



**QUIKTRIP
PLANNED DEVELOPMENT NO. 47
BASE ZONING DISTRICT: C-2 COMMERCIAL
ORDINANCE NO. 16-10-20-38
(ADOPTED 10-28-2016)**

City of Corinth ▪ 3300 Corinth Parkway ▪ Corinth, Texas 76208
940-498-3200 ▪ www.cityofcorinth.com

ORDINANCE NO. 16-10-20-38

QUIKTRIP PLANNED DEVELOPMENT DISTRICT

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE BEING A PART OF THE UNIFIED DEVELOPMENT CODE, BY AMENDING THE ZONING CLASSIFICATION FROM C-2, COMMERCIAL DISTRICT TO PLANNED DEVELOPMENT, COMMERCIAL (C-2) DISTRICT ON 10.381 ACRES OF LAND LEGALLY DESCRIBED AS ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, SITUATED IN THE GEORGE W. MCGLOTHLIN SURVEY, ABSTRACT NUMBER 888, DENTON COUNTY, TEXAS, AND BEING PART OF LOTS 1, 2, AND 3, BLOCK A, OF LOTS 1 THROUGH 5, BLOCK A, BRIARWOOD ADDITION, IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS, PROVIDING FOR A DESIGN STATEMENT; PROVIDING A LEGAL PROPERTY DESCRIPTION; APPROVING A PLANNED DEVELOPMENT CONCEPT PLAN; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000; PROVIDING FOR PUBLICATION AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the hereinafter described property is zoned as C-2 Commercial District Classification under the City's Unified Development Code and an authorized person having a proprietary interest in the property has requested a change in the zoning classification of said property; and

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

WHEREAS, the City Council considered the following factors in making a determination as to whether the requested change should be granted or denied: safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the sites; safety from fire hazards and damages; noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood; location, lighting and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; 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 districts and their peculiar suitability for particular uses 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 change in zoning promotes the health and the general welfare, provides adequate light and air, prevents the over-crowding of land, avoids undue concentration of population, and facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and the general health, safety and welfare of the community;

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

SECTION I - LEGAL PROPERTY DESCRIPTION; AMENDMENT

That in accordance with the Unified Development Code, the Zoning Map of the City of Corinth is hereby amended by amending the zoning map of the City of Corinth, Texas on 10.381 acres of land described in "Exhibit A" attached, from C-2 Commercial District to Planned Development C-2 Commercial District.

SECTION II – PLANNED DEVELOPMENT MASTER PLAN

The Concept Plan Exhibits and Concept Design Map Statement documents approved and described as "Exhibit B" attached hereto and made a part hereof are approved with the following stipulations:

1. Approval of Major Subdivision Waivers for the driveway off of F.M. 2499 and one of the driveways off of F.M. 2181 at the time of platting; and,
2. TXDOT permits for the driveways.

SECTION III – LAND USE REGULATIONS

- A. The Zoning and Land Use Regulations set forth in "Exhibit C" attached hereto and made a part hereof for all purposes shall be adhered to in their entirety for the purposes of this Planned Development Commercial District.
- B. That the zoning regulations and districts as herein established have been made in accordance with the Comprehensive Plan for the purpose of promoting the health, safety, morals and the general welfare of the community. They have been designed, with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to provide adequate light and air; to

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

- C. If, after two years from the date of approval of the Planned Development Master Plan, no substantial development progress has been made within the PD, then the Planned Development Master Plan shall expire. If the Planned Development Master Plan expires, a new Planned Development Master Plan must be submitted and approved according to the procedures within the Unified Development Code, Planned Development Application and Review. An extension of the two year expiration shall be granted if a development Application for the PD has been submitted and is undergoing the development review process or if the Director of Planning determines development progress is occurring.
- D. The Planned Development Master Plan shall control the use and development of the property, and all building permits and development requests shall be in accordance with the plan until it is amended by the City Council. The property owner shall furnish a reproducible copy of the approved PD Concept Design Map for signature by the mayor and acknowledgement by the City Secretary. The Planned Development Master Plan, including the signed map shall be made a part of the permanent file and maintained by the City Secretary.
- E. If a change to the Site Plan, if any, is requested, the request shall be processed in accordance with the development standards in effect at the time the change is requested for the proposed development.

SECTION IV – PENALTY FOR VIOLATIONS

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

SECTION V – SEVERABILITY CLAUSE

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

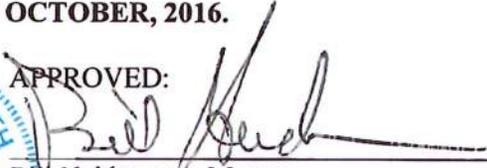
SECTION VI – EFFECTIVE DATE

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

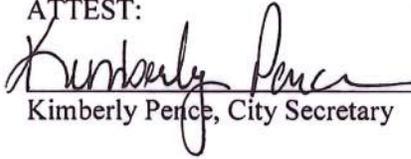
PASSED AND APPROVED THIS 20th DAY OF OCTOBER, 2016.



APPROVED:


Ben Heidemann, Mayor

ATTEST:


Kimberly Pence, City Secretary

APPROVED AS TO FORM:


Mack Reinwand
City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION
10.381 ACRE COMMERCIAL TRACT

PROPOSED LOT 1

BEING all that certain lot, tract or parcel of land, situated in the George W. McGlothlin Survey, Abstract Number 888, Denton County, Texas, and being part of Lots 1, and 2, Block A, of Lots 1 Thru 5, Block A, Briarwood Addition, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof, recorded in Cabinet M, Page 263, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at the northwest corner of said Lot 1;

THENCE N 88°55'50" E, with the north line of said Lots 1 and 2, 321.96 feet;

THENCE S 00°36'19" E, 284.51 feet;

THENCE N 89°23'41" E, 113.11 feet;

THENCE S 00°36'19" E, 283.00 feet to the north line of Teasley Lane (F.M. 2181);

THENCE with the north line of said Teasley Lane, the following:

S 89°25'26" W, 46.10 feet;

N 84°17'44" W, 126.23 feet;

S 89°23'41" W, 243.41 feet to the south end of a corner clip at the intersection of said Teasley Lane, and the east line of Barrel Strap Lane (proposed F.M. 2499);

THENCE N 44°23'45" W, 34.94 feet to the north end of said corner clip;

THENCE N 01°01'26" E, 524.80 feet with the east line of said Barrel Strap Lane, to the point of beginning and containing approximately 4.900 acres.

PROPOSED LOT 2

BEING all that certain lot, tract or parcel of land, situated in the George W. McGlothlin Survey, Abstract Number 888, Denton County, Texas, and being part of Lots 2, and 3, Block A, of Lots 1 Thru 5, Block A, Briarwood Addition, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof, recorded in Cabinet M, Page 263, Plat Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at the northwest corner of Lot 1, Block A, of Lots 1 Thru 5, Block A, Briarwood Addition;

THENCE N 88°55'50" E, with the north line of said Lots 1, 2 and 3, 805.48 feet to the northeast corner of said Lot 3;

THENCE S 01°01'19" E, 288.54 feet with the east line of said Lot 3, to the POINT OF BEGINNING;

THENCE S 01°01'19" E, 284.10 feet with the east line of said Lot 3, to the north line of Teasley Lane (F.M. 2181);

THENCE with the north line of said Teasley Lane the following:

Southwesterly with the arc of a curve to the right, having a radius of 5789.58 feet, a central angle of 00°54'10", an arc length of 91.22 feet and whose chord bears S 89°55'39" W, 91.22 feet;

S 89°25'26" W, 262.91 feet;

THENCE N 00°36'19" W, 283.00 feet;

THENCE N 89°23'41" E, 362.20 feet to the POINT OF BEGINNING and containing approximately 2.328 acres of land.

PROPOSED LOT 3

BEING all that certain lot, tract or parcel of land, situated in the George W. McGlothlin Survey, Abstract Number 888, Denton County, Texas, and being part of Lots 2, and 3, Block A, of Lots 1 Thru 5, Block A, Briarwood Addition, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof, recorded in Cabinet M, Page 263, Plat Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at the northwest corner of Lot 1, Block A, of Lots 1 Thru 5, Block A, Briarwood Addition;

THENCE N 88°55'50" E, with the north line of said Lots 1 and 2, 321.96 feet to the POINT OF BEGINNING;

THENCE N 88°55'50" E, with the north line of said Lots 2 and 3, 483.52 feet to the northeast corner of said Lot 3;

THENCE S 01°01'19" E, 288.54 feet with the east line of said Lot 3;

THENCE S 89°23'41" W, 475.31 feet;

ORDINANCE NO. 16-10-20-38
QUIKTRIP PLANNED DEVELOPMENT DISTRICT
Page 7 of 20

THENCE N 00°36'19" W, 284.51 feet to the POINT OF BEGINNING and containing approximately 3.153 acres of land.

EXHIBIT "B"
QUIKTRIP PD SITE PLAN
PD DESIGN STATEMENT

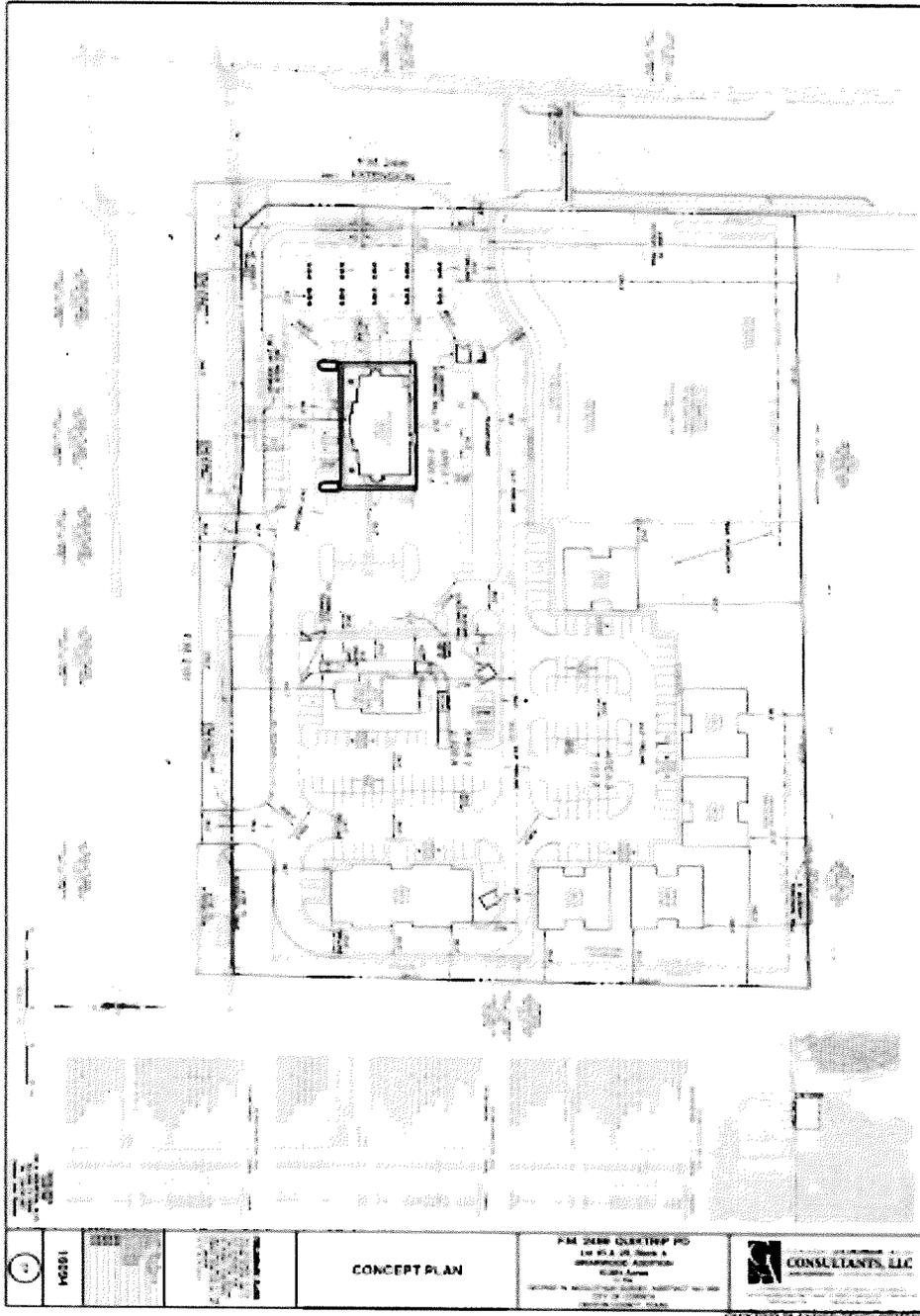
The proposed Planned Development is a 10.4 acre mixed-use development district that will bring attractive and much needed retail, restaurant, and office uses to the western side of Corinth. The subject property is located at the northeast corner of the intersection of F.M. 2499 and F.M. 2181. To the east, it is adjacent to land that is zoned for C-1 uses and designated as Retail on the Future Land Use Plan, although it is currently being used for residential purposes. Across both F.M. 2181 and F.M. 2499, the land is zoned as C-2 and designated as Retail on the Future Land Use Plan. To the north is Lake Sharon Estates, which is heavily buffered by a large expanse of mature trees and floodplain.

On the subject property, we are proposing to use approximately 2.9 acres for a proposed QuikTrip site, 2.3 acres for restaurant/retail, 3 acres for office, and 2.2 acres for preserved open space. These uses will be unified with a cohesive architectural theme and quality design elements appropriate for the western gateway into Corinth. Phase I for the development will include the QuikTrip building, canopy, and associated parking; restaurant/retail and office buildings will be developed in Phase II.

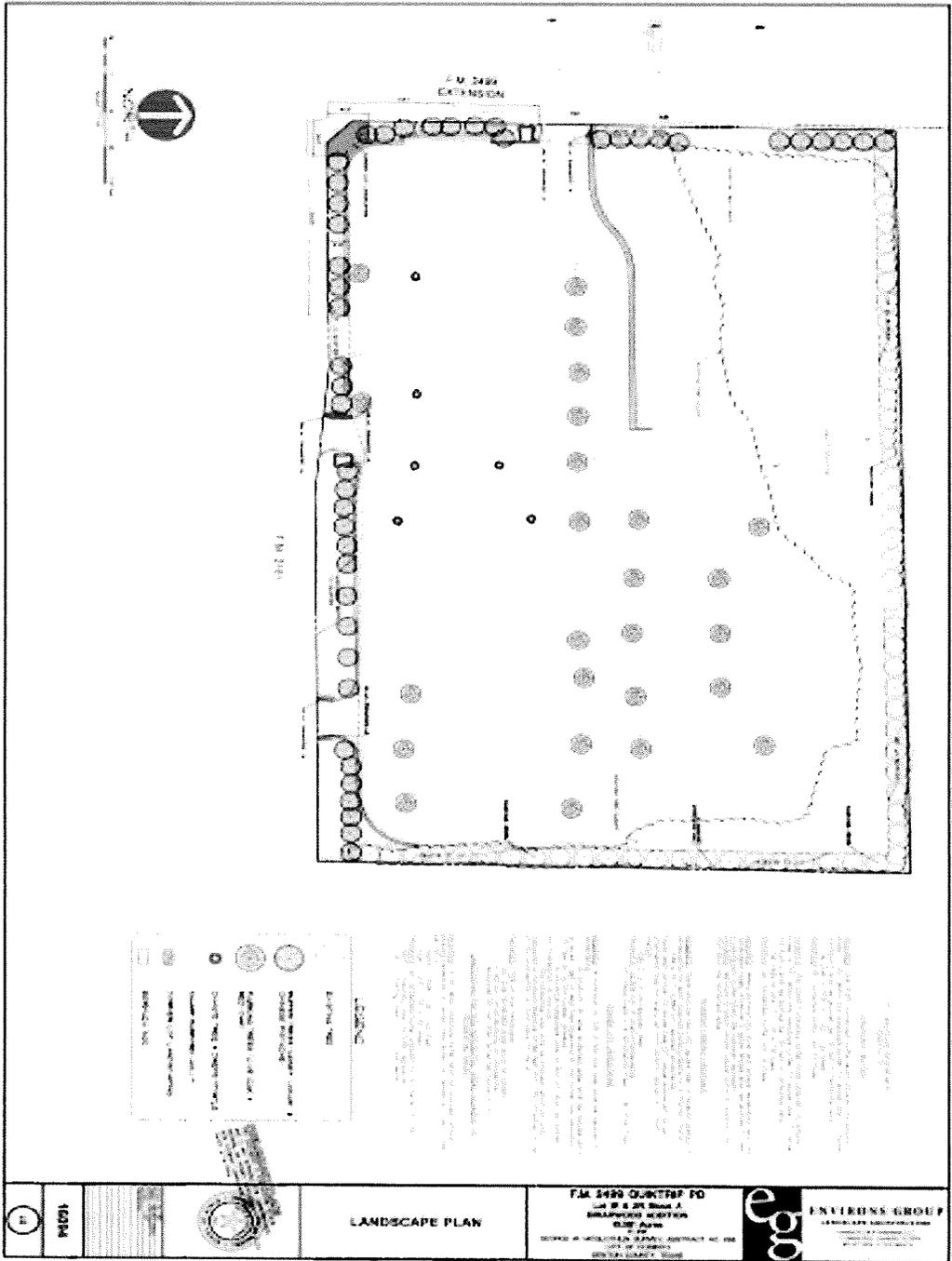
The existing site is very heavily treed and features approximately 65 feet of fall from the east to west, where it drains into the floodplain before entering the box culvert that is currently being constructed with the 2499 improvements, and from there flows eventually to Lake Lewisville. The soil on the site is a combination of Birome, Bunyan, and Callisburg fine sandy loams, with slopes between 1 and 5 percent. There is approximately 1.1 acres of floodplain that runs through the northwest portion of the site in the dedicated open space area, which creates a visual barrier between the proposed development and Lake Sharon Estates.

Click [here](#) for higher resolution scan

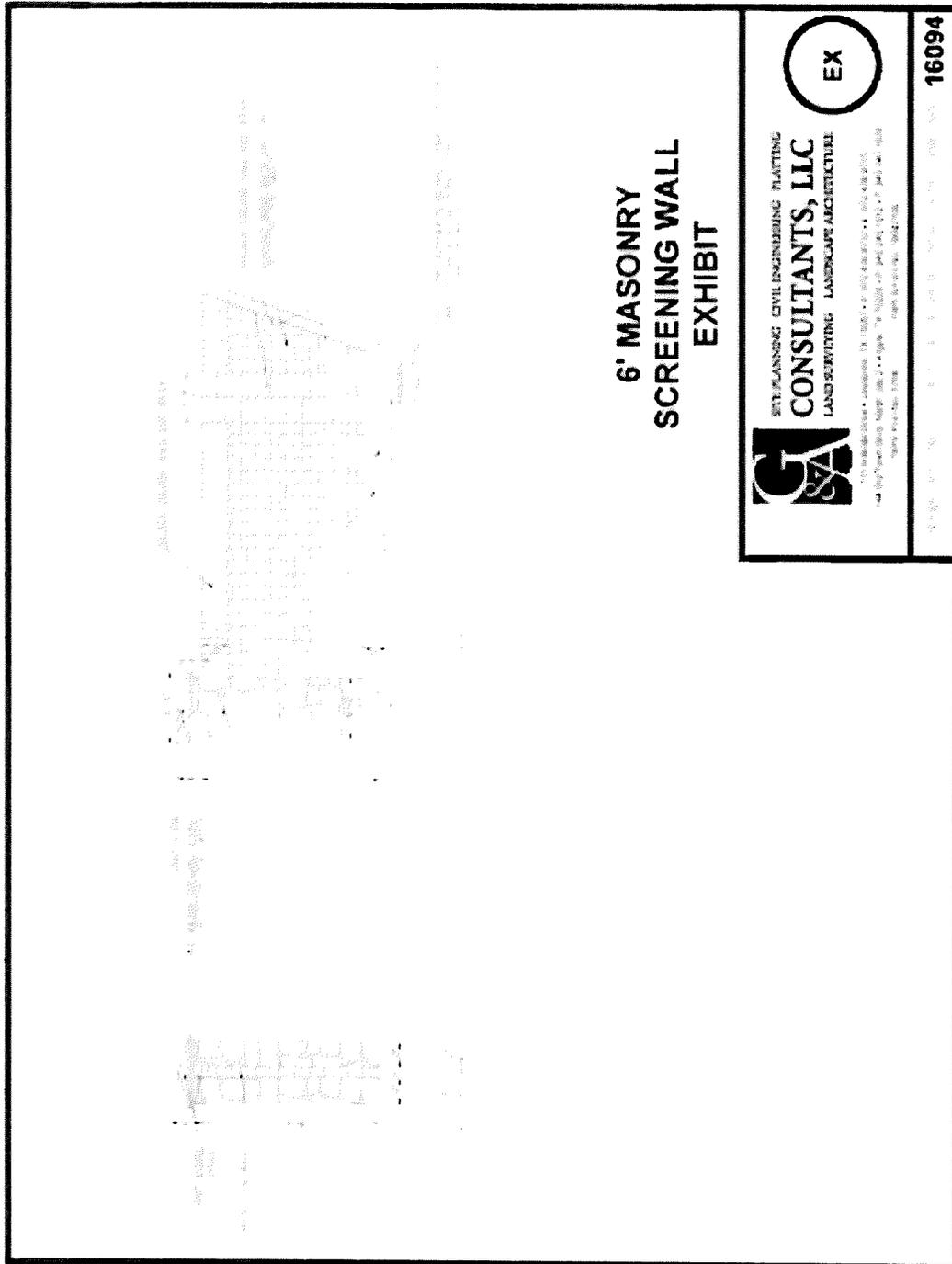
PD QUIKTRIP SITE PLAN



Click [here](#) for higher resolution scan



Click [here](#) for higher resolution scan



**6' MASONRY
SCREENING WALL
EXHIBIT**



SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

1111 West 19th Street, Suite 100 • Fort Lauderdale, FL 33311 • 954.408.8100
1111 West 19th Street, Suite 100 • Fort Lauderdale, FL 33311 • 954.408.8100



16094

Click [here](#) for higher resolution scan



Click [here](#) for
higher resolution
scan



QT QuikTrip. Store 0948
08-0948-PT-07

Corinth, TX
Date: 07.08.16 By: JSP

Click [here](#) for higher resolution scan



QuikTrip
Store 0948
00-0948-PT-00

Corinth, TX
Date: 07.05.16 By: JRP

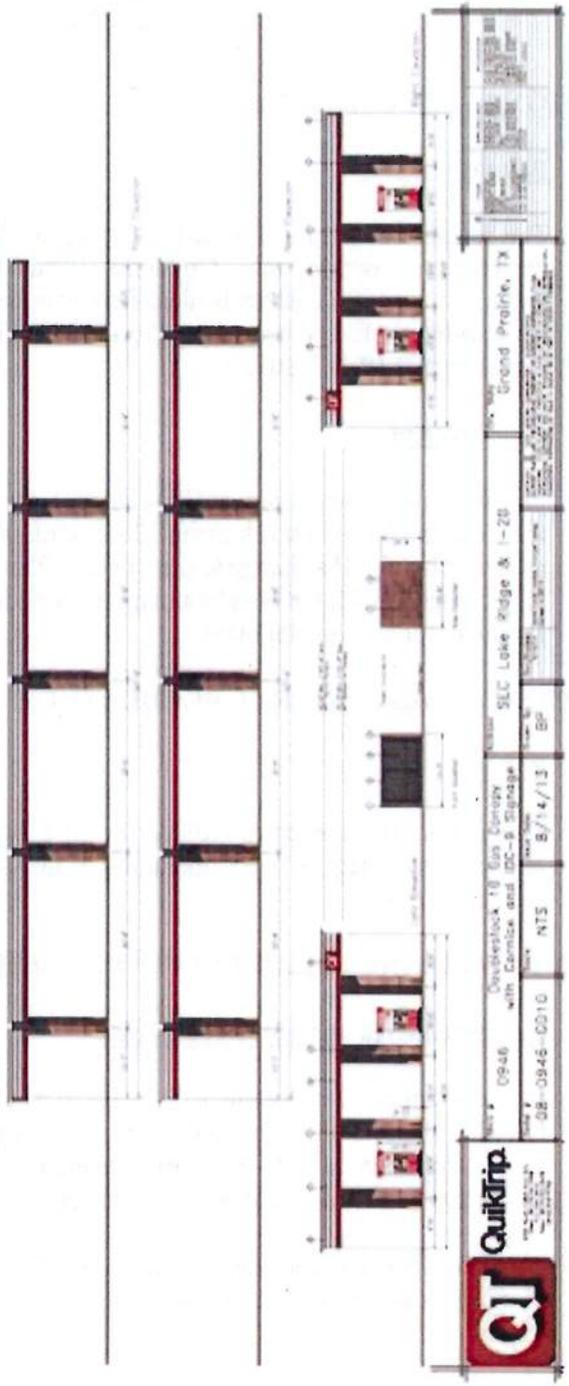
Click [here](#) for higher resolution scan



QuikTrip. Store 0948
08-2948-0101

Corinth, TX
Date: 07.08.16 By: BP

Click [here](#) for higher resolution scan



PROJECT NO. 09-46	PROJECT NAME Douglasstock 10 Gas Company with Corolla and DC-B Signage	DATE 8/14/13	STATUS NTS	PROJECT NO. 09-46-0010	PROJECT NAME Grand Prairie, TX
DATE 08-09-46-0010	DATE 8/14/13	DATE 8/14/13	DATE 8/14/13	DATE 8/14/13	DATE 8/14/13

EXHIBIT "C"
LAND USE REGULATIONS

SECTION 1: REGULATIONS

A. Purpose

The regulations set forth in this Exhibit provide development standards for Commercial designations within this QuikTrip Planned Development District. The Planned Development (PD) District is identified by metes and bounds on Exhibit A and is depicted on Exhibit B. Every use not authorized herein is expressly prohibited in this Planned Development (PD) District.

B. Base District

In this Planned Development (PD) District, the "C-2" Commercial District regulations of the Corinth Unified Development Code, Ordinance No. 13-05-02-08 shall apply except as modified herein. 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.

SECTION 2: USES AND AREA REGULATIONS

A. Purpose

This district is intended to provide for the development of an integrated commercial area featuring a variety of uses, including retail, office, restaurant, and a Quiktrip gasoline service station.

AREA 1: GASOLINE FILLING STATION – PROPOSED LOT 1

B. Permitted Uses and Use Regulations

In the Planned Development (PD) District, no building or land shall be used and no building shall be hereafter erected, reconstructed, enlarged or converted, unless permitted by the Commercial 2 (C-2) District regulations of the Unified Development Code except as otherwise included in this PD ordinance.

The Permitted Uses in the Commercial 2 District as listed in Subsection 2.05.02 of the Unified Development Code shall be permitted uses, and shall also include the following uses:

1. Gasoline Filling Station without Car Wash.

C. Dimensional Regulations

The Dimensional Regulations described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Commercial 2 District shall apply.

D. Development Standards

The Development Standards described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Commercial-2 (C-2) District, as amended shall apply except as follows:

1. UDC Section 2.07.04 **Conditional Development Standards** shall apply except:
 - a. Gasoline Filling Station without Car Wash will not require a Specific Use Permit.
 - b. No outside/outdoor vending machines, such as soda, video rental, or newspaper vending machines are allowed. These uses shall be located indoors and may include postal services/boxes.
2. UDC Section 2.09.01 **Landscape Regulations** shall apply.
3. UDC Section 2.09.02 **Tree Preservation Regulations** shall apply.
4. UDC Section 2.09.03 **Vehicle Parking Regulations** shall apply.
5. UDC Section 2.09.04 **Building Façade Material Standards** shall apply except:
 - a. Porcelain tile may be used on all facades, but shall be limited to a maximum of 25% of each façade.
6. UDC Section 2.09.05 **Residential Adjacency Standards** shall apply except:
 - a. Buildings under 6,000 square feet shall not be required to have pitched roofs.
 - b. A 6' tall masonry screening wall shall not be required along the northern property line in order to protect existing trees in the preserved open space.
 - c. A double row of 36" tall Dwarf Buford Holly screening shrubs shall be planted 36" on center, as shown along the driveway entrance off of F.M. 2499 and into the site, as shown on the attached Landscape Plan.
7. UDC Section 2.09.06 **Nonresidential Architectural Standards** shall apply except:

- a. The rear building façade of the building shall be as shown on the attached Building Elevations.
8. UDC Section 2.09.07 **Lighting and Glare Regulations** shall apply.
 9. UDC Section 4.01 **Sign Regulations** shall apply.
 10. UDC Section 4.02 **Fence and Screening Regulations** shall apply except:
 - a. A 6' tall masonry screening wall shall not be required along the northern property line in order to protect existing trees in the preserved open space.
 - b. A double row of 36" tall Dwarf Buford Holly screening shrubs shall be planted 36" on center, as shown along the driveway entrance off of F.M. 2499 and into the site, as shown on the attached Landscape Plan.

AREA 2: RETAIL AND RESTAURANT – PROPOSED LOT 2

B. Permitted Uses and Use Regulations

In the Planned Development (PD) District, no building or land shall be used and no building shall be hereafter erected, reconstructed, enlarged or converted, unless permitted by the Commercial 2 (C-2) District regulations of the Unified Development Code except as otherwise included in this PD ordinance.

The Permitted Uses in the Commercial 2 District as listed in Subsection 2.05.02 of the Unified Development Code shall be the only permitted uses within this area of the PD property.

C. Dimensional Regulations

The Dimensional Regulations described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Commercial 2 District shall apply.

D. Development Standards

The Development Standards described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Commercial-2 (C-2) District, as amended shall apply except as follows:

1. UDC Section 2.07.04 **Conditional Development Standards** shall apply.
2. UDC Section 2.09.01 **Landscape Regulations** shall apply.

3. UDC Section 2.09.02 **Tree Preservation Regulations** shall apply.
4. UDC Section 2.09.03 **Vehicle Parking Regulations** shall apply except:
 - a. A shared parking agreement will be in effect for proposed Lots 2 and 3.
5. UDC Section 2.09.04 **Building Façade Material Standards** shall apply except:
 - a. Buildings within this PD shall be complementary.
 - b. Specific color palette and building façade materials shall be reviewed and approved at the time of the Site Plan.
6. UDC Section 2.09.05 **Residential Adjacency Standards** shall apply except:
 - a. A 6' tall masonry screening wall shall not be required to be installed along the eastern property line until development of this lot occurs. Details of the screening wall shall be included at the time of review and approval of the Site Plan for development immediately adjacent to the residential property to the east of Area 2.
7. UDC Section 2.09.06 **Nonresidential Architectural Standards** shall apply.
8. UDC Section 2.09.07 **Lighting and Glare Regulations** shall apply.
9. UDC Section 4.01 **Sign Regulations** shall apply.
10. UDC Section 4.02 **Fence and Screening Regulations** shall apply except:
 - a. A 6' tall masonry screening wall shall not be required to be installed along the eastern property line until development of this lot occurs. Details of the screening wall shall be included at the time of review and approval of the Site Plan for development immediately adjacent to the residential property to the east of Area 2.

AREA 3: OFFICE – PROPOSED LOT 3

B. Permitted Uses and Use Regulations

In the Planned Development (PD) District, no building or land shall be used and no building shall be hereafter erected, reconstructed, enlarged or converted, unless permitted by the Commercial 2 (C-2) District regulations of the Unified Development Code except as otherwise included in this PD ordinance.

The Permitted Uses in the Commercial 2 District as listed in Subsection 2.05.02 of the Unified Development Code shall be the only permitted uses within this area of the PD property.

C. Dimensional Regulations

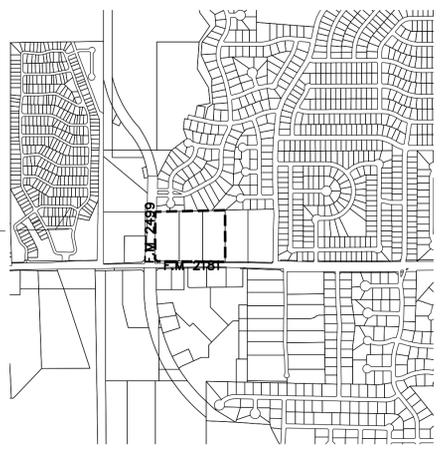
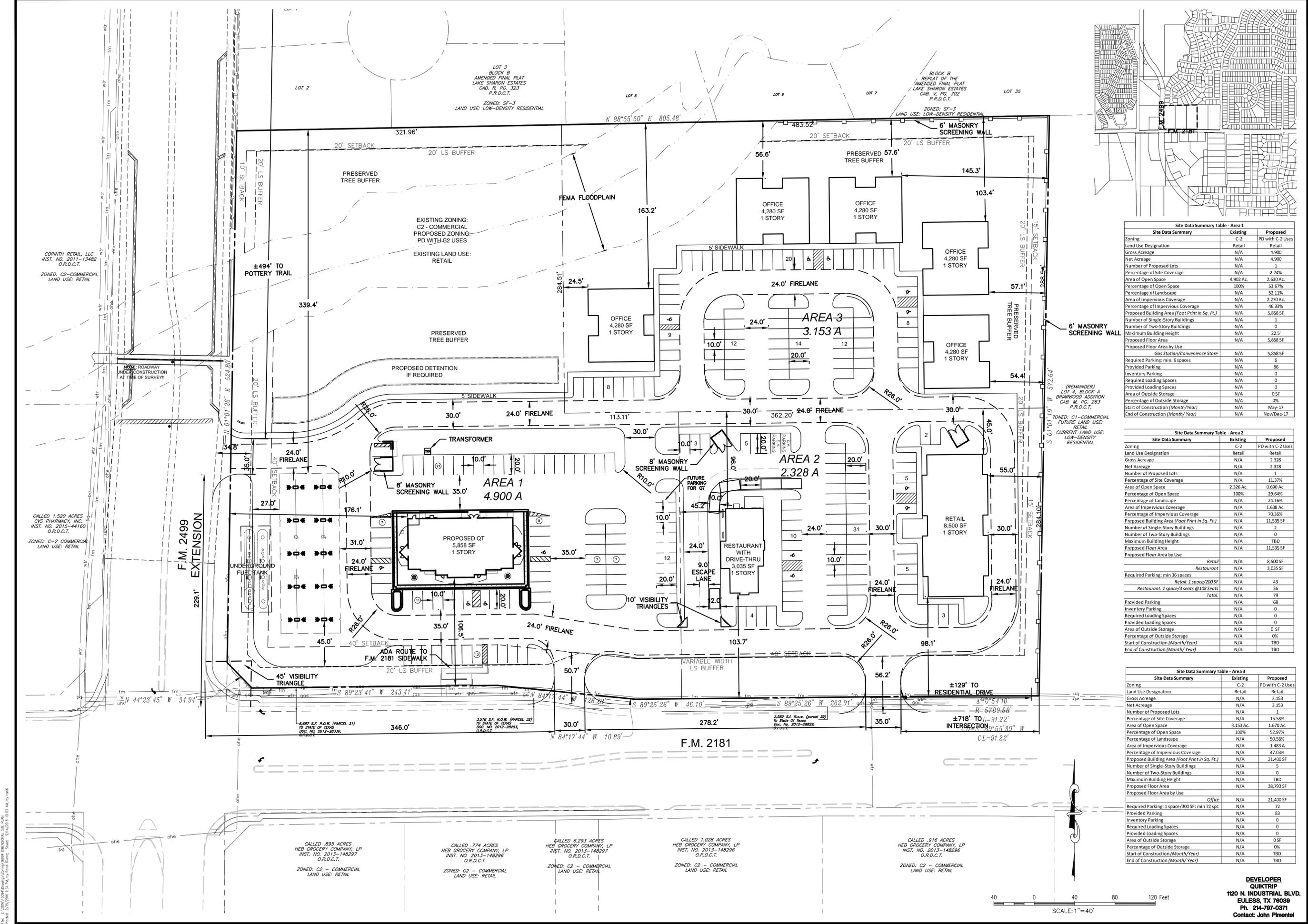
The Dimensional Regulations described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Commercial 2 District shall apply.

D. Development Standards

The Development Standards described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Commercial-2 (C-2) District, as amended shall apply except as follows:

1. UDC Section 2.07.04 **Conditional Development Standards** shall apply.
2. UDC Section 2.09.01 **Landscape Regulations** shall apply.
3. UDC Section 2.09.02 **Tree Preservation Regulations** shall apply.
4. UDC Section 2.09.03 **Vehicle Parking Regulations** shall apply except:
 - a. A shared parking agreement will be in effect for proposed Lots 2 and 3.
5. UDC Section 2.09.04 **Building Façade Material Standards** shall apply except.
 - a. Buildings within this PD shall be complementary.
 - b. Specific color palette and building façade materials shall be reviewed and approved at the time of the site plan.
6. UDC Section 2.09.05 **Residential Adjacency Standards** shall apply except:
 - a. A 6' tall masonry screening wall shall not be required on the portion of the northern boundary within the floodplain area, and shall be as shown on the Concept Plan, in order to preserve substantial natural screening in the form of trees.
 - b. A 6' tall masonry screening wall shall not be required to be installed along the eastern property line and portion of the northerly boundary outside the floodplain area until development of this lot occurs. Details of the screening wall will be included at the time of review and approval of the Site Plan for development immediately adjacent to the residential property to the east of Area 3.
7. UDC Section 2.09.06 **Nonresidential Architectural Standards** shall apply.
8. UDC Section 2.09.07 **Lighting and Glare Regulations** shall apply.

9. UDC Section 4.01 **Sign Regulations** shall apply.
10. UDC Section 4.02 **Fence and Screening Regulations** shall apply, except:
 - a. A 6' tall masonry screening wall shall not be required on the portion of the northern boundary within the floodplain area, and shall be as shown on the Concept Plan, in order to preserve substantial natural screening in the form of trees.
 - b. A 6' tall masonry screening wall shall not be required to be installed along the eastern property line and portion of the northerly boundary outside the floodplain area until development of this lot occurs. Details of the screening wall shall be included at the time of review and approval of the Site Plan for development immediately adjacent to the residential property to the east of Area 3.



Site Data Summary Table - Area 1

Site Data Summary	Existing	Proposed
Zoning	C-2	PD with C-2 Uses
Land Use Designation	Retail	Retail
Gross Acreage	N/A	4.900
Net Acreage	N/A	4.900
Number of Proposed Lots	N/A	1
Percentage of Site Coverage	N/A	2.74%
Area of Open Space	4.902 Ac.	2.630 Ac.
Percentage of Open Space	100%	53.67%
Percentage of Landscape	N/A	52.11%
Area of Impervious Coverage	N/A	2.270 Ac.
Percentage of Impervious Coverage	N/A	46.33%
Proposed Building Area (Foot Print in Sq. Ft.)	N/A	5,858 SF
Number of Single-Story Buildings	N/A	1
Number of Two-Story Buildings	N/A	0
Maximum Building Height	N/A	22.5'
Proposed Floor Area	N/A	5,858 SF
Proposed Floor Area by Use		
Gas Station/Convenience Store	N/A	5,858 SF
Required Parking: min. 6 spaces	N/A	6
Provided Parking	N/A	86
Inventory Parking	N/A	0
Required Loading Spaces	N/A	0
Provided Loading Spaces	N/A	0
Area of Outside Storage	N/A	0 SF
Percentage of Outside Storage	N/A	0%
Start of Construction (Month/Year)	N/A	May-17
End of Construction (Month/Year)	N/A	Nov/Dec-17

Site Data Summary Table - Area 2

Site Data Summary	Existing	Proposed
Zoning	C-2	PD with C-2 Uses
Land Use Designation	Retail	Retail
Gross Acreage	N/A	2.328
Net Acreage	N/A	2.328
Number of Proposed Lots	N/A	1
Percentage of Site Coverage	N/A	11.37%
Area of Open Space	2.326 Ac.	0.690 Ac.
Percentage of Open Space	100%	29.64%
Percentage of Landscape	N/A	24.16%
Area of Impervious Coverage	N/A	1.638 Ac.
Percentage of Impervious Coverage	N/A	70.36%
Proposed Building Area (Foot Print in Sq. Ft.)	N/A	11,535 SF
Number of Single-Story Buildings	N/A	2
Number of Two-Story Buildings	N/A	0
Maximum Building Height	N/A	TBD
Proposed Floor Area	N/A	11,535 SF
Proposed Floor Area by Use		
Retail	N/A	8,500 SF
Restaurant	N/A	3,035 SF
Required Parking: min 36 spaces	N/A	36
Retail: 1 space/200 SF	N/A	43
Restaurant: 1 space/3 seats @ 108 Seats	N/A	36
Total:	N/A	79
Provided Parking	N/A	68
Inventory Parking	N/A	0
Required Loading Spaces	N/A	0
Provided Loading Spaces	N/A	0
Area of Outside Storage	N/A	0 SF
Percentage of Outside Storage	N/A	0%
Start of Construction (Month/Year)	N/A	TBD
End of Construction (Month/Year)	N/A	TBD

Site Data Summary Table - Area 3

Site Data Summary	Existing	Proposed
Zoning	C-2	PD with C-2 Uses
Land Use Designation	Retail	Retail
Gross Acreage	N/A	3.153
Net Acreage	N/A	3.153
Number of Proposed Lots	N/A	1
Percentage of Site Coverage	N/A	15.58%
Area of Open Space	3.153 Ac.	1.670 Ac.
Percentage of Open Space	100%	52.97%
Percentage of Landscape	N/A	50.58%
Area of Impervious Coverage	N/A	1.483 A.
Percentage of Impervious Coverage	N/A	47.03%
Proposed Building Area (Foot Print in Sq. Ft.)	N/A	21,400 SF
Number of Single-Story Buildings	N/A	5
Number of Two-Story Buildings	N/A	0
Maximum Building Height	N/A	TBD
Proposed Floor Area	N/A	38,793 SF
Proposed Floor Area by Use		
Office	N/A	21,400 SF
Required Parking: 1 space/300 SF: min 72 spc	N/A	72
Provided Parking	N/A	83
Inventory Parking	N/A	0
Required Loading Spaces	N/A	0
Provided Loading Spaces	N/A	0
Area of Outside Storage	N/A	0 SF
Percentage of Outside Storage	N/A	0%
Start of Construction (Month/Year)	N/A	TBD
End of Construction (Month/Year)	N/A	TBD

G&A CONSULTANTS, LLC
 SITE PLANNING CIVIL ENGINEERING PLANNING
 LAND SURVEYING LANDSCAPE ARCHITECTURE
 111 Millidge Drive - Lewisville, TX 75057 P: 972-689-9712 F: 972-689-9715
 144 Old 107th Rd - Angleton, TX 77516 P: 409-422-4600 F: 409-422-4602
 TBE Firm No. 1796

F.M. 2499 QUIKTRIP PD
 LOTS 1, 2, and 3, BLOCK A of
 BRIARWOOD ADDITION
 10.361 Acres
 in the
 CITY OF CORINTH
 DENTON COUNTY, TEXAS

CONCEPT PLAN

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR
 INTERIM REVIEW AND IS
 NOT INTENDED FOR
 CONSTRUCTION, BIDDING,
 OR PERMIT PURPOSES.
 G&A CONSULTANTS, F-1798
 ROBERT JOHN DOLLAH, JR.,
 P.E. #86898
 DATE 9/15/2016

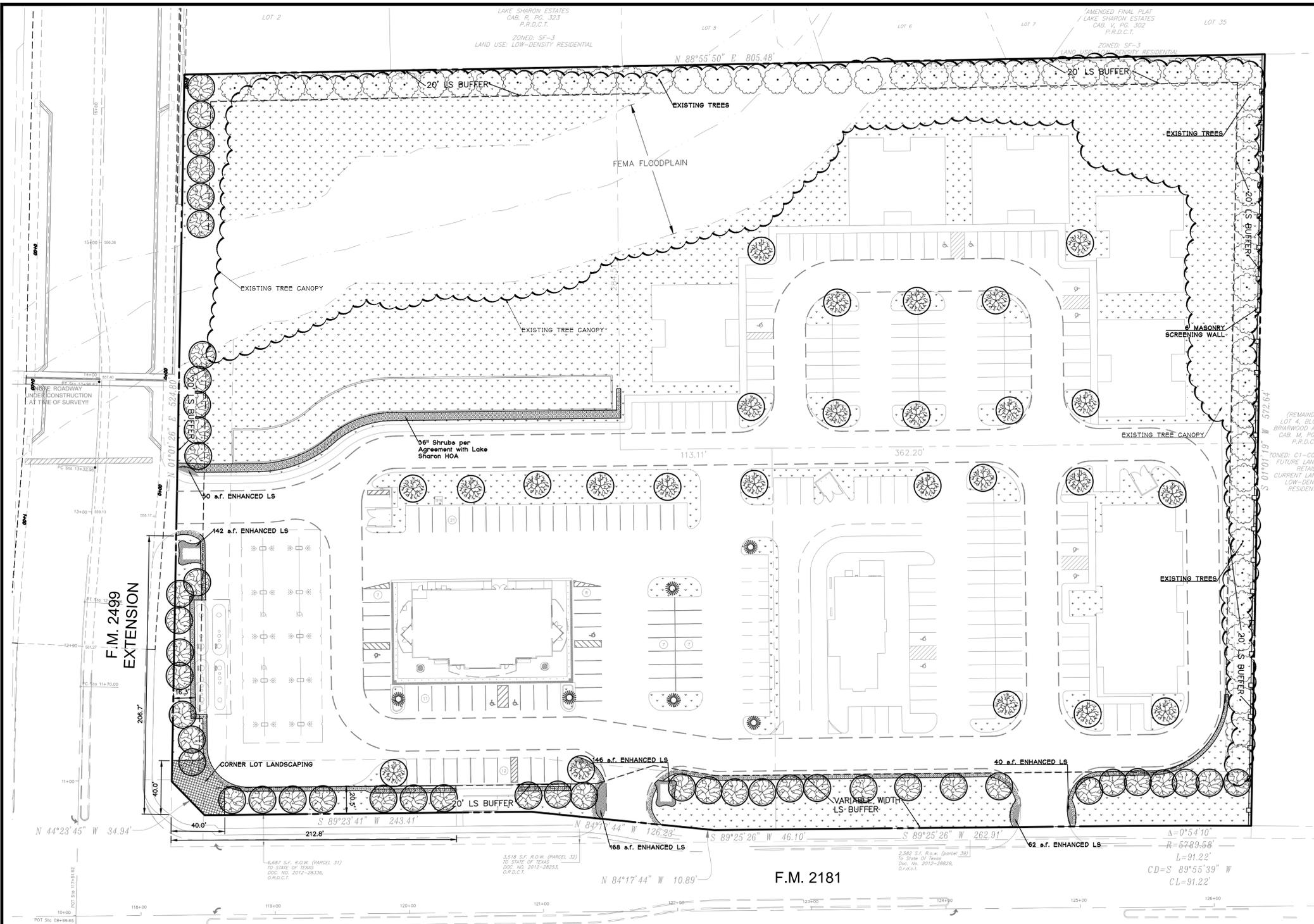
Drawn By: KL
 Date: 05/27/2016
 Scale: 1"=40'

Revisions:
 07/14/2016
 09/02/2016
 09/14/2016
 09/15/2016

16094

DEVELOPER
QUIKTRIP
 1120 N. INDUSTRIAL BLVD.
 EULESS, TX 76039
 Ph. 214-797-0371
 Contact: John Pimentel

File: 3/10/2016 10:04:00 AM...
 Printed: 9/15/2016 1:31 PM by Brad Rivers - Sheet: 09/15/2016 10:00 AM by rnzll



UDC LANDSCAPE REQUIREMENTS
CORINTH, TX

LANDSCAPE BUFFERS

REQUIRED: (FM 2181) Landscape buffer width adjacent to Arterial street = 20'. Within the landscape buffer (1) shade tree (3" caliper minimum.) shall be planted per 30 feet of landscape edge.
FM 2181 = 778 l.f. / 30 = 26 trees
PROVIDED: 20' Landscape buffer and 27 trees

REQUIRED: (FM 2499) Landscape buffer width adjacent to Arterial street = 20'. Within the landscape buffer (1) shade tree (3" caliper minimum.) shall be planted per 30 feet of landscape edge.
FM 2499 = 524 l.f. / 30 = 18 trees
PROVIDED: 20' Landscape buffer and 19 trees.

REQUIRED: Where parking lots, drive and access easements about the landscaped edge, minimum 5 gallon shrubs shall be planted to form a contiguous buffer along the common boundary.
PROVIDED: Minimum 5 gallon shrubs placed along all parking lots that abut the landscape edge.

INTERIOR PARKING LANDSCAPE

REQUIRED: There shall be ten (10) square feet of interior parking lot landscaping for each required parking space or a fraction thereof.
238 x 10 = 2,380 s.f. required landscaping.
There shall be one (1) shade tree (3" caliper minimum) or and ornamental tree for every ten (10) parking spaces or a fraction thereof.
238 / 10 = 24 required trees.
PROVIDED: 22,824 s.f. of interior landscaping
27 shade trees + 8 ornamental trees = 35 total trees

CORNER LOT LANDSCAPING

REQUIRED: A minimum of 10% of the site area shall be devoted to landscaping.
A minimum 15' wide landscape edge shall be located along all street right of way lines beginning at the corner and extending 175 feet or to the closest driveway
A minimum landscape area of 900 s.f. shall be located at the intersection of the lot.
This landscape area shall be provided within an area measured a minimum distance of 40 feet from the projected corner of the intersection on both sides of the lot
PROVIDED: 35% of site landscaped
20' wide landscape edge along all streets
1,142 s.f. of landscaping at intersection.
Measured 40 feet from projected corner of lot.

LANDSCAPING FOR NON-RESIDENTIAL AREAS ADJACENT TO RESIDENTIAL AREAS

REQUIRED: A 20' Wide landscape buffer shall be provided adjacent to existing residential or vacant land zoned for residential uses. 1 tree per 30' l.f.
North - 648 / 30 = 22 trees
East - 572 / 30 = 20 trees
PROVIDED: 20' landscape buffer adjacent to all residential areas.
North - Existing trees to fulfill requirement
East - Existing trees to fulfill requirement

LEGEND

	EXISTING TREE
	BUFFER TREES (HONEY LOCUST & CHINESE PISTACHE)
	PARKING TREES (LIVE OAK & RED OAK)
	CHASTE TREE & CREPE MYRTLE
	DWARF BURFORD HOLLY
	CORNER LOT LANDSCAPING
	BERMUDA SOD

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
PROPOSED LANDSCAPE ARCHITECT
RON STEWART LANDSCAPE ARCHITECT
DATED 9/15/2016

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, L.L.C.
11188 Side Drive • Lewisville, TX 75057
P. 972.317.0276 • F. 972.338.9715



F.M. 2499 QUIKTRIP PD
LOTS 1, 2, and 3, Block A
BRIARWOOD ADDITION
in the
10.361 Acres
of the
GEORGE W. MCGLOTHLIN SURVEY, ABSTRACT NO. 888
CITY OF CORINTH
DENTON COUNTY, TEXAS

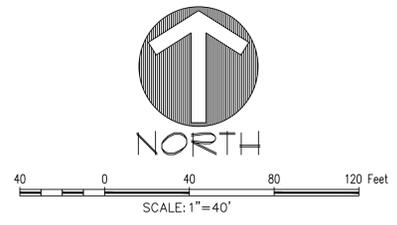
LANDSCAPE PLAN

Drawn By: WS
Date: 09/15/2016
Scale: 1" = 40'
Revisions:

16094

LS

File: J:\2016\20160915\20160915_LANDSCAPE.dwg
Plotted: 9/15/2016 1:33 PM by Ron Stewart. Sheet: 1/1 (2016) 9:49 AM by Allison





Store 0948
08-0948-PE07

Corinth, TX
Date: 07.08.16 By:BP



Store 0948
08-0948-PE08

Corinth, TX
Date: 07.08.16 By:BP



Store 0948
08-0948-PE01

Corinth, TX
Date: 07.08.16 By:BP



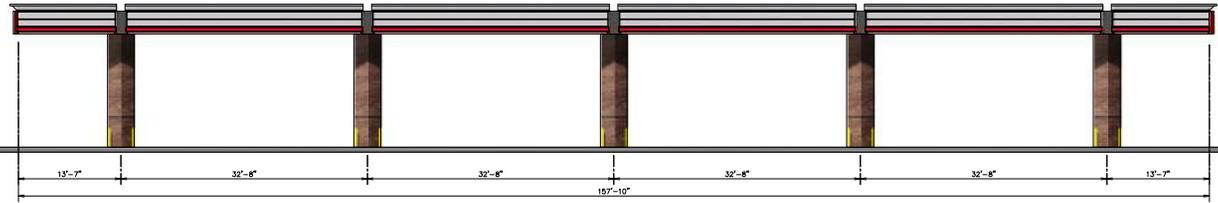
GEN III Material Percentage Table						
	FRONT FACADE:	LEFT FACADE:	RIGHT FACADE:	REAR FACADE:	TOTAL SF:	TOTAL SF:
TOTAL	2428 SF	570 SF	570 SF	2105 SF	5673 SF	5673 SF
ATLAS BRICK	31%/753 SF	35%/200 SF	35%/200 SF	65%/1368 SF	2521 SF	44%
PORCELAIN TILE	20%/486 SF	25%/143 SF	25%/143 SF	16%/337 SF	1109 SF	20%
FASCIA/CANOPY	14%/340 SF	17%/97 SF	17%/97 SF	6%/126 SF	660 SF	12%
DOORS/WINDOWS	28%/680 SF	23%/131 SF	23%/131 SF	13%/274 SF	1216 SF	21%
SIGNAGE	7%/170 SF				170 SF	3%



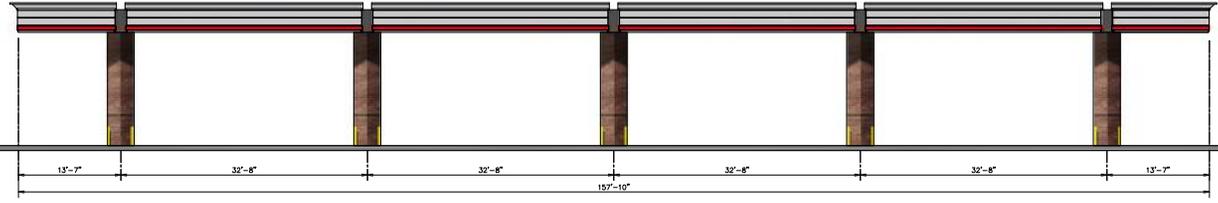
Store #	0948	Angled Entry w/Pilasters	Address:	NEC of FM2181 & FM2499	City, State:	Corinth, TX	
Serial #	08-0948-BSPI	Scale:	1/8"=1'-0"	Issue Date:	08.08.16	Drawn By:	BP
				Rev/Notes:			

#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	1 1/2" ALUMINUM	ALPOLIC	FASCIA
4	01 RED	LANE	ILLUMINATED SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	DARK BRONZE	LANE	METAL PAINT
7	01 BROWN	SHERWIN WILLIAMS	PAINT
8	01-60R	ALLEN INDUSTRIES	SIGNAGE
9	EVENING VEIL	DALTILE	INVOLVE

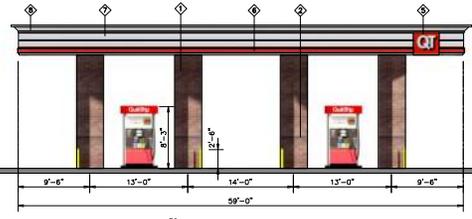
COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.



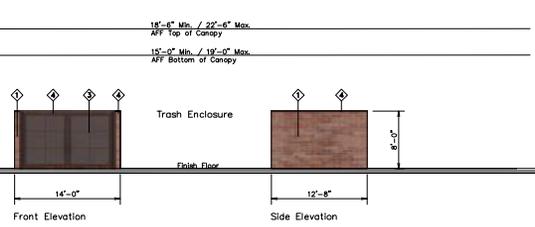
Front Elevation



Rear Elevation

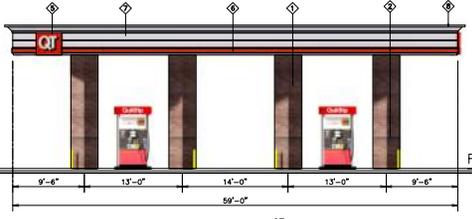


Left Elevation



Front Elevation

Side Elevation



Right Elevation

18'-6" Min. / 22'-6" Max.
AFF Top of Canopy
15'-0" Min. / 19'-0" Max.
AFF Bottom of Canopy

Trash Enclosure

Finish Floor



QuikTrip

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 5475
Tulsa, OK 74110-3475
(918) 615-7700

Store # 0946

Doublestack 10 Gas Canopy
with Cornice and IDC-9 Signage

Address: SEC Lake Ridge & I-20

City, State: Grand Prairie, TX

Serial # 08-0946-GD10

Scale: NTS

Issue Date: 8/14/13

Drawn By: BP

Rev/Notes: 9/18/13 Added fascia cornice, changed canopy design to IDC-9

COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

①	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	INDIANITE BLACK	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BLK GFC	ULI SCOTT FABRICS	POLYPROPYLENE
4	DARK BRONZE	ULI INDUSTRIES	METAL/PART
5	BLK	ULI INDUSTRIES	ILLUMINATED SIGNAGE
6	RED POLYCARBONATE	ULI INDUSTRIES	ILLUMINATED BAND
7	BLK ALUMINUM	ALPOLC	CANOPY CORNICE
8	BLZ-ALUM CORNICE	ALPOLC	CANOPY CORNICE

