

ORDINANCE NO. 20-04-02-10

ENTERPRISE PLANNED DEVELOPMENT DISTRICT #54

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING THE CITY'S COMPREHENSIVE PLAN, SPECIFICALLY THE COMPREHENSIVE ZONING ORDINANCE AND THE "OFFICIAL ZONING DISTRICT MAP OF THE CITY OF CORINTH, TEXAS," EACH BEING A PART OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CORINTH, BY AMENDING THE ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATION HEREIN, FROM C-2, COMMERCIAL TO PD-PLANNED DEVELOPMENT ZONING DISTRICT WITH A BASE ZONING DESIGNATION OF C-2, COMMERCIAL ON AN APPROXIMATE 7.12 ACRE TRACT OF LAND LEGALLY DESCRIBED AS BLOCK 1, LOTS 6-A1, 6-B1, AND 6-C1 OF THE PECAN CREEK SUBDIVISION SITUATED IN THE WILLIAM GARRISON SURVEY, ABSTRACT 1545 IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS, AND IDENTIFIED AS ENTERPRISE PLANNED DEVELOPMENT DISTRICT NO. 54 ("PD-54"); PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A LEGAL PROPERTY DESCRIPTION; APPROVING A PLANNED DEVELOPMENT CONCEPT PLAN (EXHIBIT "B"); APPROVING PLANNED DEVELOPMENT LAND USE REGULATIONS (EXHIBIT "C"); PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 A DAY FOR EACH VIOLATION OF THE ORDINANCE AND A SEPARATE OFFENSE SHALL OCCUR ON EACH DAY THAT A VIOLATION OCCURS ON CONTINUES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Property, described in Exhibit "A", is zoned as PD-Planned Development zoning district, more specifically identified as Enterprise Planned Development District No. 54 ("PD-54"), with a base zoning designation of C-2, Commercial under the City's Unified Development Code and as designated on the Zoning Map; and

WHEREAS, an authorized person having a proprietary interest in the Property has requested an Amendment to the Comprehensive Zoning Ordinance and the Zoning Map to change the zoning classification of the Property; and

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

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

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

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

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

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

**SECTION 1.
INCORPORATION OF PREMISES**

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

SECTION 2
LEGAL PROPERTY DESCRIPTION; AMENDMENT

That Ordinance No. 13-05-02-08, adopting the Unified Development Code of the City of Corinth (“UDC”), including the Comprehensive Zoning Ordinance that establishes zoning districts in accordance with the City’s Comprehensive Plan and the Zoning Map of the City of Corinth, is hereby amended to change the zoning classification on an approximate 2.627 acre tract of land described in "Exhibit A" attached hereto and incorporated herein (the “Property”), from C-2, Commercial to a PD-Planned Development zoning district with a base zoning designation of C-2, Commercial and identified as Enterprise Planned Development District No. 54 (“PD-54”), and the Zoning Map of the City is also hereby amended to reflect the new zoning classification for the Property.

SECTION 3.
PLANNED DEVELOPMENT CONCEPT PLAN

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

SECTION 4.
LAND USE REGULATIONS

- A. The Zoning and Land Use Regulations set forth in “Exhibit C” attached hereto and made a part hereof for all purposes are hereby adopted and shall be adhered to in their entirety for the purposes of this PD-Planned Development zoning district with a base zoning designation C-2, Commercial. In the event of conflict between the provisions of “Exhibit C” and provisions of any other City zoning regulations, including without limitation the regulations governing the C-2, Commercial zoning district, the provisions of “Exhibit C” shall control.
- B. That the zoning regulations and district herein established have been adopted in accordance with the Comprehensive Plan for the purpose of promoting the health, safety, morals and the general welfare of the community. They have been designed, with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, drainage and surface water, parks and other commercial needs and development of the community. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community
- C. The Planned Development Concept Plan (Exhibit “B”) and the Land Use Regulations (Exhibit “C”) shall control the use and development of the Property, and all building permits and development requests shall be in accordance with applicable City ordinances,

the PD Concept Plan and Land Use Regulations. The PD Concept Plan and Land Use Regulations shall remain in effect as set forth herein unless amended by the City Council.

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

**SECTION 5.
PENALTY FOR VIOLATIONS**

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

**SECTION 6.
SEVERABILITY**

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

**SECTION 7.
CUMULATIVE REPEALER**

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

**SECTION 8.
SAVINGS**

All rights and remedies of the City of Corinth, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning for the Property which have

EXHIBIT "A"
LEGAL DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE WILLIAM GARRISON SURVEY, ABSTRACT NO. 1545, DENTON COUNTY, TEXAS, BEING A PORTION OF LOTS 6-A1, 6-B1, AND 6-C1, BLOCK 1, PECAN CREEK SUBDIVISION, AN ADDITION TO THE CITY OF CORINTH, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET E, PAGE 196, PLAT RECORDS, DENTON COUNTY, TEXAS (P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) ALUMINUM MONUMENT FOUND, BEING IN THE NORTHWEST LINE OF SAID LOT 6-A1, IN THE SOUTHEAST LINE OF LOT 7-AR, BLOCK 1, PECAN CREEK SUBDIVISION, AN ADDITION TO THE CITY OF CORINTH, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET M, PAGE 269, P.R.D.C.T., IN THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35-E (IH 35-E) (A VARIABLE WIDTH RIGHT-OF-WAY), AND BEING THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE STATE OF TEXAS, RECORDED IN DOCUMENT NUMBER 2014-87181, OFFICIAL RECORDS, DENTON COUNTY, TEXAS (O.R.D.C.T.);

THENCE ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID IH 35-E AS FOLLOWS:

1) S 52°34'30" E, DEPARTING THE THE NORTHWEST LINE OF SAID LOT 6-A1, THE SOUTHEAST LINE OF SAID LOT 7-AR, AND ALONG THE SOUTHWEST LINE OF SAID STATE OF TEXAS TRACT RECORDED IN DOCUMENT NUMBER 2014-87181, O.R.D.C.T., 364.07 FEET TO A PK NAIL FOUND, FROM WHICH A SCREW FOUND BEARS S 43°32'41" W, 3.21 FEET;

2) S 49°00'13" E, CONTINUING ALONG THE SOUTHWEST LINE OF SAID STATE OF TEXAS TRACT RECORDED IN DOCUMENT NUMBER 2014-87181, O.R.D.C.T., AT A DISTANCE OF 46.13 FEET PASSING A PK NAIL FOUND, BEING IN THE SOUTHEAST LINE OF SAID LOT 6-A1 AND THE NORTHWEST LINE OF SAID LOT 6-B1 AND BEING THE SOUTH CORNER OF SAID STATE OF TEXAS TRACT RECORDED IN DOCUMENT NUMBER 2014-87181, O.R.D.C.T., AND THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE STATE OF TEXAS RECORDED IN DOCUMENT NUMBER 2014-87177, O.R.D.C.T., ALONG THE SOUTHWEST LINE OF SAID STATE OF TEXAS TRACT RECORDED IN DOCUMENT NUMBER 2014-87177, O.R.D.C.T., AT A DISTANCE OF 100.47 PASSING A SECOND PK NAIL FOUND, AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID STATE OF TEXAS TRACT RECORDED IN DOCUMENT NUMBER 2014-87177, O.R.D.C.T., A TOTAL DISTANCE OF 150.47 FEET TO A THIRD PK NAIL FOUND;

3) S 54°11'41" E, CONTINUING ALONG THE SOUTHWEST LINE OF SAID STATE OF TEXAS TRACT RECORDED IN DOCUMENT NUMBER 2014-87177, O.R.D.C.T., 89.58 FEET TO A TXDOT ALUMINUM MONUMENT FOUND, BEING IN THE EAST LINE OF SAID LOT 6-B1, IN THE WEST LINE OF LOT 1, BLOCK A, TRI-STEEL ADDITION, AN ADDITION TO THE CITY OF CORINTH, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET G, PAGE 395, P.R.D.C.T., AND BEING THE SOUTH CORNER OF SAID STATE OF TEXAS TRACT RECORDED IN DOCUMENT NUMBER 2014-87177, O.R.D.C.T., FROM WHICH A 60D NAIL FOUND IN A WOOD RIGHT-OF-WAY MARKER BEARS N 00°33'38" W, 84.58 FEET;

THENCE S 00°33'38" E, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID IH 35-E AND ALONG THE EAST LINE OF SAID LOT 6-B1 AND THE WEST LINE OF SAID LOT 1, A DISTANCE OF 296.04 FEET TO A POINT;

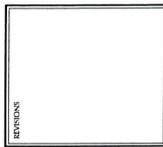
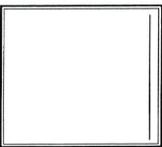
THENCE S 89°16'39" W, DEPARTING THE WEST LINE OF SAID LOT 1 AND ALONG THE SOUTH LINES OF SAID LOTS 6-A1, 6-B1, AND 6-C1, AND THE NORTH LINE OF LOTS 1, 2, 3, 4, AND 5, BLOCK 1, PECAN CREEK SUBDIVISION, AN ADDITION TO THE CITY OF CORINTH, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 10, PAGE 28, P.R.D.C.T., AT A DISTANCE OF 41.15 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "G&A", SAID IRON ROD BEING THE MOST WESTERLY SOUTH CORNER OF SAID LOT 6-B1 AND THE SOUTHEAST CORNER OF SAID LOT 6-A1, CONTINUING IN ALL A TOTAL DISTANCE OF 458.75 FEET TO POINT IN THE NORTHEAST RIGHT-OF-WAY LINE OF PECAN CREEK CIRCLE (60' RIGHT-OF-WAY), BEING THE SOUTHWEST CORNER OF SAID LOT 6-C1 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, FROM WHICH A 100D NAIL FOUND BEARS N 46°02'36" E, 0.4 FEET;

THENCE NORTHWESTERLY, AN ARC LENGTH OF 364.03 FEET ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID PECAN CREEK CIRCLE, THE SOUTHWEST LINE OF SAID LOT 6-C1, AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 564.50 FEET, A DELTA ANGLE OF 36°56'56", AND A CHORD BEARING OF N 37°14'11" W, 357.76 FEET TO A 1/2" IRON ROD FOUND;

THENCE N 55°42'39" W, CONTINUING ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID PECAN CREEK CIRCLE AND THE SOUTHWEST LINE OF SAID LOT 6-C1, A DISTANCE 80.58 FEET TO A POINT, BEING THE WEST CORNER OF SAID LOT 6-C1 AND THE SOUTH CORNER OF SAID LOT 7-AR, FROM WHICH A 1/2" IRON ROD FOUND BEARS S 12°53' W, 1.1 FEET;

THENCE N 38°29'00" E, DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID PECAN CREEK CIRCLE AND ALONG THE NORTHWEST LINE OF SAID LOTS 6-A1 AND 6-C1 AND THE SOUTHEAST LINE OF SAID LOT 7-AR, A DISTANCE OF 439.56 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7.136 ACRES (310,827 SQUARE FEET) OF LAND, MORE OR LESS.

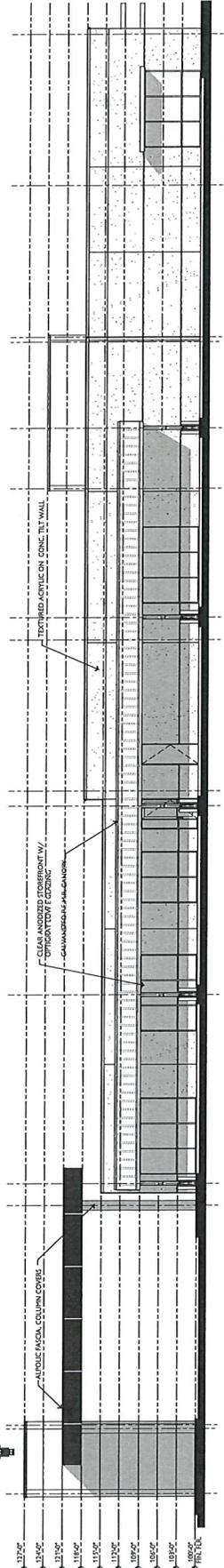
EXHIBIT "B"
CONCEPT PLAN



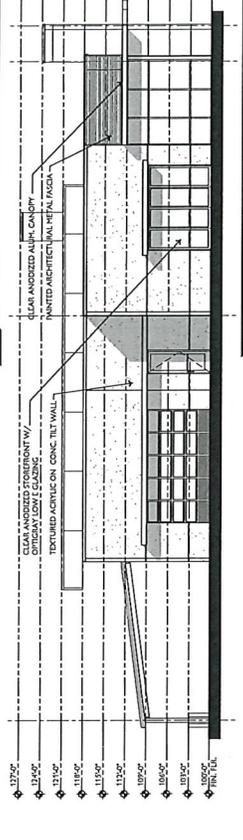
DATE: 21 JAN 2018
 PROJECT NO: 1918
 ISSUED FOR:
 PLANNED DEVELOPMENT REVIEW
 4400 W. LBJ Fwy, Suite 1000, Dallas, Texas 75245
 4400 W. LBJ Fwy, Suite 1000, Dallas, Texas 75245
 4400 W. LBJ Fwy, Suite 1000, Dallas, Texas 75245

Enterprise
 Car Sales, Rent-a-Car and Truck Rentals
 5150 E-35 South
 Corinth, Texas 76210

CONCEPT EXTERIOR ELEVATIONS
 3 OF 5

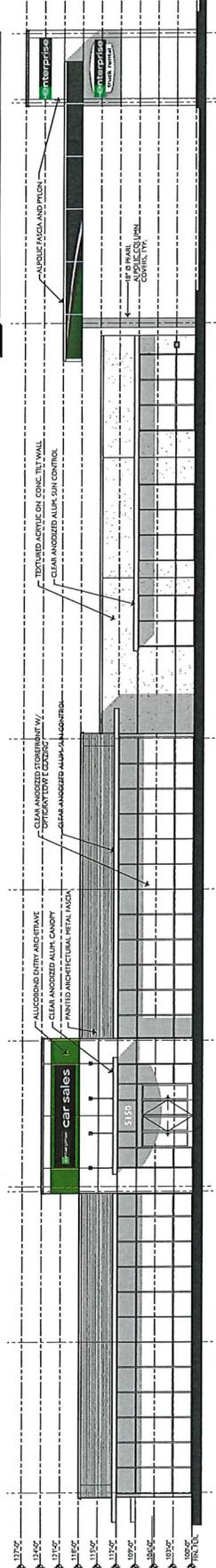


04 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



03 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

MATERIAL	CLASS	AREA (SQ)	PERCENTAGE
CONCRETE/ACRYLIC TILT WALL	MASONRY	710	41%
ALUMINUM COMPOSITE PANELS	GLAZING	418	24%
ARCHITECTURAL FORMED METAL PANELS	METAL PANELS	0	0%
ALUMINUM COMPOSITE PANELS	METAL PANELS	64	3%
TOTAL SURFACE AREA			1,732



02 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

CITY OF CORINTH APPROVAL
 (THIS CONCEPT PLAN NOT REVIEWED OR APPROVED FOR ENGINEERING)

Exhibit "B"

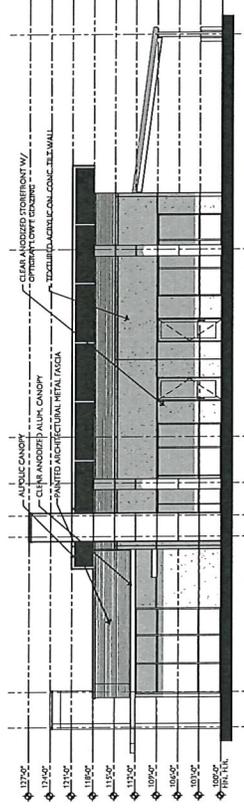
APPLICANT: ALEXANDER KIENAST SCHNITZ, LLC
 PROJECT: ENTERPRISE RENT-A-CAR
 4400 WEST LBJ Fwy, Suite 1000
 DALLAS, TEXAS 75245
 P: 972.333.3306
 F: 972.333.3306
 Email: alex@akschultz.com
 Web: www.akschultz.com

CURRENT OWNER: ENTERPRISE RENT-A-CAR, LLC
 1201 PRESTON ROAD, STE. 107W
 FORT WORTH, TEXAS 76104
 P: 817.335.1111
 F: 817.335.1111
 Email: info@enterprise-rent-a-car.com
 Web: www.enterprise-rent-a-car.com

APPLICANT: ALEXANDER KIENAST SCHNITZ, LLC
 PROJECT: ENTERPRISE RENT-A-CAR
 4400 WEST LBJ Fwy, Suite 1000
 DALLAS, TEXAS 75245
 P: 972.333.3306
 F: 972.333.3306
 Email: alex@akschultz.com
 Web: www.akschultz.com

CITY OF CORINTH APPROVAL
 (THIS CONCEPT PLAN NOT REVIEWED OR APPROVED FOR ENGINEERING)

DATE: 2020.01.21
 SCALE: 1/8" = 1'-0"



01 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

MATERIAL	CLASS	AREA (SQ)	PERCENTAGE
CONCRETE/ACRYLIC TILT WALL	MASONRY	3,211	42%
ALUMINUM COMPOSITE PANELS	GLAZING	970	26%
ARCHITECTURAL FORMED METAL PANELS	METAL PANELS	430	12%
TOTAL SURFACE AREA			3,221

MATERIAL	CLASS	AREA (SQ)	PERCENTAGE
CONCRETE/ACRYLIC TILT WALL	MASONRY	4,611	18%
ALUMINUM COMPOSITE PANELS	GLAZING	1,489	45%
ARCHITECTURAL FORMED METAL PANELS	METAL PANELS	846	23%
TOTAL SURFACE AREA			3,221

MATERIAL	CLASS	AREA (SQ)	PERCENTAGE
CONCRETE/ACRYLIC TILT WALL	MASONRY	478	46%
ALUMINUM COMPOSITE PANELS	GLAZING	432	32%
ARCHITECTURAL FORMED METAL PANELS	METAL PANELS	370	18%
TOTAL SURFACE AREA			1,490

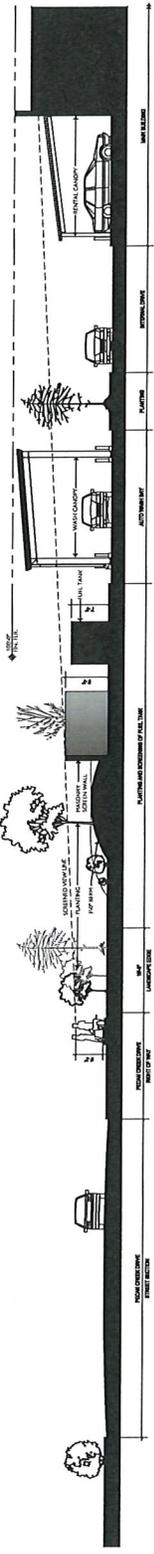
DATE:	PROJECT NO:	ISSUED FOR:
21 JAN 2020	1918	PLANNED DEVELOPMENT REVIEW

REVISIONS

DATE: 21 JAN 2020
 PROJECT NO: 1918
 ISSUED FOR: PLANNED DEVELOPMENT REVIEW
 ALL DRAWINGS, EXCEPT AS NOTED, ARE THE PROPERTY OF ALEXANDER KIENAST SCHNITZ ARCHITECTURE & INTERIOR DESIGN. NO PARTS OF THESE DRAWINGS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ALEXANDER KIENAST SCHNITZ ARCHITECTURE & INTERIOR DESIGN.

Enterprise
 Car Sales, Rent-A-Car and Truck Rentals
 5130 I-35 South
 Corinth, Texas 76210

PARTIAL CONCEPT PLANTING PLAN
 4 OF 5

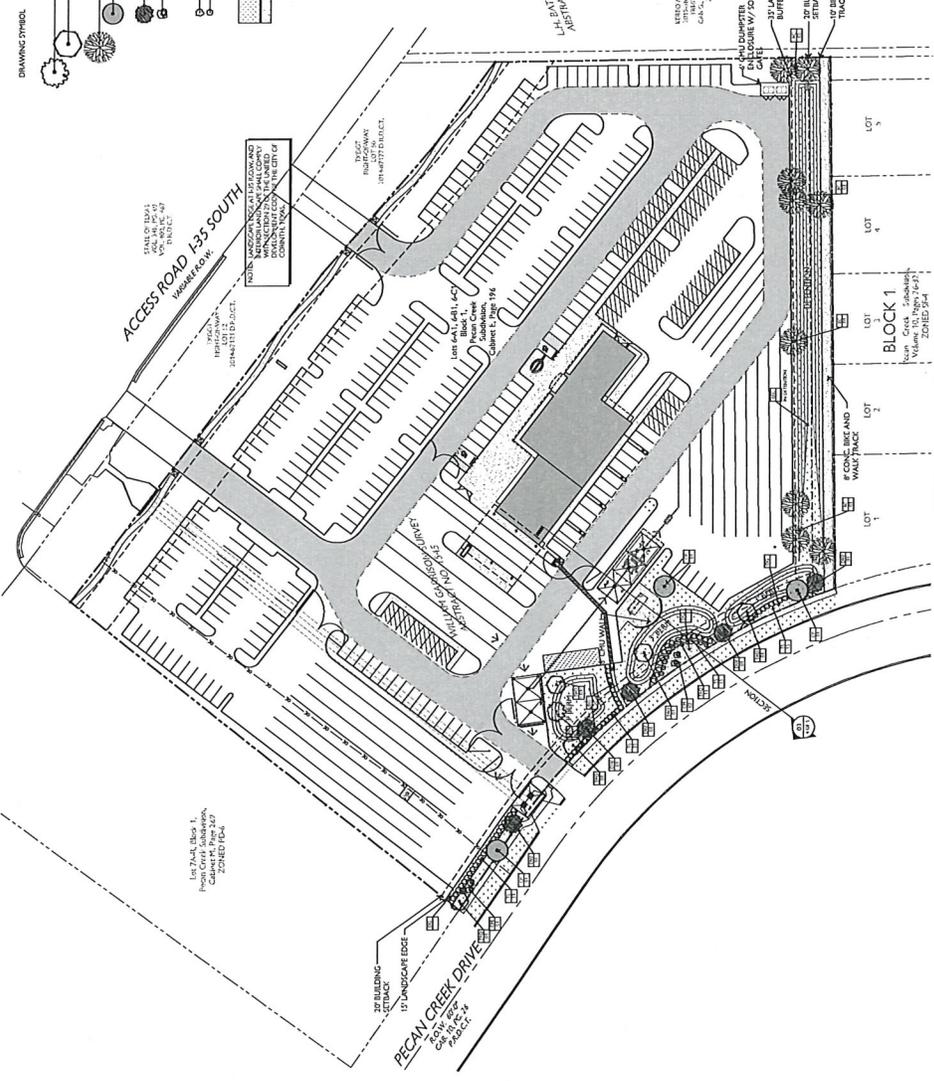


03 PECAN CREEK SCREENING SECTION
 SCALE: 3/32" = 1'-0"

KEY	COMMON NAME	BOTANICAL NAME (DETAILS)	QTY.	SIZE	REMARKS
L1	LARGE TREES				
L2	Medium trees				
L3	Small trees				
L4	Shrubs				
L5	Grasses				
L6	Planting notes				

02 PLANTING MATERIAL SCHEDULE
 NO SCALE

NOTE: QUANTITIES EXPRESSED HEREIN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE TO CALCULATE CORRECT NUMBER OF PLANTS/PRODUCTS BASED ON SPACING INDICATED ON LAYOUT AND TABLES.



01 PARTIAL CONCEPT PLANTING PLAN
 SCALE: 1" = 50'-0"

CITY OF CORINTH APPROVAL
 (THIS CONCEPT PLAN NOT REVIEWED OR APPROVED FOR ENGINEERING)

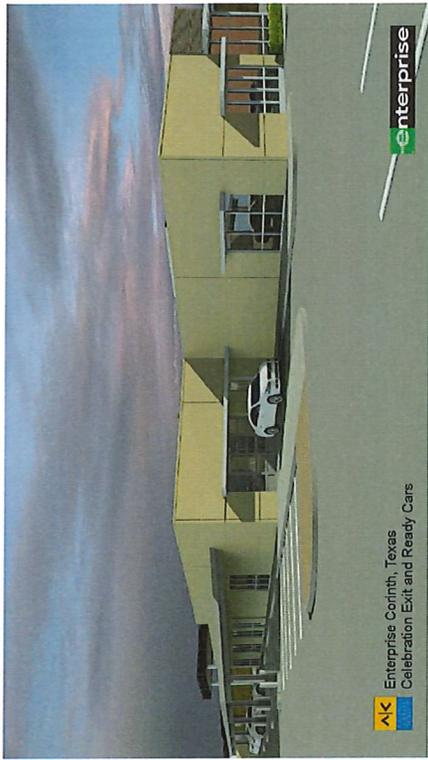
Exhibit "B"

APPLICANT'S ARCHITECT:
 AK ARCHITECTS, LLC
 13401 PECAN CREEK DRIVE, SUITE 200
 DALLAS, TEXAS 75240
 P: 972.333.3336
 F: 972.333.3336
 E: alexander@akstudio.com

CURRENT OWNER:
 HOPKINS CHILDREN'S TRUST, LLC
 13401 PECAN CREEK DRIVE, SUITE 200
 DALLAS, TEXAS 75240
 P: 972.333.3336
 F: 972.333.3336
 E: alexander@akstudio.com

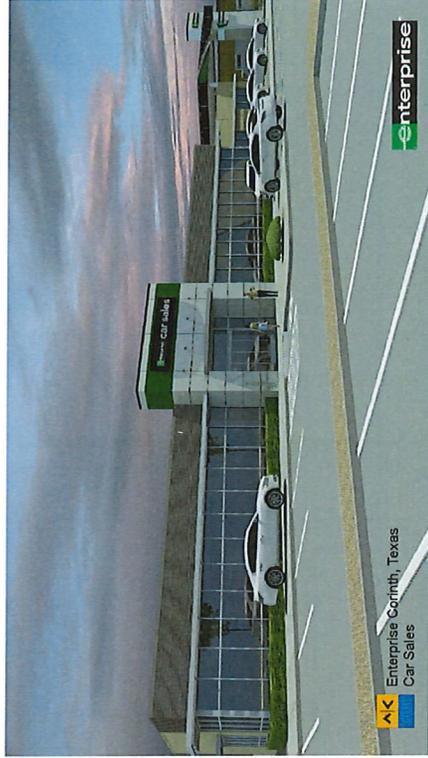
PROPOSED SCREENING FOR PECAN CREEK DRIVE AND RESIDENTIAL ADJACENCY
 CITY OF CORINTH PROJECT NUMBER: 1918
 HOPKINS CHILDREN'S TRUST, LLC
 13401 PECAN CREEK DRIVE, SUITE 200
 DALLAS, TEXAS 75240
 P: 972.333.3336
 F: 972.333.3336
 E: alexander@akstudio.com

DATE: 10/01/21
 SCALE: 1" = 50'-0"



AK Enterprise Corinth, Texas
Celebration Exit and Ready Cars

03 NEW CAR DELIVERY EXIT AND READY CARS
SCALE: NONE



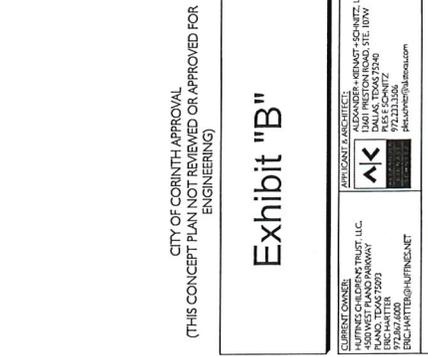
AK Enterprise Corinth, Texas
Car Sales

01 CAR SALES
SCALE: NONE



AK Enterprise Corinth, Texas
Rentals/Returns

02 RENTALS/RETURNS
SCALE: NONE



CITY OF CORINTH APPROVAL
(THIS CONCEPT PLAN NOT REVIEWED OR APPROVED FOR
ENGINEERING)

Exhibit "B"

CURRENT OWNER:
HUFFINES CHILDREN'S TRUST, L.L.C.
10000 HUFFINES DRIVE
PLANO, TEXAS 75074
ERIC HARTNER
ERIC.HARTNER@HUFFINES.NET

APPLICANT & ARCHITECT:
AK
ALEXANDER KIENAST-SCHNITZ, LLC
1366 WESTLAKE DRIVE
DALLAS, TEXAS 75240
712.333.3304
alex@akstudio.com

CONCEPT EXTERIOR ELEVATIONS
CITY OF CORINTH PROJ. ENTERPRISE RENT-ACAR
HUFFINES CHILDREN'S TRUST, L.L.C. # 2016-02721 OPP.D.C.T.
BLOCK 1, LOTS 441, 442, 443 AND 444 C&G E. P.C. 196 P.L.D.C.T.
OUT OF THE WESTLAND SUBDIVISION CONTRACT NO. 154
110.827 SQ. FT. (134 AC)
SCALE: NONE
PROJ. # 1910
DATE: 7/20/2021

EXTERIOR
RENDERINGS

5 OF 5

AK
ALEXANDER
KIENAST
SCHNITZ
ARCHITECTURE &
INTERIOR DESIGN
1366 WESTLAKE DRIVE
DALLAS, TEXAS 75240
P: 712.333.3304
F: 712.333.3306
alex@akstudio.com
www.akstudio.com



REVISIONS

DATE: 21 JAN 2020
PROJECT NO: 1910
ISSUED FOR: PLANNED DEVELOPMENT REVIEW
ALL DRAWINGS TO BE REVIEWED, APPROVED, AND
SEAL BY A LICENSED ARCHITECT IN THE STATE OF TEXAS
ALEXANDER KIENAST, ARCHITECT, L.L.C.

Enterprise
Car Sales, Rent-a-Car and Truck Rentals
5150 I-35 South
Corinth, Texas 76210

EXHIBIT "C"
LAND USE
REGULATIONS

SECTION 1: REGULATIONS

- A. **Purpose:** The regulations set forth herein provide development standards for Non Residential Commercial designations along with uses associated with Used Automotive Dealerships – Sales, Automobile and Pick-up Truck Rental, Truck Rental, Outside Display and Accessory Uses of Above Ground Storage Fuel Dispensing, Automatic Automobile Wash and Box Truck Manual Wash facilities. All uses allowed within the C-2 Commercial District are allowed within this Planned Development.
- B. **Base District:** The current C-2, Commercial District regulations of the Corinth Unified Development Code, as amended, shall apply except as modified herein.

SECTION 2: USES AND AREA REGULATIONS:

- A. **Purpose:** This district is intended to provide for the development of a car/pick-up truck and truck rentals with associated used-only automobile dealership. Accessory uses shall include an above ground fuel storage tank (for private use only), an enclosed automatic carwash, an open truck wash structure and product display areas.
- B. **Permitted Uses and Use Regulations:** In the Planned Development (PD C-2) District for Commercial Use, no building or land shall be used and no building shall be hereafter erected , reconstructed, enlarged or converted, unless permitted by the Commercial (C-2) District regulations of the Unified Development Code except as otherwise allowed in this PD Ordinance . The Permitted Uses in the C-2 Commercial District as listed in Subsection 2.07 of the Unified Development Code, shall be permitted uses and shall also include the following use(s):
- 1) Automobile Sales-Used Automobiles only
 - a. Used automobile sales shall only be permitted in conjunction with the automobile/pick-up truck rental and truck rental uses.
 - 2) Re-sale of vehicles taken in trade on sales of primary inventory provided they meet the following conditions:
 - a. The trade-in vehicle is four (4) model years old, or younger, and:
 - b. The trade-in vehicle passes the same quality checks as are applied to rental fleet cars added to inventory, comprising body condition, safety and mechanical checklists.
 - 3) Product Display Area
 - 4) Automobile and Pick-up Truck Rental
 - 5) Truck Rental-maximum length 36' with a GTW of 26,000 pounds
 - 6) Accessory Use-Above Ground Fuel Storage (UL 2085 Tank) for private use only-no retail sales of fuel.
 - 7) Accessory Use-Enclosed Automatic Carwash

8) Accessory Use-Open Truck Wash Structure

- 1) **Development Standards:** The Development Standards for this PD are the development standards for C-2 Commercial, Section 2.05.02 of the City's Unified Development Code except as otherwise stated herein. UDC 2.07.07 Accessory Buildings and Uses shall apply.
- 2) UDC 2.08.05 Nonresidential Dimensional Regulations shall apply
- 3) UDC 2.09.01 Landscape Regulations shall apply except as modified as follows:
 - I. Landscaping along Pecan Creek Drive and behind the residential lots shall be a combination of 3'-0" (3'-6" above drive grade) screening berms, robust shrubbery, ornamental and canopy trees to a.) assist in screening the rear of the building and accessory buildings from view and b.) compliment the adjacent landscape in the residential district as indicated in Exhibit B, sheet 4 of 5. All other landscaped areas shall comply with the City's Unified Development Code.
 - II. Irrigation at the traditional landscape along Pecan Creek will be broadcast while the balance of the site will incorporate drip and point irrigation to conserve water resources.
- 4) UDC 2.09.02 Tree Preservation Regulations shall apply.
- 5) UDC 2.09.03 Vehicle Parking Regulations shall apply with the following clarifications:
 - a) Code required parking shall be based on 1 space per 300 SF of gross building area.
 - b) Customer parking shall be computed on the basis of 1 space per 500 SF of the sales and rental areas.
- 6) UDC 2.09.04 Building Façade Material Standards shall apply except for the following:
 - a) The exterior facade guidelines have been established within the Concept Plan, Concept Building Elevations and Percentages of Building Façade Materials charts provided in Exhibit B, sheets 3 and 5, of 5.
- 7) UDC 2.09.05 Residential Adjacency Standards shall be voluntarily applied (not required for I-35 properties) except for the following:
 - b) UDC 2.09.05.1 Building materials will be permitted as shown on Exhibit B, sheet 3 and 5, of 5. Building Elevations and Percentages of Building Facade Materials charts are provided in Exhibit B sheet 3 of 5.
 - c) In lieu of providing a fence along the rear of the adjacent residential lots includes a 35'-0" landscaped buffer with turf grass and trees as detailed in Exhibit B, sheets 1 and 4 of 5.
 - d) UDC 2.09.05.2 No building, including buildings with a footprint of six thousand (6,000) square feet or less (as provided for in the UDC 2.09.05), shall be required to feature a pitched roof to maintain continuity of architectural design across the entire site.
 - e) Loudspeaker communications systems will not be permitted.
- 8) UDC 2.09.06 Nonresidential Architectural Standards shall comply with the architectural elevations provided in Exhibit B, sheet 3 of 5.
- 9) UDC 2.09.07 Lighting and Glare Regulations shall be subject to the following exceptions and supplemental provisions:
 - a) LED luminaires are accepted for site lighting.
 - b) Site luminaire heads shall not exceed 28'-0" from adjacent ground surface.
- c) Where luminaires are adjacent to, or near, residential property, shields shall be installed to limit the spill over to 0 fc at the property lines. Luminaires shall be designed as to produce no more than 0.3fc over all other non-residential property lines.
- 10) UDC 2.09.07 C.3-4 Automated Site Lighting shall apply with the following clarifications:
 - a) Illumination in the Product Display Area shall be between 15 and 10 fc during the period from dark to 10 PM at which time the lighting controls shall automatically reduce the intensity to between 2.5 and 1.5 fc for night security lighting.
 - b) All other site lighting shall be between 2.5 and 1.5 fc from dusk to dawn for security lighting.

- c) Lighting spilling onto adjacent properties shall be governed by item 9, c) above.

11) UDC 4.01 **Sign Regulations:** The regulations shall apply except as follows:

- a) UDC 4.01.15 C - Monument Sign provisions shall comply with this section of the UDC:
 - I. There shall be a 15'-0" setback from property line to the nearest portion of a monument sign (either base or sign face). Sign area and dimensions shall comply with design standards for a multi-tenant monument sign along I-35 as found in Section 4 of the UDC.
 - II. One (1) multitenant monument sign shall be placed at the I-35 right-of-way as located on sheet 1 of 5.
 - III. Other than directional signage, as described below, only those Building Signs indicated on Exhibit B, sheet 3 of 5 shall be permitted.
 - IV. Except for directional signage, no other signage shall be permitted along Pecan Creek Drive.
- b) On-site, free standing directional signage shall conform to the design criteria in the UDC and shall be permitted based on an on-site directional signage plan submitted to and approved by the Director of Planning when such signage is requested by submittal of a sign or building permit. Such signs shall be allowed in the quantity and at locations as approved by the Director of Planning. Directional signage may include directional information such as car sales, car rental and similar related locations on the property along with arrows or directional symbols to aid in internal traffic flow/control.
- c) Attached Sign - Building Mounted Signage - Building mounted signs shall comply with Section 4 of the City of Corinth UDC and as detailed in Exhibit B, sheet 3 of 5.
- d) Sign permits will require permitting aside from the building permit.

12) UDC 4.02 **Fence and Screening Regulations** shall apply except as follows:

- a) No fencing or pipe rails are to be installed during the initial development of the property. Should future security concerns dictate, a pipe rail, not to exceed 24" in height, shall be allowed around any portion of the site to supplement security efforts. Should future security concerns dictate, such installation shall be coordinated with the City of Corinth and comply with the City requirements and design parameters. In this event, installation will require a separate permit.
- b) Aluminum access gates (open during business hours) will be installed as indicated in Exhibit B, sheet 1 of 5. Details of these gates are delineated in Exhibit B, sheet 2 of 5. The gates shall be equipped with a locking device allowing for owner and fire/emergency access utilizing a Knox Lock as detailed on sheet 2 of 5.
- c) All mechanical equipment is roof mounted and the parapet design affords screening to a visual distance of 250'-0" as viewed from 5'-2" above ground level.
- d) The dumpster will be enclosed in a masonry enclosure with solid steel gates as detailed in Exhibit B, sheet 2 of 5. The masonry enclosure and steel gates shall match the main building materials and color.
- e) The fuel tank is screened from I-35 by the building and from Pecan Creek Drive and the residential areas with an 8'-0" high masonry screen wall painted to match the main building as indicated in Exhibit B, sheets 1 and 4 of 5.

13) Project Phasing and Components Included in each phase:

- a) All work indicated in Exhibit B shall be performed in a single phase.

EXHIBIT "D"
TREES TO BE PRESERVED

secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

**SECTION 9.
EFFECTIVE DATE**

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

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH THIS 2 DAY OF APRIL, 2020.



APPROVED:

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

Bill Heidemann, Mayor

ATTEST:

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

Kimberly Pence, City Secretary

APPROVED AS TO FORM:

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

Patricia Adams, City Attorney