



**GLOBAL SPHERES
PLANNED DEVELOPMENT NO. 32
BASE ZONING DISTRICT: MULTI-USE
ORDINANCE NO. 10-12-16-48
(ADOPTED 12-16-2010)**

AMENDED BY:

- ORDINANCE NO. 11-12-15-29: CELL TOWER SITE (ADOPTED 12-15-2011)**
- ORDINANCE NO. 13-04-18-07: AMENDED SITE PLAN (ADOPTED 4-18-2013)**
- ORDINANCE NO. 19-12-05-43: INCREASED AREA OF PD (ADOPTED 12-5-2019)**

ORDINANCE NO. 10-12-16-48

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS AMENDING SECTION 154.01 OF THE CODE OF ORDINANCES AND THE COMPREHENSIVE ZONING ORDINANCE, AS AMENDED, SPECIFICALLY THE ZONING MAP TO ESTABLISH A PLANNED DEVELOPMENT MULTI-USE ZONING DISTRICT ON PROPERTY LEGALLY DESCRIBED AS COSERV FLEX ADDITION, AN ADDITION IN THE CITY OF CORINTH, AS SHOWN ON THE PLAT RECORDED IN CABINET X, PAGES 901/902 PRDCT, BEING 29.114 ACRES; APPROVING A DETAILED SITE PLAN AND REGULATIONS GOVERNING THE DEVELOPMENT AND PERMITTED USES IN THE DISTRICT; PROVIDING FOR A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Corinth and the City Council of the City of Corinth, in compliance with the Charter of the City of Corinth, and State Law with reference to changes to zoning classifications under the Comprehensive Zoning Ordinance, having given the requisite notices by publication and otherwise, and after holding the hearings required by law, and the City of Corinth City Council being of the opinion that said change should be made;

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

SECTION I – LEGAL PROPERTY DESCRIPTION

The Comprehensive Zoning Ordinance of the City of Corinth, Texas, as heretofore amended, is hereby amended by amending the zoning map of the City of Corinth, Texas, on 29.114 acres of land described in the metes and bounds description set forth in “Exhibit A” attached and incorporated by reference herein, from Light Industrial 2 District to establish a planned development multi-use zoning district for certain uses as set forth herein.

SECTION II – SITE PLAN

The Detailed Site Plan, consisting of and including the Detailed Site Plan, Landscape Plan, Elevations, First Floor Plan, and Second Floor Plan, approved and described as “Exhibit B” attached hereto and made a part hereof for all purposes shall be adhered to in its entirety for the purposes of existing and proposed development of the property for the planned development multi-use district.

SECTION III – LAND USE REGULATIONS

The Zoning and Land Use Regulations set forth in “Exhibit C” attached hereto and made a part hereof for all purposes shall be adhered to in its entirety for the purposes of this Planned Development District.

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 one thousand dollars (\$2,000.00); and each and every day that these provisions are violated shall constitute a separate and distinct offense.

SECTION V – SEVERABILITY CLAUSE

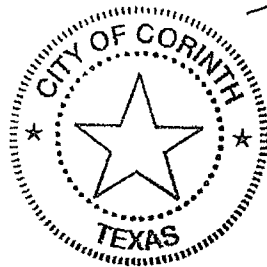
If any section, paragraph, clause, phrase or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

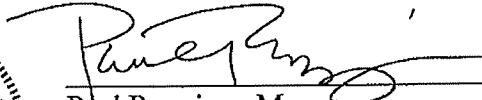
SECTION VI – PROVIDING AN EFFECTIVE DATE

This ordinance shall become effective upon approval and publication as provided in the City Charter and State law.

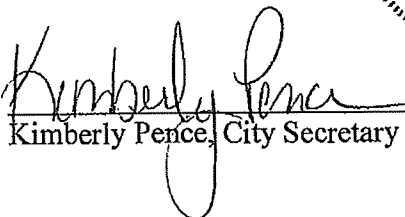
PASSED AND APPROVED THIS THE 16th DAY OF DECEMBER, 2010.

APPROVED:

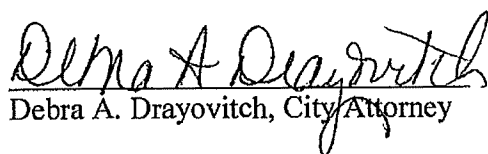



Paul Ruggiere, Mayor

ATTEST:


Kimberly Pence, City Secretary

APPROVED AS TO FORM:


Debra A. Drayovitch, City Attorney

SURVEY PLAT

METES AND BOUNDS DESCRIPTION

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED.

This is to certify that I have, this date, made a careful and accurate survey on the ground of following described property.

BEING all that certain lot, tract or parcel of land situated in T. White Sr. Survey, Abstract No. 1375, T. White Jr. Survey, Abstract No. 1376 and the H. H. Swisher Survey, Abstract No. 1220, and being part of Lot 1 of Boeing Defense Electronics Facility, an Addition to the Town of Corinth, Denton County, Texas, according to the Plat thereof recorded in Cabinet "F", Page 331 of the Plat Records of Denton County, Texas and being more particularly described by meter and bounds as follows:

COMMENCING at a 1/2" iron rod found in the Northeastery right-of-way line of Interstate Highway No. 35E (300 foot right-of-way), said point being the Westery corner of said Lot 1 of Boeing Defense Electronics Facility Addition and common to the Southerly corner of Lot 1 of Block A of Quail Run Industrial Park, an Addition to the Town of Corinth, according to the plat thereof recorded in Cabinet "Q" at Page 343, of the Plat Records of Denton County, Texas;

THENCE South 40° 16' 01" East and departing the Southwest line of said Lot 1 of Block A of Quail Run Industrial Park and following along the Northeastery right-of-way line of said Interstate Highway No. 35E for a distance of 474.52 feet to a 5/8" iron rod set for the POINT OF BEGINNING of this description;

THENCE North 49° 44' 00" East and departing the Northeastery right-of-way line of said Interstate Highway No. 35E for a distance of 677.90 feet to a 5/8" iron rod set for corner, for the beginning of a curve to the right having a radius of 45.70 feet with a central angle of 83° 56' 21" and a chord bearing of South 86° 08' 15" East at a distance of 61.25 feet;

THENCE Southeastery along arc of said curve to the right for an arc distance of 67.09 feet to a 5/8" iron rod set for corner;

THENCE South 47° 33' 22" East for a distance of 101.38 feet to a 5/8" iron rod set for corner;

THENCE North 49° 44' 00" East for a distance of 878.52 feet to a 5/8" iron rod set for corner in the Southwesterly right-of-way line of Missouri, Kansas & Texas Railroad (100 foot right-of-way), same being the common to the Easterly line of aforementioned Lot 1 of Boeing Defense Electronics Facility Addition;

THENCE South 11° 18' 49" East, along the Southwesterly right-of-way line of Missouri, Kansas & Texas Railroad, and the common Easterly line of aforementioned Lot 1 of Boeing Defense Electronics Facility Addition for a distance of 744.88 feet to a 5/8" iron rod set for corner;

THENCE South 13° 48' 11" East and continuing along the Southwesterly right-of-way line of Missouri, Kansas & Texas Railroad and the common Easterly line of aforementioned Lot 1 of Boeing Defense Electronics Facility Addition for a distance of 212.49 feet to a 5/8" iron rod set for corner;

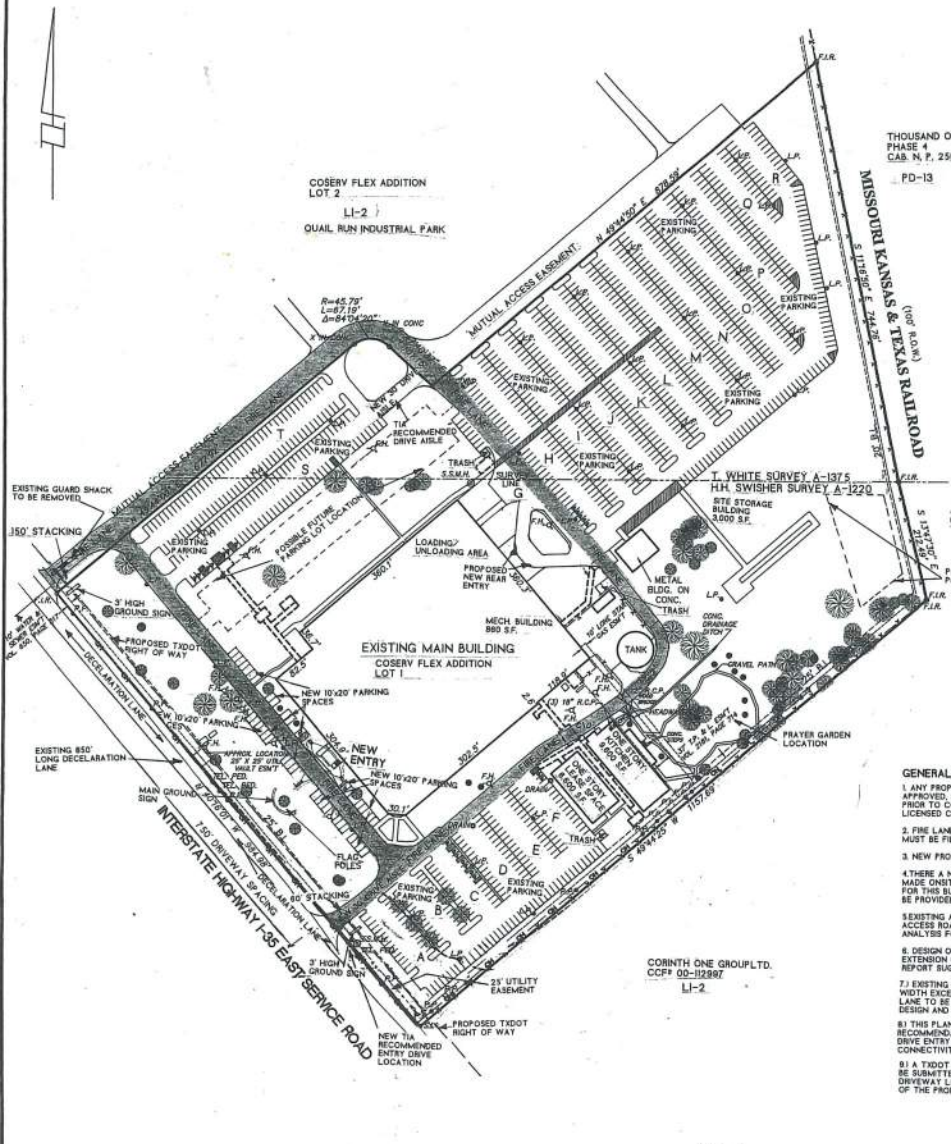
THENCE South 49° 44' 00" West and departing said Southwesterly right-of-way line of Missouri, Kansas & Texas Railroad and following along the Southerly line of the aforementioned Lot 1 of Boeing Defense Electronics Facility Addition, for a distance of 1157.88 feet to a 5/8" iron rod set corner in the northwesterly right-of-way line of Interstate Highway No. 35E;

THENCE North 40° 16' 01" West and following along the Northwestery right-of-way line of Interstate Highway No. 35E and being common to the Westery line of said Lot 1 of Boeing Defense Electronics Facility Addition for a distance of 984.88 feet to the POINT OF BEGINNING and CONTAINING 29.0721 ACRES OF LAND, more or less.

ORDINANCE NO. 10-12-16-48
EXHIBIT "B"
SITE PLAN



THESE DRAWINGS ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION



THOUSAND OAKS
PHASE 4
CAB. N.P. 250
PD-13

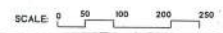
COSERV FLEX ADDITION
LOT 2
LI-2
QUAIL RUN INDUSTRIAL PARK

MISSOURI KANSAS & TEXAS RAILROAD
(100' ROW)
5.1124' E. 244.2'

JACKSON RANCH
CAB. O.P. 338
SF.4

CORINTH ONE GROUP LTD.
COPX 00-123897
LI-2

SITE PLAN
SCALE: 1" = 100'-0"



PARKING LOT SIZING			
LETTER	PARKING	AILSE	PARKING
A	9'x18'	27'-8"	9'x18'
B	9'x18'	26'-0"	9'x18'
C	9'x18'	26'-0"	9'x18'
D	9'x18'	25'-0"	9'x18'
E	9'x18'	25'-0"	9'x18'
F	9'x18'	25'-0"	9'x18'
G	9'-6"x19'	31'-0"	9'-6"x19'
H	9'-6"x19'	23'-6"	9'-6"x19'
I	8'-8"x18'-8"	24'-8"	8'-8"x18'-8"
J	8'-8"x18'-8"	23'-8"	8'-8"x18'-8"
K	8'-8"x18'-8"	25'-0"	8'-8"x18'-8"
L	8'-8"x18'-8"	23'-6"	8'-8"x18'-8"
M	8'-8"x18'-8"	25'-0"	8'-8"x18'-8"
N	9'-6"x19'-4"	24'-0"	9'-6"x19'-6"
O	9'-6"x19'-4"	24'-4"	9'-6"x19'-6"
P	9'-6"x19'-4"	24'-2"	9'-6"x19'-4"
Q	9'-6"x19'-4"	24'-0"	9'-6"x19'-4"
R	9'x19'	24'-0"	9'x19'
S	9'x19'-6"	23'-8"	9'x19'-6"
T	9'x19'-6"	23'-8"	9'x19'-6"

SITE PLAN DATA	
ADDRESS & LEGAL	
7801 S. STEMMONS, CORINTH, TEXAS 76208	
COSERV FLEX ADDITION, LOT 1	
H.H. SWISHER SURVEY, ABSTRACT NO. 1220	
T. WHITE SURVEY, ABSTRACT NO. 1976	
29.114 ACRES	
NAME:	
THE GLOBAL SPHERES BUILDING	
ARCHITECT:	
MARK MARTIN ARCHITECT	
1204 W. UNIVERSITY DRIVE, #310	
DENTON, TEXAS 76201	
940-565-0260	
BUILDING DATA:	
PROPOSED USE: MULT PURPOSE	
SIZE: 200,977 TOTAL SF. 156,517 FF SF., 44,460 SF SF.	
BUILDING HEIGHT: 26'	
PERCENTAGE OF LOT COVERAGE: 39.688%	
LOT COVERAGE: 503,224 SF. IMPERVIOUS AREA	

SITE DATA SUMMARY CHART	
EXISTING ZONING	LI-1-LIGHT INDUSTRIAL 1
PROPOSED ZONING	PD-PLANNED DEVELOPMENT
LAND USE DESIGNATION	MANUFACTURING/OFFICE
GROSS ACREAGE	29.114 ACRES
NUMBER OF PROPOSED LOTS	1
PERCENTAGE OF SITE COVERAGE	14.14% (179,347 SF. BUILDING)
AREA OF OPEN SPACE	764, 982 SF.
PERCENTAGE OF OPEN SPACE	60.31 %
AREA OF IMPERVIOUS SPACE	503,224 SF.
PERCENTAGE OF IMPERVIOUS SPACE	39.688%
TOTAL MAIN BUILDING FIRST FLOOR	156,517 SF.
MAIN BUILDING SECOND FLOOR	44,460 SF.
KITCHEN BUILDING	9,800 SF.
LEASED BUILDING	6,600 SF.
COOLING TOWER	2,830 SF.
MECHANICAL & STORAGE (2 BLDG.)	3,800 SF.
TOTAL SQUARE FOOTAGE	223,807 TOTAL SITE SF.
PROPOSED FIRST FLOOR EVENT ROOM	35,415 SF.
CONFERENCE ROOMS	9,886 SF.
TENANT DAYCARE	7,786 SF.
BOOKSTORE	7,000 SF.
WAREHOUSE	12,213 SF.
CHURCH OFFICE & MEETING ROOMS	49,685 SF.
ACCESSORY HALLS, STORAGE & RR	34,852 SF.
PROPOSED SECOND FLOOR SPACES	
LEASED OFFICE SPACE	35,854 SF.
CHURCH PRAYER ROOM	4,602 SF.
ACCESSORY HALLS & RR	4,004 SF.
NUMBER OF STORES	2
MAXIMUM BUILDING HEIGHT	27'-0"
PROVIDED EXISTING PARKING (AS IS)	1,245 SPACES
PARKING IF REVISD TO 10' WIDE	1,080 SPACES
NEW 10'x20' SPACES @ FRONT	40 SPACES
HANDICAP SPACES REQUIRED	22 SPACES
HANDICAP SPACES PROVIDED	22 SPACES
REQUIRED LOADING SPACES	0
PROVIDED LOADING SPACES	3 SPACES
AREA OF OUTSIDE STORAGE	0
START OF CONSTRUCTION	APRIL /2011
END OF CONSTRUCTION	DECEMBER/2011
PARKING TABULATIONS	
PUBLIC ASSEMBLY MULTI PURPOSE EVENT RM	910
TENANT DAYCARE 18 ROOMS	18
BOOKSTORE	35
WAREHOUSE	13
FIRST FLOOR OFFICE	186
SECOND FLOOR OFFICE	129
KITCHEN	205
LEASED OUT BUILDING	22
1,518 SPACES	

GENERAL NOTES

1. ANY PROPOSED SITE CONSTRUCTION SHALL REQUIRE APPROVED, SIGNED AND SEALED CONSTRUCTION PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION BY LICENSED CIVIL ENGINEER.
2. FIRE LANE EXTENSION AS A SEPARATE INSTRUMENT MUST BE FILED BY COUNTY.
3. NEW PROPOSED PARKING WILL BE 10' x 20'.
4. THERE A NO PROPOSED UTILITY IMPROVEMENTS BEING MADE ON SITE TO SUPPORT THE NEW PROPOSED USES FOR THIS BUILDING. IF THESE ARE REQUIRED, THEY WILL BE PROVIDED BY A LICENSED CIVIL ENGINEER.
5. EXISTING AND NEW ENTRY DRIVEWAY RAGS AT TYDOT ACCESS ROAD TO BE EVALUATED WITH TRAFFIC IMPACT ANALYSIS FOR FINAL DESIGN.
6. DESIGN OF NEW ENTRY DRIVE DOES NOT REQUIRE EXTENSION OF DECLARATION AT THIS TIME PER TIA REPORT SUGGESTIONS.
7. EXISTING FIRE LANE EXCEEDS REQUIRED FIRE LANE WIDTH EXCEPT AT COOLING TOWER LOCATION FIRE LANE TO BE WIDENED TO REQUIRED WIDTH DURING DESIGN AND CONSTRUCTION PHASE.
8. THIS PLAN SHOWS THE TRAFFIC ANALYSIS RECOMMENDATIONS WITH REGARD TO A NEW DRIVEWAY ENTRY OFF THE SERVICE ROAD AND CONNECTIVITY THROUGH THE PARKING LOT.
9. A TYDOT DRIVEWAY PERMIT WILL BE REQUIRED TO BE SUBMITTED TO TYDOT FOR REVIEW OF THE NEW DRIVEWAY LOCATION AT THE SOUTHWEST LOCATION OF THE PROPERTY AT THE T-338 FRONTAGE ROAD.

SURVEY PLAN

TO ALL PARTIES INTERESTED IN PROMISES SURVEYED.

This is to certify that I, Mark Martin, State of Texas, a certified and accurate surveyor on the ground of following described parcels:

SE1/4 of that certain lot, tract or parcel of land situated in T. White St. Survey, Abstract No. 1376, S. White St. Survey, Abstract No. 1376 and the E. 1/4, Section Survey, Abstract No. 1220, and being part of Lot 1 of Being Section Electronics Facility, as defined in the Terms of the Deed of Gift, Section Survey, Abstract No. 1220, and being part of Lot 1 of Section 97, Page 221 of the Plat of the First Addition to Section 97, Abstract No. 1976, as defined in the Terms of the Deed of Gift, and being more particularly described by metes and bounds as follows:

COMMENCED at a 1/2" iron nail found in the Northwestly right-of-way line of Interstate Highway No. 130 (200' feet right-of-way) and being the Western corner of said Lot 1 of Being Section Electronics Facility (being the corner of the Eastern corner of Lot 1 of Block A of Oak Run Industrial Park, as defined in the Terms of Deed of Gift, according to the plat thereof recorded in Volume "12" of Page 242, of the Plat Records of Denton County, Texas;

THENCE South 07° 16' 01" East and following the Southeastly right-of-way line of Interstate Highway No. 130 (200' feet right-of-way) and being the Western corner of said Lot 1 of Being Section Electronics Facility (being the corner of the Eastern corner of Lot 1 of Block A of Oak Run Industrial Park, as defined in the Terms of Deed of Gift, according to the plat thereof recorded in Volume "12" of Page 242, of the Plat Records of Denton County, Texas;

THENCE South 46° 44' 00" East and following the Southeastly right-of-way line of Interstate Highway No. 130 (200' feet right-of-way) and being the Western corner of said Lot 1 of Being Section Electronics Facility (being the corner of the Eastern corner of Lot 1 of Block A of Oak Run Industrial Park, as defined in the Terms of Deed of Gift, according to the plat thereof recorded in Volume "12" of Page 242, of the Plat Records of Denton County, Texas;

THENCE South 47° 23' 22" East for a distance of 101.26 feet to a 5/8" iron nail set for corner;

THENCE South 46° 44' 00" West and following the Southeastly right-of-way line of Interstate Highway No. 130 (200' feet right-of-way) and being the Western corner of said Lot 1 of Being Section Electronics Facility (being the corner of the Eastern corner of Lot 1 of Block A of Oak Run Industrial Park, as defined in the Terms of Deed of Gift, according to the plat thereof recorded in Volume "12" of Page 242, of the Plat Records of Denton County, Texas;

THENCE South 47° 23' 22" East for a distance of 101.26 feet to a 5/8" iron nail set for corner;

THENCE South 11° 16' 48" East, along the Southeastly right-of-way line of Interstate Highway No. 130 (200' feet right-of-way) and being the Western corner of said Lot 1 of Being Section Electronics Facility (being the corner of the Eastern corner of Lot 1 of Block A of Oak Run Industrial Park, as defined in the Terms of Deed of Gift, according to the plat thereof recorded in Volume "12" of Page 242, of the Plat Records of Denton County, Texas;

THENCE South 12° 46' 11" East and following the Southeastly right-of-way line of Interstate Highway No. 130 (200' feet right-of-way) and being the Western corner of said Lot 1 of Being Section Electronics Facility (being the corner of the Eastern corner of Lot 1 of Block A of Oak Run Industrial Park, as defined in the Terms of Deed of Gift, according to the plat thereof recorded in Volume "12" of Page 242, of the Plat Records of Denton County, Texas;

THENCE South 47° 23' 22" East for a distance of 101.26 feet to a 5/8" iron nail set for corner;

THENCE South 46° 44' 00" West and following the Southeastly right-of-way line of Interstate Highway No. 130 (200' feet right-of-way) and being the Western corner of said Lot 1 of Being Section Electronics Facility (being the corner of the Eastern corner of Lot 1 of Block A of Oak Run Industrial Park, as defined in the Terms of Deed of Gift, according to the plat thereof recorded in Volume "12" of Page 242, of the Plat Records of Denton County, Texas;

THENCE South 47° 23' 22" East and following the Southeastly right-of-way line of Interstate Highway No. 130 (200' feet right-of-way) and being the Western corner of said Lot 1 of Being Section Electronics Facility (being the corner of the Eastern corner of Lot 1 of Block A of Oak Run Industrial Park, as defined in the Terms of Deed of Gift, according to the plat thereof recorded in Volume "12" of Page 242, of the Plat Records of Denton County, Texas;

DATE: NOVEMBER 2009
REGISTERED ARCHITECT
STATE OF TEXAS
11414
MARK M. MARTIN
7801 S. STEMMONS FREEWAY, CORINTH, TEXAS

THE GLOBAL SPHERES CENTER
COSERV FLEX ADDITION, LOT 1
ARCHITECT
(940)565-0260

MARK M. MARTIN
1204 W. UNIVERSITY DRIVE, #310
DENTON, TEXAS

SHEET A1
OF 2

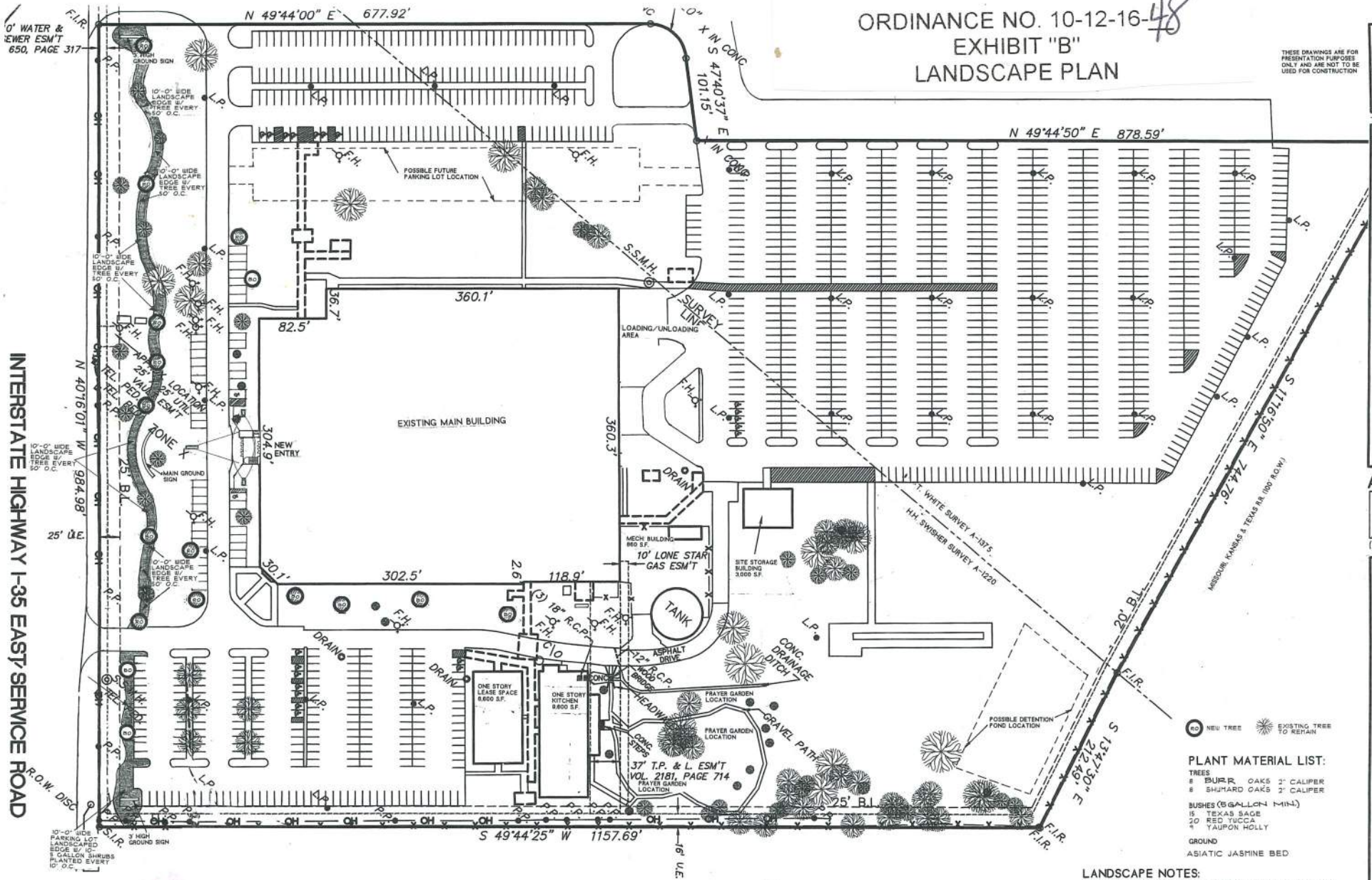
0' WATER & SEWER ESM'T 650, PAGE 317

ORDINANCE NO. 10-12-16-48
EXHIBIT "B"
LANDSCAPE PLAN

THESE DRAWINGS ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION



INTERSTATE HIGHWAY I-35 EAST SERVICE ROAD



DATE: NOVEMBER 2010
THE GLOBAL SPHERES CENTER
COSERY FLEX ADDITION, LOT 1
7801 S. STEMMONS FREEWAY, CORINTH, TEXAS

ARCHITECT
19401565-0260

MARK M. MARTIN
1204 W. UNIVERSITY DRIVE, #310
DENTON, TEXAS

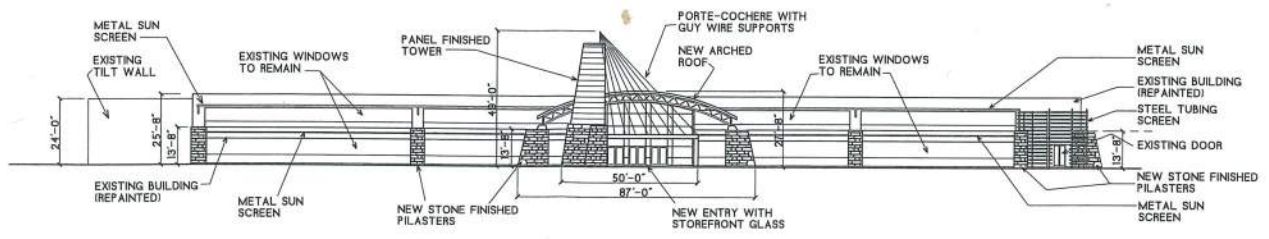
- PLANT MATERIAL LIST:**
- TREES
 - 8 BURR OAKS 2" CALIPER
 - 8 SHUMARD OAKS 2" CALIPER
 - BUSHES (6 GALLON MIN.)
 - 15 TEXAS SAGE
 - 20 RED YUCCA
 - 1 YAUPOH HOLLY
 - GROUND
 - ASIATIC JASMINE BED

- LANDSCAPE NOTES:**
1. DO NOT BEGIN ANY LAND DISTURBING ACTIVITY PRIOR TO REQUESTING A CLEARING AND GRADING PERMIT.
 2. ALL NEW TREES MUST PLANT OUT WITH A MINIMUM OF 2" TRUNK MEASURED 4" ABOVE GRADE. BALL AND BURLAP TREES MAY ONLY BE PLANTED DURING THE DORMANT SEASON.
 3. SILT FENCING TO BE IN PLACE UNDER ALL PHASES OF CONSTRUCTION.
 4. DESIGN IS A XERISCAPED PLAN. OWNER WILL BE RESPONSIBLE FOR KEEPING PLANTS ALIVE FOR 3 YEARS.

LANDSCAPE PLAN
SCALE: 1" = 50'-0"

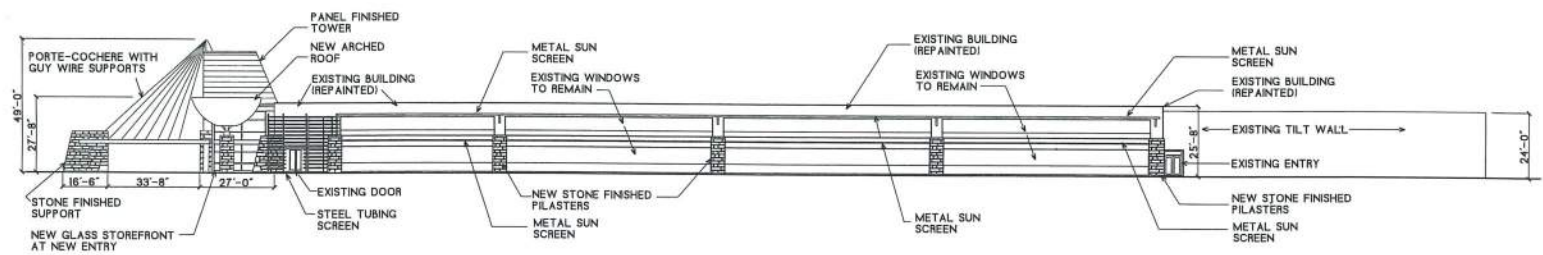


THE GLOBAL SPHERES CENTER
 7801 S. STEMMONS FREEWAY DENTON, TEXAS



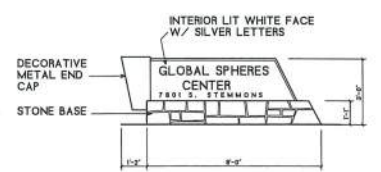
MATERIAL PERCENTAGES:
 GLASS 28%
 STONE 10%
 REFINISHED STUCCO 38%
 REFINISHED TILT WALL 23%

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

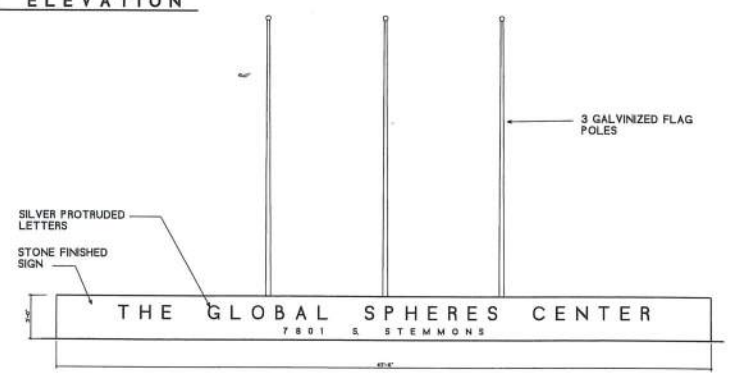


MATERIAL PERCENTAGES:
 GLASS 28%
 STONE 8%
 REFINISHED STUCCO 36%
 REFINISHED TILT WALL 27%

2 SOUTH ELEVATION
 SCALE 1/8" = 1'-0"



4 GROUND ENTRY SIGN
 SCALE 1/2" = 1'-0"



3 MAIN ENTRY SIGN THIS SIGN IS CENTERED ON THE NEW ENTRY-IT IS GROUND LIGHTED
 SCALE 3/8" = 1'-0"

ARCHITECT



(940)565-0260

MARK M. MARTIN
 ARCHITECT
 1204 W. UNIVERSITY DRIVE, #310
 DENTON, TEXAS

SHEET **A.3**

OF **3**

EXHIBIT "C"
LAND USE REGULATIONS

GLOBAL SPHERES CENTER
PLANNED DEVELOPMENT REGULATIONS

SECTION 1: The purpose of this Exhibit is to set forth the specific regulations applicable to the use of the property described in Exhibit A of this Ordinance. Except where otherwise specifically noted, the provisions of this Ordinance shall control over the regulations provided in the Overlay District.

SECTION 2: USES --

A. In this Planned Development District, no building or land shall be used and no building shall be hereafter erected, reconstructed, enlarged, unless otherwise provided in the ordinance, except for one or more of the following uses, as defined by and in accordance with the regulations in effect on the effective date of this Ordinance, and in accordance with the Detailed Site Plan:

1. All of the uses permitted in the C-1 Commercial District
2. All of the uses permitted in the C-2 Commercial District
3. All of the uses permitted in the LI-1 Industrial District
4. All of the uses permitted in the LI-2 Industrial District
5. All of the uses permitted without a specific use permit in the Business Overlay District
6. Church
7. Special Events Center / Conference Center
8. Broadcasting and Telecommunications
9. Cleaning Service
10. Hotel
11. Charter School / Private School
12. Child Day Care Center
13. Parking Garage
14. Amusement / Recreation Center
15. Outdoor Café

B. Any proposed change in the Detailed Site Plan shall be processed in accordance with the requirements of the Zoning Ordinance in effect at the time of the change.

C. No residential uses are permitted.

SECTION 3: AREA REGULATIONS

1. Front Yard: There shall be a front yard having a depth of not less than forty feet (40').
2. Side Yard: No side yard shall be required for a retail use except:
 - a. On a corner lot, a side yard of ten feet (10') shall be required on the side street.

- b. On the side of a lot in this district adjoining any Residential District, there shall be a side yard. The minimum width of the side yard shall be fifteen feet (15').
3. Rear Yard: There shall be a rear yard having a depth of not less than twenty feet (20').
4. Width of Lot: The minimum width of the lot shall be one hundred seventy five feet (175') measured at the point where the minimum lot depth is achieved, except where "pad" lots front a thoroughfare or collector street and access is required to interior lots in excess of one acre, then the lot width at the street R.O.W. may be reduced to forty feet (40').
5. Depth of Lot: The minimum lot depth shall not be less than one hundred twenty feet (120').
6. Area of Lot: Every lot shall have an area of not less than thirty thousand (30,000) square feet.
7. Maximum Building Area: The building area of the main building and any accessory buildings shall not exceed fifty percent (50%) of the total lot area.
8. Building Height: No structure shall exceed two and one-half (2-1/2) standard stories in height, but in no case more than forty feet (40').
9. Parking: Parking for uses described, depicted and approved on the Detailed Site Plan shall be provided in accordance with Sheet A-1 of the Detailed Site Plan. For permitted uses permitted in the future, off-street driveways and parking areas shall be constructed, curbed, paved, and maintained to the City of Corinth specifications. If the parking requirements for a use proposed after the effective date of this Ordinance exceed the number of existing parking spaces, parking shall be provided as required by the standards in effect at the time of the requested change.
10. General: If the building adjoins a second (2nd) street (other than a side street), it must conform to the front yard building line requirements on both streets.
11. Development Standards: If a change to the Detailed Site Plan is requested, the request shall be processed in accordance with the development standards in effect at the time the change is requested for the proposed development.

SECTION 4: MECHANICAL EQUIPMENT AND WASTE STORAGE –

1. Mechanical equipment, refuse containers and waste storage areas shall be constructed, located and screened so as to in no way interfere with the peace, comfort, and repose of the occupants of any adjoining building or residence.

2. No trash receptacle or recycling receptacle shall be located within twenty-five feet (25') of any property line.

3, Trash and recycling receptacles shall be four sided with a metal gate and be located to the side or rear of the principal building. They shall be screened by a solid masonry screen at least eight feet (8') in height and shall utilize masonry materials similar to the building's facades.

SECTION 5: OUTSIDE STORAGE AND DISPLAY OF GOODS, WARES AND MERCHANDISE – The outside display and storage of goods, wares and merchandise is prohibited.

SECTION 6: LIGHTING – All development shall comply with the requirements of the lighting requirements of the Business Overlay District, Ordinance No. 03-03-130-7.

SECTION 7: NOISE - Noise levels shall comply with the requirements of the noise ordinance in effect at the time a permit is requested for development.

SECTION 8: LANDSCAPING – All existing landscaping shall remain per approved site plan. All new construction shall meet the landscaping requirements in effect at the time a permit is requested for the new construction.

SECTION 9: SIGN REQUIREMENTS AND OTHER ORDINANCES – Except as otherwise stated herein, the use and development of the Property shall comply with all other ordinances of the City, including, but not limited to the Sign Ordinance.

ORDINANCE NO. 11-12-15-29

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS AMENDING GLOBAL SPHERES CENTER PLANNED DEVELOPMENT MULTI-USE ZONING DISTRICT PLANNED DEVELOPMENT ORDINANCE NO. 10-12-16-48 PD 32), SECTION 154.01 OF THE CODE OF ORDINANCES AND THE COMPREHENSIVE ZONING ORDINANCE NO. 99-12-16-48, AS AMENDED, SPECIFICALLY "EXHIBIT C" LAND USE REGULATIONS ADDING "CELL TOWER" AS A PERMITTED USE AND DESIGNATING A MAXIMUM HEIGHT FOR "CELL TOWER", "EXHIBIT B" DETAILED SITE PLAN ADDING ELEVATIONS AND LANDSCAPE PLAN ON PROPERTY LEGALLY DESCRIBED AS LOT 1, COSERV FLEX ADDITION; APPROVING A SITE PLAN AND ZONING REGULATIONS RELATED TO THE DEVELOPMENT AND PERMITTED USES IN SAID DISTRICT; PROVIDING FOR A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Corinth and the City Council of the City of Corinth, in compliance with the Charter of the City of Corinth, and State Law with reference to changes to zoning classifications under the Comprehensive Zoning Ordinance, having given the requisite notices by publication and otherwise, and after holding the hearings required by law, and the City of Corinth City Council being of the opinion that said change should be made;

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

SECTION I – LEGAL PROPERTY DESCRIPTION

The Comprehensive Zoning Ordinance of the City of Corinth, Texas, as heretofore amended, is hereby amended by amending the zoning map of the City of Corinth, Texas, on 29.114 acres of land described in the metes and bounds description set forth in "Exhibit A" attached and incorporated by reference herein.

SECTION II – SITE PLAN

The Site Plan documents approved and described as "Exhibit B" attached hereto and made a part hereof for all purposes shall be adhered to in its entirety for the purposes of existing and proposed development of the property for a multi-use district.

SECTION III – LAND USE REGULATIONS

The Zoning and Land Use Regulations set forth in "Exhibit C" attached hereto and made a part hereof for all purposes shall be adhered to in its entirety for the purposes of this Planned Development Multi-Use district.

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 one thousand dollars (\$2,000.00); and each and every day that these provisions are violated shall constitute a separate and distinct offense.

SECTION V – SEVERABILITY CLAUSE

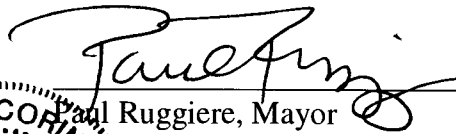
If any section, paragraph, clause, phrase or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

SECTION VI – PROVIDING AN EFFECTIVE DATE

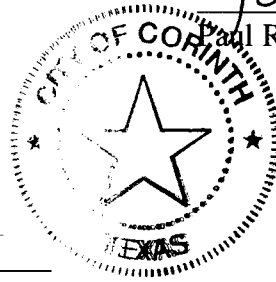
This ordinance shall become effective upon approval and publication as provided in the City Charter.

PASSED AND APPROVED THIS 15th DAY OF DECEMBER, 2011.

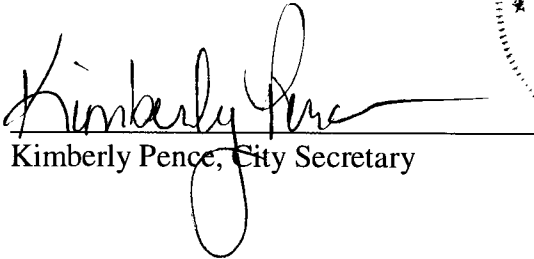
APPROVED:



Paul Ruggiere, Mayor

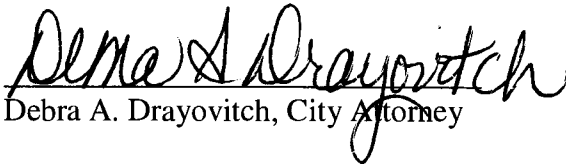


ATTEST:



Kimberly Pence, City Secretary

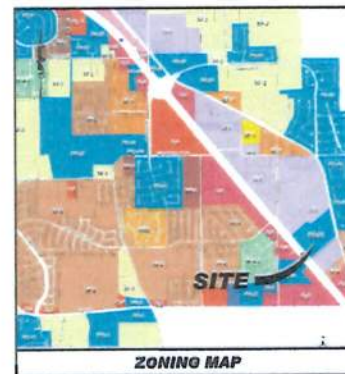
APPROVED AS TO FORM:



Debra A. Drayovitch, City Attorney



PEGASUSTOWER
DXU0589 / TXDE01 - GLORY TO ZION
CITY OF CORINTH, DENTON COUNTY, TEXAS



DRIVING DIRECTIONS
 FROM INTERSTATE I-35, TAKE EXIT 45A, VEER RIGHT ONTO I-35 FRONTAGE ROAD HEADING SOUTH. SWISHER ROAD (FM 2181) WILL BE THE NEXT MAIN LOCAL ROAD AFTER EXIT. TAKE THE TURN-AROUND UNDER I-35 THAT WILL HEAD BACK NORTH, TAKING THE FRONTAGE ROAD BACK NORTH. THE SITE IS ABOUT A HALF MILE TO THE NORTH OF SWISHER ROAD, ON THE EAST SIDE OF THE STREET.

SHEET INDEX	
SHEET	DESCRIPTION
T-1	TITLE SHEET
Z-1	SITE PLAN
S-1	COMPOUND PLAN
S-2	ELEVATION & ANTENNA LAYOUT PLAN
S-3	EQUIPMENT COMPOUND WALL DETAILS
S-4	COMPOUND WALL RENDERING
S-5	EQUIPMENT SHELTER ELEVATIONS
S-6	UTILITY EASEMENT PLAN
	SURVEYOR SITE PLAN

SITE & ADJACENT ZONING DISTRICTS	
DESIGNATION	ZONING CLASSIFICATION
PD-01	PLANNED DEVELOPMENT - MULTI-USE
I-01	INDUSTRIAL
C-01	COMMERCIAL

SITE INFORMATION	
APPLICANT:	PEGASUS TOWER COMPANY, LTD 139 STEELSBURG HWY CEDAR BLUFF, VA 24609 (703) 964-7416
APPLICANT CONTACT:	NATHAN BYRD
SITE NUMBER:	TXDE01
SITE NAME:	GLORY TO ZION
CO-APPLICANT:	NEW CINGULAR WIRELESS PCS, LLC 5555 GLENRIDGE CONNECTOR SUITE 1520 ATLANTA, GA 30341 (404) 230-5543
CO-APPLICANT SITE NUMBER:	DXU0589
CO-APPLICANT SITE NAME:	GLORY TO ZION
SITE ADDRESS:	7601 STEMMONS FREEWAY CORINTH, TX 76210
JURISDICTION:	CITY OF CORINTH DENTON COUNTY
ZONING CLASSIFICATION:	(PD-01) - PLANNED DEVELOPMENT MULTI-USE
PARCEL ID:	R133484DEN
LATITUDE:	N 33° 8' 13.202" (NAD 83)
LONGITUDE:	W -97° 2' 31.299" (NAD 83)
GROUND ELEVATION:	555.26'± AMSL (NAVD 88)
PROPERTY OWNER:	GLORY OF ZION INT. INDUSTRIES INC 7601 STEMMONS FREEWAY CORINTH, TX 76210 (940) 434-8806
PROPERTY OWNER CONTACT:	MARK WILKINS
POWER COMPANY:	COSEVY ELECTRIC 3100 S GARRISON RD CORINTH, TX 76210 (940) 497-7556
TELEPHONE COMPANY:	CENTURYLINK 450 MAIN ST LAKE DALLAS LAKE DALLAS, TX 75065 (855) 360-9590

PROJECT DESCRIPTION

- THIS IS AN UNMANNED AND RESTRICTED ACCESS EQUIPMENT AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNAL FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
- NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS SITE.
- NO WASTE WATER WILL BE GENERATED AT THIS LOCATION.
- NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.
- APPLICANT'S MAINTENANCE CREW (TYPICALLY ONE PERSON) WILL MAKE AN AVERAGE OF ONE TRIP PER MONTH.
- ALL WORK SHALL BE PERFORMED AND ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:
 I. INTERNATIONAL BUILDING CODE 2006
 II. NATIONAL ELECTRICAL CODE / 2005
 III. ANSI EIA/TIA-222-G
 IV. TOWNSHIP/COUNTY ORDINANCES

DRAWING TITLE:	DRAWING SHEET:
TITLE SHEET	T-1



**TXDE01
 GLORY TO ZION
 PARCEL ID# R133484DEN
 7601 STEMMONS FREEWAY
 CORINTH, TX 76210
 CITY OF CORINTH
 DENTON COUNTY**



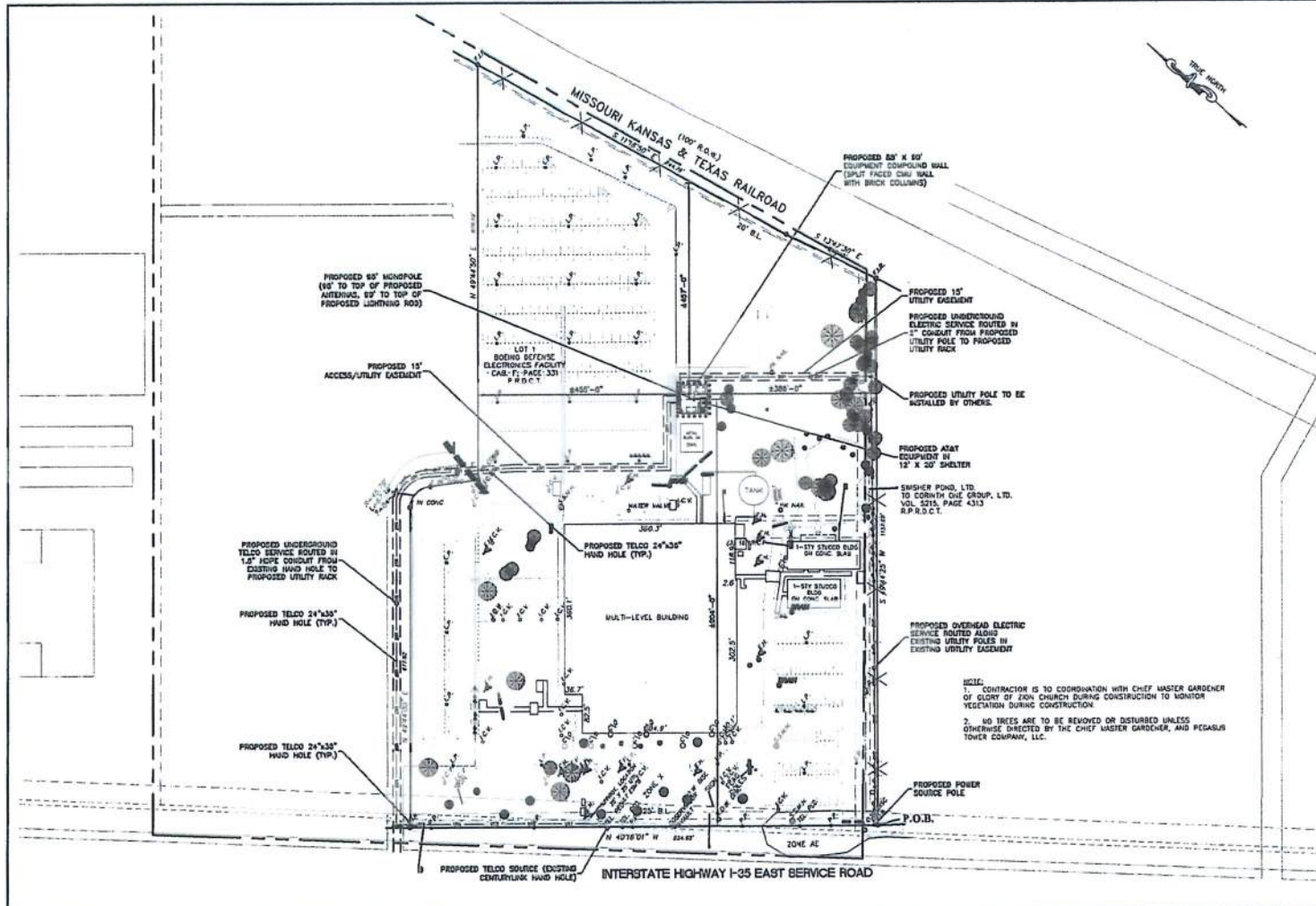
139 STEELSBURG HWY
 CEDAR BLUFF, VA 24609

REV. NO.	DATE	DESCRIPTION OF CHANGES	BY
1	11-20-11	REVISED ZONING	DLK
2	11-20-11	REVISED ZONING	DLK
3	11-20-11	REVISED ZONING	DLK
4	12-04-11	REVISED ZONING	DLK

SCALE: NOTED CHECKED BY: PL JOB NO: VCO-2009

DRAWING SCALES ARE BASED ON 24"x36" PLANS - DO NOT SCALE IF PLANS ARE OF ANY OTHER SIZE

ORDINANCE #11-12-15-29 EXHIBIT B: SITE PLAN, CELL TOWER ELEVATIONS AND LANDSCAPE PLAN



- SITE NOTES**
1. PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSIDERED AS AN ACCURATE BOUNDARY SURVEY.
 2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 3. THE HORIZONTAL DATUM (COORDINATES) ARE IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83). THE VERTICAL DATUM (ELEVATIONS) ARE IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 4. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
 5. NO NOISE, SHOCK, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
 6. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. (THERE IS NO HUMAN ACCESS REQUIRED).
 7. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
 8. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE COMMERCIAL SIGNS OF ANY TYPE.
 9. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOLID WASTE RECEIPTS.

NOTE:

1. CONTRACTOR IS TO COORDINATION WITH CHIEF MASTER GARDENER OF GLORY OF ZION CHURCH DURING CONSTRUCTION TO MONITOR VEGETATION DURING CONSTRUCTION.
2. NO TREES ARE TO BE REMOVED OR DISTURBED UNLESS OTHERWISE DIRECTED BY THE CHIEF MASTER GARDENER, AND PEGASUS TOWER COMPANY, LLC.

PROPOSED POWER SOURCE POLE

P.O.B.

TEXAS 811
Know what's below. Call before you dig.

SITE PLAN
SCALE: 1" = 10'



SUBMITTAL NOTE:
SITE PLAN INFORMATION WAS PREPARED USING PLANS ENTITLED "GLORY OF ZION - SITE TXDE01", BY C.B.G. SURVEYING, INC. DATED 08/03/11.

valore, llc
11 N. Main Road
Sevierville, TN 37873
Phone: (423) 242-0779 Fax: (423) 242-4979

TXDE01
GLORY TO ZION
PARCEL ID#: R133484DEN
7801 STEMMONS FREEWAY
CORINTH, TX 76210
CITY OF CORINTH
DENTON COUNTY

PEGASUSTOWER1
120 STEELBRIDGE HWY
CEDAR RAPIDS, VA 24619

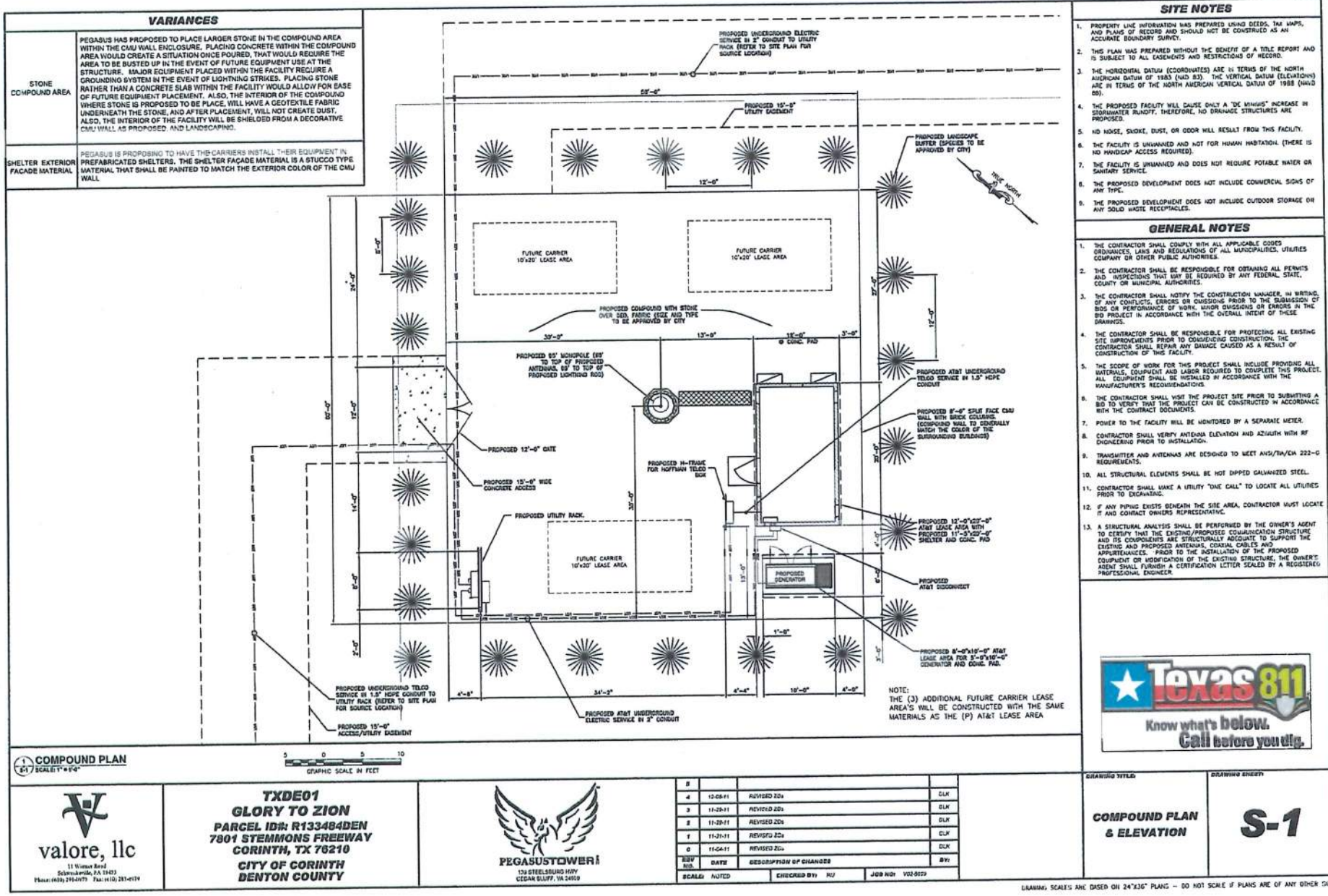
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3	11-28-11	REVISED ZONE	DLK
2	11-28-11	REVISED ZONE	DLK
1	11-25-11	REVISED ZONE	DLK
0	12-04-11	REVISED ZONE	DLK
APP. NO.	DATE	DESCRIPTION OF CHANGE	BY
SCALE	NOTED	DRAWN BY: RJJ	JOB NO: V01-0019

SITE PLAN

Z-1

DRAWING SCALES ARE BASED ON 24"x36" PLANS - DO NOT SCALE IF PLANS ARE OF ANY OTHER SIZE

ORDINANCE #11-12-15-29 EXHIBIT B: SITE PLAN, CELL TOWER ELEVATIONS AND LANDSCAPE PLAN



VARIANCES

STONE COMPOUND AREA
 PEGASUS HAS PROPOSED TO PLACE LARGER STONE IN THE COMPOUND AREA WITHIN THE CMU WALL ENCLOSURE. PLACING CONCRETE WITHIN THE COMPOUND AREA WOULD CREATE A SITUATION ONCE POURED, THAT WOULD REQUIRE THE AREA TO BE BUSTED UP IN THE EVENT OF FUTURE EQUIPMENT USE AT THE STRUCTURE. MAJOR EQUIPMENT PLACED WITHIN THE FACILITY REQUIRE A GROUNDING SYSTEM IN THE EVENT OF LIGHTNING STRIKES. PLACING STONE RATHER THAN A CONCRETE SLAB WITHIN THE FACILITY WOULD ALLOW FOR EASE OF FUTURE EQUIPMENT PLACEMENT. ALSO, THE INTERIOR OF THE COMPOUND WHERE STONE IS PROPOSED TO BE PLACED, WILL HAVE A GEOTEXTILE FABRIC UNDERNEATH THE STONE, AND AFTER PLACEMENT, WILL NOT CREATE DUST. ALSO, THE INTERIOR OF THE FACILITY WILL BE SHIELDED FROM A DECORATIVE CMU WALL AS PROPOSED, AND LANDSCAPING.

SHELTER EXTERIOR FACADE MATERIAL
 PEGASUS IS PROPOSING TO HAVE THE CARRIERS INSTALL THEIR EQUIPMENT IN PREFABRICATED SHELTERS. THE SHELTER FAÇADE MATERIAL IS A STUCCO TYPE MATERIAL THAT SHALL BE PAINTED TO MATCH THE EXTERIOR COLOR OF THE CMU WALL.

SITE NOTES

- PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSIDERED AS AN ACCURATE BOUNDARY SURVEY.
- THE PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- THE HORIZONTAL DATUM (COORDINATES) ARE IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83). THE VERTICAL DATUM (ELEVATIONS) ARE IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMUS" INCREASE IN STORMWATER RUNOFF; THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
- NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
- THE FACILITY IS UNHABITED AND NOT FOR HUMAN HABITATION (THERE IS NO WALKWAY ACCESS REQUIRED).
- THE FACILITY IS UNHABITED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
- THE PROPOSED DEVELOPMENT DOES NOT INCLUDE COMMERCIAL SIGNS OF ANY TYPE.
- THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.

GENERAL NOTES

- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BID OR PERFORMANCE OF WORK. WORK OMISSIONS OR ERRORS IN THE BID PROJECT IN ACCORDANCE WITH THE OVERALL INTENT OF THESE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
- THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
- CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
- TRANSMITTER AND ANTENNAS ARE DESIGNED TO MEET ANSI/TIA/EIA 223-C REQUIREMENTS.
- ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
- CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
- IF ANY PIPING EXISTS BENEATH THE SITE AREA, CONTRACTOR MUST LOCATE IT AND CONTACT OWNERS REPRESENTATIVE.
- A STRUCTURAL ANALYSIS SHALL BE PERFORMED BY THE OWNER'S AGENT TO CERTIFY THAT THE EXISTING/PREPROPOSED COMMUNICATION STRUCTURE AND ITS COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT THE EXISTING AND PROPOSED ANTENNAS, COAXIAL CABLES AND APPURTENANCES. PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION OF THE EXISTING STRUCTURE, THE OWNER'S AGENT SHALL FURNISH A CERTIFICATION LETTER SEALED BY A REGISTERED PROFESSIONAL ENGINEER.



COMPOUND PLAN
 SCALE: 1" = 4'-0"



valore, llc
 11 Winton Road
 Schuylkill, PA 19382
 Phone: (610) 294-0079 Fax: (610) 293-4179

TXDE01
GLORY TO ZION
 PARCEL ID#: R133484DEN
 7801 STEMMONS FREEWAY
 CORINTH, TX 76210
CITY OF CORINTH
DENTON COUNTY

PEGASUSTOWER1
 132 STEELBRIDGE HWY
 CEDAR BLUFF, VA 24609

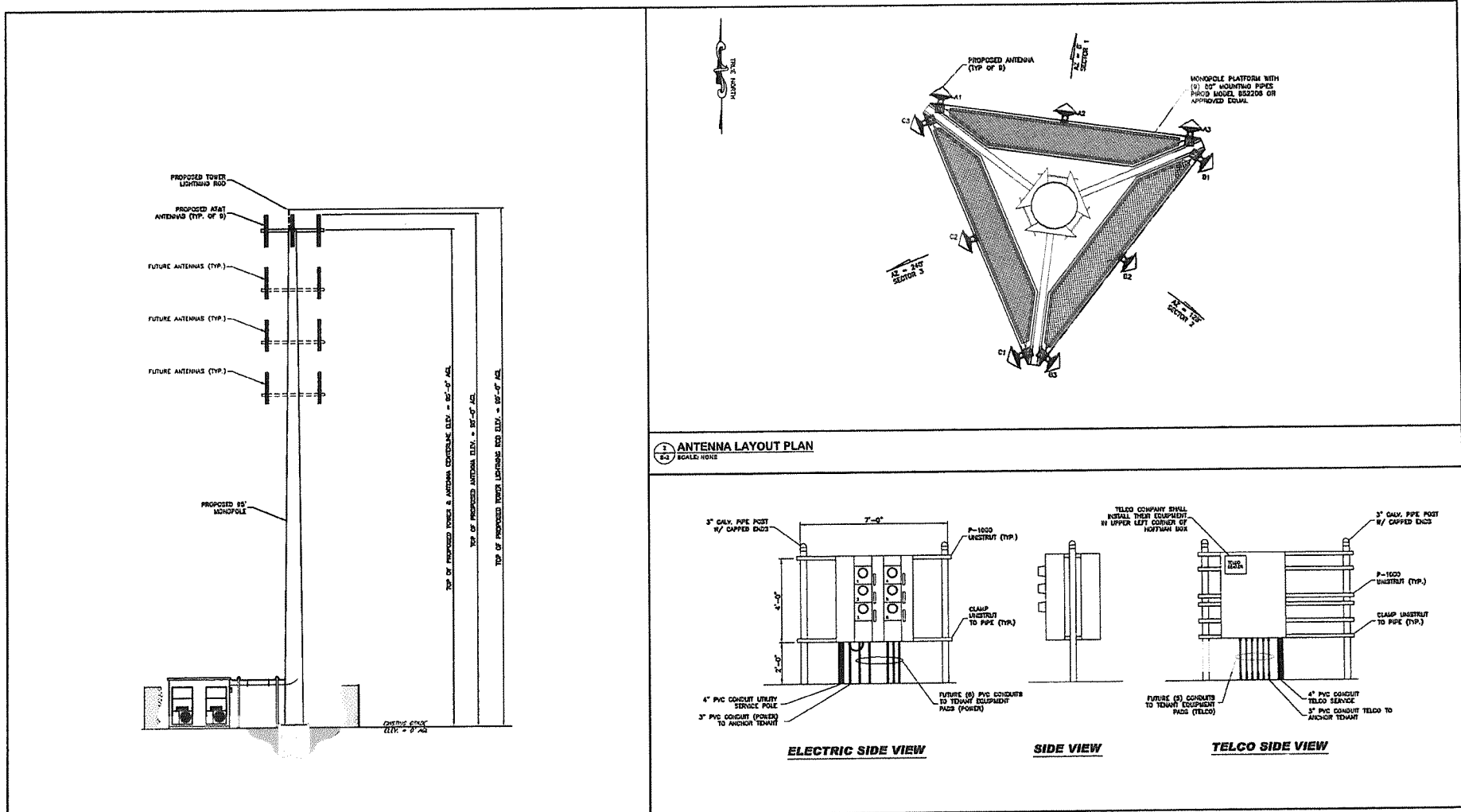
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3	12-29-11	REVISED 2D1	DLK
2	11-29-11	REVISED 2D1	DLK
1	11-21-11	REVISED 2D1	DLK
0	11-04-11	REVISED 2D1	DLK
REV. NO.	DATE	DESCRIPTION OF CHANGES	BY
SCALE:	NOTED	CHECKED BY: RJ	JOB NO: V02-0079

DRAWING TITLE:
COMPOUND PLAN & ELEVATION

DRAWING SHEET:
S-1

DRAWING SCALE: SCALES ARE BASED ON 24"x30" PLANS - DO NOT SCALE IF PLANS ARE OF ANY OTHER SIZE

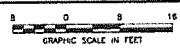
ORDINANCE #11-12-15-29 EXHIBIT B: SITE PLAN, CELL TOWER ELEVATIONS AND LANDSCAPE PLAN



1 ANTENNA LAYOUT PLAN
SCALE: NONE

1 UTILITY SERVICE RACK DETAIL
SCALE: NONE

1 ELEVATION
SCALE: 1/4" = 1'-0"



11 Wicker Road
Salem, PA 15103
Phone: (412) 295-0977 Fax: (412) 217-4474

TXDE01
GLORY TO ZION
PARCEL ID#: R133484DEN
7801 STEMMONS FREEWAY
CORINTH, TX 76210
CITY OF CORINTH
DENTON COUNTY

139 STEPHENSON HWY
CELANO BLUFF, VA 24609

REV#	DATE	DESCRIPTION OF CHANGES	BY
6	11-04-11	REVISED 20A	DLF
5	11-21-11	REVISED 20A	DLF
4	11-29-11	REVISED 20A	DLF
3	11-29-11	REVISED 20A	DLF
2	11-29-11	REVISED 20A	DLF
1	11-21-11	REVISED 20A	DLF
0	11-04-11	REVISED 20A	DLF
REP#	DATE	DESCRIPTION OF CHANGES	BY
SCALE:	NOTED	CHECKED BY: RJ	JOB NO: V02-562

DRAWING TITLE:
**ELEVATION,
ANTENNA LAYOUT
PLAN & DETAILS**

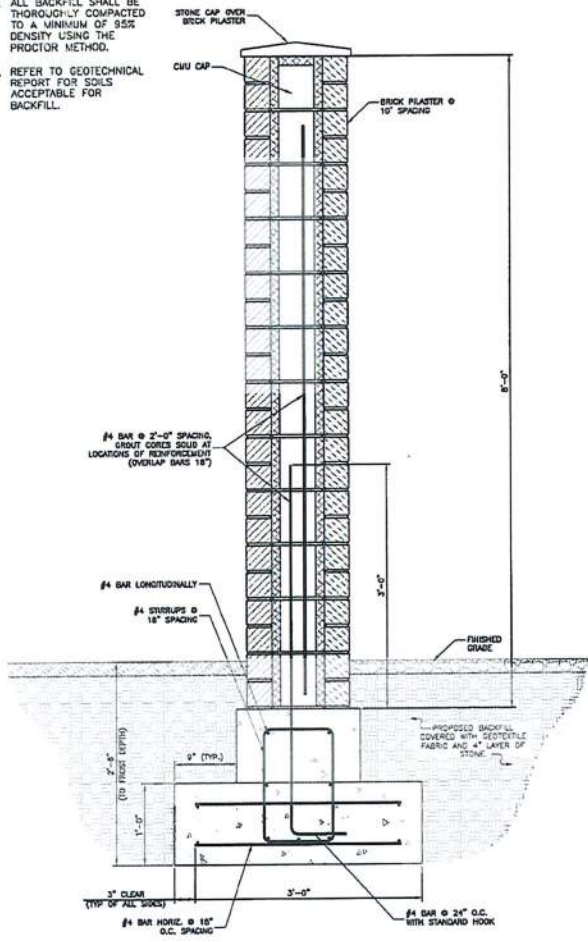
DRAWING SHEET:
S-2

DRAWING SCALES ARE BASED ON 24"x36" PLANS - DO NOT SCALE IF PLANS ARE OF ANY OTHER SIZE

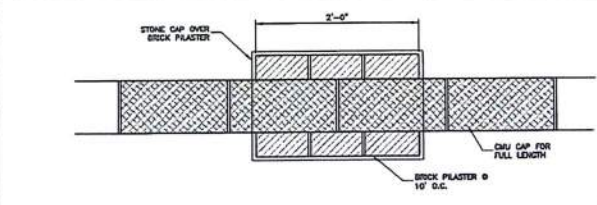
ORDINANCE #11-12-15-29 EXHIBIT B: SITE PLAN, CELL TOWER ELEVATIONS AND LANDSCAPE PLAN

NOTES:

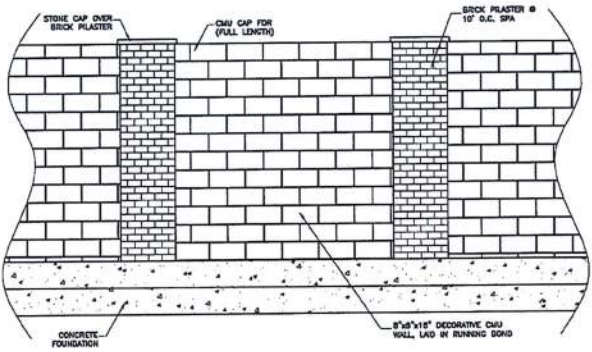
- ALL BACKFILL SHALL BE THOROUGHLY COMPACTED TO A MINIMUM OF 95% DENSITY USING THE PROCTOR METHOD.
- REFER TO GEOTECHNICAL REPORT FOR SOILS ACCEPTABLE FOR BACKFILL.



1 WALL SECTION
SCALE: NONE



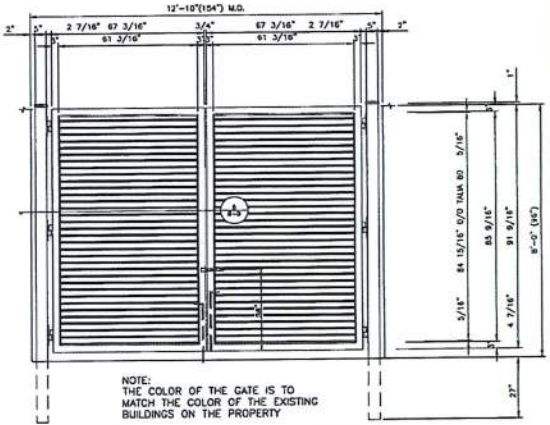
2 WALL SECTION (TOP VIEW)
SCALE: NONE



3 WALL ELEVATION
SCALE: NONE

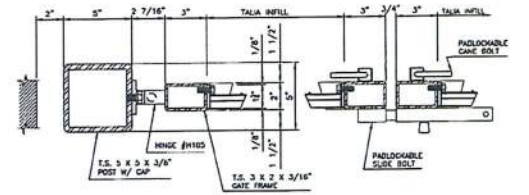


4 GATE DETAIL (EXAMPLE PICTURE)
SCALE: NONE



- FENCING INSTALLATION:**
- Standard bolts or security bolts for high security are furnished, as specified.
 - Installation into ground:
 - layout for posts
 - dig holes then erect fencing by temporarily supporting with 2 x 4s
 - plumb and level fencing
 - pour concrete grouting into holes
 - Installation on walls or concrete slabs:
 - in some cases, pipe sleeves are installed for posts or cores drilled at time of installation
 - erect fencing
 - plumb and level fencing
 - pour concrete grouting into holes
- Expansion bolt installation:**
- post will be supplied with plates and holes
 - erect one panel at a time
 - mark expansion bolt holes
 - drill concrete and install
 - plumb and level
- SOME CHIPPING OF THE COLOR COATING MAY OCCUR DURING SHIPPING AND INSTALLATION. DO NOT BE ALARMED BECAUSE THE DIP GALVANIZING WILL PROVIDE LONG TERM PROTECTION FROM RUSTING.**
- REPAIR COLOR COATING WITH TOUCH UP PANTS PROVIDED OR USE ANY GOOD GRADE ENAMEL PAINT (LIKE RUSTOLEUM) THAT MATCHES.**
- LARGE SWING GATES:**
- It is important that the gate posts have substantial footing and be installed plumb.
- Level concrete should be cured before hanging gate. Most gates will be bolted with slotted holes to the post—adjust and align to level gate as required.

5 GATE ELEVATION
SCALE: NONE



6 GATE SECTION
SCALE: NONE



**TXDE01
GLORY TO ZION**
PARCEL ID#: R133484DEN
7801 STEMMONS FREEWAY
CORINTH, TX 76210
CITY OF CORINTH
DENTON COUNTY



#	DATE	REVISION	BY
4	12-06-11	REVISED ZDA	DLK
3	11-29-11	REVISED ZDA	DLK
2	11-28-11	REVISED ZDA	DLK
1	11-21-11	REVISED ZDA	DLK
0	11-04-11	REVISED ZDA	DLK

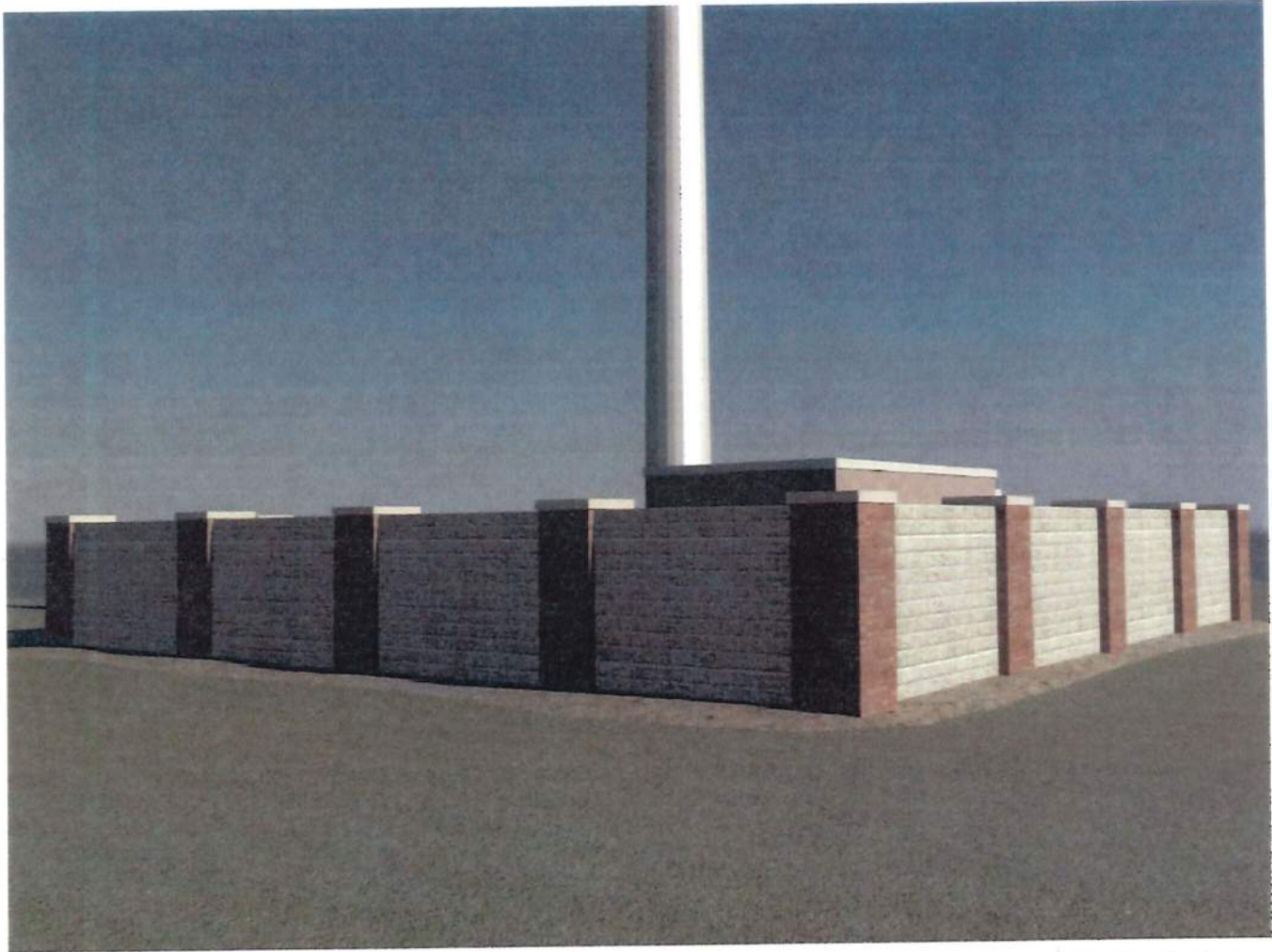
REV. NO.	DATE	DESCRIPTION OF CHANGES	BY
SCALE	NOTED	CHECKED BY: RU	JOB NO: V02-009

DRAWING TITLE: **EQUIPMENT COMPOUND WALL DETAILS**

DRAWING SHEET: **S-3**

DRAWING SCALES ARE BASED ON 24"x36" PLANS - DO NOT SCALE IF PLANS ARE OF ANY OTHER SIZE

ORDINANCE #11-12-15-29 EXHIBIT B: SITE PLAN, CELL TOWER ELEVATIONS AND LANDSCAPE PLAN



COMPOUND WALL RENDERING
SCALE: NONE

valore, llc
11 Wallace Road
Sawersville, PA 17413
Phone: (610) 291-0279 Fax: (610) 291-4471

**TXDE01
GLORY TO ZION
PARCEL ID#: R133484DEN
7801 STEMMONS FREEWAY
CORINTH, TX 76210
CITY OF CORINTH
DENTON COUNTY**

PEGASUS TOWER I
133 STEELBRIDGE HWY
CEDAR BLUFF, VA 24620

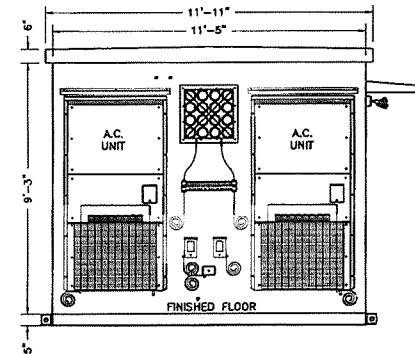
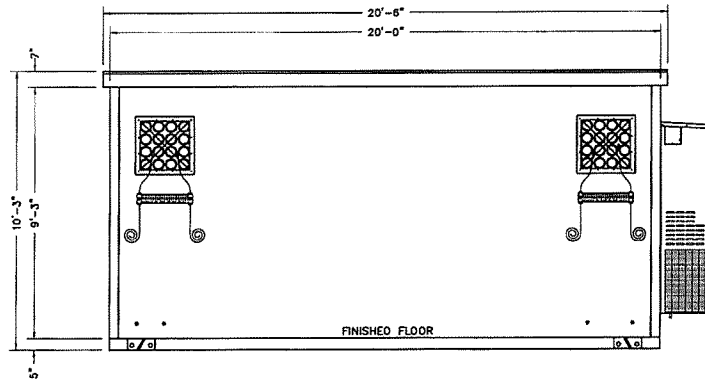
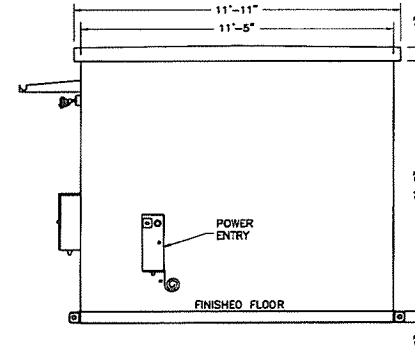
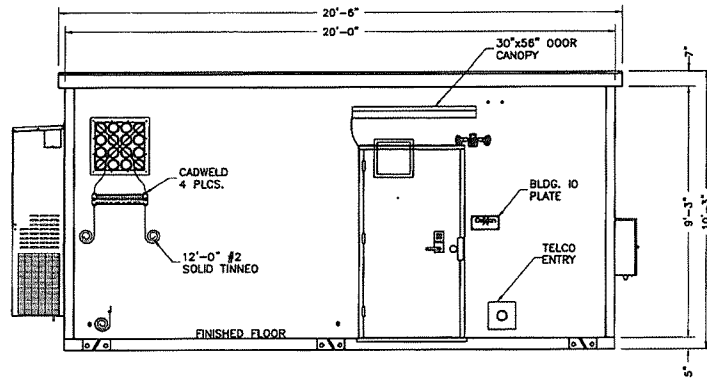
REV NO.	DATE	DESCRIPTION OF CHANGES	BY:
4	12-06-11	REVISED 2D's	DLK
3	11-26-11	REVISED 2D's	DLK
2	11-25-11	REVISED 2D's	DLK
1	11-21-11	REVISED 2D's	DLK
0	11-04-11	REVISED 2D's	DLK
REV NO.	DATE	DESCRIPTION OF CHANGES	BY:
SCALE:	NOTED	CHECKED BY: RU	JOB NO: Y02-0039

DRAWING TITLE:
**COMPOUND WALL
RENDERING**

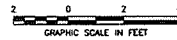
DRAWING SHEET:
S-4

DRAWING SCALES ARE BASED ON 24"x36" PLANS - DO NOT SCALE IF PLANS ARE OF ANY OTHER SIZE

ORDINANCE #11-12-15-29 EXHIBIT B: SITE PLAN, CELL TOWER ELEVATIONS AND LANDSCAPE PLAN



1 SHELTER ELEVATIONS
SCALE: 1/2" = 1'-0"



TXDE01
GLORY TO ZION
PARCEL ID#: R133484DEN
7801 STEMMONS FREEWAY
CORINTH, TX 76210
CITY OF CORINTH
DENTON COUNTY



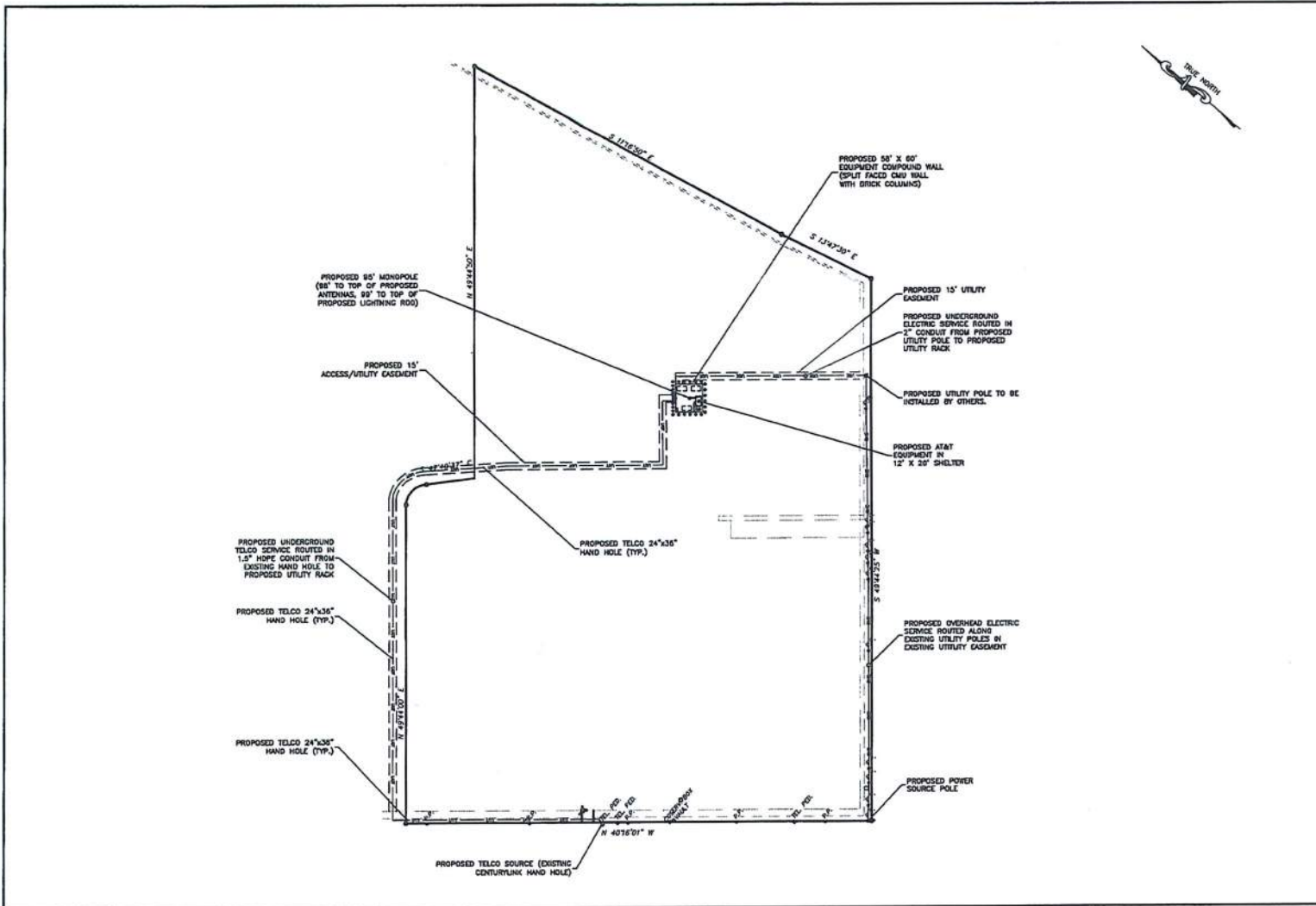
#	DATE	DESCRIPTION OF CHANGES	BY:
4	12-08-11	REVISED ZD#	DLK
3	11-28-11	REVISED ZD#	DLK
2	11-28-11	REVISED ZD#	DLK
1	11-21-11	REVISED ZD#	DLK
0	11-04-11	REVISED ZD#	DLK
REV. NO.	DATE	DESCRIPTION OF CHANGES	BY:
SCALE:	NOTED	CHECKED BY: AU	JOB NO: 102-009

DRAWING TITLE: DRAWING SHEET:

**EQUIPMENT
SHELTER
ELEVATIONS**

S-5

ORDINANCE #11-12-15-29 EXHIBIT B: SITE PLAN, CELL TOWER ELEVATIONS AND LANDSCAPE PLAN



- SITE NOTES**
1. PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY.
 2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 3. THE HORIZONTAL DATUM (COORDINATES) ARE IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83). THE VERTICAL DATUM (ELEVATIONS) ARE IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 4. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
 5. NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
 6. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. (THERE IS NO HANDICAP ACCESS REQUIRED).
 7. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
 8. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE COMMERCIAL SIGNS OF ANY TYPE.
 9. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOLID WASTE RECEIPTABLES.

1
104 UTILITY EASEMENT PLAN
SCALE: 1" = 100'



11 Wilcox Road
Schuylkill, PA 19373
Phone: (610) 291-6179 Fax: (610) 291-4919

TXDE01
GLORY TO ZION
PARCEL ID#: R133484DEN
7801 STEMMONS FREEWAY
CORINTH, TX 76210
CITY OF CORINTH
DENTON COUNTY

133 STEELBLIND HWY
CEDAR BLUFF, VA 24609

REV	NO.	DATE	DESCRIPTION OF CHANGES	BY
4	12-08-11	REVISED 2D		DLK
3	11-26-11	REVISED 2D		DLK
2	11-28-11	REVISED 2D		DLK
1	11-21-11	REVISED 2D		DLK
0	11-04-11	REVISED 2D		DLK
REV	NO.	DATE	DESCRIPTION OF CHANGES	BY
SCALE	NOTED	CHECKED BY:	RU	JOB NO: V02-009

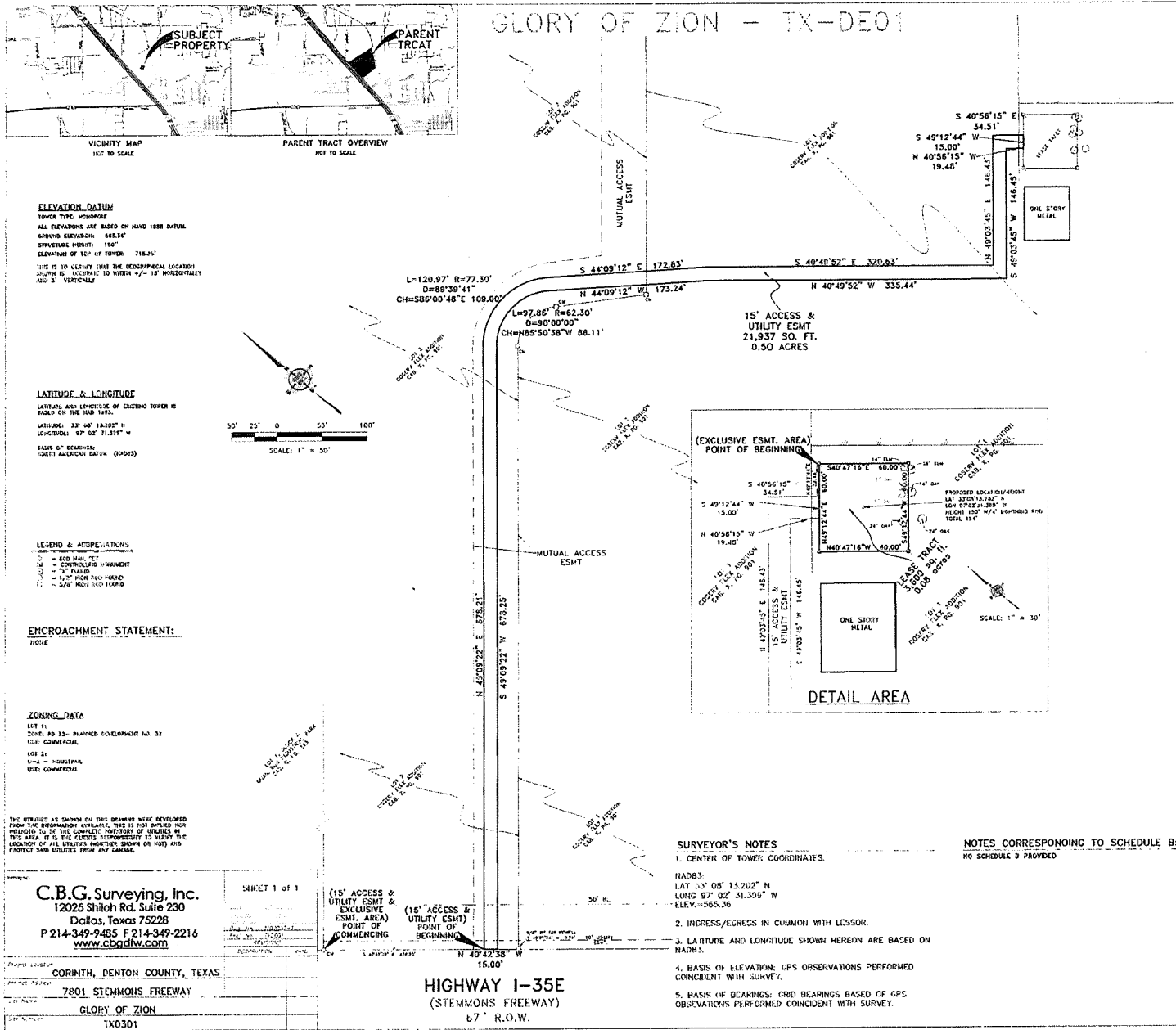
DRAWING TITLE: **UTILITY EASEMENT PLAN**

DRAWING SHEET: **S-6**

DRAWING SCALES ARE BASED ON 24"x36" PLANS - DO NOT SCALE IF PLANS ARE OF ANY OTHER SIZE

ORDINANCE #11-12-15-29 EXHIBIT B: SITE PLAN, CELL TOWER ELEVATIONS AND LANDSCAPE PLAN

GLORY OF ZION - TX-DE01



PARENT TRACT LEGAL DESCRIPTION:
DE01 a tract of land and all the 1/2 inch Subdiv Survey, Abstract No. 1376 and T. 33N, Range 10E, Sec. 12E, Denton County, Texas, and being part of Lot 1 of Casey Plan 442526, including the City of Corinth, Denton County, Texas, according to the map thereof recorded in Volume 10, Page 843, Plat Records of Denton County, Texas, and being the same tract of land conveyed to Gary of Denton County, Texas, and being more particularly described as follows:

EXCLUSIVE EASEMENT AREA LEGAL DESCRIPTION:
DE02 a tract of land and all the 1/2 inch Subdiv Survey, Abstract No. 1376 and T. 33N, Range 10E, Sec. 12E, Denton County, Texas, and being part of Lot 1 of Casey Plan 442526, including the City of Corinth, Denton County, Texas, according to the map thereof recorded in Volume 10, Page 843, Plat Records of Denton County, Texas, and being the same tract of land conveyed to Gary of Denton County, Texas, and being more particularly described as follows:

- 1. North 43 degrees 03 minutes 22 seconds East, a distance of 478.31 feet to a point for corner, said corner being in a horizontal curve to the right, having a radius of 72.50 feet, a delta of 89 degrees 38 minutes 40 seconds and a chord bearing and distance that bears South 28 degrees 00 minutes 48 seconds East, 109.50 feet.
2. Along said curve to the right, an arc length of 120.87 feet to a point for corner.
3. South 44 degrees 09 minutes 22 seconds East, a distance of 172.83 feet to a point for corner.
4. South 40 degrees 43 minutes 32 seconds East, a distance of 323.43 feet to a point for corner.
5. North 43 degrees 03 minutes 42 seconds East, a distance of 195.45 feet to a point for corner.
6. South 40 degrees 25 minutes 15 seconds East, a distance of 34.51 feet to a point for corner.
7. North 44 degrees 12 minutes 44 seconds East, a distance of 124.26 feet to a 600 mill wet far corner, said corner being the POINT OF BEGINNING.
8. South 40 degrees 43 minutes 32 seconds East, a distance of 60.08 feet to a 600 mill wet far corner.
9. South 40 degrees 12 minutes 44 seconds East, a distance of 60.08 feet to a 600 mill wet far corner.
10. North 40 degrees 43 minutes 32 seconds East, a distance of 60.08 feet to a 600 mill wet far corner.
11. North 40 degrees 12 minutes 44 seconds East, a distance of 60.08 feet to the POINT OF BEGINNING and enclosing 0.05 acres of land, more or less.

15' ACCESS & UTILITY EASEMENT LEGAL DESCRIPTION:
DE03 a tract of land and all the 1/2 inch Subdiv Survey, Abstract No. 1376 and T. 33N, Range 10E, Sec. 12E, Denton County, Texas, and being part of Lot 1 and Lot 2 of Casey Plan 442526, including the City of Corinth, Denton County, Texas, according to the map thereof recorded in Volume 10, Page 843, Plat Records of Denton County, Texas, and being the same tract of land conveyed to Gary of Denton County, Texas, and being more particularly described as follows:

- 1. North 40 degrees 42 minutes 38 seconds East, a distance of 678.21 feet to a point for corner, said corner being in the Northeast line of said Highway I-35E, a distance of 412.63 feet to a point for corner, said corner being the POINT OF BEGINNING.
2. South 44 degrees 09 minutes 22 seconds East, a distance of 172.83 feet to a point for corner.
3. North 40 degrees 43 minutes 32 seconds East, a distance of 323.43 feet to a point for corner.
4. North 40 degrees 43 minutes 32 seconds East, a distance of 184.43 feet to a point for corner.
5. North 40 degrees 03 minutes 42 seconds East, a distance of 184.43 feet to a point for corner.
6. North 40 degrees 43 minutes 32 seconds East, a distance of 323.43 feet to a point for corner.
7. North 44 degrees 12 minutes 44 seconds East, a distance of 124.26 feet to a point for corner, said corner being in the Northeast line of said Highway I-35E.
8. North 40 degrees 43 minutes 32 seconds West, a distance of 678.21 feet to a point for corner, said corner being in the Northeast line of said Highway I-35E, a distance of 412.63 feet to a point for corner, said corner being the POINT OF BEGINNING.
9. North 40 degrees 43 minutes 32 seconds East, a distance of 323.43 feet to a point for corner.
10. North 40 degrees 43 minutes 32 seconds East, a distance of 184.43 feet to a point for corner.
11. North 40 degrees 03 minutes 42 seconds West, a distance of 184.43 feet to a point for corner, said corner being in a north-south line to the left, having a radius of 67.50 feet, a delta of 89 degrees 38 minutes 40 seconds and a chord bearing and distance that bears North 43 degrees 38 minutes 38 seconds East, 109.50 feet.
12. Along said curve to the left, an arc length of 67.85 feet to a point for corner.
13. South 44 degrees 09 minutes 22 seconds West, a distance of 172.83 feet to a point for corner, said corner being in the Northeast line of said Highway I-35E.
14. North 40 degrees 43 minutes 32 seconds West, a distance of 323.43 feet to a point for corner, said corner being in the Northeast line of said Highway I-35E, a distance of 412.63 feet to a point for corner, said corner being the POINT OF BEGINNING and enclosing 0.05 acres of land, more or less.

SURVEYOR'S CERTIFICATE:
I, BRIAN CONNOLLY, DO HEREBY CERTIFY TO CIG GROUP, THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY PERSONAL SUPERVISION AND THAT THIS IS A TRUE, CORRECT REPRESENTATION OF THE FACTS AS FOUND AT THIS TIME OF THE SURVEY, AND MORE SPECIFICALLY, I DO HEREBY CERTIFY THAT THE SURVEY CONFORMS TO THE CONDITIONS AND SPECIFICATIONS AS CHECKED (X) BELOW (CHECK ONE IF APPLICABLE). SUBJECT PROPERTY IS DEFINED AS THE LEASED PREMISES AND ITS APPURTENANT EASEMENTS; AND THIS SURVEY SHALL NOT BE CONSIDERED AS A FULL BOUNDARY SURVEY OF THE PARENT TRACTS.

- (X) 1. CORRECTLY SHOWING THE LOCATION AND DIMENSION OF ALL ALLEYS, STREETS, ROADS, RIGHTS-OF-WAY, EASEMENTS AND OTHER MATTERS OF RECORD WHICH THE SURVEYOR HAS BEEN ADVISED AFFECT THE SUBJECT PROPERTY (EACH HAS BEEN IDENTIFIED BY INDEPENDENT YOUNG AND PAGE NUMBER IF AVAILABLE).
() 2. EXCEPT AS SHOWN THERE ARE NO VISIBLE EASEMENTS, RIGHTS-OF-WAY, PARTY WALLS OR CONFLICTS.
() 3. ACCESS IS DISCUSSION BETWEEN THE SUBJECT PROPERTY AND A PUBLIC RIGHT-OF-WAY, AS SHOWN.
() 4. THE LEGAL DESCRIPTION DEPICTED HEREON IS THE SAME DEMANDS IN THE TITLE COMMITMENT OR LEASE AGREEMENT REFERENCE HEREON.
() 5. SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR AS-BUILT LAND SURVEYS SET FORTH BY TEXAS STATE LAW.

Brian Connolly
Denton County, Texas
DATE: 01/25/11
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A TEXAS LICENSED SURVEYOR.

ELEVATION DATUM
TOPIC TYPE: MHP006
ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
GROUND ELEVATION: 545.34'
STRUCTURE HEIGHT: 190'
ELEVATION OF TOP OF TOWER: 735.34'

LATITUDE & LONGITUDE
LATITUDE AND LONGITUDE OF CENTER POINT IS BASED ON THE NAD 83.
COORDINATE: 33° 03' 13.57" N
LONGITUDE: 97° 02' 31.31" W
SCALE OF BEARINGS: NORTH AMERICAN DATUM (NAD83)

LEGEND & ABBREVIATIONS
- 600 MILL WET FAR CORNER
- CONTROL POINT
- 1" PLUMB
- 1/2" PLUMB

ENCROACHMENT STATEMENT:
NONE

ZONING DATA
USE 11
ZONE: PD 32 - PLANNED DEVELOPMENT NO. 32
USE: COMMERCIAL
LOT 31
MIN - 10000 SQ. FT.
MAX - 100000 SQ. FT.

THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT A GUARANTEE OF THE ACCURACY OF THE UTILITIES SHOWN. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THIS DRAWING AND PROTECT SAME AGAINST ANY DAMAGE.

C.B.G. Surveying, Inc.
12025 Shiloh Rd, Suite 230
Dallas, Texas 75228
P 214-349-9485 F 214-349-2216
www.cbgsd.com

CORINTH, DENTON COUNTY, TEXAS
7801 STEMMONS FREEWAY
GLORY OF ZION
TX 0301

SURVEYOR'S NOTES
1. CENTER OF TOWER COORDINATES:
NAD83:
LAT: 33° 03' 13.202" N
LONG: 97° 02' 31.390" W
ELEV: 565.36
2. INGRESS/EGRESS IN COMMON WITH LESSOR.
3. LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83.
4. BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED CONCURRENT WITH SURVEY.
5. BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED CONCURRENT WITH SURVEY.

NOTES CORRESPONDING TO SCHEDULE B:
NO SCHEDULE B PROVIDED

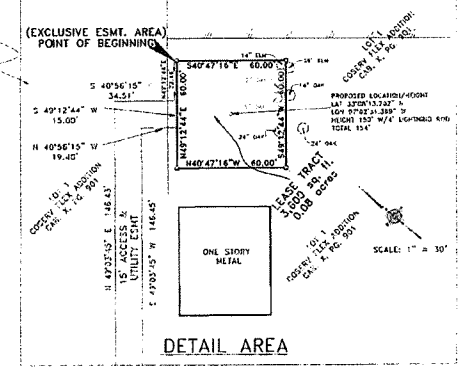


EXHIBIT "C"
LAND USE REGULATIONS

GLOBAL SPHERES CENTER
PLANNED DEVELOPMENT REGULATIONS

PURPOSE: The Global Spheres Center Planned Development will be a multi-use facility designed to blend the space and use needs of a Business Park, Special Events Center, Educations Center and Daycare Center; all of which will serve to enhance the economy and culture of the surrounding areas.

SECTION 1: Regulations set forth in this section have been made with reasonable considcration, among other things, of the character of the surrounding area and its peculiar suitability for the particular uses, and with a view of increasing the value and encouraging the most appropriate use of the property.

SECTION 2: USES – In Global Spheres Center Planned Development District, no building or land shall be used and no building shall be hereafter erected, reconstructed, enlarged, unless otherwise provided in the ordinance, except for one or more of the following uses:

1. All of the uses permitted in the C-1 Commercial District
2. All of the uses permitted in the C-2 Commercial District
3. All of the uses permitted in the LI-1 Industrial District
4. All of the uses permitted in the LI-2 Industrial District
5. All of the uses permitted in the Business Overlay District
6. Church and the various activities associated with a Church use
7. Special Events Center / Conference Center
8. Broadcasting and Telecommunications
9. Cleaning Service
10. Hotel
11. Charter School / Private School
12. Child Day Care Center
13. Parking Garage
14. Amusement / Recreation Center
15. Outdoor Café
16. Cell Tower for Telecommunications

SECTION 3: AREA REGULATIONS

1. Front Yard: There shall be a front yard having a depth of not less than forty feet (40').
2. Side Yard: No side yard shall be required for a retail use except:
 - a. On a corner lot, a side yard of ten feet (10') shall be required on the side street.
 - b. On the side of a lot in this district adjoining any Residential District, there shall be a side yard. The minimum width of the side yard shall bc fifteen feet (15').
3. Rear Yard: There shall be a rear yard having a depth of not less than twenty feet (20').
4. Width of Lot: The minimum width of the lot shall be one hundred seventy five feet (175') measured at the point where the minimum lot depth is achieved, except where "pad" lots front a

thoroughfare or collector street and access is required to interior lots in excess of one acre, then the lot width at the street R.O.W. may be reduced to forty feet (40'). (As amended by Ordinance No. 01-10-18-25)

5. Depth of Lot: The minimum lot depth shall not be less than one hundred twenty feet (120').
6. Area of Lot: Every lot shall have an area of not less than thirty thousand (30,000) square feet. (As amended by Ordinance No. 01-10-18-25)
7. Maximum Building Area: The building area of the main building and any accessory buildings shall not exceed fifty percent (50%) of the total lot area.
8. Building Height: No structure shall exceed two and one-half (2-1/2) standard stories in height, but in no case more than forty feet (40').
9. Cell Tower Height: No cell tower shall exceed ninety-nine feet (99').
10. Parking: Off-street driveways and parking areas shall be curbed, paved, and maintained to the City of Corinth specifications. All existing parking shall remain per approved site plan. All newly proposed parking shall meet current standards.
11. General: If the building adjoins a second (2nd) street (other than a side street), it must conform to the front yard building line requirements on both streets.

SECTION 4: MECHANICAL EQUIPMENT AND WASTE STORAGE - Mechanical equipment, refuse containers and waste storage areas shall be constructed, located and screened so as to in no way interfere with the peace, comfort, and repose of the occupants of any adjoining building or residence. No trash receptacle or recycling receptacle shall be located within twenty-five feet (25') of any property line. Trash and recycling receptacles shall be four sided with a metal gate and be located to the side or rear of the principal building. They shall be screened by a solid masonry screen at least eight feet (8') in height and shall utilize similar masonry materials to the building's facades.

SECTION 5: OUTSIDE STORAGE AND DISPLAY OF GOODS, WARES AND MERCHANDISE – The outside display and storage of goods, wares and merchandise is prohibited.

SECTION 6: LIGHTING - *Spill-over lighting*: No use or operation shall produce direct or indirect illumination across a residential property line except in compliance with the current lighting standards.

SECTION 7: NOISE - Noise levels shall comply with the requirements of the current noise ordinance.

SECTION 8: LANDSCAPING – All existing landscaping shall remain per approved site plan. All new construction shall meet current standards pertaining to that area.

SECTION 9: TELECOMMUNICATION TOWER - The telecommunication tower approved on December 15, 2012 shall be constructed in accordance with the attached site plan. Any changes to the layout or equipment depicted on the site plan must be approved through a zoning change.

1. Attached to this ordinance is a certification to the City that the tower will be available for use by another wireless telecommunications provider on a reasonable and non-discriminatory basis.
2. No building permit shall be issued nor equipment erected on the site of the telecommunications tower until (i) an easement for the utilities necessary to support the proposed activities is recorded in the Denton County Real Property Records and (ii) the City is provided a copy of the easement

Ordinance # 11-12-15-29

(the copy may be in the form of a memorandum of lease) and (iii) the Subsection 1 of the ordinance is executed and filed with the Director of Planning and the Denton County Real Property Records.

ORDINANCE NO. 13-04-18-07

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS AMENDING SECTION 154.01 OF THE CODE OF ORDINANCES, THE COMPREHENSIVE ZONING ORDINANCE NO. 99-12-16-48, AS AMENDED, AND GLOBAL SPHERES CENTER PLANNED DEVELOPMENT, PLANNED DEVELOPMENT ORDINANCE NO. 10-12-16-48 (PD 32), AS AMENDED, PROVIDING FOR AN AMENDED DETAILED SITE PLAN TO REFLECT EXISTING AND PROPOSED PERMITTED STRUCTURES AND LAND USE REGULATIONS AND LANDSCAPE PLAN ON PROPERTY LEGALLY DESCRIBED AS LOT 1, COSERV FLEX ADDITION BEING 29.114 ACRES HAVING A PHYSICAL ADDRESS OF 7801 IH 35E, CORINTH, TEXAS.; APPROVING A SITE PLAN AND ZONING REGULATIONS RELATED TO THE DEVELOPMENT AND PERMITTED USES IN SAID DISTRICT; PROVIDING FOR A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Global Spheres Center, the owner of the property described in the caption hereof, has applied for an amendment to the Detailed Site Plan previously submitted and approved by the City Council with the establishment of Corinth Planned Development District 32, as adopted by Ordinance No. 10-12-16-48, as amended by Ordinance 11-12-15-29, to allow for the construction of additional structures and additional permitted uses, as approved on a Detailed Site Plan and proposed additional permitted use, for which a Detailed Site Plan may be submitted; and

WHEREAS, the applicant has submitted a Detailed Site Plan, a copy of which is attached hereto as Exhibit B, and has requested additional permitted uses which are not reflected on the current Detailed Site Plan; and

WHEREAS, the Planning and Zoning Commission of the City of Corinth and the City Council of the City of Corinth, in compliance with the Charter of the City of Corinth, and State Law having given the required notices by publication and otherwise, and after holding the hearings required by law;

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

SECTION I – LEGAL PROPERTY DESCRIPTION

The Comprehensive Zoning Ordinance of the City of Corinth, Texas, as heretofore amended, is hereby amended by amending the zoning map of the City of Corinth, Texas, on Lot 1, CoServ Addition to the City of Corinth, being 29.114 acres of land described in the metes and bounds description set forth in "Exhibit A" attached and incorporated by reference herein.

EXHIBIT "A"

LOT AND BLOCK/ METES AND BOUNDS LEGAL DESCRIPTION

**FIELD NOTES
29.073 ACRES**

BEING all that certain lot, tract, or parcel of land situated in the T. White Survey Abstract Number 1375 and in the H. H. Swisher Survey Abstract Number 1220 in the City of Corinth, Denton County, Texas, being all of Lot 1 of Coserv Flex Addition, an addition to the City of Corinth, Denton County, Texas according to the plat thereof recorded in Cabinet X, Page 901, Plat Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set for corner in the east line of Interstate Highway Number 35-E, a public roadway, said point being the northwest corner of that certain tract of land conveyed by deed from Swisher Pond, Ltd. to Corinth One Group, Ltd. recorded in Volume 5215, Page 4313, Real Property Records, Denton County, Texas;

THENCE N 40° 16' 01" W, 984.98 feet with said east line of said Interstate Highway to an iron rod found for corner, said point being the southwest corner of Lot 2 of said Coserv Flex Addition;

THENCE N 49° 44' 00" E, 677.92 feet with the south line of said Lot 2 of said Coserv Flex Addition to an "X" in concrete found for corner;

THENCE along the arc of a curve to the right having a central angle of 84° 04' 20", a radius of 45.79 feet, an arc length of 67.19 feet, whose chord bears S 85° 49' 44" E, 61.32 feet with said south line of said Lot 2 of said Coserv Flex Addition to an "X" in concrete found for corner;

THENCE S 47° 40' 37" E, 101.15 feet with said south line of said Lot 2 of said Coserv Flex Addition to an "X" in concrete found for corner;

THENCE N 49° 44' 50" E, 878.59 feet with said south line of said Lot 2 of said Coserv Flex Addition to an iron rod found for corner in the west line of the Missouri, Kansas and Texas Railroad right-of-way;

THENCE S 11° 16' 50" E, 744.46 feet with said west line of said Railroad right-of-way to an iron rod found for corner;

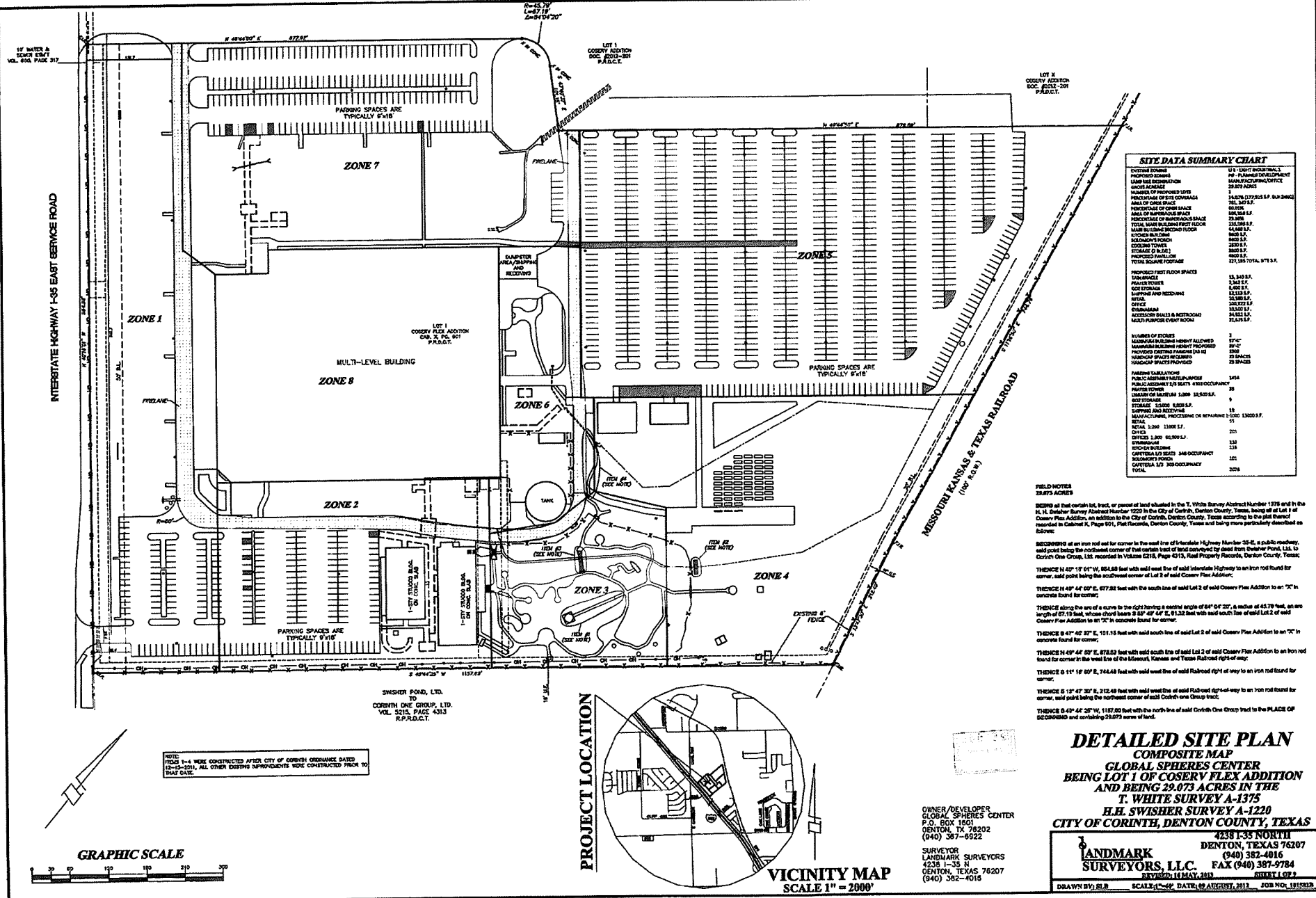
THENCE S 13° 47' 30" E, 212.49 feet with said west line of said Railroad right-of-way to an iron rod found for corner, said point being the northeast corner of said Corinth one Group tract;

THENCE S 49° 44' 25" W, 1157.69 feet with the north line of said Corinth One Group tract to the **PLACE OF BEGINNING** and containing 29.073 acres of land.

Ordinance # 13-04-18-07
Global Spheres Center

EXHIBIT "B"

SITE PLAN DOCUMENTS
INCLUDING DETAILED SITE PLANS AND LANDSCAPE PLANS



PROPOSED ZONING	U-2 LIGHT INDUSTRIAL
PROPOSED ZONING CODE	M-F PLANNED DEVELOPMENT
LAND USE DESIGNATION	MANUFACTURE/OFFICE
ACREAGE	29.073 ACRES
NUMBER OF PROPOSED UNITS	1
PERCENTAGE OF OFFICE SPACE	14.676 (177,202 S.F. / 1,208,000 S.F. RATIO)
AREA OF OFFICE SPACE	781,547 S.F.
PERCENTAGE OF OFFICE SPACE	80.976
AREA OF WAREHOUSE SPACE	184,344 S.F.
PERCENTAGE OF WAREHOUSE SPACE	23.084
TOTAL WAREHOUSE FLOOR FLOOR	184,344 S.F.
WAREHOUSE FLOOR	184,344 S.F.
TOTAL BLDG. FLOOR AREA	368,688 S.F.
STORAGE BLDG. FLOOR	184,344 S.F.
STORAGE BLDG.	184,344 S.F.
PROPOSED TOWER	3200 S.F.
PROPOSED TOWER	3200 S.F.
TOTAL SQUARE FOOTAGE	371,188 TOTAL S.F. (1.1)

PROPOSED FIRST FLOOR SPACES	15, 348 S.F.
STORAGE	2,342 S.F.
OFFICE	18,112 S.F.
STORAGE AND RECEIVING	15,112 S.F.
STORAGE	15,112 S.F.
OFFICE	30,322 S.F.
STORAGE	15,112 S.F.
STORAGE	15,112 S.F.
STORAGE	15,112 S.F.
STORAGE	15,112 S.F.

NUMBER OF STORES	3
MAXIMUM BLDG. HEIGHT ALLOWED	15'-0"
PROPOSED BLDG. HEIGHT	20'-0"
STORAGE	25 BLDGS.
STORAGE	25 BLDGS.

FURNISH TABLES	6074
STORAGE	1500
STORAGE	1500
STORAGE	1500
STORAGE	1500
STORAGE	1500
STORAGE	1500
STORAGE	1500
STORAGE	1500
STORAGE	1500

FIELD NOTES
29.073 ACRES

BEING all that certain lot, tract, or parcel of land situated in the T. White Survey Abstract Number 1375 and in the N.H. Swisher Survey Abstract Number 1252 in the City of Corinth, Denton County, Texas, being all of Lot 1 of Deed No. 146, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in Volume 14, Page 601, Plat Records, Denton County, Texas and being more particularly described as follows:

SECTION 36 of an iron rod for corner in the west line of Interstate Highway Number 35-E, a public roadway, said point being the northwest corner of that certain tract of land conveyed by deed from Swisher Pond, Ltd. to Corinth One Group, Ltd. recorded in Volume 4215, Page 4315, Plat Property Records, Denton County, Texas;

THENCE N 42° 17' 51" W, 864.88 feet with said east line of said Interstate Highway to an iron rod found for corner, said point being the southwest corner of Lot 2 of said Coover Flex Addition;

THENCE N 40° 54' 00" E, 677.82 feet with the south line of said Lot 2 of said Coover Flex Addition to an "X" in concrete found for corner;

THENCE along the arc of a curve to the right having a central angle of 84° 04' 20", a radius of 45.79 feet, an arc length of 67.19 feet, whose chord bears S 88° 48' 04" E, 61.32 feet with said south line of said Lot 2 of said Coover Flex Addition to an "X" in concrete found for corner;

THENCE S 47° 42' 27" E, 125.15 feet with said south line of said Lot 2 of said Coover Flex Addition to an "X" in concrete found for corner;

THENCE N 49° 44' 27" E, 874.23 feet with said south line of said Lot 2 of said Coover Flex Addition to an iron rod found for corner in the west line of the Missouri, Kansas and Texas Railroad right-of-way;

THENCE S 11° 18' 20" E, 744.48 feet with said west line of said Railroad right-of-way to an iron rod found for corner;

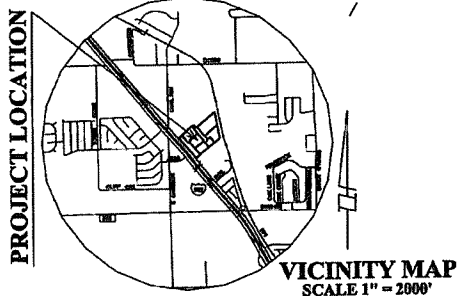
THENCE S 17° 47' 32" E, 212.48 feet with said west line of said Railroad right-of-way to an iron rod found for corner, said point being the northwest corner of said Corinth One Group Tract.

THENCE S 42° 42' 25" W, 1131.20 feet with the north line of said Corinth One Group tract to the PLAZE OF SECTION 36 and containing 29.073 acres of land.

**DETAILED SITE PLAN
COMPOSITE MAP
GLOBAL SPHERES CENTER
BEING LOT 1 OF COOVER FLEX ADDITION
AND BEING 29.073 ACRES IN THE
T. WHITE SURVEY A-1375
H.H. SWISHER SURVEY A-1220
CITY OF CORINTH, DENTON COUNTY, TEXAS**

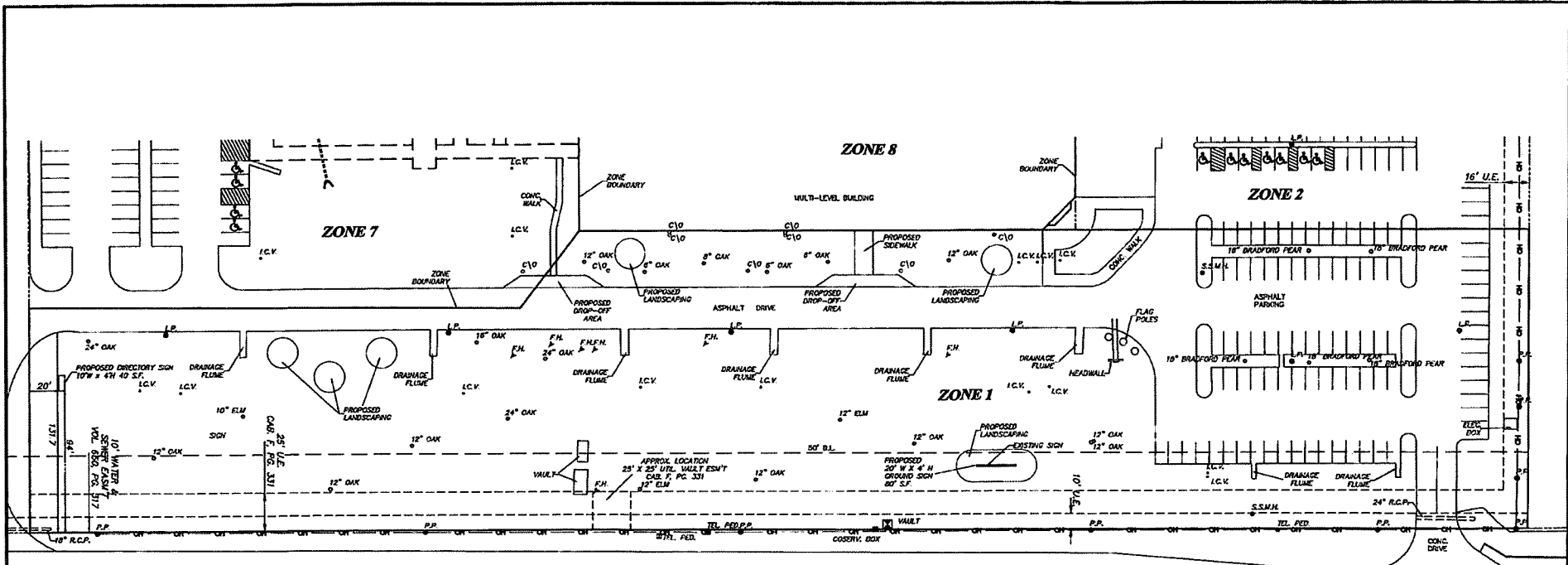
OWNER/DEVELOPER
GLOBAL SPHERES CENTER
P.O. BOX 1501
DENTON, TX 76202
(940) 387-8922

SURVEYOR
LANDMARK SURVEYORS
4218 I-35 N
DENTON, TEXAS 76207
(940) 382-4015



NOTE:
ZONES 1-4 WERE CONSTRUCTED AFTER CITY OF CORINTH ORDINANCE DATED 10-20-2011. ALL OTHER EXISTING IMPROVEMENTS WERE CONSTRUCTED PRIOR TO THAT DATE.



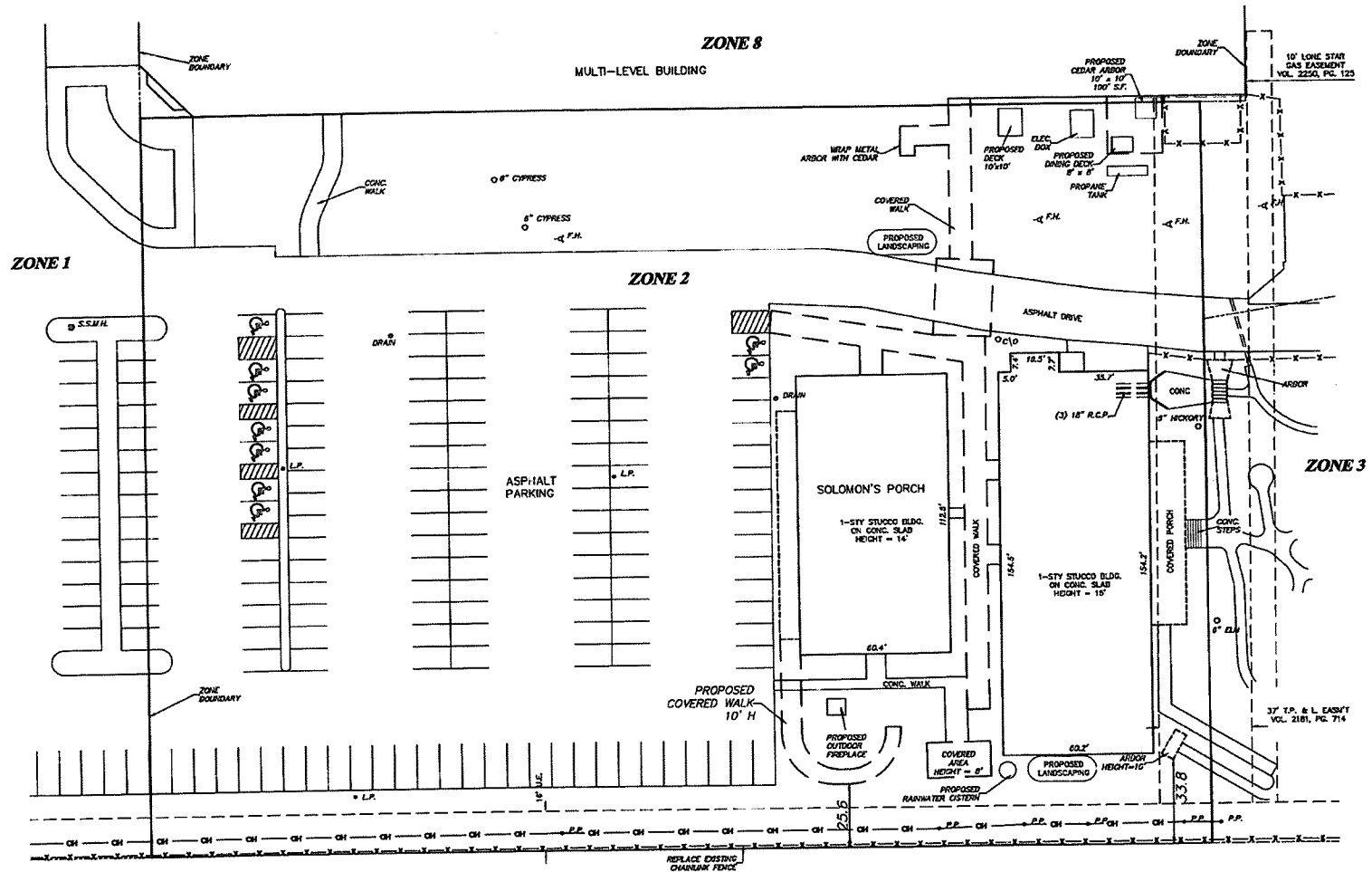


INTERSTATE HIGHWAY I-35 EAST SERVICE ROAD

DETAILED SITE PLAN
ZONE 1
GLOBAL SPHERES CENTER
CITY OF CORINTH
DENTON COUNTY, TEXAS



4238 I-35 NORTH
 DENTON, TEXAS 76207
 (940) 382-4016
LANDMARK SURVEYORS, LLC. FAX (940) 387-9784
 REVISION 15 MAY, 2013 SHEET 2 OF 9
 DRAWN BY: ELB SCALE: 1"=40' DATE: 08 AUGUST, 2011 JOB NO: 111582

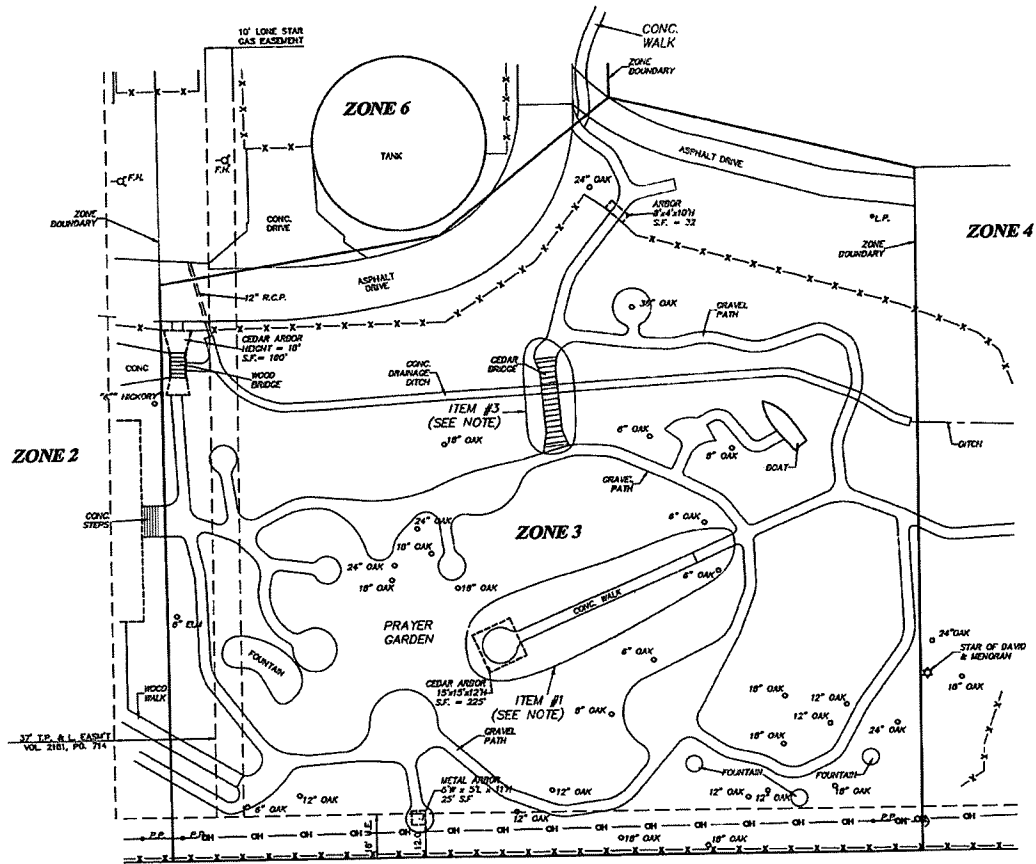
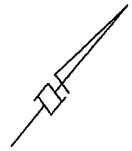


DETAILED SITE PLAN
ZONE 2
GLOBAL SPHERES CENTER
CITY OF CORINTH
DENTON COUNTY, TEXAS



4233 I-35 NORTH
 DENTON, TEXAS 76207
 (940) 382-4816
LANDMARK SURVEYORS, I.L.C. FAX (940) 387-9784
 EST. 1981
 EST. 1981
 EST. 1981
 EST. 1981

DRAWN BY: [REDACTED] SCALE: [REDACTED] DATE: [REDACTED] AUGUST, 2013 JOB NO: [REDACTED]

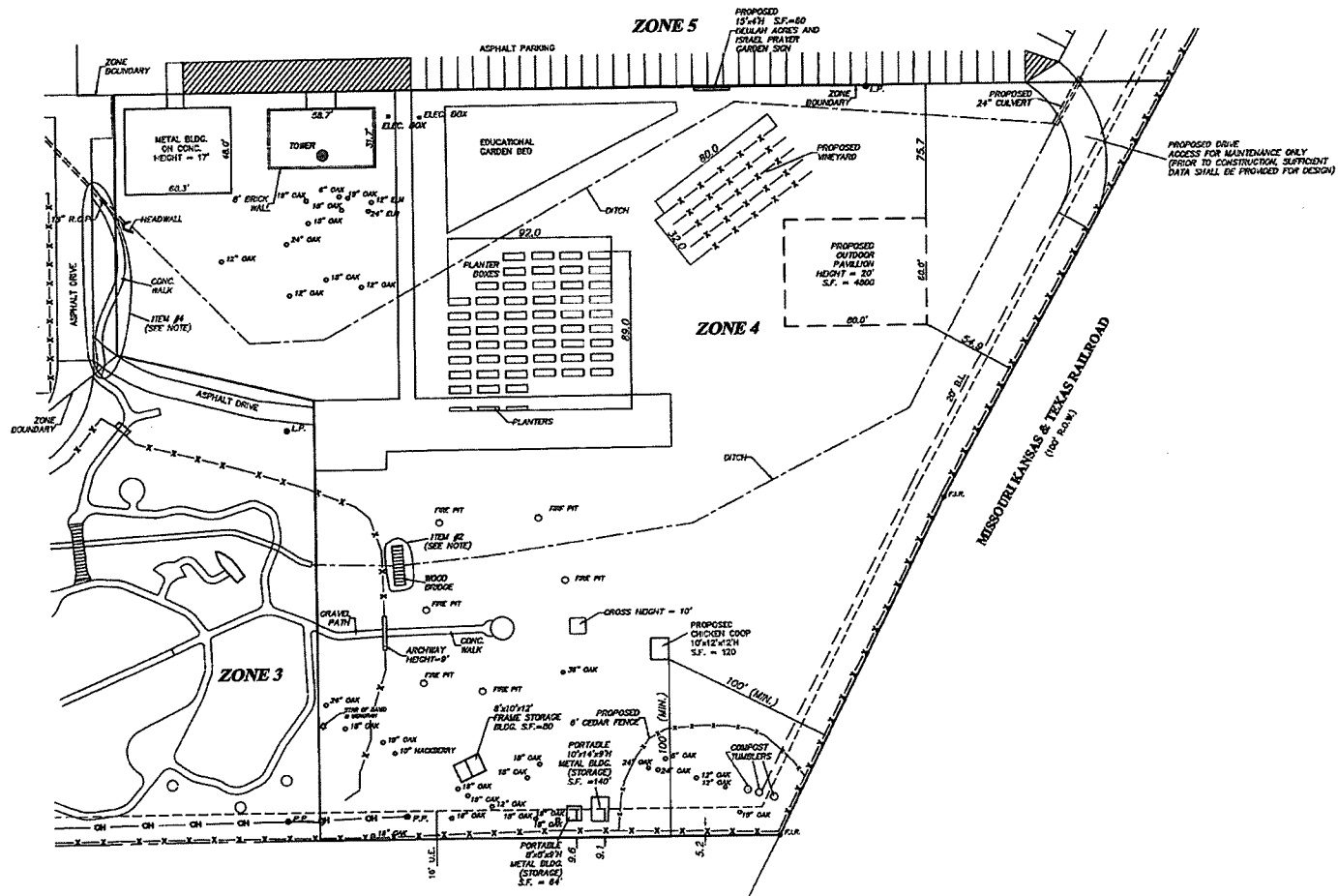


NOTE:
 ITEMS 1-4 WERE CONSTRUCTED AFTER CITY OF CORINTH ORDINANCE DATED
 12-15-2011. ALL OTHER EXISTING IMPROVEMENTS WERE CONSTRUCTED PRIOR TO
 THAT DATE.

DETAILED SITE PLAN
 ZONE 3
 GLOBAL SPHERES CENTER
 CITY OF CORINTH
 DENTON COUNTY, TEXAS



4238 I-35 NORTH
 DENTON, TEXAS 76207
 (940) 382-4816
LANDMARK
SURVEYORS, L.L.C. FAX (940) 387-9784
 REVISED: 16 MAY 2011 SHEET 4 OF 9
 DRAWN BY: KLR SCALE: 1"=20' DATE: 16 AUGUST 2011 JOB NO.: 111551

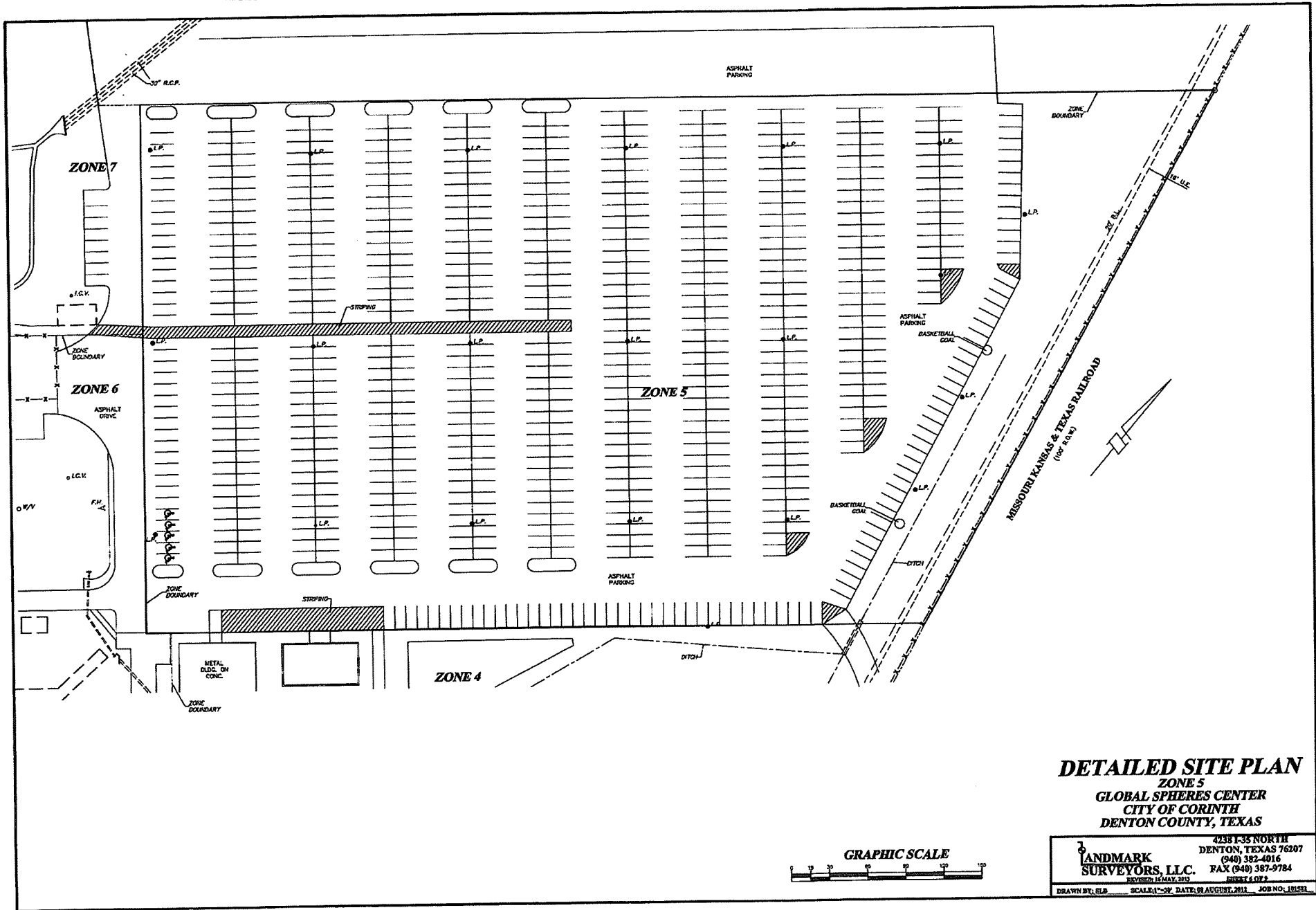


NOTE:
 ITEMS 1-4 WERE CONSTRUCTED AFTER CITY OF CORINTH ORDINANCE DATED
 12-15-2011, ALL OTHER EXISTING IMPROVEMENTS WERE CONSTRUCTED PRIOR TO
 THAT DATE.

DETAILED SITE PLAN
 ZONE 4
 GLOBAL SPHERES CENTER
 CITY OF CORINTH
 DENTON COUNTY, TEXAS



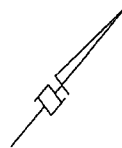
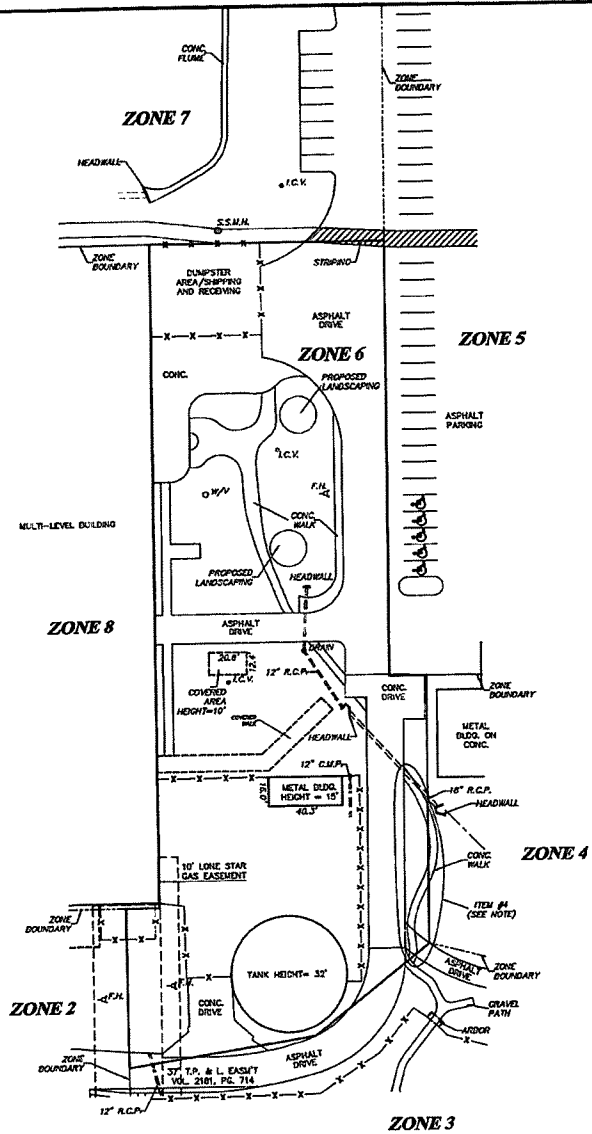
4211-35 NORTH
 DENTON, TEXAS 76207
 (940) 382-4016
LANDMARK SURVEYORS, LLC. FAX (940) 387-9784
 REVISED: 12 MAY 2011 SHEET 1 OF 2
 DRAWN BY: ELB SCALE: 1"=50' DATE: 08 AUGUST 2011 JOB NO: 181502



DETAILED SITE PLAN
ZONE 5
GLOBAL SPHERES CENTER
CITY OF CORINTH
DENTON COUNTY, TEXAS



<p>LANDMARK SURVEYORS, LLC.</p>	<p>4331-35 NORTH DENTON, TEXAS 76207 (940) 382-4016</p>
	<p>REVISED 12/MAY/2013 SHEET 2 OF 2 DRAWN BY: ELP</p>
	<p>SCALE: 1"=50' DATE: 08/AUGUST/2011 JOB NO: 181511</p>

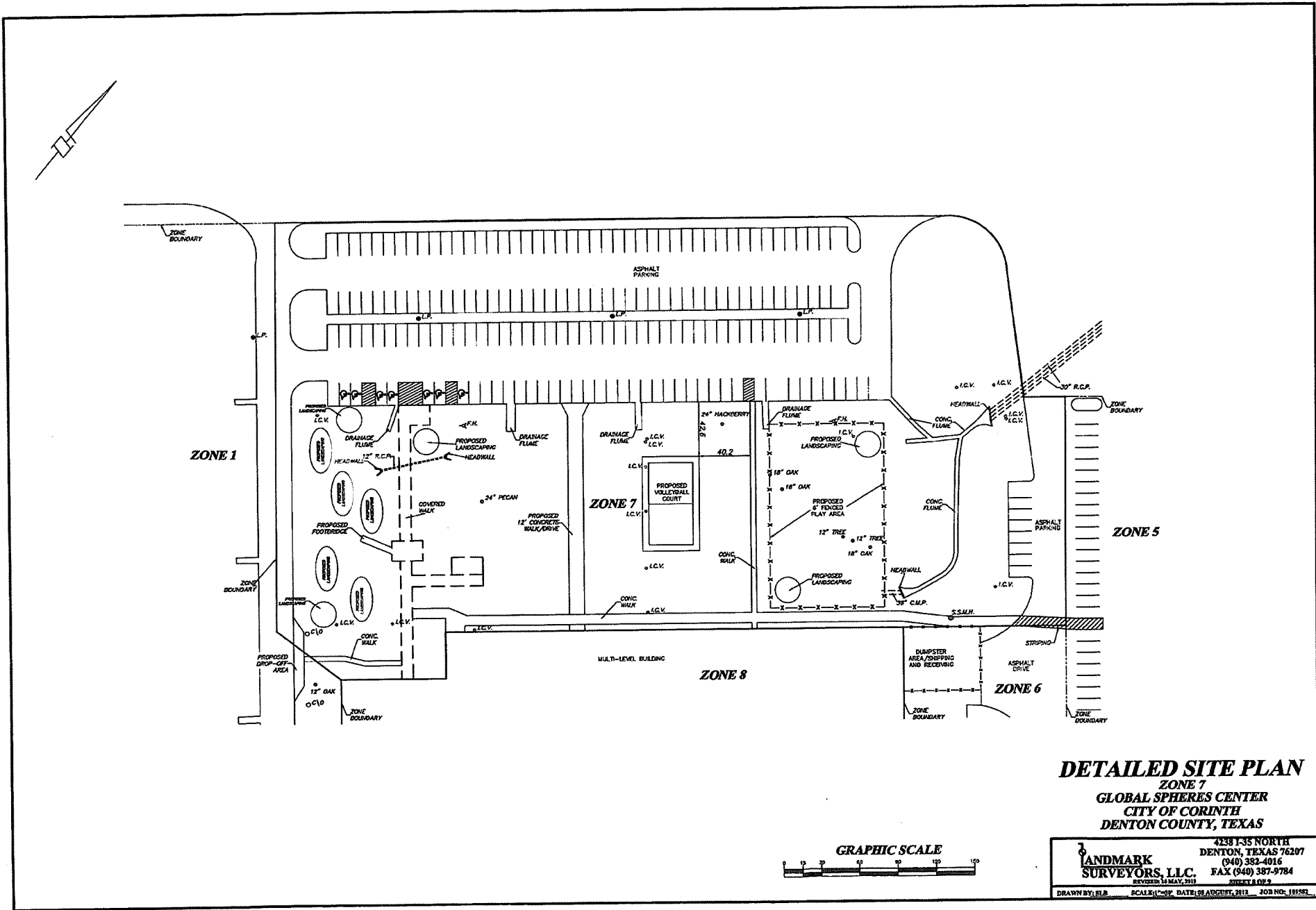


NOTE:
 ITEMS 1-4 WERE CONSTRUCTED AFTER CITY OF CORINTH ORDINANCE DATED
 12-15-2011. ALL OTHER EXISTING IMPROVEMENTS WERE CONSTRUCTED PRIOR TO
 THAT DATE.

DETAILED SITE PLAN
 ZONE 6
 GLOBAL SPHERES CENTER
 CITY OF CORINTH
 DENTON COUNTY, TEXAS



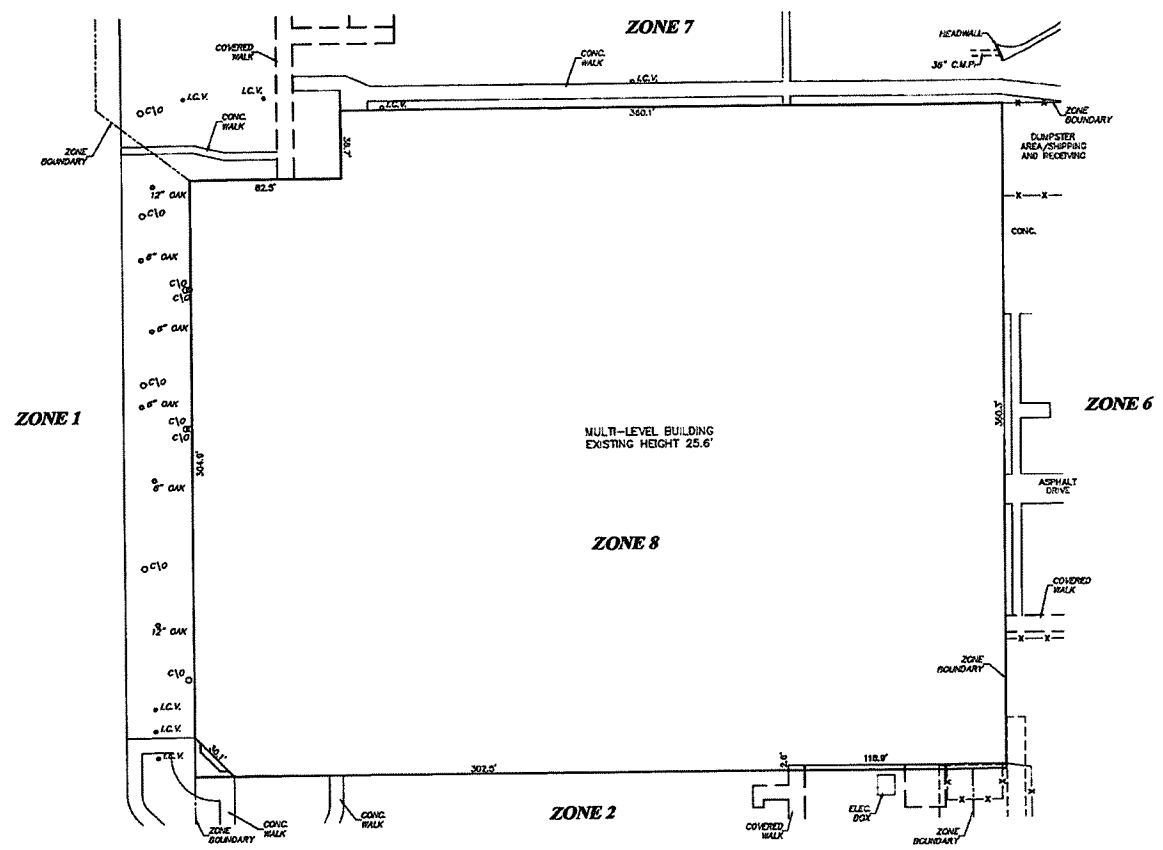
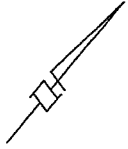
4238 I-35 NORTH
 DENTON, TEXAS 76207
 (940) 382-4016
LANDMARK SURVEYORS, LLC. FAX (940) 387-9784
 REVISED 15 MAY, 2012 SHEET 7 OF 7
 DRAWN BY: ETB SCALE: 1"=50' DATE: 10 AUGUST, 2011 JOB NO: 181202



DETAILED SITE PLAN
ZONE 7
GLOBAL SPHERES CENTER
CITY OF CORINTH
DENTON COUNTY, TEXAS



4238 I-35 NORTH
 DENTON, TEXAS 76207
 (940) 382-4016
 FAX (940) 387-9784
LANDMARK SURVEYORS, LLC.
 REVISED 14 MAY, 2013
 DRAWN BY: RLB SCALE: 1"=50' DATE: 08 AUGUST, 2013 JOB NO: 10152



DETAILED SITE PLAN
ZONE 8
GLOBAL SPHERES CENTER
CITY OF CORINTH
DENTON COUNTY, TEXAS



	42381-35 NORTH
	DENTON, TEXAS 76207
	(940) 382-4016
LANDMARK	FAX (940) 387-9784
SURVEYORS, LLC.	REVISION 15 MAY, 2003
<small>DRAWN BY: GJA</small>	<small>SCALE: 1"=50' DATE: 14 AUGUST, 2003 JOB NO: 11581</small>

SECTION II – SITE PLAN

The Site Plan documents approved and described as “Exhibit B” attached hereto and made a part hereof for all purposes shall be adhered to in their entirety for the purposes of existing and proposed development of the property.

SECTION III – LAND USE REGULATIONS

The Zoning and Land Use Regulations set forth in “Exhibit C” attached hereto and made a part hereof for all purposes shall be adhered to in its entirety for the purposes of this Planned Development Multi-Use District.

SECTION IV – PENALTY FOR VIOLATIONS

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

SECTION V – SEVERABILITY CLAUSE

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

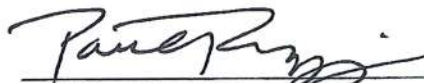
SECTION VI – PROVIDING AN EFFECTIVE DATE

This ordinance shall become effective May 1, 2013, after approval and publication as provided by law.


PASSED AND APPROVED THIS 18th DAY OF APRIL, 2013.



APPROVED:


Paul Ruggiere, Mayor

ATTEST:


Kimberly Pence, City Secretary

APPROVED AS TO FORM:


Debra A. Drayovitch, City Attorney

EXHIBIT "C"

LAND USE REGULATIONS

**GLOBAL SPHERES CENTER
PLANNED DEVELOPMENT REGULATIONS**

PURPOSE: The Global Spheres Center Planned Development will be a multi-use facility designed to blend the space and use needs of a Business Park, Special Events Center, Education Center and Daycare Center; all of which will serve to enhance the economy and culture of the surrounding areas.

SECTION 1: Regulations set forth in this section have been made with reasonable consideration, among other things, of the character of the surrounding area and its peculiar suitability for the particular uses, and with a view of increasing the value and encouraging the most appropriate use of the property.

SECTION 2: MAIN USES AND ACCESSORY USES – In Global Spheres Center Planned Development District, no building or land shall be used and no building shall be hereafter erected, reconstructed, enlarged, unless otherwise provided in the ordinance, except for one or more of the following uses:

1. Main uses.

- a. All uses as shown on the attached Exhibit C-1 which are allowed without an approved specific use permit.
- b. Church
- c. Special Events Center / Conference Center
- d. Broadcasting and telecommunications
- e. Cleaning Service
- f. Hotel
- g. Charter School / Private School
- h. Child Day Care Center
- i. Parking Garage
- j. Amusement / Recreation Center
- k. Outdoor Café
- l. Coffee House
- m. Gymnasium
- n. Office

2. Accessory uses

- a. Cell Tower for Telecommunications
- b. Keeping 20 hens
- c. No Roosters

3. Uses Permitted with Issuance of Specific Use Permit
 - a. Those uses on Exhibit C-1 which require a specific use permit
 - b. Farmer's Market/Community Trade Days
 - c. Cisterns in excess of eight feet in height
 - d. Wind Energy Turbines
4. Any proposed change in the Detailed Site Plan attached to this Ordinance shall be processed in accordance with the requirements of Article XXI (PD Planned Development District) of Ordinance No. 99-12-16-48, the City's Comprehensive Zoning Ordinance.
5. No Residential uses/dwellings are permitted.

SECTION 3: AREA REGULATIONS

1. Front Yard: There shall be a front yard having a depth of not less than forty feet (40').
2. Side Yard: No side yard shall be required for a retail use except:
 - a. On a corner lot, a side yard of ten feet (10') shall be required on the side street.
 - b. On the side of a lot in this district adjoining any Residential District, there shall be a side yard. The minimum width of the side yard shall be fifteen feet (15').
3. Rear Yard: There shall be a rear yard having a depth of not less than twenty feet (20').
4. Width of Lot: The minimum width of the lot shall be one hundred seventy five feet (175') measured at the point where the minimum lot depth is achieved, except where "pad" lots front a thoroughfare or collector street and access is required to interior lots in excess of one acre, then the lot width at the street R.O.W. may be reduced to forty feet (40').
5. Depth of Lot: The minimum lot depth shall not be less than one hundred twenty feet (120').
6. Area of Lot: Every lot shall have an area of not less than thirty thousand (30,000) square feet.
7. Maximum Building Area: The building area of the main building and any accessory buildings shall not exceed fifty percent (50%) of the total lot area.
8. Building Height: No structure shall exceed two and one-half (2-1/2) standard stories in height, but in no case more than forty feet (40').
9. General: If the building adjoins a second (2nd) street (other than a side street), it must conform to the front yard building line requirements on both streets.

10. Development Standards: If a change to the Detailed Site Plan is requested, the request shall be processed in accordance with the development standards in effect at the time the change is requested for the proposed development.

SECTION 4: MECHANICAL EQUIPMENT AND WASTE STORAGE –

1. Mechanical equipment, refuse containers and waste storage areas shall be constructed, located and screened so as to in no way interfere with the peace, comfort, and repose of the occupants of any adjoining building or residence.
2. No trash receptacle or recycling receptacle shall be located within twenty-five feet (25') of any property line.
3. Trash and recycling receptacles shall be four sided with a metal gate and be located to the side or rear of the principal building. They shall be screened by a solid masonry screen at least eight feet (8') in height and shall utilize similar masonry materials to the building's facades.

SECTION 5: OUTSIDE STORAGE AND DISPLAY OF GOODS, WARES AND MERCHANDISE – The outside display and storage of goods, wares and merchandise is prohibited.

SECTION 6: LIGHTING – The lighting regulations set forth in Section 3.08 of Ordinance No. 03-03-13-17, the Business Overly District, shall apply.

SECTION 7: NOISE - Noise levels shall comply with the requirements of the current noise ordinance.

SECTION 8: LANDSCAPING – All existing landscaping shall remain per approved site plan. All new construction shall meet current standards pertaining to that area.

SECTION 9: TELECOMMUNICATION TOWER - The telecommunication tower approved on December 15, 2012 shall be constructed in accordance with the attached site plan. Any changes to the layout or equipment depicted on the site plan must be approved through a zoning change.

1. Attached to this ordinance is a certification to the City that the tower will be available for use by another wireless telecommunications provider on a reasonable and non-discriminatory basis.
2. No building permit shall be issued nor equipment erected on the site of the telecommunications tower until (i) an easement for the utilities necessary to support the proposed activities is recorded in the Denton County Real Property Records and (ii) the City is provided a copy of the easement (the copy may be in the form of a memorandum of lease) and (iii) the Subsection 1 of the ordinance is executed and filed with the Director of Planning and the Denton County Real Property Records.

SECTION 10: ARCHITECTURAL STANDARDS

1. Main Structure; Materials approved for the exterior facades of the main structures are brick, stone and stucco.
2. Accessory Structures: Materials approved for the exterior facades of accessory structures are wood, metal, stucco, brick and stone.

SECTION 11: FENCING

1. Chain-link fencing material may be used along the southern and eastern boundaries and around the shipping and receiving areas.
2. Wood fencing material may be used on interior site projects erected behind the front building line).
3. Vinyl and stone fencing materials may be used behind the front building line.

SECTION 12: ACCESSORY STRUCTURES

1. No accessory structure is approved or permitted except as shown on the approved Detailed Site Plan, which are as follows:
 - a. Israel Prayer Garden
 - b. Beulah Acres Biblical Agriculture Community Garden and Development
 - c. Storage Sheds
 - d. Vineyard Trellis
 - e. Arbors
 - f. Greenhouse
 - g. Israel Prayer Garden
 - h. Chicken Coop
 - i. Portable Composition Tumblers / Bins
 - j. Rainwater harvesting Cisterns less than five feet in height
 - k. Solar Panels (allowed on all buildings on property)
2. Area regulations for Accessory Structures:
 - a. Side Yard: A side yard setback shall not be less than 100 feet for Chicken Coops.
 - b. Side Yard: A side yard setback shall not be less than seven and one half feet (7 1/2') for all other allowed Accessory Structures.
 - c. Rear Yard: A rear yard setback shall not be less than 100 feet for Chicken Coops.
 - d. Maximum Area: Chicken Coop not to exceed 120 square feet.

- e. Rear Yard: A rear yard setback shall not be less than seven and one half feet (7 1/2') for all other Accessory Structures allowed by this ordinance.
- f. No Accessory Structure shall be erected within any easement.
- g. Height: No Accessory Structure shall exceed fifteen feet (15') unless shown on the approved detailed site plan.
- h. Cell Tower Height: No cell tower shall exceed ninety-nine feet (99') in height.

SECTION 13: PARKING

- a. Parking for the uses described, depicted and approved on the Detailed Site Plan shall be provided in accordance with the Detailed Site Plan.
- b. For allowed uses permitted by Detailed Site Plan in the future, off-street driveways and parking areas shall be constructed, curbed, paved, dimensioned, and maintained as required by the standards in effect at the time of the requested change in use.
- c. Parking Tabulations:
 - i. Public Assembly: one (1) space for every three (3) seats
 - ii. Library or Museum: 10 spaces plus one (1) space for each three hundred (300) square feet of floor space
 - iii. Storage: one (1) space for each one thousand (1000) square feet of floor space
 - iv. Manufacturing, Processing or Repairing: one (1) space for each one thousand (1000) square feet of floor space
 - v. Retail: one (1) space for each two hundred (200) square feet of floor space
 - vi. Offices: one (1) space for each three hundred (300) feet of floor space
 - vii. Cafeteria: one (1) space for each three (3) seats
- d. Parking standards for uses not specifically listed in this ordinance must follow the parking standards in effect at the time of approval of the use.
- e. Parking standards for uses not specifically listed in this ordinance must meet the current parking standards at the time a building permit or certificate of occupancy is required.
- f. The total requirements for off-street parking shall be the sum of the requirements for the different uses computed separately unless the a traffic study shows that the peak parking demands are offset, for example with theater and office uses. In such case, the Director may adjust the total requirements accordingly, but not by more than 10 percent.
- g. Required parking facilities for two properties may be satisfied by the same parking facilities used jointly, to the extent that it can be shown by the owners that the need for the facilities does not materially overlap and provided that such right of joint use is evidenced by a recorded written instrument establishing the joint use.

Ordinance # 13-04-18-07
Global Spheres Center

- h. Required parking shall be available for parking of operable passenger vehicles of visitors, members, and employees only, and shall not be used for the storage or display of vehicles or materials.

ORDINANCE NO. 19-12-05-43

GLOBAL SPHERES PLANNED DEVELOPMENT DISTRICT #32

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING THE CITY'S COMPREHENSIVE PLAN, SPECIFICALLY THE COMPREHENSIVE ZONING ORDINANCE AND THE "OFFICIAL ZONING DISTRICT MAP OF THE CITY OF CORINTH, TEXAS," EACH BEING A PART OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CORINTH, BY AMENDING THE ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATION HEREIN, FROM I, INDUSTRIAL AND PD-PLANNED DEVELOPMENT TO PD-PLANNED DEVELOPMENT ZONING DISTRICT WITH A BASE ZONING DESIGNATION OF C-2, COMMERCIAL ON AN APPROXIMATE 38.01 ACRE TRACT OF LAND LEGALLY DESCRIBED AS COSERV FLEX ADDITION, LOT 1 (EXEMPT PORTION) (PARTIAL), AND TRACTS 12A (PARTIAL) AND OLD DCAD TRACT #3D OF THE H.H. SWISHER SURVEY, ABSTRACT 1220A WITHIN THE CITY OF CORINTH, DENTON COUNTY, TEXAS AND IDENTIFIED AS GLOBAL SPHERES PLANNED DEVELOPMENT DISTRICT NO. 32 ("PD-32"); PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A LEGAL PROPERTY DESCRIPTION; APPROVING A PLANNED DEVELOPMENT CONCEPT PLAN (EXHIBIT "B"); APPROVING PLANNED DEVELOPMENT LAND USE REGULATIONS (EXHIBIT "C"); PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 A DAY FOR EACH VIOLATION OF THE ORDINANCE AND A SEPARATE OFFENSE SHALL OCCUR ON EACH DAY THAT A VIOLATION OCCURS OR CONTINUES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Property, described in Exhibit "A", is zoned as I, Industrial and PD-Planned Development zoning district, more specifically identified as Global Spheres Planned Development District No. 32 ("PD-32") with a base zoning designation of C-2, Commercial under the City's Unified Development Code and as designated on the City's Zoning Map,

WHEREAS, an authorized person having a proprietary interest in the Property has requested an Amendment to the Comprehensive Zoning Ordinance and the Zoning Map to change the zoning classification of the Property; 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 has determined that the Property has unique characteristics and zoning through a planned development district is the most appropriate mechanism for zoning the Property, thus an amendment to the Comprehensive Zoning Ordinance and the Zoning Map of the City's Unified Development Code in accordance with the Land Use Regulations set forth in Exhibit "C" should be approved; and

WHEREAS, the City Council considered the following factors in making a determination as to whether the requested change should be granted or denied: safety of the motoring public and pedestrians using the facilities in the area immediately surrounding the sites; safety from fire hazards and damages; noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of neighborhoods; location, and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking as determined by requirements of this ordinance for off-street parking facilities; location of ingress and egress points for parking and off-street loading spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; effect on the 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 requested Amendment to the Comprehensive Zoning Ordinance and Zoning Map to effect the change in zoning for the Property promotes the health and the general welfare, provides 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 No. 13-05-02-08, adopting the Unified Development Code of the City of Corinth ("UDC"), including the Comprehensive Zoning Ordinance that establishes zoning districts in accordance with the City's Comprehensive Plan and the Zoning Map of the City of Corinth, is hereby amended to change the zoning classification on an approximate 38.01 acre tract of land described in "Exhibit A" attached hereto and incorporated herein (the "Property"), from I, Industrial and PD-Planned Development, to PD-Planned Development zoning district with a base zoning designation of C-2, Commercial and identified as Global Spheres Planned Development District No. 32 ("PD-32"), and the Zoning Map of the City is also hereby amended to reflect the new zoning classification for the Property.

SECTION 3. PLANNED DEVELOPMENT CONCEPT PLAN

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

SECTION 4. LAND USE REGULATIONS

- A. The Zoning and Land Use Regulations set forth in "Exhibit C" attached hereto and made a part hereof for all purposes are hereby adopted and shall be adhered to in their entirety for the purposes of this PD-Planned Development zoning district with a base zoning designation C-2, Commercial. In the event of conflict between the provisions of "Exhibit C" and provisions of any other City zoning regulations, including without limitation the regulations governing the C-2, Commercial zoning district, the provisions of "Exhibit C" shall control.
- B. That the zoning regulations and district herein established have been adopted in accordance with the Comprehensive Plan for the purpose of promoting the health, safety, morals and the general welfare of the community. They have been designed, with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to provide adequate light and air; to prevent 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 Planned Development Concept Plan (Exhibit "B") and the Land Use Regulations (Exhibit "C") shall control the use and development of the Property, and all building permits and development requests shall be in accordance with applicable City ordinances, the PD Concept Plan and Land Use Regulations. The PD Concept Plan and Land Use Regulations shall remain in effect as set forth herein unless amended by the City Council.

- D. If a change to the Concept Plan, is requested, the request shall be processed in accordance with the development standards in effect at the time the change is requested for the proposed development and 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

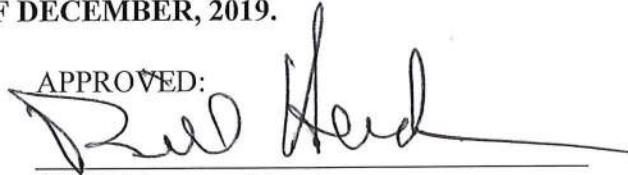
All rights and remedies of the City of Corinth, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning for the Property which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall 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 5th DAY OF DECEMBER, 2019.

APPROVED:

A handwritten signature in black ink, appearing to read "Bill Heidemann", written over a horizontal line.

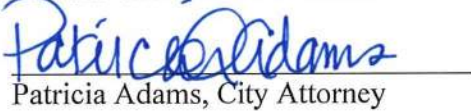
Bill Heidemann, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "Kimberly Pence", written over a horizontal line.

Kimberly Pence, City Secretary

APPROVED AS TO FORM:

A handwritten signature in blue ink, appearing to read "Patricia Adams", written over a horizontal line.

Patricia Adams, City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, all that certain lot, tract or parcel of land lying and being a part of the Thomas White Survey, Abstract number 1375 and a part of the H.H. Swisher Survey Abstract number 1220 and being situated in the City of Corinth, Denton County, Texas and being all of Lot 1, Coserv Flex Addition, as shown on Replat recorded in Cabinet X, Page 901, Plat Records, Denton County, Texas, and being all of a tract of land described in deed to Global Spheres Center, recorded in Instrument No. 2013-46889, Deed Records, Denton County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 Inch iron rod found for the Northerly Northeast corner of said Lot 1;

THENCE South 11 degrees 49 minutes 22 seconds East, along a wood fence, a distance of 744.69 feet to a found iron rod;

THENCE South 14 degrees 18 minutes 38 seconds East, along said fence, a distance of 212.49 feet to a 5/8 Inch Iron rod found for the Southeast corner of said Lot 1;

THENCE South 14 degrees 33 minutes 00 seconds East, a distance of 160.17 feet to capped iron rod set stamped "KAZ";

THENCE South 17 degrees 05 minutes 35 seconds East, a distance of 242.48 feet to a capped iron rod set stamped "KAZ";

THENCE South 32 degrees 06 minutes 09 seconds West, a distance of 51.91 feet to a capped iron rod set stamped "KAZ";

THENCE South 54 degrees 10 minutes 46 seconds West, a distance of 34.49 feet to a capped iron rod set stamped "KAZ";

THENCE South 28 degrees 40 minutes 24 seconds East, a distance of 18.50 feet to a capped iron rod set stamped "KAZ";

THENCE South 61 degrees 37 minutes 16 seconds West, a distance of 109.33 feet to a 1/2 Inch Iron rod found;

THENCE South 47 degrees 54 minutes 23 seconds West, a distance of 152.80 feet to a 1/2 inch iron rod found;

THENCE South 21 degrees 40 minutes 31 seconds West, a distance of 91.95 feet to a metal fence corner post;

THENCE South 23 degrees 03 minutes 01 second West, a distance of 61.36 feet to a metal fence corner post;

THENCE South 56 degrees 14 minutes 40 seconds West, a distance of 115.39 feet to a 1/2 inch iron rod found for the Northeast corner of a tract of land described in a deed to Shan-Wen Chang and Shu-Kin Chang recorded in Document number 2003-53024, Real Property Records, Denton County, Texas;

THENCE South 80 degrees 45 minutes 15 seconds West, a distance of 459.15 feet to a capped iron rod set stamped "KAZ" from which a 1/2 inch capped iron rod found bears South 40 degrees 39 minutes 39 seconds East, at a distance of 672.20 feet;

THENCE North 40 degrees 39 minutes 39 seconds West, a distance of 191.02 feet to a 1/2 inch capped iron rod found for the Southeast corner of said Lot 1;

THENCE North 40 degrees 48 minutes 38 seconds West, a distance of 984.94 feet to a 5/8 inch iron rod found for the Southwest corner of said Lot 1 from which a 1/2 Inch Iron rod found bears North 40 degrees 47 minutes 38 seconds West, at a distance of 474.54 feet;

THENCE North 49 degrees 11 minutes 15 seconds East, a distance of 677.93 feet to a "X" cut found at the beginning of a curve to the right whose radius is 45.79 feet and a long chord that bears South 86 degrees 22 minutes 40 seconds East, 61.31 feet;

THENCE along said curve whose arc length is 67.17 feet to a "X" cut found;

THENCE South 48 degrees 14 minutes 41 seconds East, a distance of 101.16 feet to a "X" cut found;

THENCE North 49 degrees 12 minutes 42 seconds East, a distance of 878.59 feet to the POINT OF BEGINNING and containing 38.01 acres of land, more or less, and designated herein as the COSERV FLEX ADDITION, an Addition to the City of Corinth, Texas, and whose names are 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, 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.

EXHIBIT "B"
CONCEPT PLAN

EXHIBIT "C"

LAND USE REGULATIONS

**GLOBAL SPHERES CENTER
PLANNED DEVELOPMENT REGULATIONS**

PURPOSE: The Global Spheres Center Planned Development will be a multi-use facility designed to blend the space and use needs of a Business Park, Special Events Center, Education Center and Daycare Center; all of which will serve to enhance the economy and culture of the surrounding areas.

A. MAIN USES AND ACCESSORY USES – In the Global Spheres Center Planned Development District, no building or land shall be used and no building shall be hereafter erected, reconstructed, enlarged, except when in relation to the uses permitted within the C-2, Commercial zoning district or one or more of the following uses:

1. Main uses.

- a. Church
- b. Special Events Center / Conference Center
- c. Broadcasting and telecommunications
- d. Hotel
- e. Charter School / Private School
- f. Child Day Care Center
- g. Parking Garage
- h. Amusement / Recreation Center
- i. Outdoor Café
- j. Coffee House
- k. Gymnasium
- l. Office
- m. Farmer's Market/Community Trade Days
- n. Parsonage
- o. Wedding chapel, Reception Facility

2. Accessory uses

- a. One Cell Tower for Telecommunications
- b. Keeping 50 hens (roosters prohibited)
- c. Cleaning Service (not laundry/dry cleaning, car wash)

3. Uses Permitted with Issuance of Specific Use Permit

- a. Cisterns in excess of forty feet (40') in height
- b. Wind Energy Turbines

4. Uses Prohibited

- a. Laundry, Commercial
- b. Car Wash, Full Service
- c. Car Wash, Self Service

B. AREA REGULATIONS:

1. Front Yard: There shall be a front yard having a depth of not less than forty feet (40').
2. Side Yard: No side yard shall be required for a retail use except:
 - a. On a corner lot, a side yard of ten feet (10') shall be required on the side street.
 - b. On the side of a lot in this district adjoining any Residential District, there shall be a side yard. The minimum width of the side yard shall be fifteen feet (15').
3. Rear Yard: There shall be a rear yard having a depth of not less than eight feet (8').
4. Width of Lot: The minimum width of the lot shall be two hundred feet (200') measured at the building setback line.
5. Depth of Lot: The minimum lot depth shall not be less than two hundred feet (200').
6. Area of Lot: Every lot shall have an area of not less than one acre (1 ac.).
7. Maximum Building Area: The building area of the main building and any accessory buildings shall not exceed fifty percent (50%) of the total lot area.
8. Building Height: No structure shall exceed two and one-half (2-1/2) standard stories in height, but in no case more than forty feet (40').
9. General: If the building adjoins a second (2nd) public street, it must conform to the front yard building line requirements on both public streets.
10. Development Standards: If a change to the Concept Plan is requested, the request shall be processed in accordance with the development standards in effect at the time the change is requested for the proposed development.

C: MECHANICAL EQUIPMENT AND WASTE STORAGE:

1. Mechanical equipment, refuse containers and waste storage areas shall be constructed, located and screened so as to in no way interfere with the peace, comfort, and repose of the occupants of any adjoining building or residence.
2. No trash receptacle or recycling receptacle shall be located within twenty-five feet (25') of any property line.
3. Trash and recycling receptacles shall be four (4) sided with a solid metal gate and be located to the side or rear of the principal building. They shall be screened by a solid masonry screen at least eight feet (8') in height and shall utilize similar masonry materials to the building's facades.

D. OUTSIDE STORAGE AND DISPLAY OF GOODS, WARES AND MERCHANDISE:

1. The permanent outside display and storage of goods, wares and merchandise is prohibited.

E. LANDSCAPING

1. All existing landscaping shall remain per approved site plan. All new construction shall meet current standards pertaining to that area.

F. TELECOMMUNICATION TOWER

1. The telecommunication tower approved on December 15, 2012 shall remain in accordance with the approved site plan. Any changes to the layout or equipment depicted on the site plan must be approved through a site plan amendment.

G: ARCHITECTURAL STANDARDS

1. Main Structure: Materials approved for the exterior facades of the main structures are brick, stone and stucco.
2. Accessory Structures: Materials approved for the exterior facades of accessory structures are wood, metal, stucco, brick and stone.

H: FENCING

1. Chain-link or stone fencing materials may be used along the southern and eastern boundaries and around the shipping and receiving areas.
2. Wood or stone fencing materials may be used on interior site projects erected behind the front building line).
3. Vinyl or stone fencing materials may be used behind the front building line.

I: ACCESSORY STRUCTURES

1. No additional accessory structures are approved or permitted. The accessory structures in existence are permitted as listed below:
 - a. Israel Prayer Garden
 - b. Beulah Acres Biblical Agriculture Community Garden and Development
 - c. Storage Sheds
 - d. Vineyard Trellis
 - e. Arbors
 - f. Greenhouse
 - g. Chicken Coop(s)
 - h. Portable Composition Tumblers / Bins
 - i. Rainwater harvesting Cisterns
 - j. Solar Panels (allowed on all buildings on property)
2. Area regulations for Accessory Structures:
 - a. Side Yard: A side yard setback shall not be less than 100 feet for Chicken Coops.

- b. Side Yard: A side yard setback shall not be less than five feet (5') for all other allowed Accessory Structures.
- c. Rear Yard: A rear yard setback shall not be less than 100 feet for Chicken Coops.
- d. Maximum Area: Chicken Coop not to exceed 200 square feet.
- e. Rear Yard: A rear yard setback shall not be less than five feet (5') for all other Accessory Structures allowed by this ordinance.
- f. No Accessory Structure shall be erected within any easement.
- g. Height: No Accessory Structure shall exceed fifteen feet (15') unless shown on an approved site plan.
- h. Cell Tower Height: No cell tower shall exceed ninety-nine feet (99') in height.

J: PARKING

1. Parking for the uses described, depicted and approved on the Concept Plan shall be provided in accordance with the Concept Plan.
2. For allowed uses permitted in the future, off-street driveways and parking areas shall be constructed, curbed, paved, dimensioned, and maintained as required by the standards in effect at the time of the requested change in use.
3. Parking standards for uses not in effect at the time of the adoption of this ordinance must follow the parking standards in effect at the time of approval of the use.
4. Required parking shall be available for parking of operable passenger vehicles of visitors, members, and employees only, and shall not be used for the storage or display of vehicles or materials. The parking of passenger vehicles owned or used by a church or religious institution shall be allowed as their ownership and/or use is shared by the membership at large, provided that such vehicles are parked behind the main building.