



BOSCO
PLANNED DEVELOPMENT NO. 79
BASE ZONING DISTRICT: MX-C MIXED USE
COMMERCIAL
ORDINANCE NO. 25-12-04-56
(ADOPTED 12-4-2025)

City of Corinth ▪ 3300 Corinth Parkway ▪ Corinth, Texas 76208
940-498-3200 ▪ 940-498-7576 Fax ▪ www.cityofcorinth.com

**CITY OF CORINTH, TEXAS
ORDINANCE NO. 25-12-04-56
BOSCO PLANNED DEVELOPMENT DISTRICT #79**

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING THE CITY'S ZONING ORDINANCE AND THE "OFFICIAL ZONING DISTRICT MAP OF THE CITY OF CORINTH, TEXAS," EACH BEING A PART OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CORINTH, BY AMENDING THE ZONING CLASSIFICATION FOR AN APPROXIMATE ±9.02 ACRES OF LAND SITUATED IN THE B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NUMBER 153, DENTON COUNTY, TEXAS, AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" HEREIN (THE "PROPERTY"), FROM SF-2 SINGLE FAMILY RESIDENTIAL TO PD-PLANNED DEVELOPMENT ZONING DISTRICT WITH A BASE ZONING DESIGNATION OF MIXED USE COMMERCIAL (MX-C) AND IDENTIFIED AS "BOSCO PLANNED DEVELOPMENT DISTRICT NO. 79" ("PD-79"); PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A LEGAL PROPERTY DESCRIPTION (EXHIBIT "A") AND PROPERTY DEPICTION (EXHIBIT "B"); PROVIDING A PLANNED DEVELOPMENT DISTRICT CONCEPT PLAN (EXHIBIT "C"); PROVIDING FOR THE INCORPORATION OF APPROVED DETAILED SITE PLANS; PROVIDING PLANNED DEVELOPMENT STANDARDS AND DESIGN STATEMENT (EXHIBIT "D"); PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 A DAY FOR EACH VIOLATION OF THE ORDINANCE AND A SEPARATE OFFENSE SHALL OCCUR ON EACH DAY THAT A VIOLATION OCCURS OR CONTINUES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS/CONFLICT CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

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

WHEREAS, the approximate ±9.03 acres of land situated in the B.B.B. & C.R.R. co. Survey, Abstract number 153, Denton County, Texas as more specifically described and depicted in **Exhibit "A"** hereto (the "**Property**"), is currently zoned as SF-2 Single Family Residential under the City's Unified Development Code and as designated on the City's Zoning Map; and

WHEREAS, an authorized person having a proprietary interest in the Property has requested a change in the zoning classification of said Property to PD-Planned Development zoning district with a base zoning district of MX-C Mixed-Use Commercial under the City's Unified Development Code, as amended ("UDC"), more specifically identified as Bosco Planned Development District No. 79 ("PD-79"); and

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

WHEREAS, after holding its public hearing, the Planning and Zoning Commission has recommended denial of the requested change in zoning to the Property, and after holding its public hearing and considering the recommendation of the Commission, the City Council has determined that the zoning amendment request should be approved and both the Comprehensive Zoning Ordinance and the Zoning Map of the City's Unified Development Code should be amended in accordance with the standards and regulations set forth herein, including without limitation the Planned Development Standards set forth in Exhibit "D"; 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 on and off-street parking facilities; location of ingress and egress points for parking and off-street loading spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; effect on the over-crowding of the land; effect on the concentration of population, and effect on transportation, water, sewerage, schools, parks and other public facilities; and

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

WHEREAS, the City Council finds that the requested Amendment to the City's Comprehensive Zoning Ordinance and Zoning Map to effect the change in zoning for the Property to PD-79 promotes the health and the general welfare, provides adequate light and air, prevents the over-crowding of land, avoids undue concentration of population, and facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and the general health, safety and welfare of the community;

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

**SECTION 1.
INCORPORATION OF PREMISES**

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

**SECTION 2.
LEGAL PROPERTY DESCRIPTION; AMENDMENT**

That the Unified Development Code of the City of Corinth ("UDC"), which UDC includes the Comprehensive Zoning Ordinance that establishes zoning districts in accordance with the City's Comprehensive Plan, and adopts the Zoning Map of the City of Corinth, is hereby amended to change the zoning classification on an approximate ±9.036 acres of land situated in the B.B.B. & C.R.R. co. Survey, Abstract number 153, Denton County, Texas, and more specifically described in **Exhibit "A,"** and depicted in **Exhibit "B"** attached hereto and incorporated herein (the "**Property**") from SF-2 Single Family Residential to PD-Planned Development Zoning District with a base zoning designation of MX-C Mixed- Use Commercial and identified as Bosco

Planned Development District No.79 (“PD-79”). The Zoning Map of the City is also hereby amended to reflect the new zoning classification for the Property as PD-79 in accordance with this Ordinance.

SECTION 3.

PLANNED DEVELOPMENT DESIGN STATEMENT AND CONCEPT PLAN

The Planned Development Design Statement and Design Standards for the Property as set forth in **Exhibit “D”**, (**the “Planned Development Standards”**), a copy of which is attached hereto and incorporated herein and the Planned Development Concept Plan for the Property as set forth in **Exhibit “C”**, (**the “PD Concept Plan,”**), a copy of which is attached hereto and incorporated herein, are each hereby approved.

SECTION 4.

DETAILED SITE PLANS

Detailed Site Plan(s) providing elevations and other design elements demonstrating compliance with the requirements of this Ordinance, including without limitation, compliance all Exhibits hereto and the Mx-C base Zoning District regulations approved during the review process in accordance with the UDC, including without limitation Section 2.10.08, shall govern the development of the Property and shall automatically be incorporated into this Ordinance upon approval of such Site Plan(s) by City.

SECTION 5.

LAND USE REGULATIONS/ZONING MAP

A. Land Use Regulations. The zoning and **Planned Development Standards** set forth in **Exhibit “D”**, attached hereto and made a part hereof for all purposes are hereby adopted and shall control the use and development of the Property and be adhered to in their entirety for the purposes of this PD-Planned Development zoning district (“PD-79”) with a base zoning of MX-C Mixed-Use Commercial In the event of conflict between the provisions of **Exhibit “D”** and provisions of any other City zoning regulations, including without limitation the regulations governing the MX-C Mixed-Use Commercial zoning district, **Exhibit “D”** shall control. Except in the event of a conflict as provided herein or as otherwise expressly provided herein, all UDC regulations shall apply to the Property and shall be cumulative.

B. Adoption Process. The zoning regulations and district herein established for the Property has been adopted in accordance with the Comprehensive Plan for the purpose of promoting the health, safety, morals and the general welfare of the community. They have been designed, with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to provide adequate light and air; to prevent over-crowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, drainage and surface water, parks and other commercial needs and development of the community. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

C. Exhibits Governing Development and Use. The PD Design Statement and the Planned Development Standards set forth in (**Exhibit “D”**), the PD Concept Plan (**“Exhibit C”**), and approved Site Plan(s) incorporated herein by reference pursuant to Section 4, “Detailed Site Plans” shall control the use and development of the Property in accordance with the provisions of this Ordinance, and all building permits and development requests shall be in accordance with applicable City ordinances, this Ordinance, and all Exhibits hereto. This Ordinance and all Exhibits hereto shall remain in effect as set forth herein unless amended by the City Council.

D. Amendments. If a change to this Ordinance, including without limitation, any Exhibit hereto, is requested for the Property, the request shall be processed in accordance with the UDC and other development standards in effect at the time the change is requested for the proposed development and shall be subject to City Council approval.

E. Zoning Map. The official Zoning Map of the City of Corinth, Texas shall be amended in accordance with this Ordinance to document the change in zoning for the Property from SF-2 Single Family Residential to PD-Planned Development Zoning District with a Base Zoning Designation of MX-C, Mixed-Use Commercial zoning district and identified as Bosco Planned Development District No. 79 (“PD-79”).

SECTION 6. 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 7. SEVERABILITY

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

SECTION 8. SAVINGS/CONFLICT

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

SECTION 9. PENALTY FOR VIOLATIONS

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

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

**SECTION 10.
PUBLICATION/EFFECTIVE DATE**

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH THIS 4th DAY OF DECEMBER, 2025.

APPROVED:

Bill Heidemann

AC74FAA88CA6468...

Bill Heidemann, Mayor

ATTEST

DocuSigned by:

Lana Wylie

D77DD89FB0C3473...

Lana Wylie, City Secretary



APPROVED AS TO FORM:

DocuSigned by:

Patricia Adams

B5BAF55D871D428...

Patricia A. Adams, City Attorney



EXHIBIT "A" LEGAL DESCRIPTION



PROPERTY ADDRESS:
FM ROAD 2181, CORINTH, Texas 76210
SURVEY NUMBER: 2102.6465

CERTIFIED TO:
SANDEEP SHAH AND MANISH JAIN, FIDELITY NATIONAL TITLE INSURANCE COMPANY

BUYER: SANDEEP SHAH AND MANISH JAIN

LENDER:

TITLE COMPANY:

TITLE COMMITMENT: CLIENT FILE NO: 17193-REG0200801

LEGAL DESCRIPTION:
BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE B.B. & C.R.R. CO. SURVEY ABSTRACT NUMBER 153, IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO WHITEHAVEN PROPERTIES, LLC AS RECORDED UNDER DOCUMENT NUMBER 2008-9935, DEED RECORDS OF DENTON COUNTY, TEXAS (D.R.D.C.T.), SAID PORTION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A "CORPS OF ENGINEERS (#527)" MONUMENT FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID WHITEHAVEN TRACT, AND BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO THE UNITED STATES OF AMERICA, KNOWN AS LAKE LEWISVILLE, AS RECORDED UNDER VOLUME 375, PAGE 207, (D.R.D.C.T.), SAID POINT ALSO BEING AN ELL CORNER OF THE REMAINDER OF A TRACT OF LAND DESCRIBED BY DEED TO JOYCE LAMBERT AND MAX W. STOCKWELL AS RECORDED UNDER VOLUME 1173, PAGE 799, (D.R.D.C.T.);

THENCE NORTH 84 DEGREES 05 MINUTES 41 SECONDS WEST, WITH A NORTH LINE OF SAID LAKE LEWISVILLE, AND WITH THE SOUTH LINE OF SAID WHITEHAVEN TRACT, A DISTANCE OF 345.85 FEET TO A "CORPS OF ENGINEERS" MONUMENT FOUND FOR CORNER, SAME BEING A SOUTHWEST CORNER THEREOF, AND BEING IN AN EAST LINE OF CORINTH FOREST, AN ADDITION TO THE CITY OF CORINTH, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER VOLUME B, PAGE 400, PLAT RECORDS OF DENTON COUNTY, TEXAS, (P.R.D.C.T.);

THENCE NORTH 01 DEGREES 57 MINUTES 50 SECONDS WEST, WITH AN EAST LINE OF SAID CORINTH FOREST, AND PARTIALLY WITH THE WEST LINE OF SAID WHITEHAVEN TRACT, A DISTANCE OF 292.62 FEET TO AN "X" CUT SET ON COLUMN FOR CORNER, SAME BEING THE NORTHEAST CORNER OF SAID CORINTH FOREST, AND BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO THE STATE OF TEXAS AS RECORDED UNDER DOCUMENT NUMBER 2010-49356, (D.R.D.C.T.), SAID POINT ALSO BEING IN THE PRESENT SOUTH LINE OF F.M. 2181, ALSO KNOWN AS SWISHER ROAD, HAVING A VARIABLE WIDTH RIGHT OF WAY

THENCE SOUTH 86 DEGREES 15 MINUTES 45 SECONDS EAST, OVER AND ACROSS SAID WHITEHAVEN TRACT, AND WITH A SOUTH LINE OF SAID STATE OF TEXAS TRACT AND SAID F.M. 2181, A DISTANCE OF 83.79 FEET TO A 1/2 INCH IRON ROD WITH ASC. CAP SET FOR CORNER, SAME BEING THE SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1080.92 FEET, WHOSE CHORD BEARS SOUTH 74 DEGREES 05 MINUTES 09 SECONDS EAST A DISTANCE OF 257.44 FEET, WITH A DELTA ANGLE OF 13 DEGREES 40 MINUTES 42 SECONDS;

THENCE OVER AND ACROSS SAID WHITEHAVEN TRACT, WITH A SOUTH LINE OF SAID STATE OF TEXAS TRACT AND SAID F.M. 2181, AND ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 258.05 FEET TO A 1/2 INCH IRON ROD WITH ASC. CAP SET FOR CORNER;

THENCE SOUTH 41 DEGREES 11 MINUTES 38 SECONDS EAST, OVER AND ACROSS SAID WHITEHAVEN TRACT, WITH A SOUTH LINE OF SAID STATE OF TEXAS TRACT AND SAID F.M. 2181, A DISTANCE OF 160.95 FEET TO A 1/2 INCH IRON ROD WITH ASC. CAP SET FOR CORNER, SAME BEING THE SOUTHEAST CORNER OF SAID STATE OF TEXAS TRACT, AND BEING THE NORTHWEST CORNER OF SAID REMAINDER TRACT, SAID POINT ALSO BEING IN THE EAST LINE OF SAID WHITEHAVEN TRACT;

THENCE SOUTH 34 DEGREES 07 MINUTES 07 SECONDS WEST, WITH A WEST LINE OF SAID REMAINDER TRACT, AND WITH THE EAST LINE OF SAID WHITEHAVEN TRACT, A DISTANCE OF 210.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.559 ACRES OF LAND, MORE OR LESS.

JOB SPECIFIC SURVEYOR NOTES
1. This survey was prepared with information contained in Title Commitment GF No. 17193-1991352100087 CG of Fidelity National Title Company, effective date of February 4, 2021, issued date of February 23, 2021, and is subject to the limitations of that commitment.
2. Subject to easements and setbacks as per restrictions recorded in Schedule B, Item No. 1.
3. All building lines and easements shown hereon are per the record plat, unless otherwise noted.
4. Schedule B, Item No. 11 - 11h (Does not Apply), 11g, 11i & 11j (Applies as shown on survey)

DATE: 03/15/21 FIELD WORK DATE: 3/2/2021

REVISION DATE(S): (rev.1 3/15/2021)

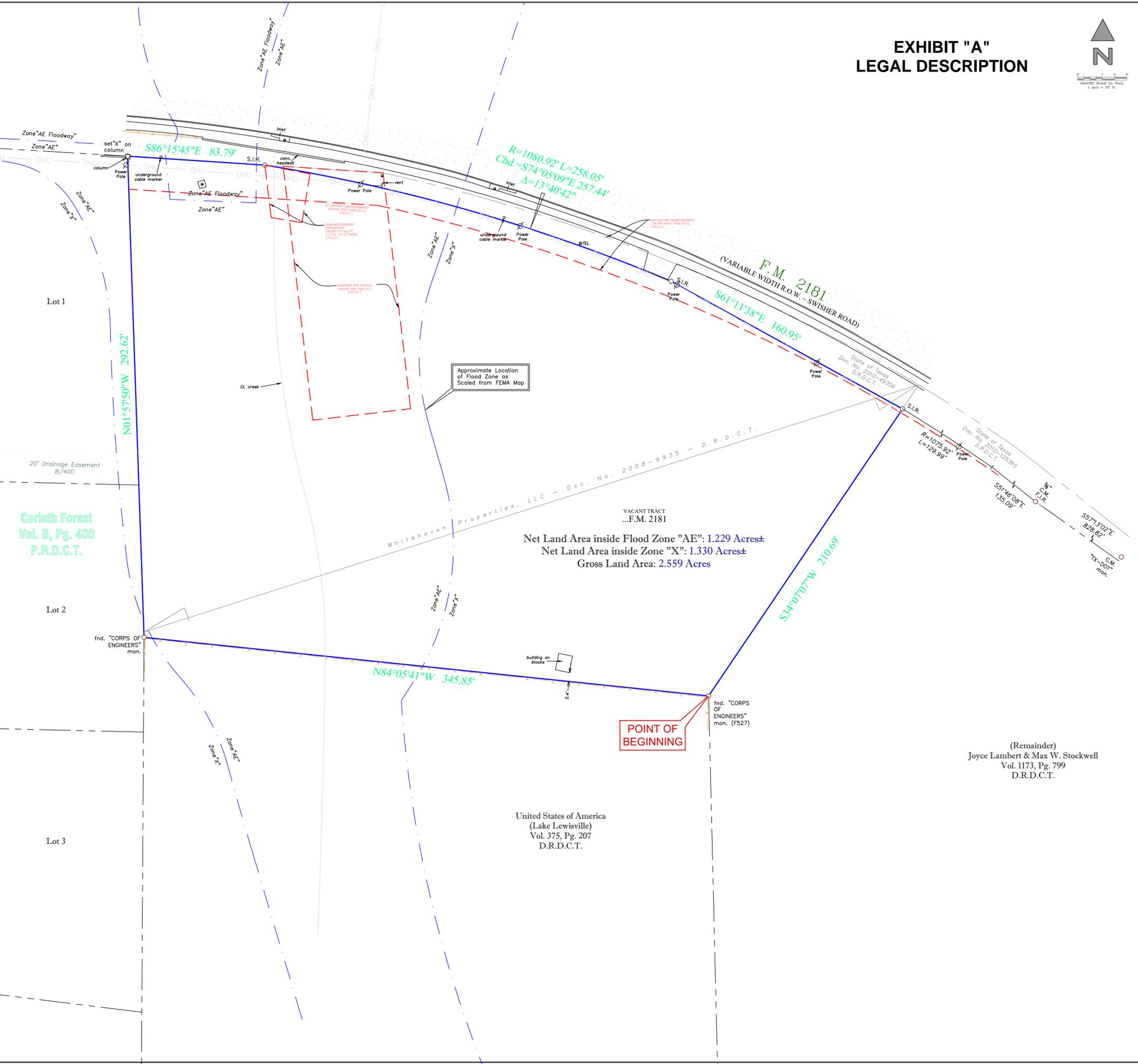
POINTS OF INTEREST
NONE VISIBLE

SURVEYORS CERTIFICATE
The undersigned, being a Registered Professional Land Surveyor in the State of Texas, does hereby certify that the Plat or Survey hereon correctly represents the results of an actual survey made on the ground under my direction and meets the standards of practice promulgated by the Texas Board of Professional Engineers and Land Surveyors.

Headquarter's Office
© 866.735.1916 (T) 866.744.2882
2310 Elm St | Lewisville, TX 75057
Fax No: 970.9030
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1111 Richmond Ave, Suite 150 | Houston, TX 77028
Fax No: 281.94157

EXACTA Land Surveyors, LLC

EXACTA Land Surveyors, LLC



Net Land Area inside Flood Zone "AE": 1.229 Acres±
Net Land Area inside Zone "X": 1.330 Acres±
Gross Land Area: 2.559 Acres

United States of America
(Lake Lewisville)
Vol. 375, Pg. 207
D.R.D.C.T.

(Remainder)
Joyce Lambert & Max W. Stockwell
Vol. 1173, Pg. 799
D.R.D.C.T.

- GENERAL SURVEYORS NOTES:
- Unless otherwise noted, the Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
 - The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
 - Controlling Monuments ("CM") designated on the survey indicate the corners found or recovered and are the basis of the referenced bearing for this survey. Unless otherwise noted the bearings depicted hereon are based on the record map or plat.
 - If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection only. No excavation was performed to determine its location.
 - This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
 - Alterations to this survey map and report by other than the signing surveyor are prohibited.
 - Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
 - Unless otherwise noted "SIRC" indicates a Set Iron Rebar with Cap stamped LB# 10063800 or LB# 10194357, a minimum half inch in diameter and eighteen inches long.
 - If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Texas State Statutes 663.18. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
 - The symbols reflected in the surveyor's legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
 - Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
 - Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
 - The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
 - Due to varying construction standards, house dimensions are approximate and are not intended to be used for new construction or planning. Dimensions are in feet and decimals thereof.

SURVEYORS LEGEND:

LINETYPES	ABBREVIATIONS	ME - Maintenance Easement
Boundary Line	(C) - Calculated	MES - Mitered End Section
Center Line	(D) - Deed	MF - Metal Fence
Chain Link or Wire Fence	(F) - Field	MH - Manhole
Easement	(M) - Measured	NR - Non-Radial
Edge of Water	(P) - Plat	NTS - Not to Scale
Iron Fence	(S) - Survey	NAVOD88 - North American Vertical Datum 1988
Overhead Lines	A/C - Air Conditioning	NGVD29 - National Geodetic Vertical Datum 1929
Structure	AE - Access Easement	OG - On Ground
Survey Tie Line	ANE - Anchor Easement	ORB - Official Records Book
Wall or Party Wall	ASBL - Accessory Setback Line	ORV - Official Record Volume
Wood Fence	B/W - Bay/Box Window	O/A - Overall
	BC - Block Corner	O/S - Offset
	BFP - Backflow Preventer	OFF - Outside Subject Property
	BLDG - Building	OH - Overhang
	BLK - Block	OHU - Overhead Utility Lines
	BM - Benchmark	ON - Inside Subject Property
	BR - Bearing Reference	P/E - Pool Equipment
	BRL - Building Restriction Line	PB - Plat Book
	BSMT - Basement	PC - Point of Curvature
	C - Curve	PCC - Point of Compound Curvature
	CL - Center Line	PCP - Permanent Control Point
	C/P - Covered Porch	PI - Point of Intersection
	C/S - Concrete Slab	PLS - Professional Land Surveyor
	CATV - Cable TV Riser	PLT - Planter
	CB - Concrete Block	POB - Point of Beginning
	CH - Chord Bearing	POC - Point of Commencement
	CHIM - Chimney	PRC - Point of Reverse Curvature
	CLF - Chain Link Fence	PRM - Permanent Reference Monument
	CME - Canal Maintenance Easement	PSM - Professional Surveyor & Mapper
	CO - Clean Out	PT - Point of Tangency
	CONC - Concrete	PUE - Public Utility Easement
	COR - Corner	R - Radius or Radial
	CS/W - Concrete Sidewalk	R/W - Right of Way
	CUE - Control Utility Easement	D/W - Driveway
	CVG - Concrete Valley Gutter	DE - Drainage Easement
	D/W - Driveway	DF - Drain Field
	DE - Drainage Easement	DH - Drill Hole
	DF - Drain Field	DUE - Drainage & Utility Easement
	DH - Drill Hole	ELEV - Elevation
	DUE - Drainage & Utility Easement	EM - Electric Meter
	ELEV - Elevation	ENCL - Enclosure
	EM - Electric Meter	ENT - Entrance
	ENCL - Enclosure	EOP - Edge of Pavement
	ENT - Entrance	EOW - Edge of Water
	EOP - Edge of Pavement	ESMT - Easement
	EOW - Edge of Water	EUB - Electric Utility Box
	ESMT - Easement	F/DH - Found Drill Hole
	EUB - Electric Utility Box	FCM - Found Concrete Monument
	F/DH - Found Drill Hole	FF - Finished Floor
	FCM - Found Concrete Monument	FIP - Found Iron Pipe
	FF - Finished Floor	FIPC - Found Iron Pipe & Cap
	FIP - Found Iron Pipe	FIR - Found Iron Rod
	FIPC - Found Iron Pipe & Cap	FIRC - Found Iron Rod & Cap
	FIR - Found Iron Rod	FN - Found Nail
	FIRC - Found Iron Rod & Cap	FN&D - Found Nail & Disc
	FN - Found Nail	FR&SPK - Found Rail Road Spike
	FN&D - Found Nail & Disc	GAR - Garage
	FR&SPK - Found Rail Road Spike	GM - Gas Meter
	GAR - Garage	ID - Identification
	GM - Gas Meter	IE/E - Ingress/Egress Easement
	ID - Identification	ILL - Illegible
	IE/E - Ingress/Egress Easement	INST - Instrument
	ILL - Illegible	INT - Intersection
	INST - Instrument	IRRE - Irrigation Easement
	INT - Intersection	L - Length
	IRRE - Irrigation Easement	LAE - Limited Access Easement
	L - Length	LBE - License No. (Business)
	LAE - Limited Access Easement	LBE - Limited Buffer Easement
	LBE - License No. (Business)	LE - Landscape Easement
	LBE - Limited Buffer Easement	LME - Lake/Landscape Maintenance Easement
	LE - Landscape Easement	LS# - License No. (Surveyor)
	LME - Lake/Landscape Maintenance Easement	MB - Map Book
	LS# - License No. (Surveyor)	
	MB - Map Book	

FLOOD ZONE INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X, X SHADDED AND AE, PER 481143 0389H, DATED: 06/19/2020.

EXHIBIT "A" LEGAL DESCRIPTION

FIELD NOTES DESCRIPTION:

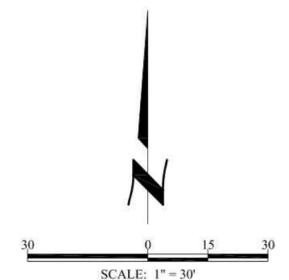
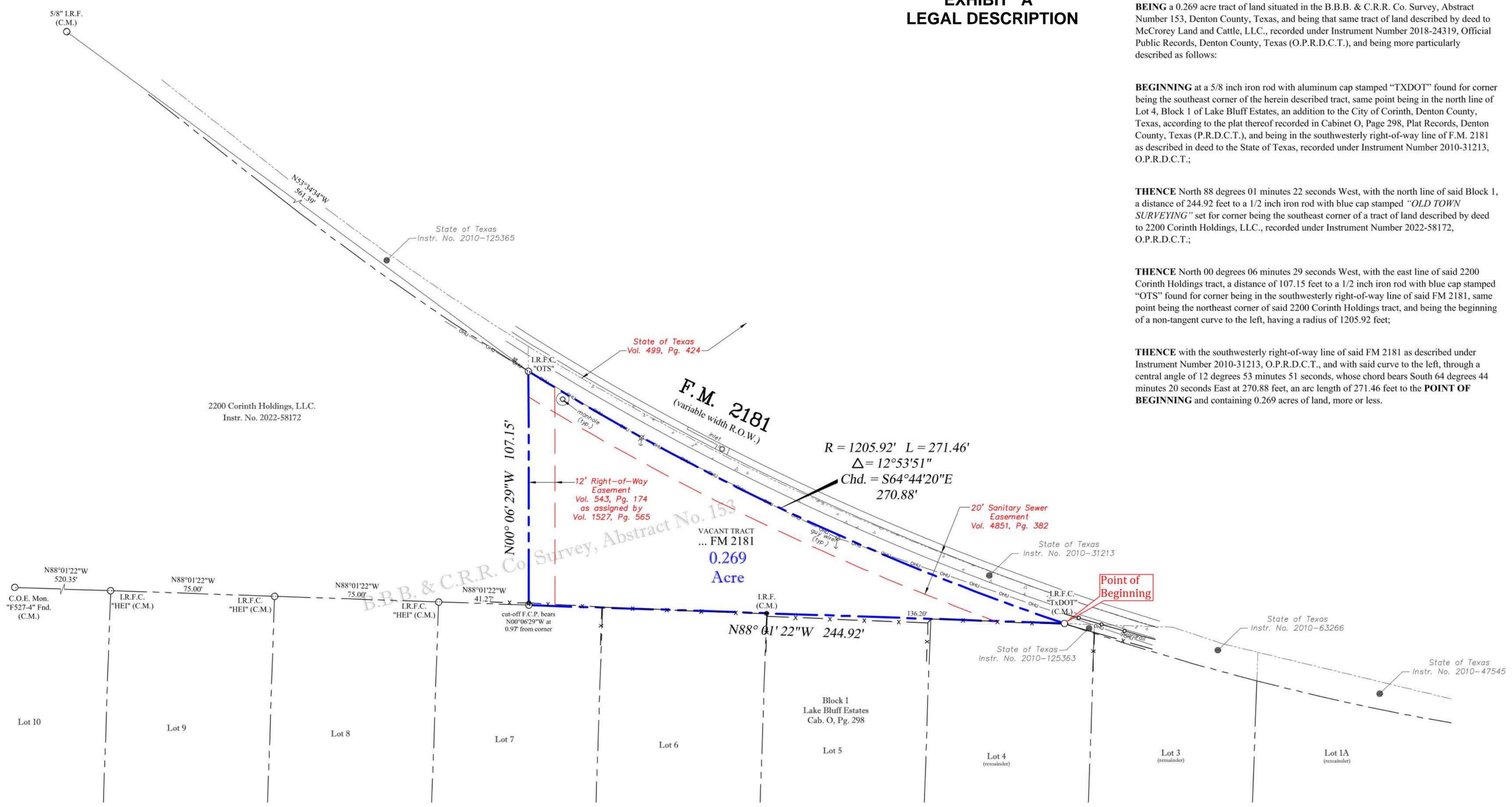
BEING a 0.269 acre tract of land situated in the B.B.B. & C.R.R. Co. Survey, Abstract Number 153, Denton County, Texas, and being that same tract of land described by deed to McCrorey Land and Cattle, LLC., recorded under Instrument Number 2018-24319, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with aluminum cap stamped "TXDOT" found for corner being the southeast corner of the herein described tract, same point being in the north line of Lot 4, Block 1 of Lake Bluff Estates, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in Cabinet O, Page 298, Plat Records, Denton County, Texas (P.R.D.C.T.), and being in the southwesterly right-of-way line of F.M. 2181 as described in deed to the State of Texas, recorded under Instrument Number 2010-31213, O.P.R.D.C.T.;

THENCE North 88 degrees 01 minutes 22 seconds West, with the north line of said Block 1, a distance of 244.92 feet to a 1/2 inch iron rod with blue cap stamped "OLD TOWN SURVEYING" set for corner being the southeast corner of a tract of land described by deed to 2200 Corinth Holdings, LLC., recorded under Instrument Number 2022-58172, O.P.R.D.C.T.;

THENCE North 00 degrees 06 minutes 29 seconds West, with the east line of said 2200 Corinth Holdings tract, a distance of 107.15 feet to a 1/2 inch iron rod with blue cap stamped "OTS" found for corner being in the southwesterly right-of-way line of said FM 2181, same point being the northeast corner of said 2200 Corinth Holdings tract, and being the beginning of a non-tangent curve to the left, having a radius of 1205.92 feet;

THENCE with the southwesterly right-of-way line of said FM 2181 as described under Instrument Number 2010-31213, O.P.R.D.C.T., and with said curve to the left, through a central angle of 12 degrees 53 minutes 51 seconds, whose chord bears South 64 degrees 44 minutes 20 seconds East at 270.88 feet, an arc length of 271.46 feet to the **POINT OF BEGINNING** and containing 0.269 acres of land, more or less.



LEGEND:

—	Boundary Line	C.M.	Controlling Monument
—	Overhead Utility Line	I.R.F.	1/2" Iron Rod Found (unless otherwise noted)
—	Fenceline (Q. post)	I.P.F.	1/2" Iron Pipe Found
⊠	Utility box/riser	I.R.S.	1/2" Iron Rod Set
⊙	Water Meter	"Old Town Surveying"	"Old Town Surveying" (blue cap)
⊕	Utility Pole		

- NOTES:**
- Bearings shown hereon are based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83 (U.S. Feet).
 - Blanket Easement recorded in Volume 386, Page 393 includes the subject tract.
 - Easement recorded in Volume 1493, Page 204 does not affect the subject tract.

Boundary Survey



... FM 2181,
Corinth, Texas

Freedom Title

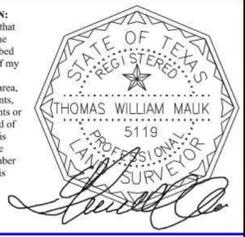
3624 Long Prairie Road,
Suite 101,
Flower Mound, TX 75022
Ph: 972.899.9950
Fax: 1.855.457.9992

Freedom Title Co. G.F. No. 22067115FM-BR
Fieldwork Date: 12/12/2022 Party Chief: BH
Job No.: 20221249 Tech: TO

FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year floodplain as scaled per the Federal Emergency Management Agency Flood Insurance Rate Map, Community-Panel No. 481143 0389 H, present Effective Date of Map, June 19, 2020, herein property lies within Zone "X" Unshaded.

SURVEYORS CERTIFICATION:
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way that I have been advised of except as shown hereon. Use of this document is solely intended for the transaction reflected by the G.F. Number referenced hereon. Any other use is prohibited and at user's risk.

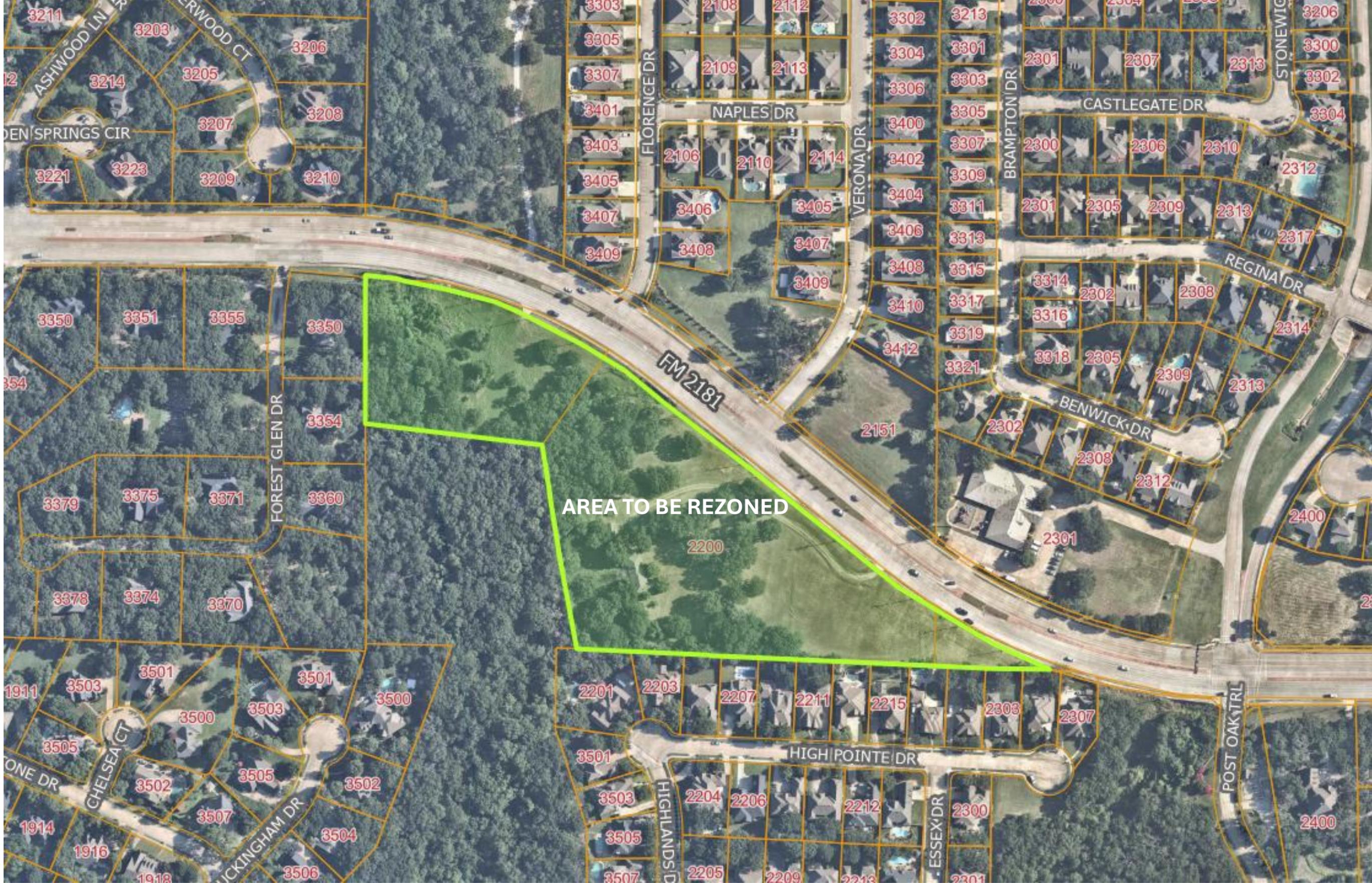
December 28, 2022



Old Town Surveying, LLC.
Professional Land Surveyors

810 Office Park Circle, Suite 130, Lewisville, Texas, 75057
Ph. 469-293-8079 info@oldtownsurveying.com
TFRN Number: 10194611

EXHIBIT "B"
PROPERTY DEPICTION – 9.03 Acres



PROJECT DATA



KJE
 Bold. Insightful. Connected.
 www.kje-us.com
 Texas Firm BR 5063

ARCHITECTS,
 ENGINEERS & ENVIRONMENTAL

KJ ENVIRONMENTAL, INC.
 500 Moseley Rd
 Cross Roads, TX 76277
 Phone 940-387-0805
 Fax 940-387-0830

PROPOSED BUILDING #1
 THREE STORIES
 1ST FLR GROSS = 15,524 SF
 2ND FLOOR GROSS = 15,546 SF
 3RD FLOOR GROSS = 15,546 SF
 14,326 SF RETAIL NET
 1 / 250 PARK RATIO RETAIL/RESTAURANT =
 15,524 / 250 = 62.09 - 61 PARK SPACES
 28 RESIDENTIAL UNITS (1.5 PER UNIT RATIO) = 42 PARK
 103 PARKING SPACES REQUIRED

PROPOSED BUILDING #2
 THREE STORIES
 1ST FLR GROSS = 9,391 SF
 2ND FLOOR GROSS = 11,706 SF
 3RD FLOOR GROSS = 11,706 SF
 8,175 SF RETAIL NET
 1 / 250 PARK RATIO - RETAIL/RESTAURANT =
 9,391SF / 250 = 37.56 = 38 PARK SPACES
 20 RESIDENTIAL UNITS (1.5 PER UNIT RATIO) = 30 PARK
 68 PARKING SPACES REQUIRED

PROPOSED BUILDING #3
 ONE STORY
 1ST FLR GROSS = 9,975 SF
 1 / 250 RATIO = 39.9 = 40 PARK
 40 REQUIRED

PROPOSED BUILDING #4
 ONE STORY
 1ST FLR GROSS = 2,122 SF
 1 / 250 RATIO = 8.48 = 9 PARK
 9 REQUIRED

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RICHARD KING, AIA (TEXAS LICENSE #10307-7), ON 9-13-25. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED - 9/13/2025
 LICENSE EXP. - 08/31/2026

Bosco Development
FM 2181
Corinth, Texas

Issued Date: 7/16/2025
 Project No: 25xxxx

Drawn By: R.KING, AIA
 Checked By: R.KING, AIA
 Designed By: R.KING, AIA

#	Description	Date
1	DESIGN DEV	7/2/2025
2	DESIGN DEV	7/16/2025
3	DESIGN DEV	9/13/2025

A-DD-2.5



Landscaping Legend

-  Shade Tree
-  Ornamental Tree
-  Evergreen Screening Tree
-  Preserved Existing Tree

1 EXHIBIT "C" CONCEPT PLAN
 A-DD-2.5 SCALE: 1"=60' (D size sheet)

PARKING PROVIDED (EXCLUDING TOWNHOUSES) = 234 + 20 parallel
PARKING REQUIRED (EXCLUDING TOWNHOUSES) = 220

EXHIBIT “D”

PLANNED DEVELOPMENT STANDARDS

SECTION 1: OVERVIEW AND DESIGN STATEMENT

A. Project Name: Bosco Mixed Use

B. Owner/Developer(s): Paul Bosco Jr/2200 Corinth Holdings, LLC

C. Project Acreage and Location: ±9.022 Acres, 2200 FM 2181, City of Corinth, TX

D. Project Overview: This Planned Development (PD) request applies to two parcels of land located at the south side of FM 2181 in the City of Corinth, Texas. The property is currently zoned SF-2 (Single Family Residential).

E. Project Description: The PD zoning will enable coordinated development across lots, allowing for shared access, integrated circulation, and enhanced landscaping. The proposed uses are compatible with the City’s Envision Corinth 2040 Comprehensive Plan and will enhance the character and services offered at this prominent location.

SECTION 2: PD APPLICATION AND REVIEW

A. UDC Subsection 2.10.09 PD, Planned Development Application and Review shall apply except as modified below:

- 1) **Exhibit “C” - PD Concept Plan** is intended to be representative only. The base zoning district is MX-C (Mixed Use Commercial) and will require detailed layout and design review during site plan review and approval process. The overall layout, including building locations and uses, shall be generally consistent with **Exhibit “C” – PD Concept Plan**, which illustrates a mixed-use pattern that balances residential and commercial uses.
- 2) As shown conceptually, individually platted townhomes shall be developed along the west edges of the site as shown on **Exhibit C**. Commercial uses shall be incorporated into the ground floor of all buildings fronting FM 2181. As shown in the Concept Plan, one drive-thru will be permitted within the planned development district. Should a change to the PD Concept Plan and/or associated Ancillary Concept Plans be requested, the request shall be processed in accordance with the UDC and development standards in effect at the time the change is requested for the proposed development per procedures required by the City of Corinth Unified Development Code (the “UDC”), including without limitation the Planned Development Amendment Process.

SECTION 3: PURPOSE AND BASE DISTRICT

A. Purpose

The regulations set forth herein provide development standards for mixed use commercial uses and residential uses within the Bosco Mixed Use Planned Development District (PD). The boundaries of the PD are identified by metes and bounds on the legal description of the Property **Exhibit “A”** and depicted in **Exhibit “B”** to this Ordinance, and the Property shall be developed in accordance with these regulations and the Planned Development “PD” Concept Plan as depicted on **Exhibit “C”** and **Site Plan(s)** Any use that is not expressly authorized herein is expressly prohibited in this PD.

B. Base District

In this PD, the “MX-C” Mixed Use Commercial District regulations of the UDC, as amended, shall apply to the Property except as modified herein.

SECTION 4: USES AND AREA REGULATIONS

1. Permitted Uses and Use Regulations

- a. In the PD, no building or lands shall be used, and no building shall be hereafter erected, reconstructed, enlarged, or converted unless otherwise provided for in the MX-C Mixed Use Commercial District regulations of the UDC or otherwise expressly permitted by this PD Ordinance. Permitted Uses in the MX-C, Mixed Use Commercial District, as listed in Subsection 2.07.03 of the UDC, shall be permitted in the PD District except as modified below:
 - i. The following additional uses shall be permitted within this Planned Development:
 - a) Child-Care: Licensed Child-Care Center
 - ii. The following uses shall be prohibited within this Planned Development:
 - a) Ambulance Service
 - b) Institution for the Care of Alcoholic Psychiatric or Narcotic Patients
 - c) Laundry, Commercial
 - d) Laundry, Self Service
 - e) Vape and Vape Paraphernalia shops

2. Dimensional Regulations

- a. **UDC Subsection 2.08.05 Nonresidential Dimensional Regulations Chart** shall not apply.
- b. **UDC Subsection 2.06.02.G Building Location and Orientation** shall apply.
- c. **UDC Subsection 2.06.02.K Building Heights** shall apply except as modified below:
 - i. All the buildings within the development shall not exceed three (3) stories in height.

3. **Development Standards**

Except as otherwise set forth in these Development Standards, the regulations of Subsection 2.06.02, MX-C Mixed Use Commercial of the Unified Development Code, for the MX-C, Mixed Use Commercial base zoning district, and all other requirements of the UDC shall apply to this, except as modified below:

- a. **UDC Subsection 2.04.05.C.6 Garage Regulations** shall apply for Townhouse units and as modified below:
 - i. All Garages for the townhomes will be rear loaded.
- b. **UDC Subsection 2.07.07 Accessory Buildings and Uses** shall apply except where in direct conflict with UDC Subsection 2.06.02 “Mx-C Mixed Use Commercial” regulations and as modified below:
 - i. UDC Subsection 2.07.07.A shall apply as described below for residential uses within this subdistrict:
 - a) Townhouse (single family attached and condominium) uses shall be subject to UDC Subsection 2.07.07.A.3
 - b) Multi-family uses shall be subject to UDC Subsection 2.07.07.A.4
- c. **UDC Subsection 2.09.01 Landscaping Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02 “Mx-C Mixed Use Commercial” regulations and as modified below:
 - i. UDC Subsection 2.06.02.N – Requirements applicable to Trees in Surface Parking Lots shall not apply.
 - ii. UDC Subsection 2.09.01.A.1.a - Landscaping Along Street Right-of-Way shall apply except that a ten (10) foot wide landscape buffer shall be provided adjacent to FM 2181. Within the landscape buffer, one (1) ornamental tree (2” caliper minimum) shall be planted per every twenty (20) linear feet of landscaped edge. The grouping or clustering of required trees shall be allowed should conflicts arise due to driveway spacing, utilities, drainage facilities, unique topographic conditions, or similar features. Within the Right-of-Way adjacent to the landscaped edge, a minimum of one (1) shrub or ornamental grass (3 gallon minimum) shall be planted per three (3) linear feet within the parkway (the landscape strip between the sidewalk and curb).
 - iii. Landscaping rates for Townhouse units shall be based on the building setback from the sidewalk along the frontage of the units and are described as follows:

Setback	Landscaping Requirement
0' – 3'	No landscaping required
3.1' – 10'	A minimum rate of six (6) shrubs per ground floor unit shall be provided to create visual interest along the streetscape. Shrubs may be clustered, soldiered, and organized in a manner as determined by City to be consistent with the intent of the MX-C District.
10.1' – 20'	A minimum rate of eight (8) shrubs and one (1) ornamental tree per ground floor unit shall be provided to create visual interest along the streetscape. Plantings may be clustered, soldiered, and organized in a manner as determined by City to be consistent with the intent of the MX-C District.

- iv. Landscaping shall be provided and installed in general accordance with the number, location, and types of planting material depicted on **Exhibit “C” – Concept Plan**.
 - v. All trees and landscaping located within public right of way, private drives, and the common open space X-Lots shall be maintained by the Property Owners Association in perpetuity.
- d. **UDC Subsection 2.09.02 Tree Preservation Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02 “Mx-C Mixed Use Commercial” regulations and as modified below:
- i. The mitigation requirements of UDC Subsection 2.06.02.N and UDC Subsection 2.09.02 shall be satisfied by the preservation of all existing healthy protected trees within the floodplain along the western boundary of the Property and by the preservation of the existing healthy protected trees within the central open space area as generally depicted on **Exhibit “C” – Concept Plan**. Shade trees shall be installed and maintained along the southern fence line within the green buffer at a minimum of three (3) CI on thirty-foot (30’) spacing. Spacing calculations may take into account existing protected trees located within the Property that are located within five-feet (5’) of the fenceline and that are required to be preserved. Any existing shade trees that do not survive construction shall be replaced with a minimum three-inch (3”) CI shade tree. Conical evergreen trees suitable for the North Texas climate that grow to a minimum of fifteen feet (15’) high and are a minimum of five foot (5’) tall at time of planting may be planted at appropriate spacing so as to provide continuous screening in lieu of some or all shade trees after Developer confers with adjoining property owners, and considers existing shade trees located within ten feet (10’) of the existing fence line or those that have

canopy within ten feet (10') of the fence line, subject to administrative approval by City. Developer shall provide a plan for trees to be planted within the green buffer along the southern fence line subject to administrative approval by City.

- ii. Three (3) Shade trees shown to be preserved in the Parking Lot Open Space in **Exhibit "C" - Concept Plan** shall be preserved and maintained.
 - iii. Existing healthy protected trees within common open space lots identified on the Concept Plan and/or Tree Preservation Plan shall be preserved in perpetuity and cared for by the Developer, Home Owners Association and/or Property Owners Association.
 - iv. Any existing healthy protected tree that is designated as preserved on the final Tree Preservation/Mitigation plan included with the approved Civil Construction Plans and is later required to be removed as a result of construction or other development activities shall be mitigated at a rate of 5:1 by the responsible party identified herein or by City Ordinance.
- e. **UDC Subsection 2.09.03 Vehicular Parking Regulations** shall apply except where in direct conflict with UDC Subsection **2.06.02 Mx-C Mixed Use Commercial**" regulations and as modified below:
- i. A minimum of one and one-half (1.5) parking stalls shall be provided per multifamily unit.
 - ii. A two (2) car enclosed garage shall be provided for each townhouse unit and shall satisfy the parking requirement for said dwelling units.
- f. **UDC Subsection 2.09.04 Building Façade Material Standards** shall apply except where in direct conflict with UDC Subsection 2.06.02 "Mx-C Mixed Use Commercial" regulations.
- i. Subsection 2.09.04 shall not apply to Townhomes. The standards set forth in this subsection shall apply to the Townhomes:
 - a) Each building shall include a minimum of four (4) of the following architectural elements:
 - 1) Awnings/canopies.
 - 2) Balconies (a minimum of 25 square feet in size);
 - 3) Dormers.
 - 4) Offsets within each building (a minimum 5 feet to receive credit);
 - 5) Patio (a minimum of 25 square feet in size);

- 6) Porches (a minimum of 25 feet in size);
 - 7) Stoops (a minimum of 2 feet tall by 4 feet wide);
 - 8) Varied roof height in building (a minimum 10-foot difference);
 - 9) Sconce lighting;
 - 10) Decorative banding or molding
- g. **UDC Subsection 2.09.05 Residential Adjacency Standards** shall apply except where in direct conflict with UDC Subsection 2.06.02, “Mx-C Mixed Use Commercial” regulations and as modified below:
- i. Refer to Section 4.3.d **UDC Subsection 2.09.02 Tree Preservation Regulations** for Residential adjacency standards along Property Line that shall apply to the Property.
 - ii. A five-foot (5’) public access easement shall be provided adjacent to the southern fence line for the purpose of Fence Maintenance by the adjoining property owners.
- h. **UDC Subsection 2.09.06 Nonresidential Architectural Standards** shall apply except where in direct conflict with UDC Subsection 2.06.02, “Mx-C Mixed Use Commercial” regulations.
- i. **UDC Subsection 2.09.07 Lighting and Glare Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02 “Mx-C Mixed Use Commercial” regulations and as modified below:
- i. Parking lot lighting shall be low level Ballard lighting to reduce light pollution.
- j. **UDC Subsection 3.05.10 Park and Trail Dedication Regulations** shall not apply.
- i. The approximate 1.23-acre tree preservation area located along the western boundary of the Property shall satisfy the park and trail dedication requirement for this PD District and shall be located within a pedestrian access easement.
- k. **UDC Subsection 4.01 Sign Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02 “Mx-C Mixed Use Commercial” regulations and as modified below:
- i. No attached signs facing the Single-Family Residential neighborhood shall be allowed on Building number 4 to avoid possible light disturbance.
 - ii. The ordering Kiosk for Building number 4 shall be located in the proximity of the Northwest Side of the Drive-thru.

1. **UDC Subsection 4.02 Fence and Screening Regulations** shall apply except where in direct conflict with UDC Subsection 2.06.02 “Mx-C Mixed Use Commercial” regulations and as modified below:
 - m. **i.** UDC Subsection 4.02.11 shall not apply. Where adjoining residential properties have an existing wire fence or no fence between their property and the Property, the Developer, with the permission of the property owner, shall install a minimum six-foot (6’) high board-on-board wood fence subject to a retaining wall being required on the adjoining owner’s property line. If the fence does not require a retaining wall, the Developer shall install an eight-foot (8’) high board-on-board wood fence matching the height of the existing fence on the property line of the neighboring property owner. Fence or Fences shall be owned and maintained by respective adjoining property owners.

SECTION 5: OTHER DEVELOPMENT CONSIDERATIONS

1. Future Trail Head
 - a. At the time of platting and during the construction design process, a pedestrian access easement shall be provided within the Flood zone area of the site for a future trail to connect to the Elm Fork Trail as depicted on the 2025 Active Transportation Plan and shall be dedicated to the City.
2. Traffic
 - a. A Traffic Impact Analysis will be evaluated at the time of Site Plan.