



PLANNING AND ZONING COMMISSION

CITY OF CORINTH, TEXAS

3300 CORINTH PARKWAY, CORINTH, TEXAS

REGULAR SESSION MEETING

**MONDAY, SEPTEMBER 26, 2016 – 7:00 P.M.**

City of Corinth ♦ 3300 Corinth Parkway ♦ Corinth, Texas 76208  
940-498-3260 ♦ 940-498-3266 Fax ♦ [www.cityofcorinth.com](http://www.cityofcorinth.com)  
Bill Heidemann, Mayor



\*\*\*\* PUBLIC NOTICE \*\*\*\*

**NOTICE OF THE CITY OF CORINTH  
PLANNING AND ZONING COMMISSION REGULAR SESSION  
MONDAY, SEPTEMBER 26, 2016 7:00 P.M.  
CITY HALL – 3300 CORINTH PARKWAY**

---

**CALL TO ORDER, INVOCATION**

**CONSENT AGENDA**

All matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion. Should the Chairman, Commissioner, or any citizen desire discussion of any Item that Item will be removed from the Consent Agenda and will be considered separately.

1. Consider and act on Minutes from the September 12, 2016 Planning and Zoning Commission Special Session.

**PUBLIC HEARING / BUSINESS AGENDA ITEM**

2. TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE APPLICANT JOHN PIMENTEL REPRESENTING QUIKTRIP, AUTHORIZED REPRESENTATIVE FOR PROPERTY OWNER, A LITTLE FAMILY PARTNERS, L.P., FOR A ZONING CHANGE FROM C-2 COMMERCIAL DISTRICT TO PLANNED DEVELOPMENT (PD) C-2 COMMERCIAL WITH MODIFIED DEVELOPMENT STANDARDS ON APPROXIMATELY 10.381 ACRES OF LAND LEGALLY DESCRIBED AS A PART OF LOTS 1, 2 AND 3, BLOCK A, BRIARWOOD ADDITION IN THE G. MC GLOTHLIN SURVEY, ABSTRACT NO. 888, IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. THIS PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF F.M. 2499 AND F.M. 2181.
- 2a. Consider and act on a zoning change from C-2 Commercial District to Planned Development (PD) C-2 Commercial District on 10.381 acres of land legally described as part of Lots 1, 2 and 3, Block A, Briarwood Addition in the G. Mc Glothlin Survey, Abstract No. 888, in the City of Corinth, Denton County, Texas. This property is located on the northeast corner of F.M. 2499 and F.M. 2181.

**EXECUTIVE SESSION**

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed session for the purpose of seeking confidential legal advice of the City Attorney on any Agenda Item listed herein.

As a majority of Council Members of the City of Corinth may attend the above described meeting, this notice is given in accordance with Chapter 551 of the Texas Government Code. No official action will be taken by the City Council at this meeting.

**ADJOURN REGULAR SESSION**

Posted this 21<sup>st</sup> of September, 2016 before 5:00 p.m. on the bulletin board at Corinth City Hall.

Nathan Abato  
Planning and Zoning Commission  
Planning and Development Coordinator  
City of Corinth, Texas.

Corinth City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 940.498-3200 or FAX 940.498-7505 for more information.

**BRaille IS NOT AVAILABLE**



## **CONSENT AGENDA ITEM #1**

### **Planning and Zoning Commission Regular Session *September 26, 2016***

---

#### **CONSENT AGENDA ITEM**

1. Consider and act on Minutes from the September 12, 2016 Planning and Zoning Commission Special Session Meeting.

#### **AGENDA ITEM SUMMARY/BACKGROUND**

Consideration of the minutes from the September 12, 2016 Planning and Zoning Special Session Meeting.

#### **FINANCIAL SUMMARY**

Source of funding:

#### **RECOMMENDATION**

#### **ATTACHMENTS / SUPPORTING DOCUMENTS**

Copy of the minutes.

---

Submitted By: Nathan Abato, Planning and Development Department

Finance Review: NA

Legal Review: NA

**STATE OF TEXAS  
COUNTY OF DENTON  
CITY OF CORINTH**

On this September 12, 2016, The Planning and Zoning Commission of the City of Corinth, Texas, met in a Special Session at Corinth City Hall, located at 3300 Corinth Parkway, Corinth, TX. The meeting date, time, place and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members, to wit:

**Members Present:**

Brian Rush  
Bruce Hanson  
Dwayne Zinn  
Marc Powell

**Members Absent:**

Breien Velde

**CALL TO ORDER, INVOCATION**

The Regular Session Meeting of the Planning & Zoning Commission of the City of Corinth, Texas, was called to order by Brian Rush at 7:00 p.m. Mr. Powell delivered the invocation.

**CONSENT AGENDA**

1. Consider and act on Minutes from the August 22, 2016 Planning and Zoning Commission Regular Session.

**MOTION** made by Mr. Hanson to approve the consent agenda.

**SECONDED** by Mr. Zinn

**4-0. All in favor.**

**Ayes:** Bruce Hanson, Dwayne Zinn, Brian Rush, Marc Powell  
**Noes:** none  
**Absent:** Breien Velde

**MOTION TO APPROVE CARRIES**

**BUSINESS AGENDA**

**Mr. Zinn** recused himself from this agenda item.

**PUBLIC HEARING** opened at 7:07 PM.

2. Consider and act on a zoning change from C-2, Commercial to Planned Development C-2 (PD C-2) on property legally described as 3.2882 acres being a portion of Lot 1, Block A, Swisher 35-E Addition in the City of Corinth, Denton County, Texas. (This property is located at on the northeast corner of IH 35E and Swisher Road.)

**Ms. Cabbage** gave a brief presentation on the zoning change request. She said the original plat is three lots and the uses are commercial (C2 Commercial). The rezoning is for two lots, one for landscaping and detention, and the other for a storage facility. Mini storage is only allowed in industrial zoned areas. The use and an increased height in stories are being proposed—and a lower parking ratio. They are also asking for a lowering in the architectural articulations—to go below the roof line. And, the roof pitch or a parapet is not being provided.

**Mr. Chris Anderson**, with Provident Realty, gave an overview of the request. He said this project would be a good use for the site. He said the back gate to Burl is for emergency access only. All doors to the units will face the interior of the site. The pitched roofs on the single story buildings were an oversight, but can be addressed easily. He said the whole development was given a traffic study that shows the least amount of traffic for any type of use.

**Daniel Martinez**, 3303 Windridge Ln., is opposed to the zoning change request—provided the Commissioners with a petition from his neighbors.

**Ronal & Jennifer Hill**, 3310 Windridge Ln., is opposed to the zoning change request.

**Chris Huddleston**, 600 Wedgewood Way, is opposed to the zoning change request.

**PUBLIC HEARING** closed at 7:30 PM.

**2a.** Consider and act on a zoning change from C-2, Commercial to Planned Development C-2 (PD C-2) on property legally described as 3.2882 acres being a portion of Lot 1, Block A, Swisher 35-E Addition in the City of Corinth, Denton County, Texas. (This property is located on the north bound IH 35E frontage road north of Swisher and south of Burl St.)

**Ms. Cabbage** said the City and developers are not required to do an environmental study for this type of request. She also said if Burl Street is to be gated and is shown on the site plan and plat, it will be enforced that way. The petition will be taken to the City Secretary's office. She said staff recommends adding articulations above the roof line—and office-warehouse.

**Mr. Hanson** said there is not a specific lot right now to apply the zoning to. Ms. Cabbage said if the plat is approved tonight, by the time the zoning request goes to City Council, there will be a specific, legal property.

**Mr. Hanson** asked about the legal metes and bounds. Ms. Cabbage said the legal description was provided in the Commissioners' packets.

**Mr. Powell** asked about the two and a half stories or 40 foot maximum—is this an and/or? Ms. Cabbage said it is not, it is both.

**Mr. Hanson** asked about parking regulations. Ms. Cabbage said the ratio is 1-1000 for a storage facility.

**Mr. Hanson** asked if the fire department had any issues with the height of the tallest building. Ms. Cabbage answered no.

**Mr. Rush** asked if the fire lane and the gated lane to Burl Street are legally described as ingress and egress. Ms. Cabbage answered that the gated fire lanes will have an OptiCom system for emergency services. Mr. Rush asked if the owner of the property is allowed to use that as an access at will. Ms. Cabbage answered no.

**Mr. Hanson** asked about staff's recommendation—an unmet preference of adding office warehouse. Ms. Cabbage suggested 5,000 square feet or several spaces incorporated into the site.

**Mr. Hanson** asked about infrastructure development—who and when. Ms. Cabbage said the developer will put it in—any developer must install it prior to receiving a building permit. Mr. Brownlee said all of the utilities are being extended throughout the site with a master development plan. He said staff is very confident that utility plans will be there for the development.

**Mr. Powell** asked about the single story units—should have had a parapet wall or gabled. Ms. Cabbage said anything under 6,000 square feet is required to have a pitched roof.

**Mr. Hanson** asked about the applicability of another storage facility—as the best use on this site. Mr. Anderson said he used a market study and a needs analysis for the area and that is how he arrived at that conclusion. Boats and cars will not be stored at this site.

**Mr. Rush** asked if the alarms will be audible. Mr. Anderson said they will not be audible.

**Mr. Hanson** asked why the applicant has not incorporated office warehouse into this project. Mr. Anderson said he is not in the business of doing that.

**MOTION** made by Marc Powell to approve the zoning change request recommending that the single story storage buildings provide a pitched roof and the gate to Burl Street is labeled on the site plan as “Emergency Access Only”.

**SECONDED** by Bruce Hanson.

**Mr. Hanson** said the hotel is already a 40 foot building which is allowed—and cannot see any reason that that would prevent the project from moving forward.

**AMENDMENT TO THE MOTION** made by Bruce Hanson to add 5,000 – 10,000 square feet of office warehouse to the storage facility site and that the “Emergency Access” on Burl Street be added to the ordinance calling it out as “Emergency Access”.

**AMENDMENT SECONDED** by Brian Rush

**3-0 All in favor:**

Ayes:	Brian Rush, Bruce Hanson, Marc Powell
Noes:	None
Absent:	Breien Velde

**MOTION TO RECOMMEND APPROVAL CARRIES**

**Mr. Zinn** recused himself from this agenda item.

3. TO HEAR PUBLIC OPINION REGARDING THE FINAL PLAT OF SWISHER 35-E ADDITION, LOTS X1, X2, 2A, AND 4-10, BLOCK A, BEING 10.307 ACRES AND BEING A REPLAT OF SWISHER 35-E ADDITION, LOTS 1 AND 3, BLOCK A, RECORDED IN DOC. NO. 2009-44 IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. (This property is located at on the northeast corner of IH 35E and Swisher Road.)

**PUBLIC HEARING** opened at 8:16 PM.

**Ms. Cabbage** gave a brief overview of the replat request, it is three pages. One page removes easements from the original plat—and the signature page.

**Mr. Hanson** asked about the platting process—if it could have been brought about regardless of a zoning change request. Ms. Cabbage affirmed this statement.

**Ronald & Jennifer Hill**, 3310 Windridge Ln., neither opposed nor in support of the request.

**Melody Parlett**, 603 Wedgewood Way, neither opposed nor in support of the request.

**Daniel Martinez**, 3303 Windridge Ln., is opposed of the request.

**Chris Huddleston**, 600 Wedgewood Way, neither opposed nor in support of the request.

**PUBLIC HEARING** closed at 8:25 PM.

**3a.** Consider and act on the Final Plat of Swisher 35-E Addition, Lots X1, X2, 2A, and 4-10, Block A, being 10.307 acres and being a replat of Swisher 35-E Addition, Lots 1 and 3, Block A, recorded in Doc. No. 2009-44 in the City of Corinth, Denton County, Texas. (This property is located at on the northeast corner of IH 35E and Swisher Road.)

**Ms. Cabbage** said, in response to questions from the public hearing speakers, that public notification on a zoning change requires letters sent to all property owners within 200 feet, a posting in the City's newspaper, and signage—which was placed on IH 35E and Burl Street. The replat only requires the signage, newspaper notification and letters sent to all members of the subdivision.

**Mr. Powell** asked about staff's outstanding review comments—Ms. Cabbage said everything has been address except for the TXDOT driveway. Mr. Brownlee says the City had to go back to TXDOT to get it reapproved since it was first platted 10 years. TXDOT has given conceptual approval.

**Mr. Rush** asked Mr. Brownlee's opinion on the traffic concerns. Mr. Brownlee said there will be some cut through traffic but it will be primarily through the development.

**Mr. Hanson** asked about the plat and the approximate location of the curb cuts—if those are part of the plat—and if TXDOT has finished their review. Mr. Brownlee said those are the exact locations, and that TXDOT has approved of the layout as shown.

**MOTION** made by Mr. Hanson to approve the Final Plat of Swisher 35-E Addition, Lots X1, X2, 2A, and 4-10, Block A.

**SECONDED** by Mr. Powell.

**3-0 All in favor:**

Ayes:	Brian Rush, Bruce Hanson, Marc Powell
Noes:	None
Absent:	Breien Velde

**ADJOURN**

Meeting adjourned at 8:40 PM.

**MINUTES APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.**

---

Brian Rush, Planning and Zoning Commission Chairman

---

Nathan Abato, Planning and Zoning Commission Secretary

**PUBLIC HEARING/BUSINESS AGENDA ITEM # 2 and 2a.**  
**Planning and Zoning Commission Regular Session**  
*September 26, 2016*

---

**AGENDA ITEM**

- 2. PUBLIC HEARING:** TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE APPLICANT JOHN PIMENTEL REPRESENTING QUIKTRIP, AUTHORIZED REPRESENTATIVE FOR PROPERTY OWNER, A LITTLE FAMILY PARTNERS, L.P., FOR A ZONING CHANGE FROM C-2 COMMERCIAL DISTRICT TO PLANNED DEVELOPMENT (PD) C-2 COMMERCIAL WITH MODIFIED DEVELOPMENT STANDARDS ON APPROXIMATELY 10.381 ACRES OF LAND LEGALLY DESCRIBED AS A PART OF LOTS 1, 2 AND 3, BLOCK A, BRIARWOOD ADDITION IN THE G. MC GLOTHLIN SURVEY, ABSTRACT NO. 888, IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. THIS PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF F.M. 2499 AND F.M. 2181.
- 2a. BUSINESS:** Consider and act on a zoning change from C-2 Commercial District to Planned Development (PD) C-2 Commercial District on 10.381 acres of land legally described as part of Lots 1, 2 and 3, Block A, Briarwood Addition in the G. Mc Glothlin Survey, Abstract No. 888, in the City of Corinth, Denton County, Texas. This property is located on the northeast corner of F.M. 2499 and F.M. 2181.

**APPROVAL PROCESS**

A public hearing will be held for the rezoning request. The rezoning request is in conformance with the Comprehensive Plan. Therefore, the Commission may consider and make a recommendation on the rezoning request.

The recommendation of the Planning and Zoning Commission for this rezoning request will be forwarded to the City Council for final action at the October 20, 2016, City Council regular session meeting.

**AGENDA ITEM DESCRIPTION**

The applicant is proposing a rezoning from C-2 Commercial District on approximately 10.381 acres to a Planned Development (PD) C-2 Commercial District with modified development standards in order to develop a QuickTrip gasoline filling station on the northeast corner (proposed Lot 1) of F.M. 2181 and F.M. 2499. A 3,035 sq. ft. restaurant with drive-through service and an 8,500 sq. ft. retail building is proposed on Lot 2, and (5) one-story office buildings are proposed on Lot 3 with no development on the balance of Lots 1 and 3 due to floodplain, and a large expanse of trees that will be preserved. A 5' hardscape trail will be added along the driveway entrance off

of F.M. 2499 across lots 1 and 3, just south of the natural preserve area and connecting to the proposed trail system along F.M. 2499.

#### **AREA 1/PROPOSED LOT 1: GASOLINE FILLING STATION WITHOUT A CAR WASH**

The applicant is meeting or exceeding all other **Development Standards** of the UDC, except the following:

1. UDC Section 2.07.04 **Conditional Development Standards** shall apply, except:
  - a. Gasoline Filling Station without a Car Wash will not require a Specific Use Permit.
2. UDC 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.
3. UDC 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.
4. UDC 2.09.06 **Nonresidential Architectural Standards** shall apply, except:
  - a. The rear building façade shall be as shown on the attached Building Elevations.
5. UDC 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/PROPOSED LOT 2: RETAIL AND RESTAURANT**

The applicant is meeting or exceeding all other **Development Standards** of the UDC, except the following:

1. 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.
2. 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.
3. 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.
4. 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 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/PROPOSED LOT 3: OFFICE**

The applicant is meeting or exceeding all other **Development Standards** of the UDC, except the following:

1. 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.
2. 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.
3. UDC Section **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 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.

4. 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.
- 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 3.

**NOTIFICATION TO PUBLIC**

Prior to the Planning and Zoning Commission meeting, public hearing notifications were sent to the 18 property owners located within 200' of the subject property. A notice of public hearing was posted on the subject property along F.M. 2181 and F.M. 2499.

Staff also asked the applicant to meet with the Homeowners Association while the application was under staff review, and address any concerns and incorporate those changes into the PD concept plan/site plan. The applicant met with the Board of Directors of the Lake Sharon Estates Home Owners Association and also held an informational meeting in which approximately 198 residents attended. Please see the attached letter from the Board of Directors of the Lake Sharon Estates Homeowners Association.

**SURROUNDING PROPERTIES ZONING**

- Subject Property            C-2, Commercial
- North                        SF-3, Single-Family
- South                        C-2, Commercial
- East                         C-1, Commercial
- West                         C-2, Commercial

**SURROUNDING PROPERTIES EXISTING LAND USE**

- Subject Property            Vacant
- North                        Single-Family
- South                        Vacant
- East                         Single-Family
- West                         Retail/Vacant

## **SURROUNDING PROPERTIES FUTURE LAND USE**

- Subject Property           Retail
- North                         Single-Family
- South                         Retail
- East                         Retail
- West                         Retail

## **PROPOSED LAND USE**

A site plan is included for the 5,858 sq. ft. proposed QuikTrip gasoline station without a car wash for Area 1/Lot 1; however, the layout for Area 2/Lot 2 and Area 3/Lot 3 is conceptual and site plans will be required prior to development of those lots.

Three driveways are proposed for this development. The second driveway on F.M. 2181 nearest the intersection of F.M. 2499 is a right-in, right-out only. TXDOT has indicated that all driveways may be approved. However, all proposed driveways, as shown along both F.M. 2181 and F.M. 2499, will require TXDOT permits prior to construction.

Access to the proposed driveway, as shown on F.M. 2499 will not be allowed until the Fall of 2017 when construction of the roadway is completed and opened.

The applicant is showing detention in the form of a detention pond near the floodplain on Lot 1 and next to the 5' hardscape trail that will connect to the City's trail along F.M. 2499. However, staff would prefer a retention pond with a fountain as an amenity for the development. Since the detention will be shared for the entire development, staff would be amenable to requiring the conversion of the detention pond to a retention pond with a fountain as an amenity at the time of development of Area 2/Lot 2, and/or Area 3/Lot 3. Site plans will be required for development on proposed Areas 2 (Lot 2) and 3 (Lot 3) prior to development on those lots.

## **CONFORMANCE TO THE COMPREHENSIVE PLAN**

The Unified Development Code requires consistency between a Zoning Map Amendment (Rezoning) and the Comprehensive Plan. The proposed zoning is in conformance with the Comprehensive Plan. Therefore, a Comprehensive Plan Amendment is **not** necessary and the Commission may make a recommendation on this zoning request.

## **FINANCIAL SUMMARY**

**Source of Funding:** No funding is required.

## **STAFF RECOMMENDATION**

Staff recommends **Approval** of this request, subject to the following:

1. The detention pond as shown on Area 1/Lot 1 must be converted to a retention pond with a fountain at the time of review and approval of site plans for Area 2/Lot 2 and/or Area 3/Lot3;
2. 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,
3. TXDOT permits for the driveways.

## **ATTACHMENTS/SUPPORTING DOCUMENTS**

Letter from Lake Sharon Estates HOA  
Letter of Intent/PD Design Statement  
PD Design Map/Concept Plan  
PD Land Use Regulations  
Site Plan  
Landscape Plan  
Color Perspective/Renderings  
Architectural Elevations  
Screening Details

---

Submitted By: Lori Levy, AICP

Department: Planning and Development

Finance Review: Yes \_\_\_ NA X

Legal Review: Yes \_\_\_ NA X

Director Review and Approval:



August 18, 2016

Hello Truitt,

*Speaking on behalf of the board of Lake Sharon Estates Home Owners Association, we would like to thank you for the actions QuikTrip has taken to educate and inform our homeowners on your intended development on the corner of 2181 and 2499. Over the course of the last month, you have been extremely accommodating and transparent in your communication, offering many options for individuals to secure project details. These options include an initial meeting with the board to determine the best way to reach the community, a letter to all homeowners containing project details and a live meeting at a convenient neighborhood location. In addition, you have made your contact information readily available for those who could not attend and have been, to the best of our knowledge, very responsive.*

*We also appreciate the fact that you were quick to realize that one of the major concerns voiced at the meeting held for our homeowners was an expressed concern regarding maintaining the integrity of the "tree buffer zone" north of your building. Your assurances to maintain this "tree buffer zone" appeared to be well received, as well as your work to add a double row of 36 inch shrubs (as opposed to a six foot wall) which you represent would preserve the integrity of the tree buffer zone. In addition to this double row of shrubs, you have assured us that employees of QT would be vigilant in collecting any debris that might accumulate behind your building.*

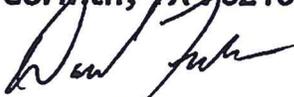
*Although this letter should not be considered an endorsement or statement of opposition of this project, we feel that QT has represented itself as an organization that prides itself on open communication and social responsibility and has gone above and beyond what they may or may not be required to do relevant to reaching out to the homeowners of Lake Sharon to both educate and receive input from our homeowners. We as a board representing*

**our homeowners applaud you and QT for your efforts thus far and welcome further communication and updates regarding this project.**

**Best regards,**



**Tom Bowater  
Director-at-Large, Lake Sharon Estates HOA  
2807 Pottery Trail  
Corinth, TX 76210**



**David Frendo  
President, Lake Sharon Estates HOA**



**Michael Martinis  
Secretary, Lake Sharon Estates HOA**



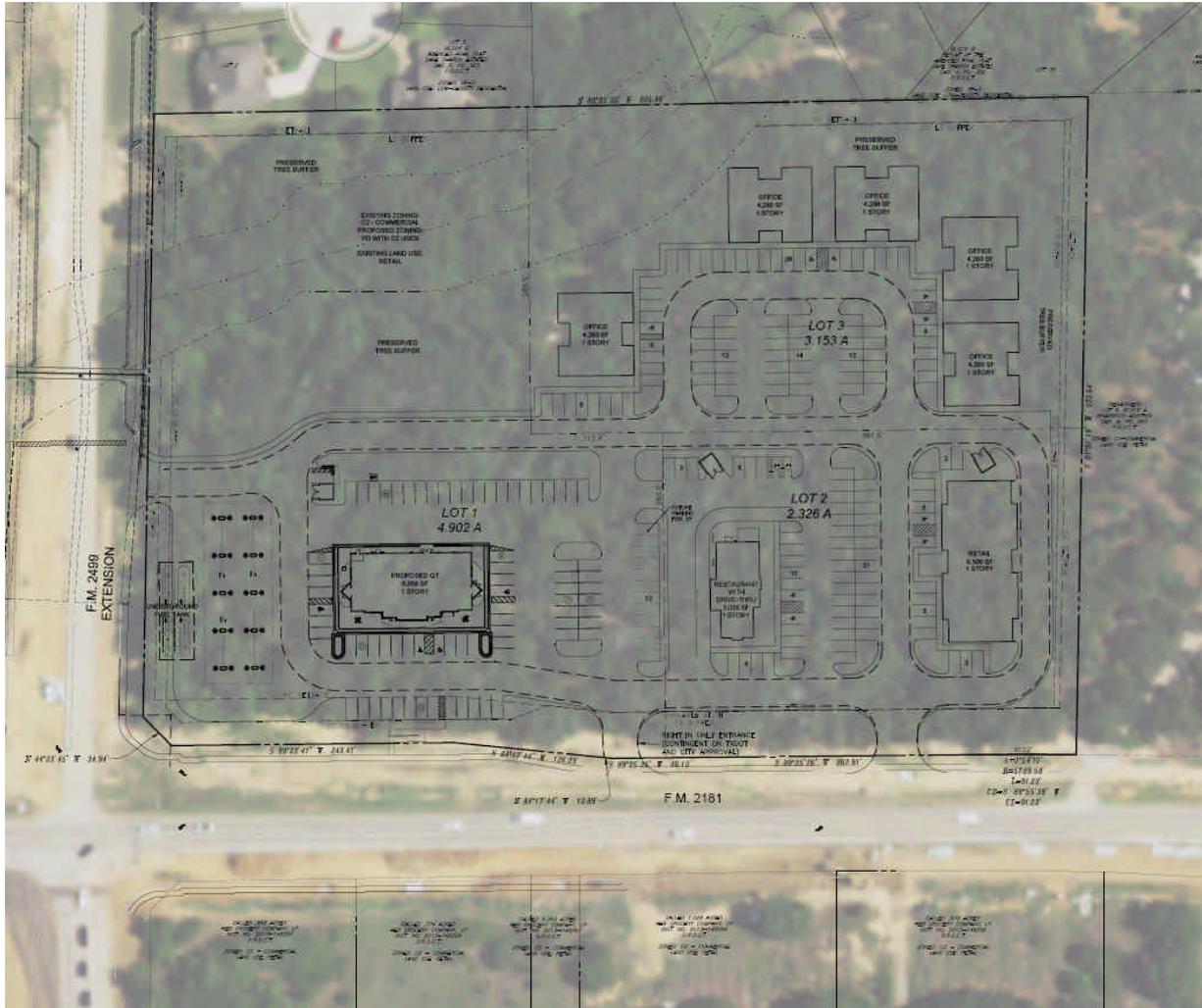
**Tammara Cover  
Treasurer, Lake Sharon Estates HOA**

**EXHIBIT “B”**  
**QUIKTRIP PD MASTER PLAN**  
**CONSISTING OF**  
**PD DESIGN STATEMENT AND**  
**PD CONCEPT DESIGN MAP**

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.



**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**

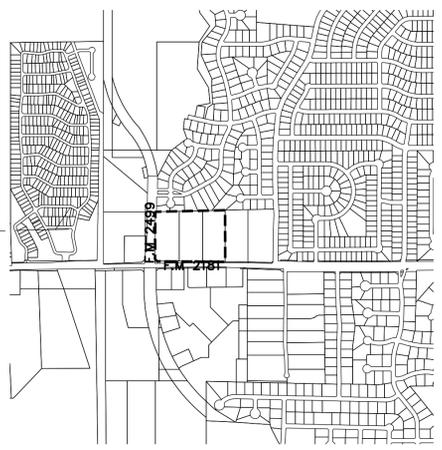
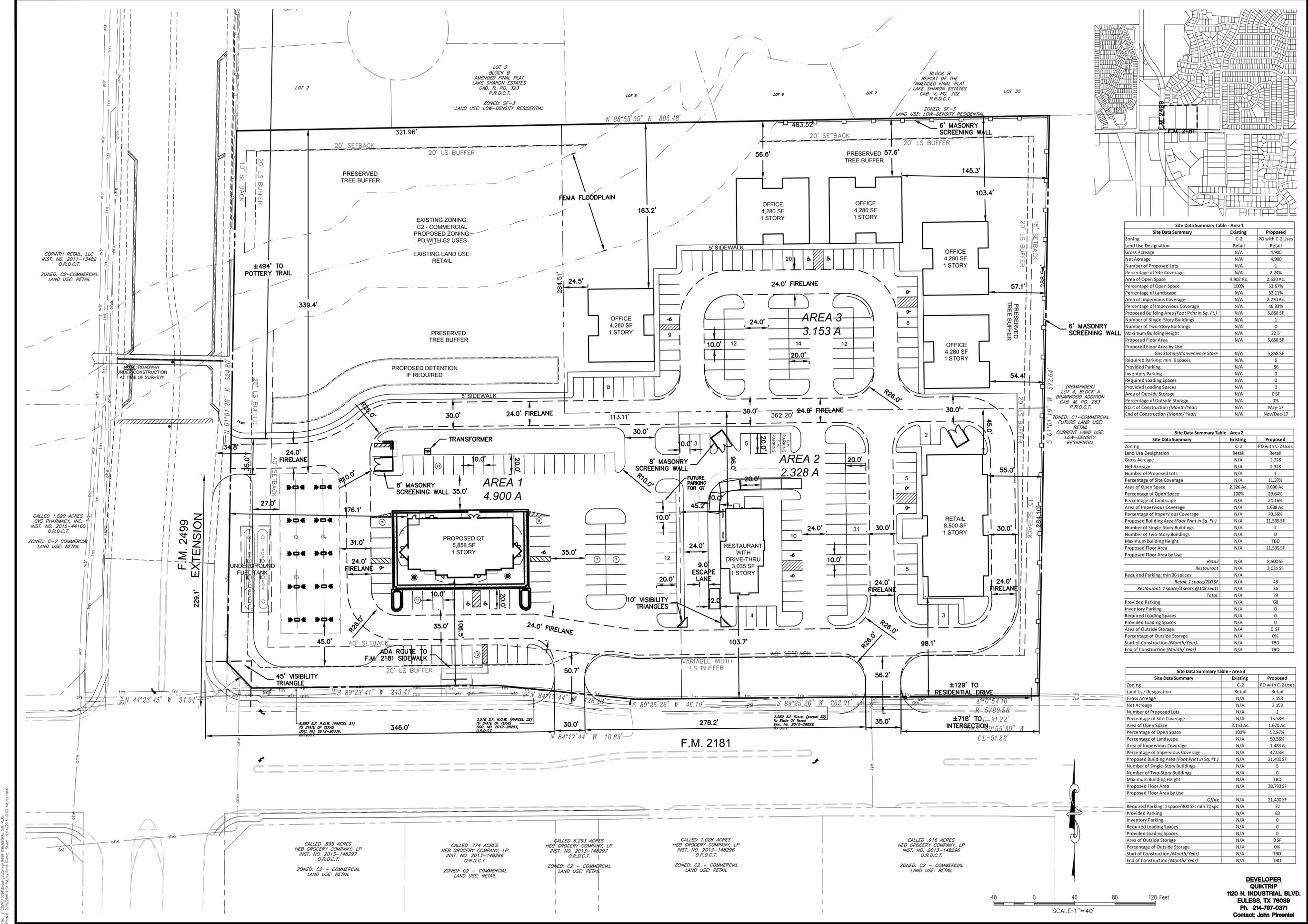
The Dimensional Regulations described in Section 2.05.02 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Commercial 2 District shall apply.

**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 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 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	4.900 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	23' 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	2.328 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: 972-486-9715  
 144 Old 107th Rd - Angleton, TX 77516 P: 409-422-4600 F: 409-422-4610  
 TBE Firm No. 1796 TBE Firm No. 1004770

**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

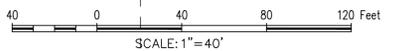
**CONCEPT PLAN**

**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

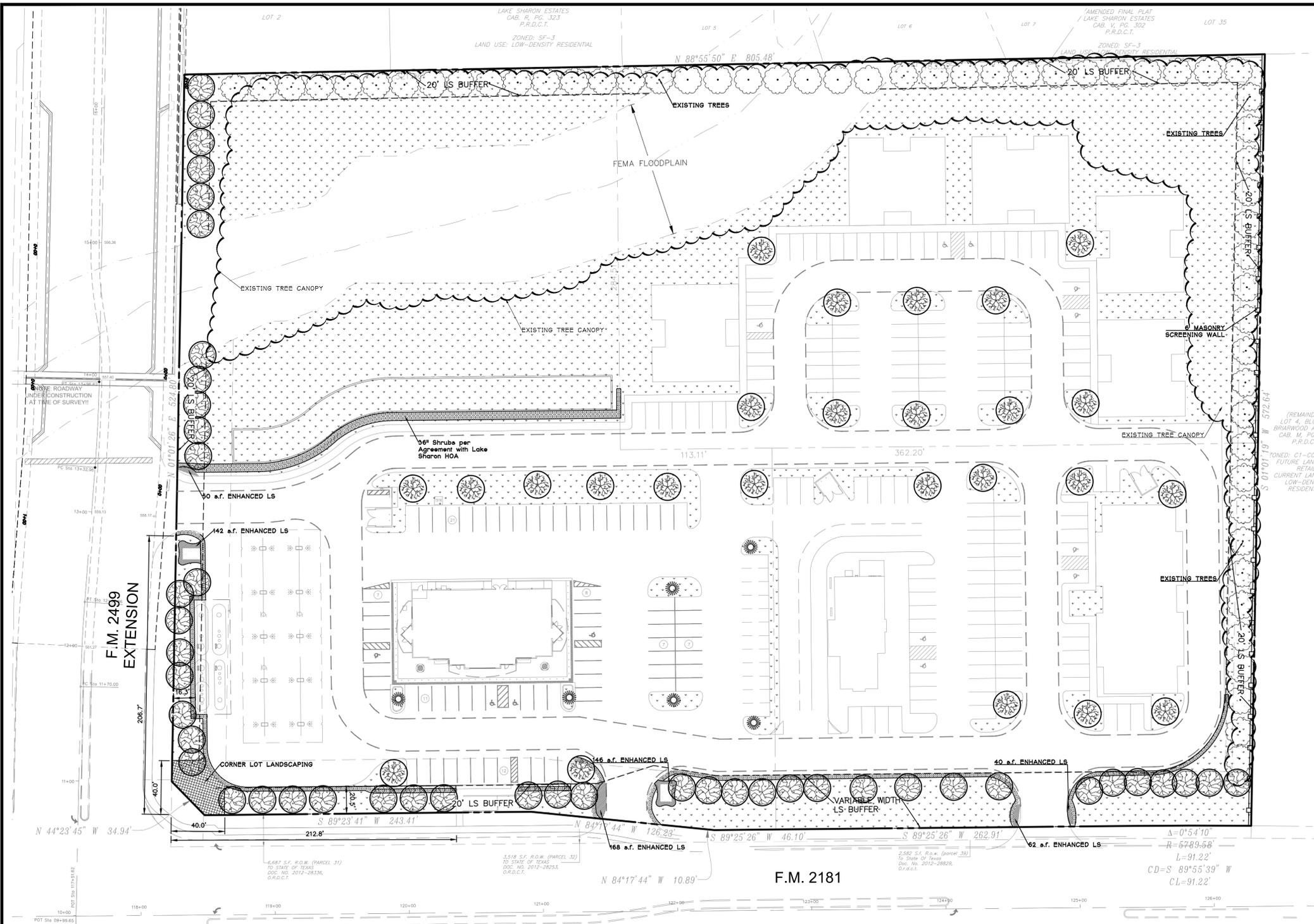
Drawn By: KL  
 Date: 05/27/2016  
 Scale: 1"=40'  
 Revisions:  
 07/14/2016  
 09/02/2016  
 09/14/2016  
 09/15/2016  
 #####  
 #####  
 #####

**16094**  
**CP**

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



File: 3:17016\16094\16094.dwg  
 Plotted: 9/15/2016 1:31 PM by Brad Rivers  
 Sheet: 01/01/01 of 01  
 Date: 9/15/2016 10:55 AM by rjrd



**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 FOR CONSTRUCTION AND IS NOT INTENDED FOR PROPOSED LANDSCAPE BIDDING, OR PERMIT APPLICATIONS.  
RON STEWART LANDSCAPE ARCHITECTURE  
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

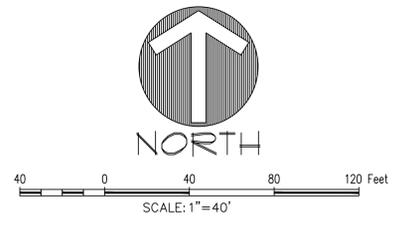
**LANDSCAPE PLAN**

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

**16094**

**LS**

File: J:\2016\16094\16094\_Landscape.dwg  
Printed: 9/15/2016 1:33 PM by Ron Stewart  
Scale: 1"=40'  
Date: 9/15/2016 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

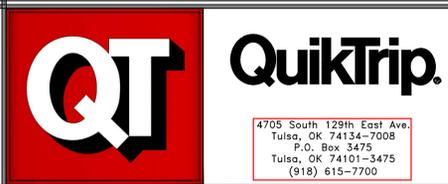
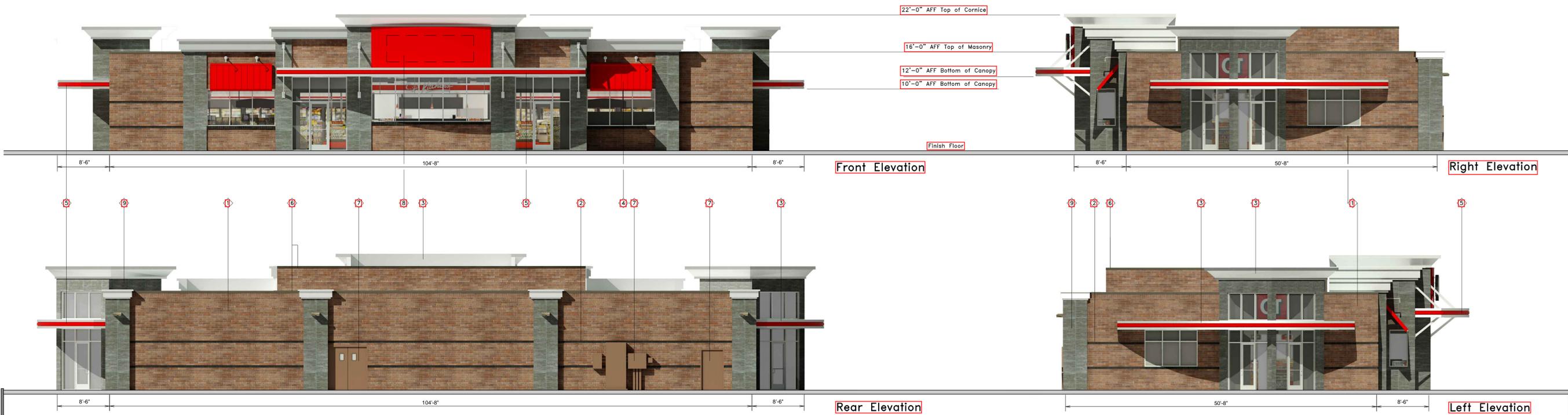


Store 0948  
08-0948-PE01

Corinth, TX  
Date: 07.08.16 By:BP



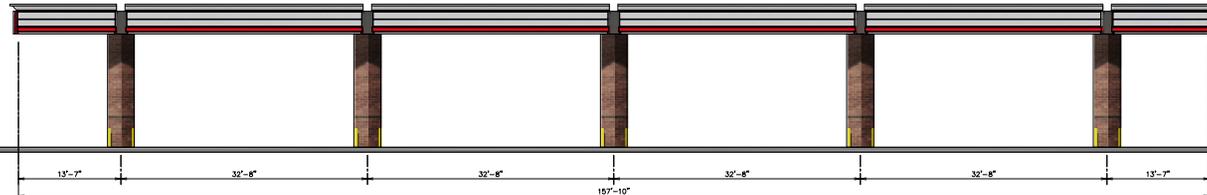
GEN III Material Percentage Table						
	FRONT FACADE:	LEFT FACADE:	RIGHT FACADE:	REAR FACADE:	TOTAL SF:	TOTAL SF:
TOTAL	2428 SF	570 SF	570 SF	2105 SF	5673 SF	5673 SF
ATLAS BRICK	31%/753 SF	35%/200 SF	35%/200 SF	65%/1368 SF	2521 SF	44%
PORCELAIN TILE	20%/486 SF	25%/143 SF	25%/143 SF	16%/337 SF	1109 SF	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%



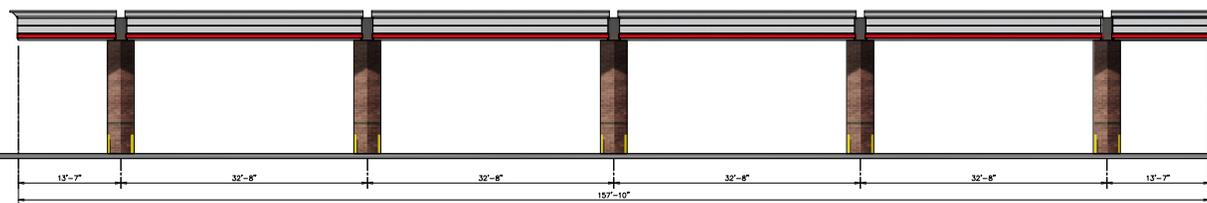
Store #	0948	Angled Entry w/Pilasters	Address:	NEC of FM2181 & FM2499	City, State:	Corinth, TX	
Serial #	08-0948-BSPI	Scale:	1/8"=1'-0"	Issue Date:	08.08.16	Drawn By:	BP

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.

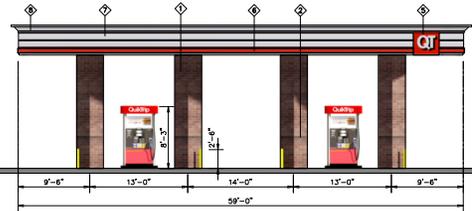
#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZE STONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRONZE MINIMUM	INTERSTATE BRICK	PASSIVE
4	PIED	WASH	STAINING SEAM AWNING
5	RED PA-CARBONATE	ALLEN INDUSTRIES	HELMHOLDT BAND
6	PAK-BRONZE	WASH	WELLSPRINT
7	PA-CARBONATE	SHERWIN WILLIAMS	PAINT
8	PA-CARBONATE	ALLEN INDUSTRIES	SIGNAGE
9	EVENING VEIL	DACTILE	INVOLVE



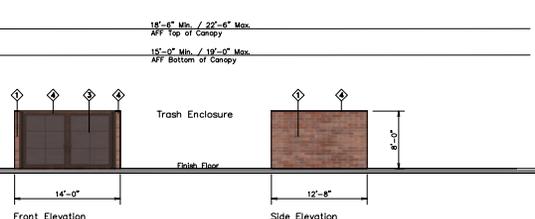
Front Elevation



Rear Elevation

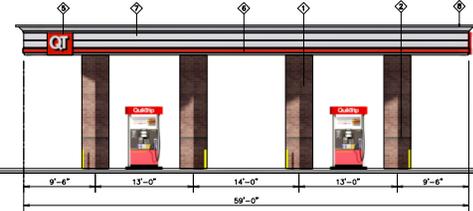


Left Elevation



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

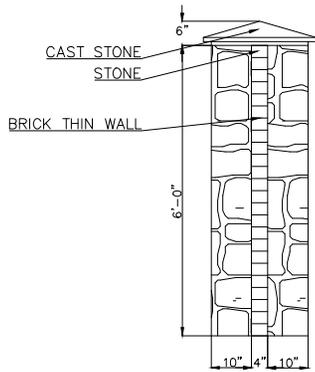
Issue Date: 8/14/13

Drawn By: BP

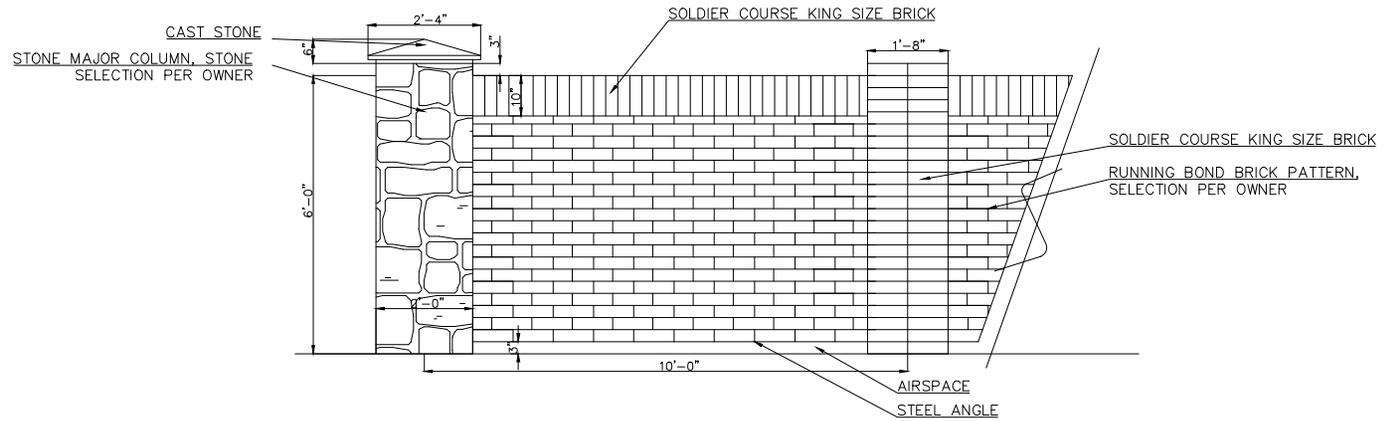
Rev/Notes: 9/18/13 Added fascia services, changed canopy design to IDC-9

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	INDUSTRIAL BLACK	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BLK GFC	ULI SCOTT FABRICS	POLYPROPYLENE
4	DARK BRONZE	ULI	METAL/PART
5	BLK	ULI INDUSTRIES	ILLUMINATED SIGNAGE
6	RED POLYCARBONATE	ULI INDUSTRIES	ILLUMINATED BAND
7	BLK ANTIWELD	ALPOLC	CANOPY CORNICE
8	BLZ-ALUM CORNICE	ALPOLC	CANOPY CORNICE



1. X-SECTION  
not to scale



2. THIN WALL  
not to scale

\*\* TYPICAL SCHEMATIC DETAIL. FINAL FOOTING, AND WALL DESIGN MUST BE SIGNED AND SEALED BY STRUCTURAL ENGINEER.

## 6' MASONRY SCREENING WALL EXHIBIT



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

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715  
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028  
TBPE Firm No. 1798 TBPLS Firm No. 10047700



DRAWN BY: SM DATE: 9/19/2016 SCALE: NTS JOB. NO. **16094**