



PLANNING AND ZONING COMMISSION

CITY OF CORINTH, TEXAS

3300 CORINTH PARKWAY, CORINTH, TEXAS

REGULAR SESSION MEETING

MONDAY, JULY 25, 2016 – 7:00 P.M.

City of Corinth ♦ 3300 Corinth Parkway ♦ Corinth, Texas 76208
940-498-3260 ♦ 940-498-3266 Fax ♦ www.cityofcorinth.com
Bill Heidemann, Mayor



*** PUBLIC NOTICE ***

**NOTICE OF THE CITY OF CORINTH
PLANNING AND ZONING COMMISSION REGULAR SESSION
MONDAY, JULY 25, 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 June 27, 2016 Planning and Zoning Commission Regular Session.

PUBLIC HEARING / BUSINESS AGENDA ITEM

2. TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE PROPERTY OWNER 2-10 PROPERTIES LLC DBA AMERICAN EAGLE HARLEY DAVIDSON REPRESENTED BY WILLY SULLIVAN TO AMEND PLANNED DEVELOPMENT ORDINANCE NO. 01-08-16-16, AS AMENDED, SPECIFICALLY CHANGING THE SITE PLAN BY ADDING “SHADE STRUCTURES” AND ADDING A “GASOLINE FUEL TANK” AS AN ALLOWED USE AND SHOWING PLACEMENT OF IT TO THE EXISTING SITE PLAN ON PROPERTY LEGALLY DESCRIBED AS HARLEY DAVIDSON ADDITION LOT 1, BLOCK 1 ON 6.25 ACRES HAVING A PHYSICAL ADDRESS OF 5920 IH 35E IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS.
 - 2a. Consider and act on amending Planned Development Ordinance No. 01-08-16-16, as amended, specifically changing the site plan by adding “Shade Structures” and adding a “Gasoline Fuel Tank” as an allowed use and showing placement of it to the existing site plan on property legally described as Harley Davidson Addition Lot 1, Block 1 on 6.25 acres having a physical address of 5920 IH 35E in the City of Corinth, Denton County, Texas.

PUBLIC HEARING / BUSINESS AGENDA ITEM

3. TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE APPLICANT WILLIAM TSAO, AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER, 24 ACRES LLC, FOR A ZONING CHANGE FROM MX-C, MIXED USE COMMERCIAL TO PLANNED DEVELOPMENT MX-C ON PROPERTY LEGALLY DESCRIBED AS 24.6 ACRES BEING TRACT 5B (1.5 ACRES), TRACT 5C (1.5 ACRES), TRACT 5A (1.5 ACRES) AND TRACT 5 (20.1 ACRES) SITUATED IN THE H. GARRISON SURVEY, COUNTY

ABSTRACT 507 IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. The 24.6 acres of land is located south of 6501 IH 35E and north of Dobbs Road.

- 3a. Consider and act on a request for a zoning change from MX-C, Mixed Use Commercial to Planned Development MX-C on property legally described as 24.6 acres being tract 5b (1.5 acres), tract 5c (1.5 acres), tract 5a (1.5 acres) and tract 5 (20.1 acres) situated in the H. Garrison Survey, County Abstract 507 in the City of Corinth, Denton County, Texas. The 24.6 acres of land is located south of 6501 IH 35E and north of Dobbs Road.

PUBLIC HEARING / BUSINESS AGENDA ITEM

4. TO HEAR PUBLIC OPINION REGARDING AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, ADOPTING A NEW MASTER PARKS, RECREATION AND OPEN SPACE PLAN AS A COMPONENT OF THE COMPREHENSIVE PLAN ADOPTED BY ORDINANCE NO. 10-05-06-12 CITY OF CORINTH; AND PROVIDING AN EFFECTIVE DATE.

- 4a. Consider and act on an ordinance of the City of Corinth, Texas adopting a new Master Parks, Recreation and Open Space Plan.

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 18th of July, 2016 before 5:00 p.m. on the bulletin board at Corinth City Hall.

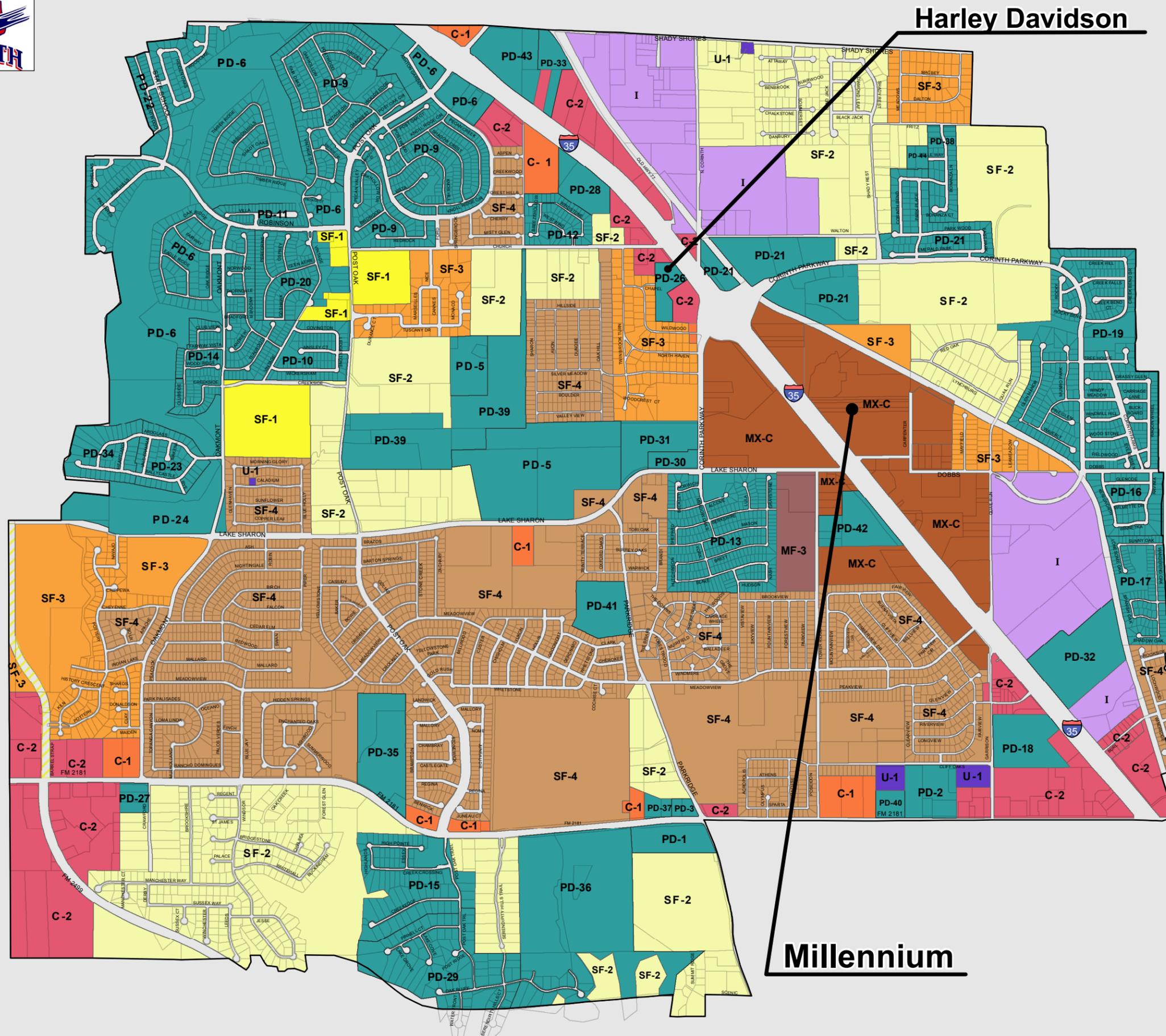
Nathan Abato
Planning and Zoning Commission
Planning and Development Coordinator
City of Corinth, Texas.

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



City of Corinth Agenda Item Locations

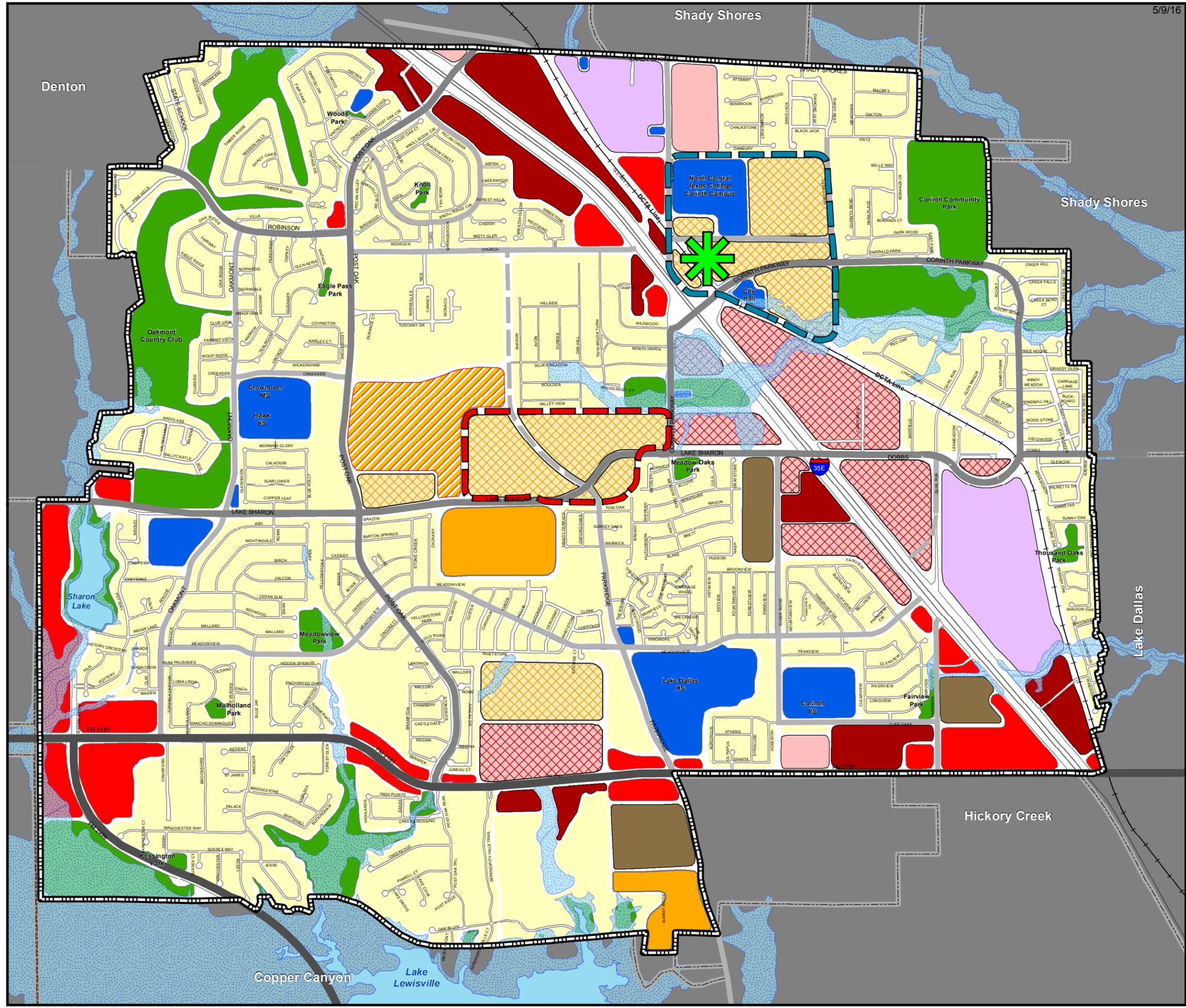


Legend

- Zoning Districts**
- Future FM 2499
 - C-1 Commercial
 - C-2 Commercial
 - C-3 Commercial
 - I Industrial
 - MF-1 Multi-Family Residential
 - MF-2 Multi-Family Residential
 - MF-3 Multi-Family Residential
 - MHD Modular Home District
 - MX-C Mixed Use Commercial
 - PD Planned Development
 - SF-1 Single Family Residential
 - SF-2 Single Family Residential
 - SF-3 Single Family Residential
 - SF-4 Single Family Residential
 - U-1 Utility



Future Land Use Plan



- Future Land Use**
- Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Mixed Residential
 - Mixed Use with Residential
 - Parks and Open Space
 - Public/Semi-Public
 - Mixed Use Non-Residential
 - Office/Business Park
 - Retail
 - Commercial
 - Industrial
 - Multi-Modal Transit Center
 - Transit Oriented Development
 - Corinth City Center
- Road Types**
- Major Arterial
 - Minor Arterial
 - Collector
 - Corinth City Limits
 - FEMA 100 Year Floodplain

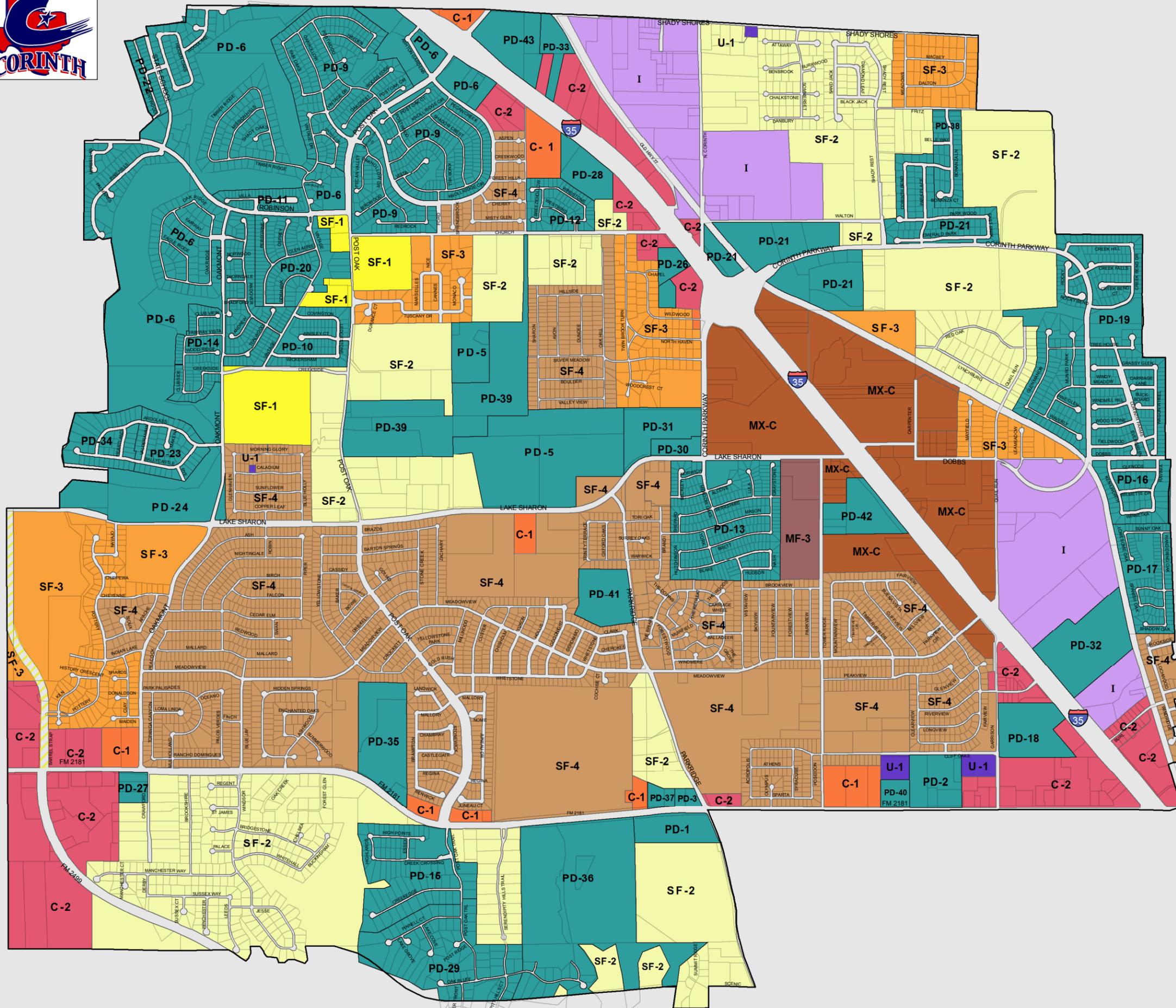
Plate 4-1

Note:
A Comprehensive Plan shall not constitute zoning district regulations or establish zoning district boundaries.





City of Corinth Zoning Map



Legend

- Zoning Districts**
- Future FM 2499
 - C-1 Commercial
 - C-2 Commercial
 - C-3 Commercial
 - I Industrial
 - MF-1 Multi-Family Residential
 - MF-2 Multi-Family Residential
 - MF-3 Multi-Family Residential
 - MHD Modular Home District
 - MX-C Mixed Use Commercial
 - PD Planned Development
 - SF-1 Single Family Residential
 - SF-2 Single Family Residential
 - SF-3 Single Family Residential
 - SF-4 Single Family Residential
 - U-1 Utility



CONSENT AGENDA ITEM #1

Planning and Zoning Commission Regular Session
July 25, 2016

CONSENT AGENDA ITEM

1. Consider and act on Minutes from the June 27, 2016 Planning and Zoning Commission Special Session Meeting.

AGENDA ITEM SUMMARY/BACKGROUND

Consideration of the minutes from the June 27, 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 June 27, 2016, The Planning and Zoning Commission of the City of Corinth, Texas, met in a Regular 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
Breien Velde
Marc Powell

Members Absent:

Haven Hendrik
Bill Morgan

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 May 16, 2016 Planning and Zoning Commission Special Session.

MOTION made by Mr. Zinn to approve the consent agenda. **SECONDED** by Mr. Powell

5-0. All in favor.

Ayes: Brian Rush, Bruce Hanson, Dwayne Zinn, Marc Powell, Breien Velde
Noes: none
Absent: Bill Morgan, Haven Hendrik

MOTION TO APPROVE CARRIES

2. Consider and act on the Site Plan for Victory Life Church on property legally described as all of Lot 1, Block A, Pentecostals of Corinth and a portion of a 0.78-acre tract of land in the J. Baker Survey, Abstract No. 48, in the City of Corinth, Denton County, Texas. (This property is located on the southeast corner of F.M. 2181 and Crawford Dr.)

Ms. Levy gave a brief overview of the site plan request. She said staff is recommending approval of the request.

Mr. Wayne Weatherhead, Pastor of Victory Life Church, gave a brief history of the church. He mentioned the church has been outgrown with the current available space. Mr. Weatherhead gave a presentation of the site plan request.

Mr. Dale Hoelting, with DEH Consulting, gave a PowerPoint presentation of the site plan request.

MOTION by Mr. Zinn to approve the site plan as presented. **SECONDED** by Mr. Powell.

5-0. All in favor.

Ayes: Brian Rush, Bruce Hanson, Dwayne Zinn, Marc Powell, Breien Velde
Noes: none
Absent: Bill Morgan, Haven Hendrik

MOTION TO RECOMMEND APPROVAL CARRIES

- 3** TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE APPLICANT, JUSTIN LANSDOWNE, AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER, COSERV, FOR A REPLAT OF COSERV ADDITION LOTS 2R AND 5R BEING A REPLAT OF LOTS 2 AND 5 COSERV ADDITION RECORDED IN DOC. NO. 2012-201 PRDCT ZONED I, INDUSTRIAL IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. (This property has a physical address of 7701 IH 35E).

AGENDA ITEM WITHDRAWN BY APPLICANT

- 3a.** Consider and act on a replat of CoServ Addition Lots 2R and 5R being a replat of lots 2 and 5 CoServ Addition recorded in Doc. No. 2012-201 PRDCT zoned I, Industrial in the City of Corinth, Denton County, Texas.

AGENDA ITEM WITHDRAWN BY APPLICANT

- 4.** TO HEAR PUBLIC OPINION REGARDING A REQUEST BY THE APPLICANT, JUSTIN LANSDOWNE WITH G&A CONSULTANTS, AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER COSERV, FOR A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE ON PROPERTY ZONED I, INDUSTRIAL LEGALLY DESCRIBED AS LOT 5, COSERV ADDITION IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS LOCATED SOUTH OF CORINTH PARKWAY BETWEEN THE DENTON KATY TRAIL / RAIL CROSSING AND COSERV'S PRIVATE DRIVE METER LANE. (This site is proposed as Lot 2R, CoServ Addition by replat.)

AGENDA ITEM WITHDRAWN BY APPLICANT

- 4a.** Consider and act on a Specific Use Permit (SUP) to allow Outside Storage on property zoned I, Industrial legally described as Lot 5, CoServ Addition in the City of Corinth, Denton County, Texas. (This site is proposed as Lot 2R, CoServ Addition by replat.)

AGENDA ITEM WITHDRAWN BY APPLICANT

- 5.** TO HEAR PUBLIC OPINION REGARDING A REQUEST BY THE APPLICANT, JUSTIN LANSDOWNE WITH G&A CONSULTANTS, AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER COSERV, FOR A SPECIFIC USE PERMIT (SUP) TO ALLOW A CELL TOWER ON PROPERTY ZONED I, INDUSTRIAL LEGALLY DESCRIBED AS LOT 2, COSERV ADDITION IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. (The approximate location of the Cell Tower is behind 2507 Quail Run.)

AGENDA ITEM WITHDRAWN BY APPLICANT

- 5a.** Consider and act on a Specific Use Permit (SUP) to allow a Cell Tower on property zoned I, Industrial legally described as Lot 2, CoServ Addition in the City of Corinth, Denton County, Texas.

AGENDA ITEM WITHDRAWN BY APPLICANT

6. Consider and act on a site plan of CoServ Addition Lot 2R in the City of Corinth, Denton County, Texas.

AGENDA ITEM WITHDRAWN BY APPLICANT

7. TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE APPLICANT JUSTIN LANSDOWNE WITH G&A CONSULTANTS, AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER, VF PROPERTIES LLC, TO AMEND PLANNED DEVELOPMENT ORDINANCE 14-02-20-08 (PD 37) ON 1.0 ACRES LEGALLY DESCRIBED AS PARKRIDGE PASS ADDITION, LOT 2, BLOCK A IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. (This property is located east and adjacent to 3001 FM 2181.)

PUBLIC HEARING opened at 7:10 PM.

Ms. Cabbage gave a brief history and a presentation of the planned development amendment request. She mentioned that some of the residential adjacency requirements are not being met—but the building looks beautiful. She also stated that all four sides of the building are not the same. She stated that the dumpster placement is required to be at least 50 feet from the property line.

Ms. Cabbage spoke about class one building materials and that the 80% rule applies to the materials, not the color of the materials. She said if they were to apply that to all sides of the building, staff would recommend approval.

Ms. Cabbage said the landscaping square footage requirement has been met with variable spacing.

Mr. Justin Lansdowne, with G&A Consultants, gave a PowerPoint presentation of the amendment request. He stated that due to an increase in parking and traffic, in lieu of a 20 foot rear landscape buffer, they are proposing a six foot tall solid masonry wall to screen car lights from the property. In regards to the dumpster, he said lot one has there dumpster in the same proposed location, and that this dumpster will meet the eight foot wall screening requirement as well.

PUBLIC HEARING closed at 7:25 PM.

- 7a. Consider and act on amending Planned Development Ordinance 14-02-20-08 (PD 37) on 1.0 acres legally described as Parkridge Pass Addition, Lot 2, Block A in the City of Corinth, Denton County, Texas.

Ms. Cabbage said this recommendation will need to go before City Council. She also said the signed letter Mr. Dwaine Rowe is only an agreement between two property owners and does not pertain to the ordinances.

Mr. Hanson asked about D-3 and lot one—if the landscape buffer was not met. Ms. Cabbage said lot one is a little different—it has different elevations and additional separation. He asked if a provision in lot one to do without the buffer. Ms. Cabbage said the site plan was approved as presented—which was without a buffer.

Mr. Zinn asked about the 10 spaces at the back and if they were not in there, would they be meeting the requirements. Ms. Cabbage said the applicant is meeting the requirements, by providing more than 31 spots.

Mr. Zinn asked about the DATCU branch buffer. Ms. Levy said there is a variable buffer but not the full 20 feet.

Mr. Hanson said the proposed parking spaces equals 47, and the city's requirement is 31—due to the building not having a retail component.

Mr. Zinn asked about the difference in the lighting plan and what the box is next to the dumpster. It was determined that it was an electrical box.

Mr. Hanson asked about D-6 and that a metal panel is being shown as a façade material. Ms. Cabbage said the building looks very nice and it is her job to point out which ordinances have not been met. She said that is not allowed in the 100% masonry requirement. She said that would be accepted by staff as an alternative compliance.

Mr. Hanson asked the applicant for an explanation for not following the ordinance on the façade materials on each elevation. Mr. Lansdowne said the 12 foot metal panel is part of the elevation but is beyond the elevation of the structure—not on the face of the building. Dr. Vignolo, VRF Properties, said this was done for no particular reason, that this was the way he designed it.

Mr. Hanson asked the intent of the residential adjacency building material requirements. Ms. Cabbage said this is for neighboring properties, to make it look nice for the side they are looking at.

MOTION by Mr. Hanson to recommend approval with the following exceptions: the 20 foot rear yard buffer has to apply; and the north facing façade has to comply with the Unified Development Code—adding additional building materials. **SECONDED** by Mr. Powell.

Mr. Hanson said it is important to have the rear buffer, because the other lot is helped out with the elevation changes. Additionally, it is important to have similarly attractive four sides of the building due to residential adjacency concerns. He also stated he is not excited about the dumpster being located on the back line like it is, but it was allowed like that on lot number one—and expects City Council to allow it like that again. He stated he does not know where else they would put it if it was to be located elsewhere—not without a complete redesign.

Mr. Rush stated he agrees with the placement of the dumpster because the dump truck would be there a little less time because of the proximity of the dumpster on lot number one—which is important for when running a diesel for time-in and time-out, and would be a benefit to the residents.

MOTION by Mr. Zinn to amend the motion to: not apply the rear 20 foot landscape buffer to the dumpster enclosure. **SECONDED** by Mr. Hanson.

Mr. Hanson says he agrees with the motion, and that the ten spaces that are along the rear would be where the buffer would go, and there is real no other place for the dumpster.

5-0. All in favor.

Ayes: Brian Rush, Bruce Hanson, Dwayne Zinn, Marc Powell, Breien Velde
Noes: none
Absent: Bill Morgan, Haven Hendrik

MOTION TO AMEND THE MOTION CARRIES

Mr. Zinn stated that where the dumpster is located, the drop off begins, and, unless a huge retaining wall was built at the future development along the north—those lots will probably be designed deeper to keep the natural features.

Ms. Cabbage asked Mr. Lansdowne if there was 20 feet back there between the fire lane and the property line. Mr. Lansdowne answered yes.

5-0. All in favor.

Ayes: Brian Rush, Bruce Hanson, Dwayne Zinn, Marc Powell, Breien Velde
Noes: none
Absent: Bill Morgan, Haven Hendrik

MOTION TO RECOMMEND APPROVAL CARRIES

- 8. Consider and act on the Site Plan for Parkridge Pass Addition, Lot 2, Block A in the City of Corinth, Denton County, Texas.

Ms. Cabbage said this is procedural. This will go before City Council and there will be no ordinance associated with it—so she recommends doing the same thing as they did with the amendment.

MOTION by Mr. Hanson to recommend approval of the site plan, subject to the same exceptions made for agenda item # 7a. SECONDED by Mr. Zinn.

5-0. All in favor.

Ayes: Brian Rush, Bruce Hanson, Dwayne Zinn, Marc Powell, Breien Velde
Noes: none
Absent: Bill Morgan, Haven Hendrik

MOTION TO RECOMMEND APPROVAL CARRIES

ADJOURN

Meeting adjourned at 8:05 PM.

MINUTES APPROVED THIS _____ DAY OF _____, 2016.

Brian Rush, Planning and Zoning Commission Chairman

Nathan Abato, Planning and Zoning Commission Secretary

PUBLIC HEARING / BUSINESS ITEM 2 & 2a.

Planning and Zoning Commission Regular Session

July 25, 2016

AGENDA ITEM

PUBLIC HEARING: TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE PROPERTY OWNER 2-10 PROPERTIES LLC DBA AMERICAN EAGLE HARLEY DAVIDSON REPRESENTED BY WILLY SULLIVAN TO AMEND PLANNED DEVELOPMENT ORDINANCE NO. 01-08-16-16, AS AMENDED, SPECIFICALLY CHANGING THE SITE PLAN BY ADDING “SHADE STRUCTURES” AND ADDING A “GASOLINE FUEL TANK” AS AN ALLOWED USE AND SHOWING PLACEMENT OF IT TO THE EXISTING SITE PLAN ON PROPERTY LEGALLY DESCRIBED AS HARLEY DAVIDSON ADDITION LOT 1, BLOCK 1 ON 6.25 ACRES HAVING A PHYSICAL ADDRESS OF 5920 IH 35E IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS.

BUSINESS: Consider and act on amending Planned Development Ordinance No. 01-08-16-16, as amended, specifically changing the site plan by adding “Shade Structures” and adding a “Gasoline Fuel Tank” as an allowed use and showing placement of it to the existing site plan on property legally described as Harley Davidson Addition Lot 1, Block 1 on 6.25 acres having a physical address of 5920 IH 35E in the City of Corinth, Denton County, Texas.

APPROVAL PROCESS

Public hearings will be held during the Planning and Zoning Commission meeting and the City Council meeting. A recommendation from the Planning and Zoning Commission regarding the amendment to the planned development zoning district will be presented to City Council.

The Planning and Zoning Commission recommendation will go before City Council for final action at the August 18, 2016 City Council workshop and regular session meeting.

NOTIFICATION TO PUBLIC

Prior to the Planning and Zoning Commission meeting; there are twenty-nine property owners whose properties fall within 200’ of the subject properties that public hearing letters were sent to. Public hearing signs were placed on IH 35 in front of the site. Prior to City Council notice of the public hearing will be posted in the City’s official newspaper – the Denton Record Chronicle.

AGENDA ITEM DESCRIPTION

In August 2001 3.998 acres were rezoned from Commercial-2 to Planned Development Commercial-2. This change allowed for the sale of motorized vehicles (Motorcycles).

On February 15, 2007 City Council approved a zoning change on 2.2 additional acres of land for American Eagle Harley-Davidson. The Planned Development uses were extended to this piece of land but the intended use was for parking and the “Riders Edge Training Area”. The changes on the site plan incorporated the parking lot; and showed placement of a large shade structure near the northern area of the site.

In May 2014, the owner Willy Sullivan requested to add two additional shade structures (making three total) where their motorcycle customers could park.

There are 7,128 square feet of shade structures currently on the site. Mr. Sullivan is proposing to add four additional shade structures (13,798 square feet) for a total of seven shade structures for a combined total of 20,926 square feet of shade structures that will be located north and east of the main sales building as shown on the site plan.

In addition to the shade structures a “Gasoline Fuel Tank” is being requested. The 1000 gallon above ground fuel tank is located 108+ feet from the residential property line. This distance between the tank and the residential adjacency has been approved by the Fire Marshall in accordance with the Fire Code adopted by the City of Corinth.

The proposed changes do not include adding or removing any landscape, parking or lighting. Therefore the only site plan document is the layout of the site showing the location of the fuel tank and shade structures. Mr. Sullivan’s consultants at Kirkpatrick Architects have provided a site plan with the existing and proposed structures as well as color renderings of the shade structures. This

After discussion with the application of this amendment; the property owner has provided a letter addressing Staff’s interest in incorporating the special events that are a regular occurrence at the Harley Davidson site. Mr. Sullivan has stated that working with City Staff, he will provide the necessary documents to address special uses, future uses and motorcycle parking in August 2016.

ZONING

This property is zoned Planned Development C-1, Commercial.

COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION

The Comprehensive Plan Future Land Use Map shows this areas designation to be Retail.

FINANCIAL SUMMARY

Source of Funding: No funding is required.

STAFF RECOMMENDATION

As for the fuel tank; approval is at the discretion of the Commission.

With regards to an additional 13,798 square feet of shade structures; approval is at the discretion of the Commission.

ATTACHMENTS / SUPPORTING DOCUMENTS

Location Map
Final Plat
2001, 2007, 2014 Harley Davidson Ordinances
Proposed Future Amendment Letter of Intent
Site Plan

Submitted By: Barbara Cabbage, Planning and Development Manager
Department: Planning and Development

Finance Review: Yes NA

Legal Review: Yes NA

Director Review and Approval:

CHURCH DR

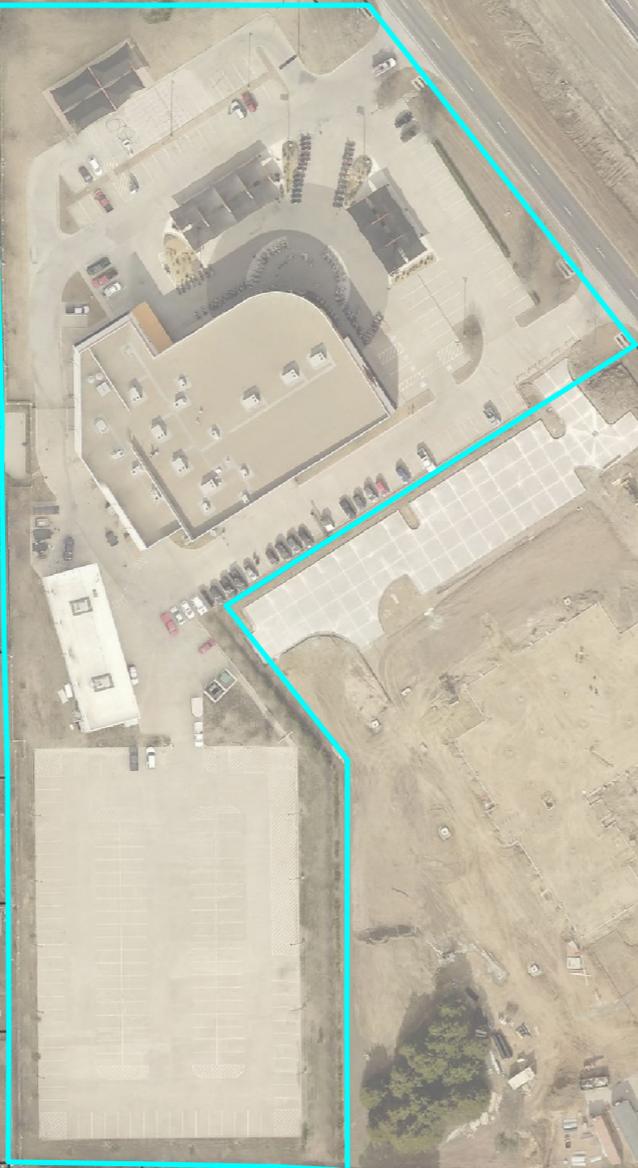
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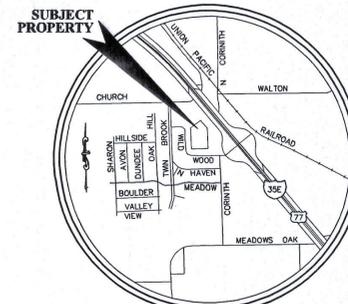
CHAPEL PL

NORTH HAVEN DR

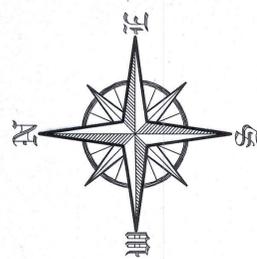
WILDWOOD DR

CORINTH PKWY





**CORINTH, TEXAS
VICINITY MAP**
SCALE: 1"=2,000'



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

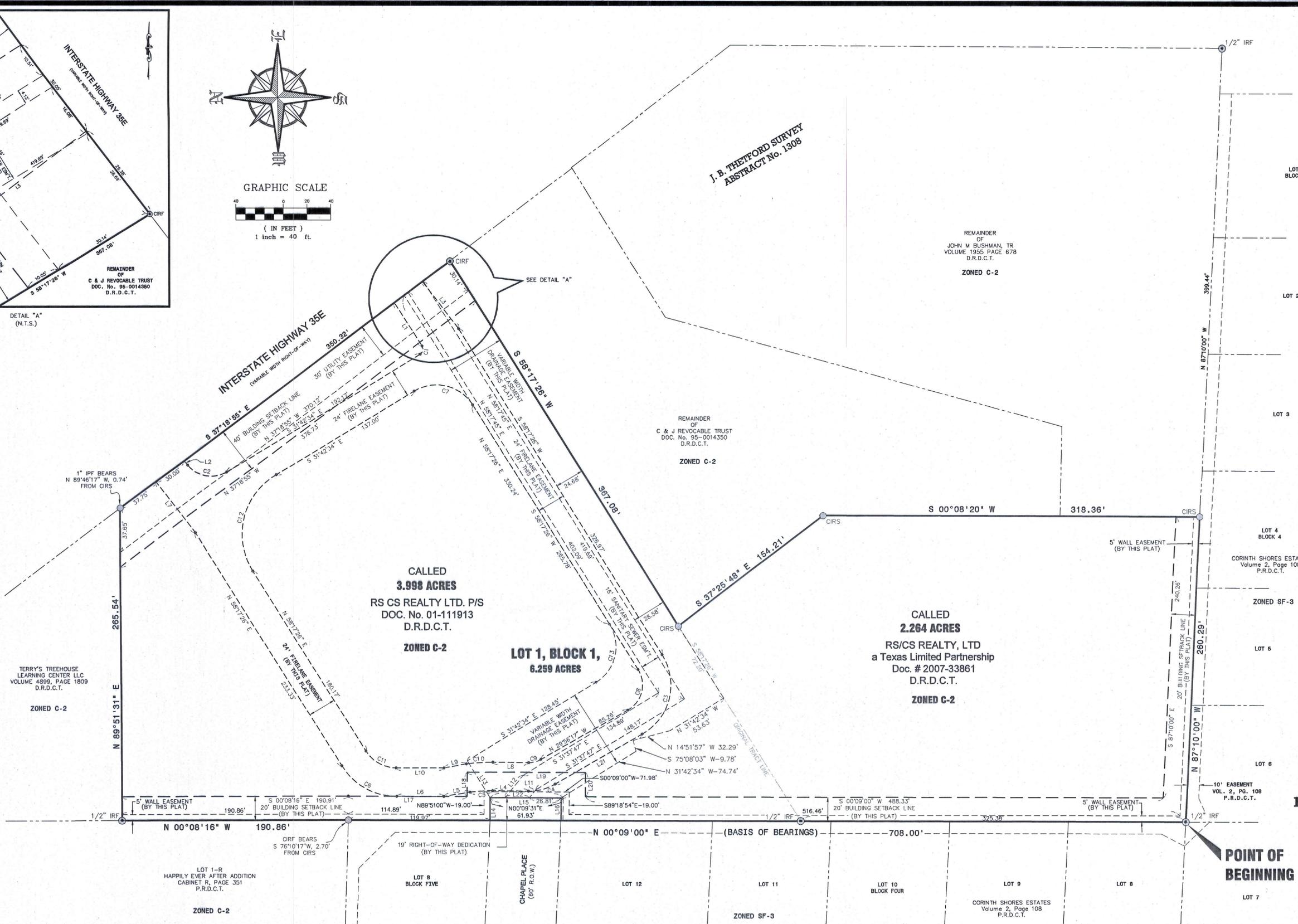
LINE	BEARING	DISTANCE
L1	N57°45'02"E	43.84'
L2	N52°41'05"E	4.55'
L3	N53°08'36"E	50.84'
L4	S00°41'06"W	30.33'
L5	N09°14'33"W	22.51'
L6	N00°09'12"E	39.99'
L7	N52°41'05"E	55.26'
L8	S00°41'06"W	30.33'
L9	S10°09'33"E	19.36'
L10	N00°09'12"E	40.52'
L11	S51°02'03"E	8.61'
L12	S51°02'03"E	24.22'
L13	N58°17'26"E	36.56'
L14	S89°51'00"E	19.00'
L15	S00°09'00"W	60.07'
L16	N89°51'00"W	19.00'
L17	S00°09'00"W	100.63'
L18	S89°38'28"E	20.42'
L19	S00°05'28"W	99.99'
L20	S89°39'47"E	20.52'
L21	N29°56'17"W	85.26'
L22	N00°09'00"E	20.53'

LEGEND	
⊙	CAPPED IRON ROD FOUND
○	CAPPED IRON ROD SET
⊖	IRON ROD FOUND
⊙	CAPPED IRON ROD SET
CIRS	CAPPED IRON ROD SET
CIRF	CAPPED IRON ROD FOUND
D.R.	DEED RECORDS
P.R.	PLAT RECORDS
M.R.	MAP RECORDS
R.P.R.	REAL PROPERTY RECORDS
D.C.T.	DENTON COUNTY TEXAS

**FINAL PLAT OF
HARLEY-DAVIDSON CORINTH
LOT 1, BLOCK 1,**

**6.259 ACRES OF LAND
SITUATED IN THE
J. B. THETFORD SURVEY
ABSTRACT NO. 1308
CITY OF CORINTH,
DENTON COUNTY, TEXAS
AUGUST, 2007**

SHEET 1 OF 2



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	90°32'24"	5.00'	7.90'	S78°58'46"E	7.10'
C2	84°23'40"	25.00'	36.82'	S102°29'16"W	33.58'
C3	91°46'17"	49.00'	78.48'	S75°48'26"E	70.36'
C4	30°37'23"	44.00'	23.52'	S14°37'36"E	23.24'
C5	8°03'50"	135.30'	19.04'	N03°22'55"W	19.03'
C6	58°44'07"	54.00'	55.36'	S28°55'23"W	52.96'
C7	90°00'00"	36.00'	56.55'	N131°17'26"E	50.91'
C8	91°46'17"	25.00'	40.04'	S75°48'26"E	35.90'
C9	30°37'23"	20.00'	10.69'	S14°37'36"E	10.66'
C10	8°03'50"	159.30'	22.42'	N03°22'55"W	22.40'
C11	58°08'14"	30.00'	30.44'	S28°13'19"W	29.15'
C12	90°00'00"	60.00'	94.25'	N78°42'34"W	84.85'
C13	90°00'00"	36.00'	56.55'	S78°42'34"E	50.91'

STATE OF TEXAS
COUNTY OF DENTON
JOHN N. CORDLE
2008
LAND SURVEYOR
8-10-07

Project: IEG06591
Drawn by: RR
Checked by: JNC
Scale: 1" = 40'
ISBELL ENGINEERING GROUP
1405 W. Chapman Dr.
Sanger, Texas 76266
Phone (940)458-7503
Fax (940)458-7417
www.iegonline.com

Filed for Record in
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On: Feb 22, 2008 at 12:00PM
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Receipt Number: 460860
Nichole Boutwell

cab y Pg 212

ORDINANCE NO. 01-08-16-16

AN ORDINANCE AMENDING SECTION 154.01 OF THE CODE OF ORDINANCES AND ORDINANCE NO. 99-12-16-48, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF CORINTH, TEXAS, AS HERETOFORE AMENDED, SO AS TO ESTABLISH PERMANENT ZONING, TO WIT: PLANNED DEVELOPMENT COMMERCIAL-2; PROVIDING FOR A PROPERTY DESCRIPTION; PROVIDING FOR LAND USE REGULATIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Corinth, in compliance with the laws of the State of Texas and the ordinances of the City of Corinth, have given the requisite notices by publications and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance should be amended;

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

SECTION I - LEGAL PROPERTY DESCRIPTION

The Comprehensive Zoning Ordinance of the City of Corinth, Texas, as heretofore amended is hereby amended by amending the zoning map of the City of Corinth, Texas on 3.997 acres of land described in "Exhibit A" attached.

SECTION II - SITE PLAN

The Zoning Exhibits approved and described as "Exhibit B" attached hereto and made a part hereof for all purposes shall be adhered to in its entirety for the purposes of Planned Development Commercial-2.

SECTION III - LAND USE REGULATIONS

The regulations described in "Exhibit C", shall be adhered to in its entirety for the purposes of development.

SECTION IV - PENALTY FOR VIOLATIONS

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

SECTION V - SEVERABILITY CLAUSE

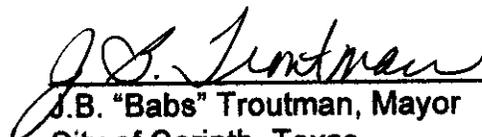
If any section, paragraph, clause, phrase or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

SECTION VI - PROVIDING AN EFFECTIVE DATE

WHEREAS, the present Comprehensive Zoning Ordinance is in need of amending to permit said zoning on property described herein, the City of Corinth provides that this ordinance shall become effective upon approval and publication.

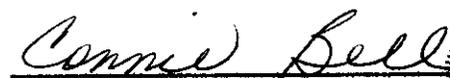
PASSED AND APPROVED THIS 16TH DAY OF AUGUST, 2001.

APPROVED:

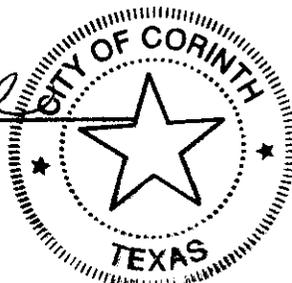


J.B. "Babs" Troutman, Mayor
City of Corinth, Texas

ATTEST:



Connie Bell, City Secretary
City of Corinth, Texas



STATE OF TEXAS
COUNTY OF DENTON

WHEREAS WE, JAMES V. KOHNERT, BONNIE E. KOHNERT, HAROLD A. KOHNERT, AND LOIS KOHNERT, ARE THE OWNERS OF A 3.997 ACRE TRACT OF PARCEL OF LAND LYING AND BEING SITUATED IN THE J.B. THETFORD SURVEY, ABSTRACT NUMBER 1308, IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS, AND BEING PART OF A CERTAIN (CALLED) 3.998 ACRE TRACT AS DESCRIBED IN A DEED FROM GULF UNITED INDUSTRIES, INC. TO HAROLD A. KOHNERT, LOIS J. KOHNERT, JAMES V. KOHNERT AND BONNIE E. KOHNERT ON THE 27th DAY OF FEBRUARY, 1997 RECORDED BY COUNTY CLERK FILE NUMBER 97-R0015708 , REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID MENTIONED TRACT, SAID IRON PIN ALSO BEING THE SOUTHEAST CORNER OF THE HARVEST CHRISTIAN MINISTRIES TRACT, RECORDED IN VOLUME 2906, PAGE 194, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID PIN ALSO BEING IN THE WEST RIGHT-OF-WAY OF INTERSTATE HIGHWAY No.35;

THENCE SOUTH 37 DEGREES 45 MINUTES 06 SECONDS EAST, WITH SAID RIGHT OF WAY OF SAID HIGHWAY, A DISTANCE OF 349.87 FEET TO A 1/2 INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, ALSO SAID IRON PIN BEING THE NORTHEAST CORNER OF THE C & J REVOCABLE TRUST TRACT, RECORDED BY COUNTY CLERK FILE NUMBER 95-R0014350, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 57 DEGREES 46 MINUTES 35 SECONDS WEST, ALONG THE NORTH BOUNDARY LINE OF SAID C & J REVOCABLE TRACT, A DISTANCE OF 562.10 FEET TO A 1/2 INCH IRON PIN FOUND FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, IRON PIN ALSO BEING THE NORTHWEST CORNER OF SAID C & J REVOCABLE TRACT;

THENCE NORTH 00 DEGREES 25 MINUTES 22 SECONDS WEST, ALONG THE EAST BOUNDARY OF CORINTH SHORES ESTATES ADDITION, RECORDED IN VOLUME 2, PAGE 108, PLAT RECORDS, DENTON COUNTY, TEXAS, A DISTANCE OF 381.93 FEET TO A 1/2 INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE TAYLOR D.VINSON, JR. TRACT, RECORDED IN VOLUME 4051, PAGE 2625, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 44 MINUTES 37 SECONDS WEST, WITH THE EAST LINE OF SAID TAYLOR D. VINSON, JR. TRACT, A DISTANCE OF 191.47 FEET TO A 1/2 INCH IRON PIN FOUND AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, IRON PIN ALSO BEING THE SOUTHWEST CORNER OF SAID HARVEST CHRISTIAN MINISTRIES, INC. TRACT;

THENCE NORTH 89 DEGREES 21 MINUTES 42 SECONDS EAST, WITH THE SOUTH BOUNDARY LINE OF SAID HARVEST CHRISTIAN MINISTRIES TRACT, A DISTANCE OF 266.64 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 3.997 ACRES OF LAND.

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS WE, JAMES V. KOHNERT, BONNIE E. KOHNERT, HAROLD A. KOHNERT, AND LOIS KOHNERT, ARE THE OWNERS OF A 3.997 ACRE TRACT OF PARCEL OF LAND LYING AND BEING SITUATED IN THE J.B. THETFORD SURVEY, ABSTRACT NUMBER 1308, IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS, AND BEING PART OF A CERTAIN (CALLED) 3.998 ACRE TRACT AS DESCRIBED IN A DEED FROM GULF UNITED INDUSTRIES, INC. TO HAROLD A KOHNERT, LOIS J.KOHNERT, JAMES V. KOHNERT AND BONNIE E. KOHNERT ON THE 27th DAY OF FEBRUARY, 1997 RECORDED BY COUNTY CLERK FILE NUMBER 97-R0015708 , REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID MENTIONED TRACT, SAID IRON PIN ALSO BEING THE SOUTHEAST CORNER OF THE HARVEST CHRISTIAN MINISTRIES TRACT, RECORDED IN VOLUME 2906, PAGE 194, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID PIN ALSO BEING IN THE WEST RIGHT-OF-WAY OF INTERSTATE HIGHWAY No.35;

THENCE SOUTH 37 DEGREES 45 MINUTES 06 SECONDS EAST, WITH SAID RIGHT OF WAY OF SAID HIGHWAY, A DISTANCE OF 349.87 FEET TO A 1/2 INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, ALSO SAID IRON PIN BEING THE NORTHEAST CORNER OF THE C & J REVOCABLE TRUST TRACT, RECORDED BY COUNTY CLERK FILE NUMBER 95-R0014350, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

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THENCE NORTH 00 DEGREES 25 MINUTES 22 SECONDS WEST, ALONG THE EAST BOUNDARY OF CORINTH SHORES ESTATES ADDITION, RECORDED IN VOLUME 2, PAGE 108, PLAT RECORDS, DENTON COUNTY, TEXAS, A DISTANCE OF 381.93 FEET TO A 1/2 INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE TAYLOR D.VINSON, JR. TRACT, RECORDED IN VOLUME 4051, PAGE 2625, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

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THENCE NORTH 89 DEGREES 21 MINUTES 42 SECONDS EAST, WITH THE SOUTH BOUNDARY LINE OF SAID HARVEST CHRISTIAN MINISTRIES TRACT, A DISTANCE OF 288.64 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 3.997 ACRES OF LAND.

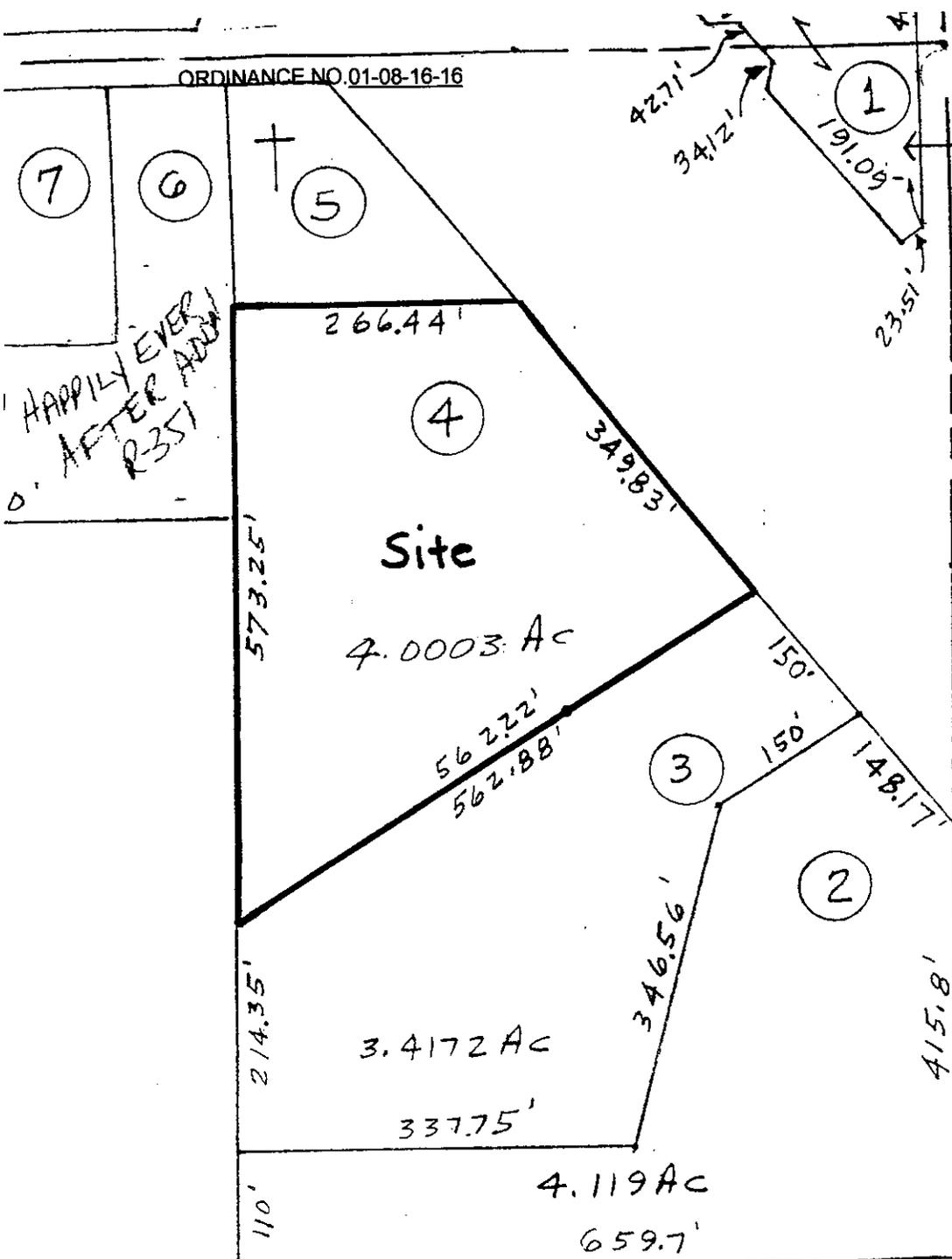
NOW THEREFORE KNOW THESE MEN BY THESE PRESENTS:

THAT, WE JAMES V. KOHNERT, BONNIE E. KOHNERT, HAROLD A. KOHNERT AND LOIS KOHNERT, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS, LOT 1 BLOCK 1, HARLEY DAVIDSON ADDITION, AN ADDITION TO THE CITY OF CORINTH, DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE LOCAL GOVERNMENT ALL THE STREETS, EASEMENTS, PARKS, AND REQUIRED UTILITIES SHOWN WITHIN SUBDIVISION PLAT

JAMES V. KOHNERT BONNIE E. KOHNERT, DATE

EXHIBIT A

HAROLD A. KOHNERT LOIS KOHNERT. DATE



J.B. THETFORD SURVEY
 COUNTY ABSTRACT 1308
 TRACT 4
 CITY OF CORINTH, DENTON COUNTY, TEXAS
 PID: R113071



ISBELL ENGINEERING GROUP, INC.

STRUCTURAL • CIVIL • GEOTECHNICAL • CONSTRUCTION MATERIALS TESTING

"Integrity In Engineering" 1004 Maple, Suite 107 • Sanger, Texas 76266 Phone: 940-458-7503 • Fax: 940-458-7417
e-mail: isbell@isbellengineering.com

August 7, 2001

Karen Gandy
Interim Director of Community Development
City of Corinth
2003 S. Corinth
Corinth, Texas 76205

Re: Zoning Request
Harley Davidson Addition
Planned Development Restrictions
IEG No. C01038

Dear Karen:

As indicated in the initial request, the developer is proposing some minor modifications to the C-
@ Commercial District zoning. Most of the items are clarifications to the current zoning; the last
is a modest change. The proposed modifications are also indicated on the site plan.

Specifically the proposed changes are:

1. This Planned Development shall include all regulations and uses set forth in the City of Corinth, Zoning Ordinance No. 99-12-16-48, Article XVI, C-2 Commercial district, except as modified as follows:
2. Include the use of the site for a motorcycle sales/dealership including the outside display of motorcycles for sale and a motorcycle service and repair shop within the building.
3. Rear yard shall include a 20" landscape buffer adjacent to residential, within the landscape buffer, one (1) shade tree (3" caliper, 6" from grade minimum) or an ornamental tree shall be planted per 50 linear foot of landscape buffer.

Please consider this letter as a formal presentation of the requirements intended for the proposed planned development.

Respectfully Submitted,
Isbell Engineering Group, Inc.

A handwritten signature in black ink, appearing to read "Lee Allison". The signature is written in a cursive, flowing style.

Lee Allison, P.E., NSPE
Manager, Civil Division

EXHIBIT C

ARTICLE XVI

C-2 COMMERCIAL DISTRICT

SECTION 1: Regulations set forth in this section are the district regulations in the C-2 Commercial District.

SECTION 2: USES - In C-2 Commercial District, no building or land shall be used and no building shall be hereafter erected, reconstructed, enlarged or converted, unless otherwise provided in this ordinance, except for one or more of the following uses:

- (1) All of the uses permitted in C-1 Commercial District.
- (2) Ambulance service.
- (3) Auto repair garage where all work is conducted inside the building.
- (4) Automatic Laundry without boiler, heating and steam cleaning facilities, in which all washing operations are carried on within a building.
- (5) Exterminating company.
- (6) Fix-it shop, bicycle repair, blade sharpening, small engine repair, retail only.
- (7) Frozen food locker.
- (8) Gasoline filling station/car wash
- (9) Hospital.
- (10) Institution.
- (11) Kennel/veterinary office.
- (12) Newspaper printing.
- (13) Restaurant or cafeteria, with or without curb or drive-in service.
- (14) Rug cleaning shop.
- (15) Seed store.
- (16) Taxi garage/dispatch.

SECTION 3: AREA REGULATIONS

- (1) Front Yard: There shall be a front yard having a depth of not less than forty feet (40').
- (2) Side Yard: No side yard shall be required for a retail use except:
 - a) On a corner lot, a side yard of ten feet (10') shall be required on the side street.
 - b) On the side of a lot in a C-2 Commercial District adjoining any Residential District, there shall be a side yard. The minimum width of the side yard shall be fifteen feet (15').
- (3) Rear Yard: There shall be a rear yard having a depth of not less than twenty feet (20').

- (4) **Width of Lot:** The minimum width of the lot shall be one hundred seventy five feet (175') throughout the depth of the lot from front to rear.
- (5) **Depth of Lot:** The minimum lot depth shall not be less than one hundred twenty feet (120').
- (6) **Area of Lot:** Every lot shall have an area of not less than three quarters (3/4) acre.
- (7) **Maximum Building Area:** The building area of the main building and any accessory buildings shall not exceed 50% of the total lot area.
- (8) **Building Height:** No structure shall exceed two and one-half (2-1/2) standard stories in height, but in no case more than forty feet (40').
- (9) **Parking:** Off-street driveways and parking areas shall be curbed, paved, and maintained to the City of Corinth, Texas specifications. All parking must conform to ARTICLE XXIV - VEHICLE PARKING REGULATIONS.
- (10) **General:** If the building adjoins a second (2nd) street (other than a side street), it must conform to the front yard building line requirements on both streets.

SECTION 4: MECHANICAL EQUIPMENT AND WASTE STORAGE - Mechanical equipment, refuse containers and waste storage areas shall be constructed, located and screened so as to in no way interfere with the peace, comfort, and repose of the occupants of any adjoining building or residence. The location, construction, and screening of all mechanical equipment and refuse containers shall be shown on the design drawings.

ORDINANCE NO. 07-02-15-03

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING SECTION 154.01 OF THE CODE OF ORDINANCE AND THE COMPREHENSIVE ZONING ORDINANCE NO. 99-12-16-48, AS HERETOFORE AMENDED; BY AMENDING ORDINANCE NO. 01-08-16-16 PLANNED DEVELOPMENT DISTRICT (PD-26) PERMITTED USES, INCLUDING ALLOWING THE REAR PARKING LOT DESIGNATED AS "RIDER'S EDGE TRAINING AREA" AS A MOTORCYCLE TRAINING AREA BETWEEN THE HOURS OF 9:00 A.M. AND 7:00 P.M. AND AMENDING THE SITEPLAN TO REFLECT THE CHANGES TO THE SITE PLAN, LANDSCAPING AND OUTDOOR COVERED AREA FOR A 6.259-ACRE TRACT LOCATED AT 5920 S IH-35 E; PROVIDING A LEGAL PROPERTY DESCRIPTION; PROVIDING A SITE PLAN; PROVIDING LAND USE REGULATIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00); PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, THE City of Corinth deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

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

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

SECTION I - LEGAL PROPERTY DESCRIPTION

The Comprehensive Zoning Ordinance of the City of Corinth, Texas, as heretofore amended is hereby amended by amending the zoning map of the City of Corinth, Texas on 6.259 acres described in "Exhibit A" attached.

SECTION II – SITE PLAN

The Zoning Exhibits approved and described as "Exhibit B" attached hereto and made a part hereof for all purposes shall be adhered to in its entirety for the purposes of Planned Development Commercial-2 (PD C-2).

SECTION III – LAND USE REGULATIONS

The regulations described in “Exhibit C” shall be adhered to in its entirety for the purposes of development.

SECTION IV - PENALTY FOR VIOLATIONS

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

SECTION V - SEVERABILITY CLAUSE

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

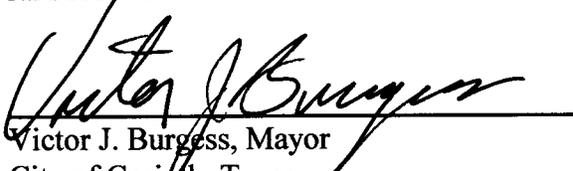
SECTION V - PROVIDING AN EFFECTIVE DATE

WHEREAS, the present Comprehensive Zoning Ordinance is in need of amending to permit said zoning on property described herein, the City of Corinth provides that this ordinance shall become effective upon approval and publication.

PASSED AND APPROVED THIS 15th DAY OF FEBRUARY, 2007.

APPROVED:




Victor J. Burgess, Mayor
City of Corinth, Texas

ATTEST:


Kimberly Pence, City Secretary
City of Corinth, Texas

APPROVED AS TO FORM AND LEGALITY:


City Attorney

PROPERTY DESCRIPTION

EXHIBIT A

STATE OF TEXAS COUNTY OF DENTON

Being a 6.259 acre tract of land situated in the J. B. Thetford Survey, Abstract No. 1308, Denton County, Texas and being a portion of those certain tracts of land as described in deeds to the **RS CS REALTY LTD.** P/S as recorded in County Clerk's File No. 01-111913 of the Deed Records of Denton County, Texas and the **C & J REVOCABLE TRUST** as recorded in Volume 1955, Page 678 and County Clerk's File No. 95-0014350 of the Deed Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the base of a cedar tree at an interior Ell corner of Corinth Shores Estates, an addition to the City of Corinth, Texas according to the plat recorded in Volume 2, Page 108 of the Plat Records of Denton County, Texas and being the southwesterly corner of said C & J tracts;

THENCE North 00°09'00" East, along an easterly line of said Corinth Shores Estates and the westerly line of said C & J tracts, at a distance of 325.38 feet passing a 3/8 inch iron rod found at the northwesterly corner of said C & J tracts and also being the southwesterly corner of the RS CS Realty Ltd. tract and continuing along said line a total distance of 708.00 feet to an iron rod set with "Isbell Engr" cap for a corner at a northeasterly corner of said Corinth Shores Estates and being the southeasterly corner of Lot 1-R of the Happily Ever After Addition, an addition to the City of Corinth as recorded in Cabinet R, Page 351 of the Plat Records of Denton County, Texas and from which a capped iron rod found bears South 76°10'17" West, 2.70 feet;

THENCE North 00°08'16" West, along the easterly line of said Happily Ever After addition, a distance of 190.86 feet to a 1/2 inch iron rod found at the northwesterly corner of said RS CS Realty tract and also being the southwesterly corner of Terry's Treehouse Learning Center LLC as recorded in Volume 4899, Page 1809 of the Deed Records of Denton County, Texas

THENCE North 89°51'31" East, along the northerly line of said RS CS Realty tract and the southerly line of said Terry's

THENCE North 87°10'00" West, along a northerly line of said Corinth Shores Estates, a distance of 260.29 feet to the **POINT OF BEGINNING** and Containing 6.259 acres of land, more or less.

THENCE North 89°51'31" East, along the northerly line of said RS CS Realty tract and the southerly line of said Terry's Treehouse tract, a distance of 265.54 feet to an iron rod set with "Isbell Engr" cap at the northeasterly corner of said RS CS Realty tract and being on the westerly right-of-way line of Interstate Highway 35E (variable width right-of-way) and from which a 1" iron pipe found bears North 89°46'17" West, 0.74 feet;

THENCE South 37°18'55" East, along the westerly right-of-way line of said Interstate Highway 35E and along the easterly line of said RS CS Realty tract, a distance of 350.32 feet to a capped iron rod found at the southeasterly corner of said RS CS Realty tract and being the northeasterly corner of the remainder of the C & J Revocable trust tract;

ORDINANCE # 07-02-15-03

THENCE South 58°17'26" West, along the southerly line of said RS CS Realty tract and the northerly line of said C & J Revocable Trust tract, a distance of 367.08 feet to an iron rod set with "Isbell Engr" cap for a corner;

THENCE South 37°25'48" East, a distance of 154.21 feet to an iron rod set with "Isbell Engr" cap for a corner;

THENCE South 00°08'20" West, a distance of 318.36 feet to an iron rod set with "Isbell Engr" cap for a corner on a northerly line of the aforementioned Corinth Shores Estates;

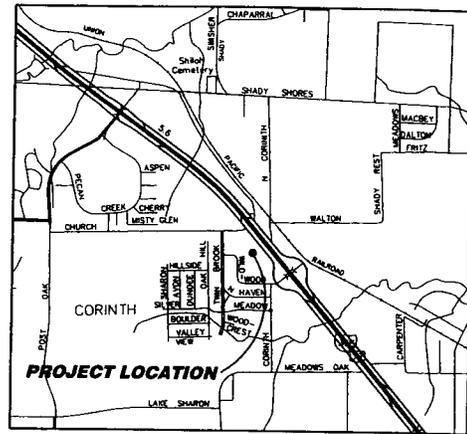
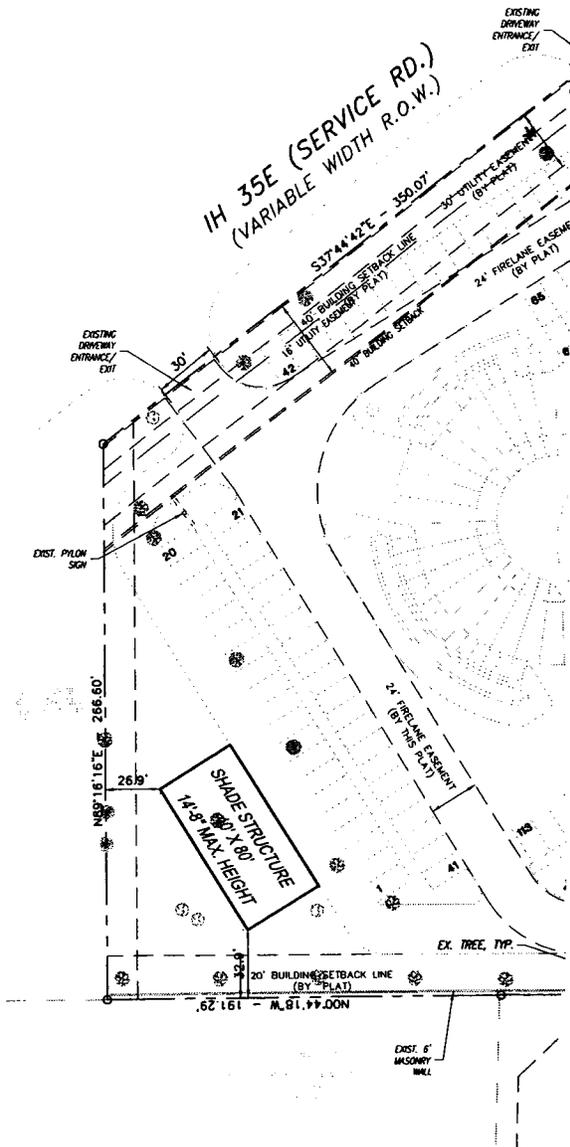
THENCE North 87°10'00" West, along a northerly line of said Corinth Shores Estates, a distance of 260.29 feet to the **POINT OF BEGINNING** and Containing 6.259 acres of land, more or less.

EXHIBIT A

Page 2

ORDINANCE # 07-02-15-03

ORDINANCE # 07-02-15-03



VICINITY MAP
SCALE: 1"=2000'

SITE DATA SUMMARY	EXISTING	PROPOSED
ZONING	PD-26 & C-2	PD-26 AMENDED
LAND USE DESIGNATION	RETAIL/SERVICE	RETAIL/SERVICE
GROSS ACREAGE	4.00 ACRES	6.26 ACRES
NET ACREAGE	4.00 ACRES	6.26 ACRES
NUMBER OF LOTS	1	1
PERCENTAGE OF SITE COVERAGE (BLDG.S.)	18.6%	13.7%
AREA OF OPEN SPACE	52,599 S.F.	74,788 S.F.
PERCENTAGE OF OPEN SPACE	30.2%	27.4%
AREA OF IMPERVIOUS COVERAGE	121,641 S.F.	197,898 S.F.
PERCENTAGE OF IMPERVIOUS COVERAGE	69.8%	72.6%
BUILDING(S) AREA (FOOT PRINT IN S.F.)	32,452 S.F.	37,412 S.F.
NUMBER OF STORIES	2	2
MAXIMUM BUILDING HEIGHT	31'	31'
FLOOR AREA	45,684 S.F.	45,684 S.F.
FLOOR AREA BY USE	SEE CHART	SEE CHART
REQUIRED PARKING	SEE CHART	SEE CHART
PROVIDED PARKING		
STANDARD	108	264
HANDICAP	5	7
TOTAL	113	271
REQUIRED LOADING SPACES (10,000 & 1 LARGE)	1 REG. & 1 LARGE	1 REG. & 1 LARGE
PROVIDED LOADING SPACES	NOT APPARENT	1 REG. & 1 LARGE
AREA OF OUTSIDE STORAGE	0 S.F.	0 S.F.
PERCENTAGE OF OUTSIDE STORAGE	0%	0%
START CONSTRUCTION MONTH/YEAR	EXISTING	MARCH 2007
END CONSTRUCTION MONTH/YEAR	EXISTING	JUNE 2007

VARIANCE REQUESTED	REQUIRED	PROPOSED
CHAPTER 156 LANDSCAPING REQUIREMENTS - 156.01.(B)	1 SHADE TREE (3" FOR EACH REQUIRED EVERY 15 PARKING SPACES & 17 S.F. OF LANDSCAPING FOR EACH PARKING SPACE	REQUIRED LANDSCAPING (TO BE PLANTED ELSEWI INTERIOR LANDSCAPE AREA) HAD 11 LANDSCAPE

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC
AS SHOWN		'LO'	LIVE OAK	QUERCUS VIRI
AS SHOWN		'CM'	RED FLOWERING CRAPE MYRTLE	LAGERSTROEM 'CAROLINA B
AS SHOWN		'DBH'	DWARF BURFORD HOLLY	LLEX CORNUTA

PROPOSED AREA REGULATIONS

- THIS PLANNED DEVELOPMENT SHALL INCLUDE ALL REGULATIONS AND USES AS SET FORTH IN THE CITY OF CORINTH, ZONING ORDINANCE NO. 99-12-16-48, ARTICLE XVI, FOR C-2 COMMERCIAL DISTRICT EXCEPT AS MODIFIED AS FOLLOWS:
- INCLUDE THE USE OF THE SITE FOR A MOTORCYCLE SALES/DEALERSHIP INCLUDING THE OUTSIDE DISPLAY OF MOTORCYCLES FOR SALE AND A MOTORCYCLE SERVICE AND REPAIR SHOP WITHIN THE BUILDING.
- REAR YARD SHALL INCLUDE A 20' LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL. WITH IN THE LANDSCAPE BUFFER, ONE (1) SHADE TREE (3" CALIPER, 6" FROM GRADE MINIMUM) OR AN ORNAMENTAL TREE SHALL BE PLANTED PER 50 LINEAR FOOT OF LANDSCAPE BUFFER.



BENCH MARK #1:
TX-DOT MON. 135E-8
2" BRASS DISK ON CONC. DRIVE
3180' NORTH OF POST OAK
DRIVE ON EAST IH35E
SERVICE ROAD
ELEV. 600.32'

BENCH MARK #2:
TX-DOT MON. 135E-7
2" BRASS DISK ON CONC. HEADWALL
2100' NORTH OF SWISHER ROAD
ON EAST IH35E SERVICE ROAD
ELEV. 569.77'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND PRICING UNDER THE AUTHORITY OF THOMAS J. CASEY, IV, P.E. 86213, ON 12-01-06. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

REV. NO.	REVISION DESCRIPTION

IEG
1588LL ENGINEERING GROUP
INTEGRITY IN ENGINEERING
1405 W. Chapman Drive
Sanger, Texas 76266
Phone (940) 458-7503
Fax (940) 458-7417
www.iegonline.com

SITE PLAN FOR THE PROPOSED AMERICAN EAGLE HARTLEY-DAVIDSON

CORINTH, TEXAS

ENGR	DRAWN	DATE	JOB NO	SCALE
TJC	DTL	12/01/08	IEG006591	AS NOTED

DEC 01 2008
C1.1

EXHIBIT C

HARLEY DAVIDSON PLANNED DEVELOPMENT

C-2 COMMERCIAL DISTRICT

SECTION 1: Regulations set forth in this section are the district regulations in the C-2 Commercial District.

SECTION 2: USES - In C-2 Commercial District, no building or land shall be used and no building shall be hereafter erected, reconstructed, enlarged or converted, unless otherwise provided in this ordinance, except for one or more of the following uses:

- (1) All of the uses permitted in C-1 Commercial District.
- (2) Ambulance service.
- (3) Auto repair garage where all work is conducted inside the building.
- (4) Automatic Laundry without boiler, heating and steam cleaning facilities, in which all washing operations are carried on within a building.
- (5) Exterminating company.
- (6) Fix-it shop, bicycle repair, blade sharpening, small engine repair, retail only.
- (7) Frozen food locker.
- (8) Hospital.
- (9) Institution.
- (10) Kennel/veterinary office.
- (11) Newspaper printing.
- (12) Restaurant or cafeteria, with or without curb or drive-in service.
- (13) Rug cleaning shop.
- (14) Seed store.
- (15) Taxi garage/dispatch.

SECTION 3: AREA REGULATIONS

- (1) Front Yard: There shall be a front yard having a depth of not less than forty feet (40').
- (2) Side Yard: No side yard shall be required for a retail use except:
 - a) On a corner lot, a side yard of ten feet (10') shall be required on the side street.
 - b) On the side of a lot in a C-2 Commercial District adjoining any Residential District, there shall be a side yard. The minimum width of the side yard shall be fifteen feet (15').
- (3) Rear Yard: There shall be a rear yard having a depth of not less than twenty feet (20').
- (4) Width of Lot: The minimum width of the lot shall be one hundred seventy five feet (175') measured at the point where the minimum lot depth is achieved, except where "pad" lots front a thoroughfare or collector street and access is required to interior lots in excess of one acre, then the lot width at the street R.O.W. may be reduced to forty feet (40'). (As amended by Ordinance No. 01-10-18-25)

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

SECTION 4: MECHANICAL EQUIPMENT AND WASTE STORAGE - Mechanical equipment, refuse containers and waste storage areas shall be constructed, located and screened so as to in no way interfere with the peace, comfort, and repose of the occupants of any adjoining building or residence. The location, construction, and screening of all mechanical equipment and refuse containers shall be shown on the design drawings.

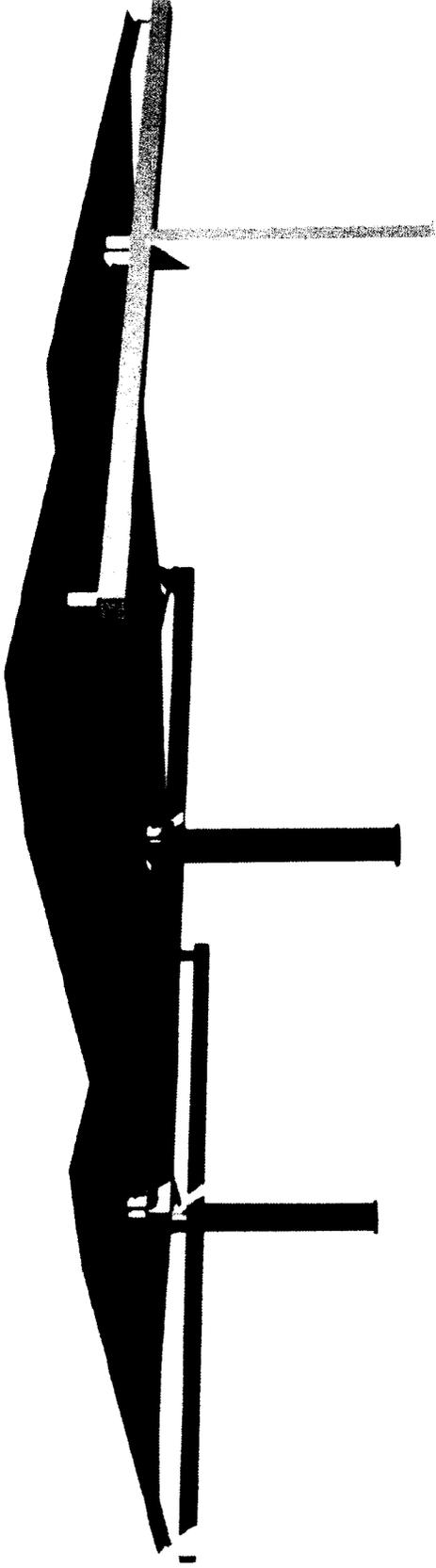
SECTION 5: ADDITIONAL REGULATIONS:

- Outside display of motorcycles for sale and a motorcycle service and repair shop within building.
- Allow the use of the rear parking lot designated as "Riders Edge Training Area" on Exhibit C as a motorcycle training area between the hours of 9:00 AM to 7:00 PM.
- Allow a permanent shade structure "40 X 80" on the site for special events and general use for shade.

SECTION 6: LANDSCAPING:

- Rear yard shall include a 20' landscape buffer adjacent to residential, within the landscape buffer, one (1) shade tree (3" caliper, 6" from grade minimum) or an ornamental tree shall be planted per 50 linear foot of landscape buffer.
- Instead of the required 1 shade tree for every 15 parking spaces and 17 S.F. of landscaping for each parking space. The required interior landscaping is placed within the 20' east landscape buffer as shown on Exhibit D.

ORDINANCE #07-02-15-03



**AMERICAN EAGLE HARLEY-DAVIDSON
PROPOSED SHADE STRUCTURE**

ORDINANCE NO. 14-05-15-21

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE BEING A PART OF THE CORINTH UNIFIED DEVELOPMENT CODE, ORDINANCE NO. 13-05-02-08, AND PLANNED DEVELOPMENT ORDINANCE NO. 01-08-16-16 (PD C-2) ON LOT 1, BLOCK 1, HARLEY DAVIDSON ADDITION, TO APPROVE A REVISED SITE PLAN WITH SHADE STRUCTURES; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000; PROVIDING FOR PUBLICATION AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the hereinafter described property is zoned as Planned Development Classification under the City's Unified Development Code and a person having a proprietary interest in the property has requested a change in the zoning classification of said property and approval of a revised detailed site plan; and

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

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

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

WHEREAS, the City Council finds that the Planned Development Zoning Amendment promotes the health and the general welfare, provides adequate light and air, prevents the overcrowding of land, avoids undue concentration of population, and facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and the general health, safety and welfare of the community;

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

SECTION I - LEGAL PROPERTY DESCRIPTION

The Comprehensive Zoning Ordinance of the City of Corinth, Texas, as heretofore amended is hereby amended by amending the Site Plan on 6.259 acres described in “Exhibit A” attached hereto and incorporated by reference herein.

SECTION II – SITE PLAN

The Site Plan and exhibits described as “Exhibit B”, attached hereto and made a part hereof for all purposes, are approved and shall be adhered to in their entirety for the purposes of Planned Development Commercial-2 (PD C-2).

SECTION III – LAND USE REGULATIONS

The shade structures depicted on Exhibit B are permitted uses.

SECTION IV – PENALTY FOR VIOLATIONS

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

SECTION V – SEVERABILITY CLAUSE

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

SECTION VI – EFFECTIVE DATE

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

PASSED AND APPROVED THIS 15th DAY OF MAY 2014.

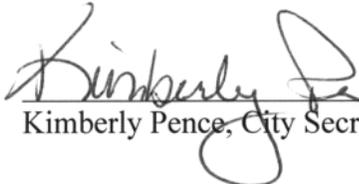
APPROVED:



Paul Ruggiere, Mayor

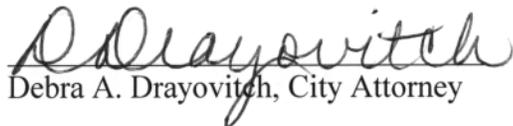


ATTEST:



Kimberly Pence, City Secretary

APPROVED AS TO FORM:



Debra A. Drayovitch, City Attorney

Harley Davidson PD Amendment

EXHIBIT A

Ordinance No. 14-05-15-21

PROPERTY DESCRIPTION

STATE OF TEXAS
COUNTY OF DENTON

Being a 6.259 acre tract of land situated in the J. B. Thetford Survey, Abstract No. 1308, Denton County, Texas and being a portion of those certain tracts of land as described in deeds to the **RS CS REALTY LTD. P/S** as recorded in County Clerk's File No. 01-111913 of the Deed Records of Denton County, Texas and the **C & J REVOCABLE TRUST** as recorded in Volume 1955, Page 678 and County Clerk's File No. 95-0014350 of the Deed Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the base of a cedar tree at an interior Ell corner of Corinth Shores Estates, an addition to the City of Corinth, Texas according to the plat recorded in Volume 2, Page 108 of the Plat Records of Denton County, Texas and being the southwesterly corner of said C & J tracts;

THENCE North 00°09'00" East, along an easterly line of said Corinth Shores Estates and the westerly line of said C & J tracts, at a distance of 325.38 feet passing a 3/8 inch iron rod found at the northwesterly corner of said C & J tracts and also being the southwesterly corner of the RS CS Realty Ltd. tract and continuing along said line a total distance of 708.00 feet to an iron rod set with "Isbell Engr" cap for a corner at a northeasterly corner of said Corinth Shores Estates and being the southeasterly corner of Lot 1-R of the Happily Ever After Addition, an addition to the City of Corinth as recorded in Cabinet R, Page 351 of the Plat Records of Denton County, Texas and from which a capped iron rod found bears South 76°10'17" West, 2.70 feet;

THENCE North 00°08'16" West, along the easterly line of said Happily Ever After addition, a distance of 190.86 feet to a 1/2 inch iron rod found at the northwesterly corner of said RS CS Realty tract and also being the southwesterly corner of Terry's Treehouse Learning Center LLC as recorded in Volume 4899, Page 1809 of the Deed Records of Denton County, Texas

THENCE North 89°51'31" East, along the northerly line of said RS CS Realty tract and the southerly line of said Terry's

THENCE North 87°10'00" West, along a northerly line of said Corinth Shores Estates, a distance of 260.29 feet to the **POINT OF BEGINNING** and Containing 6.259 acres of land, more or less.

THENCE North 89°51'31" East, along the northerly line of said RS CS Realty tract and the southerly line of said Terry's Treehouse tract, a distance of 265.54 feet to an iron rod set with "Isbell Engr" cap at the northeasterly corner of said RS CS Realty tract and being on the westerly right-of-way line of Interstate Highway 35E (variable width right-of-way) and from which a 1" iron pipe found bears North 89°46'17" West, 0.74 feet;

THENCE South 37°18'55" East, along the westerly right-of-way line of said Interstate Highway 35E and along the easterly line of said RS CS Realty tract, a distance of 350.32 feet to a capped iron rod found at the southeasterly corner of said RS CS Realty tract and being the northeasterly corner of the remainder of the C & J Revocable trust tract;

Harley Davidson PD Amendment
EXHIBIT A
Ordinance No. 14-05-15-21

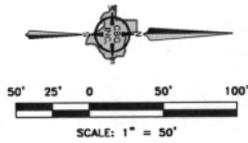
THENCE South 58°17'26" West, along the southerly line of said RS CS Realty tract and the northerly line of said C & J Revocable Trust tract, a distance of 367.08 feet to an iron rod set with "Isbell Engr" cap for a corner;

THENCE South 37°25'48" East, a distance of 154.21 feet to an iron rod set with "Isbell Engr" cap for a corner;

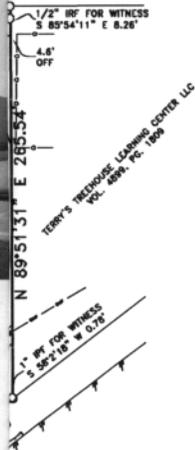
THENCE South 00°08'20" West, a distance of 318.36 feet to an iron rod set with "Isbell Engr" cap for a corner on a northerly line of the aforementioned Corinth Shores Estates;

THENCE North 87°10'00" West, along a northerly line of said Corinth Shores Estates, a distance of 260.29 feet to the **POINT OF BEGINNING** and Containing 6.259 acres of land, more or less.

ORDINANCE NO. 14-05-15-21 HARLEY DAVIDSON PD EXHIBIT 'B' SITE PLAN



DAVIDSON CORINTH ADDITION, an Addition to the City of
ing to the Plat thereof recorded in Cabinet Y, Slide
3003.



LINE TABLE		
LINE	LENGTH	BEARING
L1	19.00	S89°51'00"E
L2	60.07	N00°09'00"E
L3	19.00	S89°51'00"E

EXISTING PROPERTY CONDITIONS

LOT AREA	271,517 SQ. FT. or 8.23 ACRES
BUILDING SQUARE FOOTAGE	36,717 SQ. FT. (EXTERIOR FOOTPRINT)
LOT COVERAGE	14%
IMPERVIOUS SQUARE FOOTAGE	210,041 SQ. FT.
IMPERVIOUS LOT COVERAGE	77%
PARKING PROVIDED:	
STANDARD SPACES	291 SPACES
HANDICAP VAN ACCESSIBLE	007 SPACES
TOTAL	298 SPACES
PARKING REQUIRED:	
1 SPACE FOR EVERY 2,000 SQ. FT.	159 SPACES
ZONING EXISTING USE	
	PD / PLANNED DEVELOPMENT DISTRICT

Summary	TOTAL
Use	COMMERCIAL
Building	COMMERCIAL
Classification	COMMERCIAL
Area	8.23 Ac.
Site Coverage	14%
Open Space	23%
Impervious Coverage	77%
Building Area (Foot Print in Sq. Ft.)	36,717 sq. ft.
Building Height	31'
Area by Use	NA
Standard Handicap	7
Total	298
Standard Handicap	7
Outside Storage	NA
Installation Month/Year	
Removal Month/Year	

VICINITY MAP



NOT TO SCALE

SITE PLAN

LOT 1, BLOCK 1, HARLEY-DAVIDSON CORINTH ADDITION
CITY OF CORINTH, DENTON COUNTY, TEXAS

5920 I-35



50' 25' 0 50' 100'
SCALE: 1" = 50'



7-DAVIDSON CORINTH ADDITION, an Addition to the City of
ording to the Plat thereof recorded in Cabinet Y, Slide
Texas.

1/2" IR FOR WITNESS
S 85°54'11" E 8.26'
4.6'
OFF

N 89°51'31" E 285.54'
TERRY'S TREHOUSE LIVING CENTER, LLC
VOL. 289, PG. 1809

1" IR FOR WITNESS
S 56°18' W 0.18'

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.00	S89°51'00"E
L2	60.07	N00°09'00"E
L3	19.00	S89°51'00"E

EXISTING PROPERTY CONDITIONS

LOT AREA 271,517 SQ. FT. or 6.23 ACRES
BUILDING SQUARE FOOTAGE 36,717 SQ. FT. (EXTERIOR FOOTPRINT)
LOT COVERAGE 14%
IMPERVIOUS SQUARE FOOTAGE 210,041 SQ. FT.
IMPERVIOUS LOT COVERAGE 77%

PARKING PROVIDED:
STANDARD SPACES 291 SPACES
HANDICAP VAN ACCESSIBLE 7 SPACES
TOTAL 298 SPACES

PARKING REQUIRED: 1 SPACE FOR EVERY 2,000 SQ. FT.
159 SPACES

ZONING EXISTING USE PD / PLANNED DEVELOPMENT DISTRICT

Summary	TOTAL
Proposed Lots	1
% of Site Coverage	14%
% of Open Space	23%
% of ImperVIOUS Coverage	77%
Building Area (Foot Print in Sq. Ft.)	36,717 sq. ft.
Stories	1
Building Height	31'
Use Area	NA
Use Area by Use	NA
Parking	159
Standard	291
Handicap	7
Total	298
Standard	NA
Handicap	NA
Outside Storage	NA
Collection Month/Year	NA

VICINITY MAP



NOT TO SCALE

SITE PLAN

LOT 1, BLOCK 1, HARLEY-DAVIDSON CORINTH ADDITION

CITY OF CORINTH, DENTON COUNTY, TEXAS

5920 I-35

Harley Davidson PD Amendment
EXHIBIT B
Ordinance No. 14-05-15-21

5920 South I-35E, Corinth, Texas 76210
Tel: 940.498.5000 Fax: 940.498.5008

www.aeharley.com



Barbara Cabbage
Planning and Development Manager
City of Corinth
3700 Corinth Pkwy, Corinth, 76208

July 8, 2016

Re: American Eagle Harley-Davidson
Planned Development Amendment

Dear Barbara

Per a previous conversation with the City, I am requesting that the current Planned Development revision be limited to the addition of shade structures and fuel tank as shown in the attached sheets. To address the City's request, I will provide the necessary documents that will allow the City to consider an amendment to the AEHD Planned Development that will address special uses, future uses, and motorcycle parking. We will have this ready for the August 15, 2016 submittal date.

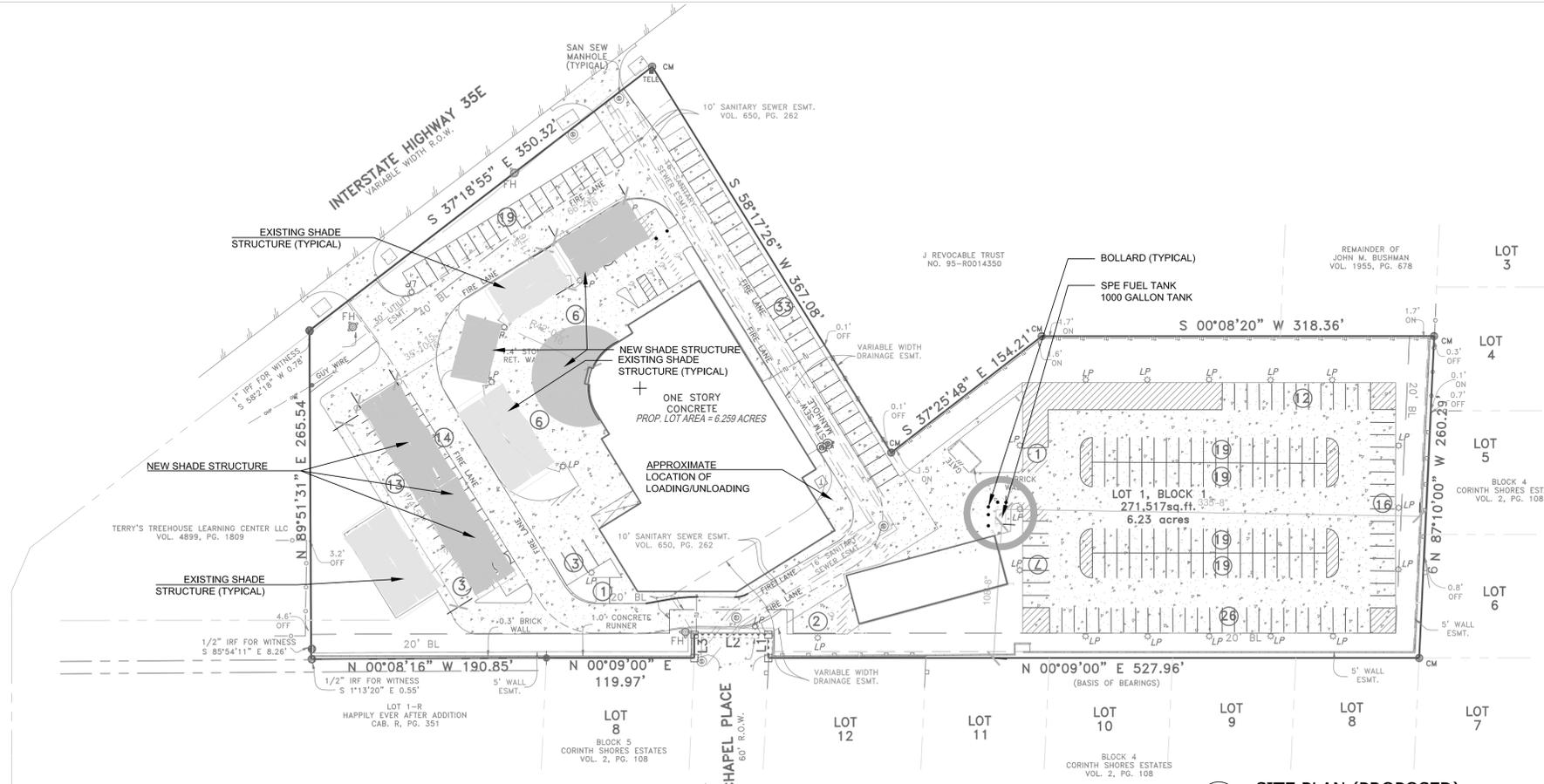
Regards,

A handwritten signature in blue ink, appearing to read "W. Sullivan". The signature is fluid and cursive.

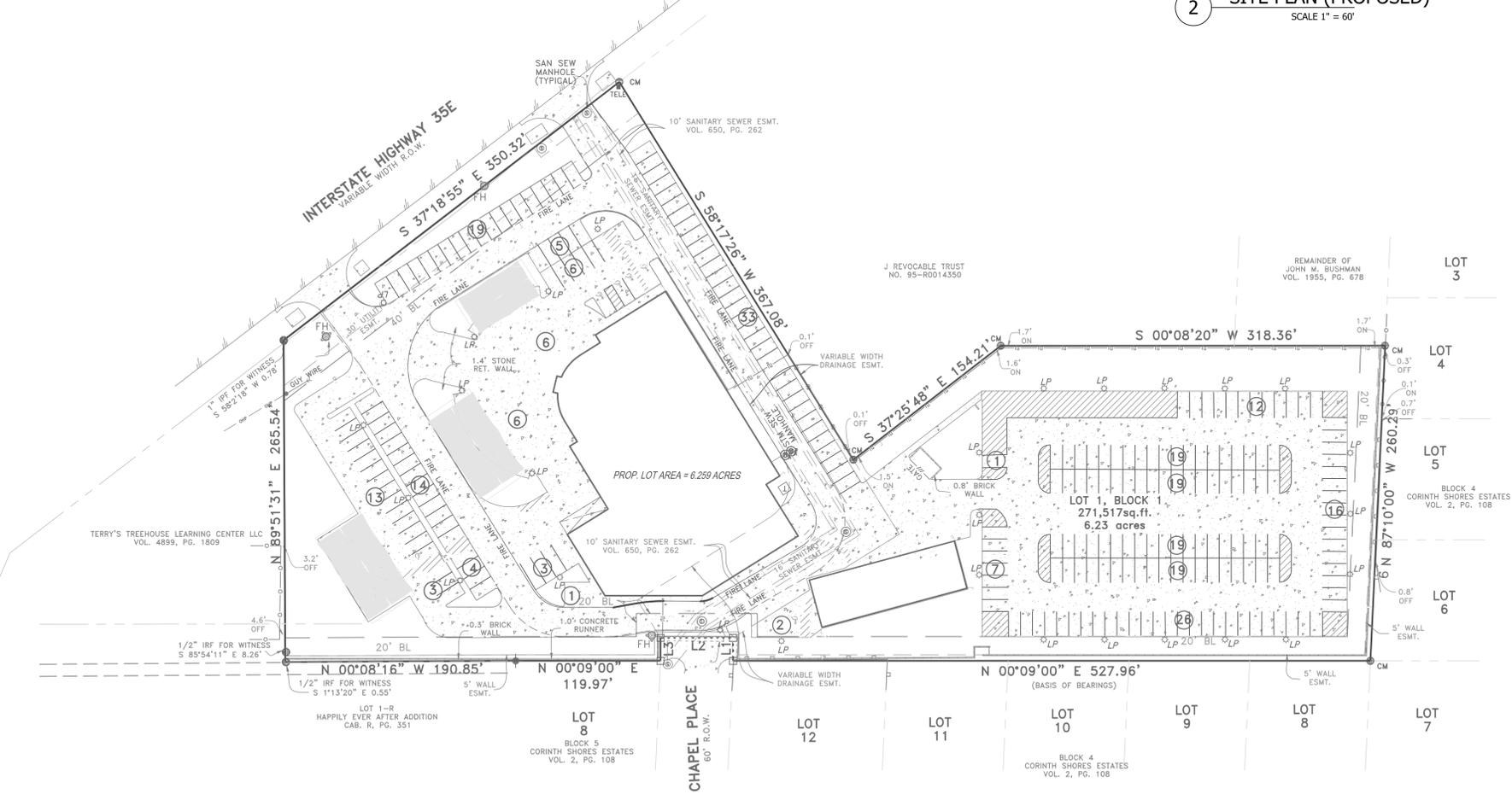
Willy Sullivan
American Eagle Harley-Davidson

CC: Bill Morgan, AIA
Kirkpatrick Architecture Studio
Denton

WS/ws



2 SITE PLAN (PROPOSED)
SCALE 1" = 60'



1 SITE PLAN (EXISTING CONDITIONS)
SCALE 1" = 60'

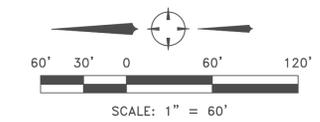
Site Data Summary Chart (by phase and in total) to include the following items:

Site Data Summary	Existing	Proposed
Existing Zoning	PD-26	PD-26
Land Use Designation	RETAIL/SERVICE	RETAIL/SERVICE
Gross Acreage	6.26 ACRE	6.26 ACRE
Net Acreage	6.26 ACRE	6.26 ACRE
Number of Proposed Lots	1	1
Percentage of Site Coverage	16%	21%
Area of Open Space	73,795 S.F.	73,795 S.F.
Percentage of Open Space	27.0%	27.0%
Percentage of Landscape	UNCHANGED	UNCHANGED
Area of Impervious Coverage	199,047 S.F.	199,047 S.F.
Percentage of Impervious Coverage	73.0%	73.0%
Proposed Building Area (Foot Print in Sq. Ft.)	43,847 S.F. ①	57,645 S.F. ②
Number of Single-Story Buildings	1	1
Number of Two-Story Buildings	2	2
Maximum Building Height	31'	31'
Proposed Floor Area	45,684 S.F.	45,684 S.F.
Proposed Floor Area by Use	-	-
Required Parking	113	113
Provided Parking		
Standard (REQUIRED)	108	108
Handicap (REQUIRED)	5	5
Total (PROVIDED)	254	254
Inventory Parking	-	-
Required Loading Spaces	1 R & 1 L	1 R & 1 L
Provided Loading Spaces	1 R & 1 L	1 R & 1 L
Area of Outside Storage	0	0
Percentage of Outside Storage	0%	0%
Start Construction Month/Year		
End Construction Month/Year		

- ① Includes:
- Existing Building 31,713 sq ft
 - Existing Building 5,006 sq ft
 - Existing Shade Structures 7,128
- ② Includes:
- New Shade Structures 13,798 sq ft

LEGEND

- CONCRETE PAVING
- CONTROLLING MONUMENT
- LIGHT POLE
- POWER POLE
- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- EXISTING CANOPY
- NEW CANOPY
- SANITARY SEWER



LINE	LENGTH	BEARING
L1	19.00	S89°51'00"E
L2	60.07	N00°09'00"E
L3	19.00	S89°51'00"E

KIRKPATRICK ARCHITECTURE STUDIO

KIRKPATRICK ARCHITECTURE STUDIO
940/387-8182 tel
940/383-0262 fax
www.k-a-studio.com
100 West Mulberry
Denton, Texas
76201

American Eagle
Harley Davidson



REVISIONS:

No.	DATE	DESCRIPTION

CONTENTS:
Site Plan

DATE:
10 July 2016

SHEET:
PD AMENDMENT



American Eagle Harley-Davidson

Not to Scale

08 July 2016

1

Shading Structure Perspectives





Entry shade structure removed
for clarity

American Eagle Harley-Davidson

Not to Scale

08 July 2016

2

Shading Structure
Perspectives

KIRKPATRICK
ARCHITECTURE
STUDIO



American Eagle Harley-Davidson

Not to Scale

08 July 2016

3

Shading Structure
Perspectives





F921[®] aboveground storage tanks are manufactured with a double-wall steel design. Standard features include built-in, testable, interstitial monitoring capability and impermeable secondary containment. The F921[®] delivers uncompromising performance, reliability, service and economy.



Compatible With a Wide Range of Fuels and Chemicals, Including Biodiesel and Ethanol

F921[®] features:

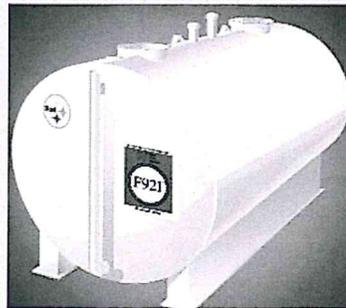
- Meets UL 142, Standard for Steel Aboveground Tanks for Flammable and Combustible Liquids
- Double-wall design offers integral, impermeable secondary containment to meet EPA SPCC requirements
- Primary and secondary tank can be tightness tested on site with standard testing procedures, or manufacturer may ship with vacuum in the interstice to prove integrity of both walls during installation
- Interstitial space can be monitored for leak detection
- Primary storage tank and secondary containment compatible with a wide range of fuels and chemicals

Additional features:

- Support designs available for all seismic requirements
- Choose from many integral support types, including saddles and skids
- Vertical tanks supported on legs, and skirted available, with Listing label
- Capacities range up to 75,000 gallons

F921[®] Benefits:

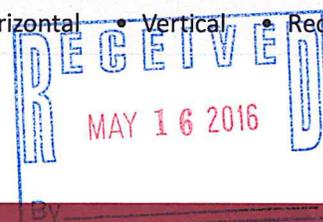
- Steel construction allows for recycling
- Low cost compartments and customization
- Built to nationally-recognized STI standards with strict third-party quality control inspection program



Economical Double-Wall Design

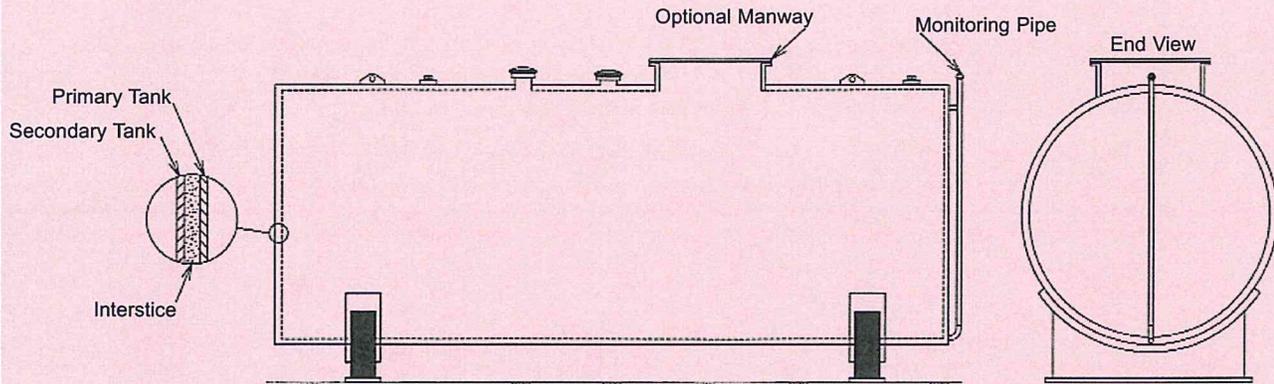
Available Designs:

- Horizontal
- Vertical
- Rectangular



F921[®] is available from a large network of STI Licensed Manufacturers • www.steeltank.com

F921® Double-Wall Aboveground Steel Storage Tanks



- Steel Tank Institute F921® and Listing Labeled
- 300° or 360° outer wall for secondary containment
- Variety of Listed supports available
- Compatible with a wide range of fuels and chemicals
- Capacities range up to 75,000 gallons
- Easily relocated

F921® Guideline Specification

A) General

1. Provide F921® double-wall steel aboveground storage tanks.

B) Labeling

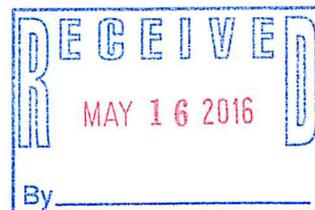
1. Tanks shall bear the Steel Tank Institute F921® Double-Wall Aboveground Storage Tank identification label.

C) Product Description

1. Tanks shall be manufactured in accordance with Steel Tank Institute F921®, Standard for Double-Wall Aboveground Storage Tanks.
2. Aboveground tank primary and secondary containment (inner and outer walls) shall be manufactured in accordance and listed with Underwriters Laboratories UL 142, Standard for Steel Aboveground Tanks for Flammable and Combustible Liquids.
3. Tanks shall be double-wall with a steel inner wall for primary containment and provide integral secondary containment by an impervious steel outer wall.
4. Integral secondary containment shall be testable and provide access for interstitial leak detection monitoring.
5. Listed supports shall be used for all horizontal, rectangular and vertical double-wall tanks. Supports are designed for seismic loading, if necessary.

D) Manufacturer

1. Manufacturer shall be a licensed member company of the Steel Tank Institute and subject to Steel Tank Institute's Quality Assurance program.



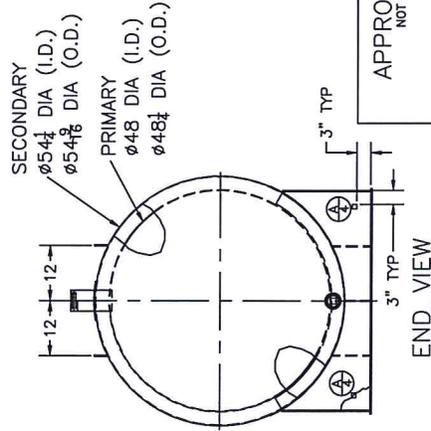
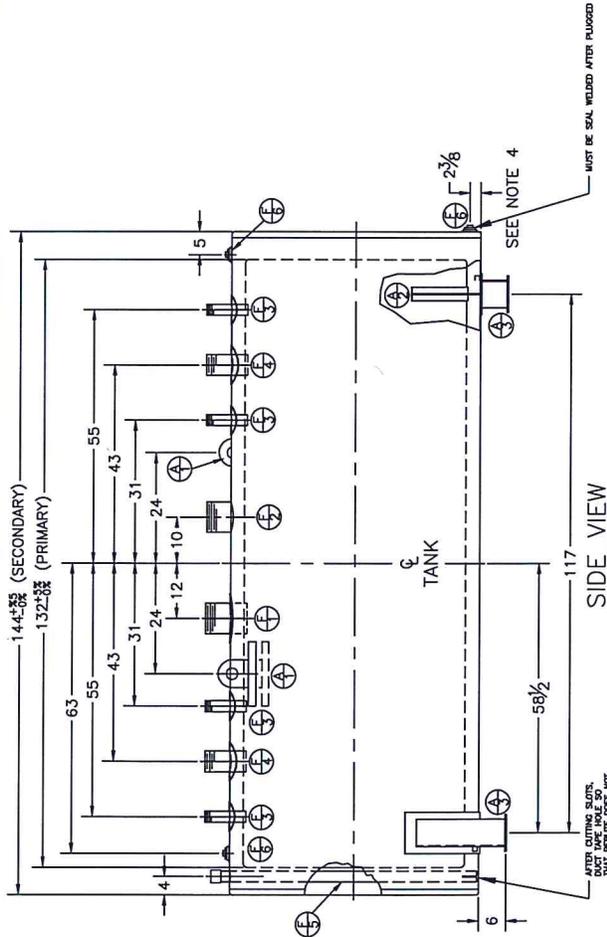
A division of STI/SPFA 944 Donata Court Lake Zurich, IL 60047 Ph: (847)438-8265 Fx: (847)438-8766 Web: www.steeltank.com

F921® is available from an extensive group of Steel Tank Institute fabricators who participate in the STI Quality Assurance Program. Under the program, independent quality control inspectors make unannounced visits to STI members, ensuring fabrication to the highest possible standards.

PRIMARY HEADS & SHELLS	
MARK (QTY)	DESCRIPTION
④ (2)	10 GA. 51" x 60" PLATE (HEADS)
④ (1)	10 GA. 60" WIDE x 152" LONG SHEET (SHELL)
④ (1)	10 GA. 72" WIDE x 152" LONG SHEET (SHELL)
SECONDARY HEADS & SHELLS	
MARK (QTY)	DESCRIPTION
④ (2)	10 GA. 60" x 60" PLATE (HEADS)
④ (2)	10 GA. 72" WIDE x 171 1/2" LONG SHEETS (SHELL)

FITTINGS	
MARK (QTY)	DESCRIPTION
④ (1)	6"x9" T.O.E. NIPPLE w/ 6" E. VENT 8oz C&B# 0366-03-60HF (PRI)
④ (1)	6"x6" T.O.E. NIPPLE w/ 6" E. VENT 8oz C&B# 0366-03-60HF (SEC)
④ (4)	2"x9" TOE NIPPLES
④ (2)	4"x9" TOE NIPPLES
④ (1)	2" SCH 40 PIPE 64" LG w/ 2" FULL COUP (MONITOR WELL)
④ (3)	2" FNPT TANK FLANGES w/ PLUG (PERLITE VENTS)

ATTACHMENTS	
MARK (QTY)	DESCRIPTION
④ (2)	6" x 9" x 1/2" LIFT LUGS w/ RE-PADS --SEE DETAIL~
④ (2)	1/2" x 2 1/2" SPACERS
④ (2)	FG-54-1 UL SADDLES
④ (4)	KPA 4-C GROUND LUG
④ (2)	WEARPAD 10GA x 6" WIDE x 64 1/2" LONG
④ (34)	ESTIMATED BAGS OF PERLITE



NOTES:

- TANK IS TO BE FABRICATED IN ACCORDANCE WITH UL 2085 (FIREGUARD) SPECIFICATIONS. ATTACH LABELS.
- AFTER COMPLETING PRIMARY TANK, TEST IT WITH 3 TO 5 PSIG AIR PRESSURE AND APPLY A LEAK DETECTION SOLUTION TO ALL OUTSIDE WELDS. REPAIR ANY LEAKS, AND RE-TEST.
- AFTER TESTING PRIMARY TANK, COMPLETE SECONDARY TANK AND APPLY 3 TO 5 PSIG MAXIMUM AIR PRESSURE TO PRIMARY TANK. RELEASE 3 TO 5 PSIG AIR PRESSURE INTO INTERSTICE FROM PRIMARY TANK. MAINTAIN PRESSURE AND APPLY A LEAK DETECTION SOLUTION TO ALL WELDS. REPAIR ANY LEAKS, AND RE-TEST.
- AFTER PERLITE IS PUMPED INTO INTERSTICE, PLUG MUST BE SEAL WELDED.
- TANK EXTERIOR IS TO BE SANDBLASTED & PAINTED WHITE.

APPROVAL DRAWING
NOT FOR FABRICATION

- APPROVED AS SUBMITTED
- APPROVED AS MARKED
- CHANGE AND RE-SUBMIT FOR APPROVAL

SIGNATURE _____
DATE _____

BILL OF MATERIALS

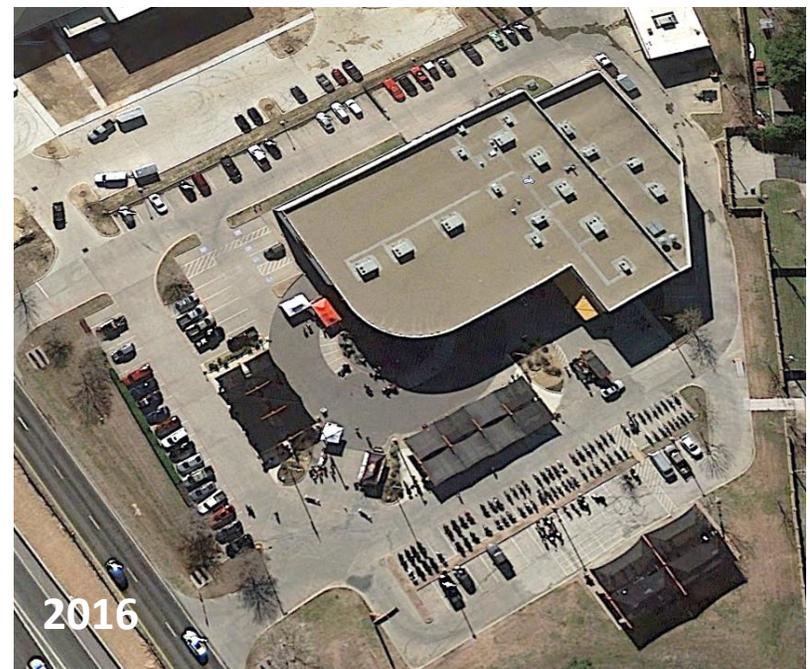


HALL TANK COMPANY
NORTH LITTLE ROCK, ARKANSAS
ENGINEERED PRODUCTS PHONE: (601) 945-3211

DRAWN BY: DATE: 10/28/15 APPROVED BY: DATE:
CHK'D BY: DATE: OJA/D.C. DATE:

TITLE: 1,000 GALLON HORIZ. DW FIREGUARD
AST: Ø48" X 152" LG (PRI)

JOB/CONTRACT NO. DRAWING NUMBER
SCALE NTS SH 1 OF 1 15-3968 REV.



PUBLIC HEARING / BUSINESS ITEM 3 & 3a

Planning and Zoning Commission Regular Session

July 25, 2016

AGENDA ITEM

PUBLIC HEARING: TO HEAR PUBLIC OPINION REGARDING A REQUEST FROM THE APPLICANT WILLIAM TSAO, AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER, 24 ACRES LLC, FOR A ZONING CHANGE FROM MX-C, MIXED USE COMMERCIAL TO PLANNED DEVELOPMENT MX-C ON PROPERTY LEGALLY DESCRIBED AS 24.6 ACRES BEING TRACT 5B (1.5 ACRES), TRACT 5C (1.5 ACRES), TRACT 5A (1.5 ACRES) AND TRACT 5 (20.1 ACRES) SITUATED IN THE H. GARRISON SURVEY, COUNTY ABSTRACT 507 IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. The 24.6 acres of land is located south of 6501 IH 35E and north of Dobbs Road.

BUSINESS: Consider and act on a request for a zoning change from MX-C, Mixed Use Commercial to Planned Development MX-C on property legally described as 24.6 acres being tract 5b (1.5 acres), tract 5c (1.5 acres), tract 5a (1.5 acres) and tract 5 (20.1 acres) situated in the H. Garrison Survey, County Abstract 507 in the City of Corinth, Denton County, Texas. The 24.6 acres of land is located south of 6501 IH 35E and north of Dobbs Road.

APPROVAL PROCESS

Public hearings will be held during the Planning and Zoning Commission meeting and the City Council meeting. A recommendation from the Planning and Zoning Commission regarding the planned development zoning change will be presented to City Council.

The Planning and Zoning Commission recommendation will go before City Council for final action at the August 18, 2016 City Council workshop and regular session meeting.

NOTIFICATION TO PUBLIC

Prior to the Planning and Zoning Commission meeting; there are ten property owners whose properties fall within 200' of the subject properties that received public hearing letters. Public hearing sign were placed along IH 35E frontage road, in front of the site and along Dobbs Road. Prior to the City Council notice will be published in the Denton Record Chronicle, the City's official newspaper.

AGENDA ITEM DESCRIPTION

The Applicant, William Tsao, representing the property owner for 24+ acres located at the intersection of Dobbs Road and I-35E is requesting a rezoning from MX-C, Mixed Use Commercial to Planned Development MX-C. MX-C is proposed as the base district for this proposed mixed use development. The request includes retail, restaurants, office and multi-family residential units. These uses are designed to be centered on a linear water way feature that connects a large plaza to an amenity pond via the proposed trail system throughout the site to enhance walkability. The attached concept design map illustrates the vision behind the proposed mixed-use development.

The PD also details the proposed regulations including, uses, dimension, amenity requirements, and parking for the development. This development is unique in that it is a mixed use project which requires some flexibility in the site configuration and building arrangements of non-residential uses to respond to market conditions. Some of the uses that are being proposed that are unique to this development include, food truck vendors and a dog park. These uses have additional conditions that need to be met before moving forward. Another important facet of the development is the proposed multi-family residential component. It exceeds the allowed percentage amount, so to compensate for this the staff and applicant have proposed a trigger event for non-residential square feet. The applicant proposes that before the residential component C.O. (certificate of occupancy) is given for the second building of residential; the applicant proposes to have a site plan (supported and approved by P&Z and City Council) for approximately 15,000 square feet of non-residential development. Below is a list of proposed changes that are included in the attach draft ordinance.

- Adding/Changing Uses (Dog Parks, Food Truck Vendors)
- Dimensional Requirements (Please See Comparison Chart in Ordinance)
- Parking Regulations – Provided a flexible parking use chart that is an American Planning Association practice for mixed-use developments.
- Building Façade Materials (Non-Residential) – 100% class 1 required changed to 70% class 1 (primary materials) with the addition of tile and laminate panels. All four side shall be consistent and finished out.
- Building Façade Materials (Multifamily) – 85% class 1 required changed to 80% class 1 (primary materials) and secondary materials including stucco shall be 65% on third and fourth stories instead of the required 50%.
- The Multifamily residential component shall not exceed 26% of gross land area this development instead of the 10% allowed in the MX-C district.
- Monument sign tower may be 50 feet in height in lieu of the required 30 feet with performance standards.

ZONING

2.06.02. MX-C, Mixed Use Commercial

This district is intended to permit establishment of standalone non-residential activities and limited residential activities along Interstate Highway 35 and FM 2181, under conditions that assure an acceptable level of harmony among land uses. Non-residential uses and residential uses are not envisioned to be mixed within the same buildings, but instead should be mixed as standalone sites within the overall area zoned as MX-C, Mixed Use Commercial. Furthermore, this district is intended to incorporate planned business campus developments, office, retail, and light assembly/ warehouse distribution centers into one general area. Non-residential development should comprise at least ninety (90) percent of the land area and residential uses shall be limited to a maximum of ten (10) percent of the land area zoned as MX-C, Mixed Use Commercial. This standard will be enforced through the specific use process.

Site Plans are required in the MX-C district, however they are requesting to provide a Concept Plan in lieu of a full site plan package in the Planned Development.

As each site is platted, they will need to provide a full site plan package before moving forward.

COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION

The Comprehensive Plan Future Land Use Map shows this area as Mixed Use Non-Residential and is consistent with plan.

FINANCIAL SUMMARY

Source of Funding: No funding is required.

STAFF RECOMMENDATION

Staff recommendation hinges on the amount of commercial land uses that are proposed to take place on the site. This property is zoned to foster commercial development and the City needs to ensure that balance. We feel it is a good plan and vision, however we would like the applicant to increase the non-residential square foot trigger event to at least within the range of 20,000 to 30,000 square feet. In addition before any multifamily residential development receives it's C.O., a site plan and building permits will need to be approved for at least 15,000 square feet of non-residential associated with a c/o for residential building one and an additional 10,000-15,000 square feet of non-residential associated with a c/o for residential building two of the multifamily uses.

ATTACHMENTS / SUPPORTING DOCUMENTS

Draft PD Ordinance
Concept Design Maps
Concept Elevations

Submitted By: Fred Gibbs, Planning and Development Director
Department: Planning and Development

Finance Review: Yes NA

Legal Review: Yes NA

Director Review and Approval:

EXHIBIT A
LEGAL DESCRIPTION

Being all that certain lot, tract or parcel of land situated in the H. Garrison Survey, City of Corinth, Denton County, Texas, being part of that certain called 24.601 acres tract of land described in deed to Donald L. Anderson and wife, Virginia L. Anderson recorded in Volume 562, Page 593 of the Deed Records of Denton County, Texas, the same being described in deed to D.L.A. Partners, Ltd. recorded in Volume 4168, Page 2634 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a ½" capped rebar (G & A) set at the southeast corner of said tract, being on the north line of Dobbs Road and being on the west line of Carpenter Street;

THENCE N 89°59'42" W, 812.44 feet, along the north line of Dobbs Road and the south line of said Anderson tract, to a ½" capped rebar (G & A) set on the east right-of-way line of Interstate Highway 35E according to deed to the State of Texas recorded in Volume 400, Page 511 of the Deed Records of Denton County, Texas;

THENCE N 39°01'00" W (Record), 1150.79 feet, along the east right-of-way line of Interstate Highway 35E, to a ½" capped rebar (G & A) set on the north line of said Anderson tract, being on the south line of that certain tract of land described in deed to C. R. Brown recorded in Volume 285, Page 520 of the Deed Records of Denton County, Texas,

THENCE S 89°59'01" E, along the north line of said Anderson tract and the south line of said Brown tract, and passing the southwest corner of that certain tract of land described as Tract D in deed to Philip C. McGahey recorded in Clerk's File Number 93-23046 of the Real Property Records of Denton County, Texas, and continuing a total distance of 1545.91 feet, to a ½" rebar found at the northeast corner of said Anderson tract, being the southeast corner of said McGahey tract and being on the west line of Carpenter Street, and being on the west line of that certain tract of land described as Tract II in deed to Harvest Christian Ministries, Inc. recorded in Clerk's File Number 97-015608 of the Real Property Records of Denton County, Texas;

THENCE S 00°34'34" W, 893.80 feet, along the east line of said Anderson tract and the west line of Carpenter Street and said Harvest Christian Ministries tract, to the POINT OF BEGINNING and containing approximately 24.197 acres of land.

EXHIBIT B

PD DESIGN STATEMENT & DESIGN MAP

Millennium is being proposed to the City of Corinth by Lakeview Parkway Partners, LP. The site is ideally located on the east side of I-35E and north of the existing Dobbs Rd. In conjunction with the proposed thoroughfare plan, Millennium will be optimally located within the proposed loop, along with access to the proposed Dobbs Rd. Currently, the site is bordered by South Denton Storage and an undeveloped lot to the north, Sarang Prayer Center and undeveloped lots to the east, and Metroplex Roof and Fence and an undeveloped lot to the South.

The proposed development, along with the adjacent properties to the north, east and south are currently zoned as MX-C Mixed Use Commercial. The Future Land Use for the site, along with the adjacent properties to the north, east, and south are proposed to be Mixed Use Non-Residential. The proposed development does not include proposed streets or ROW, but will be accessed through access easements/fire lanes. The site contains little to no trees, and has a gentle slope from the southwest to the northeast with approximately 8' of elevation change. The proposed 1.5 acre amenity pond will be utilized as a wet amenity pond and to meet detention requirements. A 10" sanitary sewer line is located approximately 500' of the NE corner of this site and runs parallel to the railroad tracks on the west side, and an 8" sanitary sewer line also runs along Dobbs. There is a 12" waterline along I-35E ROW and an 8" waterline along Dobbs. The proposed sequence of development is shown on the Exhibit "D" Zoning Concept Plan. PH 1 will include Area B-Residential 6.067 acres, Area C-Open Space 2.693 acres, the proposed fire lane and access easement, along with the non-residential trigger event requirement proposed in Section 2G-6.

Millennium is a mixed-use development designed to be a lifestyle destination for the City of Corinth. It includes both residential and non-residential uses in a walkable setting that frame a linear water way with a plaza at one terminus and a 1.5 acre pond at the other. Millennium's layout was inspired by ancient Corinth in Greece.



Corinth Canal (Source: Google Images)

The design intent is to pay homage to the ancient city by gracing the open space between I-35E entry and the 1.5 acre pond with enhanced pedestrian paving, large canopy trees, lighting, street furnishings, landscaping, water feature, and a meandering brook highlighted with natural stone.

Canvas and lighting above the pedestrian walkway between the two towers creates a human-scale environment and the gateway for Millennium.



Example of canvas and lighting across pedestrian plaza (Source: Google Images)

The plaza will become a gathering place for the community and will include outdoor dining opportunities and a water feature or statue.



Example of outdoor dining in the plaza (Source: Google Images)



Example of water feature in the plaza (Source: Google Images)

The pedestrian circulation is a critical element of the design for Millennium. As each building is constructed, a planned pedestrian connection to the main trail system is required. As a live, work, and play community, the design enhances the pedestrian experience in order to move people between the uses regardless of where they have parked. Millennium's concept is to create an environment for people that is comfortable, enjoyable, and at the human scale rather than a typical auto-oriented development.

The linear water way will include an intimate stream for patrons to enjoy in a park-like setting as they traverse through the community's trail system or while waiting to be seated in one of the nearby restaurants. The natural ambiance created by the water way will be a positive recreational amenity for both patrons and residents to enjoy. The edges of the water way will be treated in a variety of ways to give visitors a mixture of experiences. The meandering brook will be portrayed as a natural stream garnished with large natural stone and landscaping, which feeds into a rock waterfall that spills into a 1.5 acre pond. The pond edges will also have several treatments. A manicured lawn with a gentle slope to the water's edge on the east will transition to taller native grass areas to the west to symbolize the marrying of the built and natural environments.



Example of waterway between buildings (Source: Google Images)

The two principal buildings along the highway will have towers at each end which represents the Acrocorinth Towers of Ancient Greece.



Acrocorinth Towers (Source: Google Images)

The design of the building facade will respond to the transformation from ancient Corinth to modern Corinth. The traditional building material, limestone veneer, is applied to the towers, then, it transitions to masonry veneer with a louver screen, and ending with the contemporary cladding system to enhance the contemporary Texas Prairie style of architecture See Exhibit “F” for the Residential Conceptual Elevations and Exhibit “G” for the Retail Conceptual Elevations. Building architecture within Millennium shall be complimentary to these elevations to create a cohesive development.

Millennium will be Corinth’s premier mixed-use destination for both citizens and passersby to enjoy the dining, retail, office, and residential opportunities. The plaza and amenities can be used for civic events or festivities for the community. The following Design Map represents the design intent for this development.

EXHIBIT “C” LAND USE REGULATIONS

SECTION 1: REGULATIONS

A. Purpose

The regulations set forth in this Exhibit provide development standards for Planned Development Mixed Use-Commercial district for Millennium. The Planned Development (PD) District is identified by metes and bounds on Exhibit A and is depicted on Exhibit B with three areas, Area A - Non-Residential Area, Area B - Residential Area and Area C, - Open Space. Every use not authorized herein is expressly prohibited in this Planned Development (PD) District.

B. Base Districts

In this Planned Development (PD) District, the Mixed-Use Commercial District regulations of the Corinth Unified Development Code, Ordinance No. 13-05-02-08, shall apply to the non-residential area, as shown in Area A on Exhibit B – Design Map, except as modified herein. The MF-3, Multi-Family Residential, shall apply to the residential area as shown in Area B on Exhibit B – Design Map.

SECTION 2: USES AND AREA REGULATIONS

A. Purpose

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 Mixed-Use Commercial District regulations of the Unified Development Code except as otherwise included in the PD.

B. Permitted Uses and Use Regulations

1. The Permitted Uses in Section 2.06.02 of the Unified Development Code, Ordinance No. 13-05-02-08, for the Commercial Mixed Use District and shall include the following uses, respectively:
 - a. Dog Park, Private or Public, with conditions
 - b. Dwelling, Multi-Family (permitted in Area B Only)
 - c. Kennel, Veterinary Office, with conditions
 - d. Library
 - e. Park, Playground, or Community Center, Public
 - f. Radio or TV Station
 - g. Wedding Chapel, Reception Facility, Special Events Center
 - h. Food Trucks, with conditions

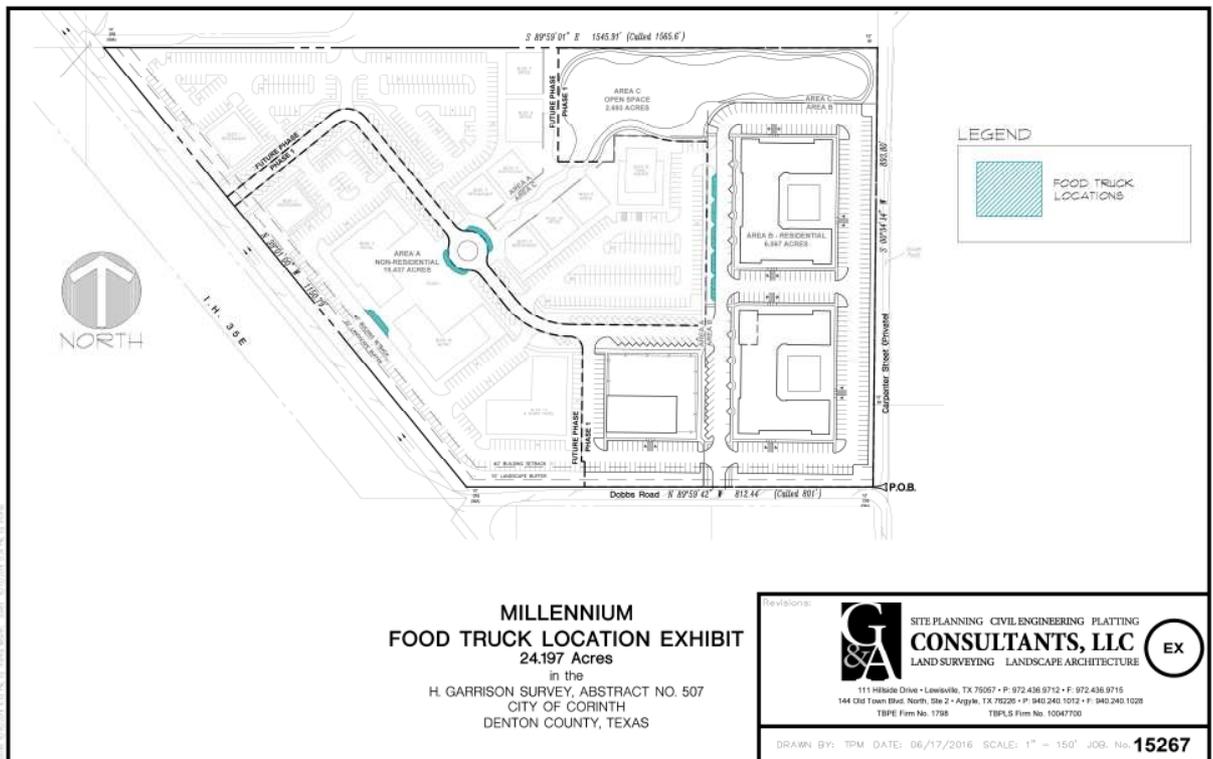
2. The following list of uses require an approved Specific Use Permit to be allowed within this PD District:
 - a. Farmer's Market
 - b. Parking Garage
 - c. Festival

3. The following Prohibited Uses are not allowed within this PD District:
 - a. Automobile or other Motorized Vehicle Sales and Service
 - b. Automotive Part Store
 - c. Automobile Service Garage, Major or Minor
 - d. Car Wash, Full Service or Self Service
 - e. Exterminating Company
 - f. Feed Store
 - g. Gas or Oil Well and Production
 - h. Gasoline Filling or Service Station/Car Wash
 - i. Self Storage
 - j. Taxi Garage or Dispatch

4. The following Conditional Development Standards shall apply:
 - a. The Kennel use shall comply with Section 02.07.04 of the Unified Development Code, in addition to the following standards:
 - i. The hours of operation shall be from 7:00 am to 7:00 pm on Monday through Friday. On Saturday and Sunday the hours of operation shall be 9:00 am to 5:00 pm.

 - b. The Dog Park use
 - i. Shall maintain the hours of operation from 7:00 am to 9:00 pm.
 - ii. Will be owned and operated by the Retail Establishment
 - iii. Shall provide a double-gated system shall be installed to prevent dog escape.
 - iv. Shall contain two separate dog areas shall be provided. One for small dogs and one for large dogs.
 - v. Shall provide a dog waste station, cleaning supplies, covered garbage cans, and waste bags..
 - vi. Shall install a 6' ornamental metal fence shall be provided on the entire perimeter of the dog park.
 - vii. May be open to the public during hours of operation on weekends upon City approval
 - viii. Occupancy limits shall not exceed 100 square feet per dog.
 - ix. The following rules shall be implemented to govern use of the dog park and be enforced by the Retail Establishment

- a. Dogs entering park must be up to date on their shots.
 - b. Dogs entering park must be leashed.
 - c. Owners are responsible for their dog(s)' behavior.
 - d. Owners are responsible to clean up after their dog(s).
 - e. Additional rules may be added.
- c. Food truck vendors shall be allowed and shall be located in areas shown on the following Food Truck Location Exhibit. The hours for food truck vendors shall be from 10:00 am to 10:00 pm



C. Dimensional Regulations

The Dimensional Regulations described in Section 2.08.05 of the Unified Development Code, Ordinance No. 13-05-02-08, for the MX-C, Mixed Use Commercial shall apply except as follows:

Regulation	MX-C	PD – Area A
Minimum Front Yard	40'	40' along 35E and Dobbs
Minimum Side Yard		
Interior Lot	15'	0'

Corner Lot	15'	N/A
Minimum Rear Yard	20'	0'
Minimum Lot Area	20,000 SF	5,000 SF
Minimum Lot Width	150'	50'
Minimum Lot Depth	100'	50'
Maximum Height	2 ½ Stories or 40' w/ SUP	60' / 4 Stories (Hotel Only) 2 ½ stories or 40' w/ SUP on all other buildings*
Maximum Building Area	50%	N/A

*Architectural elements may be allowed up to 50' in height.

The Dimensional Regulations described in Section 2.08.04 of the Unified Development Code, Ordinance No. 13-05-02-08, for the MF-3, Multi-Family Residential shall apply except as follows:

Regulation	MF-3	PD – Area B
Minimum Front Yard	30'	30'
Minimum Side Yard		
Interior Lot	30'	0'
Corner Lot	30'	N/A
Minimum Rear Yard	30'	30'
Minimum Lot Area	2,750 SF per DU/at least 1 acre or 16 DU/Acre	250 Units
Minimum Lot Width		
Interior Lot	150'	150'
Corner Lot	150'	N/A
Minimum Lot Depth	100'	100'
Minimum Floor Area	850 SF/DU	700 SF/DU
Maximum Height	35' / 2 Stories or 50' w/ Setback	60' / 4 Stories w/rooftop terrace
Maximum Building Area	N/A	N/A

D. Development Standards – Area A (Non-Residential)

The Development Standards described in Section 2.06.02 of the Unified Development Code, Ordinance No. 13-05-02-08, for the MX-C, Mixed Use Commercial District, as amended shall apply except as follows:

1. UDC Section 2.07.07 **Accessory Buildings and Uses** shall apply.
2. UDC Section 2.09.01 **Landscape Regulations** shall apply, except:

- a. Section 2.09.01.A.6., Landscaping for Nonresidential Areas Adjacent to Residential Areas, does not apply to areas within the Planned Development (PD) District since it is intended to be a mixed-use development.
3. UDC Section 2.09.03 **Vehicle Parking Regulations** shall comply, except:
- a. Section 2.09.03.E., Due to the mixed-use design of this Planned Development (PD) District, Shared Parking standards may be used to satisfy the parking requirement. The following Shared Parking Schedule sets forth the percentage component for the calculation. The number of required parking spaces is determined by multiplying the percentage in each cell by the number of spaces required for the use pursuant to Section 2.09.03.E. of the Unified Development Code and then totaling the resulting numbers for each column, and the column that generates the highest number of parking spaces is the parking requirement.

<u>Use</u>	<u>Weekday</u>		<u>Weekend</u>		<u>Night</u>
	Daytime 6 a.m. – 6 p.m.	Evening 6 p.m.- midnight	Daytime 6 a.m. – 6 p.m.	Evening 6 p.m.- midnight	Midnight- 6 a.m.
Office	100%	10%	10%	5%	5%
Retail	50%	90%	100%	90%	5%
Restaurant	50%	100%	100%	100%	10%
Hotel	70%	100%	70%	100%	70%

- b. Temporary Surface Parking.
 - c. Restaurant parking shall be provided at a ratio of 1 space for every 75 square feet of building.
4. UDC Section 2.09.04 **Building Façade Material Standards** shall apply, except:
- a. Primary building materials shall constitute a minimum of seventy percent (70%) of the façade and shall include a combination of the following materials: Class 1 Masonry, porcelain tile, and high pressure laminate panels.
 - b. Secondary building materials may constitute a maximum of twenty percent (20%) of the façade and shall be Class 2 Masonry materials: stucco
 - c. Accent materials may constitute a maximum of ten percent (10%) of the façade and may include a combination of the following materials: painted metal and fiber reinforced plastic.

- d. Building material percentages shall exclude glass and doorways.
 - e. Roofing materials (visible from any public right-of-way) may include: copper, factory finished painted metal, slate, synthetic slate, terra cotta, cement tile, glass fiber shingles or similar materials. Glaring roofing materials are not allowed.
 - f. The building architecture shall be complimentary to the conceptual elevations.
 - g. Neutral and earth tone colors are permitted. Accent or non-neutral colors are permitted and may be limited to a fifteen percent (15%) maximum area of the building façade. The colors shall be complimentary to conceptual elevations.
5. UDC Section 2.09.06 **Nonresidential Architectural Standards** shall apply, except:
- a. Section 2.09.06.C. Nonresidential Building Orientation does not apply. Buildings are required to face either public right-of-way, access easement for which the building is being accessed by, or open space. Side or rear facades shall be of finished quality and of the same color and materials that blend with the front of the building.
 - b. Table 17, “Menu of Nonresidential Design Elements” of Section 2.09.06.D.1. shall apply and includes the following additional design elements: enhanced building material patterns, enhanced storefront framing system, and decorative wall sconces.
6. UDC Section 2.09.07 **Lighting and Glare Regulations** shall apply, except:
- a. Festoon or string lighting shall be allowed.
7. UDC Section 4.01 **Sign Regulations** shall apply, except:
- a. A Unified Sign Plan shall be required.
 - b. The monument sign for this development may consist of an architectural feature, such as a tower, provided that the feature reinforces the design theme of the project.
 - c. The height of the monument sign may be fifty (50) feet, provided that six (6) of the performance standards, listed in the City’s Unified Development Code, are provided and shall be approved with the site plan by City Council.
 - d. The sign regulations shall apply except as otherwise described herein and except for approved public art.
8. UDC Section 4.02 **Fence and Screening Regulations** shall apply.

E. Development Standards – Area B (Residential)

The Development Standards described in Section 2.04.09 of the Unified Development Code, Ordinance No. 13-05-02-08, for the MF-3, Multi-Family Residential District, as amended shall apply except as follows:

1. UDC Section 2.07.07 **Accessory Buildings and Uses** shall apply.
2. UDC Section 2.09.01 **Landscape Regulations** shall apply, except:
 - a. Section 2.09.01.B.1.k.i and ii. Additional Multifamily Landscape Requirements, a minimum of ten (10) foot landscape on all sides of the building and may include sidewalks.
3. UDC Section 2.09.02 **Tree Preservation** shall apply.
4. UDC Section 2.09.03 **Vehicle Parking Regulations** shall apply, except:
 - a. Section 2.09.03.D.1., Parking may be located in front building line.
 - b. Section 2.09.03.D.2., Parking for Multi-Family shall be 1 space per unit plus 1 space per additional bedroom.
 - c. Covered parking, such as canopies/carports, are not permitted.
5. UDC Section 2.09.04 **Building Façade Materials** shall apply, except:
 - a. Primary building materials shall constitute a minimum of eighty percent (80%) of the façade on the first and second stories and a minimum of thirty-five percent (35%) of the façade on the third and fourth stories and shall be Class 1 Masonry: natural stone and brick.
 - b. Secondary building materials may constitute a maximum of twenty percent (20%) of the façade on the first and second stories and maximum of sixty-five percent (65%) of the façade on the third and fourth stories and shall be stucco.
 - c. Accent materials may constitute a maximum of thirty percent (30%) of the façade on the third and fourth stories and shall be woodtone.
 - d. Building material percentages shall exclude glass and doorways.
 - e. Glaring roofing materials are not allowed.
6. UDC Section 2.09.05 **Residential Adjacency Standards** shall apply.
7. UDC Section 2.09.07 **Lighting and Glare Regulations** shall apply.

8. UDC Section 4.01 **Sign Regulations** shall apply.
9. UDC Section 4.02 **Fence and Screening Regulations** shall apply.

F. Open Space, Trails, and Amenities

A “Property Owner’s Association” (“POA”) shall be established for Millennium that will be responsible for the maintenance of common areas including open space, pond, trails, fire lanes, and access easements. The POA shall own the lots that are platted as designated open space lots.

In order to promote a walkable community with open space and amenities, Millennium shall include the following items:

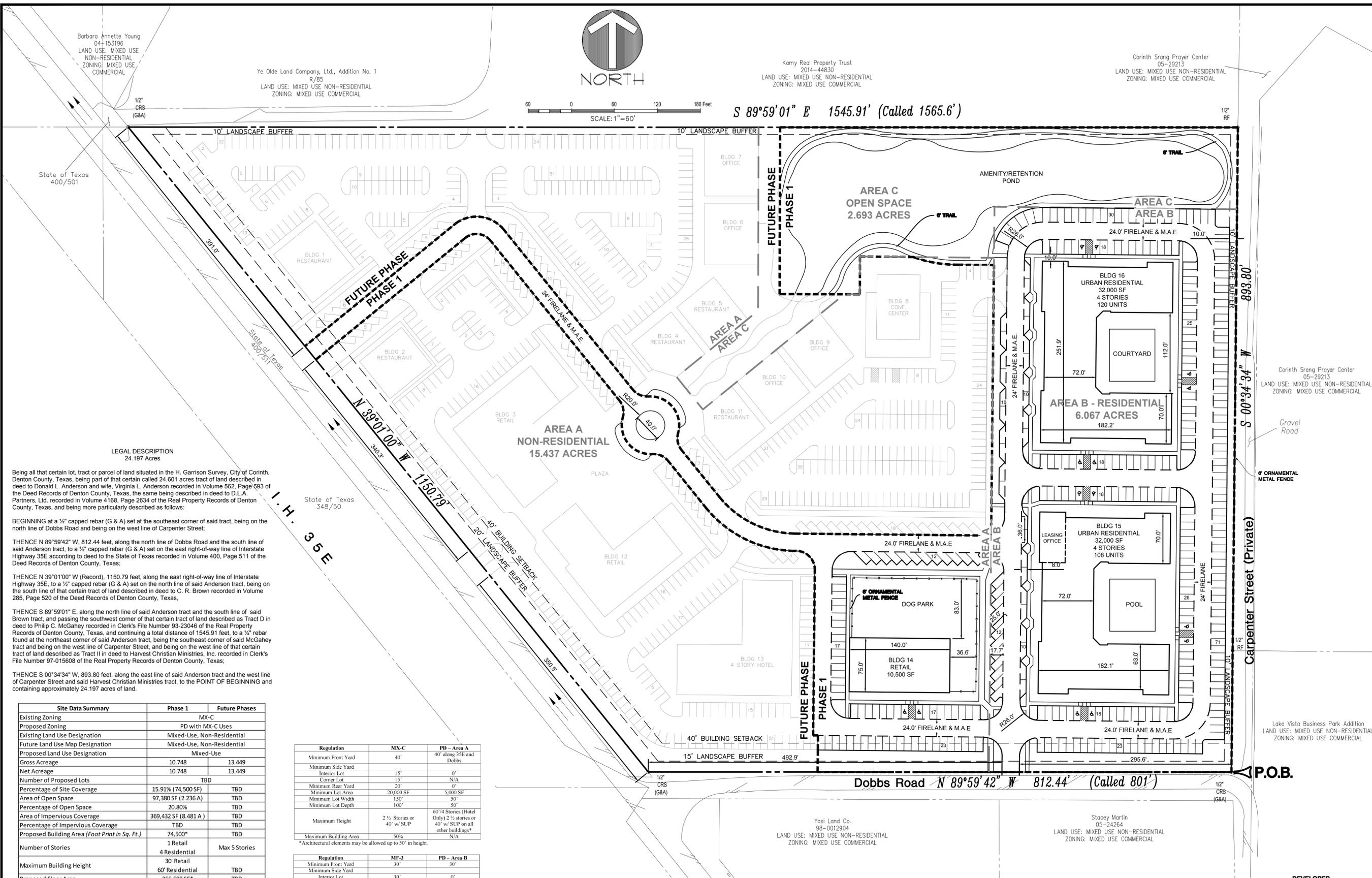
1. Minimum of 11% of open space;
2. Amenity pond with aeration that may be used for storm water retention and irrigation;
3. 6’ concrete trail surrounding the pond;
4. Pedestrian improvements as each development occurs within Millennium to provide connectivity to the trail around the pond;
5. Plaza/gathering area to allow for outdoor events such as, but not limited to, festivals, music performances, art shows, food truck vendors, and/or splash pads;
6. Outdoor dining
7. Statues or fountains;
8. Street furnishings that may include benches, trash receptacles, bike racks, pedestrian bollards, and street lighting that are complimentary to the development theme.
9. 10’ landscape buffer adjacent to the northern and eastern most property lines.

G. Administration

The following section sets forth the procedure for reviewing and approving development applications. Any requirement not listed herein, shall revert to the City’s Unified Development Code, Ordinance No. 13-05-02-08, for development application processes.

1. Amendments to the Planned Development (PD) Ordinance: Minor changes/modifications to the PD may be authorized by the Planning Director provided that the changes will not cause any of the following to occur:
 - a. A change in the permitted uses;
 - b. A change in character;
 - c. An increase in residential density;
 - d. A decrease in open space; or
 - e. An increase in allowed building heights;
2. If the items listed above occur, then the PD will be required to be amended through the City's PD rezoning process.
3. Concept Plan: The approved Concept Plan attached herein demonstrates the development intent of this PD and is a conceptual layout. Building locations, parking lots, landscape, and vehicular circulation may be altered provided that the requirements of this PD are met. The uses shown on the Concept Plan are subject to change within Area A provided that the parking requirements can be achieved. The subsequent Site Plan process will act as the regulating process to ensure compliance with the PD and applicable City Codes, see "Site Plan" below.
4. Site Plan: For this Planned Development (PD) the approved Concept Plan attached herein shall replace the Site Plan requirement that is listed in Section 2.10.08.B.1.a.ii., Rezoning Applications Requiring Site Plans, of the City's Unified Development Code. Subsequent Site Plans shall be required for the phase which is being developed. Landscape buffers along Dobbs Road and I-35E shall be installed as part of the individual Site Plan(s) that occur for each lot that is adjacent to these roadways. Site Plans shall be processed administratively by the Planning and Development Director.
5. Non-Residential Use Trigger Event: Prior to the issuance of a Certificate of Occupancy (CO) for the second Urban Residential building as shown on the approved Concept Plan, a minimum of 15,000 square feet of non-residential building space shall have site plan approval. A maximum 10% reduction in required building square footage shall be allowed for required building articulation.
6. Phased Construction: Phase one construction of residential buildings shall also include: the main entrances off of I-35E and Dobbs Road including enhanced paving, main spine road and roundabout, retention/detention pond with aeration and perimeter trail, as well as, landscape buffers directly adjacent to Phase one construction.

7. Area B-Residential: The total land area of Area B-Residential shall not exceed 26% of gross land area for this project as shown on Exhibit "D" Zoning Concept Plan.



LEGAL DESCRIPTION
 24.197 Acres
 Being all that certain lot, tract or parcel of land situated in the H. Garrison Survey, City of Corinth, Denton County, Texas, being part of that certain called 24.601 acres tract of land described in deed to Donald L. Anderson and wife, Virginia L. Anderson recorded in Volume 562, Page 693 of the Deed Records of Denton County, Texas, the same being described in deed to D.L.A. Partners, Ltd. recorded in Volume 4168, Page 2634 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar (G & A) set at the southeast corner of said tract, being on the north line of Dobbs Road and being on the west line of Carpenter Street;

THENCE N 89°59'42" W, 812.44 feet, along the north line of Dobbs Road and the south line of said Anderson tract, to a 1/2" capped rebar (G & A) set on the east right-of-way line of Interstate Highway 35E according to deed to the State of Texas recorded in Volume 400, Page 511 of the Deed Records of Denton County, Texas;

THENCE N 39°01'00" W (Record), 1150.79 feet, along the east right-of-way line of Interstate Highway 35E, to a 1/2" capped rebar (G & A) set on the north line of said Anderson tract, being on the south line of that certain tract of land described in deed to C. R. Brown recorded in Volume 285, Page 520 of the Deed Records of Denton County, Texas;

THENCE S 89°59'01" E, along the north line of said Anderson tract and the south line of said Brown tract, and passing the southwest corner of that certain tract of land described as Tract D in deed to Philip C. McGahey recorded in Clerk's File Number 93-23046 of the Real Property Records of Denton County, Texas, and continuing a total distance of 1545.91 feet, to a 1/2" rebar found at the northeast corner of said Anderson tract, being the southeast corner of said McGahey tract and being on the west line of Carpenter Street, and being on the west line of that certain tract of land described as Tract II in deed to Harvest Christian Ministries, Inc. recorded in Clerk's File Number 97-015608 of the Real Property Records of Denton County, Texas;

THENCE S 00°34'34" W, 893.80 feet, along the east line of said Anderson tract and the west line of Carpenter Street and said Harvest Christian Ministries tract, to the POINT OF BEGINNING and containing approximately 24.197 acres of land.

Site Data Summary	Phase 1	Future Phases
Existing Zoning	MX-C	MX-C
Proposed Zoning	PD with MX-C Uses	
Existing Land Use Designation	Mixed-Use, Non-Residential	
Future Land Use Map Designation	Mixed-Use, Non-Residential	
Proposed Land Use Designation	Mixed-Use	
Gross Acreage	10.748	13.449
Net Acreage	10.748	13.449
Number of Proposed Lots	TBD	
Percentage of Site Coverage	15.91% (74,500 SF)	TBD
Area of Open Space	97,380 SF (2,236 A)	TBD
Percentage of Open Space	20.80%	TBD
Area of Impervious Coverage	369,432 SF (8.481 A)	TBD
Percentage of Impervious Coverage	TBD	TBD
Proposed Building Area (Foot Print in Sq. Ft.)	74,500*	TBD
Number of Stories	1 Retail 4 Residential	Max 5 Stories
Maximum Building Height	30' Retail 60' Residential	TBD
Proposed Floor Area	266,500 SF*	TBD
Proposed Floor Area by Use	Retail: 10,500 SF* Residential: 256,000 SF*	TBD
Required Parking	345	TBD
Provided Parking		
Retail (1:200)	69	TBD
Residential (1 per unit plus 1 per odd'l room)	289	TBD
Total:	358	TBD

Regulation	MX-C	PD - Area A
Minimum Front Yard	40'	40' along 35E and Dobbs
Minimum Side Yard	15'	0'
Interior Lot	15'	N/A
Corner Lot	15'	0'
Minimum Rear Yard	20'	0'
Minimum Lot Area	20,000 SF	5,000 SF
Minimum Lot Width	150'	50'
Minimum Lot Depth	100'	50'
Maximum Height	2 1/2 Stories or 40' w/ SUP	60'4 Stories (Hotel Only) 2 1/2 stories or 40' w/ SUP on all other buildings*
Maximum Building Area	50%	N/A

*Architectural elements may be allowed up to 50' in height

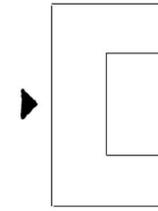
Regulation	MF-3	PD - Area B
Minimum Front Yard	30'	30'
Minimum Side Yard	30'	0'
Interior Lot	30'	N/A
Corner Lot	30'	0'
Minimum Rear Yard	30'	30'
Minimum Lot Area	2,750 SF per DU/at least 1 acre or 16 DU/Acre	250 Units
Minimum Lot Width	150'	150'
Interior Lot	150'	N/A
Corner Lot	150'	N/A
Minimum Lot Depth	100'	100'
Minimum Floor Area	850 SF/DU	700 SF/DU
Maximum Height	35' 2 Stories or 50' w/ Setback	60' 4 Stories w/ rooftop terrace
Maximum Building Area	N/A	N/A

LEGEND

C.R.F.	Capped Rebar Found	Overhead Power Lines
C.R.S.	Capped Rebar Set	Ornamental Metal/Pipe Rail Fence
C.M.	Control Monument	Masonry Wall
Mon.	Monument	Existing Tree
B.L.	Building Line	
R.O.W.	Right-of-Way	
D.R.	Deed Records	
P.R.	Plot Records	
P.O.B.	Point of Beginning	
M.A.E.	Mutual Access Easement	

File: 3:10001501\Drawings\15167 Zoning Concept.dwg
 Plotset: 7/12/2016 2:23 PM by Thomas Warren - Sheet: 7/12/2016 5:08 PM by Thomas Warren

EXHIBIT "F"



WOODTONE



STUCCO 2



STUCCO 1



NATURAL STONE 1



Material Elevation Percentages		
Percentages of First & Second Floor Wall Areas	Masonry (Primary)	85%
	Stucco (Secondary)	11%
	Woodtone (Accent)	4%
Subtotal %		100%
Percentages of Third & Fourth Floor Wall Areas	Masonry (Primary)	48%
	Stucco (Secondary)	37%
	Woodtone (Accent)	15%
Subtotal %		100%
Total Percentages of Exterior Wall Area	Masonry (Primary)	64%
	Stucco (Secondary)	25%
	Woodtone (Accent)	11%
TOTAL %		100%



15021
ARCHITECTURE **DEMAREST**

BUILDING 15 WEST ELEVATION

MILLENNIUM PLACE
CORINTH, TEXAS
PINNACLE FACILITY ENGINEERING, INC.

07-11-2016

EXHIBIT "G"



HPL 01
High-pressure compact laminate



Limestone 02



MS 03
Manufactured masonry stone



Louver 04



Stucco 05



Canvas/ Light 06



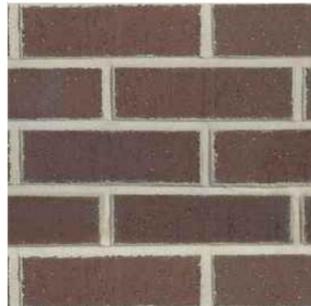
Awning 07



Tile 08



Thick storefront frame 09



Brick 10



Metal canopy 11



Material Color & Accent Color**

Building Materials 100%
- Primary Material 85%
- Secondary Material 11%
- Accent Material 4%

Millennium at Corinth

Rev Date By Detail

Drawing Status
Concept Design- PD

Client
Mr. Tsao

Project/ Location
I35E & Dobbs/ Corinth, TX

Drawing Title
Building Elevation

Scale(s) Date Drawn Checked
N.T.S. 07.11.16 --- LW



T 214.810.1686
info@twang-design.com
www.twang-design.com

Drawing Number
A200

PUBLIC HEARING / BUSINESS ITEM 4 & 4a.

Planning and Zoning Commission Regular Session *July 25, 2016*

AGENDA ITEM

PUBLIC HEARING: TO HEAR PUBLIC OPINION REGARDING AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, ADOPTING A NEW MASTER PARKS, RECREATION AND OPEN SPACE PLAN AS A COMPONENT OF THE COMPREHENSIVE PLAN ADOPTED BY ORDINANCE NO. 10-05-06-12 CITY OF CORINTH; AND PROVIDING AN EFFECTIVE DATE.

BUSINESS: Consider and act on an ordinance of the City of Corinth, Texas adopting a new Master Parks, Recreation and Open Space Plan.

APPROVAL PROCESS

Public hearings will be held during the Planning and Zoning Commission meeting and the City Council meeting. A recommendation from the Planning and Zoning Commission regarding the amendment to the Comprehensive Plan will be presented to City Council.

The Planning and Zoning Commission recommendation will go before City Council for final action at the August 18 City Council workshop and regular session meeting.

NOTIFICATION TO PUBLIC

N/A

AGENDA ITEM DESCRIPTION

In 2014, City Council authorized the expenditure to enter into an agreement with the University of Texas in Arlington Urban Studies Department to facilitate a Parks, Recreation and Open Space Master Plan. City Council appointed the Keep Corinth Beautiful Board and two Council members to help facilitate the process.

The intention of the Parks, Recreation, and Open Space Master (PROS) Plan was to inspire and communicate a visionary, yet achievable blueprint for the future of Corinth. It recognizes the critical role that parks, open spaces, and trails play in creating a vibrant, thriving community in the interest of public health and economic strength. This Plan emphasizes the needs of citizens to have opportunities to walk, bike, and explore the natural world; and work, plan, and play together in public spaces to create community.

The result of these efforts is a collaboration of Citizens, City Council, City Staff and Consultants to create a plan that incorporates local knowledge and institutional history for the betterment of Corinth. It includes an inventory of assets, a demographic profile, the needs and desires of its citizens, as well as an analysis of deficiencies, constraints, and opportunity's. From this, a vision and a set of goals and recommendations were established, along with a list of potential funding sources to implement this Plan.

The vision for the City of Corinth's Parks, Recreation, and Open Space's is "Promoting Healthy Families". To achieve that vision; goals and strategies were developed that are outlined in the Plan.

The Plan also includes an implementation section that contains suggestions and timelines. Implementation of specific items will vary depending on economic conditions, and opportunities for funding and organization of citizens.

The Corinth's Parks, Recreation, and Open Space Plan is designed to be informative yet flexible enough to help the City make important decisions for its future. The conceptual plans are meant to inspire, as is the information in this document. Through continued collaboration and energy of its citizens, Corinth can achieve its vision of having "Quality of a Lifetime".

On November 19, 2015 UTA representatives made a presentation to the City Council regarding the plan and received positive feedback. The next step is to adopt it into our City's Comprehensive Plan to ensure that all plans are cohesive and accounted for when expressing our community's vision to the residents and development community.

ZONING

N/A

COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION

N/A

FINANCIAL SUMMARY

Source of Funding: No funding is required.

STAFF RECOMMENDATION

Staff recommends approval of the amendment

ATTACHMENTS / SUPPORTING DOCUMENTS

Ordinance
Parks Master Plan Presentation from Nov. 15 2015
Parks Master Plan

Submitted By: Fred Gibbs, Director of Planning and Development
Department: Planning and Development

Finance Review: Yes NA

Legal Review: Yes NA

Director Review and Approval:

ORDINANCE NO. 16-08-18-__

**AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, ADOPTING
A NEW MASTER PARKS, RECREATION AND OPEN SPACE PLAN;
AS A COMPONENT OF THE COMPREHENSIVE PLAN ADOPTED
BY ORDINANCE NO. 10-05-06-12 CITY OF CORINTH; AND
PROVIDING AN EFFECTIVE DATE**

WHEREAS, the City of Corinth, Texas is a home rule city acting under charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, with the adoption of Ordinance No. 10-05-06-12, the City Council adopted a Comprehensive Plan, as well as amendments thereto, to establish policies for guiding the long range development of the City; and

WHEREAS, the staff has presented a new Master Parks, Recreation and Open Space for the review of the City Council and residents of Corinth; and

WHEREAS, the Corinth City Council has conducted a public hearing regarding the proposed amendment, and the Corinth Planning and Zoning Commission has recommended to the City Council that the City repeal the Master Parks, Recreation, and Open Space Plan Element of the Comprehensive Plan and adopt a new Master Parks, Recreation and Open Space Plan; and

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

SECTION 1.

The City of Corinth adopts the findings as set forth in the preamble hereof.

SECTION 2.

The Master Parks, Recreation and Open Space Plan of the City's Comprehensive Plan is hereby adopted. A copy of the Master Parks, Recreation and Open Space Plan is attached hereby as Exhibit "A" and incorporated by reference herein.

SECTION 3.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and section of the Ordinance since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such un constitutional phrase, clause, sentence, paragraph or section.

SECTION 4.

This Ordinance shall be in full force and effect from and after its passage and approval, and it is so ordained.

PASSED AND APPROVED ON THIS _____ DAY OF AUGUST, 2016.

BILL HEIDEMANN, MAYOR

ATTEST:

KIMBERLY PENCE, CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

EXHIBIT "A"

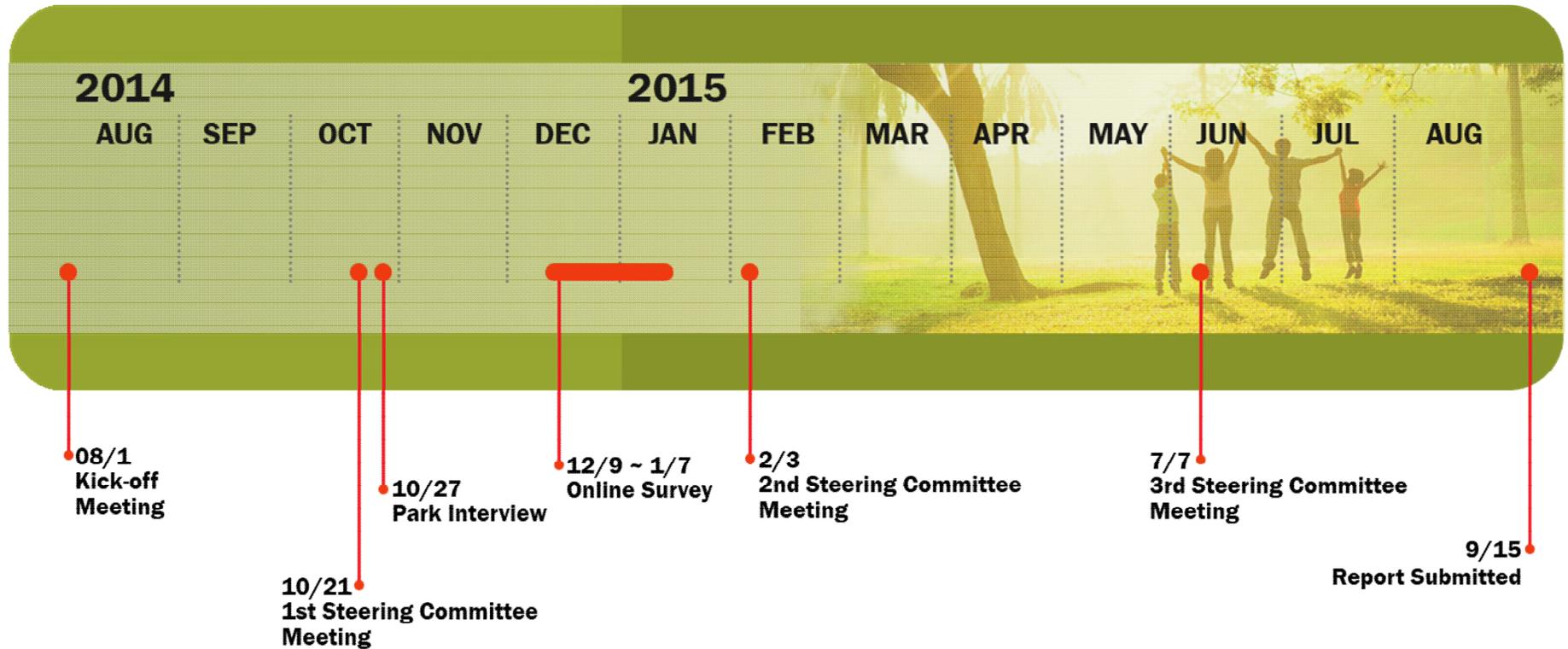


Promoting Healthy Families

City of Corinth 2015
Master Park, Recreation, and Open Space Plan



Plan Process Timeline



Vision and Goals

VISION



Enhancing the quality of life of families by creating opportunities for life-long health, leisure and recreation for all ages through Corinth's parks, open space, and recreational programs

GOALS



Goal 1

Provide a Parks, Recreation, and Open Space system that contributes to Corinth being a city with sustainable, inclusive, and livable communities



Goal 2

Provide parkland and a variety of recreational facilities and programs to meet the changing recreational needs and desires of the City of Corinth as it grows



Goal 3

Create a system of Attractive and Resilient Park, Recreation and Open Space Facilities



Goal 4

Preserve and protect for future generations open space, cultural landscapes, and natural resources, especially in areas with indigenous tree cover and land prone to flooding



Goal 5

Continue to maintain all of the City of Corinth's parks and recreational facilities

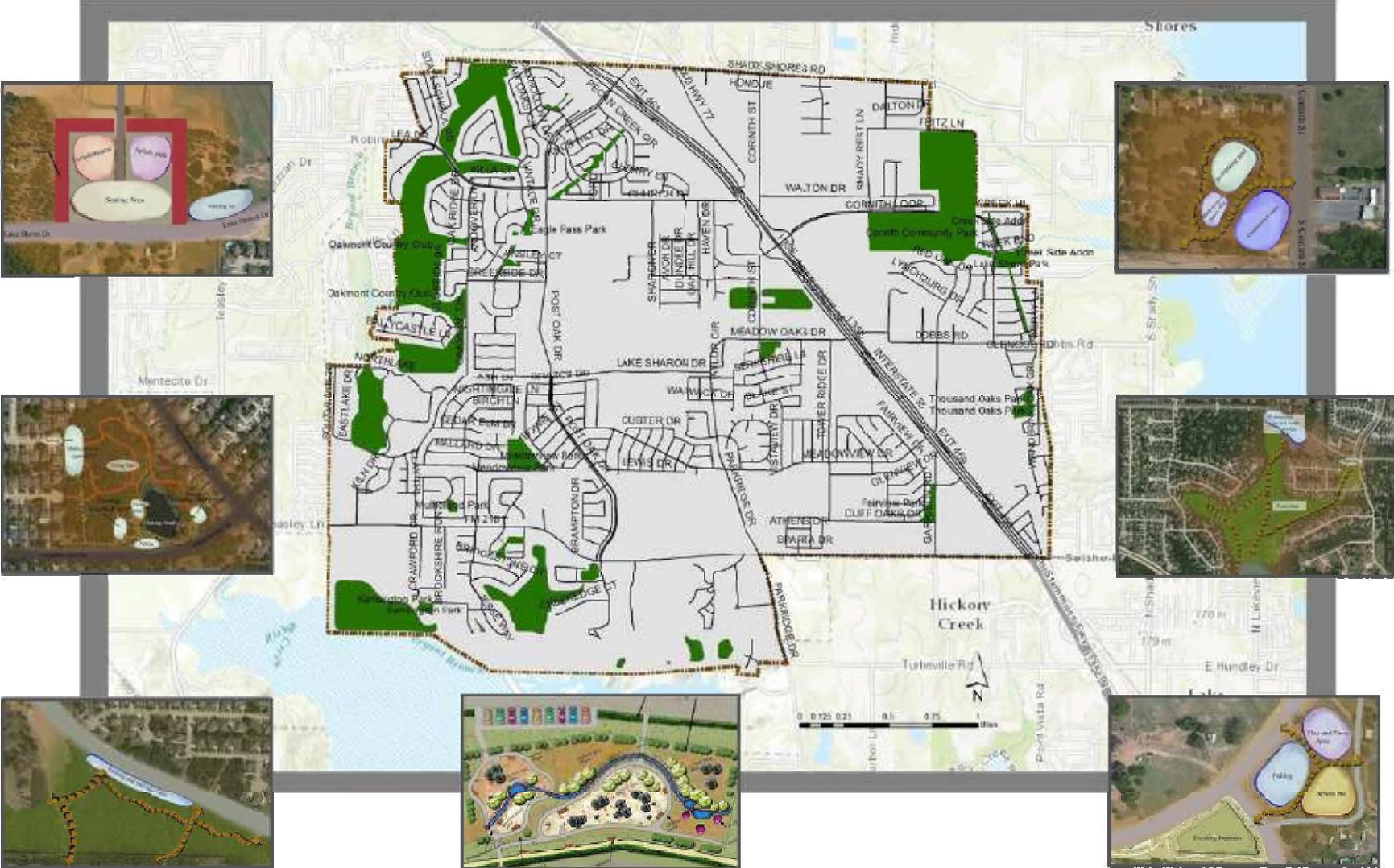


Goal 6

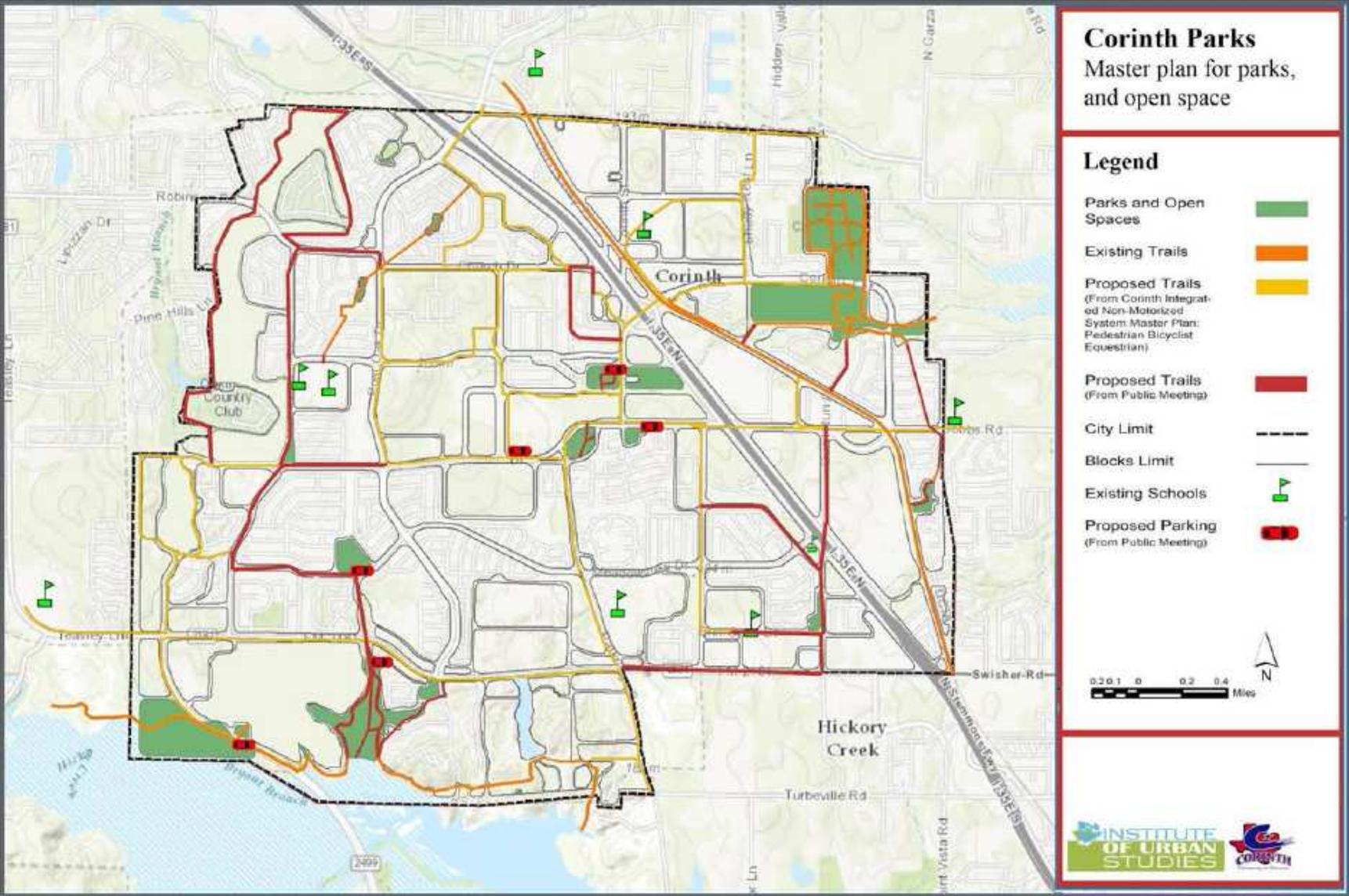
Develop other funding mechanisms to help supplement the City's limited funding resources



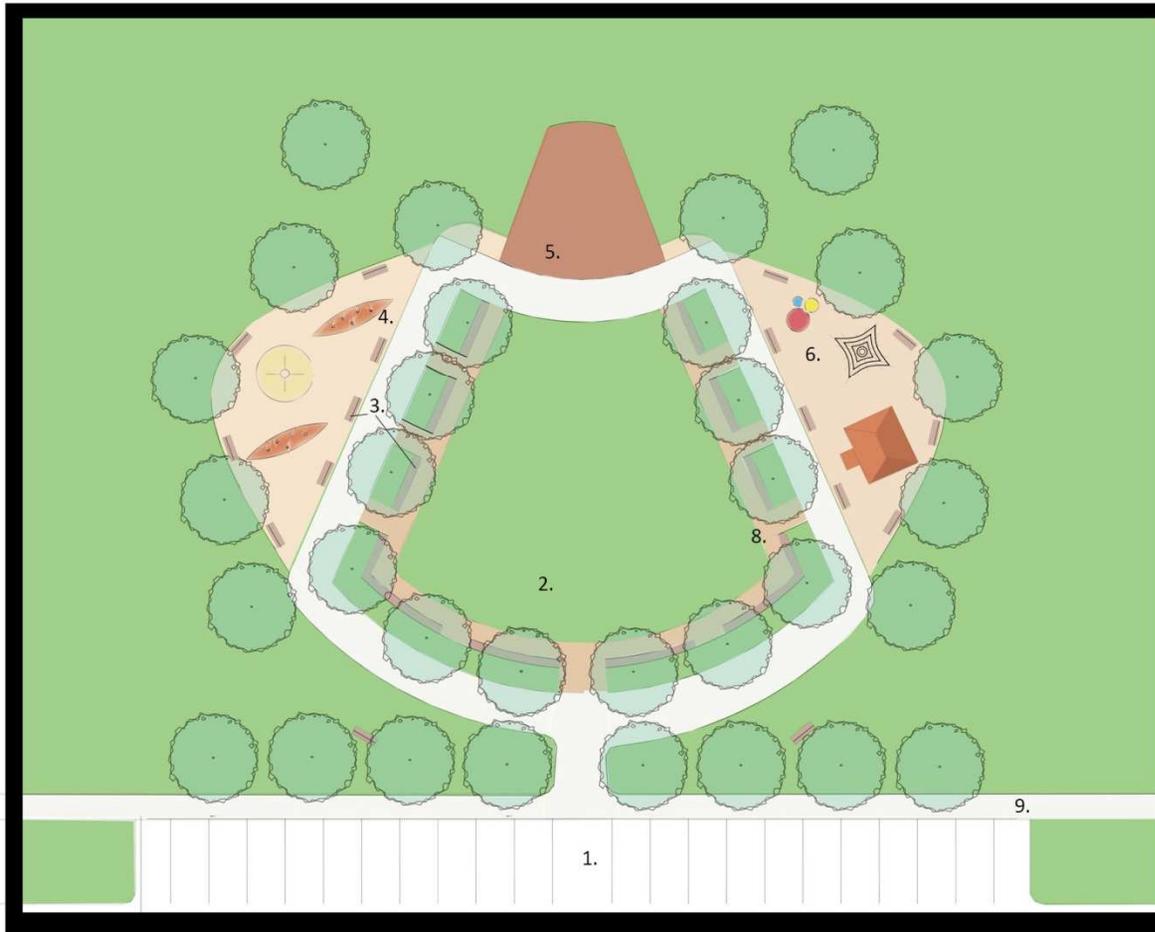
Overall Parks Plan



Overall Trail Plan



Key Plan Component



Amplithatre Concept: Amplithatre with water and playground features (one acre)

- 1. Parking
- 2. Open space
- 3. Seating benches
- 4. Covered stage
- 5. Splash pad
- 6. Playground
- 7. Vegetation
- 8. Specialty pavement
- 9. Paved connector trail

City Center CONCEPT PLAN



Key Plan Component _cont.



PASSIVE AREA



DRINKING FOUNTAIN



ACTIVE AREA



FENCE AND GATE

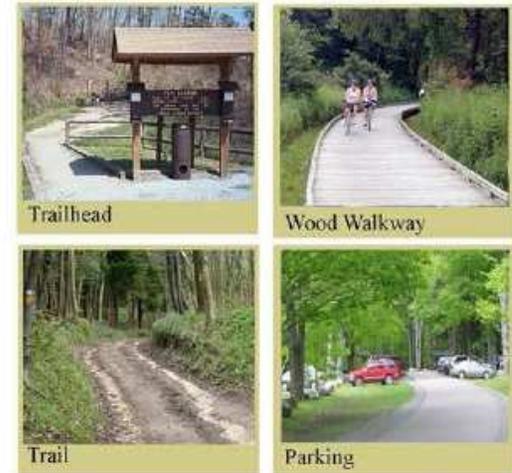


DOG PARK

CONCEPT PLAN



Key Plan Component Cont.



Elm Fork Trailhead *CONCEPT PLAN*

Implementation

ACTION PLAN 2016-2026			
Time Frame	Action	Purpose	Responsible Entity
1-3 Years	Improvements to trail surfaces and safety amenities in Community Center and Meadowview Parks	Increase safety and accessibility of trails to users of all ages and abilities	City Council, Public Works, Citizens
1-3 Years	Park dedication and subdivision policy modifications implemented	Ensure continued expansion of park system to meet growing population	City Council, Citizens
1-3 Years	Increase in amenities such as benches, picnic tables and pavilions, etc. within existing parks	Foster additional park activity and use throughout the park system	City Council, Private Organizations, Public Works, Recreation Dept
1-3 Years	Additional or new lighting in park spaces that are lacking these amenities	Enable longer park hours and improve safety	City Council, Private Organizations, Public Works, Recreation Dept
1-5 Years	Splash park amenities in Community Center Park	Provide popular amenity for families and children	City Council, Project Dreamplay Organization, Public Works, Recreation Dept
1-5 Years	Dog Park Facilities in new park location	Provide recreational space for dog owners and pets	Public Works
Ongoing	Trees planting program in all parks	Provide much needed shade and aesthetics. Opportunity for community involvement	City Council, Private Organizations, Public Works, Recreation Dept
1-7 Years	Addition of trailheads and parking for access to Elm Fork Trail from SB2499	Connect city trail system to broader regional Veloweb and to other communities	City Council, Private Organizations, Public Works, Recreation Dept



Implementation Cont.

Time Frame	Action	Purpose	Responsible Entity
1-10 Years	Finish development of pedestrian and bike trail system	Increase ability for children to practice in Corinth for organized leagues	Public/ Private Partnerships, Public Works, Schools, Recreation Department
1-7 Years	Develop park and outdoor amenities as part of the Town Center redevelopment, including outdoor event space	Provide a central gathering place for events, entertainment, and community celebrations	City Council, Public Works, Private developer
1-7 Years	Create gateways into City and to Town Center	Create a sense of arrival and beautification for Corinth	City Council, Private Organizations, Public Works, Recreation Dept
3-7 Years	Undertake study for replacement of recreational facility	Provide much needed place for swimming competitions and practice, senior programs and indoor recreation	City Council, Public/Private Schools, Public Works

Questions?



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Kukhyoung Kim
kukhyoun@uta.edu



Promoting Healthy Families

City of Corinth 2015
Master Park, Recreation, and Open Space Plan



“ Better understanding of the natural world not only enhances all of us as human beings, but can also be harnessed for the better good, leading to improved health and quality of life.”

Paul Nurse

2015

PROMOTING HEALTHY FAMILIES

City of Corinth

Master Parks, Recreation and open Space Plan



Corinth Acknowledgments

The City of Corinth

Mayor: Bill Heidemann

City Council

Mayor Pro Tem, Place IV: Joe Harrison

Place I: Vacant

Place II: Scott Garber

Place III: Lowell Johnson

Place V: Don Glockel

City Management

City Manager: Rick Chaffin

City Secretary: Kim Pence

Interim Director of Public Works, Parks Maintenance and Utilities: Alan Upchurch

Director of Planning & Development: Fred Gibbs

Director of Finance & Administrative Services: Lee Ann Bunselmeyer

MPROS Steering Committee/Keep Corinth Beautiful

Jimmy Lance Hendrick

Lowell Johnson

Glen Schedeen

Kristen Fisher

Haven Hendrick

Cindy Taylor

Joe Harrison

Institute of Urban Studies

Executive Director: Nan Ellin, Dean – College of Architecture,
Planning, and Public Affairs

Director: Shima Hamidi

Assistant Director: Alan Klein

Assistant Director: Rhonda Fields

Project Team

Lead: Tharani Krishanahumar

Designers: Ayeh Khajouei

Chad Paulson

Data and Mapping: Kukhyoung Kim

Kaustubh Ghosavi

Kelly Dent

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EXECUTIVE SUMMARY

The Purpose of the PROS Plan

It is the intention of this Parks, Recreation, and Open Space Master (PROS) Plan to inspire and communicate a visionary, yet achievable blueprint for the future of Corinth. It recognizes the critical role that parks, open spaces, and trails play in creating a vibrant, thriving community in the interest of public health and economic strength. This Plan emphasizes the needs of citizens to have opportunities to walk, bike, and explore the natural world; and work, plan, and play together in public spaces to create community.

The result of these efforts is a collaboration of citizens, City Council, City staff and consultants to create a plan that incorporates local knowledge and institutional history for the betterment of Corinth. It includes an inventory of assets, a demographic profile, the needs and desires of its citizens, as well as an analysis of deficiencies, constraints, and opportunity's. From this, a vision and a set of goals and recommendations were established, along with a list of potential funding sources to implement this Plan.

“The proper hierarchy of planning is life, space, and buildings, not buildings, space, life.” - Jan Gehl 1987

Vision for the PROS Plan

The vision for the City of Corinth's Parks, Recreation, and Open Space's is “Promoting Healthy Families.” To achieve that vision, the following goals and strategies were developed.

Overarching Strategies and Goals

There are four overarching strategies that the Plan addresses.



Strategies for Success

City Parks, Recreation, and Open Space Policy and Operations Procedures.



Goals

- Community Partnering
- Environmental Stewardship
- Park Land Dedication
- Establish regional Identity
- Connectivity Through Hike and Bike Trails
- Operations and Maintenance



Strategies for Growth

Land Acquisition – Acquire land for park expansion, future parks, new recreation facilities, and open space including habitat protection where possible.



Goals

- Park Land Acquisition
- Gateways and Town Center Development
- Dog Park
- Spraygrounds/Splashpad
- Fishing Ponds
- Community Gardens
- Community Events/Amphitheater
- Parking



Strategies for Connectivity

Implement the system of non-vehicular trail recommendations.



Goals

- Connect parks, schools, neighborhoods, and business centers
- Develop streetscapes, lane markings, signage, benches and bike racks
- Connect to other cities' trail systems and the Veloweb
- Start a bike-share program



Strategies for Park, Recreation, and Open Space Upgrades and Conceptual Designs

Develop parks through a prioritization of needs and implement key improvements to existing individual parks, providing needed recreational facilities for a growing population and outreach to other communities and organizations.



Goals

- Minor upgrades to existing parks
- Major Redevelopment of existing parks
- New Investments: Splashpad, Dog Park, Amphitheater
- Gateway Beautification

Implementation and Overall Parks and Recreation Priorities

The implementation section of the Plan contains prioritization suggestions and timelines. Implementation of specific items will vary depending on economic conditions, and opportunities for funding and organization of citizens. The following is the suggested order of investment for the PROS Plan in Corinth.

Priorities

- Park Land Acquisition
- Park Lighting, Security, and Restroom and Accessibility
- Hike and Bike Trails
- More Trees
- Dog Park
- Splash Parks
- Parking
- Lighting
- More Recreational Facilities
- Community Programming

Conclusion

Corinth's Parks, Recreation, and Open Space Plan is designed to be informative yet flexible enough to help the City make important decisions for its future. The conceptual plans are meant to inspire, as is the information in this document. Through continued collaboration and energy of its citizens, Corinth can achieve its vision of having "Quality of a Lifetime."



CHAPTER 1

INTRODUCTION

1.1 WHY PARKS, RECREATION, AND OPEN SPACE PLANNING

The City of Corinth's motto, "Gateway to Success," helped inspire the formulation of their most recent Comprehensive Plan. Among other things, this Comprehensive Plan details the City's future land use plans, with an eye towards "maintain[ing] the current quality of the City while paving the way for new, quality, sustainable development that will contribute to the City in the years to come," (4-1). In an effort to preserve and enhance future development, the City aims to ensure that 10.9 percent of the City's future land use comprise parks, recreation/sports facilities parks, recreation/sports facilities, and trails in the City, including the semi-private Oakmont Country Club. Additionally, the City encourages future land acquisition for park spaces, "especially in environmentally sensitive areas and for watershed protection," (4-14).

According to the American Planning Association (APA), the purpose of open space planning is to protect natural resources; provide places for neighborhood gathering and recreation; support economic development opportunities; promote public health; and provide cultural and civic infrastructure. Any land free from residential, institutional, commercial, or industrial use is termed parks and open space. A community's quality of life depends on a careful balance between equity, environment, and economy.

The overarching aesthetic value and recreational options of the City's parks, recreation, and open spaces (PROS) contributes to the City's enduring brand and promotes its image to residents and visitors alike more than any other individual item. In addition to providing a place for family and community gatherings, and for relaxation and exercise, PROS serve as a source of pride and identity to residents.



Figure 1.1
10.9 percent of the City's future land use comprise parks, recreation/sports facilities parks, recreation/sports facilities, and trails in the city of Corinth.

1.2 BENEFITS

The NRPA argues that PROS provide ecological, social, and economic value to their communities. An inventory taken of the community and region can identify current assets and gaps regarding opportunities for physical activity and social engagement. Increasing access to healthier living choices must account for a variety of abilities and age groups, thereby generating real estate and community health value.

Parks can mitigate the climate, air, and water pollution impacts on public health. Rooftops, roadways, and parking lots absorb heat from sunlight,



but a mature tree canopy has been shown to reduce air temperature by between 5 and 10 degrees. The trees in parks also remove pollutants from the atmosphere and improve air quality, something especially important for children, the elderly, and people who suffer from asthma and/or other respiratory ailments.

The protection of open space in the watersheds used to provide a community with its drinking water helps prevent water contamination while also providing open space for residents to enjoy. Likewise, parks along waterways help keep water clean by absorbing and cleansing polluted run-off from impervious surfaces before it reaches the water, and reduce stream erosion by maintaining steady flow volumes through a slow release of absorbed run-off.

Recreational activities on offer should appeal to as many groups as possible. This can include providing adult exercise equipment or walking tracks near playgrounds to allow caregivers to exercise while they supervise their children. Senior center activities can be co-located with schools and libraries, making use of older adults' experience and time to improve children's educational opportunities. In addition to organized league sports, it is important to provide open recreation and to provide opportunities to try different sports and for non-athletes to be active.

Park programs grant members of the community a chance to enjoy parks as a common space, creating social and civic bond. Those focused on children and teens can foster the development of life skills and increase positive social interactions. Residents who participate in park programs have a greater stake in their parks and neighborhoods. These programs can take numerous forms, including nature walks, musical or theatrical performances, and community gardening, but they offer a community the opportunity to draw the widest variety of users. Excellent park programming depends on offering a range of activities for different ages and interests throughout the PROS. A periodic review of PROS users and their needs helps ensure that the PROS adapts its activities to the shifting needs of its population.

It is critical that a PROS system provide a variety of functions because different groups of people have different health needs. People from different age, ethnic, and socioeconomic groups may have different traditions in physical activity and residents of multi-family homes can use parks as an affordable means to healthy activities. Access to safe neighborhood play spaces for children is associated with higher rates of physical activity. Likewise, living near parks and recreation facilities leads to higher levels of physical activity.

The physical features, social relationships, and available services and opportunities available within neighborhoods have important influences on health. Designing with active living in mind works to get people moving to improve their health and wellbeing. Regular physical exercise helps control weight; reduces the risk of cardiovascular diseases, type 2 diabetes, and some cancers; strengthens bones and muscles; increases immunity and balance; increases the chances of living longer; and has been shown to relieve stress, anxiety, and mild depression.

Communities designed for active living feature public places like greenways, multi-use trails, playgrounds, pools, athletic fields, and other recreation facilities to encourage exercise. Programming in these public spaces can include family fun runs, healthy living festivals, and free yoga classes to develop and support a culture of healthy, active living. Likewise, civic and cultural gathering places, such as plazas, libraries, theatres or the proposed City Center, are important for social and mental health, a sense of belonging, and a focus for urban development.

Finally, parks spur economic development by attracting home buyers and increasing residential and commercial property values. Additionally, many special events are associated with attractions managed by parks and recreation departments, thereby bringing tourism money to a government. Also, most governments charge user fees to recover costs, and the additional staff and equipment deployed to manage these services leads to more jobs and income sources.

1.3 STUDY PARTNERSHIP

The City of Corinth, in an effort to implement its Comprehensive Plan, has engaged the Institute of Urban Studies (the Institute) to develop a new Parks, Recreation, and Open Spaces Master Plan that identifies the assets and challenges of Corinth parks, while developing a bold new vision to ensure the City's enduring appeal to current and future residents and businesses. The Institute is an urban research and practical application department within the University of Texas at Arlington (UTA) that consists of master's and doctoral students from diverse backgrounds within the College of Architecture, Planning, and Public Affairs.

The City of Corinth is the governmental body primarily responsible for providing and ensuring the quality of parks, recreation, and open spaces in Corinth. Other entities that provide these components are the Lewisville and Lake Dallas Independent School Districts, various homeowner associations, Denton County, and the State of Texas through its Texas Parks and Wildlife Department.

The study for this plan includes research of the City and the regional ecological, economic, and demographic aspects. It will include and assessment of issues, opportunities, visions, goals, and objectives, as well as an analysis of demographics and land use. It will take an inventory and current parks and recreation facilities, as well as seek input from residents and other stakeholders about their expectations for the City's PROS. To enable the City to apply for outdoor recreation grant funding from the Texas Parks and Wildlife Department, it will maintain the standards laid down in Appendix D : Master Plan Guidelines of the State of Texas and the National Recreation and Parks Association's (NRPA) Parks, Recreation, Open Space and Greenway Guidelines Publication. This process seeks to deliver a final product that meets the needs of the residents and other stakeholders while helping to ensure that the City of Corinth remains a "Gateway to Success."

Study Partnership



The City of Corinth



Institute of Urban Studies | UTA

Other Entities



Denton County



Texas Parks and Wildlife



National Recreation and Park Association



1.4 THE PURPOSE OF THE PROS PLAN

The Parks, Recreation, and Open Spaces Master Plan for the City of Corinth addresses the overall community needs for parks, open spaces, and recreation facilities, both for recreation and to protect people and property from natural environmental hazards, and to protect and enhance natural and cultural amenities. This plan addresses the current conditions of the City's PROS, the needs and wishes of residents and other stakeholders, and future PROS efforts for the next INSERT TIME PERIOD years. This PROS Plan is tool to:

- Assess the opportunities and issues associated with Corinth's current PROS
- Develop visions, goals, and objectives to enhance and improve the PROS
- Analyze the demographics and land use
- Take inventory of the current PROS
- Conduct needs assessments based on NRPA level of service standards that meets the needs of each neighborhoods, demands for services, and available resources and opportunities
- Develop broad concept plans for specific park facilities as directed by public input
- Develop an implementation plan, along with a prioritization plan
- Develop strategies to fund this development

This document outlines the methods, results, and recommendations of the Master Plan and is intended to serve as a guide for the City of Corinth as it further develops its PROS.



Figure 1.4 This word cloud represents the ideas and tools of PROS Plan.

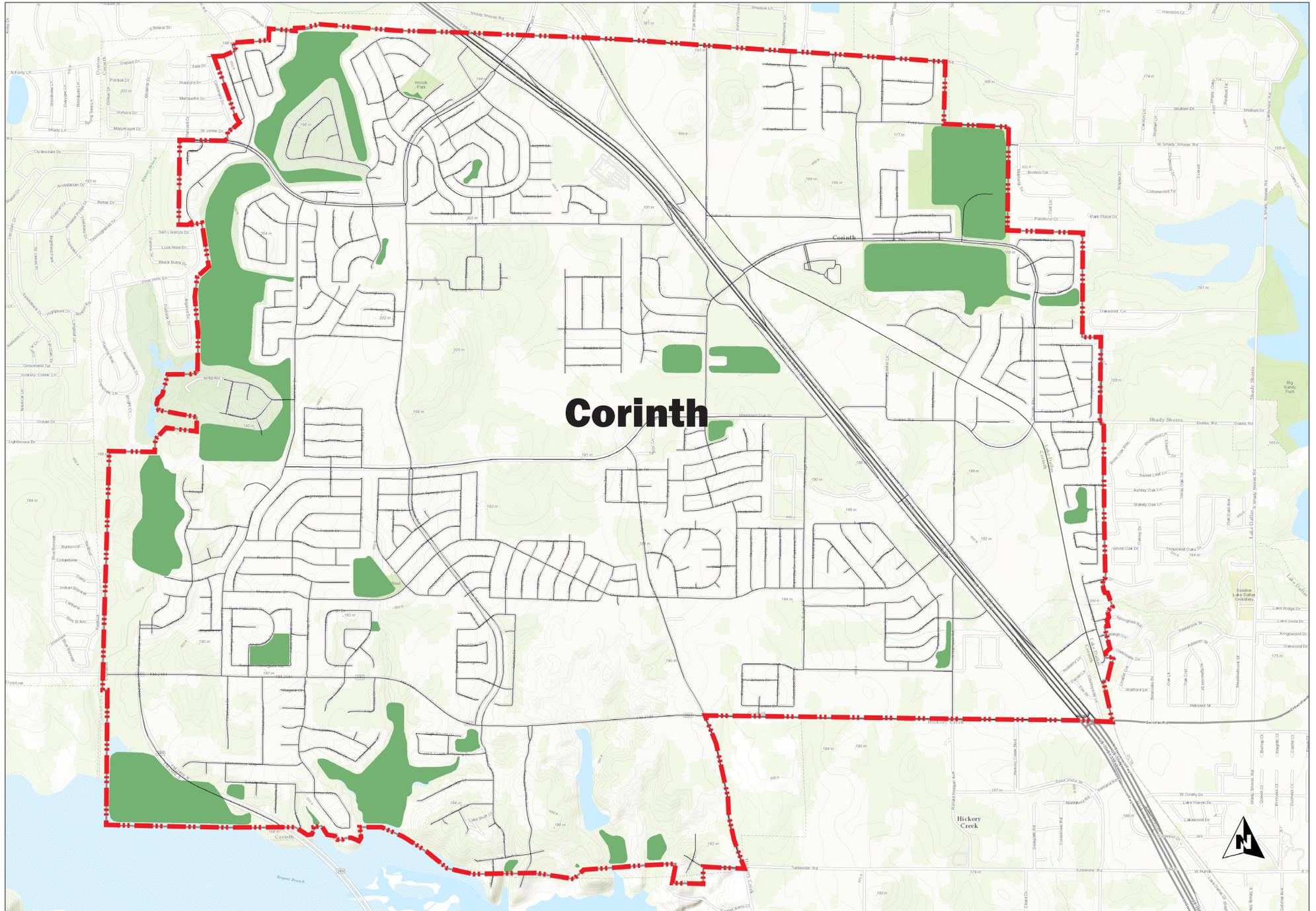


Figure 1.5.1 Location of interstate 35-E, Parks and Water bodies within the study area

 Parks and Open Space  City Limits

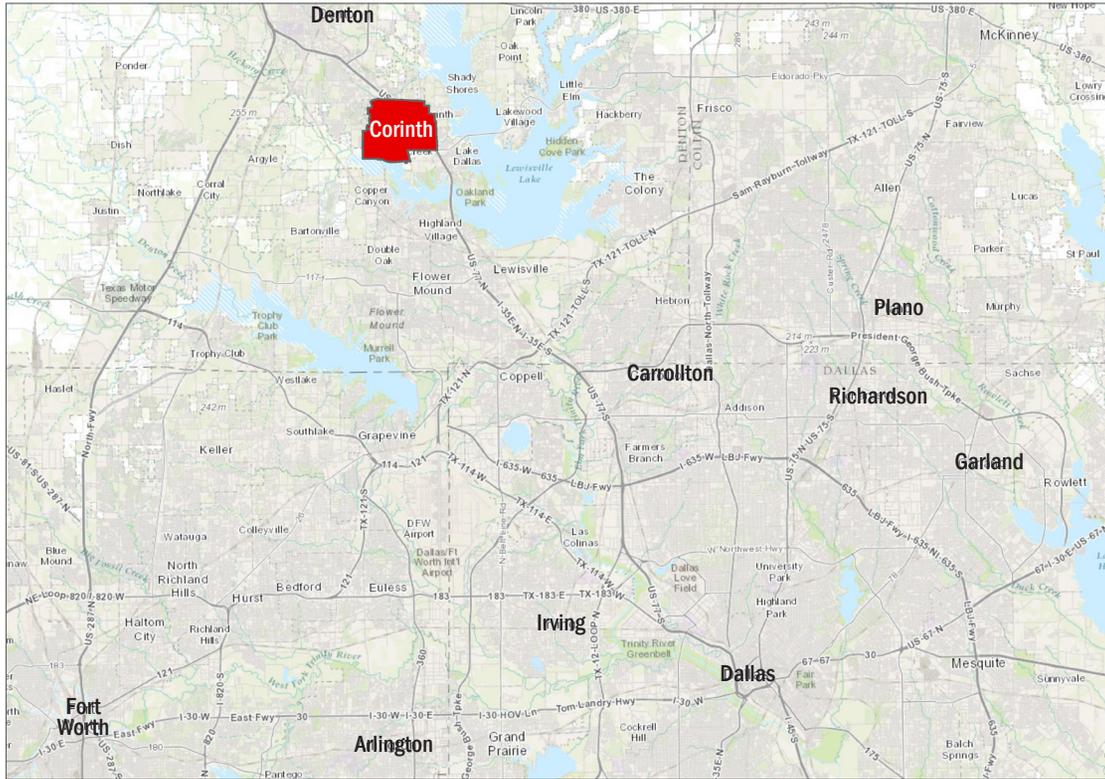


Figure 1.5.2 Location of the City of Corinth in Dallas/Fort Worth Metroplex

1.5 THE STUDY AREA

The City of Corinth is located in south central Denton County, approximately 33 miles northwest of Dallas, 42 miles northeast of Fort Worth, and six miles south of Denton. As part of the greater Dallas/Fort Worth Metroplex, Corinth's location along Interstate 35-E, the City has experienced steady to rapid growth, and now functions as a bedroom community, with the majority of its residents commuting to Denton, Lewisville, or Dallas for work.

1.6 THE PROS PLAN COMPONENTS

The Master Parks, Recreation, and Open Space Plan (PROS) for the City of Corinth follows the guidelines established by Texas Parks and Wildlife Department (TPWD). As well as being a working document for planning, this PROS plan includes all components to meet the requirements for an Outdoor Recreation Grant from the Texas Parks and Wildlife Local Park Grant Program.

This plan also adheres to the guidelines established by the National Recreation and Parks Association. These resources provide several grants and funding opportunities to communities, in addition to guidance for planning.

Parks Master Plan Components as required by TPWD

1. Introduction
2. Goals and Objectives
3. Plan Development Process
4. Area and Facility Concepts and Standards
5. Inventory of Areas and Facilities
6. Needs Assessment and Identification
7. Plan Implementation and Prioritization of Needs
8. Supporting Illustrations, Maps, Surveys, Etc.

1.7 THE PROS PLAN TIME FRAME

The time frame for the City of Corinth's Master PROS Plan is 2016-2026. We recommend that the PROS Plan get updated at least every 10 years, but recognize that it might require minor adjustments in the meantime due to faster-than-expected growth in the City and surrounding communities. Maintaining a long-range vision with public input and adjustments will help ensure that the PROS Plan remains a viable component of the City's overall future planning efforts.

1.8 THE PROS PLAN PROCESS

The plan was prepared in three phases. At the end of Phase One the Institute and the City had assessed the City's current conditions and future needs, formed a Steering Partners Committee, and engaged the public to develop strategic visions to help in Phase Two. At the end of the second phase, the PROS vision, goals, strategic development themes, and concept plans were finalized, a survey had been administered and analyzed, and public meetings had occurred where the public had an opportunity to voice their opinions. At the end of Phase Three, the Master PROS Plan was finalized and presented to City Council, and the mid- and long-term integration of the PROS Plan recommendations began.

1.8.1 Introduction

Parks, recreation, and open space planning is a continual process, but periodically, there is a need for a more formalized process resulting in a master plan for the parks and recreation systems.

To create a Master Parks, Recreation, and Open Spaces Plan, the past must be evaluated, the present analyzed, and the future predicted. Though part of this process depends on statistical, economic, and census data, the lifeblood of a community is in its residents.

To ensure high quality information, the plan adhered to the following process. Full details of all plan input can be found in the Appendix.

1.8.2 Phase I

1.8.2.1 Laying the Foundation

- Initial team meeting: Discuss the scope and expectations of the Master Parks, Recreation, and Open Space Plan with staff from the City of Corinth.
- Base map preparation: Prepare computer-generated base maps to illustrate information about the City, such as topography, streets, buildings, trails, parks and recreation facilities, public services, etc.
- Population and community analysis: Gather and analyze data to determine the City's demographics, and make projections about the future of the City. Research the City's comprehensive, economic, neighborhood, and transportation plans. The other Lake Cities were also examined to assess the impact of those communities on Corinth's parks, recreation, and open spaces.
- Informing the public: The City developed and hosted a Master Parks, Recreation, and Open Space Plan online survey to inform the public of the process.



- Guidance from a steering committee: The City established a Steering Partners Committee to help guide the plan that held meetings every other month throughout the process. These meetings were attended by IUS.

1.8.2.2 Citizen Engagement

- Public input survey: Administer a survey designed to capture how residents and users of Corinth's parks, recreation, and open spaces think about the current offerings, and what, if anything, they would like to see made available. This survey was hosted on the City's website.
- Resident interviews: Visit local parks, recreation facilities, and open spaces at busy times and conduct "Person in the Park" interviews that ask users of the facilities how they use them, anything they would like changed, what activities attract them, and the distance they have to travel to get to the facilities.
- Develop visions: Develop 3 to 5 alternate strategic themes and visions based on public input, survey results, and "Person in the Park" interviews.

1.8.3 Phase II Develop the Vision

- Keeping the public informed: Through updates to the PROS Plan online presence of statistical analysis, upcoming meetings, new concept plans, and goals, public commentary was collected.
- Keeping the Steering Partners Committee informed: Through bi-monthly meetings with the Steering Partners Committee, public input was shared; strategic themes, goals, and visions were developed; and plan elements were introduced.
- Continue to solicit public input: Through the Meetings in a Box with diverse groups to include as many groups as possible, a variety of public input was obtained.
- Concept plans: Develop several idealized concept plans representing the strategic themes defined by public input and stakeholder guidance.
- Final public input meeting: At the City's invitation, the public is invited to view the strategic themes and visions conceptual plans, potential facilities, and narratives, and are encouraged to comment and categorize the existing facilities.

1.8.4 Phase III Finalize the Plan

- Strategize and prioritize: The strategies and priorities of the PROS Plan implementation were finalized.
- Presentation: The PROS Plan was presented to the City Council.

1.9 SECTIONS AND CHAPTERS

The PROS Plan is both a journey and a destination. The information gathered and analyzed eventually results in a final report that reflects the journey. This report has four sections.

The first section, “Corinth as a Gateway to Success,” introduces the project, and the City of Corinth. This section includes the first two chapters. Chapter One, “An Introduction,” introduces the project, details its process and timeline, and sets the stage for the rest of the report.

The second chapter, “From the Beginning to the Present Day,” presents a brief history of the City’s growth and development, as well as analysis of the City’s public image. This section also presents the current demographics of the City as well as projections of future growth.

Section Two, “Parks and the Public,” addresses the current parks, recreation, and open spaces in Corinth, as well as the public’s opinions on those PROS.

Chapter Three, “The Lungs of the City,” details the current parks, recreation, and open spaces of the City. This section includes the physical inventory.

“The Public’s Voice,” the fourth chapter, reviews the public input process, as well as the results from the surveys, interviews, and meetings. It also lays the groundwork for future recommendations.

The third section, “The Way Forward,” details both the recommendations from the Institute of Urban Studies and strategies and priorities to implement the PROS Plan.

Chapter Five, “The Institute’s Recommendations,” details the recommendations and the concept plan. The sixth chapter, “Strategies and Priorities,” presents the blueprint to implement the plan.

Section Four, “Appendices,” provides detailed information about the process of developing the PROS Plan, as well as a list of resources used during development.





CHAPTER 2

**IMAGE/
BACKGROUND/
DEMOGRAPHICS**

2.1 INTRODUCTION

The City of Corinth places a high value on parks and recreation. An efficient PROS system is essential to a high quality of life. To balance the facilities needed for an active lifestyle of a growing population is a great challenge in a city like Corinth. The physical characteristics of the City, its history, and the economics of the community can provide opportunities to enhance the image when balanced with the constraints these things can impose.

A PROS system creates a sense of place for the city. This Parks, Recreation and Open Spaces Plan is a policy document that assesses needs and recommends strategies for recreation facilities, protection of natural resource areas and understanding the environmental, historical and demographical components of the City.

2.2 ENVIRONMENTAL BACKGROUND

The City of Corinth lies in the Eastern Cross Timbers in the North central Texas region. Denton County is a part of the Eastern Cross Timbers vegetative sub-region, which is a narrow strip extending from eastern Cooke County on the Red River south to the western Hill County. Today only a few tracts of woodlands remain undisturbed in the East Cross Timbers.

This region is dominated by post oak, blackjack oak, cedar elm, hickory, osage orange, eastern red cedar, and many other variety of grass and brush species. These woodlands dominate on soils that are slightly acidic, sandy or sandy loam.

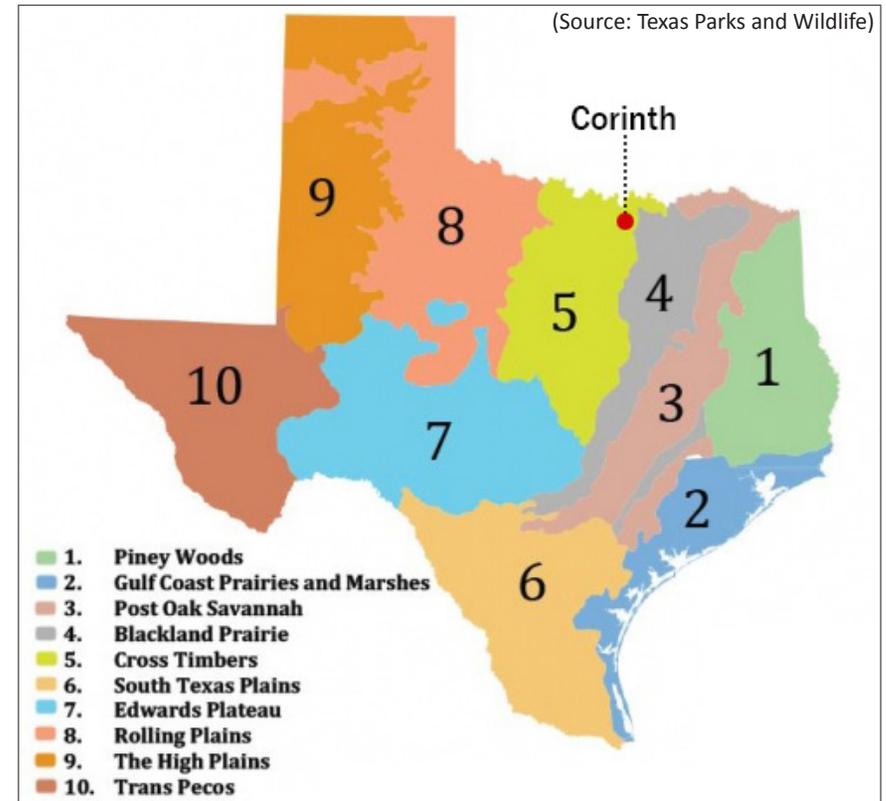


Figure 2.2 Location of the City of Corinth in Texas Ecoregions

2.3 HISTORIC BACKGROUND

Corinth is a part of Denton County, Texas. Shortly after the end of the Civil War, the family of Dr. Ball from Missouri and Mr. Fowler from Kentucky settled near the Corinth-Lake Dallas area. They owned most of the land where Corinth now stands. When the Wichita and Dallas Railway built tracks through their settlement, the area was named Corinth.



The area that is now Denton County was passed from the territorial domain of Spain to the Republic of Mexico in 1821, then to the Republic of Texas in 1836, and on to the United States in 1846.

The community of Corinth was organized into a town in 1960. It was integrated into a landmass of two square miles with a population of slightly over 200. In 1977, funds were initiated for the City Hall and it was built largely by volunteer labor. Corinth was referred as “City in the Country” with its residential areas surrounded by beautiful stables and ranches.

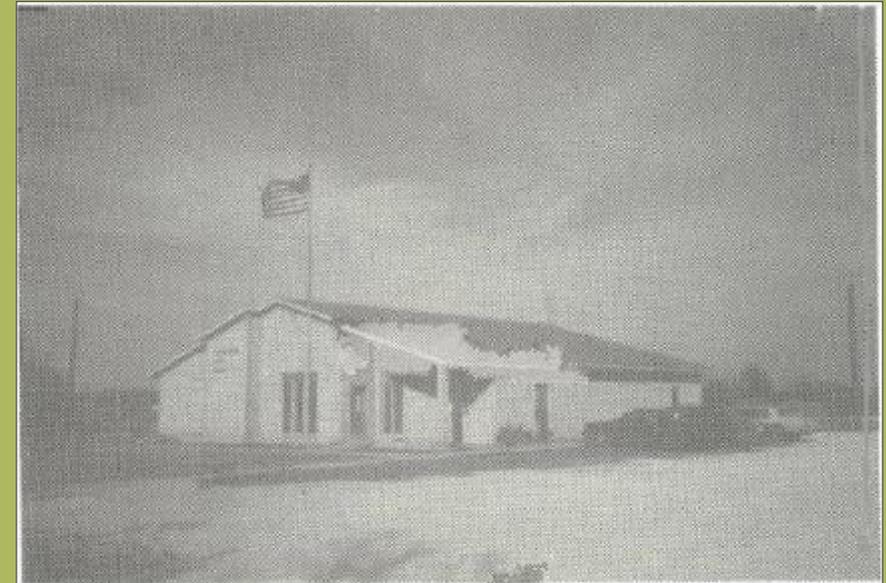


Figure 2.3.2 Corinth City Hall , 1986

(Source: City of Corinth)



Figure 2.3.1 Map of Denton County, 1883

(Source: The Portal of Texas History)

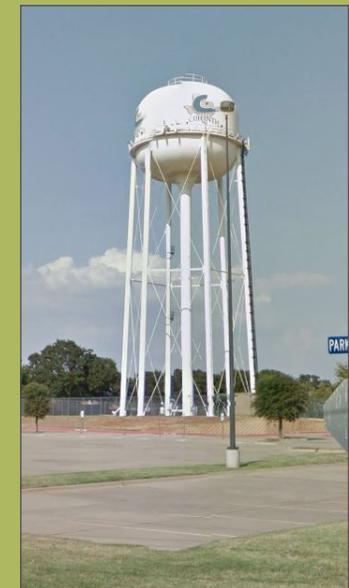
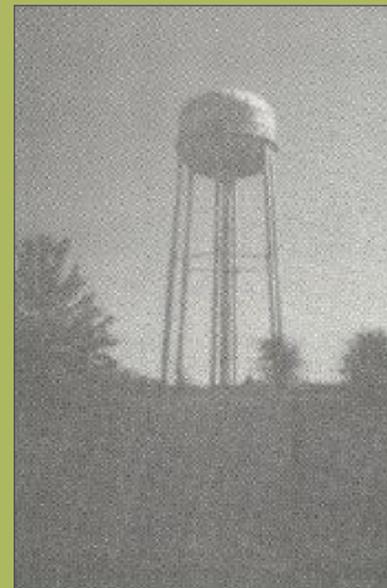


Figure 2.3.3 the Past (1986) and Present (2013) of Corinth

(Source: City of Corinth, Google Map)

2.4 DEMOGRAPHICS

2.4.1 Population Profile

The key aspect in developing a PROS system is a thorough knowledge of the demographics and socioeconomics of a city. The design, location, and number of services required depends on the City's current and future activities. The analysis of a PROS system requires a study of the existing parks, schools, public and private services and their relation to the population density. This chapter helps us understand the need for a PROS system based on the analysis of trends and projections using the 2010 census data.

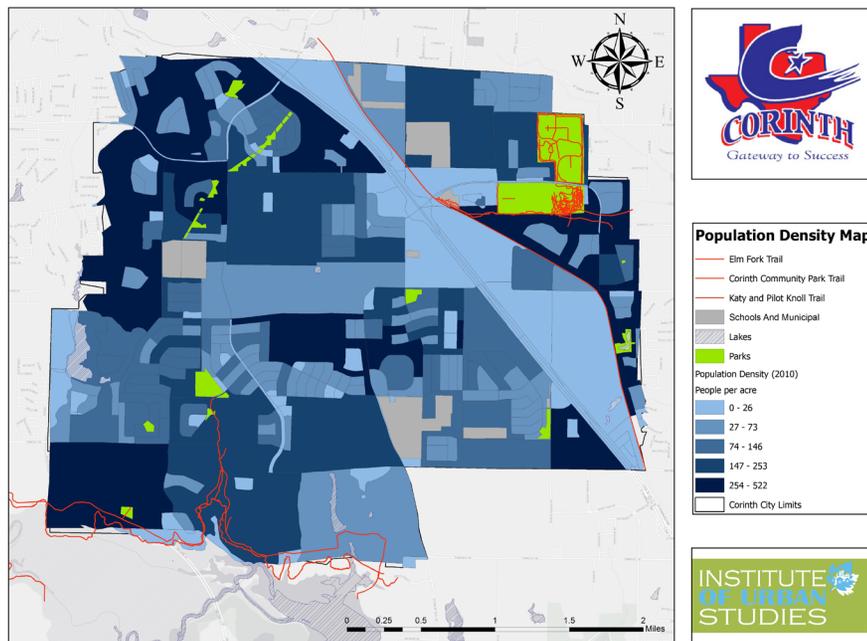


Figure 2.4.1 Population Density of Corinth

2.4.2 Population Projection

The town of Corinth was organized in 1960, and by 1970 the town had a population of 461. The population growth was substantial between the years 1990 and 2000 where the population rose from 3,944 to 11,325. The City's population has increased rapidly, making a PROS Plan a necessity.

The Census data for 2010 recorded a population of 19,935 and it is estimated that it will grow up to 27,070 (approx.) by 2030. These projections are calculated by the Linear Projection Model. The model takes into consideration the population trend from 2000-2010 and helps project a linear population growth for the future. However, the Comprehensive Plan of the City of Corinth suggests that the maximum buildout the city is anticipated to have is 29,499. According to estimates by IUS, the City could reach this number between 2020 and 2025. Projections from NCTCOG predict the population to grow up to 27,070 by 2030 and these projections have been used for comparative study.

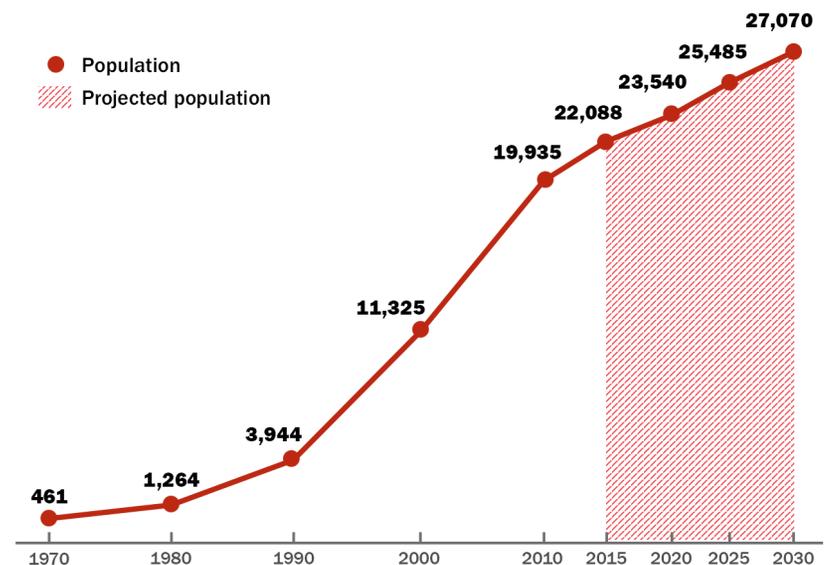


Figure 2.4.2 Population Projection of Corinth



2.4.3 Age and Gender

There are more females than males in the City of Corinth. The figure represents the male and the female population in different Census sets and age cohorts. The number of senior citizens are considerably less in comparison to the children and adults suggesting that residents relocate from Corinth as they near retirement age.

This is significant because the City of Corinth seeks to promote itself as a full life cycle community, meaning it serves individuals of all ages and stages of their life.

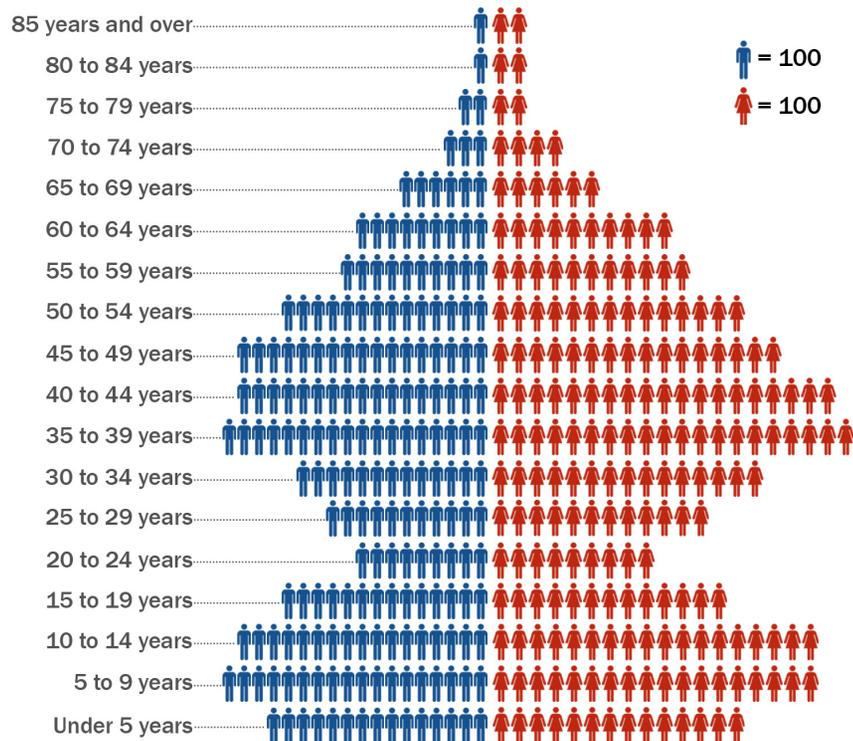


Figure 2.4.3 Age Cohort by Sex

2.4.4 Racial and Ethnic Profiles

According to the 2010 Census, 85% of the City’s population is White, with Blacks or African Americans the second largest segment of the population, at 5.7%. Because the Census Bureau separates race from ethnicity, people of Hispanic origin can be of any race.

Details of 1990 and 2000 profiles can be found in Appendix A.

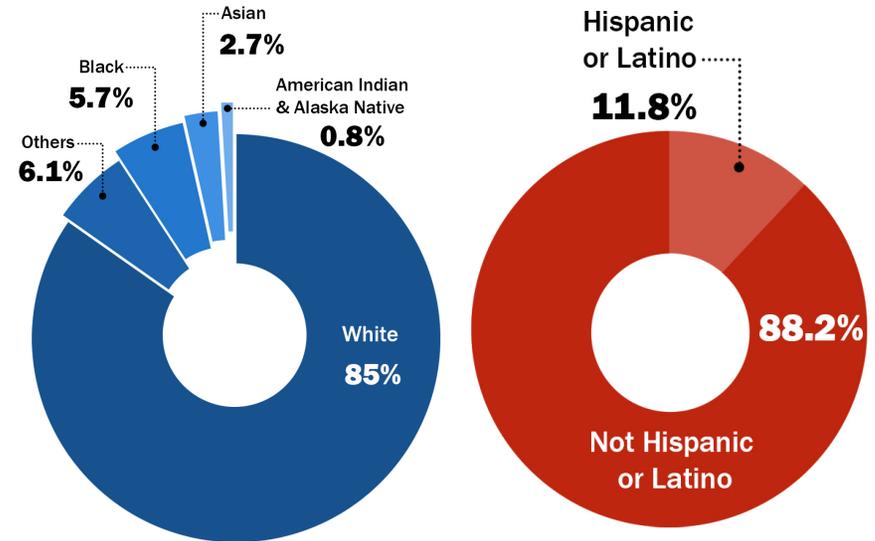


Figure 2.4.4 2010 Racial and Ethnic Profiles of Corinth

2.4.5 Housing Occupancy

The City of Corinth has 7,138 housing units as of the 2010 Census. Out of these only 3.4% are vacant, with 0.9% of these available for rent, which shows a strong ownership trend.

2.4.6 Education

The number of students attending school is particularly important in establishing priorities for safe access trails linking school grounds to the locations of after-school activities, such as parks. In comparison to Texas and Denton County, Corinth has a higher percentage of high school graduates and graduates and students pursuing further specialization with 96% of high school graduates and 43.4% for bachelor's degree holders and higher.

2.4.7 Household Income

The average household income of the families in Corinth is \$97,735. The income data suggests that Corinth is an affluent community. This plays a significant factor in order to increase accessibility and recreation opportunity funding. It can be assumed that residents will demand greater natural and recreational amenities, such as parks with increasing levels of service and quality which can be achieved through community parks, outdoor pavilions, and a variety of other recreation opportunities.

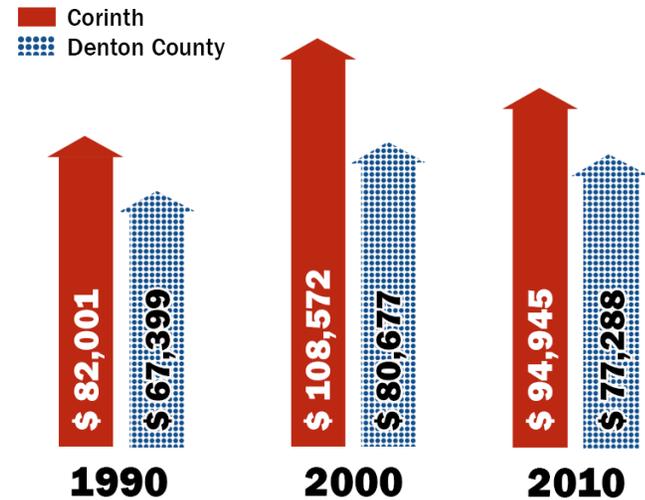


Figure 2.4.7 Comparison of household Income between Corinth and Denton



Figure 2.4.6 2010 Education Attainments of Corinth

Source: 2010 US Census



2.5 SUMMARY

In all, the City of Corinth is a quickly-growing suburban community in terms of population and income. This growth forces changes in demographics and demands for PROS facilities and services. The City's PROS system must work for the current residents and businesses, as well as for future stakeholders. Corinth's Parks, Recreation, and Open Spaces should be high quality, safe, well-maintained, and conveniently placed for residents of all ages, abilities, and incomes to enjoy.



CHAPTER 3

EXISTING CONDITIONS

3.1 INTRODUCTION

An understanding of the condition, availability, and accessibility of existing parks, recreation, and open spaces is essential to the PROS planning process. During Phase 1, the Institute of Urban Studies team visited all the parks, open spaces, and recreational facilities in the City of Corinth to prepare an inventory.

The City provided information on acreage and facility inventories for each site throughout the City. In addition to examining the City's sites, the team inventoried the facilities offered by the four public schools, the community college, and the country club.

3.2 PARK CLASSIFICATION

National and State guidelines outline three broad types of parks, differentiated by size, methods of access, and features. These park types include local spaces that are close to homes; unique spaces that reflect cultural, natural, or other features; and regional spaces that usually serve several surrounding communities. Each park type has a unique function and contributes to the overall quality of the PROS. The following gives the description of each park types:

3.2.1 Pocket/Mini Parks

Pocket parks are usually between .125 and 1 acre and do not usually provide parking. Typically tucked between existing houses or on the corners of residential neighborhoods, they are accessed either by foot or

bicycle. These parks usually have facilities like benches, landscaping, play equipment, and picnic tables. The City of Corinth has one Pocket/Mini Park, Corinth Farms Park.

3.2.2 Neighborhood Parks

Neighborhood parks provide the foundation for daily recreation. Ideally, they have amenities and recreation space for the entire family and are within easy walking or cycling distance for the community they serve.

A neighborhood park generally serves one large or several smaller neighborhoods. The park should be between 1 to 15 acres and should have a ratio of 1-2 acres for every 1,000 residents.

These parks should be accessible to residents living within ¼ mile of the park. Typically adjacent to elementary schools, they can share acquisition and development costs with a school district. This permits joint use and shared facilities fostering partnerships between school districts and the communities they serve, thereby improving the quality of life for all.

Though residents ideally access these parks on foot or by bicycle, parking is often required. For these parks, parking depends on the size and usage of the park, but there should be at least seven standard spaces and two handicapped spaces. The parking standard recommends 5 spaces for the first 3 acres, with 1 space for each additional acre.

The City's current neighborhood parks are Eagle Pass Park, Fairview Park, Kensington Park, Meadow Oaks Park, Meadowview Park, Mulholland Park, Naughton Park, Thousand Oaks Park, Windsor Ridge Park, and Woods Park.



3.2.3 Community Parks

Community parks serve a substantial population in the city with its 16 to 99 acres of land usually reached by automobile. It serves as a neighborhood park to those living at close quarters. A variety of recreational facilities including lighted playing fields and hike/bike trails are provided. They should be located near a major thoroughfare for easy access and buffered from adjacent residential areas as noise and bright lights may cause disturbance.

Parking spaces should be sufficient to accommodate users of large community events and sports events along with its spectators, and other users. It should be provided at the rate of 5 spaces per active programmed acre, plus additional parking for facilities such as pools or ball fields. The City of Corinth does not have any community park.

3.2.4 Linear Parks

Linear parks are open park areas that generally follow some natural or man-made features that are linear in nature, such as creeks, abandoned railroads right-of-way, and power or utility corridor easements. These parks, when properly developed can be used for non-vehicular travel in connecting the parks, shopping, and other neighborhoods within the city and also to larger multi-modal transportation systems. Knoll Park is the only linear park in the City.

3.2.5 Special Purpose Parks

Special parks include parks that provide the community with a unique recreational function. It can be used to develop a city's image, memo-

rialize a group or an individual, and other purposes. These parks can range from small to very large with number of amenities. The City of Corinth has one special purpose park, Corinth Community Park.

3.2.6 Home Owner Association Parks

Home Owner Associations (HOA's) are encouraged to develop and maintain pocket parks which provide additional benefits to the neighborhood allowing the residents to maintain the amenities and quality of the parks. It saves the maintenance cost for the city. Home Owner Association parks are not included in the PROS Plan, as they are not available for public use and are typically smaller than the NRPS's recommended 5-10 acres. They are, however, an important element that makes up the City's image and the residents' sense of place.

3.2.7 Open Space

The Environmental Protection Agency defines open space as any undeveloped open piece of land that is accessible to the public. It can include green space, i.e. land that is partially or wholly covered by grass, trees, shrubs, or other vegetation, a definition that includes parks, community gardens, and cemeteries.

Open space can also include schoolyards, playgrounds, public seating areas, public plazas, and vacant lots. Open space provides recreational areas for residents and helps enhance the beauty and environmental quality of neighborhoods.

These areas are also frequently used for stormwater management facilities or conservation purposes. Open space preserved in its natural

condition needs little maintenance and helps reduce, and sometimes treat, stormwater runoff from development. Some communities seek to conserve economically important landscapes, such as farmland or watersheds, or preserve open space as a means to attract tourists and new business. Many communities find that conserved open space contributes to the quality of life and community character, and supports economic wellbeing of a community.

The 2010 Comprehensive Plan of Corinth recommends that at least five to ten percent of open space management be privately owned. Open space should be bounded by streets and accessible to adjacent open space which provides access and encourages a sense of community and “ownership”.

3.2.8 Trails

Trails are an essential component in enhancing the mobility and connectivity between various neighborhoods. The goal of trail planning is to enable accessible, safe, and pleasurable trail usage opportunities with few environmental impacts. Many communities and agencies are exploring methods that combine trail uses to provide the greatest number of recreation opportunities to users. Successfully blending pedestrian, bicycle, and equestrian use can maximize opportunities while conserving natural resources. Through the incorporation of universal design principles, planners can develop blended use trails that ensure access for a greater number of users.

In 2006, the City of Corinth developed an Integrated Non-Motorized System Master Plan focused in pedestrian, bicycle, and equestrian transport through the City. This plan sought to identify existing trails, evaluate then-current conditions, anticipate future growth, and recommend

alternative transportation methods in Corinth. In 2006, there were three major trails, the Denton Branch Rail Trail, the Corinth Community Park Trail, and the Elm Fork and Pilot Knoll Horse and Hiking Trail, with various parks including walking paths that extend from the City’s street system.

According to the City’s most recent Comprehensive Plan, published in 2010, Corinth possesses 1.69 miles of soft trails, and 5.74 miles of hard trails along roadways and through parks and open spaces, with an expected seven miles of soft trails being added to the current trail plan in the future. The City recognizes the impact bike trails, hike trails, and multimodal pathways can have on increasing connectivity, especially between neighborhoods. This will increase circulation throughout the City, addressing a concern identified in 2010.

The City acknowledges the need to safely accommodate foot and bicycle traffic, which may be accomplished through the use of wider trails. In addition, in 2013, the City passed an ordinance (13-06-20-11) banning equestrian usage of all trails east of Interstate-35.

3. 3 PARK, RECREATION, OPEN SPACE INVENTORY

Parks and Open Spaces play an important role in improving the quality of residential neighborhood. The City of Corinth has 14 public parks ranging from ¼ acre to 116 acres totaling 184 acres. They also have two recreation centers, four schools, one community college, and three accessible open spaces that are used by the public. The existing parks of Corinth are well maintained, well irrigated with play equipment, sidewalks and concrete trails. The city has on and off trails but they are not connected together.



The City is planning on a Town Center in the middle of the city offering public services, offices, shops, eateries, and entertainment. This should be accessible by non-motorized as well as motorized transport. The City Of Corinth is connected to the Regional Veloweb network that plans to connect 10 counties and 117 cities in North Cities through Katy trail. The Katy trail in Corinth connects the City of Denton in the north and ends at Swisher Rd in South Corinth. This promotes multi-modal transport within and outside the community.

A main concerns in the existing park system is the lack of accessibility for disabled since most of the parks is not in compliance with Americans

with Disabilities Act (ADA). The Elm Fork and Pilot Knoll Horse and Hiking Trail in the South has limited access due to the development of houses in the neighborhood. Second, the parks does not have an adequate parking facility for automobiles and bike racks for bicycles. Additionally lighting and sign maintenance could be improved for clear visibility.

The parks did not have any evidence of graffiti and none of the neighborhood area seemed run-down or ill repair. All of the parks had a designated smoking area away from the play area and users. Overall, the parks are developed and has great potential in the future.

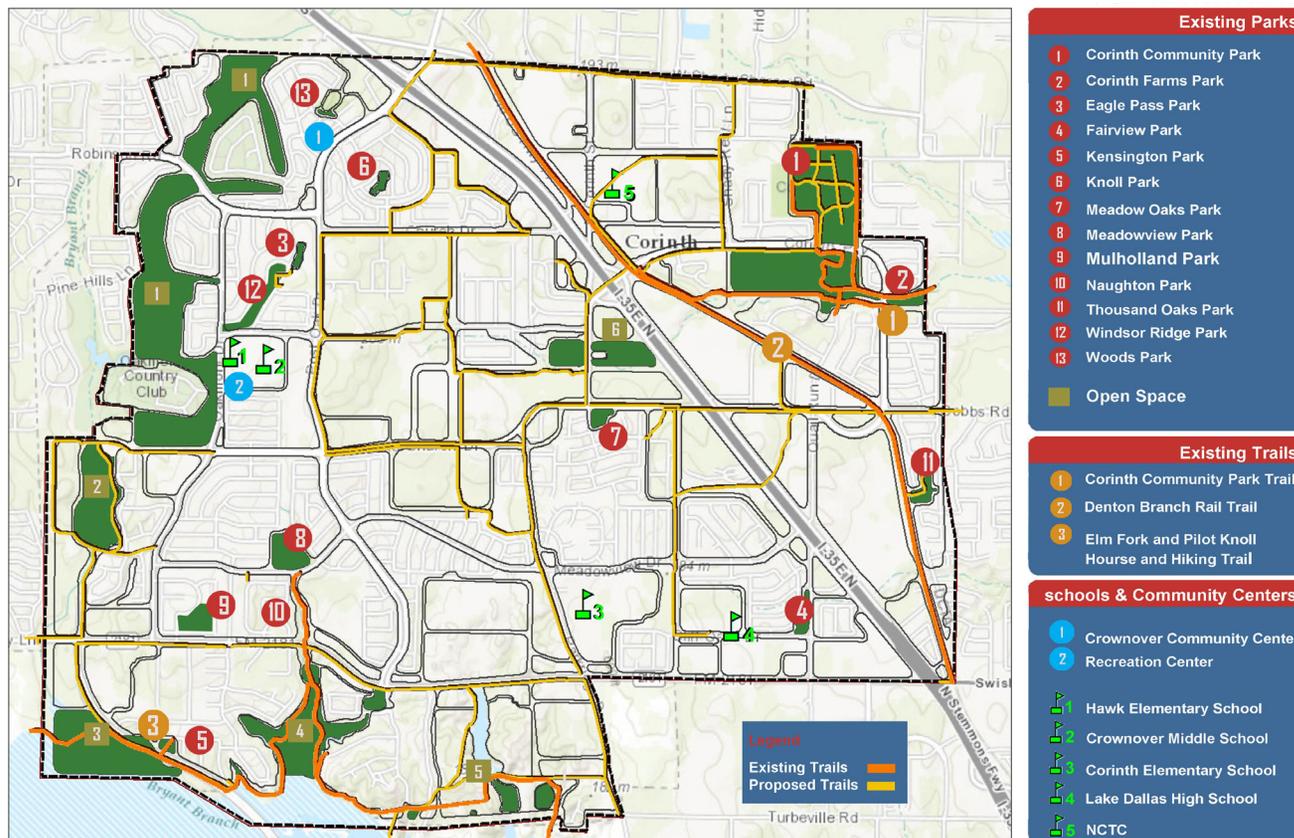


Figure 3.3 Location of existing parks, trails, and schools

3. 4 POCKET/MINI PARKS

3.4.1 Corinth Farms Park

Corinth Farms Park is a ¼ acre mini park offering benches, water fountains, picnic tables, swing sets, and a playground area with equipment. Located on the Buckboard Circle, it is situated close to the Corinth Community Park. It is the smallest park in the City of Corinth accessed by a sidewalk.



Figure 3.4.1 Corinth Farms Park (pocket/mini park)

3. 5 NEIGHBORHOOD PARKS

3.5.1 Eagle Pass Park

This 3-acre park is located in the northwest section of town, close to Knoll Park and Windsor Ridge Park and forms the end of the greenway. Surrounded by single-family homes, it has two play areas for children each covered by sunscreens, swing sets, bounce toys, picnic tables, and benches.

The park currently offers only curbside parking along Vintage Drive, but there is open space close to the Park that belongs to the City that could be transformed to provide dedicated parking. The Park has a sidewalk that connects it to the thoroughfare, but there are two gas pipelines along the sidewalk. Eagle Pass could benefit from the addition of bike racks for those who cycle to the park and/or use the greenway for exercise or travel.



Figure 3.5.1 Eagle Pass Park (neighborhood park)



3.5.2 Fairview Park

This 3 acre park located along the Fairview Drive offering the neighborhood benches, picnic tables, playscape, and swing sets. There is a drainage running through the park creating a linear walkway. The park does not have a dedicated parking but offers curbside parking. However, the entrance from the S. Garrison St has some empty graveled space which can be used for dedicated parking. Recommended parking spaces would be 5 spaces for general and 1 for disabled.



Figure 3.5.2 Fairview Park (neighborhood park)

3.5.3 Kensington Park

Kensington Park offers users 2.6 acres of park space that includes a sun-screen-covered play area for children, picnic tables, grills, a walking trail, benches, and a tree-filled open natural area. This Park benefits from extensive tree coverage, which should mitigate heat extremes. Kensington Park, like other neighborhood parks in the City, offers only curbside parking along Sussex Way, but this park has a gas pipeline underground that runs through the park. Additionally, the neighborhood location of Kensington Park lends itself to the necessity of bike racks.



Figure 3.5.3 Kensington Park (neighborhood park)

3.5.4 Meadow Oaks Park

The 3 acre park, located along the Meadow Oaks Drive is a well-developed park offering benches, designated pet area, water fountains, pavilion, picnic tables, play scape with swings and slides. A small creek runs through the park bounded by trees. Since this park is accessed mainly by walking or biking, bike racks can lure in the public. Only curbside parking is offered.



Figure 3.5.4 Meadow Oaks Park (neighborhood park)

3.5.5 Meadowview Park

Meadowview Park offers 11 acres of multi-use parkland for users. Located close to central Corinth, the park space includes open space across Meadowview Drive. It offers basketball court, benches, exercise stations, grills, a nature trail, picnic tables, sunscreen-covered play areas, picnic tables, a pond stocked with fish, swing sets for children and adults, and two bike racks. Perhaps the best-maintained and presented of the neighborhood parks, includes a dedication marker, a flagpole, and lighting close to the pond.

Due to the size and popularity of Meadowview Park, Open Street across the street can be used for additional dedicated parking. Parking standards indicate that Meadowview should offer a total of 13 parking spaces and at least one additional ADA-compliant parking space.



Figure 3.5.5 Meadowview Park (neighborhood park)



3.5.6 Mulholland Park

Mulholland Park, located along Mulholland Road, in southwest Corinth, is a 1.6-acre park highlighted by a gazebo with benches, picnic tables, benches, grills, a sunscreen and a children’s play area. Like the rest of the City’s neighborhood parks, Mulholland Park is best accessed on foot or bicycle, because it offers only curbside parking. However, in light of the access methods, there is space for Mulholland to add bike racks.



Figure 3.5.6 Mulholland Park (neighborhood park)

3.5.7 Naughton Park

The 1.5-acre Naughton Park, located in southwest Corinth, along Ashwood Lane, offers lush green vegetation surrounded by trees. It has swing sets, picnic tables, benches and a gazebo. Like other neighborhood parks, Naughton is best accessed on foot or bicycle due to the lack of dedicated parking, but it could benefit from the addition of bike racks. The park space is split into two halves by a deep creek making it difficult for the users and the City employees to access the far half.



Figure 3.5.7 Naughton Park (neighborhood park)

3.5.8 Thousand Oaks Park

Thousand Oaks Park is a 5.8 acre consisting of a pond with fountain. It is situated in the backyard of some of the houses in the neighborhood. The park area surrounding the pond is sloppy and the pose a risk of falling in. Also, there are no lifesaving equipment in case of emergency.



Figure 3.5.8 Thousand Oaks Park (neighborhood park)

3.5.9 Windsor Ridge Park

The 2.2-acre Windsor Ridge Park is located in northwest Corinth, close to Eagle Pass Park and Knoll Park and further south along Vintage Drive. It offers users benches, grills, picnic tables, and a sunscreen-covered play area for children, bounce animals, and swing sets. Heavily-wooded, the park's tree cover mitigates the worst of the heat.

While the park is easily accessed on bicycle or on foot, it offers only curbside parking, and may benefit from the addition of bike racks. Additionally, the path through the park could benefit from additional lighting.



Figure 3.5.9 Windsor Ridge Park (neighborhood park)



3. 6 LINEAR PARKS

3.5.10 Woods Park

The 2.2-acre Woods Park contains the Woods Building, frequently used for community indoor recreation classes. The Park itself contains a basketball court, benches, play area under a sunscreen, children swing sets, an adult swing, a walking trail, and three picnic tables under a second pavilion. The Park complex fronts Postwood Drive at the intersection with Vintage Drive in northwest Corinth. This intersection connects the Woods Park to Eagle Pass Park and Windsor Ridge Park.

Since the park is co-located with the frequently-used Woods Building, the site offers gravel parking, but this parking lacks dedicated ADA-compliant parking spaces. The park would benefit from additional and improved lighting. Additionally, a suitable method for draining the water tower located in the park should be found, because currently, it floods the play area of children when the tower is drained.



Figure 3.5.10 Woods Park (neighborhood park)

3.6.1 Knoll Park

Knoll Park is a 100-ft linear park that is part of a greenway through the northwest part of Corinth. The park itself boasts benches, picnic tables, a play area for children, and a walking trail that connects the park to the longer greenway. The longer greenway begins on Pecan Creek Circle and ends at Post Oak Drive, a distance of X mile.



Figure 3.6.1 Knoll Park (linear park)

3. 7 SPECIAL PURPOSE PARKS

3.7.1 Corinth Community Park

Corinth Community Park, one of the well-maintained, well-developed park is the largest park with 116 acres located on either side of the Corinth Parkway. The northern section of the park features a Teeball Field, Baseball and Softball fields for both kids and adults, concession stand for spectators, shade structures, lighting prediction and warning system, sidewalk, batting cages, Pacman Hill, Basket Ball court, pavilion, play scape area, two restrooms, and a restroom storage shed. The southern section is fenced in front from the Corinth Pkwy protecting kids and others offering football field with a control room, soccer field, sidewalk, pavilion, Gazebo with picnic tables, pond with boardwalk and fishing piers, shade structures, two restrooms, and a nature trail.

Additional features includes heart defibrillators, soccer nets on wheels, practice fields, parking lots, trash cans, and lighting. The park also has two multi-purpose fields which can be converted into a football, baseball or soccer field. The parking, pathway, and bathrooms are in compliance with ADA. The city has planned additional 140 parking spaces with lights. This park has the privilege of having a full time maintenance team monitoring, cleaning and preparing the sports fields after the usage.

Connection of nature trail to sidewalks along the Corinth Parkway which in turn is connected to the Katy trail attracts people. Pacman Hill, the open space located inside the northern section of the park where barbeque, frisbee, and other activities takes place. Any special events like Movies in the Park, Creepy Carnival, and Fish 'n' Fun is hosted in the community park due to the availability of space. According to the park acreage in NRPA standards, it is a special purpose park. Since it provides all the facilities for users, it serves the purpose of a community park.

Some of the recommendations to make this park a world-class would be to provide additional lighting in the fields and trails. Install bike racks so it can be used as neighborhood park to people living in the vicinity. Adding map indicating the facilities and directions of the park would make it more convenient. Finally, the disabled sign in the women's bathroom in the southern section of the park needs to be replaced.

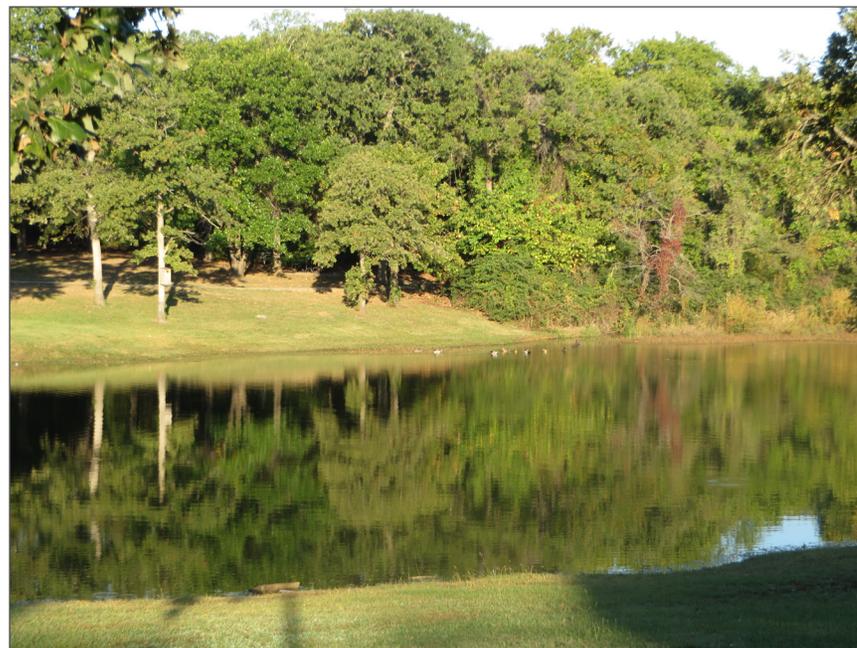


Figure 3.7.1 Corinth Community Park (special purpose park)



3.8 RECREATION

The City of Corinth uses the Woods Building, Woods Park Pavilion, and Corinth Community Park Pavilion for recreation. These facilities are available to the public for rentals, and Woods and Crownover centers are used for recreational activities.

The City offers summer activities for children aged 5 through 12 and 13 through 17. Most of these activities are held at Crownover, and the summer campers (aged 5-12) take a weekly fieldtrip to the Metroplex and participate in a twice weekly swimming class. The City's CSI Camp services teens aged 13 through 17. Campers spend a week at the Corinth Police Department and learn to lift fingerprints, diagram a mock crime scene, cast shoe prints, and practice patrol work and bomb squad responses. Some students receive financial assistance through scholarships. Senior Trailblazers is the City's senior group. In addition to meeting the last Wednesday of each month for lunch at a restaurant, the group also takes trips to various locations such as the State Fair of Texas, the Dallas Farmers Market, the Mary Kay Museum, and the Dallas Museum of Art.

3.8.1 Crownover Recreation Facilities

The Crownover Recreation Center is co-located with Hawk Elementary and Crownover Middle School with a gymnasium for public use conducting activities like Zumba, Body Blast, Karate, NTGG 3 on 3 Basketball League, and free play hours. Their schedule is updated every month and uploaded on their webpage.

3.8.2 Woods Building

The Woods Building is located in the 2.2-acre Woods Park in northwest Corinth along Postwood Drive. The Building is used for community recreation classes, and offers gravel parking, a single restroom, and a drinking fountain. This building is heavily used for Health and Fitness classes such as Yoga, Ballet, Belly Dance, Jazz/Hip-Hop, Bosu Blast, Photography, Art classes like painting and wreath making class, basic manners workshop, beginners robotics camp, overnight trips, and games.

However, the building itself needs to be renovated and/or enlarged. Additionally, the parking lot needs to be resurfaced and handicapped spaces added. The entire site could be improved with additional lighting, especially since the building is frequently used in the evening for recreation classes.



Figure 3.8.1 Crownover Recreation Facilities (recreation center)

3.9 OPEN SPACE

3.9.1 Oakmont Golf Course & Country Club

Oakmont Golf Course & Country Club is located in northwest Corinth, close to the City's boundary with Denton, along Oakmont Drive. Despite its semi-private status, the City's Comprehensive Plan considers Oakmont as one of its open space area. The Country Club offers tennis courts, a pool, and a golf cart path that can be used as a walking/bike trail for its members. Access to the 170-acre site is restricted to their members and guests which is rendered by invitation only.



Figure 3.9.1 Oakmont Golf Course (open space)

3.9.2 Other Open Spaces

There is an open space located along the highway near the police station. An undeveloped area with trees. Can be developed for various uses like nature park, or community garden. Second open space near the creek bend. Dense trees with creek running through in the middle. It should be protected as it is in the well-developed neighborhood area.

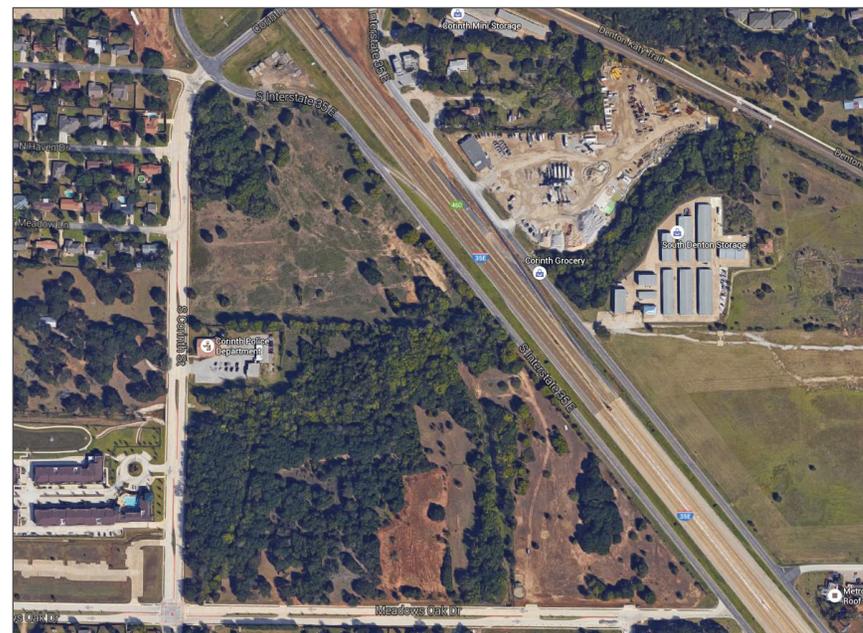


Figure 3.9.2 Open space near police station (other open space)



3.10 EDUCATIONAL FACILITIES

3.10.1 Corinth Elementary School and Lake Dallas High School

Corinth Elementary School and Lake Dallas High School are part of Lake Dallas ISD. They are co-located, and possess a play area, baseball/softball field, tennis courts, trails, a pavilion, exercise equipment, swings, slides, benches, a school gym, and practice fields. However, these facilities are restricted to students.

3.10.2 Hawk Elementary School and Crownover Middle School

Hawk Elementary School and Crownover Middle School are co-located with Crownover Recreation Center. They are part of Denton ISD. The facilities, including a soccer field; exercise equipment; basketball, tennis, and multi-purpose courts, are not-restricted to students.

3.10.3 North Central Texas College-Corinth Campus

North Central Texas College's Corinth campus has several sports facilities including a basketball court, drinking and restroom facilities, and a weight room. The location also has a horticulture garden.



Figure 3.10.1 Lake Dallas High School (educational facilities)



Figure 3.10.3 NCTC Corinth Campus (educational facilities)



CHAPTER 4

PUBLIC INPUT FINDINGS

4.1 INTRODUCTION

Public involvement is the key in developing the Parks, Recreation, and Open Space plan according to the needs and expectations of the community. To ensure the plan reflects the needs and desires of Corinth's residents, three different types of public input meetings were held. The first one took place in the City Hall with the stakeholders who represented various organizations. The second was face-to-face meetings with the users of the park around the city, and the third was an online survey. Complete input results are shown in Appendix B.

4.2 STAKEHOLDER MEETING

The Institute of Urban Studies (IUS) worked with the City officials to meet with diverse groups of stakeholders. A series of interviews were conducted to receive the input in order to guide further research to formulate the plan. Over 15 individuals from Keep Corinth Beautiful, City Council members, the Park Board, and senior members from the city participated in the stakeholder meetings.

A SWOT analysis was conducted to determine the areas of Strength, Weakness, Opportunities, and Threat of the parks, recreation, and open space. The IUS directed different activities to understand the priorities of the parks, open space, trails, schools, and community centers. A vision exercise conducted at the steering committee led the IUS to better understand the future vision of Corinth with regards to PROS.

Final steering committee meetings focused on advice and input regarding the plan strategies and implementation. Plan priorities were also discussed. Final recommendations are included in the implementation chapter.

4.2.1 Keep Corinth Beautiful

"Keep Corinth Beautiful" serves as an advisory committee to the City Council regarding minimization of solid waste, beautification, and community development of Corinth (City of Corinth, 2015). The mission of the committee is to *"empower Texans, through education, to take responsibility for enhancing their community environment"*. Their duties include helping the city develop environmental policies, programs, and recommends priorities.

4.3 PUBLIC INPUT SURVEY

The Institute of Urban Studies conducted a public input survey in the parks of the City of Corinth. People responded to the questions regarding the most favorite park, amenities, trail facilities, and recreation facilities.

4.4 PUBLIC ONLINE SURVEY

To understand the needs of the community in a better way, an online survey was administered through the City of Corinth's website. To receive wide response, the online survey was advertised through flyers posted at various locations around the city. The survey could also be accessed using a smartphone by capturing the image printed on the flyer through the QRReader app. The survey was open for 21 days ending on January 2, 2015, with a total of 167 respondents.

The majority of respondents indicated that their current experience in the parks is either good or excellent. Respondents indicated that they



used the parks and trails frequently, with weekly being the most frequent response. Survey respondents most frequently used Community Center, Meadowview, and Meadow Oaks parks. Trail users cited exercise, recreation, and experiencing nature as the main reasons they utilized Corinth's trail system. Those who felt hesitant to use the parks system indicated that the primary reasons preventing them from utilizing the parks or trails were concerns over safety or accessibility. In terms of needed improvements, survey respondents' most frequently cited needs included lighting, bathrooms, trees for shade, and better maintenance, reflecting the concern for better safety and accessibility. The most requested special park facilities included splashparks, pet areas/park, and fishing areas.

4.5 SUMMARY

Public input is critical to the formation of any public plan. The results of the steering committee meetings, person in the park interviews, and online public survey formed the core of this plan's vision. This public input also directly informed the goals, strategies, and priorities for plan implementation presented in the following chapters.



Park Interview in Corinth Community Park



2nd Steering Committee Meeting



CHAPTER 5

NEEDS ASSESSMENT

5.1 INTRODUCTION

The City of Corinth’s Parks, Recreation, and Open Space Vision adopts the vision statement from the City’s 2010 Comprehensive Plan, “quality of life through the preservation of our strong neighborhoods.” It encompasses a holistic, citywide approach that embraces and enhances the cities beauty, image, history, culture, and community spirit. Ensuring that the City fulfills this goal as envisioned by its residents in an affordable, sustainable way is essential in achieving all the Cities goals.

To ensure the quality of this PROS Plan, it is essential that the master planning efforts are measured against known and practiced standards to determine deficiencies. Action steps resulting from this needs assessment, along with prioritization, will follow in the next section of this document on implementation.

5.2 METHODS OF NEEDS ANALYSIS

To assess what facilities are most needed and desired by the citizens of Corinth, and to determine which of these needs are the most critical, a needs assessment was conducted. The needs assessment included three approaches: standard-based, resource-based, and demand-based. The process involves the integration of data research, site visits, and steering committee meetings process to ensure that the final recommendations are based on existing resources and the citizen’s expressed needs. The information compared trends such as population growth projections, increasing demand for non-traditional recreational activities, and demographic shifts for the planning period. A “gap analysis” was performed to determine what areas of the City are under-served by existing park facilities.

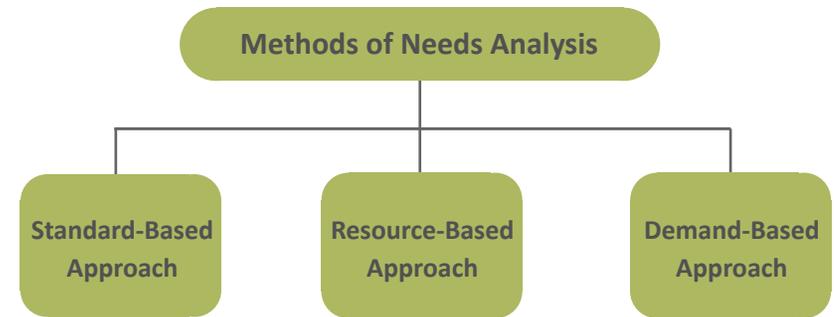


Figure 5.2 Three of the assessment methods

5.2.1 Standard-Based Approach

This approach uses established standards for park acreage and numbers of indoor and outdoor facilities related to an area’s overall population. The standards usually are expressed as the ratio of park land needed per every 1,000 residents of the City.

5.2.2 Resource-Based Approach

This approach evaluates the current physical resources of the City, such as natural drainage systems, available land, and current trails, to build the desired PROS system. This is especially important for sustainability and long-term quality, as recommendations work with the natural systems and not against them.

5.2.3 Demand-Based Approach

This approach uses information gathered during public meetings and surveys (streets and online), as well as site observation to evaluate the current use of parks, recreation and open space. Chapter 4 of this document covers this information.



All three of the assessment methods are important to get a whole picture. Like the balance between economics, environment, and equity, looking at the PROS Plan from three different angles creates a system that is needed, desired, affordable, and looks to the future.

5.3 STANDARDS AND GUIDELINES

The adequacy of existing parks, recreation facilities, and open spaces is determined by comparing the needs of the present and forecasted populations of Corinth to specific goals and guidelines. This Parks, Recreation, and Open Space Master Plan includes the guidelines established by the National Recreation and Park Association (NRPA). The NRPA guidelines have generally been the most widely accepted and used guidelines of their type, especially by local governments. This section includes a comparison of Corinth to NRPA guidelines based upon park acreage per population.

5.3.1 Criteria for Guidelines

The most common standards for park planning guidelines, as recognized by park and recreation professionals, are the published guidelines by the National Recreation and Parks Association (NRPA).

The NRPA recognizes the importance of establishing and using park and recreation guidelines as:

1. A national expression of minimum acceptable facilities for the citizens of urban and rural communities.
2. A guideline to determine land requirements for various kinds of park and recreation areas and facilities.
3. A basis for relating recreation needs to spatial analysis within a community wide system of parks and open space areas.

4. One of the major structuring elements that can be used to guide and assist regional development.

5. A means to justify the need for parks and open space within the overall land use pattern of a region or community.

The purpose of this section is to present park and recreation space guidelines that are applicable for planning, acquisition, and development of parks, recreation, and open space lands, at the community level. These are the minimum guidelines, not maximum. The guidelines are to be coupled with conventional wisdom and judgment relating to the particular situation to which they are applied and specific local needs.

NRPA PARK ACREAGE GUIDELINES			
PARK CATEGORIES	SIZE/ACRE	SERVICE AREA	ACRES PER 1000 RESIDENTS
Mini	2500 sf-1 Acre	>1/4 mile from residential Setting	Variable
Neighborhood	1-15 Acres	1/4 - 1/2 mile from neighborhood	1-2 Acres
Community	16-99 Acres	2 mile radius serving several neighborhoods	5-8 Acres
Special Use	-----	No applicable standard	Variable
Linear	Sufficient width to protect the natural resource and provide maximum use	No applicable standard	Variable
Natural Area	Resource availability and opportunity	Variable	Variable
Total			11-20 Acres per 1000 residents

Figure 5.3 National Recreation and Park Associations (NRPA) park acreage guidelines

5.3.2 Park Classification System

When evaluating existing or future parks in Corinth, it is necessary to classify each park by type, size, service area, and acres per 1,000 population. The summary chart (Figure 5.3.2) to the next page shows the type, size, and facilities of each park in the City of Corinth.

5.4 PARK ACREAGE GUIDELINE APPLIED TO CORINTH PARK AND RECREATION INVENTORY

5.4.1 Standard-Based Needs

By utilizing the NRPA Guidelines, it can be seen in Figure 5.4.1.1 that the City currently underserve its population by pocket park, neighborhood park, and community park. The City’s special parks will offer adequate acres of parkland until 2030 based on population projection provided by the City of Corinth. For Corinth’s current population, there is a deficit of 47.2 acres of total parkland (2.37 acres per 1000 population). Not counted Corinth’s current park acres are any parks and open spaces held by schools or private golf course. Park, recreation, and open spaces are held by schools for the specific use of the communities school-aged children and are an essential part of the overall PROS health in a community.

Facility standards define the number of facilities recommended to serve each particular type of recreation need. They are expressed as the number of facilities per population size. Figure 5.4.1.2 on the right shows current surplus and deficits in the quantity of several recreation facilities in the City. While Corinth has many decent facilities, such as baseball courts, multiuse court, and playground, there are needs for additional athletic facilities to meet the needs of active recreation users.

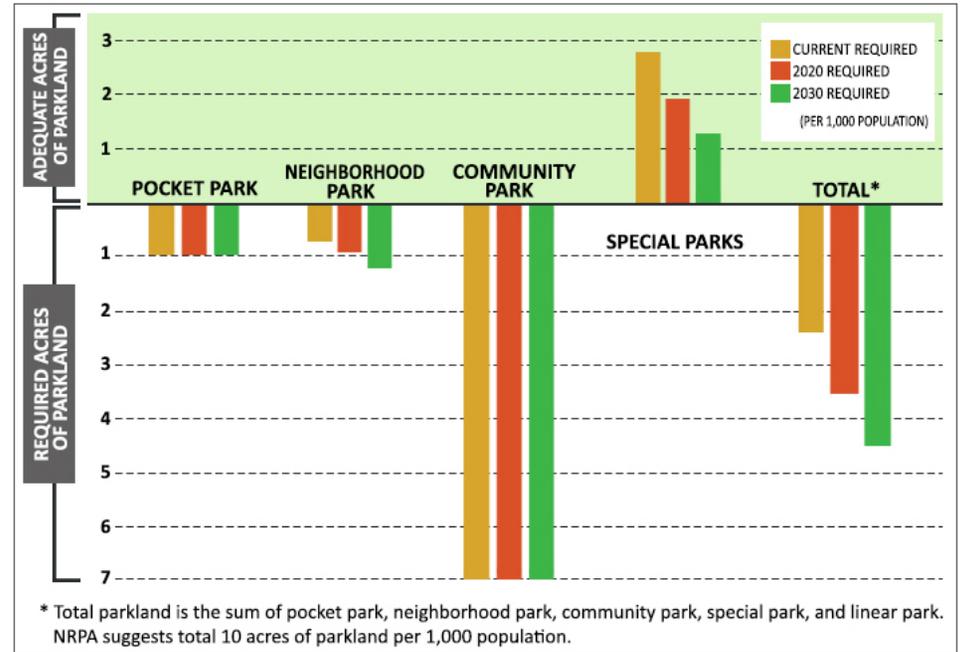


Figure 5.4.1.1 Standard Based Needs Analysis of Parkland

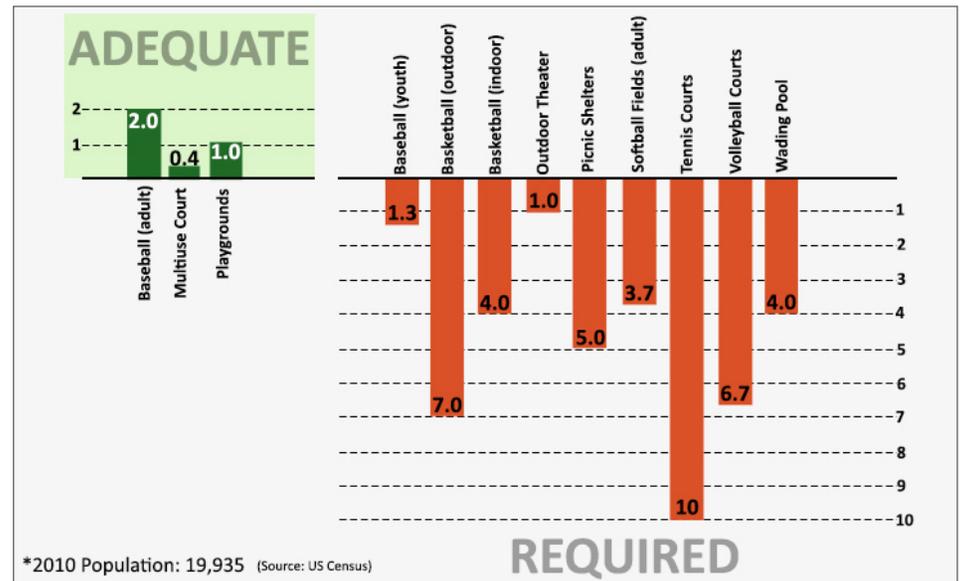


Figure 5.4.1.2 Standard Based Needs Analysis of Park Facilities

Park Name	Acres	Type	Developed	Baseball/Softball	Basketball	Education Feature	Exercise Equipment	Soccer Fields	Benches	Pet Area	Drinking Fountains	Gazebo	Pond/Water Feature	Parking	Pavilion	Picnic Tables	Playground	Playground Equipment	Football/Practice Field	Restrooms	Tennis Courts	Trails/Miles	Neighborhood Character	Volleyball Courts	Other	Swings and Slides	Special Needs	ADA Compliant	Nature Area
Corinth Community Park	116.00	S	x	x	x		x	x	x		x		x	x	x	x	x	x	x	x		x				x	x	x	x
Corinth Farms Park	0.25	M	x						x		x					x	x	x				x				x			
Eagle Pass Park	3.00	N	x						x						x		x	x								x			
Fairview Park	3.00	N	x						x				x			x	x	x							x	x			
Kensington Park	2.60	N	x						x						x	x	x	x				x				x			x
Knoll Park	100 ft	L	x						x							x		x	x			x							
Lake Sharon Park			x						x				x																
Meadow Oaks Park	3.00	N	x						x	x	x		x		x	x	x	x								x			
Meadowview Park	11.00	N	x		x		x						x			x	x	x				x				x			
Mulholland Park	1.60	N	x						x							x	x	x								x			
Naughton Park	1.50	N	x						x							x										x			x
Thousand Oaks Park	5.80	N	x										x																
Windsor Ridge Park	2.20	N	x						x							x	x	x				x				x			
Woods Building & Park	2.20	N, B	x		x				x		x			x	x	x	x	x		x		x	x		x	x			
Corinth Elementary/Lake Dallas High School		E	x	x	x		x		x		x		x	x	x		x	x	x	x	x	x				x		x	
Hawk Elementary/Crownover Middle & Crownover Recreation Center		E, B	x		x			x	x		x						x	x				x				x			x
Crownover Middle School		E																											
Lake Dallas High School		E	x																										
NCTC-Corinth		E	x		x	x			x		x			x							x								x
Oakmont Golf Course & Country Club		S	x										x	x							x	x	x			x			x
Open Space near Police Station		OS																											
Open Space near Creekbend		OS																											x

Figure 5.3.2 Corinth's Park, Recreation ,and Open Space Inventory

* Notes

M=Mini Park
C=Community Park
S=Special Uses

L=Linear Park
N=Neighborhood Park
OS=Open Spaces

E=Education (School)
B=Building
R=Regional Park

5.4.2 Resource-Based Needs

In Corinth, there is a wealth of natural resources that should be protected and/or adapted for recreational use. Each of these resources provides opportunities for the City in different ways. Some provide opportunities for open space protection and image enhancement while others provide recreational opportunities. The use of each resource should be approached individually, but all of the resources should be considered together as each resource impacts other resources.

The Figure 5.4.2 illustrates the current service areas for existing parks by type. Options for addressing the park shortages based on service area are found in Chapter 7 of this document.

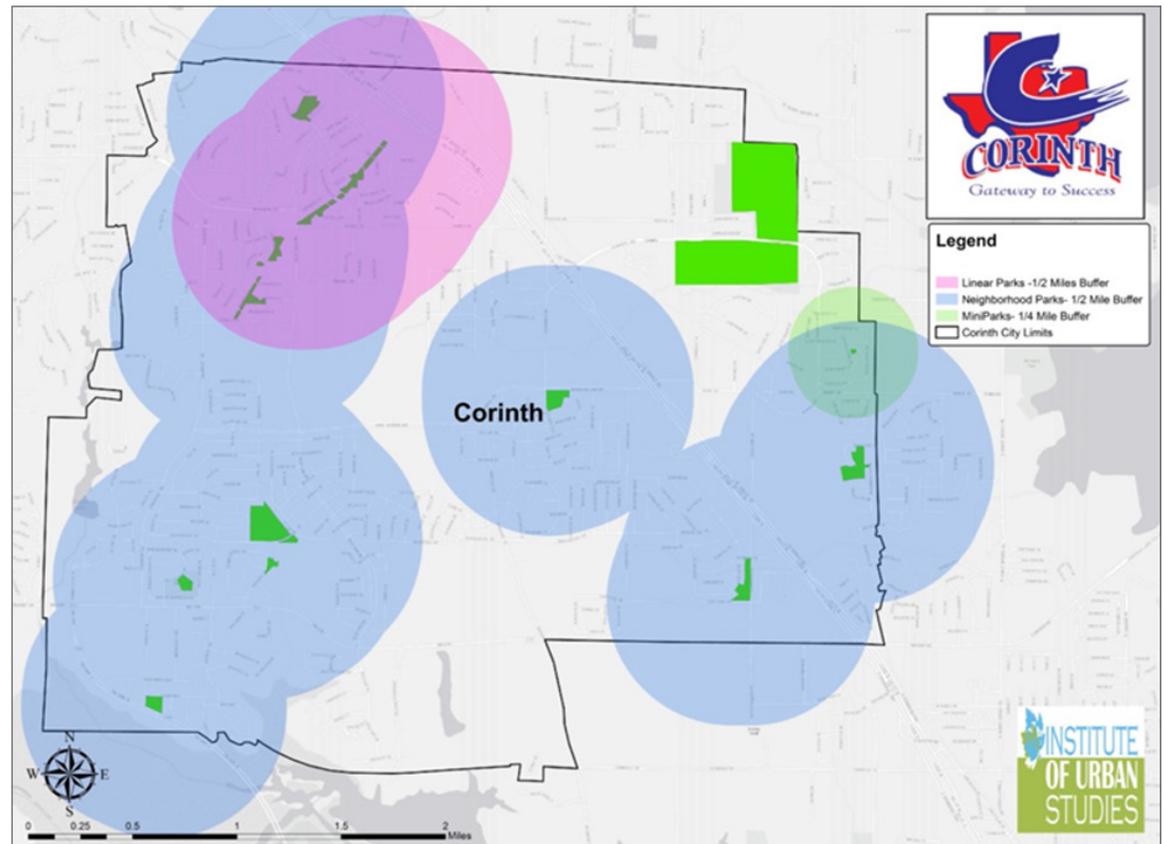


Figure 5.4.2 Corinth's Parks Buffer



5.4.3 Demand-Based Needs

Demand-based needs can be summarized as “what people want” and represents what is most desired by the population living within the City of Corinth. Demand-based needs are expressed on a community-wide basis, by the needs of organizations that are active within the City, and national and regional recreation trends.

Various opportunities to contribute to the Corinth’s Master Parks, Recreation and Open Space Plan included park interview, online survey, and three times of steering committee meetings. Figure 5.4.3.1., Figure 5.4.3.2., and Figure 5.4.3.3 show the priority needs of facilities and improvements. Full documentation can be found in Appendix B and C.

The final Parks, Recreation and Open Spaces Master Plan reflects this community-driven approach and sets in place the goals and priorities voiced in the public engagement process.

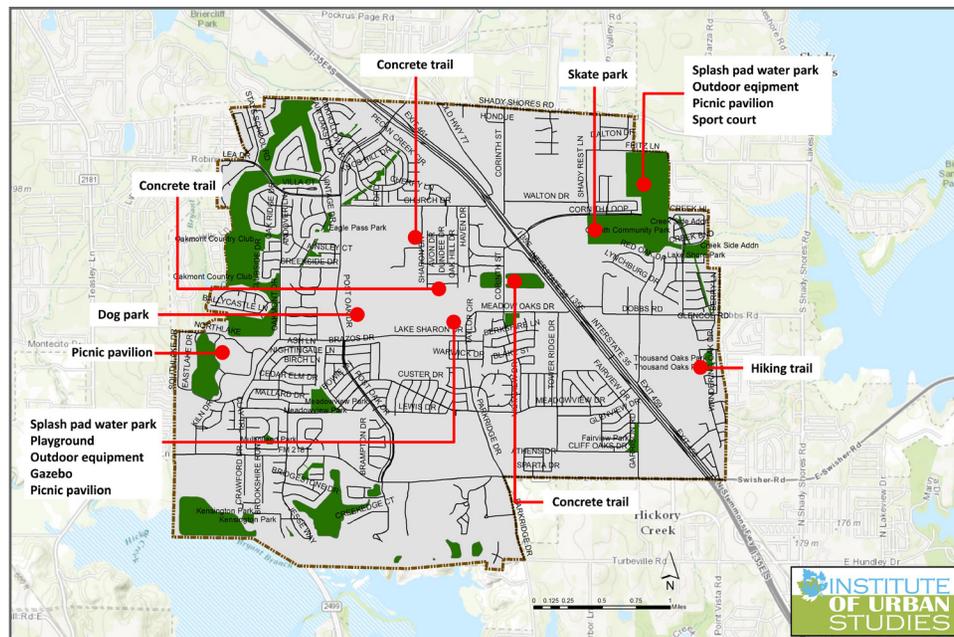


Figure 5.4.3.1 Desired facilities from the 2nd steering committee meeting

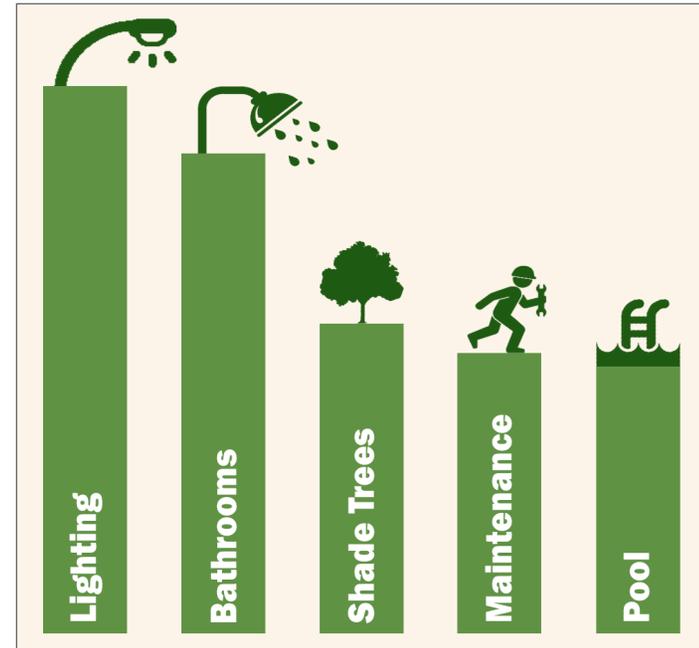


Figure 5.4.3.2 Top 5 required improvements from online survey



Figure 5.4.3.3 Top 5 desired facilities from online survey

5.5 BENCHMARKING CORINTH'S PARKS

As in all communities, there is competition and cooperation among Cities for both people and businesses. It is important to understand how Corinth compares to neighborhood cities by size, income, population and location. The following table (Figure 5.5.1) contains a comparison of municipalities that are close in proximity or similar in other ways to the City of Corinth. This comparison allows Corinth to gauge its current park dedication to other comparable places in the DFW area. As seen below, Corinth has the second lowest percent of park acres per city area, as well as the lowest park area per 1,000 residents. In national level, Corinth offers better service than 2013 national median in terms of park acres per 1000 residents (Figure 5.5.2). With the rate at which Corinth is growing, additional parkland needs to be acquired so that Corinth can fulfill its commitment to quality for a lifetime.

	Corinth	Lewisville	Flower Mound
Total Population (2010)	19,935	95,290	64,669
Total City Areas (sq miles)	7.8	36.4	41.39
Total Park Areas (acres)	184	896.7	945
% Park area in City Area	3.69	3.85	3.57
Park Acres per 1000 residents	9.23	9.41	14.61
Median House Income (2012)	\$89,890	\$57,278	\$118,725

Figure 5.5.1 Parkland comparison in 2013

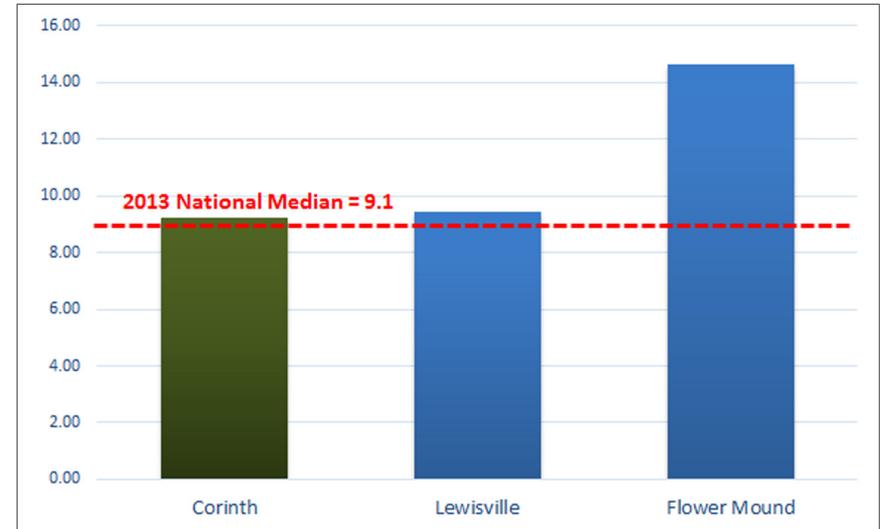


Figure 5.5.2 Parkland per 1000 residents

5.6 NEEDS ASSESSMENT AND PRIORITIZATION CONCLUSION

The recommendations and priorities for this plan were developed from the analysis of the inventory, demographics, standards, and needs assessment in combination with public input. For planning purposes the recommendations in Chapter 7 and prioritization in Chapter 8 of this document are based upon an existing population of 19,935 and a projected population of 27,070 by 2030. It will be even more critical if the population grows at the rate it has grown over the past ten years, meaning that by 2040 the City of Corinth will need to service more people. Without adequate facilities and services, this population growth and increase in density will likely force citizens to support services outside of the City of Corinth.





CHAPTER 6

VISION, GOALS, AND STRATEGIES

6.1 INTRODUCTION

The Vision Statement reveals the future long-term aspiration for Corinth's parks, recreation, and open space system. Goals aligning with the vision are framed as a platform from which the strategies of the plan are built. For the PROS plan, goals provide the framework for analysis, assessment, design, and implementation. They remain as a steady guideline to continuously improve the Corinth's PROS system.

6.2 DEFINITIONS

The following terms are defined below



Vision

A vision reflects the overarching dreams and aspirations of the community acting as a guiding light to the future.



Goals

Goals set an achievable target that has to be addressed with a fixed time frame to attain the desired quality of life in physical, social, and economic environment.



Strategies

Strategies express the more specific actions or approaches that are necessary to attain the stated goals.



Policies

Planning policies are for the PROS Plan and are specific to the actions and ordinances created by the City of Corinth to implement the goals established in this document.

6.3 PURPOSE OF PROS PLAN

The purpose of the Parks Recreation and Open Space plan is as follows:

- Contribute to the unique image and character of the City of Corinth
- To provide a framework for consistent planning and improvement of the parks system
- To find out the priorities based on the analysis of needs assessment, meetings, surveys, and known standards
- Guide the acquisition of park land to meet the current and future needs of park, recreation, and open space
- Guide the determination of priorities for funding to parks, recreation, and open space
- Conform to the guidelines of local Master Planning as laid out in the Texas Parks and Wildlife Department in preparation for grants programs

6.4 VISION STATEMENT

Enhancing the quality of life of families by creating opportunities for life-long health, leisure and recreation for all ages through Corinth's parks, open space, and recreational programs



6.5 UNIQUELY CORINTH

“Promoting healthy families” embraces the idea of building a safe and healthy communities. The following ideas are recommended to achieve the brand vision for the City of Corinth.

- Trail system running throughout the city to connect the schools, parks, and neighborhoods
- Preserve existing natural areas
- Acquire additional parkland near the future residential areas
- Upgrade and maintain the current parks facilities, recreational activities, open space, and trails
- Enhance the city image by developing the Corinth Community Park and other types of park

3. Create a system of Attractive and Resilient Park, Recreation and Open Space Facilities
4. Preserve and protect for future generations open space, cultural landscapes, and natural resources, especially in areas with indigenous tree cover and land prone to flooding
5. Continue to maintain all of the City of Corinth’s parks and recreational facilities
6. Develop other funding mechanisms to help supplement the City’s limited funding resources

6.5.1 PROS Parks Plan Goals

1. Provide a Parks, Recreation, and Open Space system that contributes to Corinth being a city with sustainable, inclusive, and livable communities
2. Provide parkland and a variety of recreational facilities and programs to meet the changing recreational needs and desires of the City of Corinth as it grows

6.5.2 Corinth Vision

Corinth will be known for its quality of life through the preservation of our strong neighborhoods while meeting the housing needs of all our residents. Our functional and safe gathering places reflect who we are as a community. We recognize the importance of quality development along our business and travel corridors and how our strategic location shapes our community. We strive to incorporate these assets into our natural surroundings and our city identity.

(Source: Comprehensive Plan of Corinth, 2010)

6.6 GOALS AND STRATEGIES



Goal 1

Provide a Parks, Recreation, and Open Space system that contributes to Corinth being a city with sustainable, inclusive, and livable communities



Strategies

- 1.1 Provide Park, Trail, and Recreation facilities, opportunities and programs for all ages of the community.
- 1.2 Provide places for social interaction and community gatherings.
- 1.3 Establish a program where community and business groups and neighborhood associations can help improve and maintain parks and open space areas.
- 1.4 Continue to encourage the assistance of the private sector in providing landscaping along private and public properties including public rights-of way and medians.
- 1.5 Encourage the establishment of local organizations that can assist with providing park and recreation facilities and programs for the residents of Corinth
- 1.6 Continue to encourage City Council and citizens to increase financial support and promotional support for the Parks and Recreation Department programs and facilities for the park system development and maintenance.

1.7 Encourage cooperation and develop partnerships with the school district, governmental agencies, and area corporations to assist with funding, development, and maintenance of park and recreational facilities, and programs.

1.8 Providing a Multi-Generational Community Centers include traditional recreation center amenities (including fitness facilities and gyms), multi-purpose space (for classes, programming, and meetings), and lifestyle amenities such as lounges, reading rooms, and computer labs would help to improve community engagement.



Goal 2

Provide parkland and a variety of recreational facilities and programs to meet the changing recreational needs and desires of the City of Corinth as it grows



Strategies

- 2.1 Acquire park land in anticipation and recognition of the need to provide additional park land, trails, and open space.
- 2.2 Develop short and long-range programs for development, expansion, and upgrading of Corinth's parks system.
- 2.3 Use diverse and reasonable criteria to identify park needs, reasonable calculations of potential level of use, but also the ability of each facility to respond to citywide needs in a cost effective manner.
- 2.4 Balance the distribution of park facilities, including neighborhood parks, community parks, athletic facilities, and trail corridors throughout the City.



2.5 Provide a comprehensive system of trails and trail connections throughout the city of Corinth with connections to neighboring communities, amenities and resources.

2.6 Provide a system of green infrastructure that links parks, schools, neighborhoods, businesses/retail areas, greenbelts, and open space through physical connections.

2.7 Periodically, generally 3 to 5 years, update the long range plan and standards to reflect changing conditions in the City and to provide a forum for citizen input.

3.5 Actively promote beautification of key corridors in the City.

3.6 Place a central investment focus on programs that can serve multiple needs like recreation and economic development.

3.7 Undertake a feasibility study for a combined aquatics, recreation, and senior center to determine likely demand, preferred location, programming mix, likely operating and maintenance costs, and likely cost recapture from fees.



Goal 3

Create a system of Attractive and Resilient Park, Recreation and Open Space Facilities



Goal 4

Preserve and protect for future generations open space, cultural landscapes, and natural resources, especially in areas with indigenous tree cover and land prone to flooding



Strategies

3.1 Improve the overall appearance and usability of existing parks and recreation areas.

3.2 Utilize landscape design at key City entryways and along selected street medians to create a positive and attractive image of the City.

3.3 Identify sustainable practices that can be applied to the development, maintenance, and operation of parks and recreation facilities.

3.4 Encourage tree planting in parks.



Strategies

4.1 Ensure that developers contribute to the parks, recreation, and open space network through appropriate land dedication requirements (that include fee in lieu of) within the city's development ordinances.

4.2 Establish a criteria to identify key open spaces, cultural landscapes, and natural areas worthy of preservation throughout the City.

4.3 Provide space for the development of future parks and open space to meet current and future recreation needs.

4.4 Research the use of utility easements, sidewalks within the street right-of-way, and drainage ways as potential trail connections.



Goal 5

Continue to maintain all of the City of Corinth's parks and recreational facilities



Strategies

5.1 Provide City parks staff with the manpower and funding resources to maintain all parklands and facilities in a superior manner. Provide additional operations and maintenance resources as new recreational facilities are developed and added to the Corinth parks system.

5.2 Provide the Parks Department with the necessary knowledge and skills to observe and maintain natural areas and habitat by training city staff and/or partnering with adjacent cities or North Central Texas Council of Governments (NCTCOG) to hire individual with such skills.

5.3 Continue to improve the quality of operations and maintenance through continued evaluation of the Parks Department's current operations.

5.4 Implement renovation/improvement plans for each park as they age over time and identify a tentative schedule for phasing in improvements.

5.5 Address key safety and accessibility needs.

5.6 Promote the use of native plant materials to reduce maintenance and irrigation costs in existing and future parks and on City properties.

5.7 Research and consider an organic landscape maintenance program for City property to decrease and/or eliminate the use of potentially harmful chemicals and to invigorate the planted landscape.

5.8 Explore and implement innovative techniques to partner with other governmental, non-profit or private organizations to reduce the City's park maintenance burden.



Goal 6

Develop other funding mechanisms to help supplement the City's limited funding resources



Strategies

6.1 Review and update the Park Dedication and Park Development Ordinance to help fund land acquisition and park development accordingly.

6.2 Work to create partnerships with neighboring cities, Corinth and Lake Dallas ISDs and Denton County to actively and aggressively pursue grant funding from local, state and federal sources.

6.3 Encourage private cooperation through donations of parkland, labor, and financial contributions.

6.4 Bring community and business groups and neighborhood associations together to improve and maintain parks and open space areas.



6.5 Continue to encourage the assistance of the private sector in providing landscaping along private and public properties including public rights-of way and medians.

6.6 Encourage the establishment of local organizations that can assist with providing park and recreation facilities and programs for the residents of Corinth.

6.7 Encourage the establishment 'Friends of the Parks' to participate in the upkeep and maintenance of relevant park land and landscape features.

6.8 Continue to encourage City Council and citizens to increase financial support and promotional support for the Parks and Recreation Department programs and facilities for the park system development and maintenance.

6.7 Summary of Vision, Goals and Strategies

Parks, natural areas, open space, and recreational activities are elements that provide long-term health benefits while aspiring towards economic growth and environmental quality. The stated goals and strategies draws a clear guideline to achieve the ultimate goal of promoting healthy families.



Vision of Corinth

Corinth will be known for its quality of life achieved by providing a safe community, preserving our neighborhoods, and recognizing the importance of quality development along our corridors.



Mission of Corinth

To provide services that meet or exceed the needs of our community and enhance their quality of life.



CHAPTER 7

RECOMMENDATIONS

7.1 PARKS AND RECREATION RECOMMENDATIONS

This chapter summarizes the findings of the needs assessment and recommends a series of actions and policies to preserve, create and sustain the quality lifestyle and image of Corinth through its parks, recreation, and open spaces. These recommendations address City policy concerning parks and recreation, the acquisition of land, and the expansion and improvement of current parks and recreation programs and facilities, as well as operations and maintenance provisions.

While the following recommendations are geared toward the next five to ten years, other long range recommendations are added. These are designed to bridge where Saginaw is now and where the City would like to be in the future, with an eye toward a thriving parks system for all ages. The prioritization and implementation of the following recommendations are in the next chapter.

There are four general strategies for the recommendations:

- **Strategies for Success** - City Parks, Recreation, and Open Space Policy and Operations Procedures.
- **Strategies for Growth** - Land Acquisition – Acquire land for future parks, park expansion, new amenities within existing parks, and open space including habitat protection where possible.
- **Strategies for Connectivity** – Implement the system of non-vehicular trail recommendations.
- **Strategies for Park, Recreation, and Open Space Development and Upgrades** – Develop parks through a prioritization of needs and implement key improvements to existing individual parks, providing needed recreational facilities for a growing population and outreach to other communities and organizations.

Strategies for Success

7.2 POLICIES

All systems within the City must work in unison toward a common vision. Through public participation a vision has been established for the City of Corinth’s parks, recreation, and open space, setting the stage for its physical and cultural image. The following describes policies essential to making and retaining the vision, “Promoting Healthy Families,” a reality for Corinth.

Policy and Ordinance Issues

- Community Partnering
- Environmental Leadership
- Park Land Dedication
- Riparian Corridor Protection
- Establish Regional Identity
- Connectivity and Hike and Bike Trails
- Operations and Maintenance

7.2.1 Community Partnering

It is recommended that the City of Corinth seek opportunities to partner with the community, school districts, and adjacent cities to improve and renovate the parks and park facilities, increase connectivity, and coordinate the use of space for various programs.



Internal Communications

Continue efforts to coordinate communications between the Keep Corinth Beautiful Committee, Planning and Development, Planning and Zoning Commission, City Council, Public Works, Parks Maintenance and Utilities, and Community Relations Departments. Establish specific action items for recommendations and a timeline for completion. It would be wise to form teams from these departments to ensure all interests and expertise is involved.

Adjacent Municipalities

Continue efforts to coordinate with adjacent municipalities and Denton County to increase trail connectivity, open space connections, facility use cooperation's, and drainage and water issues that arise. Sharing facilities was a concern of some of the residents who responded to the "Person in the Park" interviews and public survey, since children from other communities often play league sports in Corinth.

School Districts

Because the City of Corinth and the School District serve many of the same citizens and perform similar tasks, a Joint Use agreement between the City of Corinth and the Denton Independent School District and the Lake Dallas Independent ... School District should be established for jointly utilizing facilities. A joint program of cooperation between the City and School Districts saves taxpayers' money, maximizes local resources, and utilizes land more efficiently.

This agreement should include the use of school district athletic fields and practice fields, detail maintenance and construction and liability issues, and set up a committee to plan for new joint facilities.

Citizens

The citizens of Corinth have shown a deep interest in being involved in this PROS Plan. One key way the citizens stay engaged is through various sports and activity associations. These types of associations have a

vested interest in the PROS system and can support its implementation through volunteering for maintenance and recreation programs. They can also provide unified support for fund raising activities, bond issues, and park issues that come before the City Council. It is recommended that the City develop and/or maintain specific working agreements for each of the associations.

7.2.1.1 Cooperative Agreements

To establish the legal framework for implementation, a comprehensive joint use agreement should be developed for more and better quality facilities. This agreement should cover a ten-year span with a five year capital improvement plan and would provide guidance for determining the need for development of land, facilities, maintenance and program.

7.2.2 Environmental Stewardship

It is recommended that the City of Corinth adopt the following environmental policies to enhance their parks and recreations activities.

Refine "No Mow" Policy

Allow park properties designated as Natural Areas, Linear Parks, or Undeveloped land to remain in their natural state. Mowing and other vegetative management practices will be limited to areas immediately adjacent to developed portions of these parks as parking lots, trail edges, public roads, and private property.

Chemical Application Policy

Promote environmental sensitive vegetation management practices by phasing out the use of hazardous pesticides and reducing overall pesticide use in favor of a more comprehensive and less chemical-dependent approach.

Resources Conservation

Promote maintenance practices and new technology that reduce water and electricity use in order to minimize dependence on these important and costly resources.

Sustainable Design Policy

Consider and incorporate sustainable design materials and construction methods where feasible, including the use of renewable or recycled materials, in all new projects. Maintain and enhance where possible existing city xeriscaping and plant choice suggestions and/or requirements.

Natural Area Park Classification Policy

Include Natural Areas as part of the park classifications, which recognizes the continuing interest in opportunities to experience nature and to relax in natural settings. This will include floodplains to develop into nature trails, and connections to the Elm Fork Trail etc.

7.2.2.1 Landscape/Tree Ordinance

As part of environmental stewardship, the City of Corinth should implement a landscape and tree ordinance which helps to promote preservation, protection and enhancement of ecological and aesthetic attributes of the City, thus protecting and preserving the native vegetative species. (see appendix for ordinance example and suggested plant list)

7.2.3 Parkland Dedication

The existing development combined with current pace of proposed development in the City of Corinth will lead to inadequate parkland acreage and shortage of services for recreation and open space. With the limited vacant land available and the amount of that land slated for residential and other development there may not be another time to

purchase land. In addition to existing parkland dedication requirements, Corinth should explore opportunities to acquire potential park land when acquiring property for needed public safety facilities. These parks may stay undeveloped for several years but the land must be secured now.

7.2.3.1 Parkland Dedication Ordinance

A Parkland Dedication Ordinance should be written to include the following (See Appendix for example):

- Encourage Home Owners Associations to protect and maintain natural and riparian corridors that run through their shared properties and involve a variety of Conservation Trusts in Texas that have as their aim the conservation of open space (see www.texaslandtrusts.org).
- Provide unimpeded public access to these identified and protected site features through a combination of trails, single loaded roads, and dedicated easements.
- Open space, parks and recreational areas required by the park dedication ordinance should be open to both private and public use and enjoyment of the citizens of Corinth.
- Drainage areas and easements can be accepted as part, but not in whole, of land dedicated for parks and should be made available for park and trail use where needed.
- Utility easements can be accepted as part, but not in whole, as land dedicated for parks and should be made available for park and trail use where needed.
- In addition to the requirement that each park must have ready access to a public street, it is required that single loaded roads be established between a subdivision or part thereof and land set aside for park land and/or open space protected areas.
- Create Park Dedication and Park Improvement Fees for future development



7.2.4 Establish Regional Identity

The City of Corinth is a part of the mix of suburban communities north of Dallas. It is critical for Corinth to utilize parks and open space to establish an identity unique to Corinth. As part of its comprehensive plan, Corinth intends to develop a Town Center area. It is recommended that the City of Corinth capitalize on this development through the design of an overlay district to capture and reinforce Corinth's history and image. This will provide a plan to provide identity, increase out-of-town patronage, and establish a center and plaza for the City of Corinth. It is recommended that the City of Corinth look at the area in the following terms:

- Include appropriate open space and pocket parks to provide respite and relaxation
- Maximize pedestrian and multi-modal potential
- Create a location for City celebrations and events and for public entertainment by developing an outdoor amphitheater and performance area.
- Develop landscaped and signed gateways to the city and to the Town Center area

7.2.5 Connectivity through Hike and Bike Trails

The influence and interest in the recreational and health benefits of hiking and biking, along with the knowledge of the environmental impact of automobiles have driven this generation's demand for more transportation options. As part of this demand, connectivity and hike and bike systems are becoming desirable attractants for businesses and residents alike. With this in mind, it is recommended that the City of Corinth develop a Citywide Connectivity and Hike and Bike Trails Plan. The Plan should focus on Smart Growth and balance vehicular and bicycle travel,

transportation and recreational travel, connecting neighborhoods, parks, schools, and shopping for the safe travel of all citizens. Some considerations are as follows:

- Well marked bike lanes on road and signage
- Hike and bike trails lit and visible at all times
- Off street trails should be 10' wide to allow multiple user and provide space for maintenance and police
- Installation of street trees for comfortable walking
- Benches and bike racks installed appropriately
- Public awareness campaigns of bike/car policy
- Training for the safe operation of bicycles
- Enforcement of traffic laws of bicycles on streets

This policy should include provisions for development land dedication and donation and cash requirements for developers in lieu of donations, etc. A walkable/bike-able Corinth will help maintain the rural, small-town community feel that its residents love.

7.2.6 Operations and Maintenance

A beautiful, well maintained PROS system is an asset to the City and can only be sustained through adequate staff, training, and equipment. So integral a part does this play, that no park facility should be developed without the means to adequately support it. As the City and its PROS system grows with the population, the following recommendations should be considered.

1. Develop a plan to implement native plant material with low water requirements as much as possible. The Appendix gives a list of plants suited to the City of Corinth's climate, moisture, and soil.
2. Implement an annual tree-planting program in all parks. This strategy phases the cost of trees for shade, as well as ensures good forestry practices by mixing the age of the trees and giving parks a more natural look and feel.
3. City maintenance staff should be trained in low impact maintenance and operations. This can often be done through local agencies, such as master gardeners or master naturalist at little or no cost to the City.
4. The City of Corinth should consider starting a City tree farm that could be adopted by schools and civic groups. This would provide trees at potentially lower rate, which are adapted to the climate and soils of Corinth.
5. Implement a City composting program where citizens of Corinth can dispose of tree and plant clippings can be chipped into mulch and composting can be used on projects across the City. This is part of an organic maintenance system to reduce the need for chemicals and pesticides.
6. Automated irrigation systems should be considered in all parks, controlled by a central computerized system. This increases the health of the parks and controls the cost of water to the City.

Strategies for Growth

7.3. PROS GROWTH

It has been said that if you aren't growing, you are dying. The City of Corinth is growing, and with it so is the demand for its parks, recreation, and open spaces. The following recommendations address the recommendations for the PROS system in dealing with this growth.

7.3.1 Park Land Acquisition

In order to meet the future demands of residents and businesses it is necessary for the City of Corinth to acquire new parkland. The need to acquire parkland as shown in the Parks Coverage Analysis on the next page helps to demonstrate where future parks may be needed and recognizes that a concerted, targeted effort be made toward this end. Areas without adequate park coverage should be targeted as priorities for new park facilities as they develop.

Based on the current population, Corinth is 17.34 acres below the recommended standard. As the population grows, this deficit will rise to 89.41 acres by 2030 (based on population projections).

When seeking additional park land, it is advantageous to look at areas that have a large degree of natural interest, such as riparian corridors, hilly terrain, or natural stands of trees. Future development should be a combination of public/private partnerships to ensure city-wide connectivity and multi-user open access.

The recommended park types will be one small, neighborhood park of 1-2 acres within a 5 minute walk (1/4 mile), and at least two community



parcs of 5-8 acres minimum, and the creation of linear parks/trails that connect natural corridors and provide access to a wider trail system. Any linear parks could be left in primarily in their natural state to reduce maintenance and preserve the natural feel of Corinth.

While newly acquired parklands are left largely undeveloped until the needs arise, opportunities exist to develop soft surface trails through the site for the public to increase personal connections so it becomes part of their City image map. As demand and population increase, soft surface trails should be converted to hard surface trails, especially in or near larger park areas, to ensure that these trails are accessible to users of all ages and abilities.

Any acquisition of land should focus on the provision of neighborhood parks, community parks, linear parks, and the protection of habitat and open spaces. Land acquisition may include direct purchasing, especially in conjunction with public safety or other , parkland dedication, the establishment of recreation and/or parkland easements, purchasing of development rights (purchasing of the right to develop from a property owner, with the intent of never developing the land but to place it in a conservation easement forever), and the involvement of organizations such as Conservation Trusts (www.texaslandtrusts.org).

7.3.2 Gateways, the Town Center, and City Image

A key component of a City's image lies in what people see when they first enter a city. Good design of these important gateways helps the City establish and reinforce its uniqueness, establishes a sense of community, and promotes a healthy walk/bike feel. Further, Corinth's proposed Town Center development offers key opportunities for promoting Corinth's image as a town for healthy families. Therefore, the following recommendations are made:

1. Establish unique identifiers for entrance markers on I35, Corinth Parkway, FM 2499, and Lake Sharon Dr.
2. Reinforce the entrances to the Town Center with street tree plantings and consistent street/pedestrian lighting.
3. Use streetlights within the Town Center to display banners for City of Corinth image, events, and special places.
4. Ensure adequate open space within the Town Center for public entertainment, smaller special facilities like a splash pad, and small, pocket parks for picnics, small playgrounds, and family gatherings.



Figure 7.3.2 Light Post and Banner Example

7.3.3 Dog Park

One of the most sought after items that emerged from the overall public input was the desire for a dog park. Many Corinth residents use the current parks and trails to walk their dogs. Dog parks provide places for exercise for both people and their dogs, while providing an avenue for socializing with others in the community.

With the growing population and shrinking personal yards, the demand for these types of spaces will continue to grow. The recommendation for the City of Corinth concerning a dog parks is to include them as part of new park acquisition. Locational considerations include access to parking, buffering nearby neighborhoods from barking, and sufficient space to provide separate areas for large and small dog breeds.

Some additional considerations should be made along the city's trails to ensure that dogs have places for water and their caretakers have places in which to dispose of dog waste. The appendix contains research from UC Davis concerning dog parks, and the AKC has a manual for the design and considerations for building them at <http://classic.akc.org/pdfs/GLEG01.pdf>.



Figure 7.3.3 Dog Park Example

7.3.4 Spraygrounds/Splashpads

Splash pads are a growing favorite amongst many City residents, including Corinth's. They provide refreshing play in our hot climate, children flock to them, and parents are provided a place for water play without the risk of children drowning. Joggers and other trail users also enjoy a brief spray when they are located near trails.

The design of these types of places varies from simple sprays to elaborate choreographed displays that are lit at night for an added aesthetic in a park. The City of Haltom City has recently installed two such spraygrounds, and these parks are full from morning until evening. Consideration should be made as to shaded seating, restroom facilities, and covered picnic areas for family enjoyment.

While no recommendation has been made as to the style or size of spraygrounds, possible park locations include the northeast portion of Community Center Park and the proposed Town Center development.



Figure 7.3.4 Sprayground Example



7.3.5 Fishing Ponds

Fishing ponds were suggested in the stakeholder meetings and public input. Fishing ponds/facilities provide a relaxed atmosphere, a natural, ecologically sound area that supports important habitat, cleans water, and slows runoff. Keeping them stocked with fish limits mosquitoes and provides a fun family time for all ages.

Because the City of Corinth is part of the Lake Lewisville and Elm Fork of the Trinity River drainage, there are a number of places to develop ponds. Further, there are two existing ponds within the existing park system that can be further developed as fishing ponds. The recommendation has several parts. The first would be to develop a Meadowview Park's pond as a fishing pond.

The fishing pond in Community Center Park can be further utilized. While it is recognized by Texas Parks and Wildlife as a Community Lake, and has received fish stocking, the pond can participate in winter stockings of rainbow trout. "Each winter from December through early March, Texas Parks and Wildlife Department stocks rainbow trout in more than 100 locations across Texas. The hatchery-reared trout are 9 to 12 inches long and create a put-and-take fishery...."^{Texas Parks and Wildlife} In addition, an organization called Kidfish can provide events that include portable fishing ponds to provide opportunities for neighborhoods not served by existing fishing ponds.

7.3.6 Community Gardens

In communities across America there is a growing trend for community gardens. These gardens provide a place to grow fresh produce, provides education for all ages concerning gardening, organic methods, and water-saving practices. The gardeners get exercise, contribute to local food banks, and become part of a strong, working social group.

Many cities have incorporated these gardens into the city's everyday life. They have the added benefit of being relatively low cost to install and the gardeners do most of the care and maintenance. The Appendix has more details and research regarding community gardens.

The recommendation is for the City of Corinth, with the help of its citizens, established a community garden in the north side of Community Center Park. This placement is close to other recreational activity and has nearby pavilions and restroom facility, parking and easy access.



Figure 7.3.5 Pond Suggestion from Farmer's Branch

7.3.7 Community Events/Amphitheater

Community events provide more than just something to do in a city. The hallmark of small towns everywhere is the many community events that bring citizens together, provide a place for celebration, commerce and connections, and reinforce a positive community image. With the improvements in the parks systems, the City of Corinth will be able to host many activities in collaboration with the school district and surrounding communities.

Along with great community building, these events bring in additional economic activity and fees to help establish and maintain facilities. In addition to existing events and festivals, some ideas for community events include concerts at a Town Center proposed amphitheater; walk, run, bicycle events for charity along the trails system; a Halloween Carnival and Harvest festival, and a Fourth of July Parade and Fair. In cooperation with Community Relations, local organizations can greatly contribute to events and festivals in Corinth's parks.

A specific plan recommendation is the inclusion of an outdoor amphitheater and event space within the new Town Center. Such a space helps provide a key central gathering place for events and celebrations within the core of Corinth. Any master plan development for the Town Center should include plans for an event space.

7.3.8 Parking

Parking at several of the parks was identified by Corinth's residents as being an issue at some of the parks. While we seek to increase the walkability in the City of Corinth to help create a rural feel, it is important to include plans for automobiles. As new parks are developed, especially those with features like splashpads that are likely to attract residents from the whole city, parking should be a key design consideration.

Strategies for Connectivity

7.4 Pedestrian and Non-Vehicular Transportations

Corinth public input has shown that a large number of its citizens are interested in hike and bike connectivity throughout the City. To provide for all abilities and socio-economic abilities of its citizens, the City will actively promote pedestrian and non-vehicular linkages between parks, neighborhoods, and commercial centers throughout the City. A strong emphasis should be placed on the continued development of a well-connected hike and bike system both on and off the roads. Emphasis should also be placed on connectivity to the Veloweb, as well as pedestrian access improvements to and from commercial centers, schools, and neighborhoods. The following Hike and Bike Concept Map is an example of how a trail system throughout the City of Corinth might develop. A Hike and Bike Trails Master Plan has been developed, and should be amended to include recommendations included in this plan.

The trail system should be developed with the following goals:

Goal 1: Connect parks, school, neighborhoods, and business centers.

Goal 2: Develop streetscapes, lane markings, signage, benches and bike racks.

Goal 3: Connect to other city's trail systems.

Goal 4: Start a bike-share program.



7.4.1 Proposed Trail Features

The following trail features should be considered:

Trailheads

These should include location maps, bike racks, trashcans, and benches. Corinth has several parks that could be used as trailheads or gathering spaces for non-vehicular stops.

Tree Canopy

A deciduous tree canopy provides protection from the sun and rain. It also brings the outside space down to a comfortable human scale. Canopy trees should be planted along the trails to encourage trail use and beautify the City.

Benches

Sturdy, durable perforated metal benches with shade at intervals allow for a wider range of uses and abilities.

Designated Open Space and Natural Areas

Trails through these areas reinforce the natural feel of the City and provide reinvigorating exercise.

Milepost Markers

Markers help in way-finding and in achieving distance goals of walkers, joggers and cyclists. These markers should be unique and consistent to the City, made of durable material and set in concrete or stone.

Trashcans

Provide for waste disposal throughout the City, especially along pedestrian corridors.

Dog Waste Stations

A large number of people on foot have their dogs with them. These stations should be placed throughout the City.

Information Kiosks

Trailhead stations should provide users with information about rules and destinations. A sense of community is created through involving school and other organizations in the process of designing, building, and maintaining the kiosks.

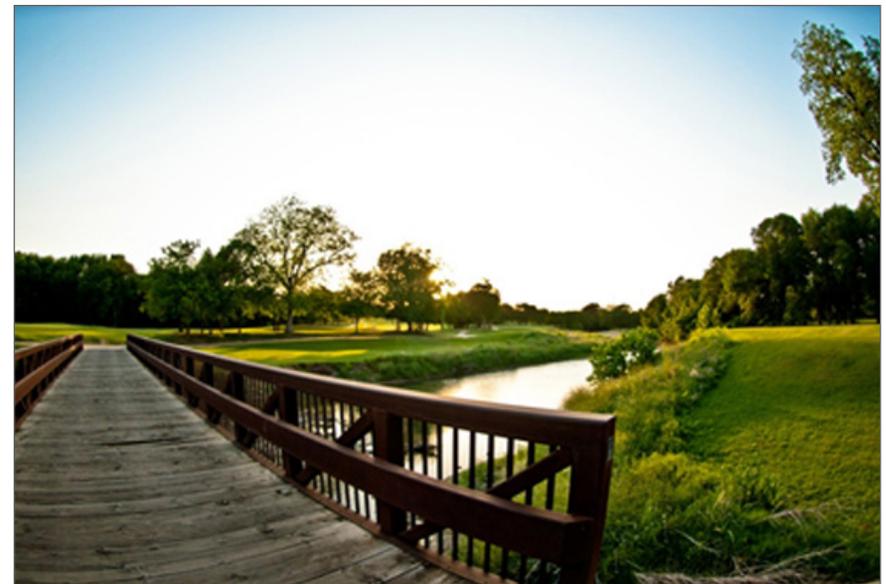


Figure 7.4.1 Bike Trail, North Richland Hills, Texas

Strategies for Park, Recreation, and Open Space Upgrades and Conceptual Designs

7.5 Existing Parks

The following recommendations flow from the needs assessments found in chapter 3 of the PROS Plan. Based on the findings and benchmarking for best practices from other cities, the following recommendations and design concepts were devised. The following concerns upgrades and additions to existing PROS.

7.6 Minor Upgrades

7.6.1 Community Park



Goal

Provide parkland and a variety of recreational facilities and programs to meet the changing recreational needs and desires of the City of Corinth as it grows.

- Undertake a feasibility study for a combined aquatics, recreation, and senior center
- Identify sustainable practices that can be applied to the development, maintenance, and operation of parks and recreation facilities
- Balance the distribution of park facilities, including neighborhood parks, community parks, athletic facilities, and trail corridors
- Place a central investment focus on programs that can serve multiple needs like recreation and economic development

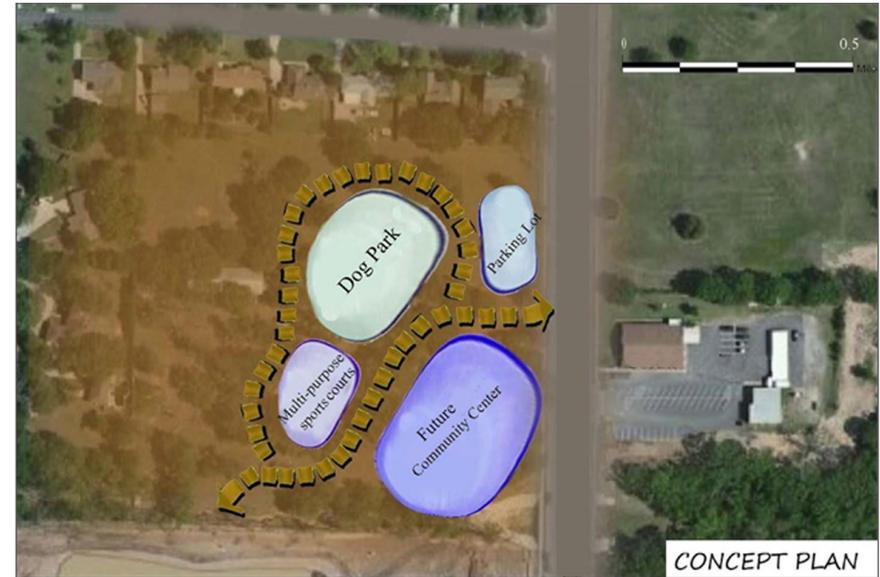


Figure 7.6.1 Proposed Community Park

7.6.2 Meadowview Park



Goal

Create a system of attractive and resilient park, recreation and open space facilities

- Provide a comprehensive system of trails and trail connections throughout the city of Corinth with connections to neighboring communities, amenities and resources
- Develop short and long-range programs for development, expansion, and upgrading of Corinth's parks system



Figure 7.6.2 Proposed Upgrades on Meadowview Park



Figure 7.6.3 Proposed Location of Splash Pad

7.6.3 Splash Pad



Provide a parks, recreation, and open space system that contributes to Corinth being a city with sustainable, inclusive, and livable communities

Goal

- Provide places for social interaction and community gatherings
- Actively promote beautification of key corridors in the City

7.6.4 City Center Park

- Provide places for social interaction and community gatherings
- Partnering with business groups, neighborhood associations, and local organizations

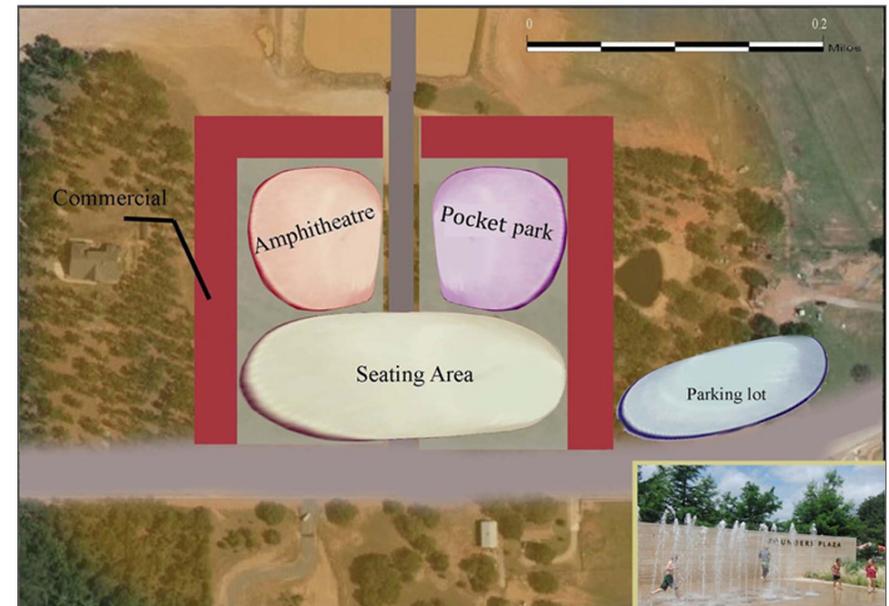


Figure 7.6.4 Proposed City Center Park Amenities

7.6.5 Elm Fork Trail Head

- A system of trails that provides connection to neighboring communities, amenities, and resources
- Research the use of utility easements, sidewalks within the street right-of-way, and drainage ways as potential trail connections



Figure 7.6.5 Proposed Elm fork Trail Head

7.7 Major Redevelopment

7.7.1 Dog Park



Goal

Provide a parks, recreation, and open space system that contributes to Corinth being a city with sustainable, inclusive, and livable communities

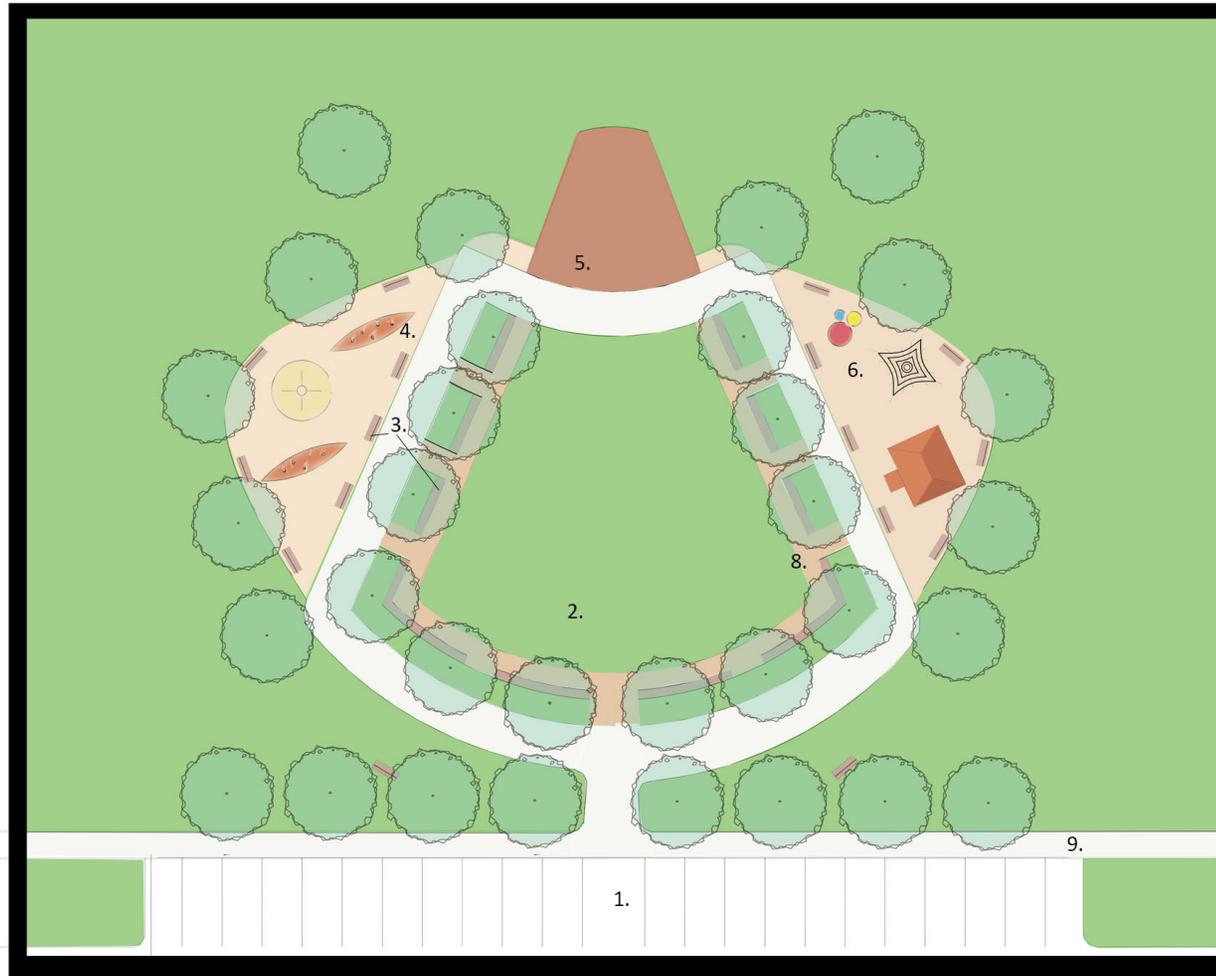
- Encourage tree planting in parks
- Provide places for social interaction and community gatherings



Figure 7.7.1 Proposed Dog Park Concept



7.7.2 Amphitheater



Amplitheatre Concept: Amplitheatre with water and playground features (one acre)

- | | |
|--------------------|--------------------------|
| 1. Parking | 7. Vegetation |
| 2. Open space | 8. Specialty pavement |
| 3. Seating benches | 9. Paved connector trail |
| 4. Covered stage | |
| 5. Splash pad | |
| 6. Playground | |



Figure 7.7.2 Proposed Amphitheater Concept

7.7.3 Multipurpose Sportcourts



Multipurpose sportcourts: 1.3 Acre multi use sports court

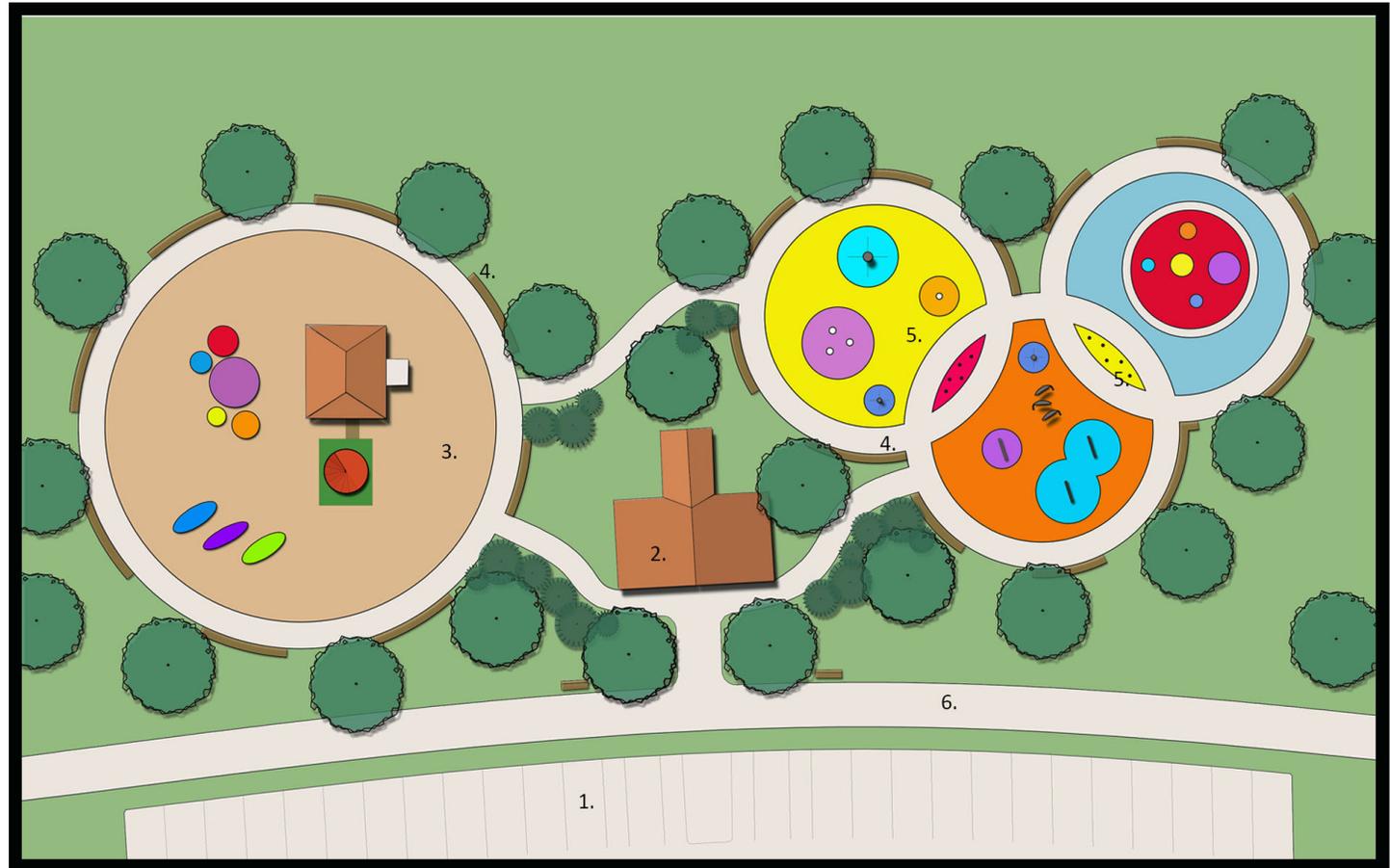
1. Parking
2. Volleyball
3. Meet and greet areas
4. Badminton and raquetball
5. Restroom facilities and storage
6. Tennis and basketball
7. Commuter trail connector
8. Seating Benches



Figure 7.7.3 Proposed Multipurpose Sport courts Concept



7.7.3 Pocket Park



Pocket Park Concept: Splash Park and Playground (1.3 acres)

1. Parking
2. Restrooms, storage utility
3. Playground area
4. Seating
5. Splashpads with specialty paving
6. Commuter connection trail



Figure 7.7.4 Proposed Pocket Park Concept



CHAPTER 8

IMPLEMENTATION

8.1 INTRODUCTION

The PROS Plan is a road map to accomplishing the continual improvement of the park and recreation system. One of the most critical parts of the PROS Plan is the implementation to get the City of Corinth where it wants and needs to be in the future. The recommendations in chapter 7 are prioritized here and potential funding recommendations are discussed.

The prioritization for the level of needs expressed in the PROS Plan are based on the following criteria:

- Demand-based needs as expressed in the public input
- Standard-based needs as assessed through state and national standards compared to current and future growth of the City of Corinth
- Resource based needs based on natural and cultural conditions

8.2 HIGH PRIORITY FACILITY NEEDS

To determine the highest priorities for facilities in the City of Corinth, all the criteria above is taken together adding the weight of current local and regional trends in economics, environmental issues, and cultural considerations.

The following priorities express the citizens stated desires as well as emphasis on a future image that embraces the city's culture and climate as a desirable place to raise a family and even remain and retire.

'Promoting Healthy Families'



Overall Parks and Recreation Priorities:

1. Park Lighting, Security, and Restroom and Accessibility in Existing Park Facilities, especially Community Center and Meadowview Parks
2. Community Events and Programming
3. Increased Amenities such as picnic pavilions, fishing docks, and benches in existing parks
4. Parking and Trailhead Development to Elm Fork Trail from SB 2499
5. Splash Pad and Dog Park facilities
6. Town Center Amenities Including Outdoor Event Space
7. In coordination with ongoing economic development, continue implementation of comprehensive pedestrian and bicycle network
8. Perform Study of Potential Replacement for Existing Recreation Center



8.3 ACTION PLANS

According to current development patterns within Corinth, land acquisition for parks will be most near new development. A number of acquisition options are available, including parkland dedication, municipal bond financing, land swap, and land bequests. More funding strategies are listed in this section.

The addition of park utilities in the form of lighting, security, restrooms and accessibility is the first priority for the plan. Creating an atmosphere of safety and security that everyone can enjoy is a hallmark of a quality lifestyle. Very first priority should be given to upgrading trails in Community Center and Meadowview Parks. Conversion from soft to hard trail surfaces and the addition of lighting, benches, and other amenities would open these trails to users of all ages and abilities.

The second plan priority is the development of events and programming in the parks. While Community Center Park has a great deal of ongoing league sports activity, development of a year round program of events and festivals can bring a high degree of activity and interest to other parks in the system as well. Events such as KIDFISH can rotate between park sites, as can Fitness Fairs, Arbor Day tree plantings, and other recurring events. The development of Corinth's Town Center will greatly facilitate larger community gatherings, festivals, and public entertainment, especially with the development of an outdoor amphitheater.

Upgrading amenities at existing park facilities is the third priority. By increasing the level of user amenities such as picnic pavilions, benches, fishing docks (where appropriate), water fountains, etc. increases the level of activity in a park, and opens the park up to a wider range of citizens. Concentrating on existing parks also maximizes the investment already made in those facilities, and minimizes the increase in ongoing maintenance costs.

Connecting to the Elm Fork Trail was fourth on the priority list. The ability to connect the City to surrounding cities and the broader regional Veloweb has many benefits. It allows all citizens to reduce the use of automobiles, enjoy the City at a slower pace, get much needed exercise, and opens Corinth to the broader regional bicycling community.

8.3.1 Ten Year Action Plan

The Ten-Year Action Plan responds to the priorities established in the Public Input and Needs Assessment portion of the Parks, Recreation and Open Space Master Plan.

The following table on the next page prioritizes recommendations and gives some potential funding sources. The facilities listed are the minimum which are recommended to be provided.

ACTION PLAN 2016-2026			
Time Frame	Action	Purpose	Responsible Entity
1-3 Years	Improvements to trail surfaces and safety amenities in Community Center and Meadowview Parks	Increase safety and accessibility of trails to users of all ages and abilities	City Council, Public Works, Citizens
1-3 Years	Park dedication and subdivision policy modifications implemented	Ensure continued expansion of park system to meet growing population	City Council, Citizens
1-3 Years	Increase in amenities such as benches, picnic tables and pavilions, etc. within existing parks	Foster additional park activity and use throughout the park system	City Council, Private Organizations, Public Works, Recreation Dept
1-3 Years	Additional or new lighting in park spaces that are lacking these amenities	Enable longer park hours and improve safety	City Council, Private Organizations, Public Works, Recreation Dept
1-5 Years	Splash park amenities in Community Center Park	Provide popular amenity for families and children	City Council, Project Dreamplay Organization, Public Works, Recreation Dept
1-5 Years	Dog Park Facilities in new park location	Provide recreational space for dog owners and pets	Public Works
Ongoing	Trees planting program in all parks	Provide much needed shade and aesthetics. Opportunity for community involvement	City Council, Private Organizations, Public Works, Recreation Dept
1-7 Years	Addition of trailheads and parking for access to Elm Fork Trail from SB2499	Connect city trail system to broader regional Veloweb and to other communities	City Council, Private Organizations, Public Works, Recreation Dept
1-10 Years	Finish development of pedestrian and bike trail system	Increase ability for children to practice in Corinth for organized leagues	Public/ Private Partnerships, Public Works, Schools, Recreation Department
1-7 Years	Develop park and outdoor amenities as part of the Town Center redevelopment, including outdoor event space	Provide a central gathering place for events, entertainment, and community celebrations	City Council, Public Works, Private developer



Time Frame	Action	Purpose	Responsible Entity
1-7 Years	Create gateways into City and to Town Center	Create a sense of arrival and beautification for Corinth	City Council, Private Organizations, Public Works, Recreation Dept
3-7 Years	Undertake study for replacement of recreational facility	Provide much needed place for swimming competitions and practice, senior programs and indoor recreation	City Council, Public/Private Schools, Public Works

Figure 8.3.1 10 year action plan

8.4 FUNDING STRATEGIES

The realization of the City PROS system can only happen if there is funding to support it. The following overarching philosophy for Corinth parks helps to guide the financing position:

1. Quality over quantity
2. Re-investment
3. Leveraging resources
4. Responsible fiscal, social, and environmental stewardship

Most parks maintenance and upkeep are funded through the general fund. However, finding new and creative ways to fund and finance PROS and services can add a layer of certainty through a variety of funding options, involve more people creating a connection with the various places, and enhance the City’s ability to provide higher quality places and more activities. The following is a list of potential funding sources to aid in the implementation of this PROS Plan.

8.4.1 Corporate Sponsorships

The City of Corinth has a number of industries located within its city limits. With the growing concern for the environment many corporations desire to engage favorably in the local ecology. This funding source allows corporations to invest in the development and enhancement of new or existing facilities in the PROS system. This is done through direct donations or sponsorships and staffing of programs and events.

8.4.2 Partnerships

Partnerships help to share cost and risks, responsibilities, and asset management based on the strengths of each partner. Partnerships can be developed between two government entities, a non-profit and a City department, or private businesses or organizations and a City agency. Development of a “friends of the park” advocacy organization for fundraising is a great way to engage citizens and create community.

8.4.3 Dedication/Development Fees

These fees are assessed for the development and upgrade of parks, recreational facilities open spaces and trails for residential and/or commercial properties. This is addressed in Chapter 7 under Park Land Dedication and an example is given in the appendix.

8.4.4 Foundation/Gift

Many tax-exempt, non-profit organizations offer a variety of means to fund and promote specific causes, activities or issues. These can be in the means of capital projects campaigns, fundraisers, endowments, etc.

8.4.5 Recreation Service Fees

These dedicated user fees allow participants the opportunity to contribute toward the upkeep of facilities they use and can apply to all organized activities which require a reservation of some type. Examples of activities are sports leagues, special interest classes, and other organized programs requiring exclusive or intense use of a facility. The funds are used to maintain existing facilities or constructing new ones.

8.4.6 Revised Intermodal Transportation and Efficiency Act (H.R. 2889)

This funding program was originally authorized by the Federal Government in 1991. Funds are distributed through the state. There are several million dollars in enhancement revenues available for transportation related projects, including bicycle and pedestrian trails, rail depot rehabilitation, landscaping, and beautification projects.

8.4.7 Land and Water Conservation Fund

The LWCF Program provides matching grants to States and local governments for the acquisition and development of public outdoor recreation areas and facilities (as well as funding for shared federal land acquisition and conservation strategies). The program is intended to create and maintain a nationwide legacy of high quality recreation areas and facilities and to stimulate non-federal investments in the protection and maintenance of recreation resources across the United States (<http://www.nps.gov/lwcf/>).

8.4.8 General Obligation Bonds

Used primarily for capital improvements and general public improvement, these bonds are issued with the approval of the electorate.

8.4.9 Hotel, Motel and Restaurant Tax

The tax based on gross receipts from charges and meals services can be used to build and operate sports fields, regional parks, pools and other special park and recreation facilities. With both Fort Worth and Alliance moving in toward the City of Corinth there may be opportunity to increase and diverse these business types, which often glean a benefit from a city with a strong, positive image.



8.4.10 Grants

The following grant programs are potential sources of funding other than municipal sources:

Texas Recreation and Parks Account (TRPA) Program

Texas Local Parks, Recreation, and Open Space Fund, administered by the Texas Parks and Wildlife Department (TPWD). Funds are available on a fifty percent (50%) cost share basis. (<http://www.tpwd.state.tx.us/business/grants/trpa/>)

Texas Department of Transportation (TxDOT)

The Landscaping Cost Sharing Program, administered by TxDOT. Fifty percent (50%) cost sharing support is available for both highway and pedestrian landscape projects on routes within the designated permanent state highway system.

National Tree Trust Partnership

Provides databases for a number of funding opportunities. (<http://meldi.snre.umich.edu/node/21529>)

Texas Department of Forestry Urban and Community Forest Challenge Grant

Matching grants are available on a 50/50 cost share basis for a variety of projects including program development, beautification, staffing and training workshops. These are small grants of \$5,000 to \$15,000. In-kind services and/or private money can provide the matching funds. (<http://www.fs.fed.us/ucf/nucfac>)

CDBG Funding

Funding received in accordance with the Community Development Block Grant (CDBG) Programs national objectives as established by the U.S Department of Housing and Urban Development. Funding may be applied to such programs as Infrastructure Improvements, Public Facility and Park Improvements, Human Service Enhancements, Lead-Based Paint Education and Reduction, Housing Education Assistance, and Economic Development and Anti-poverty strategies.

8.4.11 Special Improvement District/Benefit District

Taxing districts established to provide funds for certain types of improvements that benefit a specific group of affected properties. Improvements may include landscaping, the erection of fountains, and acquisition of art, and supplemental services for improvement and promotion, including recreation and cultural enhancements.

8.4.12 Annual Appropriation/Leasehold Financing

This is a financing structure which requires use of a third party to act as issuer of the bonds, construct the facility and retain title until the bonds are retired. The City enters into a lease agreement with the third party, with annual lease payments equal to the debt service requirements. The bonds issued by the third party are considered less secure than general obligation bonds of the City, and therefore more costly. Since a separate corporation issues these bonds, they do not impact the City's debt limitations and do not require a vote. However, they also do not entitle the City to levy property taxes to service the debt. The annual lease payments must be appropriated from existing revenues.

8.4.13 Inter-local Agreements

Contractual relationships entered into between two or more local units of government and/or between a local unit of government and a non-profit organization for the joint usage/development of sports fields, regional parks, or other facilities.

8.4.14 Revenue Bonds

Bonds used for capital projects that will generate revenue for debt service where fees can be set aside to support repayment of the bond.

8.4.15 Private Concessionaires

Contract with a private business to provide and operate desirable recreational activities financed, constructed, and operated by the private sector with additional compensation paid to the City.

8.4.16 Fees/Charges

The City must position its fees and charges to be market-driven and based on both public and private facilities. The potential outcome of revenue generation is consistent with national trends relating to public park and recreation agencies, which generate an average 35% to 50% of operating expenditures.

8.4.17 Land Trust

Many counties have developed land trusts to help secure and fund the

cost for acquiring land that needs to be preserved and protected for greenway purposes. This could be a good source to look to for acquisition of future lands.

8.4.18 Greenway Utility

Greenway utilities are used to finance acquisition of greenways and development of the greenways by selling the development rights underground for the fiber optic types of businesses.

8.4.19 Naming Rights

Many cities and counties sell the naming rights for new buildings or renovation of existing buildings and parks for the development cost associated with the improvement. These developers lease space from City-owned land through a subordinate lease that pays out a set dollar amount plus a percentage of gross dollars for recreation enhancements. These could include a golf course, marina, restaurants, driving ranges, sports complexes, equestrian facilities, and recreation centers and ice arenas.

8.4.20 Private Developers

These developers lease space from City-owned land through a subordinate lease that pays out a set dollar amount plus a percentage of gross dollars for recreation enhancements. These could include a golf course, marina, restaurants, driving ranges, sports complexes, equestrian facilities, and recreation centers and ice arenas.



8.4.21 Sales Tax

This revenue source has been very successful in funding park systems. This tax is very popular in high traffic tourism type cities and with counties and state parks.

8.4.22 Food and Beverage Tax

The tax is usually associated with convention and tourism bureaus. However, since parks and recreation agencies manage many of the tourism attractions, they receive a portion of this funding source for operational or capital expenses.

8.4.23 Capital Improvement Fees

These fees are on top of the set user rate for accessing facilities such as golf, recreation centers and pools to support capital improvements that benefit the user of the facility.

8.4.24 Concession Management

Concession management is from retail sales or rentals of soft goods, hard goods, or consumable items. The City either contracts for the service or receives a set of the gross percentage or the full revenue dollars that incorporates a profit after expenses.

8.4.25 Friends Associations

These groups are formed to raise money typically for a single focus

purpose that could include a park facility or program that will better the community as a whole and their special interest.

8.4.26 Advertising Sales

This revenue source is for the sale of tasteful and appropriate advertising on park and recreation related items such as in the City's program guide, on scoreboards, dasher boards and other visible products or services that are consumable or permanent that exposes the product or service to many people.

8.4.27 Easements

This revenue source is available when the City allows utility companies, businesses, or individuals to develop some type of an improvement above ground or below ground on their property for a set period of time and a set dollar amount to be received by the City on an annual basis.

8.4.28 Irrevocable Remainder Trusts

These trusts are set up with individuals who typically have more than a million dollars in wealth. They will leave a portion of their wealth to the City in a trust fund that allows the fund to grow over a period of time and then is available for the City to use a portion of the interest to support specific park and recreation facilities or programs that are designated by the trustee.

8.4.29 Volunteerism

The revenue source is an indirect revenue source in that persons donate time to assist the department in providing a product or service on an hourly basis. This reduces the City's cost in providing the service plus it builds advocacy into the system.

8.4.30 Public Improvement District (PID)

New developments can establish a Public Improvement District (PID) when authorized by the City Council and legally set up according to state law. This taxing district provides funds especially for the operation and maintenance of public amenities such as parks and major boulevards.



8.5 PLAN UPDATES

The Texas Parks and Wildlife Department states that PROS Plans must cover at least a ten year period, be updated every two years, and completely redone every 10 years. Updates should include a summary of accomplishments, new public input, an evaluation of inventory and additional needs, priorities and implementation plans be organized. In addition, it is possible that the plan would need major revisions in the face of significant changes to demographics, population, facility use, and pressures from other factors outside the city limits. A set of action plans should be created and reviewed annually with the budget. This will help the City of Corinth build a promise of Promoting Healthy Families.

Goals

1. Re-invest in existing parks to address maintain and enhance appeal and usage, reflecting the uniqueness of the place in which it exists.
2. Improve quality of park, school, and business connectivity through enhancing path and trail networks for non-automotive movement throughout the city.
3. Emphasize linear park acquisition and development to preserve valuable and sensitive floodplains and open space.
4. Invest in athletic centers to enhance the cities sports interests and attract visitors.
5. Promote a healthy and well connected community through programming of parks as fun, safe, engaging places for people of all ages and abilities.



CONCLUSION

This Parks, Recreation, and Open Space Master Plan is both a result of what has been Corinth's past as it is a visioning process for the future. As the cities around us grow and mature, it is as much through our parks and open spaces as our activities that give us a unique character and personality.

With the economic realities of the past few years in consideration, it is all the more important that we focus our park and improvement efforts efficiently, keeping in mind the quality of the place in which we live.

Through parks, trails, and open spaces, the City of Corinth can continue to enrich the lives of its people, enhance economic development, and be a beautiful, unique place in the region.

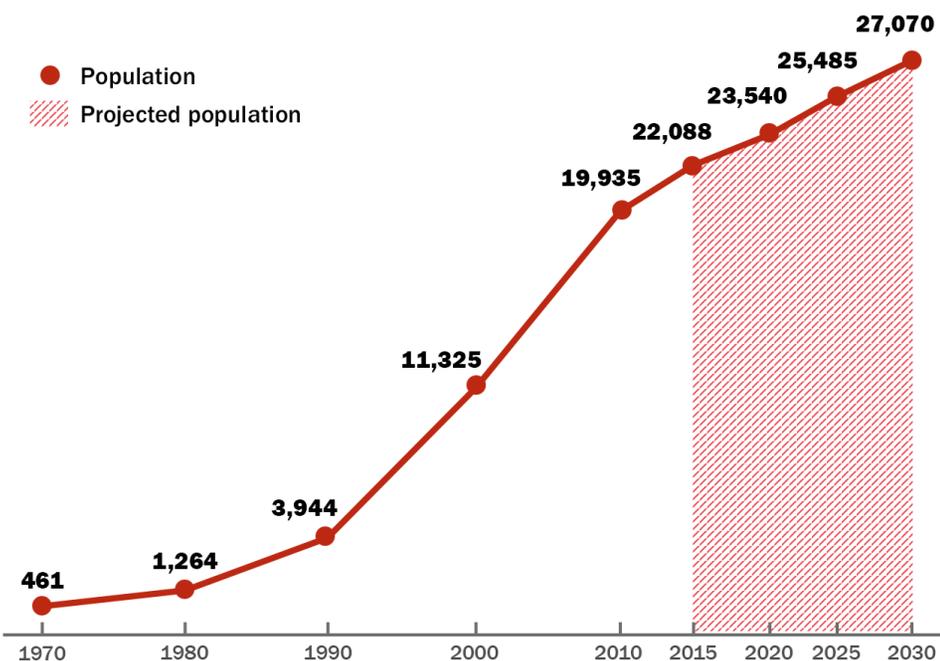




APPENDIX A

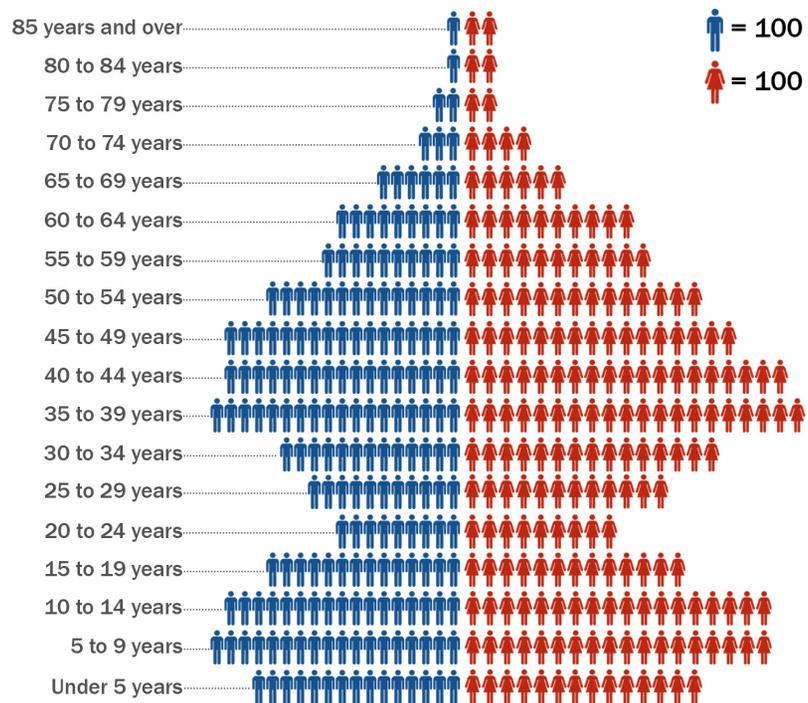
CORINTH AT A GLANCE

Population



Source: US Census, City of Corinth

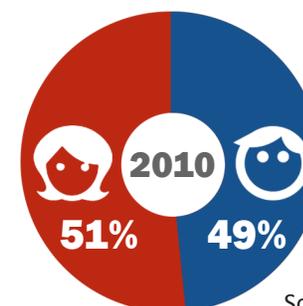
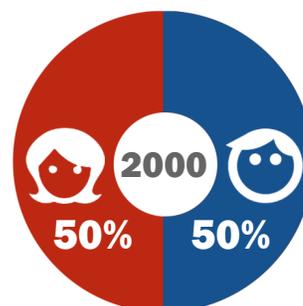
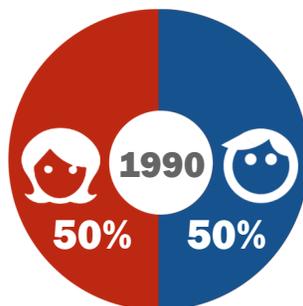
Age Cohort by Sex



Source: US Census

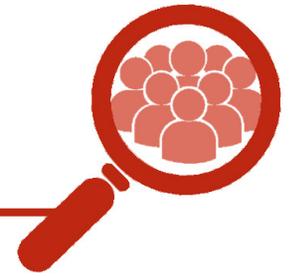
Gender

Female
Male

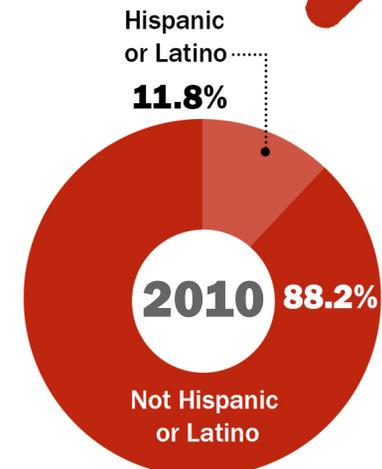
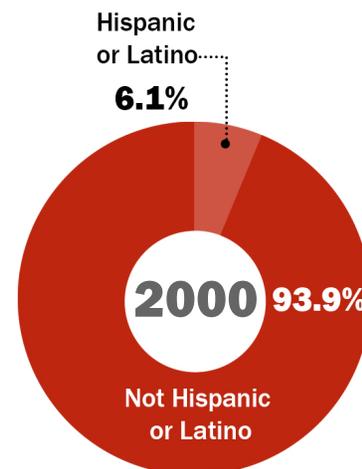
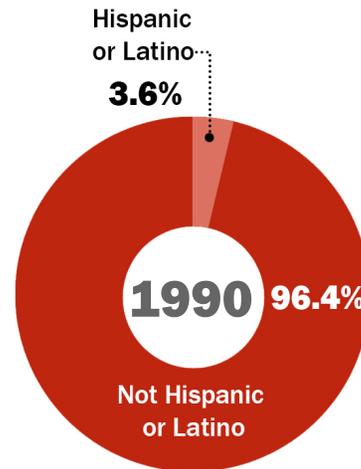


Source: US Census

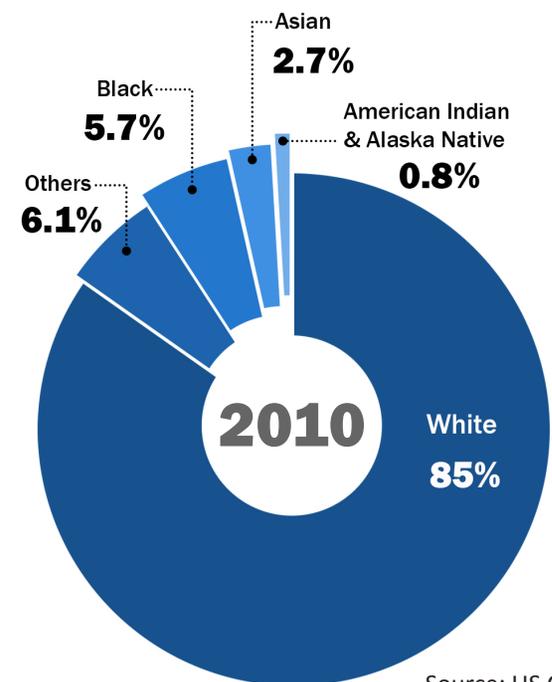
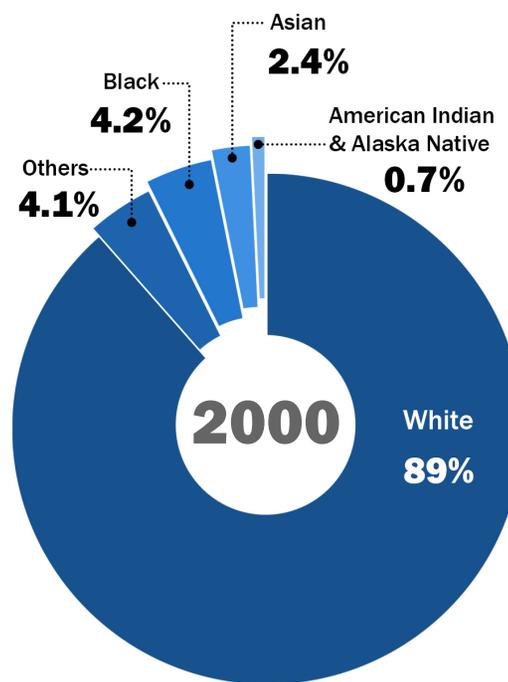
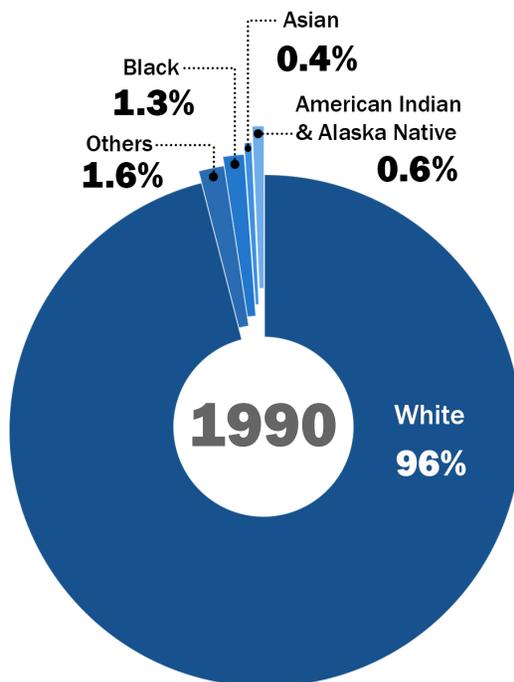
Corinth at a Glance



Ethnicity

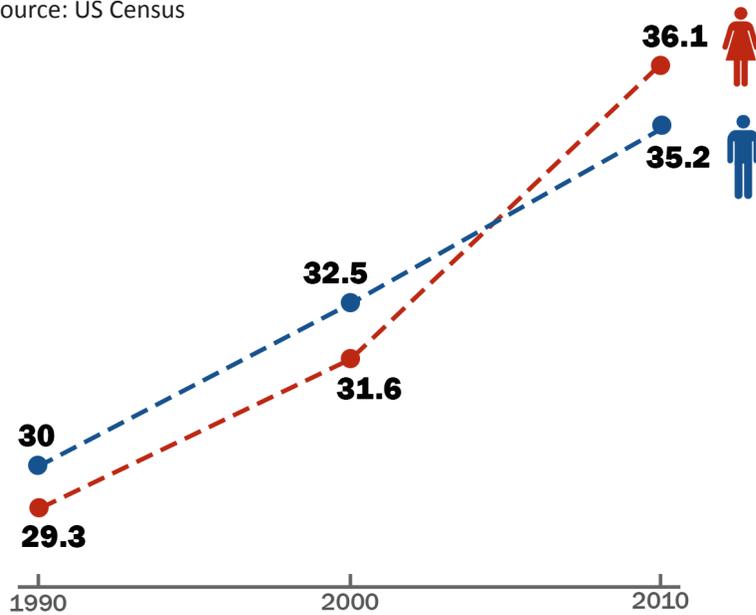


Race



Median Age

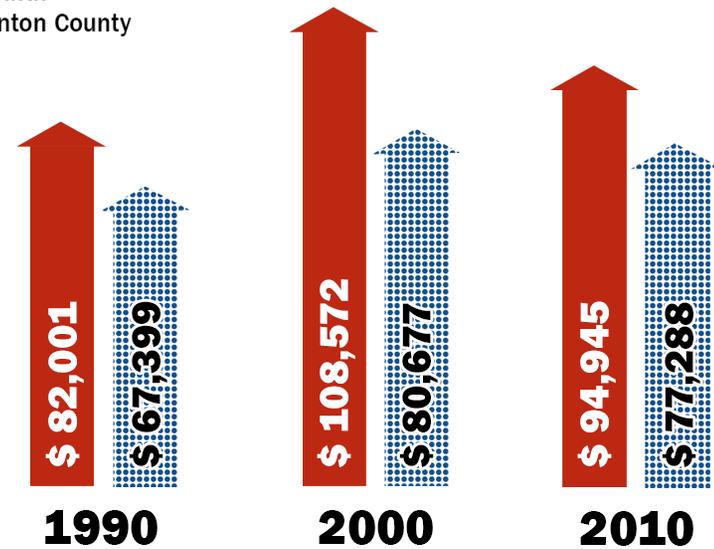
Source: US Census



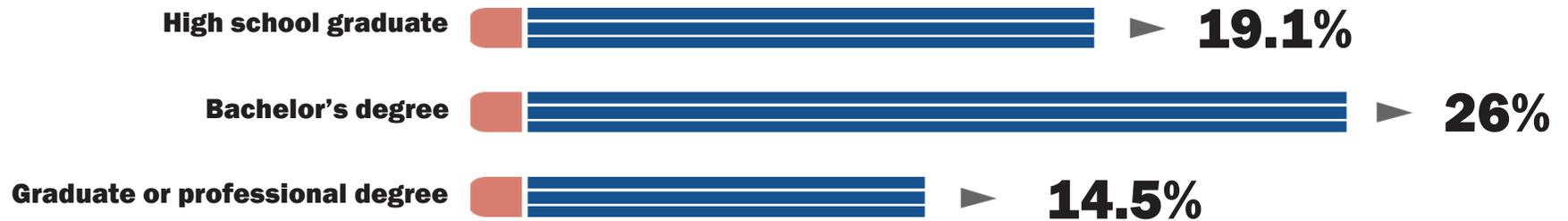
Median Household Income

(adjusted in 2015 dollars)

Corinth
Denton County



Educational Attainment (Population 25 years and over)

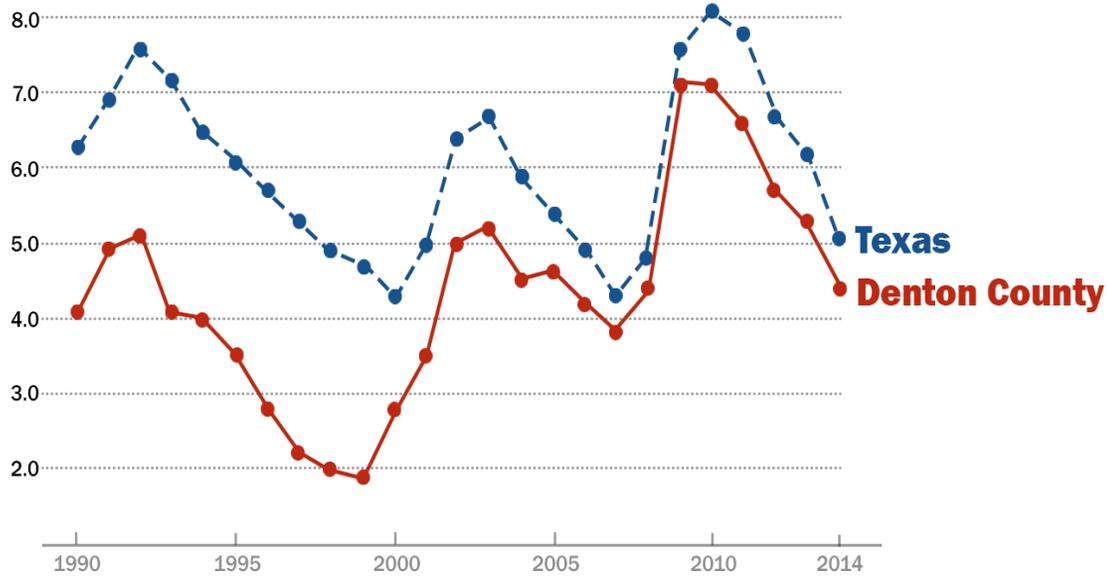


Source: 2010 US Census

Corinth at a Glance

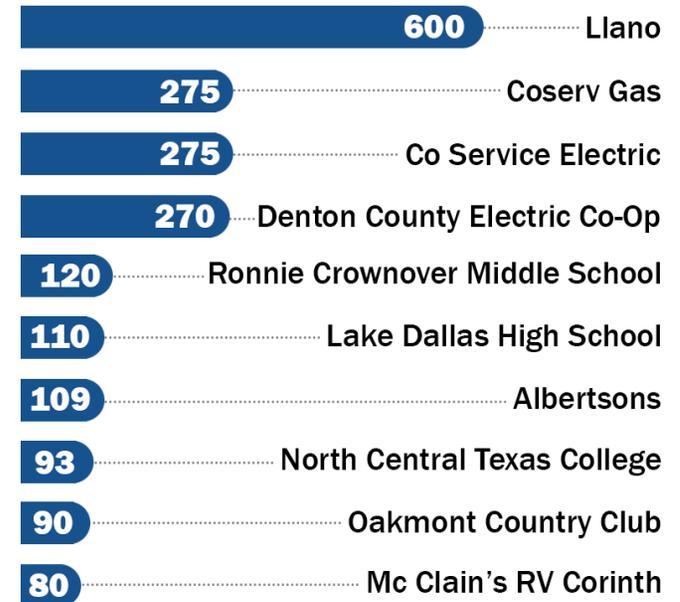


Unemployment Rate



Source: Bureau of Labor Statistics

Top 10 Employers



Source: Reference USA



APPENDIX B

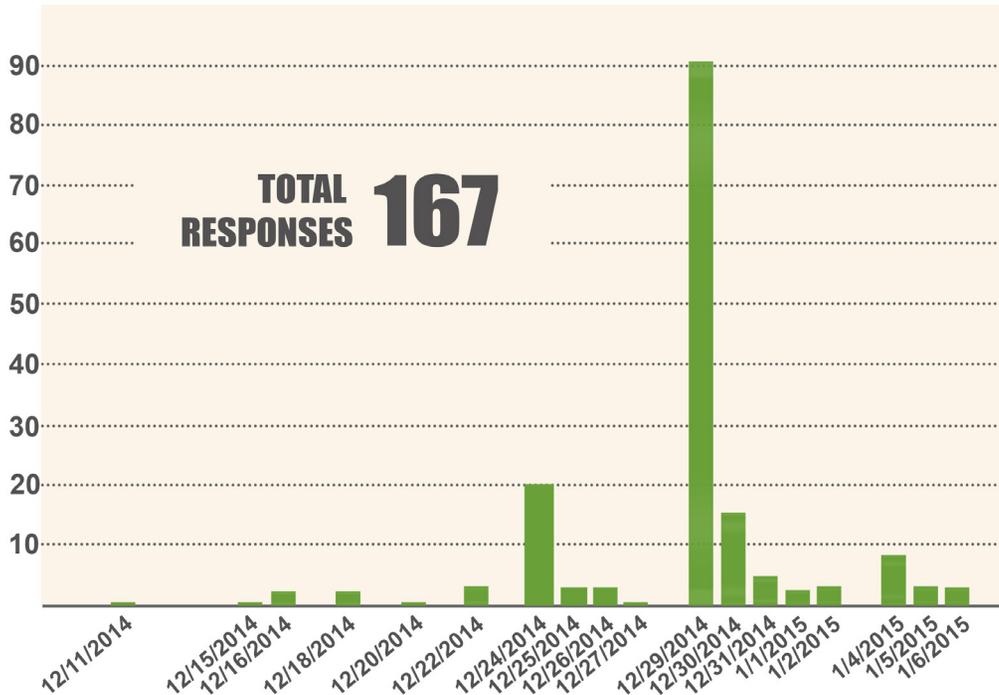
ONLINE SURVEY RESULTS



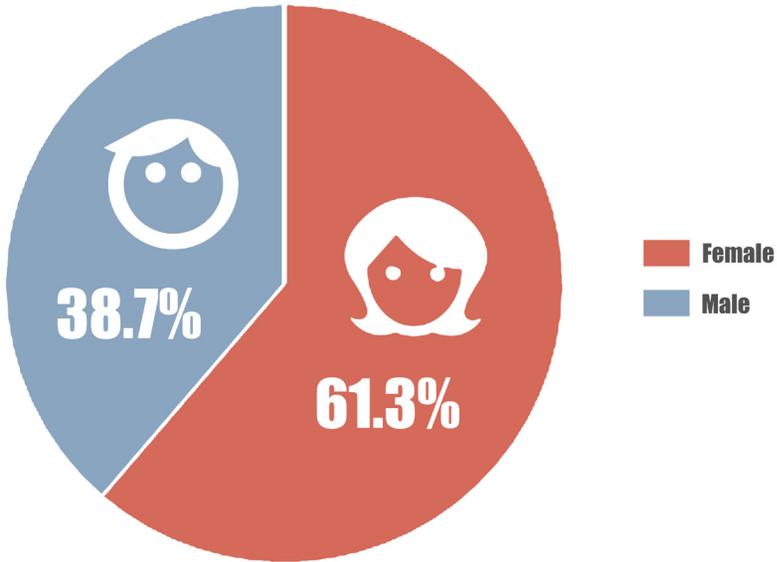
An on-line survey was done from December 9th, 2014 to January 7th, 2015. The survey was completed in order to determine the need and preferences of the City of Corinth's residents for the overall park system and facilities.

Respondents' Demographics

Response Summary



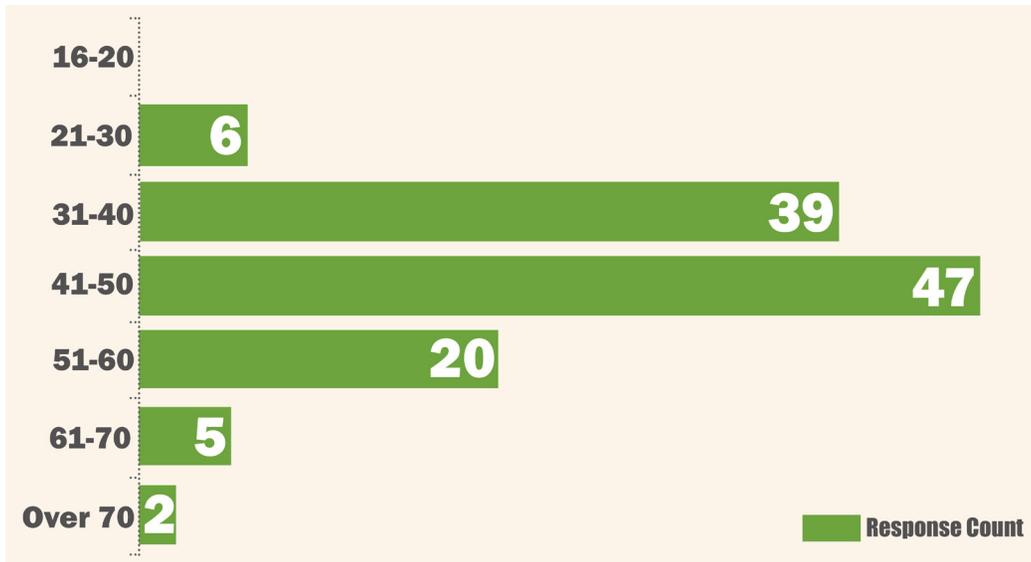
.....
 What is your gender?



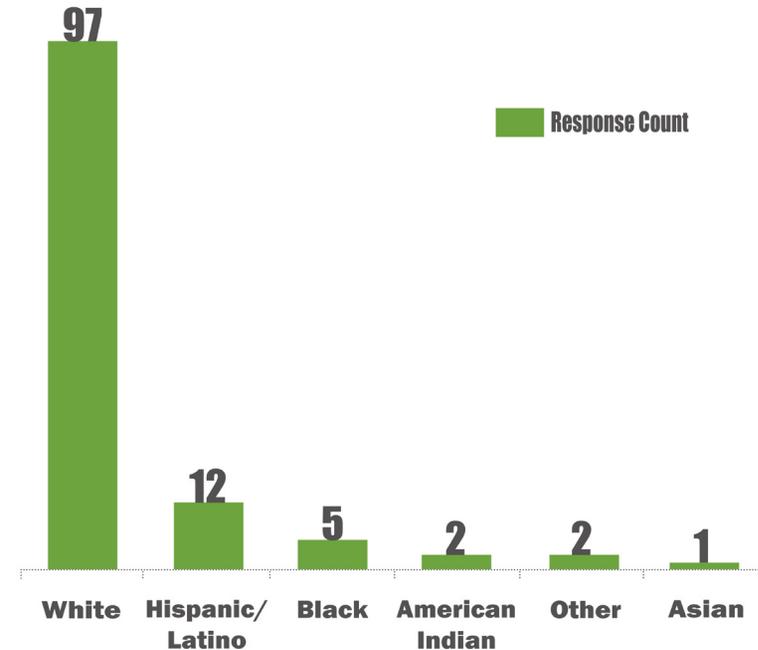


Corinth Park Survey 2015

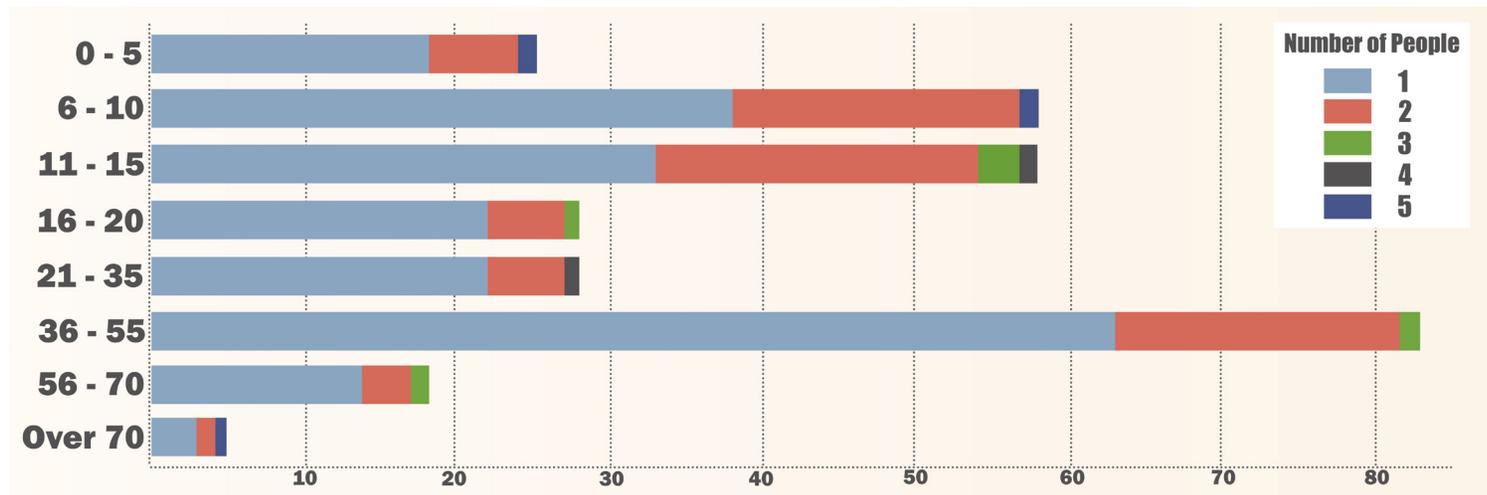
Please indicate your age range.



Please describe your race/ethnicity.

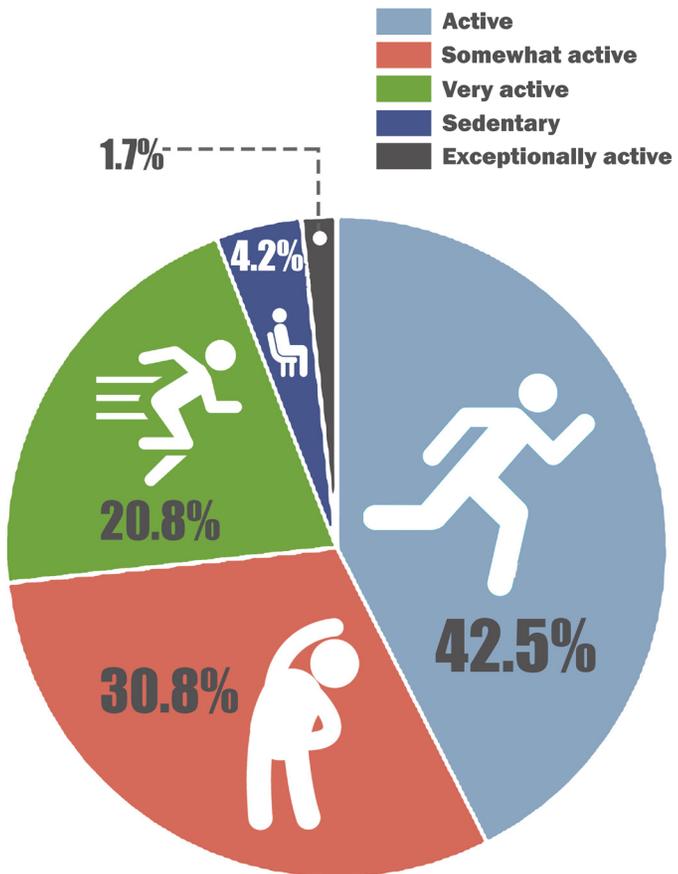


Besides yourself, please indicate the number of people in your household by age range.



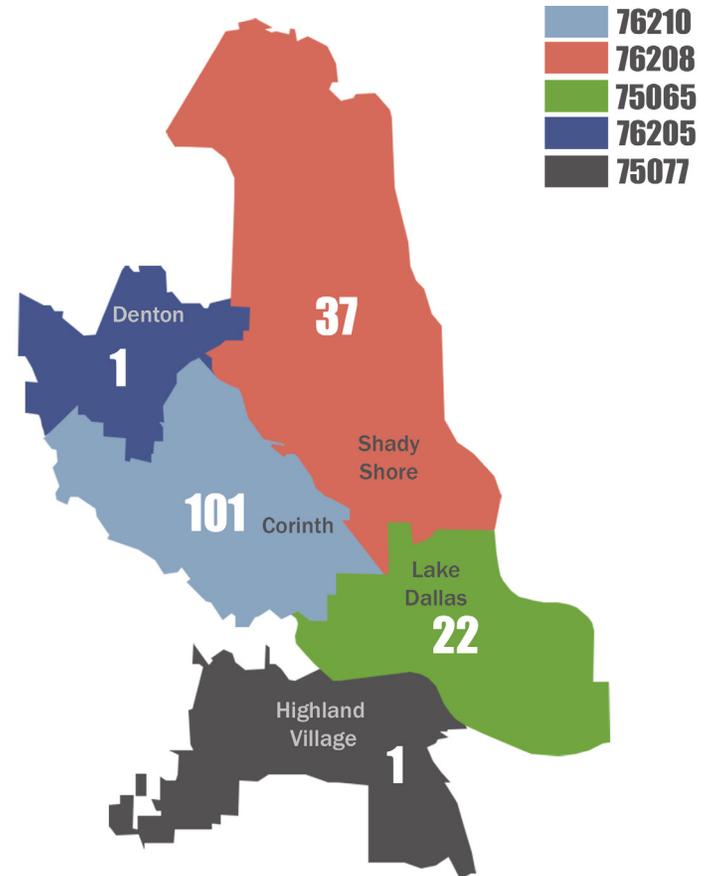
Respondents' Location

In general, how would you rate your level of physical activity?



In what ZIP code is your home located?

(enter 5-digit ZIP code; for example, 00544 or 94305)

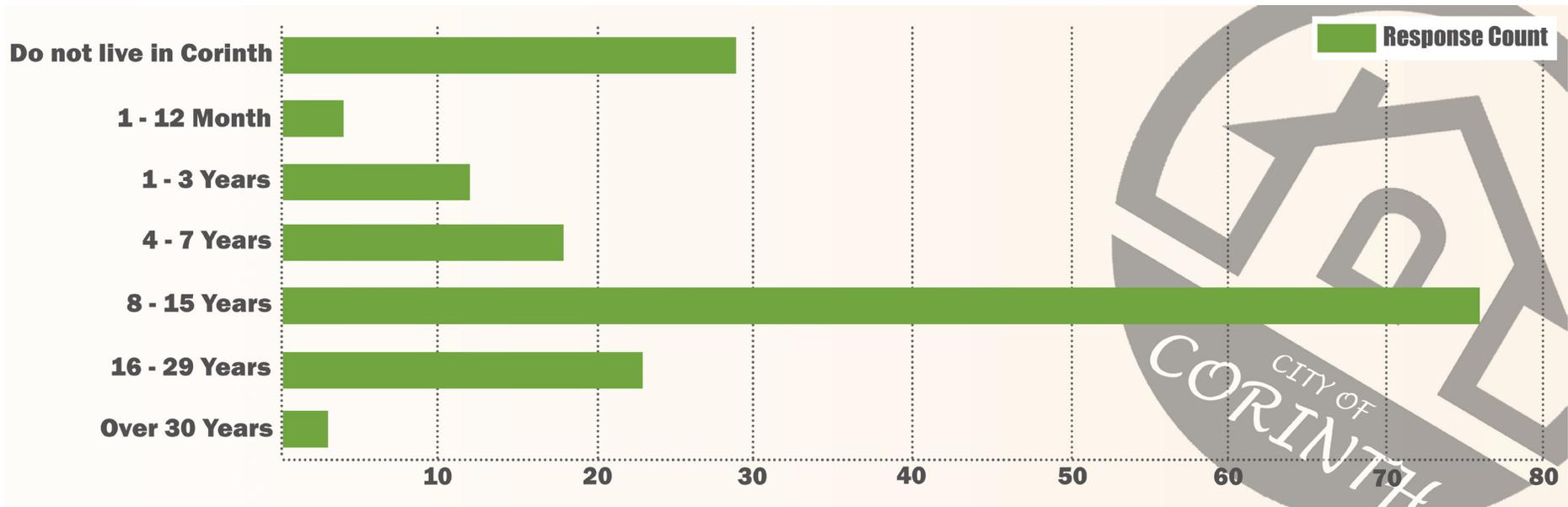


* The number indicates response count.

Corinth Park Survey 2015



How long have you lived in Corinth?

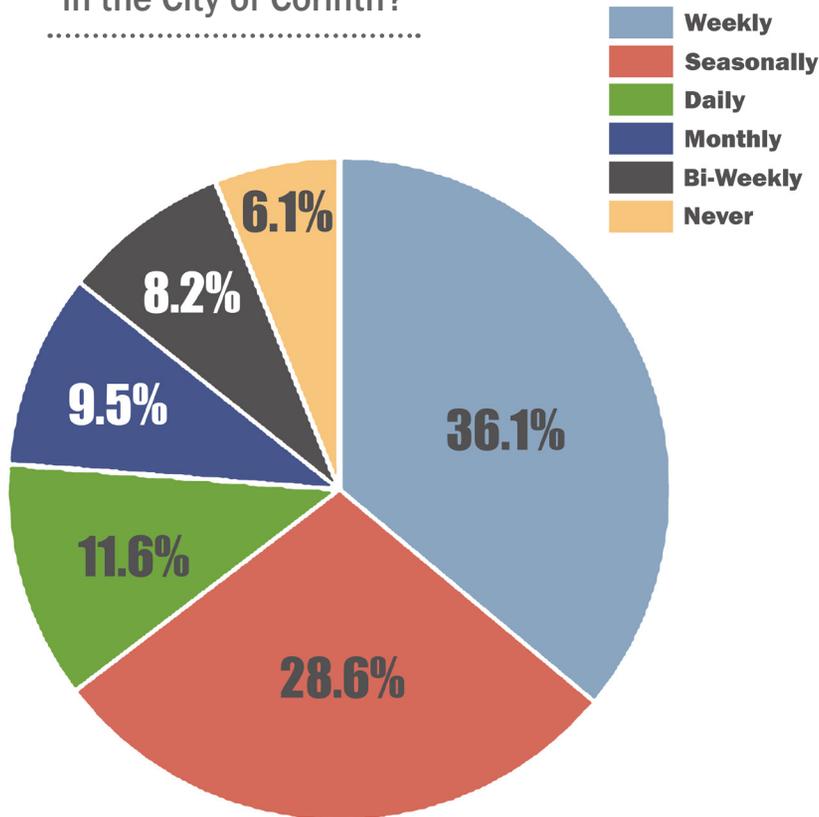


If you are not a Corinth resident, where do you live?



Park Survey Responses

How often do you or members of your household use any of the parks and recreation or trails services in the City of Corinth?



How frequently do you use the following recreation facilities in Corinth?

Crownover Recreation Center

Never	89
Seasonally	36
Monthly	8
Weekly	7
Bi-Weekly	1
Daily	1

Woods Building

Never	109
Seasonally	26
Monthly	2
Bi-Weekly	0
Weekly	0
Daily	0

* The number indicates response count.



Corinth Park Survey 2015

How frequently do you use the following parks in Corinth?

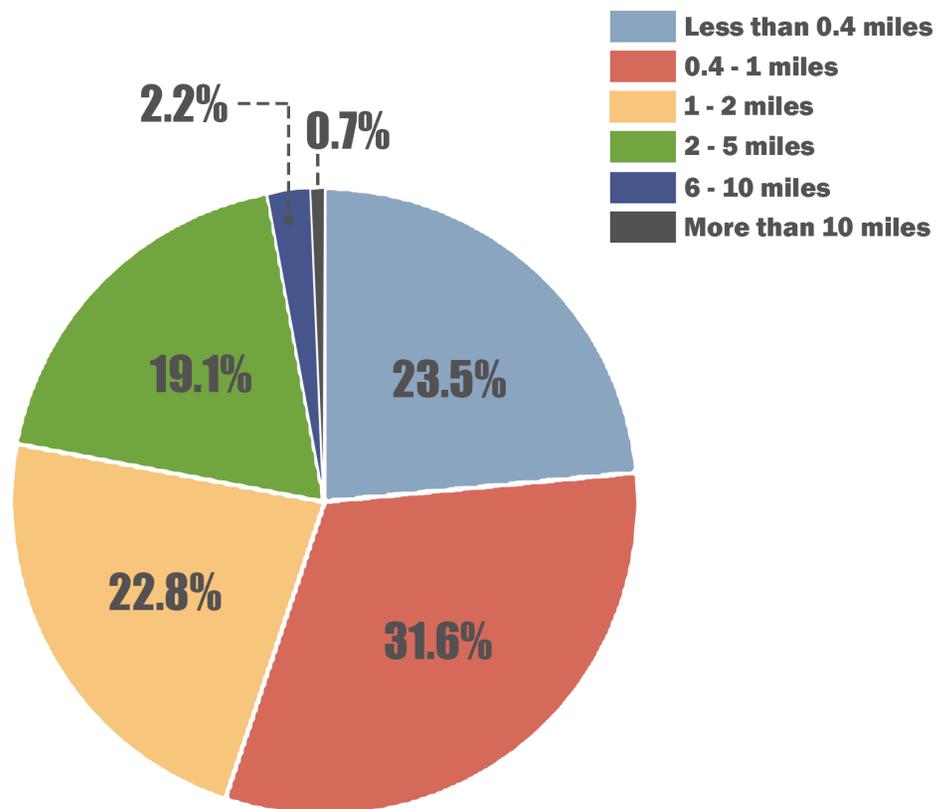
	Daily	Weekly	Bi-Weekly	Monthly	Seasonally	Never
Corinth Community Park	11	28	6	14	41	33
Meadowview Park	1	8	9	17	34	62
Fairview Park	0	1	2	6	14	95
Corinth Farms Park	1	4	0	5	9	97
Eagle Pass Park	0	3	1	4	2	106
Kensington Park	1	5	2	7	18	83
Meadow Oaks Park	4	3	2	13	19	75
Windsor Ridge Park	0	2	1	2	7	103
Woods Park	0	3	2	3	11	96
Knoll Park	1	2	4	1	6	100
Mulholland Park	1	0	1	1	6	105
Naughton Park	0	0	2	1	3	108
Thousand Oaks Park	1	1	1	2	10	99
Other	3	1	1	2	5	77

* The number indicates response count.

Which park do you use most frequently?

		Response Count
1	Corinth Community Park	63
2	Meadowview Park	27
3	Meadow Oaks Park	17
4	Woods Park	8
5	Kensington Park	4
6	Corinth Farms Park	3
6	Knoll Park	3
6	Thousand Oaks Park	3
6	Windsor Ridge Park	3
6	Other	3
11	Eagle Pass Park	2
12	Fairview Park	0
12	Mulholland Park	0
12	Naughton Park	0

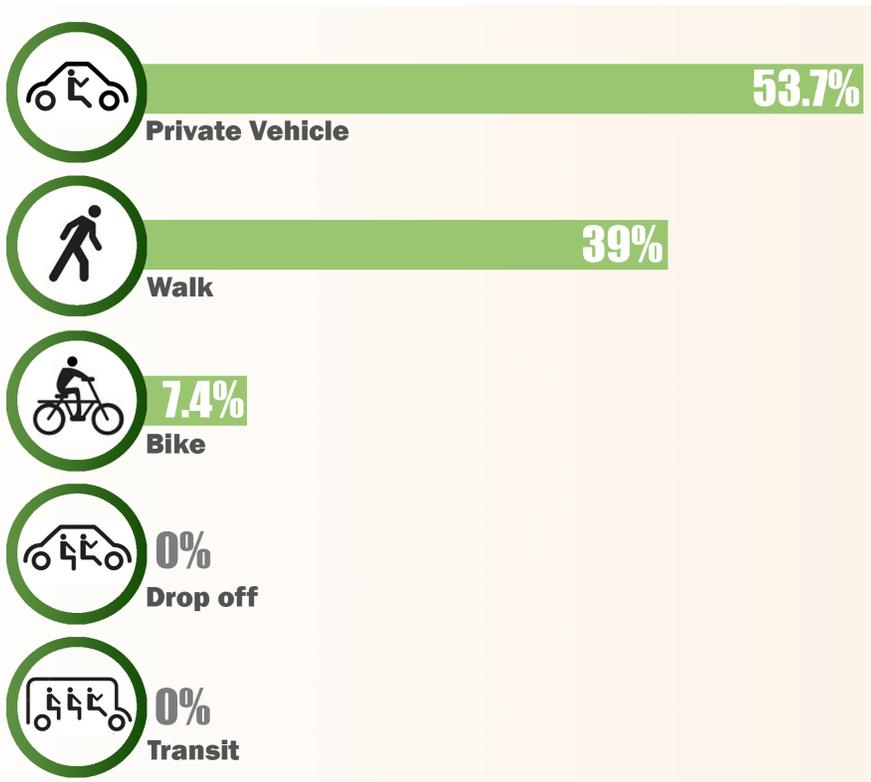
For the previous question, how far do you travel to visit the park?



Corinth Park Survey 2015

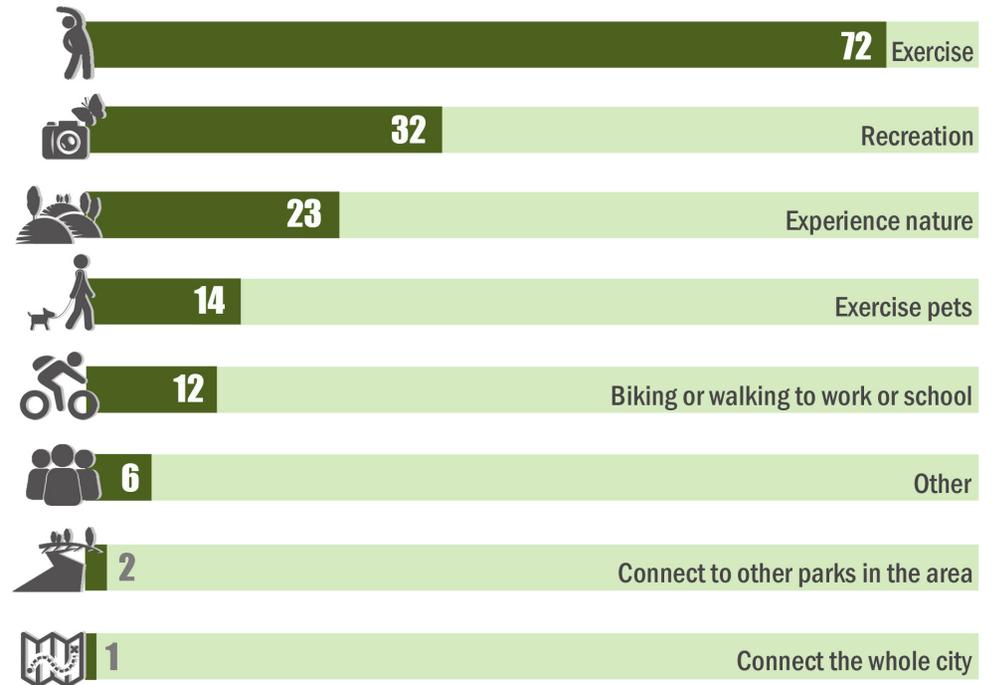


What is your primary mode of transport to the park?



If you or members of your household currently use the trails in Corinth, what is your primary reason for doing so?

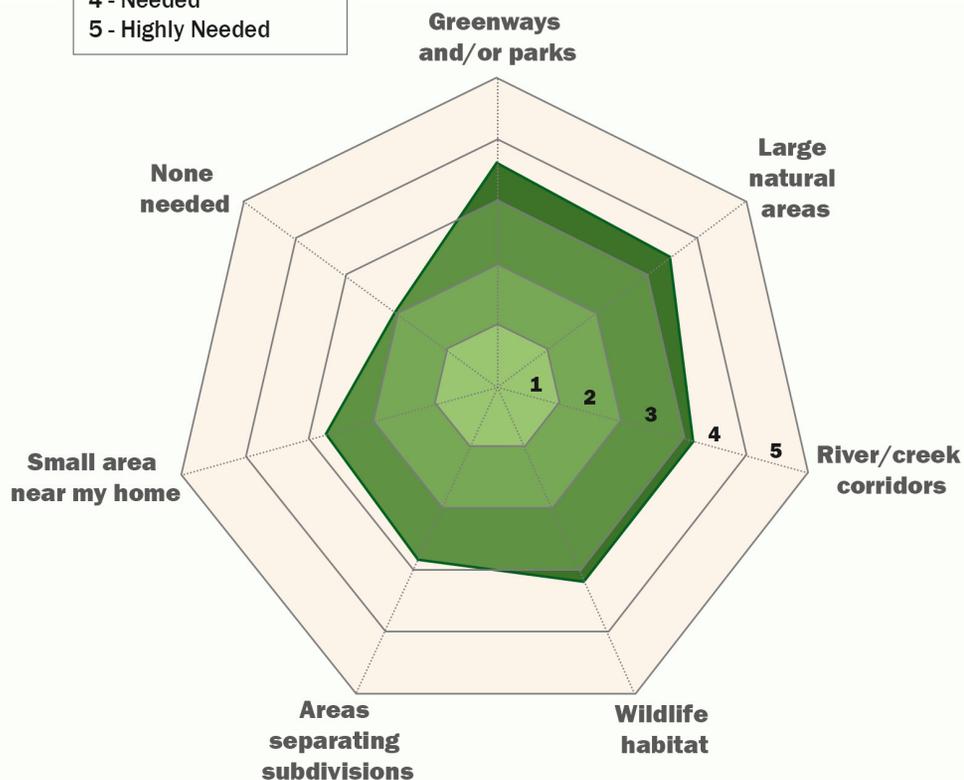
* The number indicates response count.



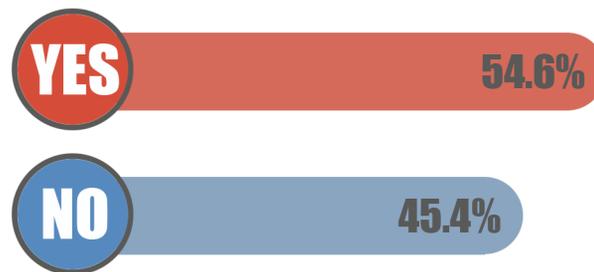
Number	Other (please specify)
1	N/A
2	I do not use the trails.
3	Boy Scouts
4	Trails
5	We don't use them
6	Don't use

What kind of open spaces do you think are needed in Corinth?

- 1 - Not Needed
- 2 - Somewhat Needed
- 3 - Neutral
- 4 - Needed
- 5 - Highly Needed



Do you use the parks/outdoor facilities in other nearby cities?



If so, which facilities, where, and why?

Response Text	
1	Denton; Eureka park
2	South lakes Park in Denton. It has a great walking trail and playground for kids.
3	Eureka park in Denton, huge with awesome playground equipment
4	Denton Park near St. Marks
5	Dog Park in Denton and Trophy Club
6	Northpark Denton for trails and pond
7	"Lakeview Park for the water access. Hundley Fields for soccer and playground."
8	Dog Parks in Denton and Lewisville. I go there so my dogs can run and play in a park without being on a leash.

Corinth Park Survey 2015



9	"Denton parks - running Highland Village parks - Camping and running"
10	South lake park in Denton
11	Denton parks, convenience
12	Highland Village - Park near middle school (Briarhill)
13	Copper Canyon trails, to ride and walk.
14	Unity Park in Highland Village. It is perfect because it has a large play area for kids but only has one way in and one way out so it's easier to let the kids run around AND it has restrooms.
15	Southlake park in Denton. To walk and exercise.
16	"Denton, Eureka Park, Highland Village"
17	Highland Village. They are nicer, better planned and better landscaped.
18	Eureka, great playground and paths
19	Denton, tennis courts
20	Denton
21	Lewisville and Highland Village- observe wildlife
22	Lewisville. Nicer facilities with sports options
23	Parks by the lake for kayaking and just general parks for the kids to play in.
24	Old Alton in Denton, Corp land in Roanoke, lake parks in Hickory Creek Because it's actually getting out in nature away from the city atmosphere
25	Denton, Carrollton, bike trails and rec centers and softball fields
26	Windsor ridge
27	The campsite area by the marina in Lake Dallas
28	Lake Dallas and Hickory Creek parks
29	Denton, Coppell. Because of their wooden parks
30	Lewisville Aquatic Center for swimming.

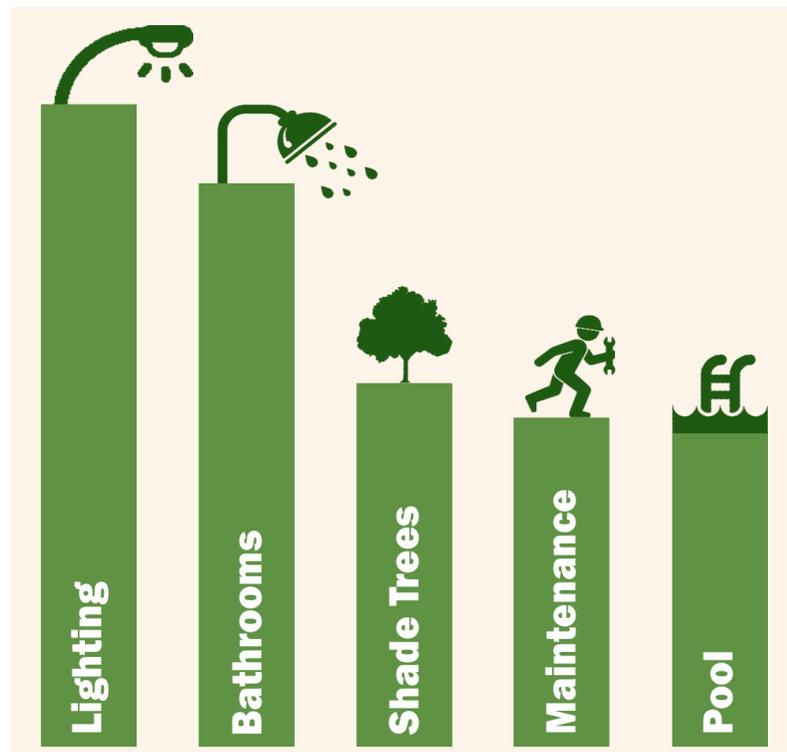
31	Eureka-playground and tennis courts
32	Highland Village, Lake Dallas and Hickory Creek parks
33	Greenbelt Corridor- bike trail
34	Highland Village and Lewisville for Baseball
35	Many. Our parks aren't great.
36	Highland Village bike trails for running
37	Denton, eureka park
38	Hiclory creek-lake, boat ramps
39	Highland Village and Flower Mound because they offer activities other than baseball/softball for adults
40	Lewisville Parks and Flower Mound parks for soccer and baseball games.
41	Dog park in Denton
42	"Flower Mound for water park, Denton for birthdays and swimming"
43	Denton and Lewisville
44	Flower Mound CAC; because Corinth keeps canceling the Zumba classes.
45	Eureka park- Tennis courts;volleyball court;wooden park
46	Sport Facilities.
47	Highland Village and Denton
48	Denton off state school road. Area for children to ride bicycles and scooters due to all the hills in corinth.
49	North shore
50	Dog park in Denton....because the City doesn't have one
51	Highland Village/ Flower Mound/ Denton. The wood "castle"(like Eureka) parks are cool, and fun for the kids.
52	South Lakes & North Lakes
53	Denton off of Teasley, we call it the Castle Park. Great facility for grandkids to play



54	Denton offer other classes, water parks & swimming pools
55	Motocross park in Keller / Trophy Club
56	Pools in Denton, TX we not have any in Corinth.
57	Corinth parkway fields for recreation
58	Denton
59	Park on Hobson for recreation (tennis, playground)
60	Northlakes, Denton. Easier to practice there sometimes. other practice fields in the area. The practice fields that are the best always go to select and the rest of us are packed in all on top of each other. Even with more fields now.
61	Eureka Park. We like to go their and fish and my 9 year old son loves the massive wooden playground.
62	Northlakes Park in Denton. Tons of room and fishing. Corinth should really work on their youth sports programs. They are some of the worst I have seen.
63	Eureka Park b/c of its unique grounds and large area
64	Dog park in Denton
65	FRISCO ATHLETIC CENTER;BECAUSE WE DON'T HAVE ATHLETIC CENTER IN CORINTH

.....
 For the park you use most frequently,
 please rank the top three (3) improvements
 most needed there.

Top 5 improvements needed



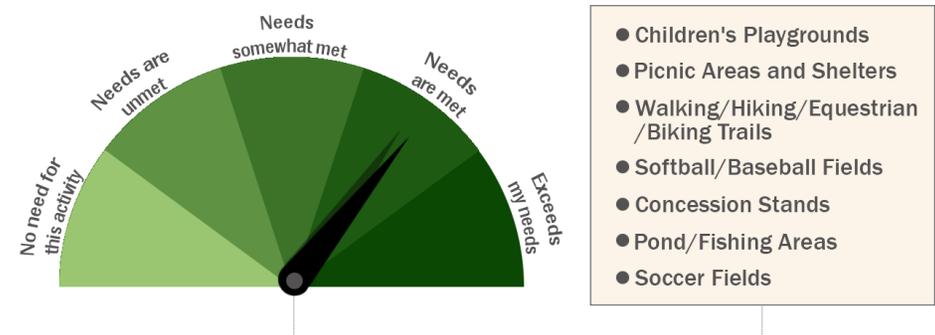
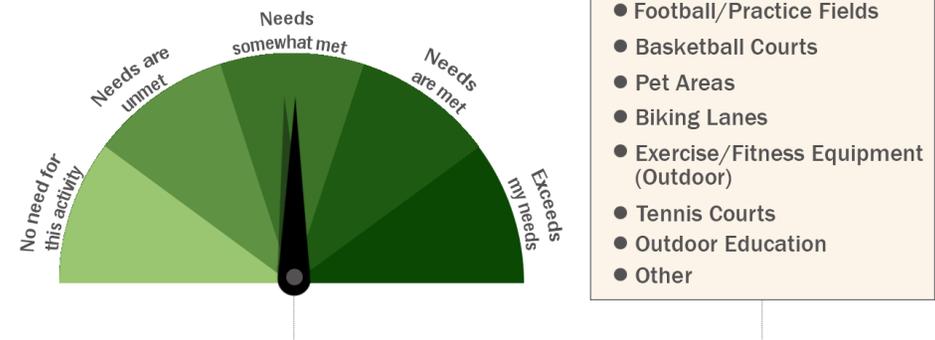
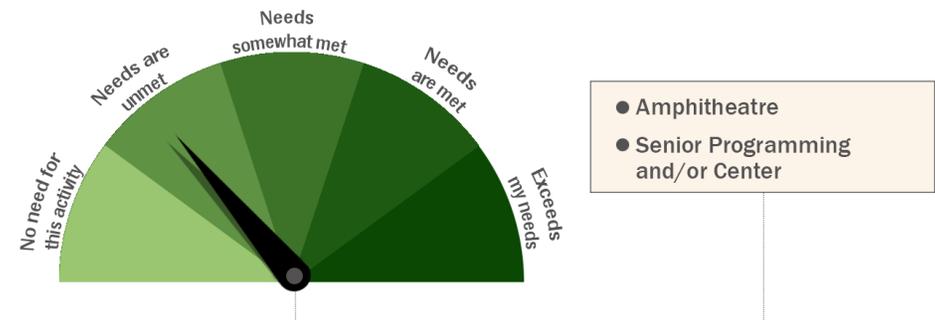


Corinth Park Survey 2015

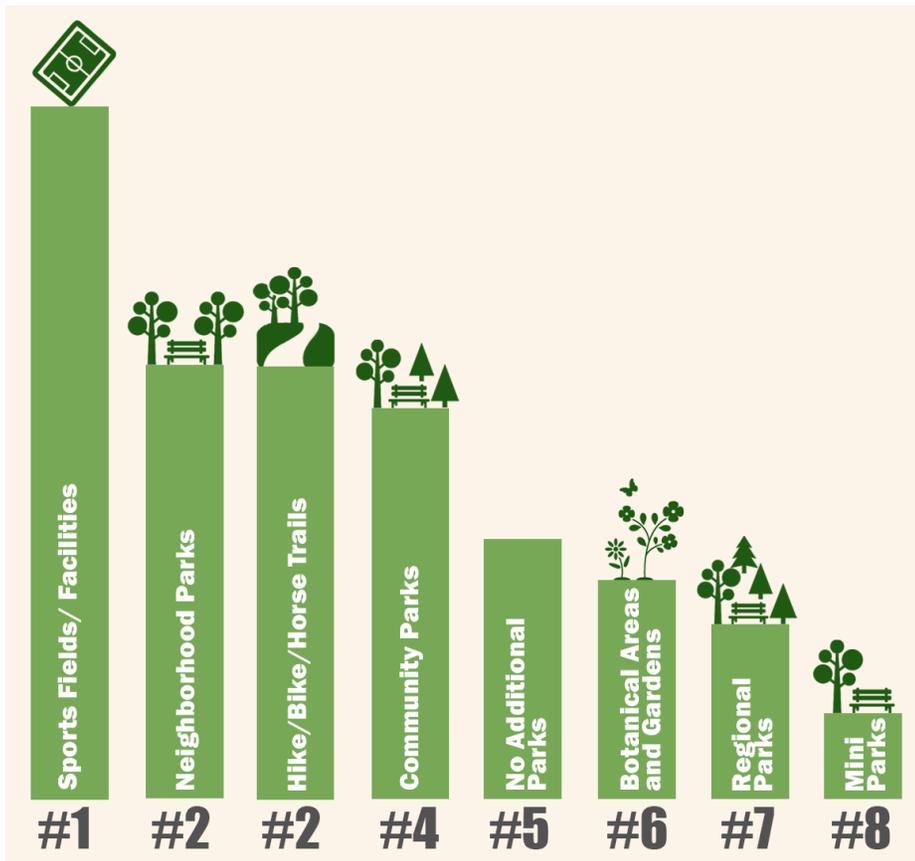
Answer Options	Response Count		
	Rank 1	Rank 2	Rank 3
Lighting	12	9	3
Drinking Fountains	4	5	4
Signage	4	2	1
Benches/ Picnic Tables	3	7	1
Picnic Shelters	2	7	2
Maintenance	8	1	3
More Parking	4	5	1
Bathrooms	12	4	7
Walking Trails	4	2	6
Pavilions	2	4	4
Basketball Courts(Outdoor)	3	8	2
Accessibility to People with Limited Mobility	2	3	1
Improve Playground Facilities	3	5	3
Bike Racks	0	3	2
Shade Trees	6	6	3
Size of Park	2	2	3
Outdoor Exercise Equipment	5	3	9
Connections to Current Trails	4	5	4
Pool	4	6	6

Other (please specify)	
1	Soft toss stations, Bullpens and batting cages. Landscaping
2	Main concern is lack landscape maintenance in medians by city hall and dead bushes in frt subway strip ctr by city hall
3	Baseball Practice Fields
4	more activities for adults - kickball,etc
5	Soccer Field identity
6	flora
7	Mulch needs to be replaced, water fountains do not work

For each of the activities, please indicate how well your needs are being met.



What types of parks are needed most in the City of Corinth? (please check one only).



Notes

- Mini Parks (less than 1 acre)
- Neighborhood Parks (Approx 1-15 acres serving specific residential community)
- Community Parks (Approx 16-99 acres serving the city)
- Regional Parks (Very large park serving several cities in the region)

If you indicated a need for more sports facilities in the previous question, please list the type of sports (including facilities) you would like to improve or add in the City of Corinth.

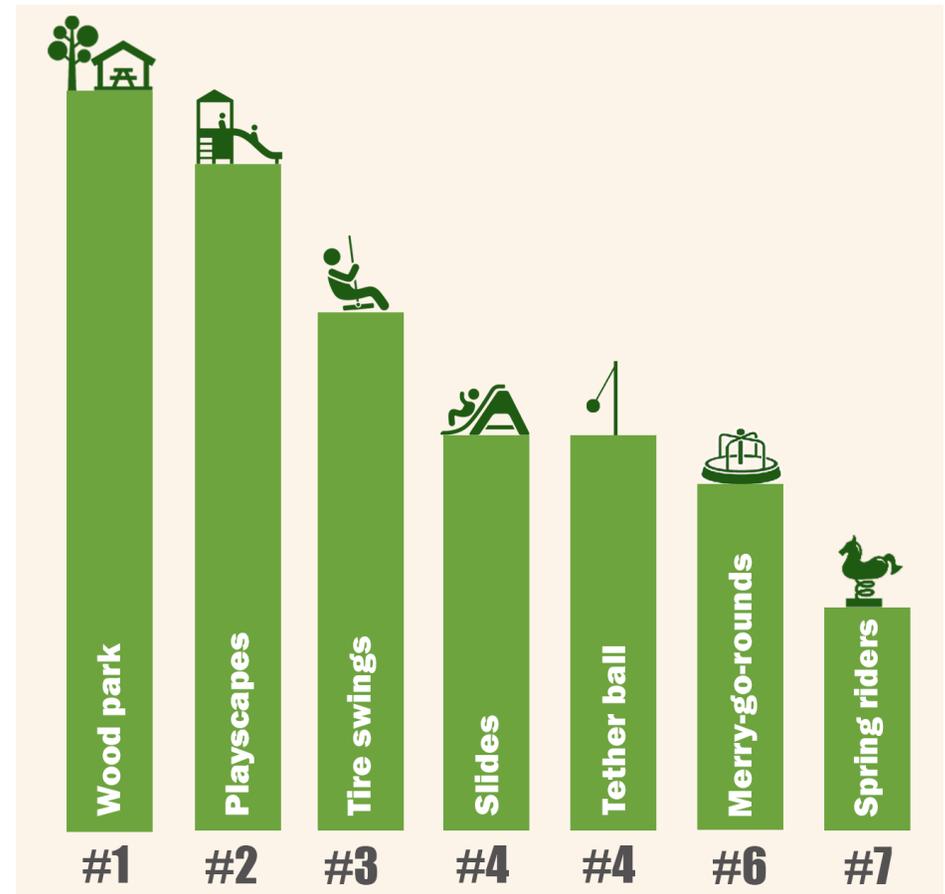
Response Text	
1	We have to go to Denton, Multi sport facility
2	baseball
3	better maintained baseball practiced fields
4	tennis, swimming and equestrian
5	Basketball and tennis
6	Expand and finish the baseball and softball complex.
7	tennis courts, senior softball ages 55+
8	Rec center. All other cities in the area have one except Corinth. Kids must either play outside or work around fitness classes at Crownover.
9	Football has been lacking for the last 12 yrs I've lived here
10	swimming pools and recreational facilities
11	Aquatic center or recreation center for kids and adults
12	Tennis courts by softball/baseball fields
13	Baseball Practice Fields.
14	volleyball, kickball
15	soccer
16	baseball as well as lighted practice fields for general sports
17	More baseball fields and improvements to current ones. More batting cages

Corinth Park Survey 2015



18	Tennis. There are currently no tennis courts in my area. There are too many soccer fields and baseball fields. Please create some tennis courts. There is space at the Corinth Community Park to put a couple of tennis courts.
19	Soccer fields for younger kids (4-6). The Lake Cities field is awful. The stickers we pull out of hands, legs, feet, blankets is astounding.
20	Motocross park
21	Accessibility should be improved to basketball courts and 8u ball field. I am disappointed that softball and baseball programs are moving away from city control and oversight. Boards are not managing funds well.
22	Tennis
23	Indoor practice facilities; more practice fields, host tournaments; more parking on the football fields, the soccer players now take over the parking for football. Maybe adding signs for the different areas. Restrooms and concessions on the football fields. And keep the rest rooms stocked and cleaned. There have been black widow spiders and all kinds of creepy bugs in there.
24	Football fields with lights
25	POOLS, ATHLETIC CENTER

What type of play equipment would you like to see more in the playgrounds? (Check all that apply)



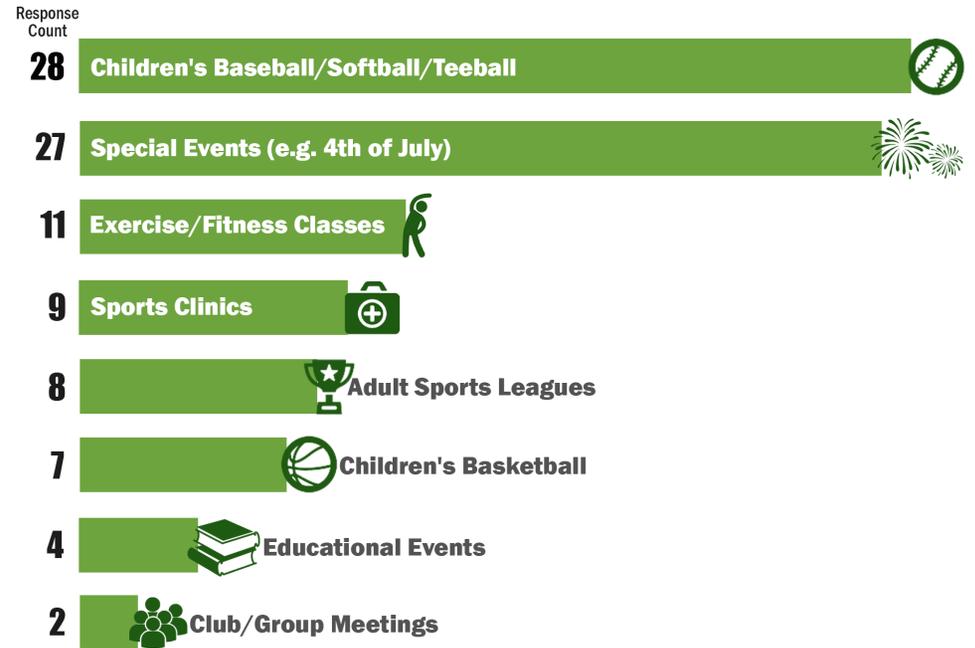
Other (please specify)	
1	Toddler areas, splash parks!

Which of the following specialized facilities do you feel is needed most in the City of Corinth?



Other (please specify)	
1	Skate Park
2	family Rec center
3	Public water park and pool
4	Tennis courts
5	Motocross
6	Splash parks

Which City of Corinth parks and recreation programs or services do you or your household members regularly use? Please check all that apply.



Other (please specify)	
1	Soccer
2	None. they are all overpriced and not very well run. Usually there aren't even enough kids signed up to make a team or league.
3	Any spot of grass that a football can practice on
4	We go elsewhere for tennis facilities and lessons/drills
5	Soccer and baseball fields
6	Youth football
7	Football
8	Football



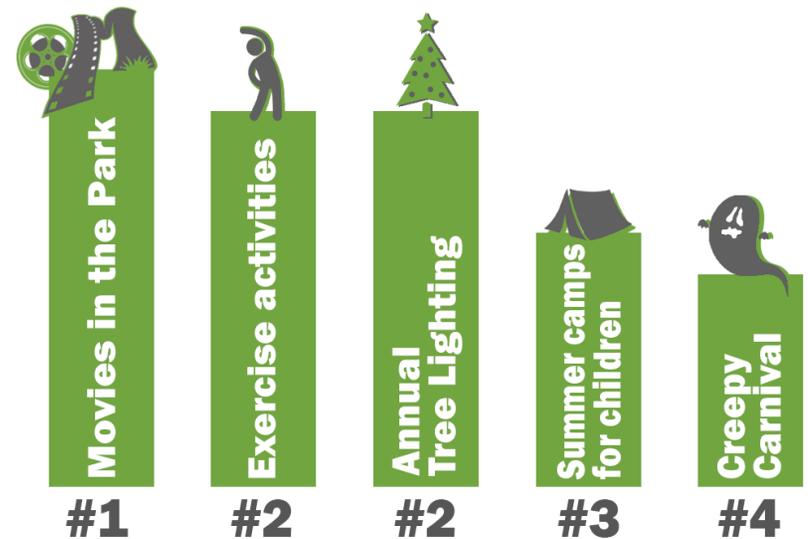
Corinth Park Survey 2015

For the programs or events you listed previous question, please rate your overall experience.



Answer Options	Poor	Fair	Good	Excellent	N/A
Response count	4	10	34	8	2

In the past 12 months, have you, or a member of your household, participated in any of the events listed below? (Please select all that apply.)



Answer Options	Response Count
Movies in the Park	15
Exercise activities	14
Annual Tree Lighting	14
Summer camps for children	11
Creepy Carnival	10
Fish N Fun	8
Private Tournaments	5
Concert performances	2
Story Time in the Park	1
Facility rentals	1
Cooking events	1



Please rate how well the parks and recreation services are meeting the needs of the following groups of people.



Overall rate by all groups

Answer Options	Highly Underserved	Somewhat Underserved	Acceptable Level of Service	Somewhat Overserved	Highly Overserved	Response Count
Age: 60+	4	13	20	1	0	38
Age: 40-59	3	10	29	0	0	42
Age: 20-39	2	8	30	0	0	40
Age: 15-19	4	11	21	2	1	39
Age: 11-14	4	12	21	2	2	41
Age: 6-13	5	10	26	0	3	44
Age: 1-5	5	11	21	3	0	40
People with Disabilities	7	10	17	0	1	35
All groups served well	1	6	21	0	0	28

Corinth Park Survey 2015



Please rate the parks and recreation benefits by how important they are to you.

- 1- Not Important
- 2- Somewhat Important
- 3- Neutral
- 4- Important
- 5- Very Important



Answer Options	Not Important	Somewhat Important	Neutral	Important	Very Important	Response Count
Providing opportunities for youth	1	0	3	22	34	60
Providing opportunities to enjoy nature	0	0	4	26	29	59
Improving wellness and fitness	0	6	4	26	23	59
Building community cohesion/interaction	1	4	15	21	15	56
Providing opportunities for special needs	1	4	18	21	12	56
Attracting new residents and businesses	3	4	16	20	13	56
Providing opportunities for seniors	0	5	21	24	7	57
Promoting the city as a destination	7	2	17	16	14	56

Do you bicycle in the City of Corinth?



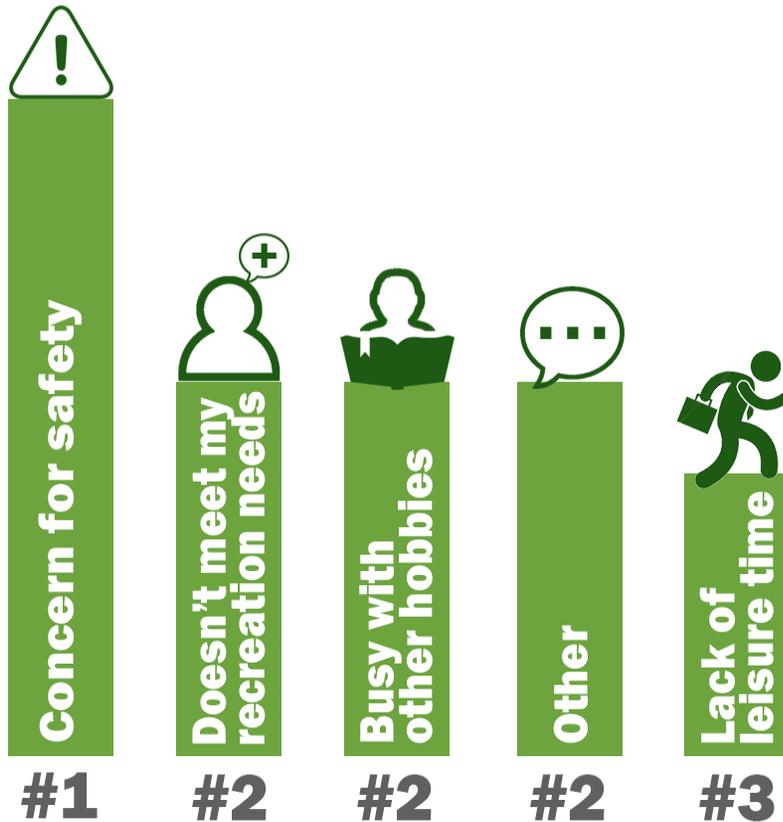
Along which streets or trails, or in which parks do you normally ride your bicycle?

1	DCTA Rail Trail
2	Rail Trail when possible
3	Meadow Oaks & Fairview Neighborhood Streets
4	Corinth parkway, Post Oak, and Lake Sharon
5	Lake Sharon, Church, Post Oak, Rail Trail east of 35E
6	Meadowview
7	By train, Corinth pkwy. Southlake
8	Meadowview park area. Crownover middle school area
9	The only safe places are sidewalks
10	Corinth pkwy and accompanying trails
11	Corinth Pkwy and the rail trail
12	Corinth trails
13	Lake Bluff only since no other connecting trails.
14	Rails to trails and community park trail
15	Rail trail.
16	Corinth Community Park and Corinth Parkway and A-Train trails
17	Oakmont and Corinth Community Park
18	Along train route
19	Railroad trail and Corinth Pkwy
20	LAKE SHARON

Corinth Park Survey 2015



Do any of the following prevent you or your household from visiting the parks and recreation facilities more often? (check all that apply).

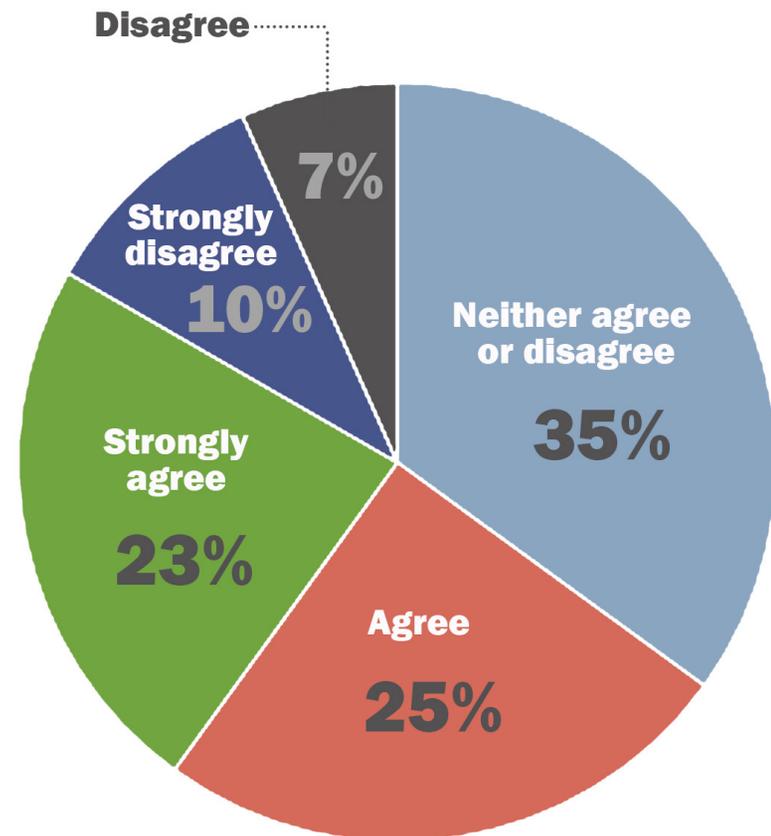


Answer Options	Response Count
Concern for safety	13
Does not meet my recreation needs	10
Busy with other hobbies	10
Other	10
Lack of leisure time	9
No park in my neighborhood	8
Do not know about services	8
Low standard of cleanliness	7
Not enough variety (specify in 'Other' below)	7
N/A	7
Too few programs/services	6
Programs too crowded	2
Equipment unsafe/substandard	0
No interest	0

Other (please specify)	
1	Need a Splash pad
2	no water or restrooms Kensington Park
3	When kids were small maneuvering through 4 lanes of traffic with stroller and kids bikes to get to park was scary at times.
4	no restroom facility
5	there are little to no playground variety and there are not bathrooms at most of them!
6	No pool and no tennis courts
7	volleyball in the winter and kickball
8	it will be nice to have a Community Club house and pool as the other nearby community have.
9	No programs/events geared for young families
10	Need more basketball opportunities for youth



How strongly do you agree with the following statement:
“ I would be more willing to visit additional facilities
within the parks in the city of Corinth if it were easier to
walk or bike between facilities.”





APPENDIX C

STEERING COMMITTEE MEETINGS

Meeting Agenda

AGENDA

- INTRODUCTION
- PRESENTATION
- SWOT EXERCISE
- MAP EXERCISE
- NEXT STEPS



INTRODUCTION

- Chance to identify assets and challenges
- Ensure the City's appeal to current and future residents and businesses
- Address overall community needs for recreation, protection of people and property from natural hazards, and protection and enhancement of natural and cultural amenities
- Aim to meet objectives set forth in the 2010 Comprehensive Plan

APPLICABLE COMPREHENSIVE PLAN OBJECTIVES

- 7.1 Encourage multi-modal transportation options
- 12.1, 17.1 Ensure pedestrian access to neighborhood amenities
- 14.2 Create community events in gathering spaces to serve residents and market the City

APPLICABLE COMPREHENSIVE PLAN OBJECTIVES, CONT.

- 15.2 Encourage recreational activities for all stages of life
- 16.1 Promote Lake Lewisville watershed programs to educate citizens
- 16.4 Create a community garden

APPLICABLE COMPREHENSIVE PLAN OBJECTIVES, CONT.

- 18.1 Preserve certain natural landscape features, especially floodplain and sloped areas
- 18.2 Preserve tree cover
- 18.3 Preserve undeveloped land along the City's periphery

APPLICABLE COMPREHENSIVE PLAN OBJECTIVES, CONT.

- 17.2 Link City parks through a citywide trail system
- 17.3 Ensure parks maintained at highest possible level
- 17.4 Promote parks & recreation with tourism and branding in mind

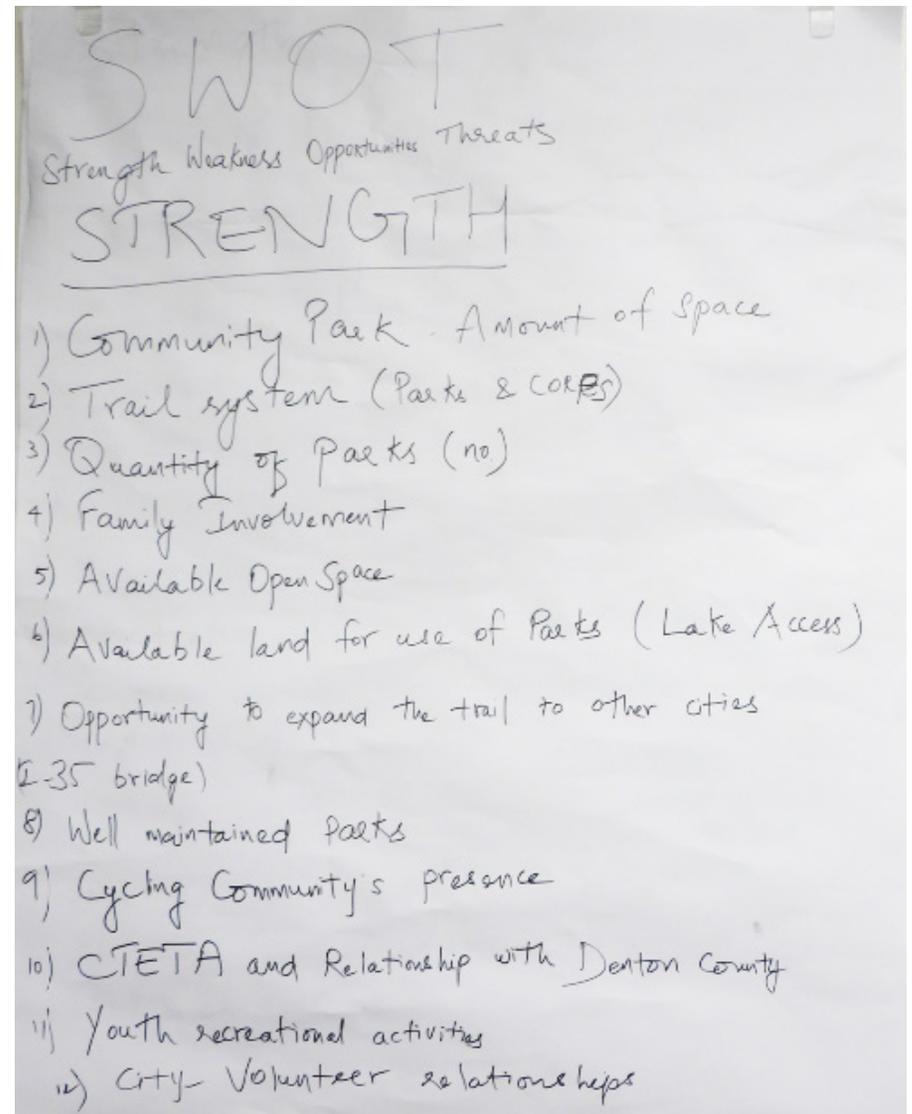
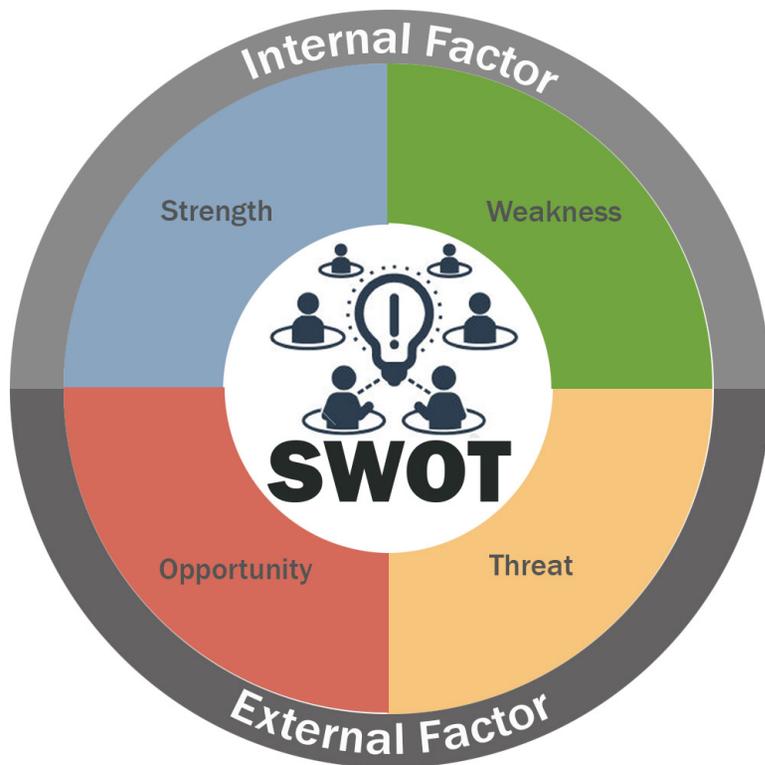
NEXT STEPS

- Next meeting date and time?
- Agendas for next three meetings
 - January
 - Discuss public input results
 - Set vision and goals
 - March
 - Discuss preliminary design
 - May
 - Review final draft



Steering Committee Meeting

SWOT Exercise



Strengths

- 13) Safety
- 14) Lighting

WEAKNESSES

- 1) Limited Recreation available at Crownover. everything is focused at Woods Building
- 2) Size of Woods is small
- 3) Relationship with CORPS & Hickory Creek
- 4) Concentration of activities at CCP
- 5) No access from Corinth to Elm Fork Trail (Bridge is not accessible within city)
- 6) Trail System - Part of Thoroughfare/PROS (for maintenance)
- 7) More need for city involvement (Volunteers)
- 8) Marketing, Communication, City Appreciation (CCP & Elm Fork Trails)

Weakness

- 9) Vandalism (CCP) & others ↑
- 10) Corinth - land-locked - Need more parks & Sports, activities at other parks
- 11) Getting to The trail (blocked by I-35, 2181, train system) - communication & access to east side of the Corinth

- 12) Undeveloped Parks/ Trails should be identified

(Map available with Justin)

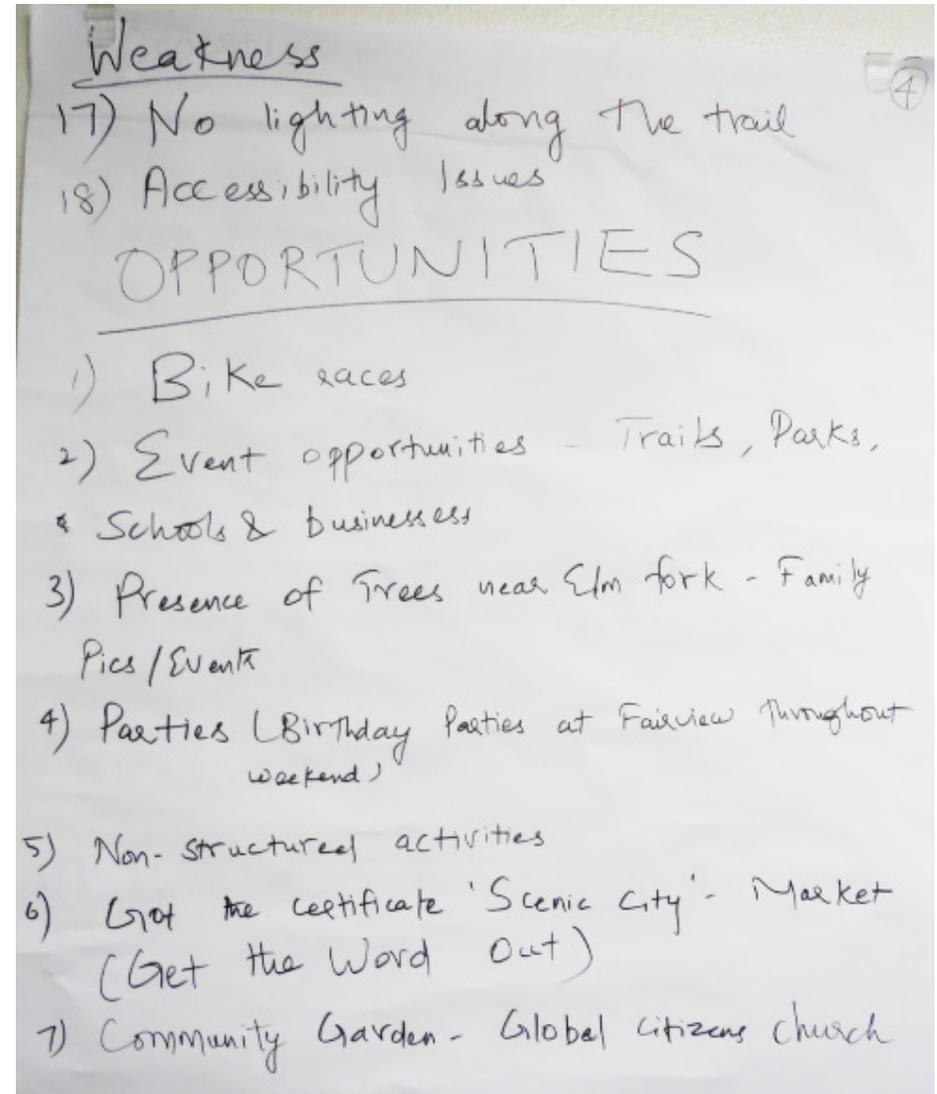
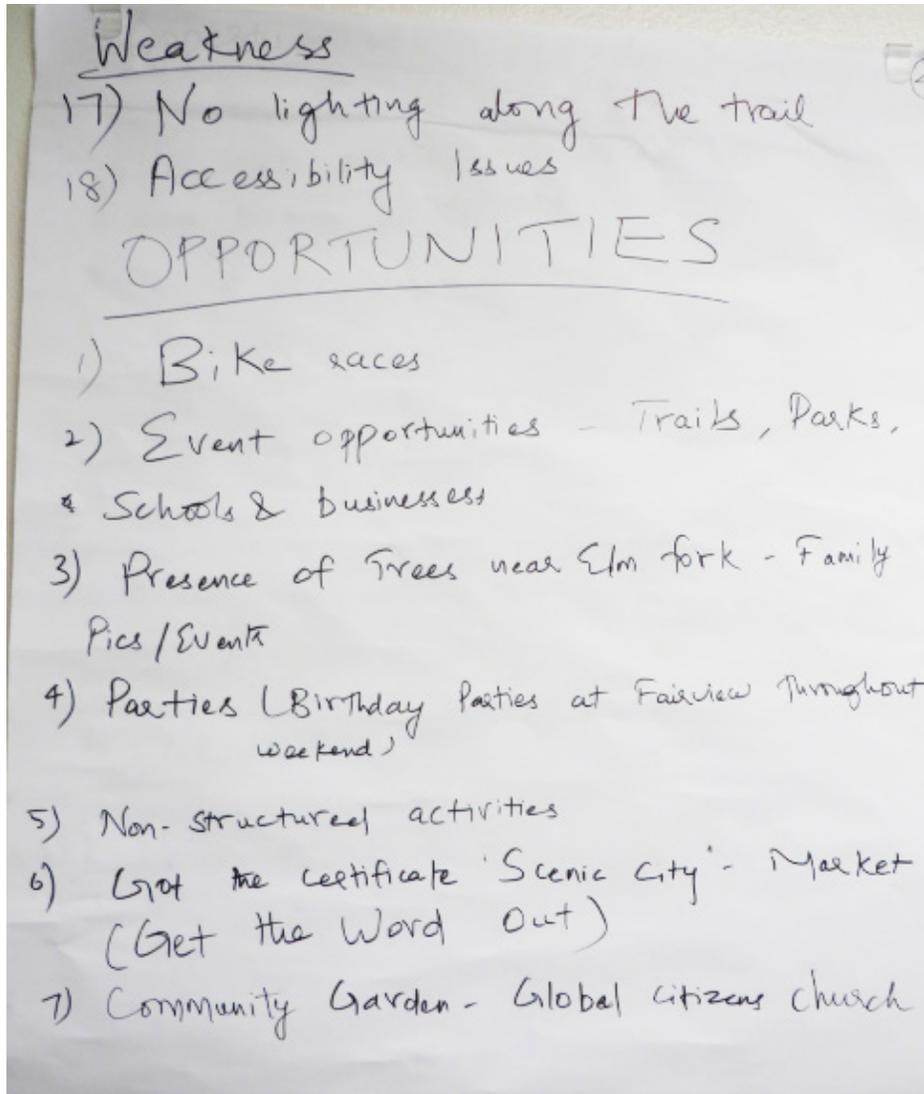
STRENGTH

- 13) Need for Dog Park - Attracts attention
- 14) Lack of Space for Kids - CCP (neighborhood play) - only organizations
- 15) Aesthetic - Look at the NP's spaces not pleasing as HOA parks
- 16) NP's are not lighted

Steering Committee Meeting



SWOT Exercise (cont.)



Opportunities

- 8) Denton Train Trail - Sign - 'welcome to Corvallis'
- 9) Elm Fork parking lot access on 2499 -
(Huge parking lot south of 2499)
Need it in Corvallis side
- 10) Development - (Trails with Commercial) &
residential
- 11) Trail behind the City Hall is a private property
- 12) 5K run by Police department
(Better route need)

SENIOR RECREATIONAL ACTIVITIES - WEAKNESS - expect lunch

- 13) More drinking fountains

THREAT

- 1) Development of communities along Elm Fork
(Seal the access)
- 2) Ability to pay staff & maintenance
- 3) CCP takeover by Denton ISD
Woods Building takeover
(Replace Woods Building)
- 4) Creek running through CCP.
Erosion at the community park trail.
- 5) Safety (Creek in CCP)
(Need netting)

Plan (Placement of culverts near I-35
downstream drainage improvement)
opportunities

Steering Committee Meeting



Map Exercise



- Existing Parks**
- 1 Corinth Community Park
 - 2 Corinth Farms Park
 - 3 Eagle Pass Park
 - 4 Fairview Park
 - 5 Kensington Park
 - 6 Knoll Park
 - 7 Meadow Oaks Park
 - 8 Meadowview Park
 - 9 Mulholland Park
 - 10 Naughton Park
 - 11 Thousand Oaks Park
 - 12 Windsor Ridge Park
 - 13 Woods Park
 - Open Space

- Existing Trails**
- 1 Corinth Community Park Trail
 - 2 Denton Branch Rail Trail
 - 3 Elm Fork and Pilot Knoll House and Hiking Trail

- schools & Community Centers**
- 1 Crossover Community Center
 - 2 Recreation Center
 - Hawk Elementary School
 - Crossover Middle School
 - Corinth Elementary School
 - Lake Dallas High School
 - NCTC

PARK, RECREATION, OPEN SPACE INVENTORY

The City of Corinth has 13 public parks that range from ¼-acre to 116 acres. The existing parks of Corinth are well-maintained, and well-irrigated with play equipment, sidewalks and concrete trails. The City also boasts two recreation centers, four schools, one community college, and three accessible open spaces that are used by the public. Corinth is connected to the Regional Veloweb network that plans to connect 10 counties and 117 cities in North Central Texas through along the Katy Trail. Most of the parks are not in compliance with the Americans with Disabilities Act (ADA). The parks do not have adequate parking facilities for automobiles or bike racks for bicycles. Additionally, lighting and sign maintenance could be improved for clear visibility. All parks have designated smoking away from the playscapes.

PARKS, RECREATION, OPEN SPACES INVENTORY

PARK CLASSIFICATION

Three broad types of parks, differentiated by size, methods of access, and features.

POCKET/MINI PARKS

- Usually between .125 and 1 acre
- Accessed either by foot or bicycle, and do not usually provide parking
- Facilities like benches, landscaping, play equipment, and picnic tables

NEIGHBORHOOD PARKS

- Between 1 to 15 acres and have a ratio of 1-2 acres for every 1,000 residents
- Located within easy walking or cycling distance for the community they serve
- Provide the foundation for daily recreation
- Parking standard recommends 5 spaces for the first 3 acres, with 1 space for each additional acre

COMMUNITY PARKS

- Serve a substantial population in the city
- Between 16 to 99 acres of land
- Usually reached by automobile
- Should be located near a major thoroughfare for easy access
- Parking spaces should be sufficient to accommodate users of large community events and sports events
- Corinth Community Park can be considered as a Community Park because of usage

LINEAR PARKS

- Follow some natural or man-made features that are linear in nature, such as creeks, abandoned railroads right-of-way, and power or utility corridor easements
- Can be used for non-vehicular travel in connecting the parks, shopping, and other neighborhoods

OPEN SPACE

- Any undeveloped open piece of land that is publically-accessible
- Can include green space, schoolyards, playgrounds, public seating areas, public plazas, vacant lots
- 2010 Comprehensive Plan recommends at least 5-10% of open space management be privately owned

CORINTH PARKS TYPES

MINI PARK:

- Corinth Farms Park*
- ¼-acre
- offers benches, water fountains, picnic tables, swing sets, playscape

NEIGHBORHOOD PARKS

- Eagle Pass Park*
- 3 acres
- Offers two play areas for children each covered by sunscreens, swing sets, bounce toys, picnic tables, benches
- Two gas pipelines along the sidewalk

Fairview Park

- 3 acres
- Benches, picnic tables, playscape, swing sets
- Drainage runs through the park

Kensington Park

- 2.6 acres
- Sunscreen-covered playscape for children, picnic tables, grills, a walking trail, benches, tree-filled open natural area
- Extensive tree coverage, which should mitigate heat extremes
- Underground gas pipeline

Meadow Oaks Park

- 3 acres
- Benches, designated pet area, water fountains, pavilion, picnic tables, playscape, swings
- Creek with trees running through the park

Meadowview Park

- 11 acres
- Perhaps best-maintained and presented of the neighborhood parks
- Basketball court, benches, exercise stations, grills, a nature trail, picnic tables, sunscreen-covered playscapes, picnic tables, pond stocked with fish, swing sets for children and adults, two bike racks

- Parking standards indicate that Meadowview should offer a total of 13 parking spaces and at least one additional ADA-compliant parking space

Mulholland Park

- 1.6 acres
- Gazebo with benches, picnic tables, benches, grills, sunscreen, playscape

Naughton Park

- 1.5 acres
- Lush green vegetation surrounded by trees, swing sets, picnic tables, benches, gazebo
- Split into two halves by a deep creek (hard for users and the City employees to access the far half)

Thousand Oaks Park

- 5.8 acres
- Pond with fountain
- Risk falling into pond; no visible lifesaving equipment nearby

Windsor Ridge Park

- 2.2 acres
- Benches, grills, picnic tables, and a sunscreen-covered playscape for children, bounce animals, swing sets
- Heavily-wooded

Woods Park

- 2.2 acres
- Basketball court, benches, playscape under a sunscreen, children's swing sets, adult swing, awalking trail, three picnic tables under a pavilion
- Woods Building is co-located
- Could benefit from additional and improved lighting
- Need suitable method for draining the water tower, because currently, it floods the play area of children when the tower is drained

LINEAR PARKS:

- Knoll Park*
- 100 feet
- Part of a greenway through northwest Corinth

- Benches, picnic tables, children's playscape, walking trail connecting it to greenway

COMMUNITY PARK:

- Corinth Community Park*
- 116 acres
- Sports fields, concession stands, lightning prediction and warning system, Pacman Hill, playscape, pond with boardwalk and fishing piers, nature trail, restrooms
- Parking, pathway, and bathrooms are ADA-compliant
- Hosts special events like Movies in the Park, Creepy Carnival, Fish 'n' Fun, etc.

OPEN SPACE:

- Oakmont Golf Course & Country Club*
- Located in northwest Corinth
- Tennis courts, a pool, golf cart path that can be used as a walking/bike trail for its members
- Access to the 170-acre site is restricted to members and guests (membership by invitation only)

Other Open Spaces

- Along the highway near the Police Station; tree coverage
- Near the creek bend; dense trees with creek running through them

TRAIL:

- Essential component in enhancing the mobility and connectivity between various neighborhoods
- Successfully blending pedestrian, bicycle, and equestrian use can maximize opportunities while conserving natural resources
- In 2006, the City of Corinth developed an Integrated Non-Motorized System Master Plan focused on pedestrian, bicycle, and equestrian transport through the City
- Corinth possesses 1.69 miles of soft trails, and 5.74 miles or hard trails along roadways and through parks and open spaces, with an expected seven miles of soft trails being added to the current trail plan in the future

RECREATION:

- Woods Building, Woods Park Pavilion, and Corinth Community Park Pavilion
- Recreation activities, summer camps, health and fitness, art, photography, CSI camp, family boot camp, and senior trips and events

EDUCATIONAL FACILITIES

- Corinth Elementary School and Lake Dallas High School*
- Play area, baseball/softball, tennis court, trails, big pavilion, exercise equipment, swings and slides, benches, high school gym, practice fields
- Indoor items restricted for students

Hawk Elementary and Crownover Middle School

- Crownover Recreation Center has publically-accessible gym
- Soccer field, restrooms, drinking fountains, exercise equipment, basketball court, tennis court, multi-purpose court which can be used for tennis and basketball

North Central Texas College-Corinth Campus

- Wide-spread sports facilities
- May be restricted to student usage
- ADA-compliant parking
- Horticulture garden may be public attraction

A Note about Accessible Play Areas: Both ground level components and elevated play components of play areas for children ages 2+ should be located on an accessible route.



Steering Committee Meeting

Master Corinth Parks, Recreation, and Open Space Plan
Person-in-the-Park Interview Protocol

PARK
INVENTORY
CHECK LIST

Meeting Agenda

AGENDA

- RECAP
- RESULTS OF PERSON IN THE PARK & SURVEY
- COMPARISON STANDARDS
- VISION EXERCISE
- FOCUS AREAS
- QUESTIONS/FEEDBACK



PARK NAME:

1 Which park do you use most frequently?

2 Are there any amenities you would like to see added to the City's parks?

3 Do you feel the City's parks are in excellent condition, good condition, poor condition, or disrepair?
EXCELLENT GOOD POOR DISREPAIR

4 Are there any park programs or events, like Movies in the Park, you would like to see the City offer?

5 Do you use any of the trails in the City? (Community Park, Katy Trail next to the train, Elm Fork in the southwest)
Do you feel the City's trails are in excellent condition, good condition, poor condition, or disrepair?
EXCELLENT GOOD POOR DISREPAIR

6 Do you use any of the recreation facilities? YES NO
a) Which facility do you use the most? CROWNOVER WOODS
b) Are there any amenities you would like to see added to this facility?

7 What is your home zip code?

RESULTS FROM THE PERSON IN THE PARK INTERVIEW

RECREATION CENTER Exercise Gym Indoor Sports Fields Open Fields Pavilion/Seating Able to do both Indoor/Outdoor events Team Rooms Multipurpose Courts Water Parks Indoor Pool Weight Room CROWNOVER Get rid of Gravel Add Volleyball Sports Court with Net Open Gym Soccer Goals WOODS Needs Everything	PARKS More Clean Better Signage Seating Lighting Better Drainage Potholes Host City's League Tournament Backstops Age Appropriate Play LED/Solar lighting in fields Fast pitch Soft Ball Cages NCTC Train Stop Lighting on Trails Snakes & Wild Animals Build Ball Parks Wakeboarding More Maintenance/Upkeep Splash Parks More Parking
EVENTS More Family Events Support Associations Competitive Swimming Balloon Festival Soccer Tournaments More Movies/Events Community Fun Run Basketball	TRAILS Lighting Supervision Finish CCP Trails Occasionally Litter Overgrown

Condition of Trails

Excellent – 3	Good – 10	Poor- 2	OK-1	N/A – 1
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Condition of Parks

Excellent – 3	Good – 32	Fair - 1	Improving-1	OK-1	N/A – 1
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Steering Committee Meeting

REVIEW OF SWOT ANALYSIS

Strengths

- Amount of space at CCP
- Trail system (Parks & Corps (Elm Fork)
- Quantity of parks
- Family involvement
- Available open space
- Available land for use of parks (lake access)
- Opportunity to expand trails to other cities (I-35 bridge)
- Well-maintained parks
- Cycling community's presence
 - o Cycling Club
 - o Biking community embraced by City
- CTETA and relationship with Denton County
- o Cross Timbers Equestrian Trails Association and Denton County good relationship with regards to Elm Fork
- Youth recreational activities
 - o Baseball successful to a certain age point, but then they lacked facilities
 - o Need more focus on adults
- City-volunteer opportunities
- Safety and lighting at softball fields at CCP
- Undeveloped parks and trails can be developed
- Relationship between City and KCB solid



Weaknesses

- Limited recreation at Crownover; everything focused at Woods Building
 - o City focus on sports and trails, not recreation functions
 - o Access to Crownover is decreasing and could be taken away entirely
 - o Woods is too small, too old, and there's resistance to improvements
- Woods Building is small
- Relationship with Corps & Hickory Creek
- Concentration of activities at CCP
 - o "CP and nothing else"
- No access within Corinth to Elm Fork
- o People locked out of Elm Fork by new developments and gated communities
- o Sycamore Bend
- o Access and parking is limited at Old Alton Bridge
- o \$800,000 bridge is unusable
- Decide whether Trail system is part of Thoroughfare or Parks & Recreation
 - o Deal with Right of Way or Easement
 - o Trail maintenance questions
 - o More need for city involvement (volunteers)



REVIEW OF SWOT ANALYSIS

Weaknesses

- More need for city involvement (volunteers)
- o Need more marketing, communications
- KCB has a FB page, but need more
- How to market PROS, how to get City to appreciate CCP and Elm Fork Trails
- Marketing, communication, City appreciation for CCP and Elm Fork Trails
- Vandalism at CCP and other parks increasing
- o Especially at CCP
- City is land-locked; need more parks & sports at other parks than CCP
- o Other opportunities for sports in other parks
- Getting to CCP trail difficult through man-made barriers (I-35, 2181, train); communication & access to City east of I-35 challenging
- o 80% population west of I-35
- o Sidewalk access to east of I-35
- o Trail across 2181 to get access
- o TXDOT tunnel solution not feasible
- No lighting along trails



Weaknesses

- Accessibility issues
- o Crosswalks are limited and unsafe
- o Need to repaint walkways
- o Previously accepted land that developers can't build houses on, therefore the land is "cast off," mispurposed, with steep inclines and declines
- o CCP Trail has gravel areas that aren't accessible to wheels
- Senior recreational activities & center needed
- Dog Park is necessary
- o They don't work in neighborhoods, need to be separate
- o Like Arlington or Coppell
- Recreation spaces are limited to leagues at CCP
- No play spaces for neighborhood kids outside of organized play
- Maintenance at neighborhood parks need to pop
- o HOA parks are better maintained and more aesthetic (irrigation at all parks?)
- Neighborhood parks aren't lit
- o Parks open 6am-10pm



Steering Committee Meeting



REVIEW OF SWOT ANALYSIS

Opportunities



- Event opportunities (trails, parks, schools, businesses)
 - o Mountain bike races on trails
 - o Races to raise money
 - o Invite school cross country teams
 - o Businesses
 - o Marketing and promotion for events currently held and planned in the future
- Non-structured activities
 - o Family events and pictures near trees along Elm Fork Trail
 - o Picnics under pavilions
 - o Birthday parties (hosted at Fairview and Meadowview throughout weekend rain/shine)
 - o Pacman Hill
- Certified as a "Scenic City"
 - o Along with Denton
 - o Need to market this
- Community Garden opportunity
 - o Global Spheres Church
 - o Along I-35 at old Boeing building South of Post Oak
 - o Fee of 10% of harvest
 - o Marketing necessary



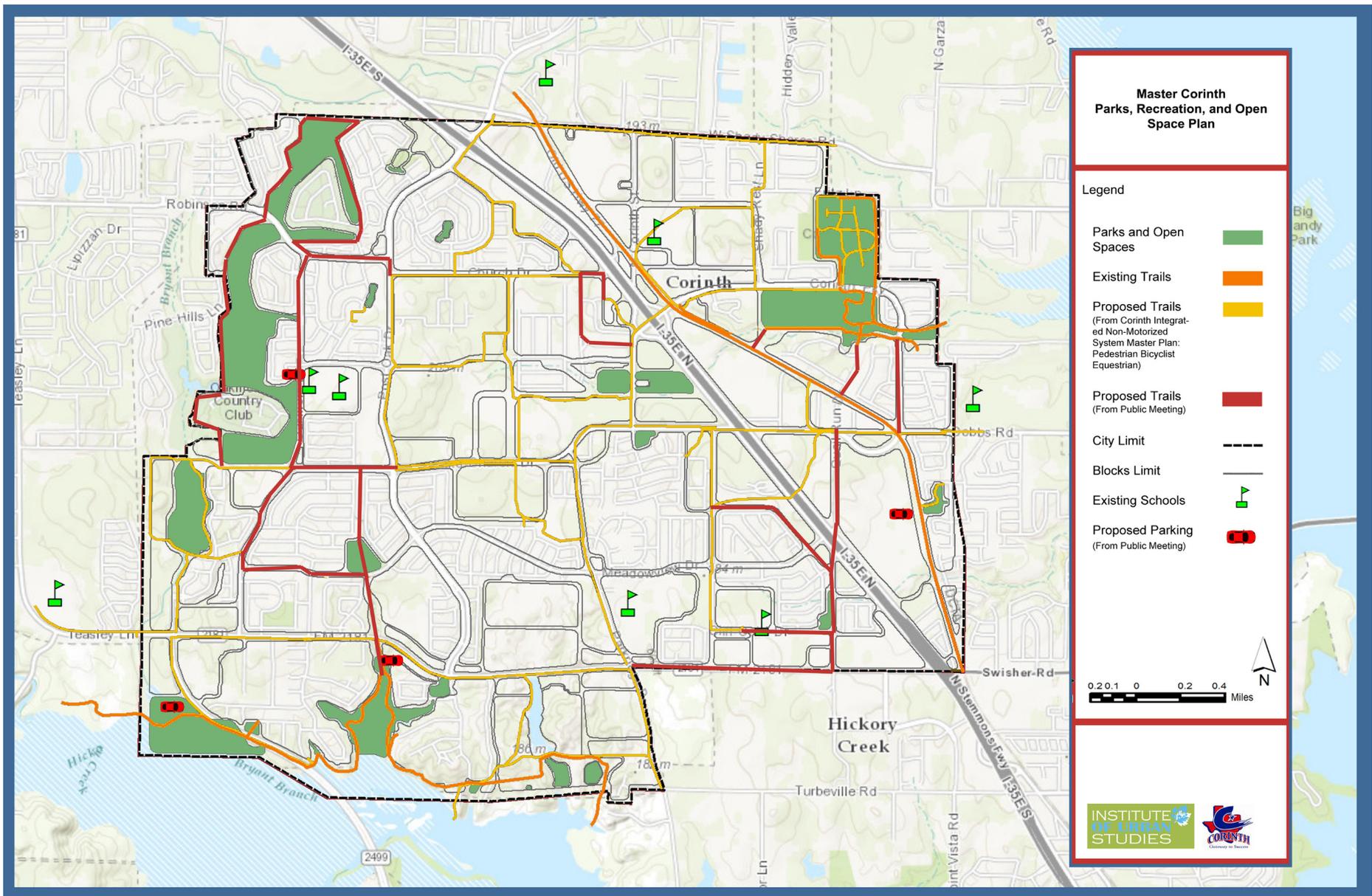
Opportunities



- Denton Branch Rail Trail needs signage
 - o Perhaps "Welcome to Corinth"
 - o Park access from DBRT
- Old Alton Bridge access packed (Elm Fork Trail)
 - o Parking lot access at 2499
 - o Huge parking lot south of 2499 but need something in Corinth
 - o There's a plot of land available, but needs to be identified
- Development of the Trail System with residential and commercial projects
 - o 2181 at Williams Property
 - o Bring Elm Fork up to 2181
- Trail behind City Hall is on private property
 - o Access issue with Silvia Panell could be addressed
 - o Discussions about acquiring access need to go through the City because of legal issues
- Need more drinking fountains, and bottle filling stations
- Culvert and drainage at Lynchburg at I-35
- o Downstream impact



Results from the Map Exercise



.....
Online Survey
.....

CITY OF CORINTH
Master Park, Recreation, and Open Space Plan



**Let your voice be heard in planning
Corinth's future parks**

Help us understand your needs by completing the
Corinth Parks Survey

<https://www.surveymonkey.com/r/CorinthPROS>


Click Here

Also you can use the QRReader app to access the link



Survey Date: Dec/12/ 2014 - Jan/02/2014

For more information, Contact Justin Brown,
P.E. Public Works Director,
Justin.Brown@cityofcorinth.com

Speak for your parks !
Make the Change Happen !

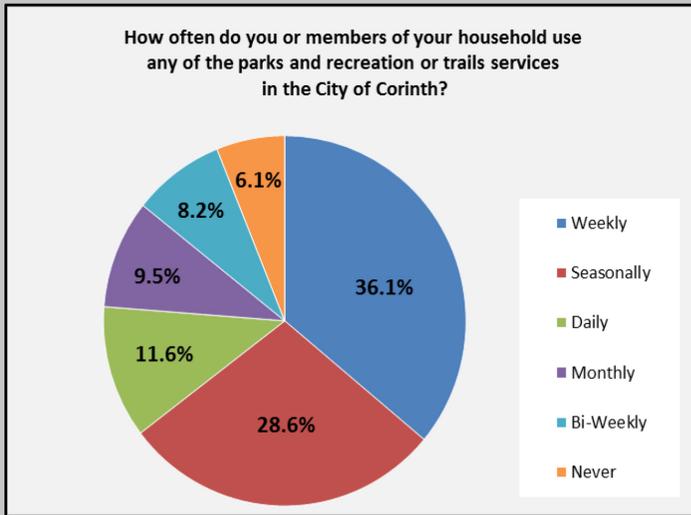
Learn more: <https://cityofcorinth.com/>

Steering Committee Meeting

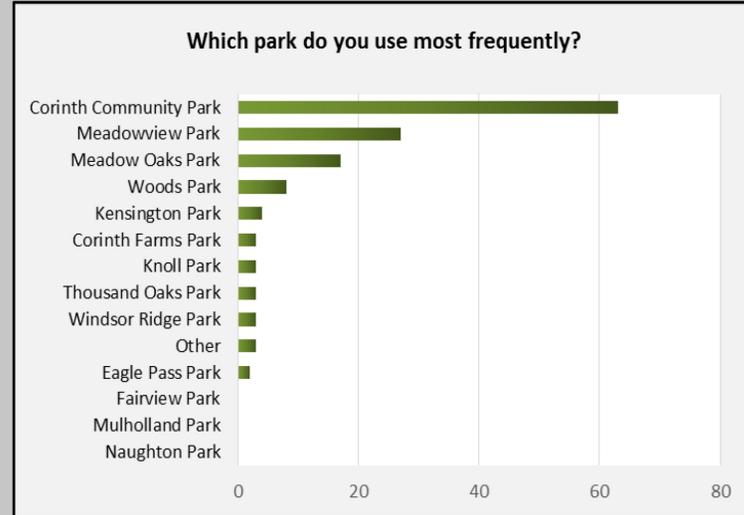


RESULTS FROM THE SURVEY

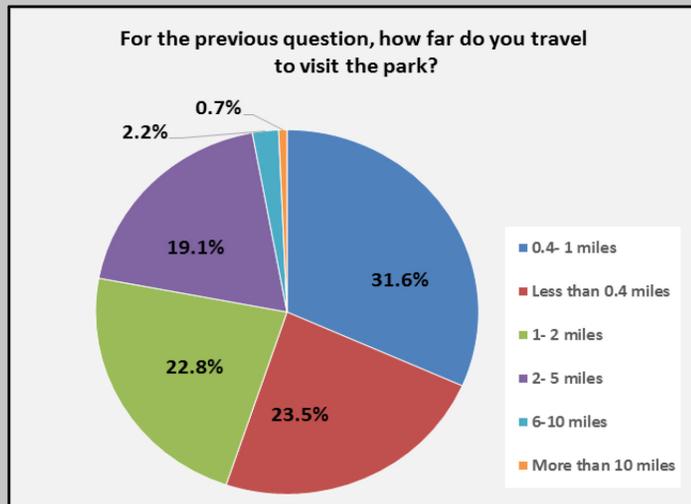
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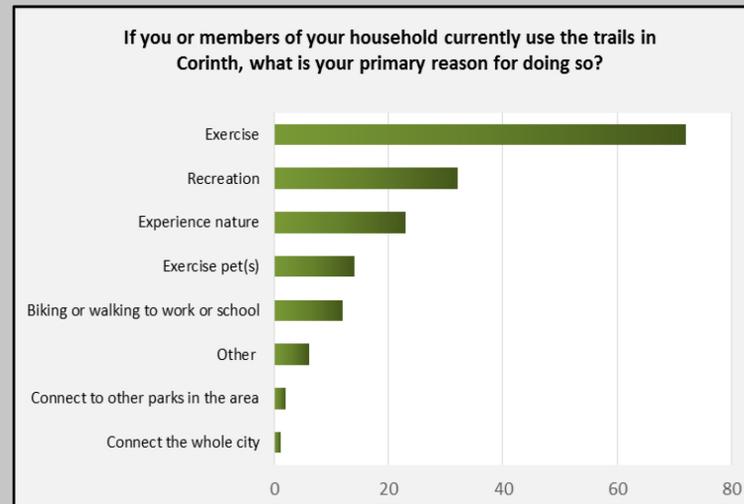
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• Survey_3

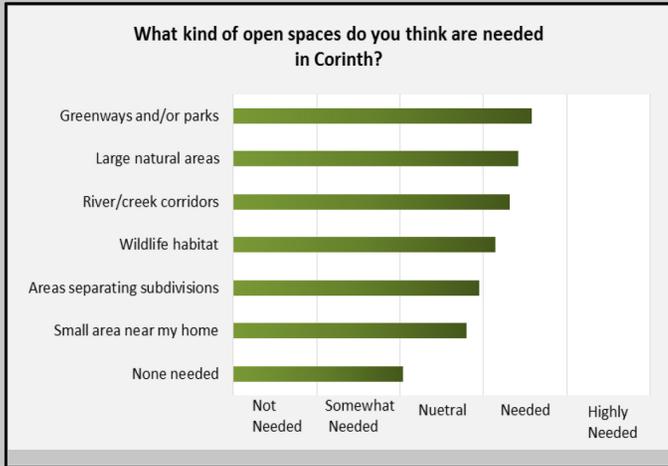


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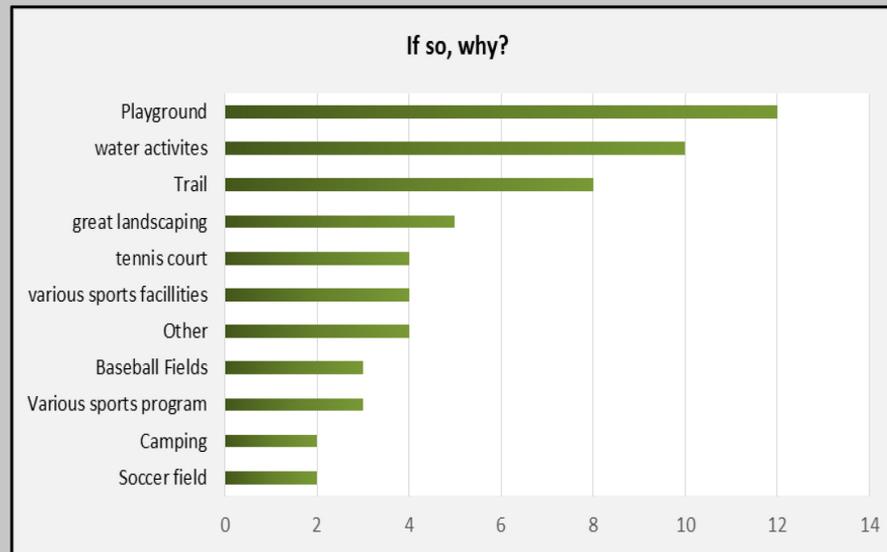
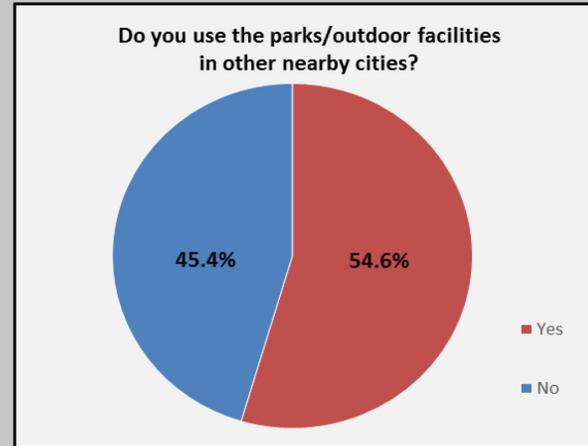


RESULTS FROM THE SURVEY

• Survey_5



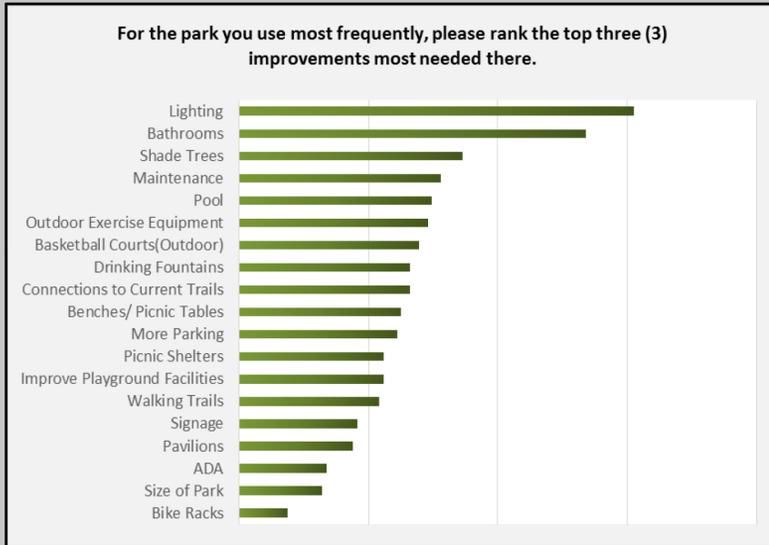
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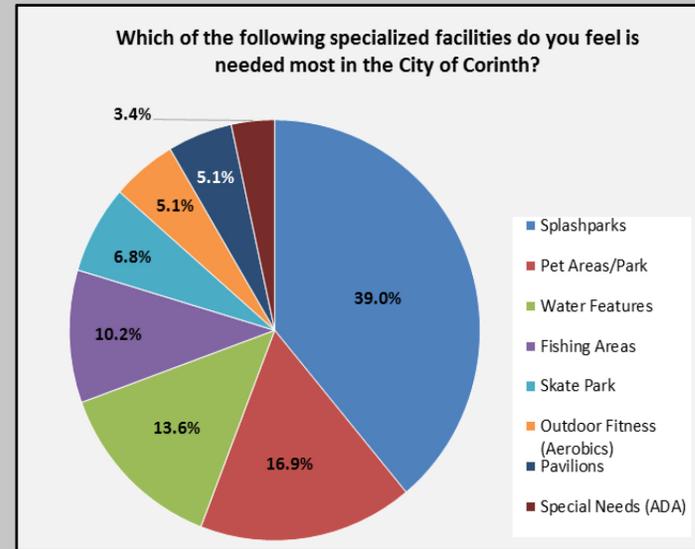
Steering Committee Meeting

RESULTS FROM THE SURVEY

• Survey_7



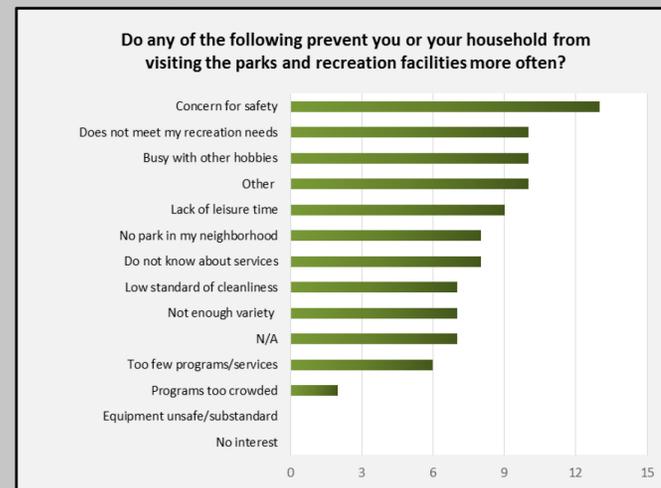
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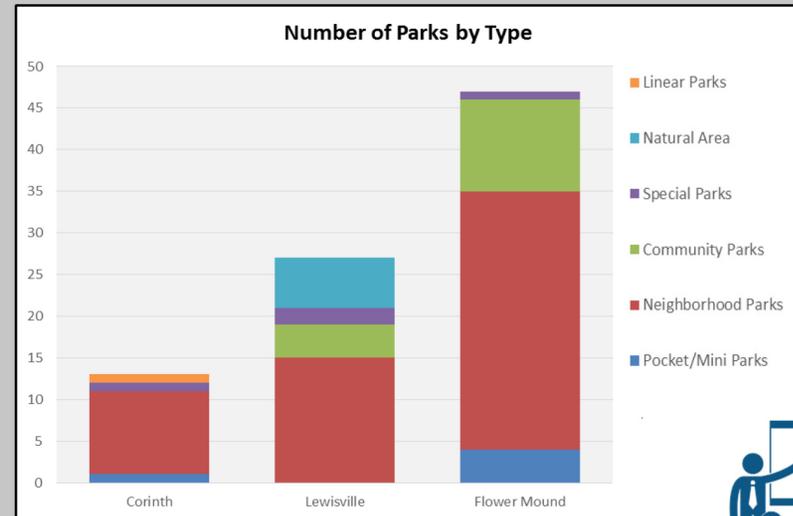
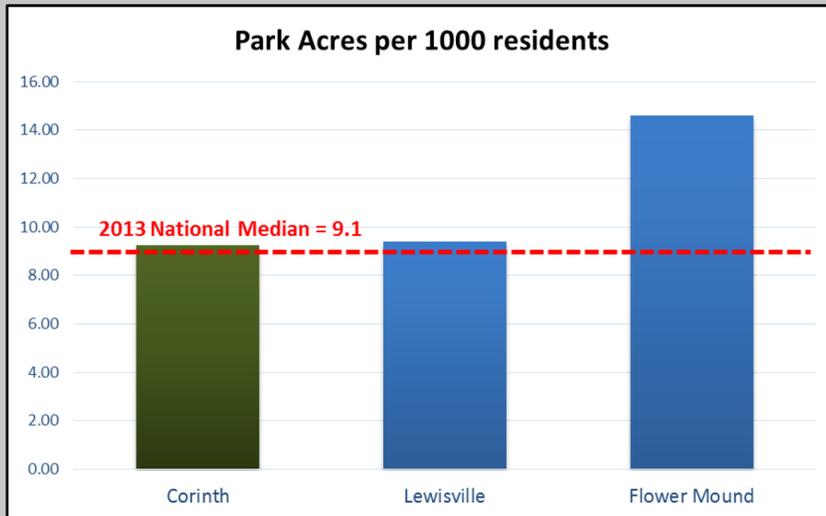
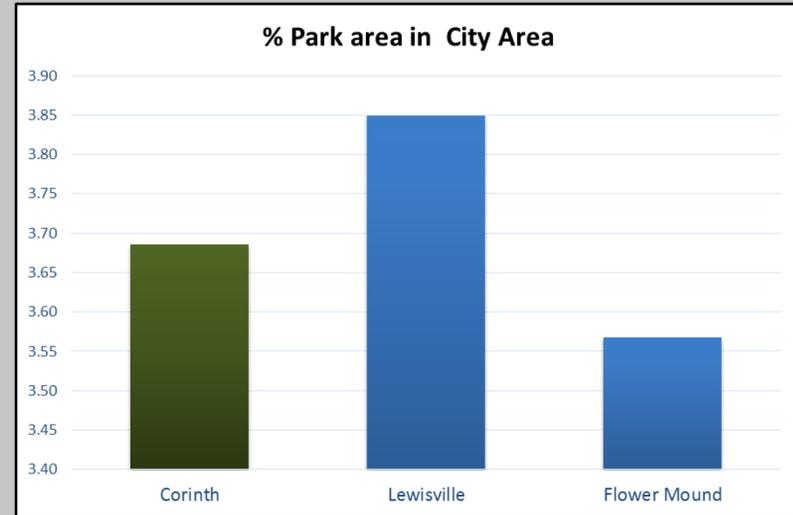
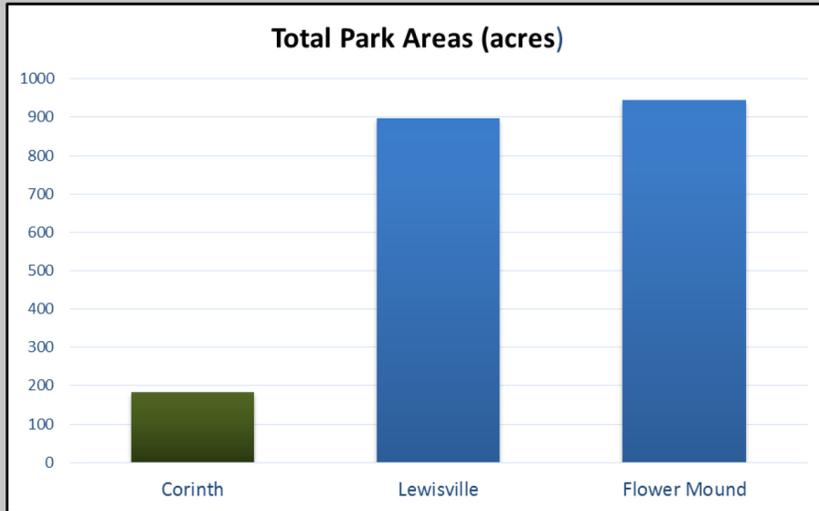
• Survey_9



• Survey_10

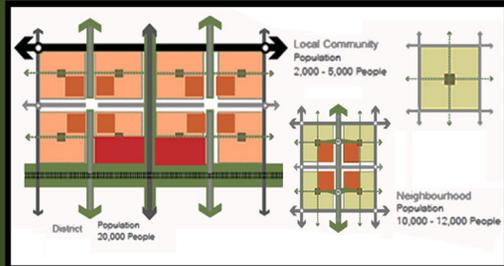


COMPARISON



Steering Committee Meeting

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Ideas



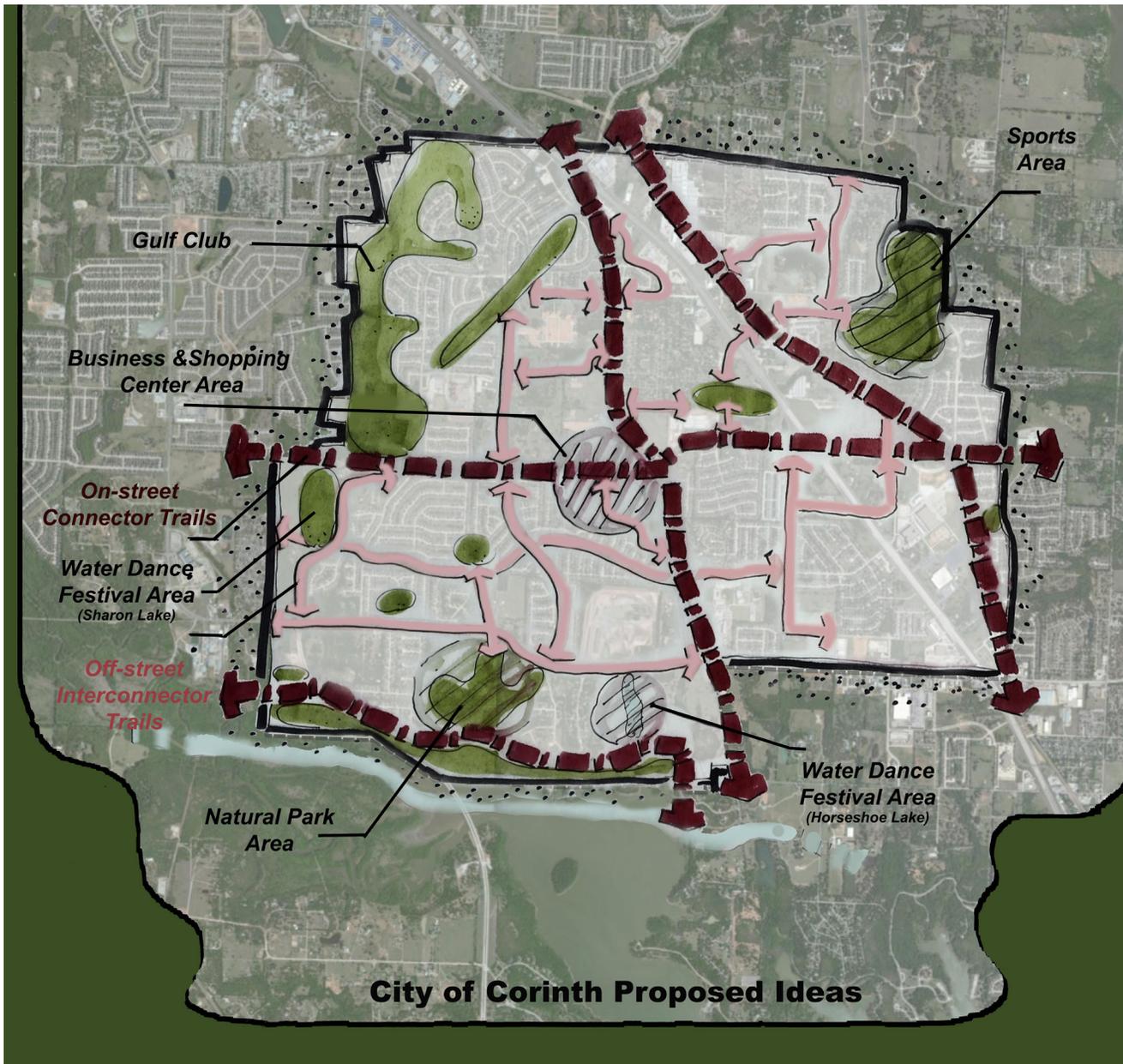
Neighborhood Centers



Distric Centers



City Centers



Interconnector Trails



Connector Trails



Resort and Water Dance Festival Area



Shopping Center Area



Steering Committee Meeting

Map Exercise (Desired Facilities)



Dog park



Splash pad water park



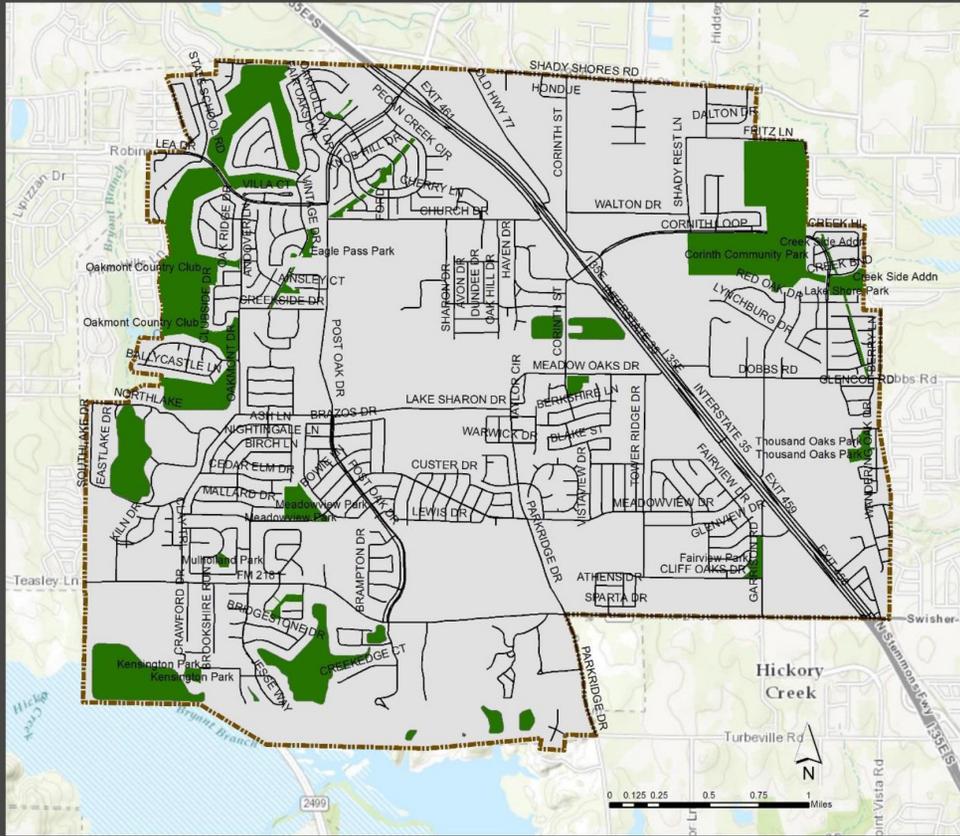
Playground



Skate park



Outdoor equipment



Concrete trail



Hiking trail



Gazebo



Picnic pavilion



Park shade structure



Sport court

Map Exercise (Focusing Area)

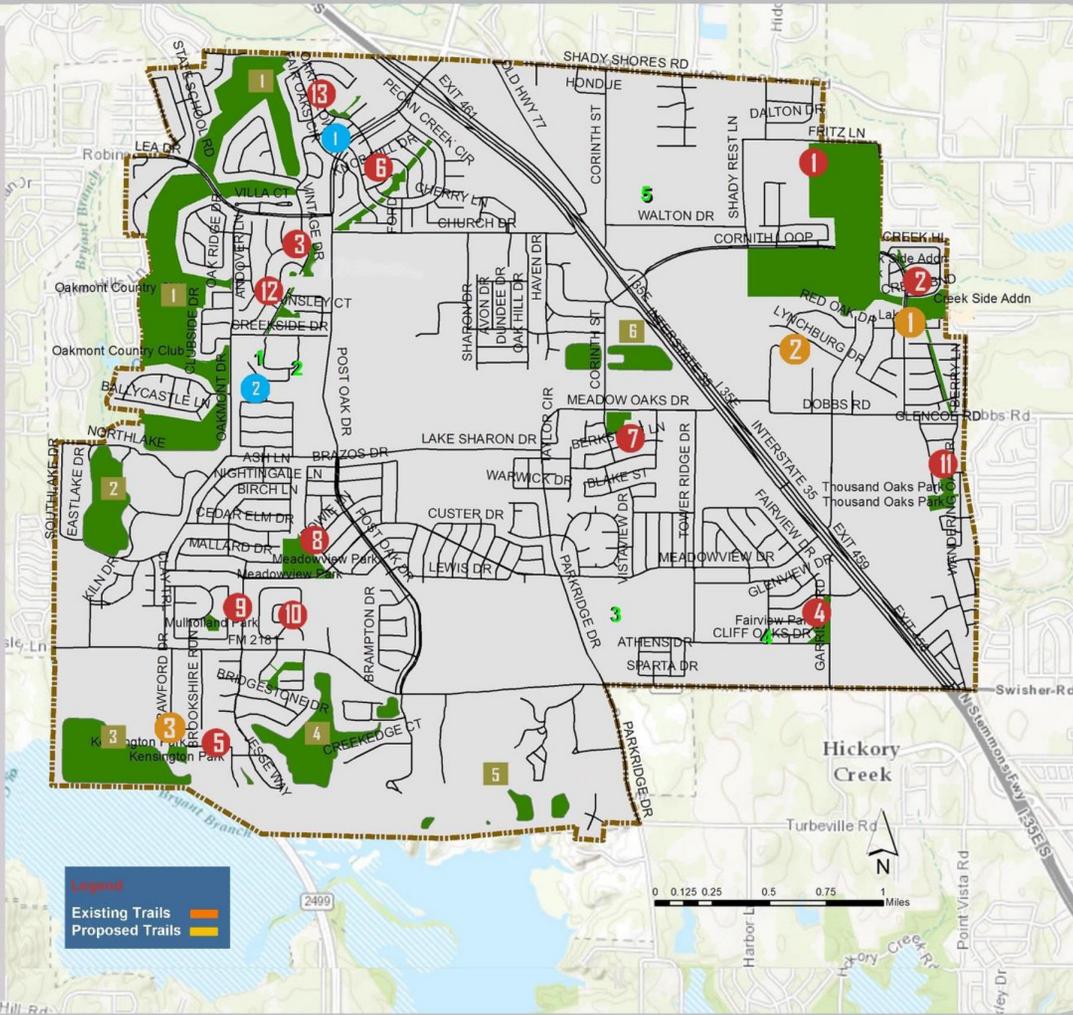
INSTITUTE OF URBAN STUDIES



CITY OF CORINTH // INSTITUTE OF URBAN STUDIES

MASTER PROS PLAN

Comments:



Legend
 Existing Trails
 Proposed Trails

Existing Parks

- 1 Corinth Community Park
- 2 Corinth Farms Park
- 3 Eagle Pass Park
- 4 Fairview Park
- 5 Kensington Park
- 6 Knoll Park
- 7 Meadow Oaks Park
- 8 Meadowview Park
- 9 Mulholland Park
- 10 Naughton Park
- 11 Thousand Oaks Park
- 12 Windsor Ridge Park
- 13 Woods Park
- Open Space

Existing Trails

- 1 Corinth Community Park Trail
- 2 Denton Branch Rail Trail
- 3 Elm Fork and Pilot Knoll Horse and Hiking Trail

schools & Community Centers

- 1 Crossover Community Center
- 2 Recreation Center
- Hawk Elementary
- Crown Point Elementary
- Corinth Elementary
- Cliff Oaks Elementary

Steering Committee Meeting



.....
Vision Exercise
.....

VISION EXERCISE

My idea of the perfect park is ...

Family Friendly

Dog Park

Trees + Animals

One that caters to the entire family
From 8-80, etc.

In 10 years I see the City of Corinth's
park and recreation system as ...

Stick and Ball Sports

Connected one to the other

MORE BALLFIELDS

OTHER USES THAN SPORTS - for those who ~~don't~~ want to participate
(more family)

What I would like most from park
and recreation in Corinth is...

More Events

More volunteers to help w/ clean up.

More Senior + ADA accessible areas AGREE

I see a park system that is connected to..

One to the other, either by softscape or paving (streets)
City

LAKE RAY ROBERTS

Shopping

All Trails

NEIGHBORHOOD

3rd meeting July 7th, 2014

⊙ If I could have any kind of outdoor parks and recreation facility, service, or amenity in the City of **Corinth**, it would be ...

More general use open space

Lake Access

Dog PARK

Splash Park

More trails.

Golf Course

photos

Meeting Agenda

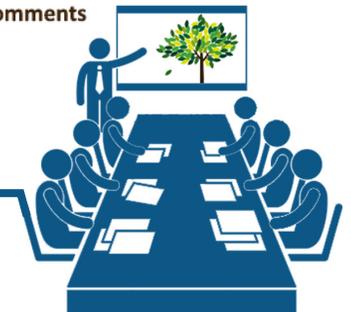
- Results of vision and facilities selection exercise
- Needs Assessment and Comparison with NRPA standards
- Key identified needs from input and assessment
- Vision, Goals, and Strategies
- Map
 - Open space
 - Trail network connections
- Recommendations
 - Dog Park recommendation
 - Splash Park recommendation
 - Community Park recommendation
 - Other
- Questions/Comments

July 7, 2015

4th Steering Committee Meeting

AGENDA

Corinth Master Parks, Recreation and Open Space Plan



Steering Committee Meeting

APPLICABLE COMPREHENSIVE PLAN OBJECTIVES

- 7.1 Encourage multi-modal transportation options
- 12.1, 17.1 Ensure pedestrian access to neighborhood amenities
- 14.2 Create community events in gathering spaces to serve residents and market the City



Results of vision exercise

My idea of the perfect park is

- Family friendly *1.1, 1.2, 1.4, 2.6, 3.7*
- Dog park *2.7*
- Trees and animals *3.1, 3.4*
- One that caters to the entire family from 8 to 80, etc. *1.1, 1.2, 1.4, 3.7*

What I would like most from parks and recreation in Corinth is

- More events *6.8*
- More volunteers to help with cleanup *5.8, 6.3, 6.4, 6.6, 6.7*
- More senior and ADA accessible areas (2) *1.4, 2.3, 3.7, 4.3, 5.5*

In 10 years I see the City of Corinth's park and recreation system as

- Stick and ball sports *2.1, 2.2, 3.6, 4.3*
- Connect on to the other (parks) *2.5, 2.6, 4.4*
- More ball fields *2.1, 2.2*
- Other uses than sports for those who want to participate (more facilities) *1.1, 1.2, 2.4, 2.7, 4.3*

Source: Second Steering Committee meeting



Results of vision exercise

If I could have any kind of outdoor parks and recreation facility, service, or amenity in the City of Corinth, it would be

- More general use open space [1.1](#), [1.2](#)
- Lake access [2.5](#), [2.6](#)
- Dog park [2.7](#)
- Splash park [2.7](#)
- More trails [2.5](#), [2.6](#)

I see a park system that is connected to

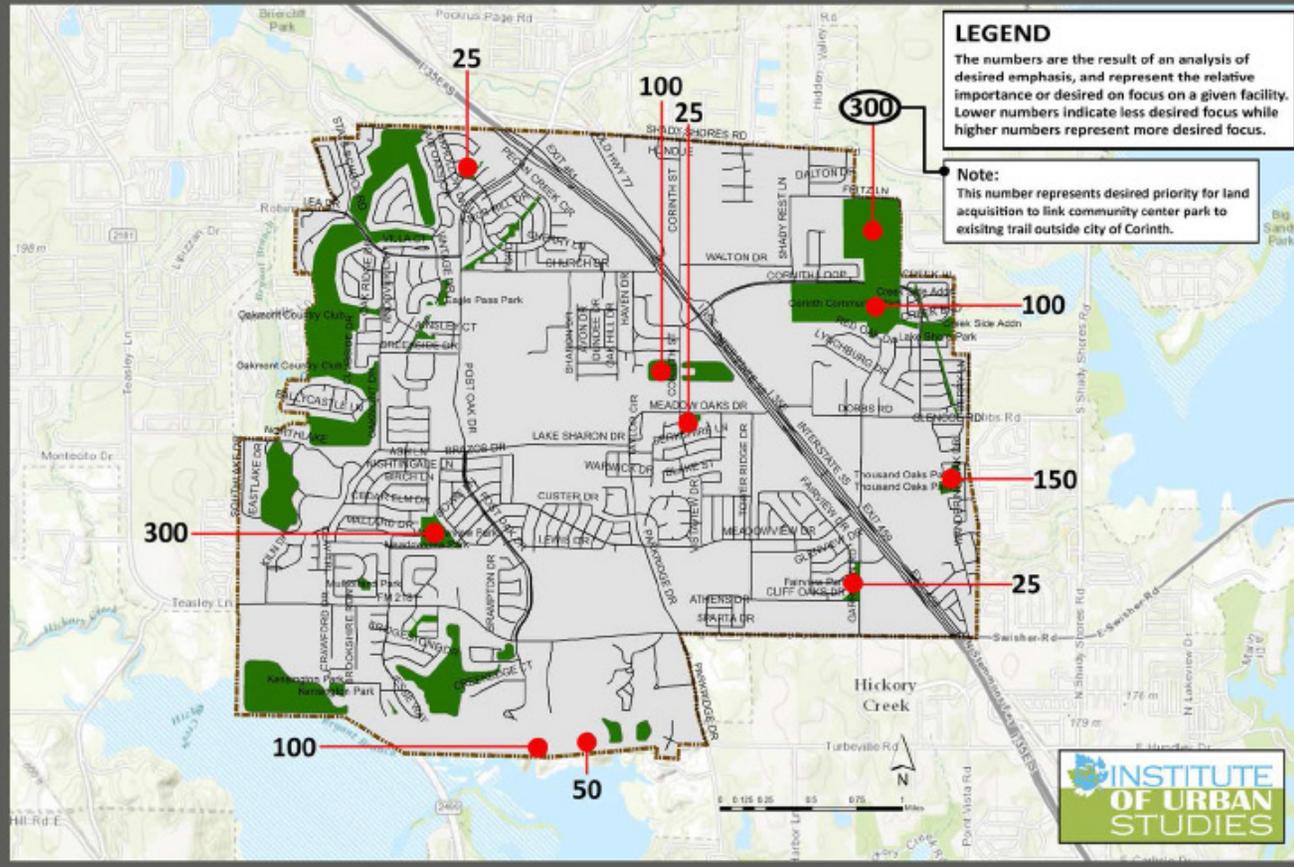
- One to the other, either by soft scape or paving (streets) [2.5](#), [2.6](#)
- City [2.5](#), [2.6](#)
- Elm Fork Trail [2.5](#), [2.6](#)
- Shopping [2.5](#), [2.6](#)
- All Trails [2.5](#), [2.6](#)
- Neighborhood [2.5](#), [2.6](#)

Source: Second Steering Committee meeting



Results of map exercise

Map Exercise_Priority Areas



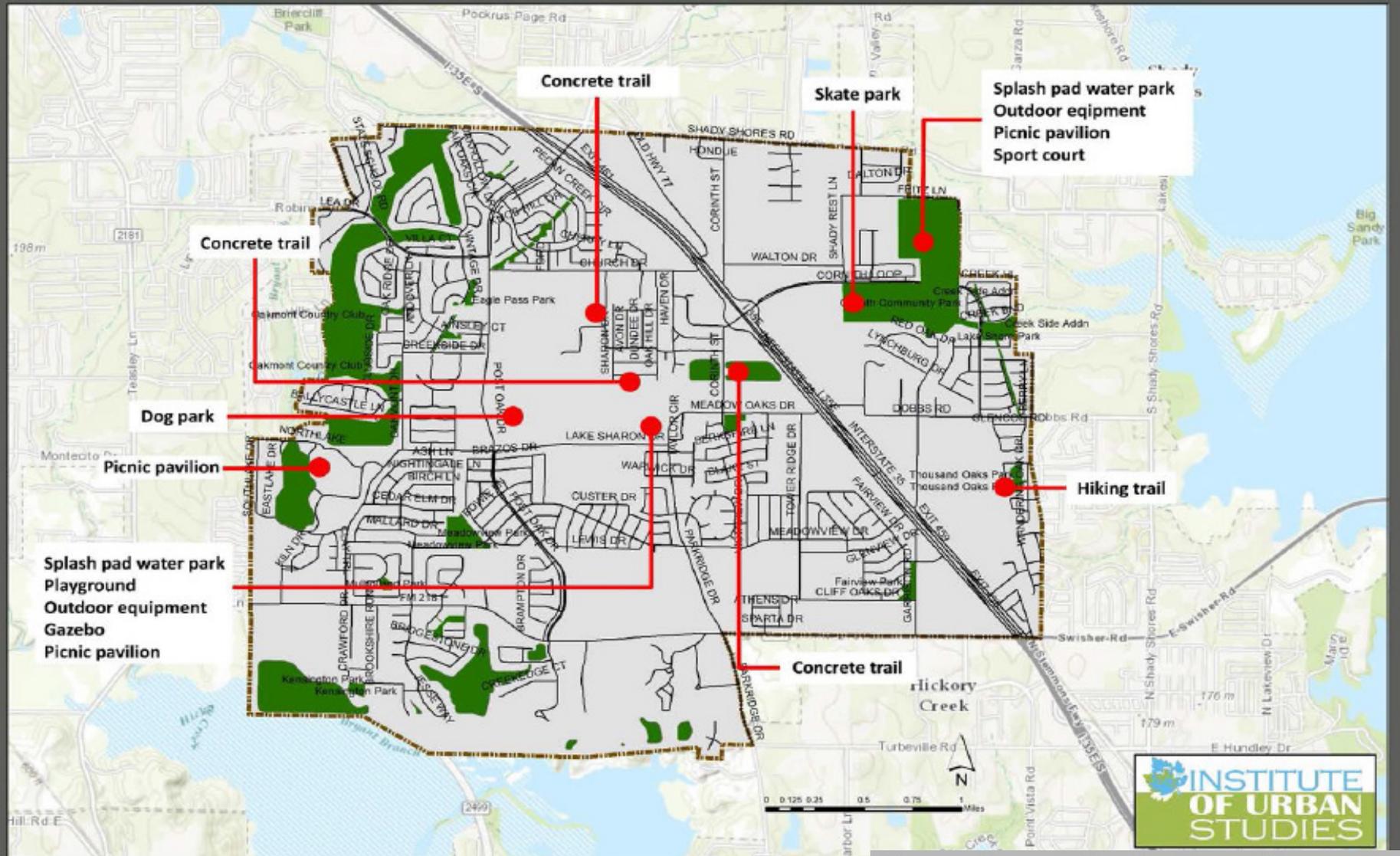
Score	Name	Address	Note
300	North part of Corinth Community Park	3700 Corinth Pkwy 1723	
300	Meadowview Park	Meadowview Dr. 4412	
150	Thousand Oaks Park	Wandering Oaks Dr.	
100	South part of Corinth Community Park	3700 Corinth Pkwy	
100	Vacant open space	2000 S Corinth St. 3904	approx. address
100	Vacant open space	Serendipity Hills Ct.	approx. address
50	Vacant open space	2400 Oak Bluff Dr.	approx. address
25	Public/Semi-Public space	1128 Postwood Dr.	approx. address
25	Meadow Oaks Park	Meadow Oaks Dr.	
25	Fairveiw Park	3640 Fairview Dr.	

Source: Second Steering Committee meeting

Steering Committee Meeting



Map Exercise _ Desired Facilities



Source: Second Steering Committee meeting

Identified needs

Top 5 Desired Facilities

Playground



Water Activities



Trail



Great Landscaping



Tennis Court



Various Sports Facilities



Top 5 Desired Special Facilities

Splashparks



Pet Areas/Park



Water Features



Fishing Areas



Skate Park

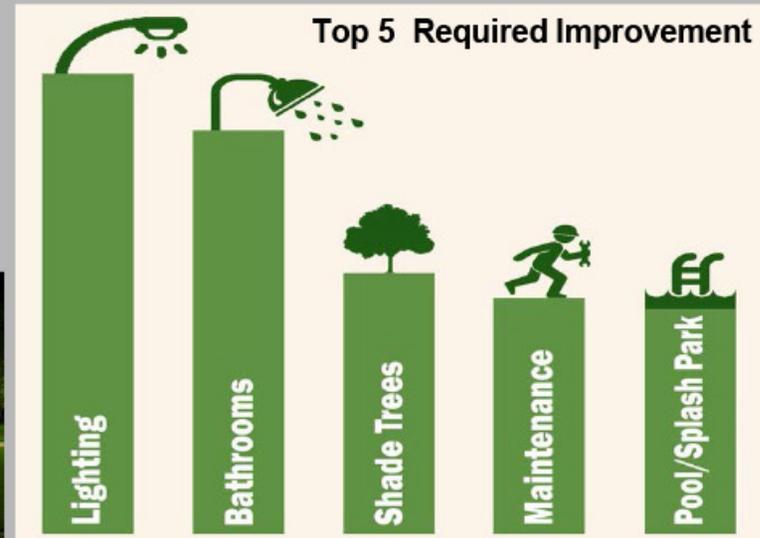


Source: Second Steering Committee meeting

Steering Committee Meeting



Identified needs



Top 5 issues on Corinth Parks

- Concern for safety
- Need a wider variety of recreational activities
- Lack of green ways and parks, especially neighborhood parks
- Lack of programs and senior center
- Need to provide information about parks and services

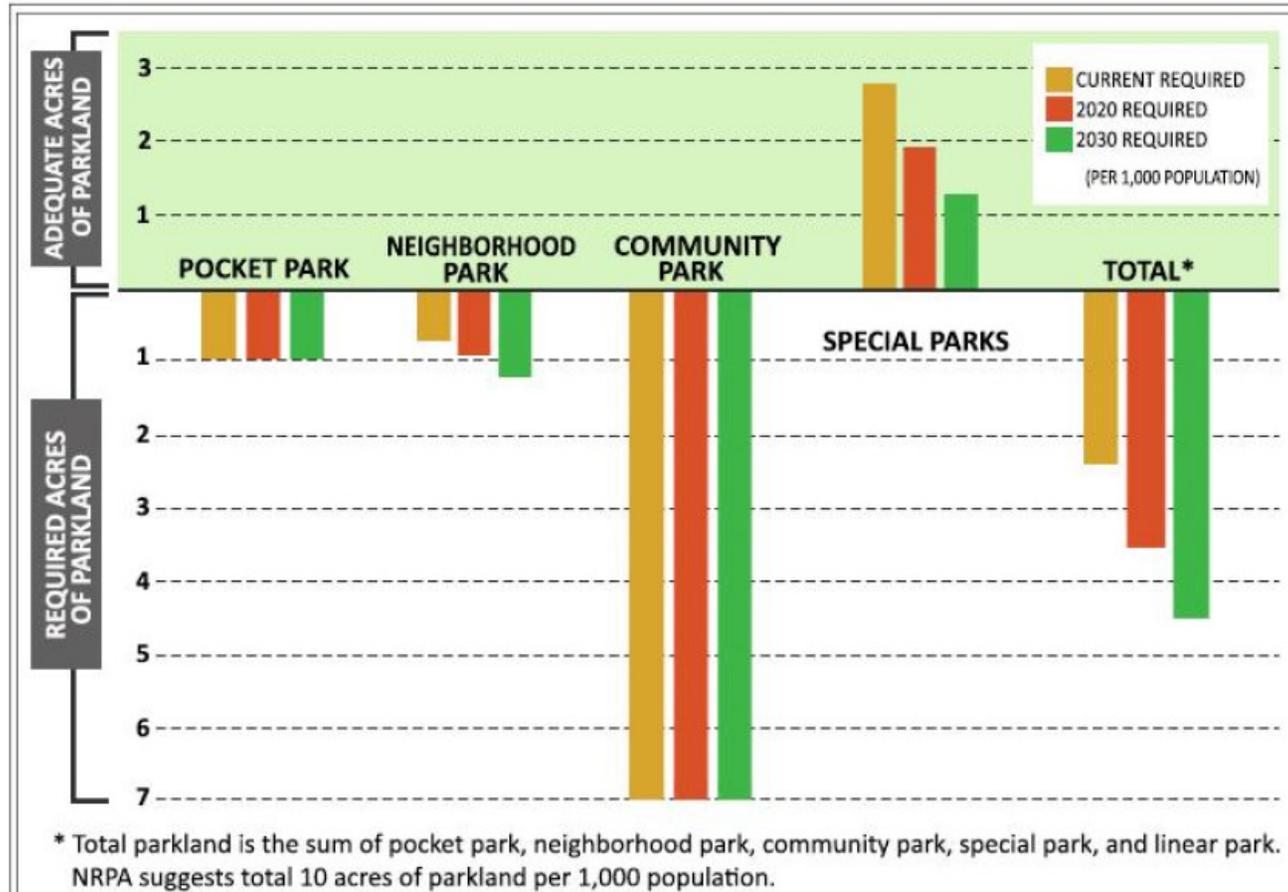


Source: Results from the Online Survey



Standards Based Assessment: Parks

STANDARD BASED NEEDS ANALYSIS OF PARKLAND

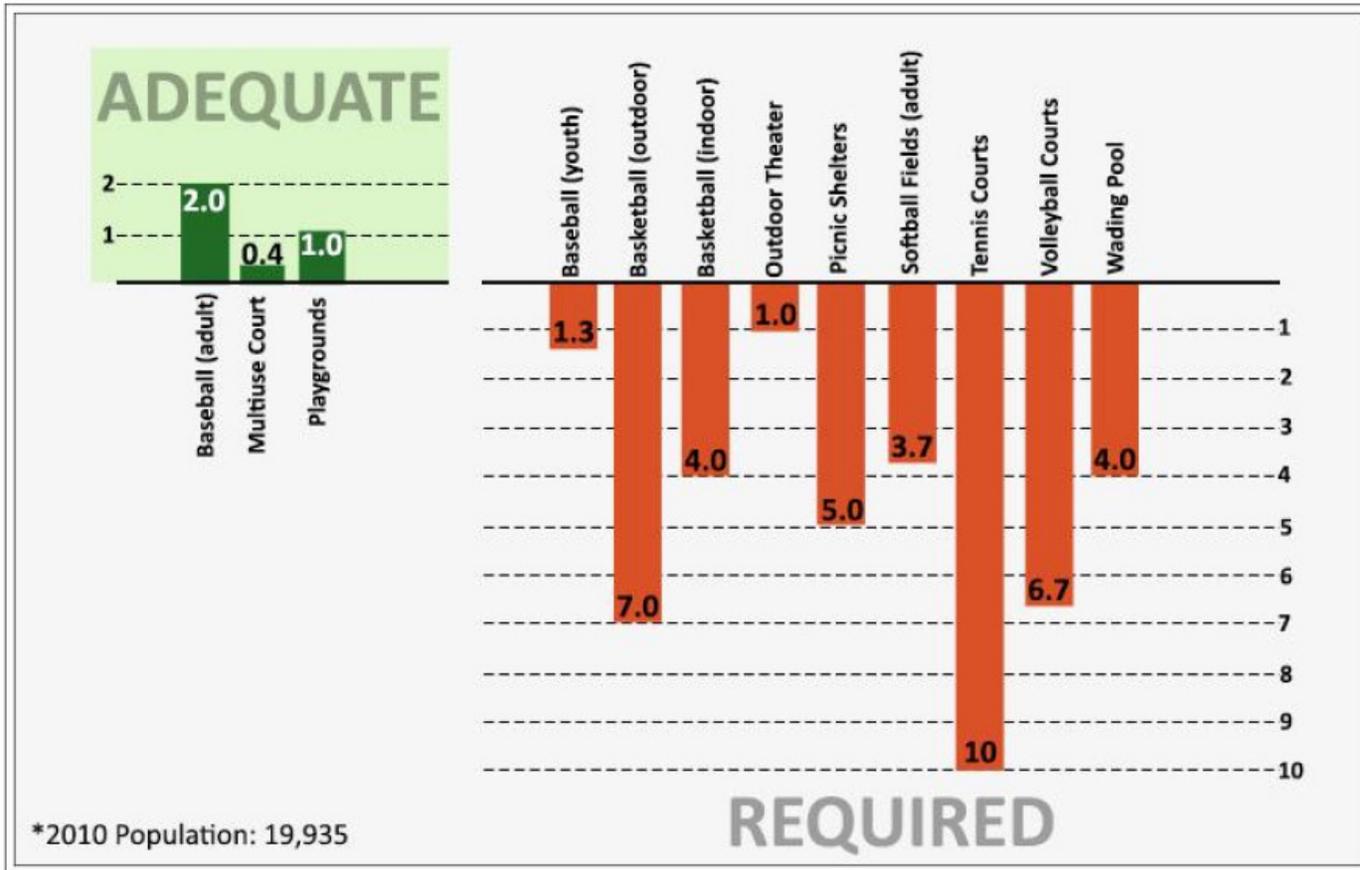


Source: NRPA(National Recreation and Park Association)
 City of Corinth



Steering Committee Meeting

Standards Based Assessment: Facilities(2010)

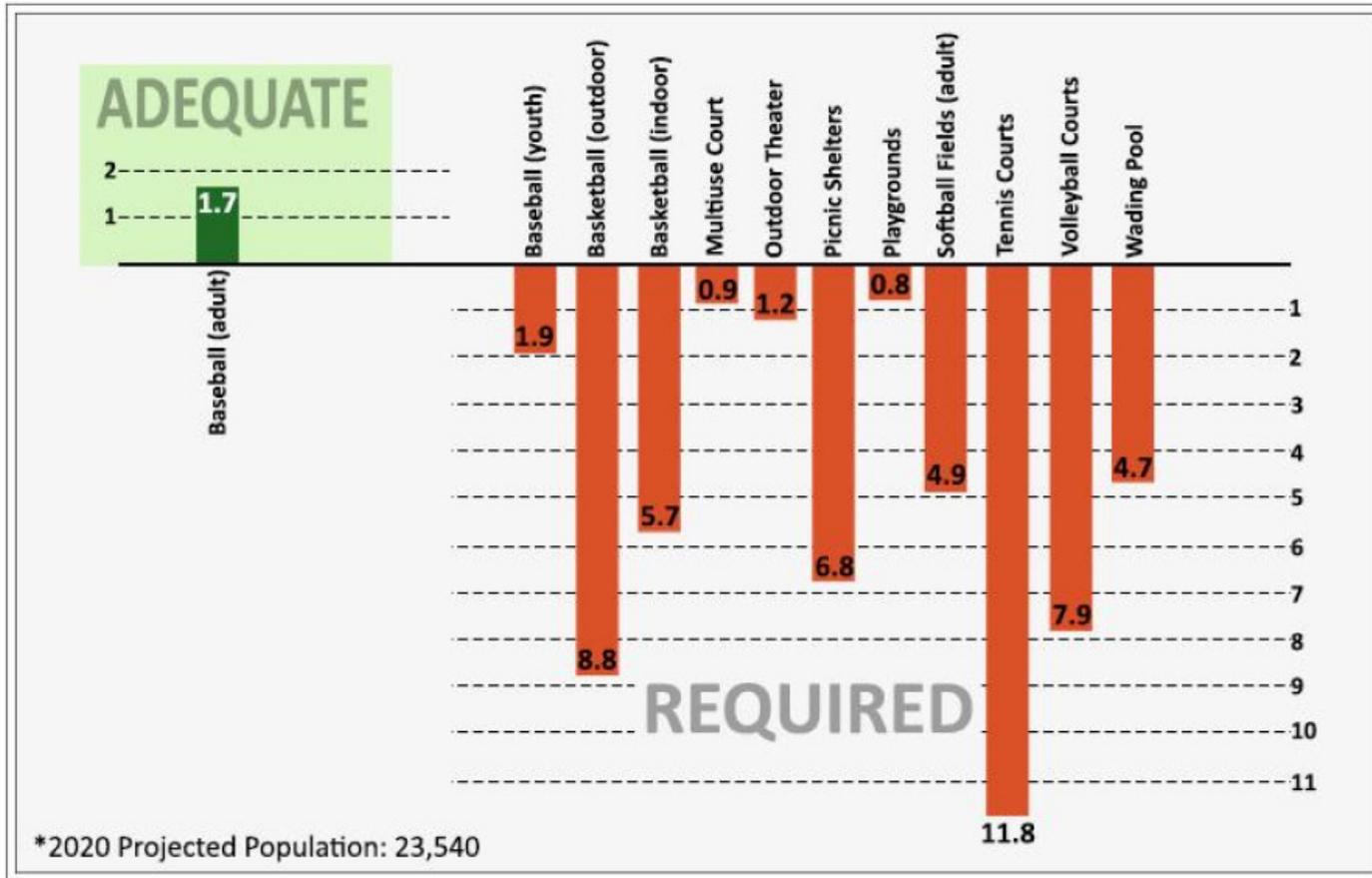


REQUIRED FACILITIES BASED ON 2010 POPULATION

Source: NRPA(National Recreation and Park Association)
City of Corinth



Standards Based Assessment : Facilities(2020)



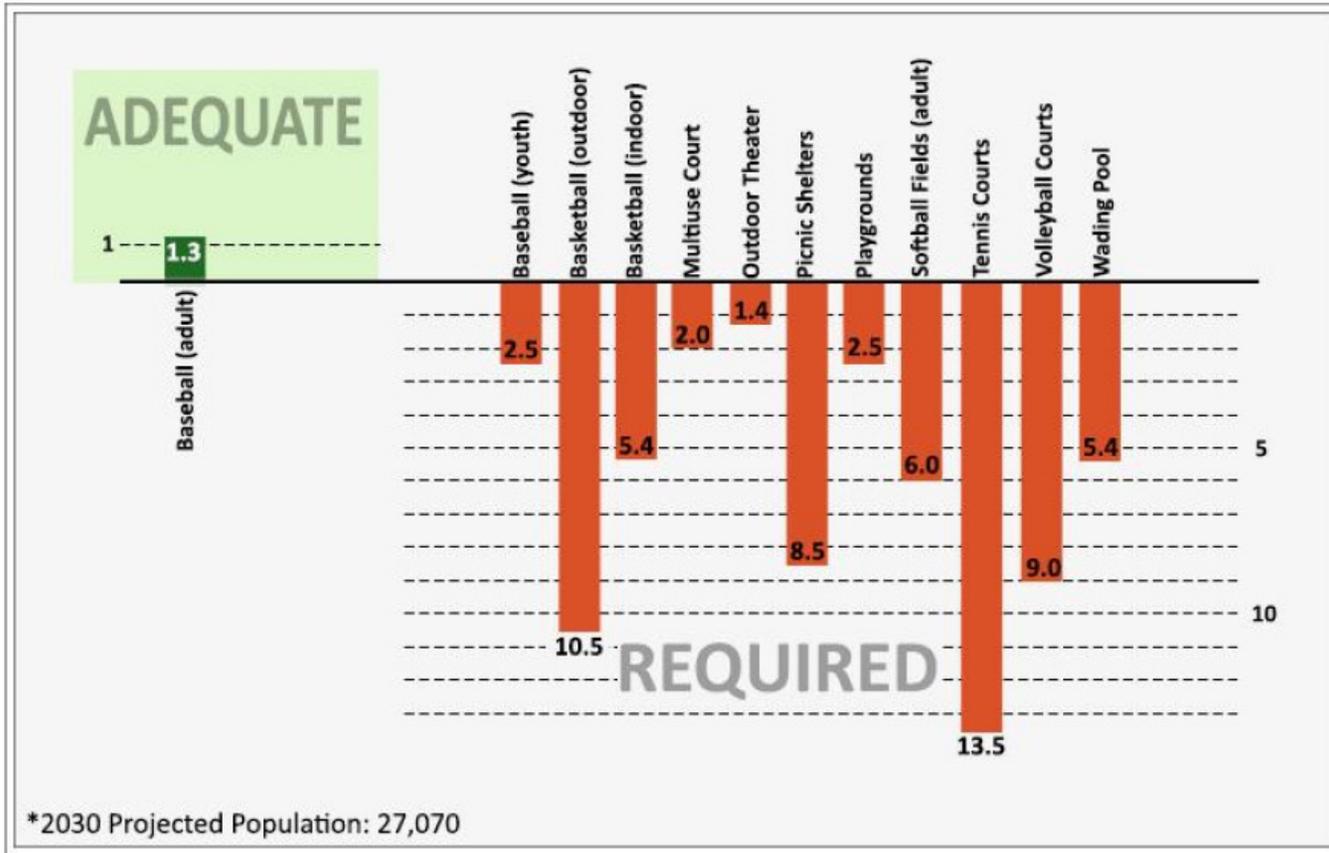
REQUIRED FACILITIES BASED ON PROJECTED 2020 POPULATION

Source: NRPA(National Recreation and Park Association)
City of Corinth

Steering Committee Meeting



Standards Based Assessment: Facilities (2030)



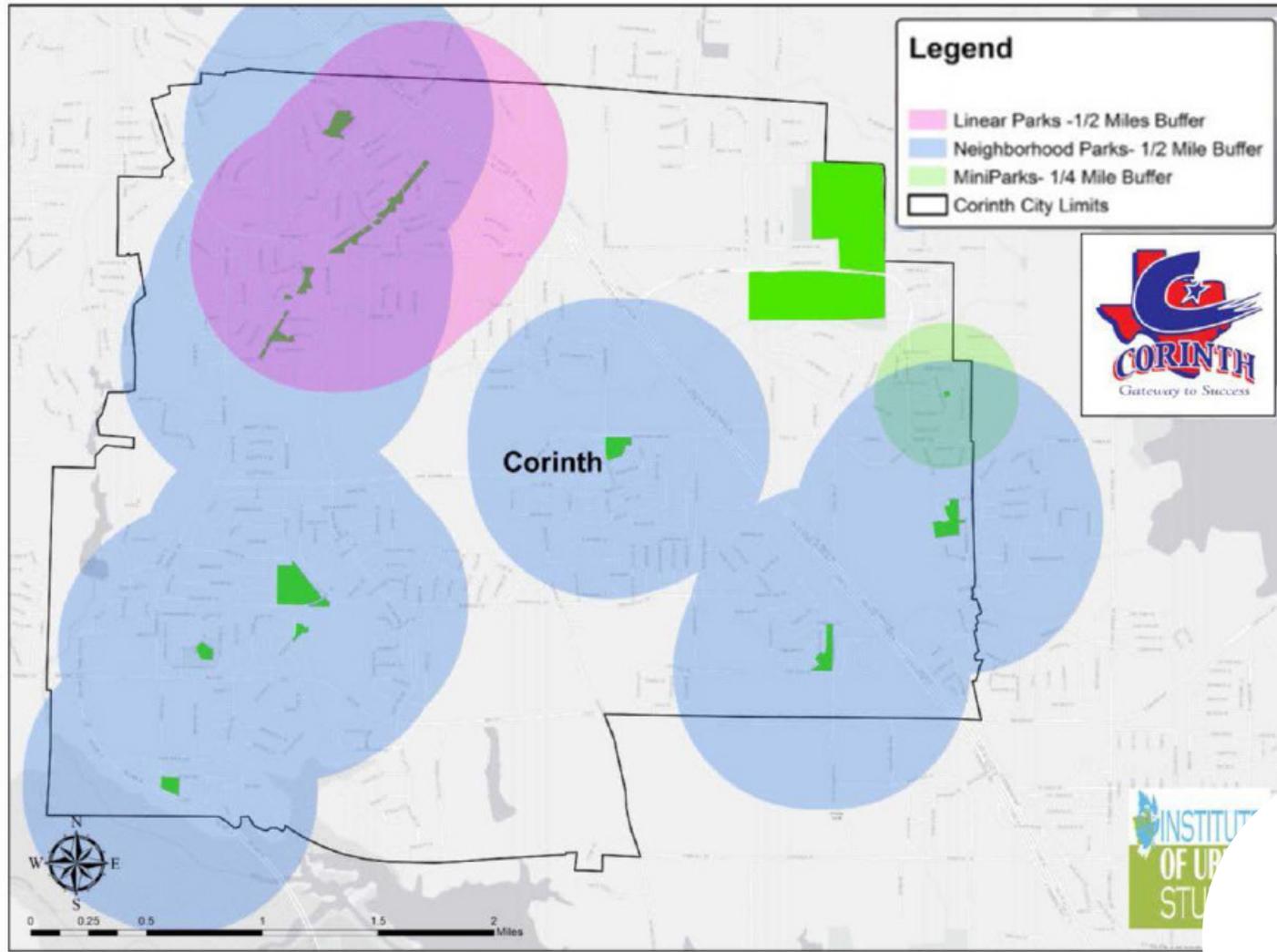
REQUIRED FACILITIES BASED ON PROJECTED 2030 POPULATION

Source: NRPA(National Recreation and Park Association)
City of Corinth



Park Buffer

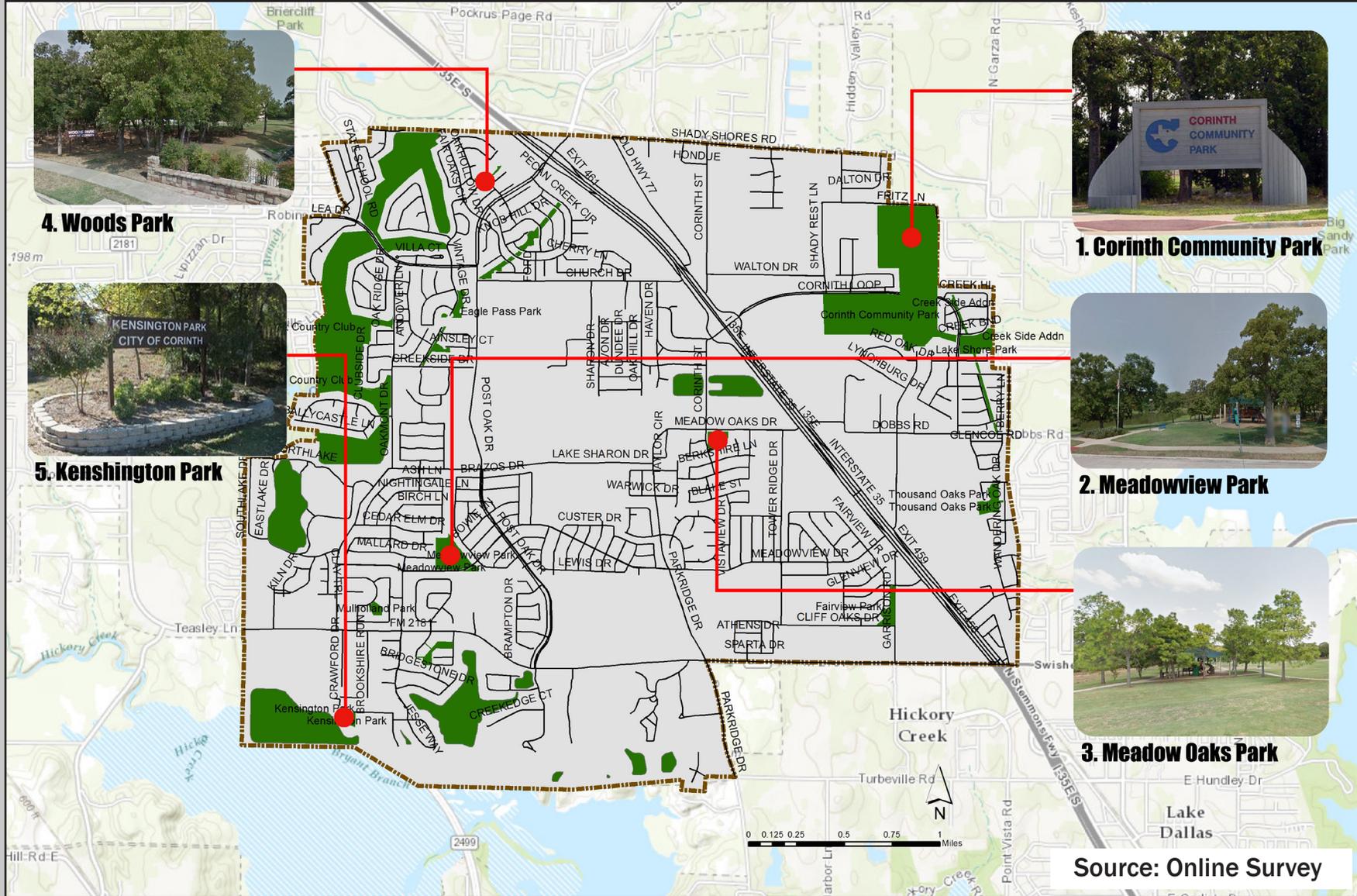
City of Corinth- Master PROS Plan



Steering Committee Meeting

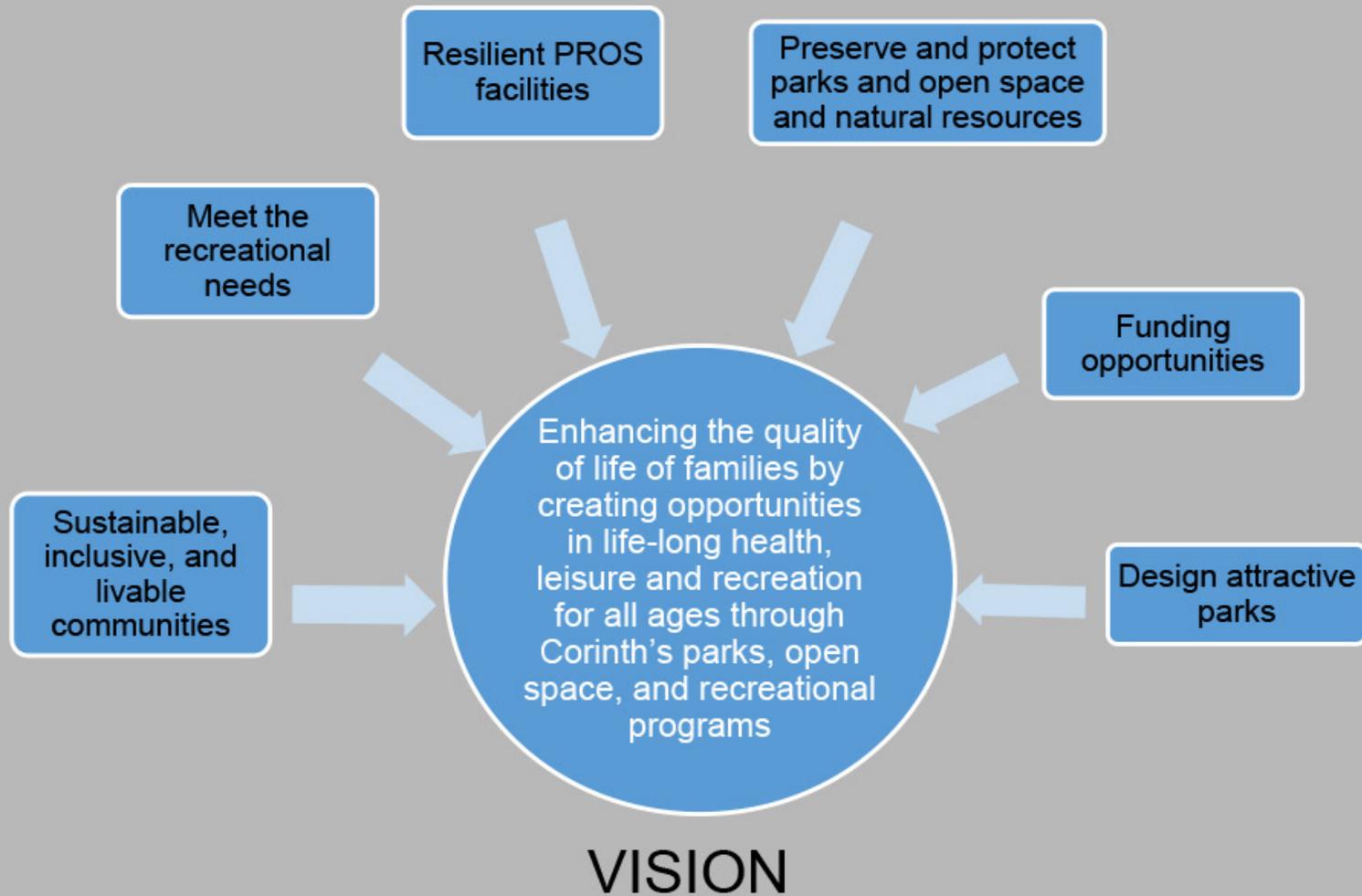


Top 5 Parks in Usage

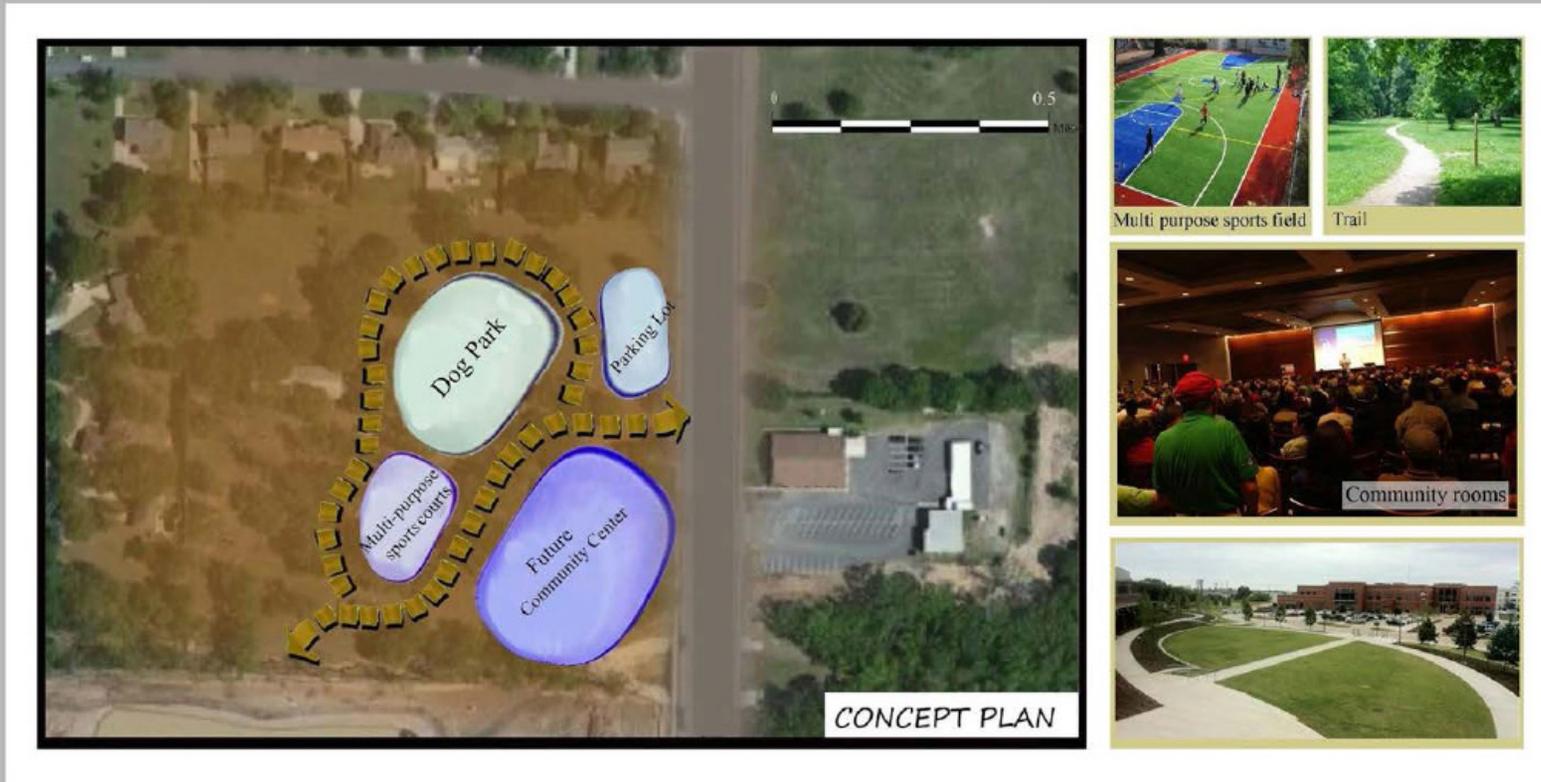


Source: Online Survey

Vision and Goals



Concept Plan 1 – Proposed community park



Goal: Provide parkland and a variety of recreational facilities and programs to meet the changing recreational needs and desires of the City of Corinth as it grows

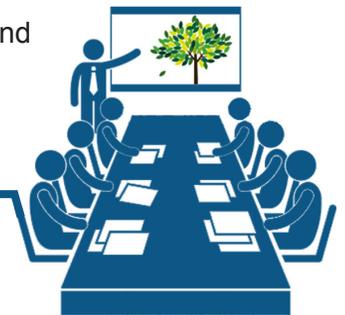
Undertake a feasibility study for a combined aquatics, recreation, and senior center

Identify sustainable practices that can be applied to the development, maintenance, and operation of parks and recreation facilities

Balance the distribution of park facilities, including neighborhood parks, community parks, athletic facilities, and trail corridors

Place a central investment focus on programs that can serve multiple needs like recreations and economic development

Steering Committee Meeting



An Example of Community Center Concept

Aledo, TX



1. Gazebo and Flower Beds Visible from Street



2. Timber Arbor



3. Flagship Park Playground Equipment



4. Outdoor Fitness



5. Splash plaza

Included Facilities and Park Features

1. Gazebo (Metal Roof) and Flower Beds Visible from Street (1)
2. Timber Arbor over Flagstone Terrace & Flower Beds (1)
3. K-6 Playground Equipment, Large Set (1)
4. Outdoor Fitness Stations (2)
5. Splash Plaza with Integrated Limestone Seating
6. Open Lawn with Memorial Shade Tree Row
7. Walking/ Running Trail (1)
8. Nature Trails for Botanical Garden Area
9. Community Gardening Area



Concept Plan 2 - Meadow View Park



CONCEPT PLAN

Goal: Create a system of Attractive and Resilient Park, Recreation and Open Space Facilities

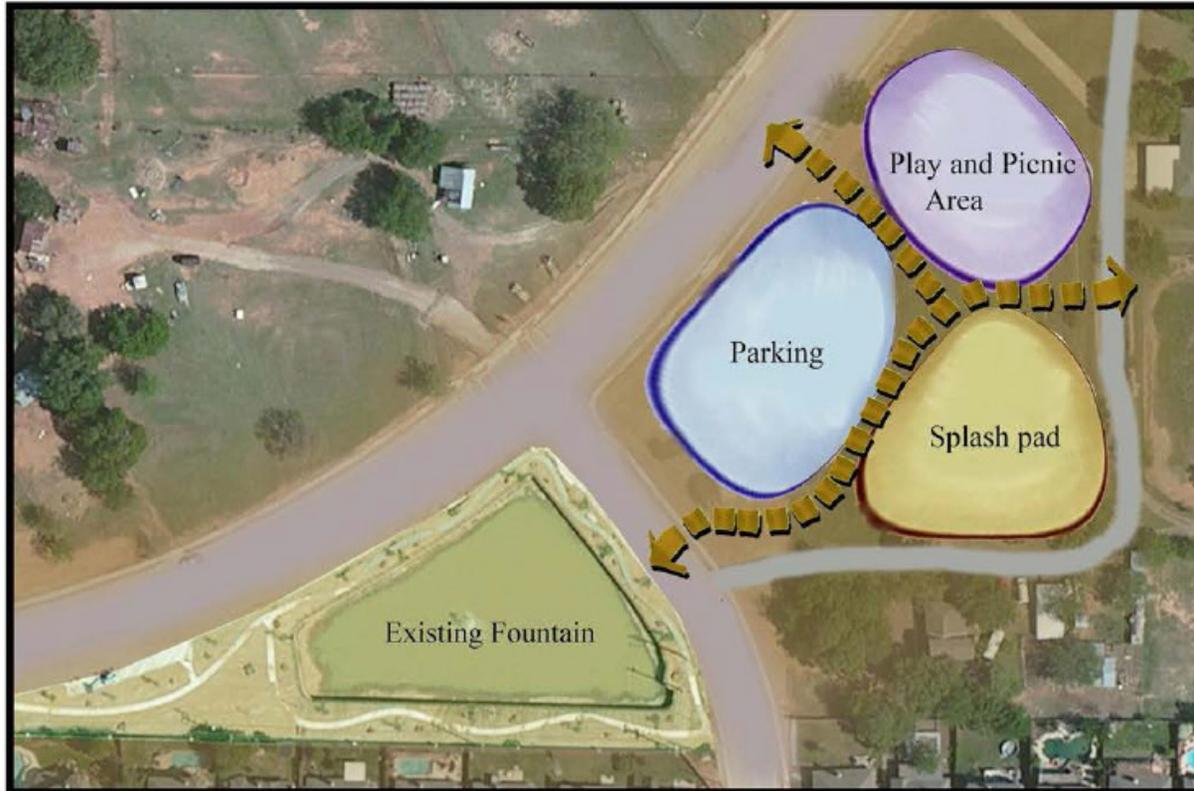
Provide a comprehensive system of trails and trail connections throughout the city of Corinth with connections to neighboring communities, amenities and resources

Develop short and long-range programs for development, expansion, and upgrading of Corinth's parks system



Steering Committee Meeting

Proposed Splash Pad



Splash Pad



Play Area



Picnic Area



Trail

CONCEPT PLAN

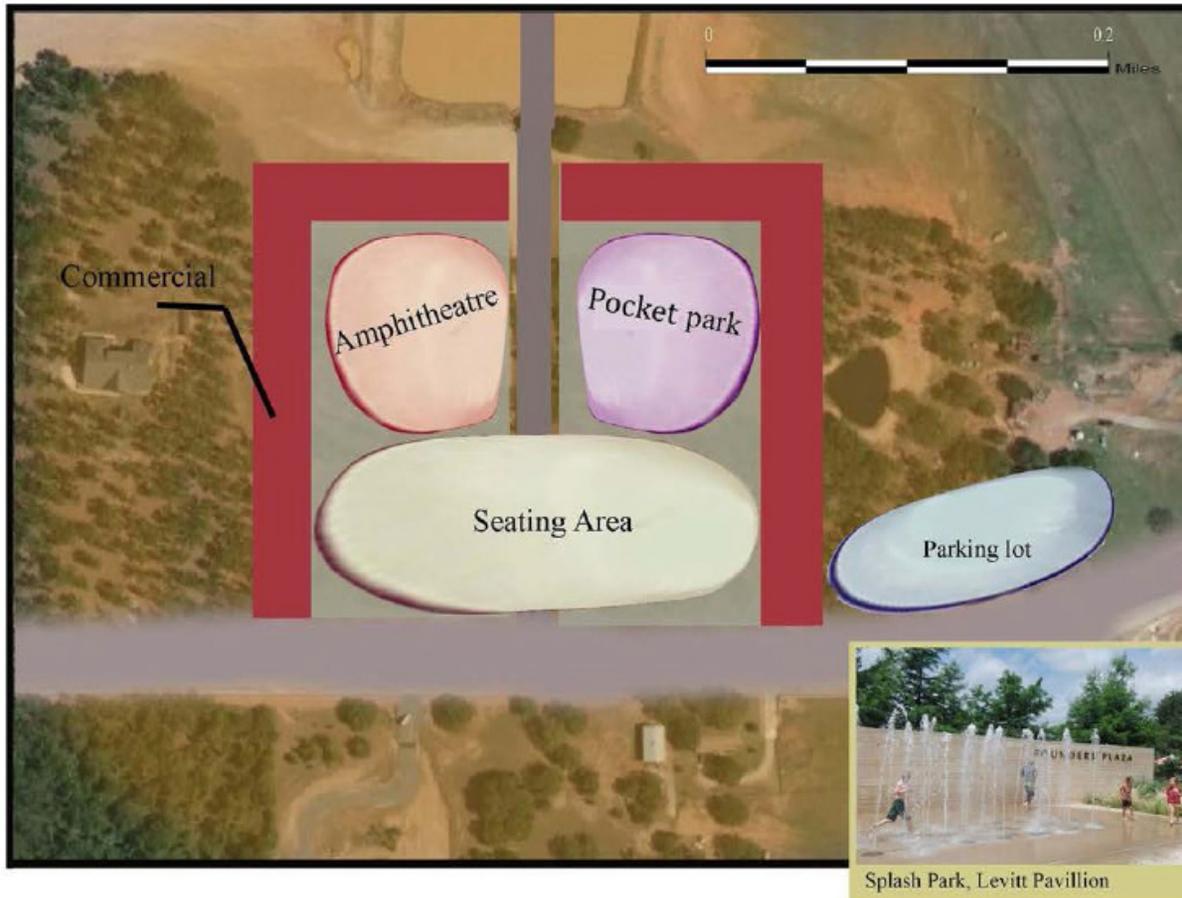
Goal: Provide a Parks, Recreation, and Open Space system that contributes to Corinth being a city with sustainable, inclusive, and livable communities

Provide places for social interaction and community gatherings

Actively promote beautification of key corridors in the City



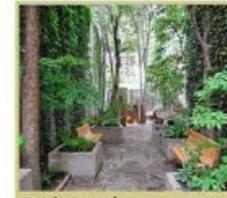
Suggested City Center Park Amenities



Amphitheatre



Shaded outdoor seating



Pocket park



Parking lot



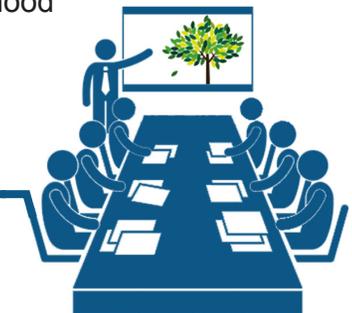
Multi-programmed park, Levitt Pavillion, Arlington, TX

CONCEPT PLAN

Provide places for social interaction and community gatherings

Partnering with business groups, neighborhood associations, and local organizations

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Proposed Elm Fork Trail Head



Trailhead



Wood Walkway



Trail



Parking

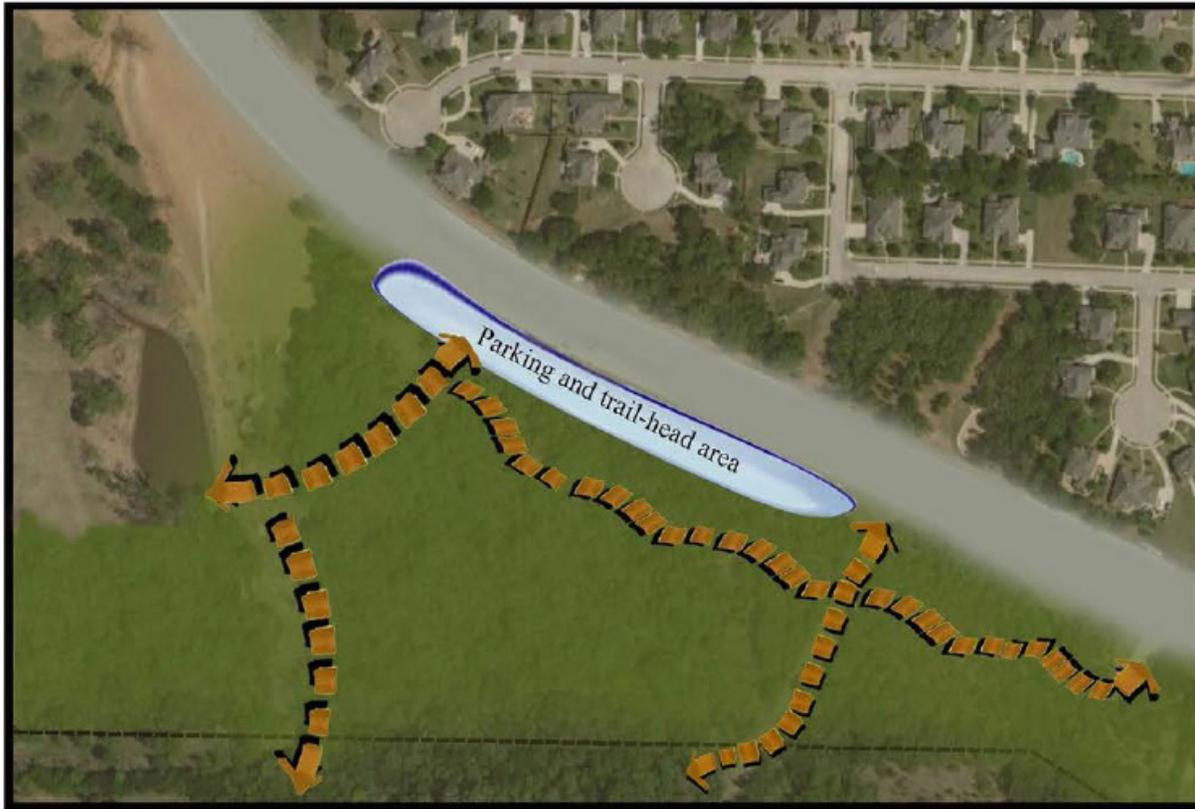
CONCEPT PLAN

A system of trails that provides connection to neighboring communities, amenities, and resources

Research the use of utility easements, sidewalks within the street right-of-way, and drainage ways as potential trail connections



Proposed Elm Fork Trail Head



Parking



Picnic areas



Trailhead



Trail

CONCEPT PLAN

A system of trails that provides connection to neighboring communities, amenities, and resources

Research the use of utility easements, sidewalks within the street right-of-way, and drainage ways and topography as potential trail connections



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Dog Park Concept



PASSIVE AREA



DRINKING FOUNTAIN



ACTIVE AREA



FENCE AND GATE



DOG PARK

CONCEPT PLAN

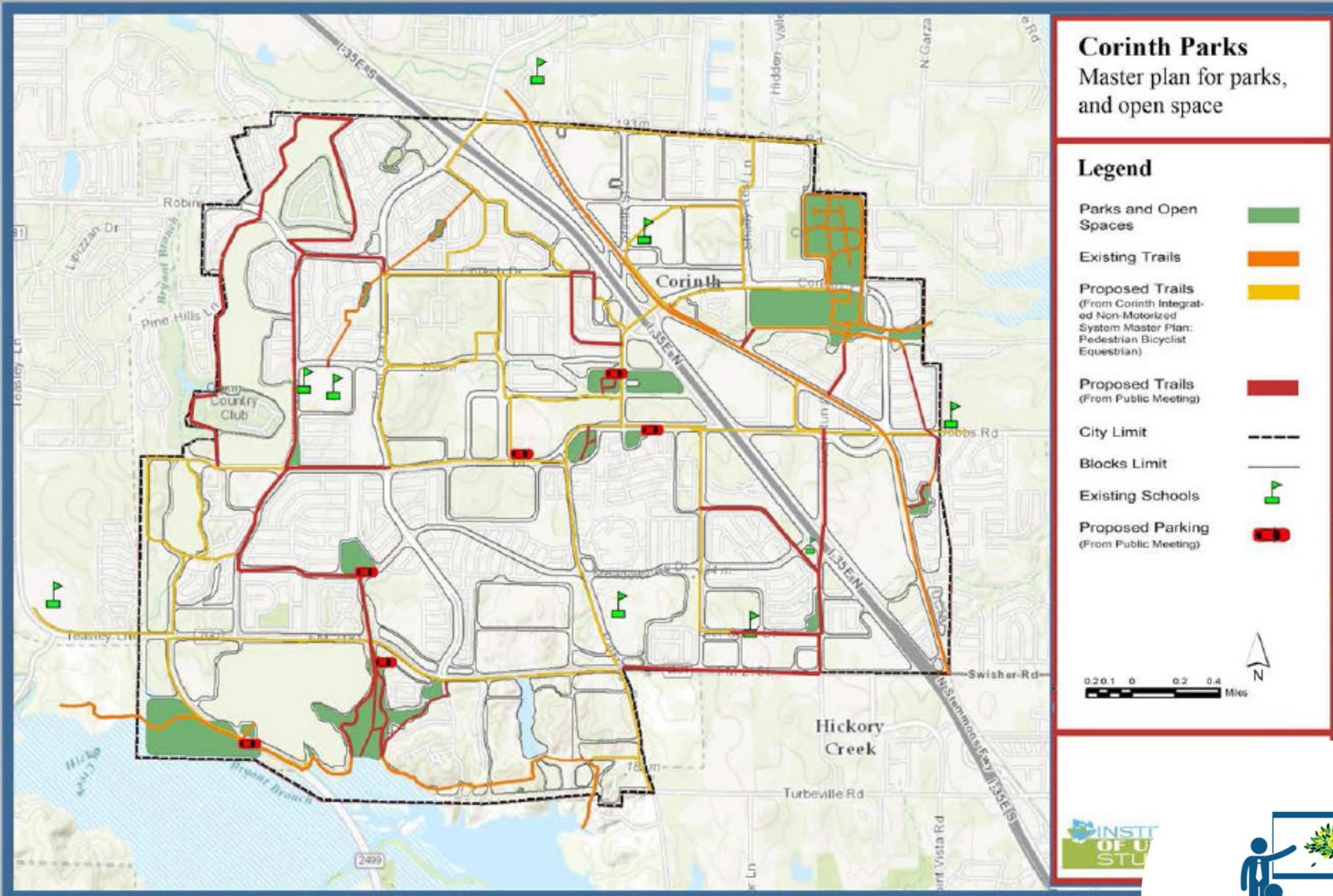
Goal: Provide a Parks, Recreation, and Open Space system that contributes to Corinth being a city with sustainable, inclusive, and livable communities

Encourage tree planting in parks

Provide places for social interaction and community gatherings



Overall Trail Network



Steering Committee Meeting



Overall Park Plan Map



Improve the overall appearance and usability of existing parks and recreation areas

Bring community and business groups and neighborhood associations together to improve and maintain parks and open space areas

