennium, LP,
a Texas corporation,
Its General Partner

BY: [Signature]
Ming Tzong William Tsao, Owner

02/14/2019
Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY in and for Denton County, Texas, on this day personally appeared Ming Tzong William Tsao, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is owner, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of February, 2019.

[Signature]
Notary Public in and for the State of Texas

Kelli Morgan
Type or Print Notary's Name



My commission expires the 22 day of December, 2022.

6Q Hospitality, LLC

BY: 6Q Hospitality, LLC

BY: [Signature]
6Q Hospitality, LLC
Authorized Representative

02/15/19
Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY in and for Denton County, Texas, on this day personally appeared Jan Patel, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is owner, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15 day of February, 2019.

[Signature]
Notary Public in and for the State of Texas

Kelli Morgan
Type or Print Notary's Name



My commission expires the 22 day of December, 2022.

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, _____ acting by and through the undersigned, its duly authorized agent, is the lienholder of the property described herein, does hereby ratify all dedications and provisions of this plat as shown.

LIENHOLDER: _____

DATE: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My commission expires the _____ day of _____, 2019.

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire lane in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

OWNERS:

1-35 Millennium, LP,
a Texas limited partnership

BY: 1-35 Millennium, LP,
a Texas corporation,
Its General Partner

BY: [Signature]
Ming Tzong William Tsao, Owner

02/14/2019
Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY in and for Denton County, Texas, on this day personally appeared Ming Tzong William Tsao, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is owner, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of February, 2019.

[Signature]
Notary Public in and for the State of Texas

Kelli Morgan
Type or Print Notary's Name



My commission expires the 22 day of December, 2022.

WITNESS OUR HAND this 15 day of February, 2019.

6Q Hospitality, LLC

BY: 6Q Hospitality, LLC

BY: [Signature]
6Q Hospitality, LLC
Authorized Representative

02/15/19
Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY in and for Denton County, Texas, on this day personally appeared Jan Patel, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is owner, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15 day of February, 2019.

[Signature]
Notary Public in and for the State of Texas

Kelli Morgan
Type or Print Notary's Name



My commission expires the 22 day of December, 2022.

NOTES:

- Bearings based on NAD '83 Texas Coordinate System, North Central Zone, 4202.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed by G&A | MCADAMS on the subject property.
- Lots 1X & 2X, Block A are common area lots. A property owners association will be responsible for all maintenance of these common areas.
- Northeast corner of subject property tied to City of Corinth Monument CM09.
N=7,105,598.02'
E=2,411,183.76'
Z=569.68'
- According to Community/Panel No. 48121003950, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Private Storm Sewer located in the Mutual Access, Water, Sanitary Sewer and Private Storm Sewer Easement refers to the main lines used to convey storm runoff to the retention pond. This easement is not intended for storm lines under 18" in diameter.
- SIGHT VISIBILITY RESTRICTION: No Structure, object, or plant of any type may obstruct vision from a height of 30 inches to a height of 10 feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the sight visibility easement on shown on the plat. These sight visibility easements will remain in effect until vacated by ordinance adopted by the City Council and the property replanted.
- The property owners association (P.O.A.) shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area lots. The property owners association shall further hold the City of Corinth harmless from any damages to persons, to the owners lot or any lot arising from such maintenance responsibility. The detention easement shown on this plat shall not create an affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence and interference with structures, the City retains the right to enter upon the easement for public purposes including maintenance.

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in 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.

[Signature]
W. Thad Murley III, RPLS
Texas Registration No. 5802

STATE OF TEXAS :
COUNTY OF Denton :

BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared W. Thad Murley III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of February, 2019.

[Signature]
Notary Public

My commission expires the 22 day of December, 2022.

CERTIFICATE OF FINAL PLAT APPROVAL



Approved :

[Signature]
Chairman, Planning and Zoning Commission
City of Corinth, Texas

2/20/2019
Date

The undersigned, the City Secretary of the City of Corinth, Texas, hereby certifies that the foregoing Final Plat of the MILLENNIUM PLACE Subdivision or Addition to the City of Corinth was submitted to the Planning and Zoning Commission on the 27th day of February, 2019, and the Commission, by formal action, then and there accepted the Final Plat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying construction plans, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this 20 day of February, 2019.

[Signature]
City Secretary
City of Corinth, Texas



Exhibit A

FINAL PLAT
Lots 1-5, 1X & 2X, Block A
MILLENNIUM PLACE
24.205 Acres
in the
H. GARRISON SURVEY, ABSTRACT NO. 507
CITY OF CORINTH
DENTON COUNTY, TEXAS

Page 2 of 2



The John R. McAdams
Company, Inc.
(DBA: G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: BC DATE: 2/14/19 SCALE: N.T.S. JOB. No. 16192

OWNER/DEVELOPER
1-35E MILLENNIUM LP
5608 SEAPINES DRIVE
PLANO, TX 75093
Ph. (469) 867-2933
Contact: M. William Tsao

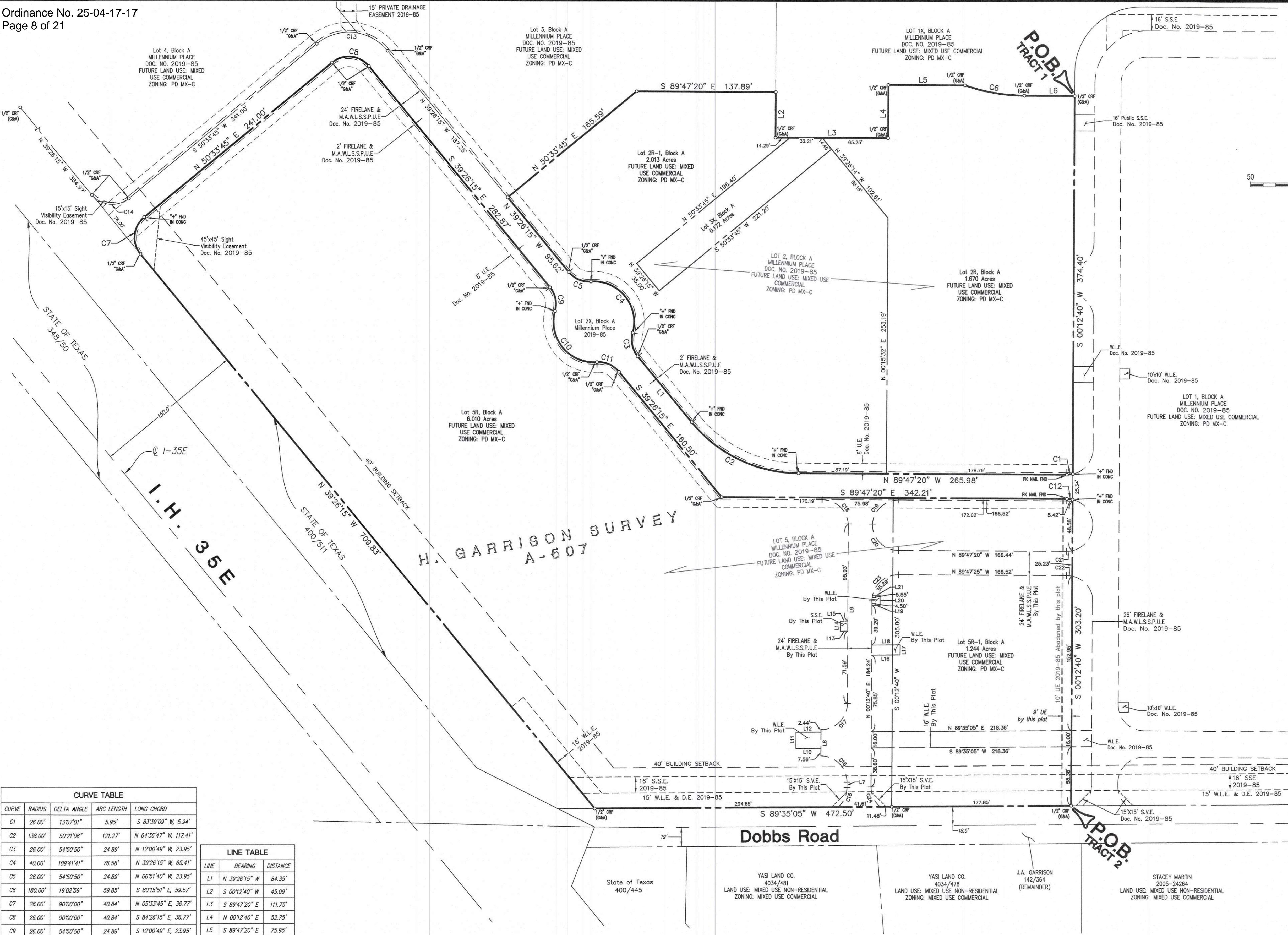
Filed for Record
in the Official Records Of:
Denton County
On: 2/20/2019 12:12:53 PM
in the PLAT Records
MILLENNIUM PLACE
Doc Number: 2019 - 85
Number of Pages: 2
Amount: 100.00
Order#: 20190220000333
By: CR

FILED

DOC #

PRD.CT.

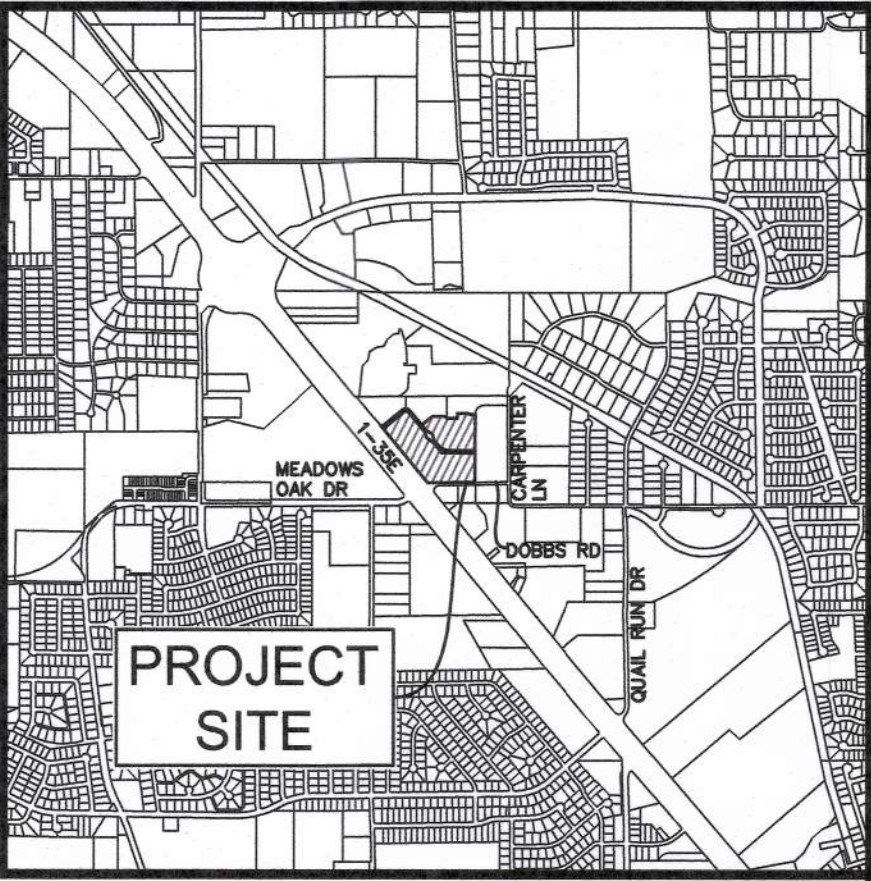
Ordinance No. 25-04-17-17
Page 8 of 21



CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	26.00'	137°01'	5.95'
C2	138.00'	50°21'06"	121.27'
C3	26.00'	54°50'50"	24.89'
C4	40.00'	109°41'41"	76.58'
C5	26.00'	54°50'50"	24.89'
C6	180.00'	19°02'59"	59.85'
C7	26.00'	90°00'00"	40.84'
C8	26.00'	90°00'00"	40.84'
C9	26.00'	54°50'50"	24.89'
C10	40.00'	109°41'41"	76.58'
C11	26.00'	54°50'50"	24.89'
C12	26.00'	12°57'03"	5.88'
C13	50.00'	90°00'00"	78.54'
C14	26.00'	90°00'00"	40.84'
C15	26.00'	47°57'50"	21.77'
C16	26.00'	90°00'00"	40.84'
C17	26.00'	90°00'00"	40.84'
C18	26.00'	86°11'34"	39.11'
C19	26.00'	86°15'31"	39.14'
C20	26.00'	90°00'00"	40.84'
C21	26.00'	13°20'33"	6.05'
C22	26.00'	12°55'10"	5.86'
C23	26.00'	90°00'00"	40.84'
C24	26.00'	49°13'00"	22.33'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 39°26'15" W	84.35'
L2	S 00°12'40" W	45.09'
L3	S 89°47'20" E	111.75'
L4	N 00°12'40" E	52.75'
L5	S 89°47'20" E	75.95'
L6	S 89°47'20" E	50.00'
L7	N 00°12'40" E	5.32'
L8	N 00°19'08" E	26.00'
L9	N 00°12'40" E	179.42'
L10	S 89°35'05" W	24.99'
L11	N 00°12'40" E	16.00'
L12	N 89°35'05" E	25.02'
L13	S 89°35'05" W	7.41'
L14	N 00°12'40" E	10.00'
L15	N 89°35'05" E	7.41'
L16	S 89°35'05" W	28.01'
L17	S 00°12'40" E	10.00'
L18	S 89°35'05" W	28.01'
L19	S 89°35'05" W	7.99'
L20	S 00°12'40" W	10.00'
L21	S 89°35'05" W	7.40'

- NOTES:
- Bearings based on NAD '83 Texas Coordinate System, North Central Zone, 4202.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
 - No flood zone area analysis has been performed by McAdams, on the subject property.
 - Lot 3X, Block A to be dedicated and maintained by POA.
 - According to Community/Panel No. 48121033950, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (area of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - Private Storm Sewer located in the Mutual Access, Water, Sanitary Sewer and Private Storm Sewer Easement refers to the main lines used to convey storm runoff to the retention pond. This easement is not intended for storm lines under 18" in diameter.
 - SIGHT VISIBILITY RESTRICTION: No Structure, object, or plant of any type may obstruct vision from a height of 30 inches to a height of 10 feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the sight visibility easement on shown on the plot. These sight visibility easements will remain in effect until vacated by ordinance adopted by the City Council and the property replatted.
 - Developer shall be responsible for restoring, replacing, or repairing, any damages to private property, including but not limited to shade structures and artificial water features that encroaches into public easements, of the City of Corinth Maintenance within said easements.



- VICINITY MAP 1"=2000'
- LEGEND**
- BL = BUILDING LINE
 - CRF = CAPPED REBAR FOUND
 - G&A = G&A | MCADAMS
 - M.A.W.L.S.S.P.U.E = MUTUAL ACCESS, WATER LINE, SANITARY SEWER & PRIVATE UTILITY EASEMENT
 - P.O.B. = POINT OF BEGINNING
 - P.D.E. = PUBLIC DRAINAGE EASEMENT
 - RF = REBAR FOUND
 - S.V.E. = SIGHT VISIBILITY EASEMENT
 - S.S.E. = SANITARY SEWER EASEMENT
 - U.E. = UTILITY EASEMENT
 - W.L.E. = WATER LINE EASEMENT
 - W.L.E.D.E. = WATER LINE EASEMENT DRAINAGE EASEMENT

Exhibit A
REPLAT
Lots 2R, 2R-1, 3X, 5R, & 5R-1, Block A
MILLENNIUM PLACE
Being a Replat of Lots 2 & 5, Block A
MILLENNIUM PLACE
11.109 Acres
In the
H. GARRISON SURVEY, ABSTRACT NO. 507
CITY OF CORINTH
DENTON COUNTY, TEXAS



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

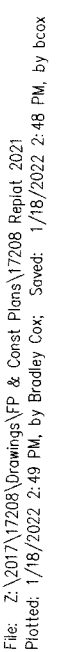
DRAWN BY: BC DATE: 2/11/2020 SCALE: 1" = 50' JOB. No. 17208

OWNER/DEVELOPER
I-35E MILLENNIUM LP
6608 BEAPINES DRIVE
PLANO, TX 75093
LAKEVIEW MANOR REALTY, LP
18333 Preston Rd, Suite 248,
Dallas, TX 75262

Filed for Record
in the Official Records Of:
Denton County
On: 7/21/2020 2:43:51 PM
In the PLAT Records
REPLAT MILLENNIUM PLACE
Doc Number: 2020-248
Number of Pages: 2
Amount: 100.00
Order#: 20200721000535
By: MK

USMT, LLC
18333 Preston Rd, Suite 248,
Dallas, TX 75262
Ph. (469) 399-9683
Contact: Mingtong William Tseo

FILED _____ DOC # _____ PRD.CT.




CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C16	26.00'	90°00'00"	40.84'	N 45°24'15" E, 36.77'
C17	26.00'	90°00'00"	40.84'	S 44°35'45" W, 36.77'
C18	26.00'	39°20'08"	17.85'	S 19°46'10" E, 17.50'
C19	26.00'	82°31'24"	37.45'	N 88°11'44" E, 36.77'
C20	50.00'	39°26'14"	34.42'	S 70°16'53" W, 33.29'
C21	26.00'	1°19'31"	6.05'	N 83°20'14" E, 6.03'
C22	26.00'	1°30'36"	5.96'	N 83°10'11" E, 5.95'
C23	26.00'	39°26'52"	17.92'	S 70°16'54" W, 17.55'
C24	26.00'	11°45'40.3"	52.14'	S 06°34'28" E, 43.83'
C25	26.00'	12°57'03"	5.88'	S 83°19'45" E, 5.86'
C26	26.00'	54°50'50"	24.89'	N 66°51'40" W, 23.95'
C27	40.00'	109°41'41"	76.58'	N 39°26'15" W, 65.41'
C28	26.00'	54°50'50"	24.89'	N 12°00'49" W, 23.95'
C29	26.00'	90°00'00"	40.84'	N 04°26'15" W, 36.77'
C30	26.00'	90°00'00"	40.84'	N 05°34'45" E, 36.77'

LINE TABLE		
LINE	BEARING	DISTANCE
13	S 00°24'15" E	10.50'
14	S 89°35'45" W	10.00'
15	S 00°24'15" E	10.50'
16	N 89°47'20" W	20.24'
17	N 89°47'20" W	36.24'
18	S 89°47'39" W	20.43'
19	S 89°47'39" W	20.38'

hibit A

DING PLAT
 & 1X, Block B
INIUM PLACE
 of Lots 2R, 2R-1, 3R,
 3X, Block A
INIUM PLACE
 85 Acres
 ED: PD-44
 in the
 RVEY, ABSTRACT NO. 507
 OF CORINTH
 COUNTY, TEXAS

		The John R. McAdams Company, Inc. 111 Hillside Drive Lewisville, Texas 75057 972.436.9712 201 Country View Drive Roanoke, Texas 76262 940.240.1012 	
<h1>McADAMS</h1>		BPPE: 19762 TBPIS: 16194440 www.gacn.com www.mcadamsco.com	
DRAWN BY: BC DATE: 10/17/2021 SCALE: 1" = 40' JOB. No. 17208			
OWNER/DEVELOPER 1-35E MILLENNIUM LP 6508 SEAPINES DRIVE PLANO, TX 75093 Ph. (469) 887-2933 Contact: M. William Teao		Filed for Record In the Official Records Of: Denton County On: 2/25/2022 12:58:29 PM In the PLAT Records MILLENNIUM PLACE LP Doc Number: 2022 - 73 Number of Pages: 2 Amount: 100.00 Order#: 20220225000557 By: KT	
6Q HOSPITALITY LLC 8051 LYNDON B JOHNSON FWY DALLAS, TX 75251			

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

We, Lakeview Manor Realty LP, Millennium Place LP, 1-35 Millennium LP, 6Q Hospitality, LLC., & William Tsao, owners of the land shown on this plot within the area described by metes and bounds as follows:

BEING all that certain lot, tract or parcel of land situated in the H. Garrison Survey, City of Corinth, Denton County, Texas, being part of that certain tract of land described as Lots 2R, 2R-1, 3R, 4R, and 3X, Block A, Millennium Place, recorded in Document Number 2020-248, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar with cap stamped "G&A | MCADAMS" found at the northwest corner of said Lot 4R, same being the northeast corner of that certain tract of land described in deed to the State of Texas, recorded in Volume 400, Page 531, Deed Records, Denton County, Texas, same being the southeast corner of that certain tract of land described in deed to Barbara Annette Young, recorded in Document Number 2004-153196, Deed Records, Denton County, Texas, and being in the easterly line of 1-35 East;

THENCE N 89°35'45" E, with the north line of said Lot 4R, passing the northeast corner thereof, same being the northwest corner of said Lot 3R, continuing a total distance of 910.37 feet, to a 1/2 inch rebar with cap stamped "G&A | MCADAMS" found, being the most northerly northeast corner of said Lot 3R, same being the northwest corner of said Lot 1X, Block A, Millennium Place, on addition to the City of Corinth, according to the plat thereof, recorded in Document Number 2019-353, Plat Records, Denton County, Texas;

THENCE S 00°12'40" W, with the east line of said Lot 3R, and the west line of said Lot 1X, a distance of 230.64 feet, to a 1/2 inch rebar with cap stamped "G&A | MCADAMS" found at the southwest corner of said Lot 1X, same being the inner ell of said Lot 3R;

THENCE S 89°47'20" E, with the south line of said Lot 1X, and the most southerly north line of said Lot 3R, passing the most southerly northeast corner thereof, same being the northwest corner of said Lot 3X, passing the most southerly northwest corner of said Lot 2R, continuing a total distance of 111.75 feet, to a 1/2 inch rebar with cap stamped "G&A | MCADAMS" found in the south line of said Lot 1X, and being the inner ell of said Lot 2R;

THENCE N 08°12'40" E, with the most northerly west line of said Lot 2R, and the south line of said Lot 1X, a distance of 52.75 feet, to a 1/2 inch rebar with cap stamped "G&A | MCADAMS" found in the south line of said Lot 1X, and being the most northerly northwest corner of said Lot 2R;

THENCE with the north line of said Lot 2R, and the south line of said Lot 1X, the following three (3) calls:

S 89°47'20" E, a distance of 75.95 feet, to a 1/2 inch rebar with cap stamped "G&A | MCADAMS" found;

Southeasterly with a curve to the left having a radius of 180.00 feet, a central angel of 19°02'59", and an arc length of 59.85 feet, whose chord bears S 80°15'51" E, a distance of 59.57 feet, to a 1/2 inch rebar with cap stamped "G&A | MCADAMS" found;

S 89°47'20" E, a distance of 50.00 feet to 1/2 inch rebar with a cap stamped "G&A | MCADAMS" found at the northeast corner of said Lot 2R, being the northwest corner of Lot 1, Block A, of said Millennium Place, and being the most westerly southeast corner of said Lot 1X;

THENCE S 00°12'40" W, with the easterly line of said Lot 2R, and the west line of said Lot 1, a distance of 374.40 feet, to a "+" found in concrete at the southeast corner of said Lot 2R, and being the northeast corner of Lot 2X, Block A, of said Millennium Place, and being in the west line of said Lot 1;

THENCE with the common line of said Lots 2R, 2R-1, 3R, 4R and Lot 2X, the following eleven (11) calls:

Southeasterly, with a curve to the right having a radius of 26.00 feet, a central angel of 13°07'01", and an arc length of 5.95 feet, whose chord bears S 83°39'09" W, a distance of 5.94 feet, to a PK nail found;

N 89°47'20" W a distance of 265.91, to a "+" found in concrete;

Northwesterly, with a curve to the right having a radius of 138.00 feet, a central angel of 50°21'06", and an arc length of 121.27 feet, whose chord bears N 64°36'47" W, a distance of 117.41 feet, to a "+" found in concrete;

N 39°28'15" W a distance of 84.35, to a 1/2 inch rebar with cap stamped "G&A | MCADAMS" found;

Northwesterly, with a curve to the right having a radius of 26.00 feet, a central angel of 54°50'50", and an arc length of 24.89 feet, whose chord bears N 12°00'49" W, a distance of 23.95 feet, to a "+" found in concrete;

Northwesterly, with a curve to the left having a radius of 40.00 feet, a central angel of 109°41'41", and an arc length of 76.58 feet, whose chord bears N 39°28'15" W, a distance of 65.41 feet, to a "+" found in concrete;

Northwesterly, with a curve to the right having a radius of 26.00 feet, a central angel of 54°50'50", and an arc length of 24.89 feet, whose chord bears N 66°51'40" W, a distance of 23.95 feet, to a 1/2 inch rebar with cap stamped "G&A | MCADAMS" found;

N 39°28'15" W, a distance of 282.87 feet, to a 1/2 inch rebar with cap stamped "G&A | MCADAMS" found;

Northwesterly, with a curve to the left having a radius of 50.00 feet, a central angel of 89°59'59", and an arc length of 78.54, whose chord bears N 84°26'14" W, a distance of 70.71 feet, to a 1/2 inch rebar with cap stamped "G&A | MCADAMS" found;

S 50°33'45" W, a distance of 241.00 feet, to a 1/2 inch rebar with cap stamped "G&A | MCADAMS" found;

Northwesterly, with a curve to the right having a radius of 26.00 feet, a central angel of 90°00'00", and an arc length of 40.84, whose chord bears N 84°26'15" W, a distance of 36.77 feet, to a 1/2 inch rebar with cap stamped "G&A | MCADAMS" found, being the southwest corner of said Lot 4R, same being the northwest corner of said Lot 2X, and being on the east line of said State of Texas tract, and being the easterly line of 1-35 East;

THENCE N 39°28'15" W, with the easterly line of 1-35 East, and the west line of said Lot 4R, a distance of 364.97 feet, to the POINT OF BEGINNING and containing approximately 7.385 acres of land.

and designated herein as MILLENNIUM PLACE, a Subdivision to the City of Corinth, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, power mains, wastewater mains and other utilities, and any other property necessary to serve the plot and to implement the requirements of the plotting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

WITNESS OUR HAND this 26th day of January, 2022.

1-35 Millennium LP, a Texas limited partnership, Millennium Place LP, a Texas limited partnership, and William Tsao,

BY: 1-35 Millennium LP,
a Texas corporation,
Its General Partner

BY: Millennium Place LP,
a Texas corporation,
Its General Partner

BY: William Tsao

BY: Ming Tsang William Tsao, Authorized Representative
(Lots 2, 4, & 1X) 01/26/2022
Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY in and for Denton County, Texas, on this day personally appeared Ming Tsang William Tsao, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is owner and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of January, 2022.

Elena Lucia Parker Elena Lucia Parker
Notary Public in and for the State of Texas Print Notary's Name

My commission expires the 15th day of September, 2022

WITNESS OUR HAND this 7th day of February, 2022.

6Q Hospitality, LLC

BY: 6Q Hospitality, LLC

BY: David 02/7/22
Authorized Representative (Lot 3) Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY in and for Denton County, Texas, on this day personally appeared David known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is owner and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 07th day of February, 2022.

Elena Lucia Parker Elena Lucia Parker
Notary Public in and for the State of Texas Print Notary's Name

My commission expires the 15th day of September, 2022

WITNESS OUR HAND this 10th day of February, 2022.

Lakeview Manor Realty, LP

BY: Lakeview Manor Realty, LP

BY: 02/10/2022
Lakeview Manor Realty, LP
Authorized Representative (Lot 1) Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY in and for Denton County, Texas, on this day personally appeared William Tsao known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is owner and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of February, 2022.

Elena Lucia Parker Elena Lucia Parker
Notary Public in and for the State of Texas Print Notary's Name

My commission expires the 15th day of September, 2022

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire lane in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

OWNERS:

1-35 Millennium LP, a Texas limited partnership, Millennium Place LP, a Texas limited partnership, and William Tsao,

BY: 1-35 Millennium LP,
a Texas corporation,
Its General Partner

BY: Millennium Place LP,
a Texas corporation,
Its General Partner

BY: William Tsao

BY: 01/26/2022
Ming Tsang William Tsao, Authorized Representative (Lots 2, 4, & 1X) Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY in and for Denton County, Texas, on this day personally appeared Ming Tsang William Tsao, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is owner and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of January, 2022.

Elena Lucia Parker Elena Lucia Parker
Notary Public in and for the State of Texas Print Notary's Name

My commission expires the 15th day of September, 2022

WITNESS OUR HAND this 7th day of February, 2022.

6Q Hospitality, LLC

BY: 6Q Hospitality, LLC

BY: 02/7/22
6Q Hospitality, LLC
Authorized Representative (Lot 3) Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY in and for Denton County, Texas, on this day personally appeared David known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is owner and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7th day of February, 2022.

Elena Lucia Parker Elena Lucia Parker
Notary Public in and for the State of Texas Print Notary's Name

My commission expires the 15th day of September, 2022

WITNESS OUR HAND this 9th day of February, 2022.

Lakeview Manor Realty, LP

BY: Lakeview Manor Realty, LP

BY: 02/7/22
Lakeview Manor Realty, LP
Authorized Representative (Lot 1) Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY in and for Denton County, Texas, on this day personally appeared David known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is owner and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of February, 2022.

Elena Lucia Parker Elena Lucia Parker
Notary Public in and for the State of Texas Print Notary's Name

My commission expires the 15th day of September, 2022

CONSTRUCTION AND MAINTENANCE STATEMENT

DEVELOPER WILL DESIGN, CONSTRUCT, OPERATE, USE AND MAINTAIN THE FOLLOWING:

- PRIVATE WATER STORAGE FACILITY (DETENTION AND RETENTION PONDS) AND ASSOCIATED PRIVATE DRAINAGE EASEMENTS,
- PRIVATE ACCESS EASEMENTS AND ASSOCIATED IMPROVEMENTS,
- PRIVATE STORM WATER DRAINAGE SYSTEMS AND ASSOCIATED PRIVATE EASEMENTS,
- STORM WATER TREATMENT FACILITY OR IDENTIFIED BEST MANAGEMENT PRACTICES FOR STORM WATER QUALITY AND ASSOCIATED EASEMENTS

(COLLECTIVELY HEREINAFTER REFERRED TO AS "IMPROVEMENTS"). THE CITY OF CORINTH IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF THE IMPROVEMENTS DEVELOPED AND CONSTRUCTED BY DEVELOPER OR ITS PREDECESSORS OR SUCCESSORS. THE DEVELOPER'S MAINTENANCE RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTION AND MAINTENANCE IN ACCORDANCE WITH APPROVED DESIGNED SLOPE, GRADE, CONTOUR, AND VOLUME, INCLUDING ANY STRUCTURES, FREQUENT MOWING AND ROUTINE MAINTENANCE, REMOVAL OF DEBRIS, AND REPAIR OF EROSION. NO FACILITIES WILL BE ALLOWED WITHIN THE IMPROVEMENTS AREAS WITHOUT THE ADVANCE WRITTEN PERMISSION OF THE DIRECTOR OF PUBLIC WORKS.

DEVELOPER WILL INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF CORINTH, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY, OR EXPENSE AND ATTORNEY'S FEES FOR ANY AND ALL DAMAGES, ACCIDENTS, CASUALTIES, OCCURRENCES, OR CLAIMS WHICH ARISE OUT OF OR RESULT FROM THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE IMPROVEMENTS, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDING ANY PROPERTY OWNERS ASSOCIATION, TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. THE COVENANTS SHALL INCLUDE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS. IF THE PROPERTY IS FURTHER SUBDIVIDED, DEVELOPER SHALL IMPOSE THESE COVENANTS UPON ALL LOTS ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS. ALL OF THE ABOVE OBLIGATIONS SHALL BE COVENANTS RUNNING WITH THE LAND. ACCESS TO THE IMPROVEMENTS IS GRANTED TO THE CITY FOR ANY PURPOSE RELATED TO THE EXERCISE OF GOVERNMENTAL SERVICES OR FUNCTIONS, INCLUDING BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT.

OWNERS:

1-35 Millennium LP, a Texas limited partnership, Millennium Place LP, a Texas limited partnership, and William Tsao,

BY: 1-35 Millennium LP,
a Texas corporation,
Its General Partner

BY: Millennium Place LP,
a Texas corporation,
Its General Partner

BY: William Tsao

BY: 01/26/2022
Ming Tsang William Tsao, Authorized Representative (Lots 2, 4, & 1X) Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY in and for Denton County, Texas, on this day personally appeared Ming Tsang William Tsao, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is owner and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of January, 2022.

Elena Lucia Parker Elena Lucia Parker
Notary Public in and for the State of Texas Print Notary's Name

My commission expires the 15th day of September, 2022

6Q Hospitality, LLC

BY: 6Q Hospitality, LLC

BY: 02/7/22
6Q Hospitality, LLC
Authorized Representative (Lot 3) Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY in and for Denton County, Texas, on this day personally appeared David known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is owner and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7th day of February, 2022.

Elena Lucia Parker Elena Lucia Parker
Notary Public in and for the State of Texas Print Notary's Name

My commission expires the 15th day of September, 2022

WITNESS OUR HAND this 9th day of February, 2022.

Lakeview Manor Realty, LP

BY: Lakeview Manor Realty, LP

BY: 02/7/22
Lakeview Manor Realty, LP
Authorized Representative (Lot 1) Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY in and for Denton County, Texas, on this day personally appeared David known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is owner and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of February, 2022.

Elena Lucia Parker Elena Lucia Parker
Notary Public in and for the State of Texas Print Notary's Name

My commission expires the 15th day of September, 2022

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in 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.

W. Thad Murley III, RPLS 1/19/2022
W. Thad Murley III, RPLS
Texas Registration No. 5802

STATE OF TEXAS :

COUNTY OF Denton:

BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared W. Thad Murley III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 19th day of January, 2022.

Elena Lucia Parker Elena Lucia Parker
Notary Public Print Notary's Name

My commission expires the 15th day of September, 2022

NOTES:

- Bearings based on NAD '83 Texas Coordinate System, North Central Zone, 4202.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed by McAdams, on the subject property.
- Lot 1X, Block B is a common area lot. A property owners association will be responsible for all maintenance of this common area.
- According to Community/Panel No. 48121033550, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic platting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Private Storm Sewer located in the Mutual Access, Water, Sanitary Sewer and Private Storm Sewer Easement refers to the main lines used to convey storm runoff to the retention pond. This easement is not intended for storm lines under 18" in diameter.
- SIGHT VISIBILITY RESTRICTION: No Structure, object, or plant of any type may obstruct vision from a height of 30 inches to a height of 10 feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the sight visibility easement on shown on the plot. These sight visibility easements will remain in effect until vacated by ordinance adopted by the City Council and the property replatted.
- Developer shall be responsible for restoring, replacing, or repairing, any damages to private property, including but not limited to shade structures and artificial water features that encroaches into public easements, of the City of Corinth Maintenance within said easements.

-The purpose of this Amending Plat is to add various easements to the platted property.

CERTIFICATE OF AMENDING PLAT APPROVAL

Approved this _____ day of _____, 2022.

J. P. Wells
Director of Planning & Development
City of Corinth, Texas

Witness my hand and seal this 25th day of February, 2022.

Lana Whig
City Secretary
City of Corinth, Texas

Ordinance No. 25-04-17-17
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Exhibit A

AMENDING PLAT
Lots 1-4, & 1X, Block B
MILLENNIUM PLACE

Being a Replat of Lots 2R, 2R-1, 3R,
4R, & 3X, Block A

MILLENNIUM PLACE

7.385 Acres

ZONED: PD-44

in the

H. GARRISON SURVEY, ABSTRACT NO. 507
CITY OF CORINTH
DENTON COUNTY, TEXAS

Page 2 of 2



McADAMS

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
840.240.1012
TBPE: 19782 TBPLS: 10194440
www.gacn.com
www.mcadamsco.com

DRAWN BY: BC DATE: 10/1/2021 SCALE: N.T.S. JOB. No. 17208

OWNER/DEVELOPER
1-35E MILLENNIUM LP
5508 SEAPINES DRIVE
PLANO, TX 75093
Ph. (469) 867-2933
Contact: M. William Tsao

6Q HOSPITALITY LLC
8051 LYNDON B JOHNSON FWY
DALLAS, TX 75261

Filed for Record
in the Official Records Of:
Denton County
On: 2/25/2022 12:58:29 PM
In the PLAT Records
MILLENNIUM PLACE LP
Doc Number: 2022-73
Number of Pages: 2
Amount: 100.00
Order#: 20220225000557
By: KT

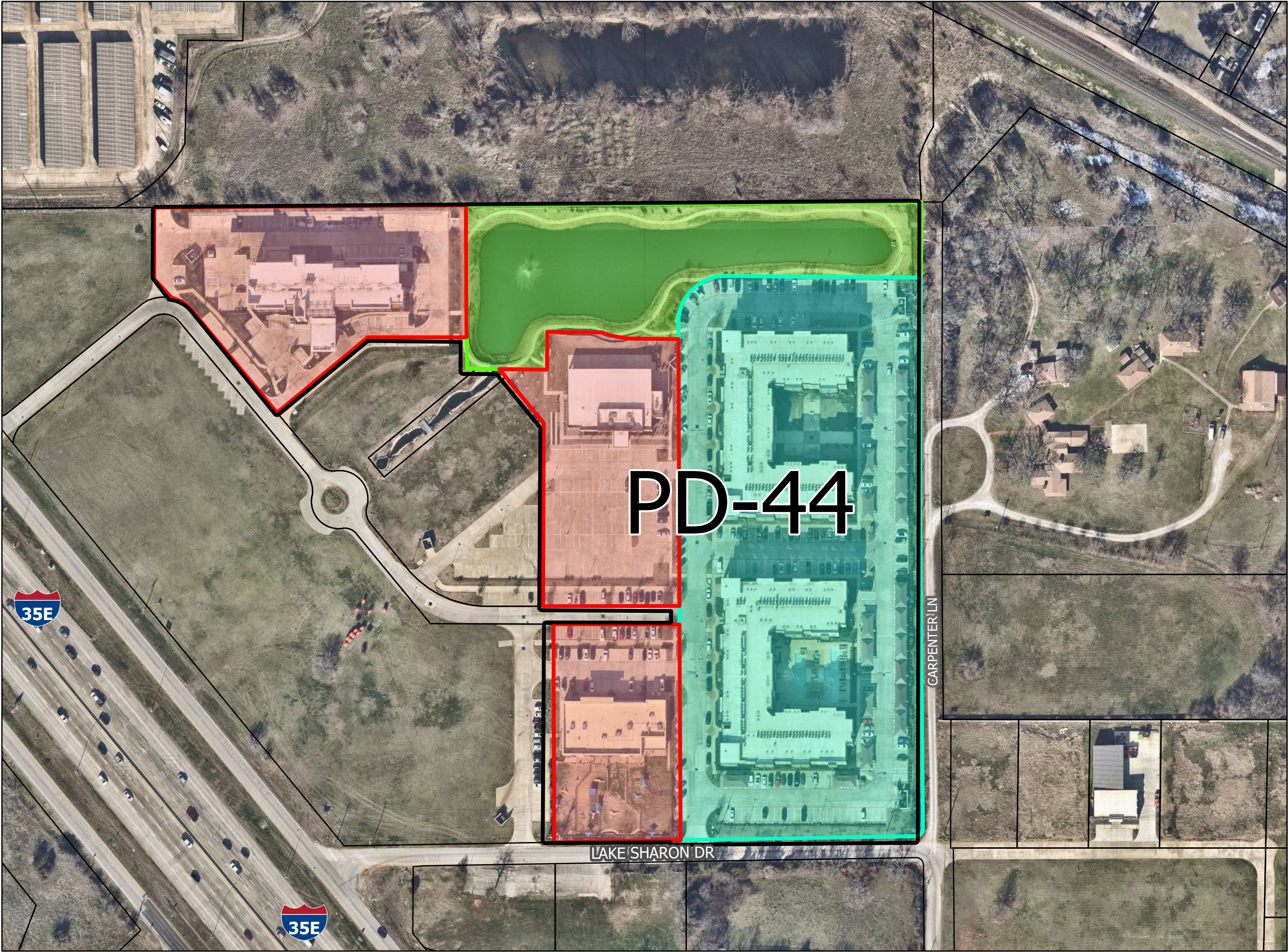
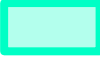


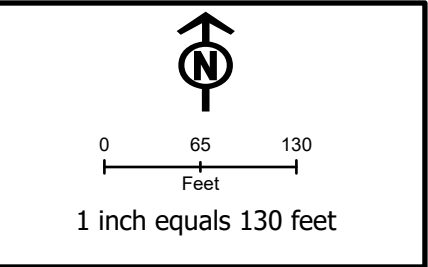
Exhibit A-1

PD-44
Boundary Map

-  Area A - MX-C
-  Area B - MF-3
-  Area C - Open Space

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4/7/2025



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

EXHIBIT “C”

SECOND AMENDED LAND USE REGULATIONS

SECTION 1: REGULATIONS

A. Purpose

The regulations set forth in this Second Amended Exhibit provide development standards for Planned Development Mixed Use-Commercial district for Millennium PD-Planned Development District No. 44 zoning district with a base zoning designation of MX-C, Mixed Use Commercial zoning district (hereinafter “PD”). The Planned Development (PD) District is identified by metes and bounds on Exhibit A and is depicted on Amended Exhibit B with three areas, Area A - Non-Residential Area, Area B - Residential Area and Area C, - Open Space. Every use not authorized herein is expressly prohibited in this Planned Development (PD) District.

B. Base Districts

In this Planned Development (PD) District, the Mixed-Use Commercial District regulations of the Corinth Unified Development Code, Ordinance No. 13-05-02-08, shall apply to the non-residential area, as shown in Area A on Amended Exhibit B - Amended PD Concept Plan, except as modified herein. The MF-3, Multi-Family Residential, shall apply to the residential area as shown in Area B on Amended Exhibit B — Amended Concept Plan.

SECTION 2: USES AND AREA REGULATIONS

A. Purpose

In the Planned Development (PD) District, no building or land shall be used and no building shall be hereafter erected, reconstructed, enlarged or converted, unless permitted by the Mixed-Use Commercial District regulations of the Unified Development Code except as otherwise included in the PD.

B. Permitted Uses and Use Regulations

1. The Permitted Uses in Section 2.06.02 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Commercial Mixed Use District and shall include the following uses, respectively:
 - a. Dog Paik, Private or Public, with conditions
 - b. Dwelling, Multi-Family (permitted in Area B Only)
 - c. Kennel, Veterinary Office, with conditions
 - d. Library
 - e. Park, Playground, or Community Center, Public
 - f. Radio or TV Station

Ordinance No. 25-04-17-17

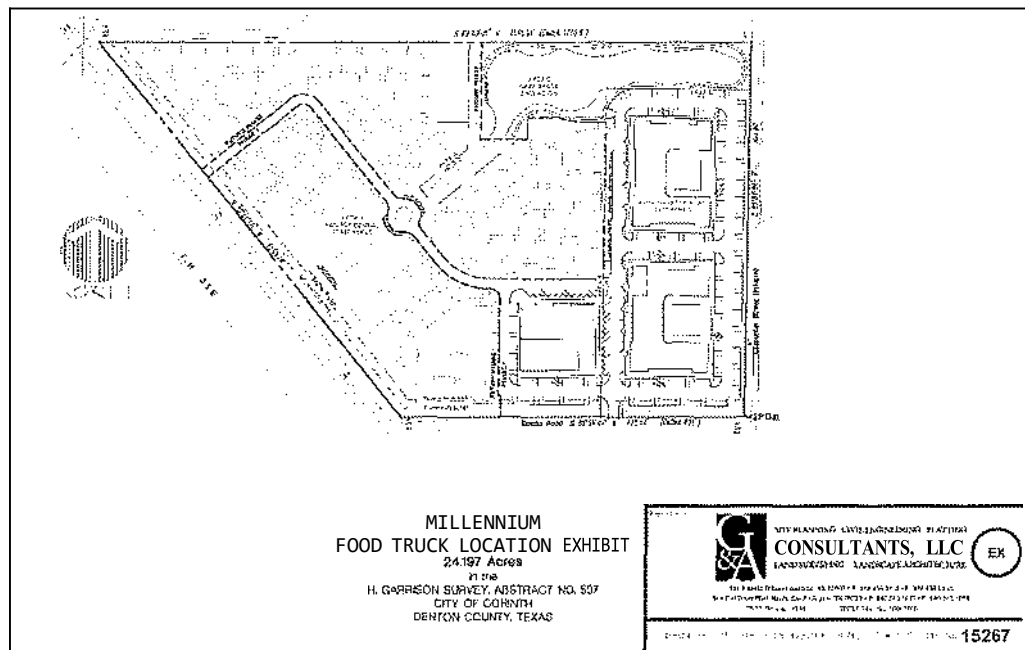
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- g. Wedding Chapel, Reception Facility, Special Events Center
 - h. Food Trucks, with conditions
 - i. Farmers Market
 - j. Special Event (subject to provisions of Chapter 116 Special Events)
- 2. The following list of uses require an approved Specific Use Permit to be allowed within this PD District:
 - a. Parking Garage
 - b. Private Club
 - c. Brewpub
 - d. Microbrewery
 - e. Brewery
- 3. The following Prohibited Uses are not allowed within this PD District:
 - a. Automobile or other Motorized Vehicle Sales and Service
 - b. Automotive Part Store
 - c. Automobile Service Garage, Major or Minor
 - d. Car Wash, Full Service or Self Service
 - e. Exterminating Company
 - f. Feed Store
 - g. Gas or Oil Well and Production
 - h. Gasoline Filling or Service Station/Car Wash
 - i. Self Storage
 - j. Taxi Garage or Dispatch
- 4. The following Conditional Development Standards shall apply:
 - a. The Kennel use shall comply with Section 02.07.04 of the Unified Development Code, in addition to the following standards:
 - i. The hours of operation shall be from 7:00 am to 7:00 pm on Monday through Friday. On Saturday and Sunday the hours of operation shall be 9:00 am to 5:00 pm.
 - b. The Dog Park use
 - i. Shall maintain the hours of operation from 7:00 am to 9:00 pm.
 - ii. Will be owned and operated by the Retail Establishment
 - iii. Shall provide a double-gated system to prevent dog escape.
 - iv. Shall contain two separate dog areas. One for small dogs and one for large dogs.
 - v. Shall provide a dog waste station, cleaning supplies, covered garbage cans, and waste bags.
 - vi. Shall install a 6' ornamental metal fence on the entire perimeter of the dog park
 - vii. May be open to the public during hours of operation on weekends.
 - viii. Occupancy limits shall not exceed one dog per 100 square feet.

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- ix. The following rules shall be implemented to govern use of the dog park and be enforced by the Retail Establishment
 - a. Dogs entering park must be up to date on their shots.
 - b. Dogs entering park must be leashed.
 - c. Owners are responsible for their dog(s)' behavior.
 - d. Owners are responsible to clean up after their dog(s).
- c. The Kennel use shall comply with Section 02.07.04 of the Unified Development Code, in addition to the following standards:



C. Dimensional Regulations

The Dimensional Regulations described in Section 2.08.05 of the Unified Development Code, Ordinance No. 13-05-02-08, for the MX-C, Mixed Use Commercial shall apply except as follows:

Regulation	MX-C	PD — Area A
Minimum Front Yard	40'	40' along 35E and Dobbs 3
Minimum Side Yard		
Interior Lot	15'	0'
Corner Lot	15'	N/A
Minimum Rear Yard	20'	0'
Minimum Lot Area	20,000 SF	5,000 SF 1
Minimum Lot Width	150'	50' 1

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Minimum Lot Depth	100'	50' 1
Maximum Height	2 1/2 Stories or 40' w/ SUP	60' 4 Stories (Hotel Only) 2 1/2 stories or 40' w/ SUP on all other buildings 2
Maximum Building Area	50%	N/A

¹No minimum lot size or width or depth for common area lots.

²Architectural elements may be allowed up to 50' in height.

³With the abandonment of Dobbs the front yard setback on lots facing Dobbs will revert to 15'.

The Dimensional Regulations described in Section 2.08.04 of the Unified Development Code, Ordinance No. 13-05-02-08, for the MF-3, Multi-Family Residential shall apply except as follows:

Regulation	MF-3	PD — Area B
Minimum Front Yard	30'	30'
Minimum Side Yard		
Interior Lot	30'	0'
Comer Lot	30'	N/A
Minimum Rear Yard	30'	30'
Minimum Lot Area	2,750 SF per DU/at least 1 acre or 16 DU/Acre	Maximum 250 Units
Minimum Lot Width		
Interior Lot	150'	150'
Comer Lot	150'	N/A
Minimum Lot Depth	100'	100'
Minimum Floor Area	850 SF/DU	700 SF/DU
Maximum Height	35 1/2 Stories or 50' w/ Setback	60' 4 Stories w/rooftop terrace
Maximum Building Area	N/A	N/A

D. Development Standards – Area A (Non-Residential)

The Development Standards described in Section 2.06.02 of the Unified Development Code, Ordinance No. 13-05-02-08, for the MX-C, Mixed Use Commercial District, as amended shall apply except as follows:

1. UDC Section 2.07.07 **Accessory Buildings and Uses** shall apply.
2. UDC Section 2.09.01 **Landscape Regulations** shall apply, except:
 - a. Section 2.09.01.A.6., Landscaping for Nonresidential Areas Adjacent to Residential Areas, does not apply to areas within the Planned Development (PD) District since it is

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intended to be a mixed-use development.

3. UDC Section 2.09.03 **Vehicle Parking Regulations** shall comply, except:

- a. Section 2.09.03.E. Due to the mixed-use design of this Planned Development (PD) District, Shared Parking standards may be used to satisfy the parking requirement. The following Shared Parking Schedule sets forth the percentage component for the calculation. The number of required parking spaces is determined by multiplying the percentage in each cell by the number of spaces required for the use pursuant to Section 2.09.03.E. of the Unified Development Code and then totaling the resulting numbers for each column, and the column that generates the highest number of parking spaces is the parking requirement.

	<u>Weekday</u>		<u>Weekend</u>		<u>Night</u>
<u>Use</u>	Daytime 6a.m.- 6p.m.	Evening 6p.m.- midnight	Daytime 6a.m.- 6p.m.	Evening 6p.m.- midnight	Midnight- 6a.m.
Office	100%	10%	10%	5%	5 / 0
Retail	50%	90%	100%	90%	5 0
Restaurant	50%	100%	100%	100%	10%
Hotel	70%	100%	70%	100%	70%

- b. Temporary Surface Parking.

- c. Restaurant parking shall be provided at a ratio of 1 space for every 100 square feet of building. Kitchens and utility areas are exempt from calculating parking requirements.

- d. Any parking for a conference use within a hotel shall not be required to provide any additional parking that than calculated for the hotel use.

4. UDC Section 2.09.04 **Building Façade Material Standards** shall apply, except:

- a. Primary building materials shall constitute a minimum of seventy percent (70%) of the area of the building façade and shall include a combination of the following materials: Class 1 Masonry, porcelain tile, and high pressure laminate panels.
- b. Secondary building materials may constitute a maximum of twenty percent (20%) of the area of the building façade and shall be Class 2 Masonry materials: stucco
- c. Accent materials may constitute a maximum often percent (10%) of the area of the building façade and may include a combination of the following materials: painted metal and fiber reinforced plastic.

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- d. Building material percentages shall exclude glass and doorways.
 - e. Roofing materials (visible from any public right-of-way) may include: copper, factory finished painted metal, slate, synthetic slate, terra cotta, cement tile, glass fiber shingles or similar materials. Glaring roofing materials are not allowed.
 - f. The building architecture shall be complimentary to the conceptual elevations.
 - g. Neutral and earth tone colors are permitted. Accent or non-neutral colors are permitted and may be limited to a fifteen percent (15%) maximum area of the building façade. The colors shall be complimentary to conceptual elevations.
5. UDC Section 2.09.06 **Nonresidential Architectural Standards** shall apply, except:
- a. Section 2.09.06.C. Nonresidential Building Orientation does not apply. Buildings are required to face either public right-of-way, access easement for which the building is being accessed by, or open space. Side or rear facades shall be of finished quality and of the same color and materials that blend with the front of the building.
 - b. Table 17, “Menu of Nonresidential Design Elements” of Section 2.09.06.D.1. shall apply and includes the following additional design elements: enhanced building material patterns, enhanced storefront framing system, and decorative wall sconces.
6. UDC Section 2.09.07 **Lighting and Glare Regulations** shall apply, except:
- a. Festoon or string lighting shall be allowed.
7. UDC Section 4.01 **Sign Regulations** shall apply, except where in direct conflict with UDC Subsection 2.06.02.P, and as modified below:
- a. A Unified Sign Plan shall be required.
8. UDC Section 4.02 **Fence and Screening Regulations** shall apply.

E. Development Standards – Area B (Residential)

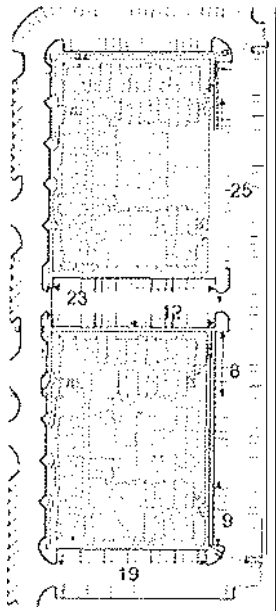
The Development Standards described in Section 2.04.09 of the Unified Development Code, Ordinance No. 13-05-02-08, for the MF-3, Multi-Family Residential District, as amended shall apply except as follows:

- 1. UDC Section 2.07.07 **Accessory Buildings and Uses** shall apply.
- 2. UDC Section 2.09.01 **Landscape Regulations** shall apply, except:
 - a. Section 2.09.01.B.1.k.i and ii. Additional Multifamily Landscape Requirements, a minimum of ten (10) foot landscape on all sides of the building and may include sidewalks.
- 3. UDC Section 2.09.02 **Tree Preservation** shall apply.

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4. UDC Section 2.09.03 **Vehicle Parking Regulations** shall apply, except:
 - a. Section 2.09.03.D.1. Parking may be located in front of the building line.
 - b. Section 2.09.03.D.2. Parking for Multi-Family shall be 1 space per unit plus 1 space per additional bedroom.
 - c. Covered parking, such as canopies/carports, are only permitted in the locations shown and must be built to the following style.



Total
96



Color to complement the building

5. UDC Section 2.09.04 **Building Façade Materials** shall apply, except:
 - a. Primary building materials shall constitute a minimum of eighty percent (80%) of the façade on the first and second stories and a minimum of thirty-five percent (35%) of the façade on the third and fourth stories and shall be Class 1 Masonry: natural stone and brick.
 - b. Secondary building materials may constitute a maximum of twenty percent (20%) of the façade on the first and second stories and maximum of sixty-five percent (65%) of the façade on the third and fourth stories and shall be stucco.
 - c. Accent materials may constitute a maximum of thirty percent (30%) of the façade on the third and fourth stories and shall be woodtone.
 - d. Building material percentages shall exclude glass and doorways.
 - e. Glaring roofing materials are not allowed.
6. UDC Section 2.09.05 **Residential Adjacency Standards** shall apply.

Ordinance No. 25-04-17-17

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7. UDC Section 2.09.07 **Lighting and Glare Regulations** shall apply.
8. UDC Section 4.01 **Sign Regulations** shall apply, except where in direct conflict with UDC Subsection 2.06.02.P, and as modified below:
 - a. A Unified Sign Plan shall be required.
9. UDC Section 4.02 **Fence and Screening Regulations** shall apply.

F. Open Space, Trails, and Amenities

A "Property Owner's Association" ("POA") shall be established for Millennium that will be responsible for the maintenance of common areas including without limitation open space, dog park, pond, trails, fire lanes, and access easements. The POA shall own the lots that are platted as designated open space lots.

In order to promote a walkable community with open space and amenities, Millennium shall include the following items:

1. Minimum of 11% of open space;
2. Amenity pond with aeration that may be used for storm water retention and irrigation;
3. 6' concrete trail surrounding the pond;
4. Pedestrian improvements as each development occurs within Millennium to provide connectivity to the trail around the pond;
5. Plaza/gathering area to allow for outdoor events such as, but not limited to, festivals, music performances, art shows, food truck vendors, and/or splash pads;
6. Outdoor dining
7. Statues or fountains;
8. Street furnishings that may include benches, trash receptacles, bike racks, pedestrian bollards, and street lighting that are complimentary to the development theme.
9. 10' landscape buffer adjacent to the northern and eastern most property lines.

G. Administration

The following section sets forth the procedure for reviewing and approving development applications. Any requirement not listed herein, shall revert to the City's Unified Development Code, Ordinance No. 13-05-02-08, for development application processes.

1. Minor variations to the Planned Development (PD) Ordinance: Minor

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changes/modifications to the PD may be authorized by the Planning Director , and a variance shall not be required provided that the changes will not cause any of the following to occur:

- a. A change in the permitted uses;
 - b. A change in character;
 - c. An increase in residential density;
 - d. A decrease in open space; or
 - e. An increase in allowed building heights;
2. If the items listed above occur, then the PD will be required to be amended through the City's PD rezoning process.
 3. Amended Concept Plan: The approved Amended Concept Plan attached herein demonstrates the development intent of this PD and is a conceptual layout. Building locations, parking lots, landscape, and vehicular circulation may be altered provided that the requirements of this PD are met. The uses shown on the Amended Concept Plan are subject to change within Area A provided that the parking requirements can be achieved. The subsequent Site Plan process will act as the regulating process to ensure compliance with the PD and applicable City Codes, see "Site Plan" below.
 4. Site Plan: For this Planned Development (PD) the approved Amended Concept Plan attached herein shall replace the Site Plan requirement that is listed in Section 2.10.08.B.1.a.ii., Rezoning Applications Requiring Site Plans, of the City's Unified Development Code. Subsequent Site Plans shall be required for the phase which is being developed. Landscape buffers along Dobbs Road and I-35E shall be installed as part of the individual Site Plan(s) that occur for each lot that is adjacent to these roadways. Site Plans shall be processed administratively by the Planning and Development Director.
 5. Non-Residential Use Trigger Event: Prior to the issuance of a Certificate of Occupancy (CO) for the second Urban Residential building as shown on the approved Amended Concept Plan, a minimum of 15,000 square feet of non-residential building space shall have been issued a building permit (the hotel shall not be calculated towards the 15,000 square feet). A maximum 10% reduction in required building square footage shall be allowed for required building articulation.
 6. Phased Construction: Phase one construction of residential buildings shall also include: the main entrances off of I-35E and Dobbs Road including enhanced paving, main spine road and roundabout, retention/detention pond with aeration and perimeter trail, as well as, landscape buffers directly adjacent to Phase one construction.
 7. Area B-Residential: The total land area of Area B-Residential shall not exceed 26% of gross land area for this project as shown on Amended Exhibit "B" Amended Concept Plan.