

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

On this the 16th day of July 2020 the City Council of the City of Corinth, Texas met in Regular Session at the Corinth City Hall at 7:00 P.M., located at 3300 Corinth Parkway, Corinth, Texas. 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:

Mayor Heidemann
Scott Garber, Council Member
Lowell Johnson, Council Member
Tina Henderson, Council Member
Kelly Pickens, Council Member

Members Absent:

Sam Burke, Mayor Pro Tem

Staff Members Present:

Bob Hart, City Manager
Patricia Adams, Messer, Fort & McDonald
Helen-Eve Beadle, Planning Director
Jason Alexander, Economic Development Director
Cody Collier, Public Works Director
Jerry Garner, Police Chief
Michael Ross, Fire Chief
Shea Rodgers, Technology Services & Communications Manager
Lana Wylie, Interim City Secretary

Others Present:

Brad Lonberger, Consultant, Kimley-Horn
Jason Claunch, Consultant, Catalyst Commercial
Jay Marayana, Consultant,

CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE & TEXAS PLEDGE:

Mayor Heidemann called the meeting to order at 7:00 P.M. City Manager Hart delivered the Invocation, due to the COVID-19, the Pledge of Allegiance and the Texas Pledge did not take place.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion. Should the Mayor, a Council Member, 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 an Interlocal Cooperation Agreement for Shared Governance Communications and Dispatch Services between Denton County and the Lake Cities Fire Department for fiscal year October 1, 2020-September 30, 2021.
2. Consider and act on an Interlocal Cooperation Agreement for Shared Governance Communications and Dispatch Services between Denton County Sheriff's Department and the City of Corinth Department for fiscal year October 1, 2020-September 30, 2021.
3. Consider and act on a proposal from Fugro Pavement Condition Management Software, in

conjunction with North Central Texas Council of Government's SHARE Program.

4. Consider and act on minutes from the May 28, 2020 special session.
5. Consider and act on minutes from the June 4, 2020 workshop session.
6. Consider and act on minutes from the June 4, 2020 regular session.

MOTION made by Council Member Johnson to approve the Consent Agenda and seconded by Council Member Garber.

AYES: Garber, Johnson, Henderson, Pickens
NOES: None
ABSENT: Burke

MOTION CARRIED

CITIZENS COMMENTS:

In accordance with the Open Meetings Act, Council is prohibited from acting on or discussing (other than factual responses to specific questions) any items brought before them at this time. Citizen's comments will be limited to 3 minutes. Comments about any of the Council agenda items are appreciated by the Council and may be taken into consideration at this time or during that agenda item. Please complete a Public Input form if you desire to address the City Council. All remarks and questions addressed to the Council shall be addressed to the Council as a whole and not to any individual member thereof. Section 30.041B Code of Ordinance of the City of Corinth.

There were no citizen comments made.

BUSINESS AGENDA:

7. Conduct a public hearing to consider testimony and act on an ordinance to adopt a new Comprehensive Master Plan entitled "Envision Corinth" to be adopted as a proposed amendment to and/or a restatement of the "City of Corinth 2010 Comprehensive Plan" adopted by Ordinance No. 10-05-06-12, as thereafter amended, including potential amendments to other related ordinances adopted as part of the City of Corinth 2010 Comprehensive Plan to be incorporated into the Envision Corinth.

City of Corinth has worked diligently with Kimley Horn and Associates on the drafting of a new comprehensive plan for the City of Corinth entitled *Envision Corinth: 2040 Comprehensive Plan*.

The Comprehensive Plan sets the foundation for the future development including, the zoning or rezoning of properties in the community, as well as addressing the City's future roadway needs. The City has held numerous events for the Comprehensive Plan Advisory Committee, City board and commission members, and the general public to provide input on the formation the plan.

Some of the main changes within *Envision Corinth* compared to the 2010 Comprehensive plan are the removal of the "City Center District" from the area west of Amity Village between Lake Sharon Drive and Church Drive, and the establishment of a Transit-Oriented Mixed Use District east of Interstate 35-E, and north of Corinth Parkway across from City Hall.

Another key component that has been added to the *Envision Corinth* plan is an economic analysis of the City that provides the community with the estimated fiscal impacts for varying development scenarios so that staff and elected officials can make more informed decisions on future development proposals to

ensure that they are not only appropriate for a particular location but are also fiscally beneficial to the City.

The Plan identifies:

Existing Land Use Patterns

Development Strategies

Mobility

Parks and Trails Strategies

Economic and Fiscal Strategies

Implementation

Additionally, *Envision Corinth* builds upon the foundation of the adopted Strategic Plan, *Embracing the Future, 2030* by addressing elements for improvement and direction for the community.

Through *Envision Corinth: 2040 Comprehensive Plan*, we are committing to maintain the core values identified by the Comprehensive Plan Advisory Committee while providing the services and amenities desired by our current and future residents, businesses, and visitors.

Public Notices:

Notice of the public hearings for the Planning and Zoning Commission and the City Council were published in the June 5, 2020 edition of the Denton Record Chronicle.



Corinth City Council

July 16, 2020

ENVISION CORINTH: 2040 COMPREHENSIVE PLAN

- STAFF & CONSULTANT PRESENTATION
- CONDUCT A PUBLIC HEARING
- QUESTIONS FOR STAFF & CONSULTANT
- TAKE ACTION

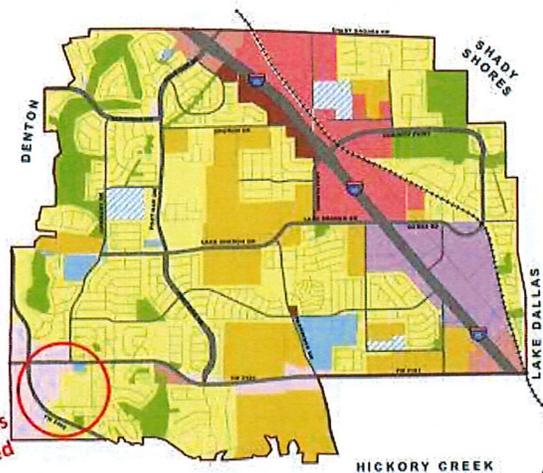
Helen-Eve Beadle, Planning Director, updated City Council regarding the Land Use Plan. Residents approached the city regarding the Crawford Drive area in the southwest quadrant of the city, east of the 2499 and the 2181 intersection. The proposed land use has not changed, but after meeting with the residents, the city chose to remove it. Scenario 2B was revised to exclude Crawford Drive. She also stated the master thoroughfare plan would be added into the appendix.

UPDATE To ENVISION CORINTH

ENVISION CORINTH 2040 COMPREHENSIVE PLAN LAND USE AND DEVELOPMENT STRATEGY

- LEGEND**
- Corinth City Limits
 - Neighborhood
 - Mixed-Residential
 - Mixed Use - TOD
 - Mixed Use - Node
 - Retail/Commercial
 - Corridor Commercial
 - Office/Employment
 - Institutional/Public/Civic
 - Educational
 - Parks/Open Space

- Railroad
- Highway
- Major/Minor Arterial
- Collector
- Local



The following pages provide the detailed Place Type definitions which address:

- **Purpose and Character** of each Place Type category, including guidance on how Place Types designations can help with future zoning decisions.
- **Use Mix and Density Ranges** that are appropriate for successful development within the different Place Type categories, including images to illustrate compatible building types and scale.
- **Key Design Priorities** to enhance the appearance and character of development within each specific Place Type category, including how each place type addresses the City's overarching sustainability goals.
- **Sustainability Priorities** to identify the appropriate green tools and initiatives that fit the place type context.

Proposed
Land Use Has
Not Changed

PREVIOUS SCENARIO

**SCENARIO 2B
FM 2181 CORRIDOR**

FM 2181 WEST

- 1. Pad retail
- 2. Gas Station
- 3. Neighborhood Office
- 4. Pad Retail
- 5. In-Line Retail
- 6. Retail/Residential Mixed-Use
- 7. Retail/Residential Mixed-Use
- 8. Grocery Anchor
- 9. Townhomes
- 10. Mixed Residential
- 11. Townhomes



0 10000 400 Feet

UPDATED SCENARIO

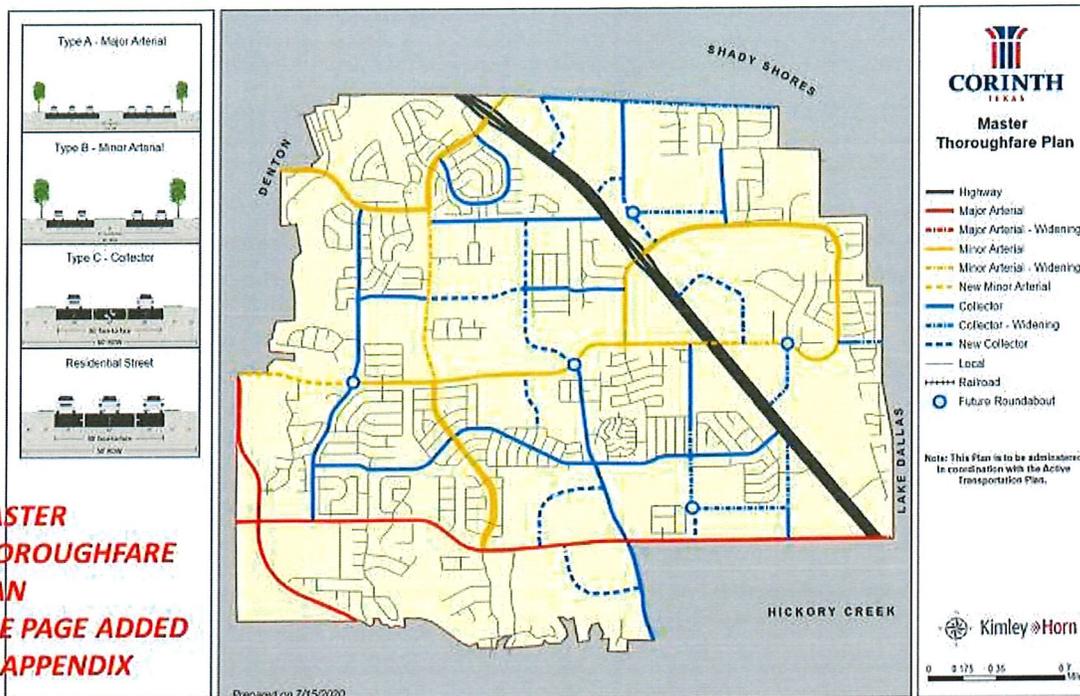
**SCENARIO 2B
FM 2181 CORRIDOR**

FM 2181 WEST

- 1. Pad retail
- 2. Gas Station
- 3. Neighborhood Office
- 4. Pad Retail
- 5. Retail/Residential Mixed-Use
- 6. Grocery Anchor
- 7. Retail Plaza
- 8. Green Buffer



0 10000 400 Feet



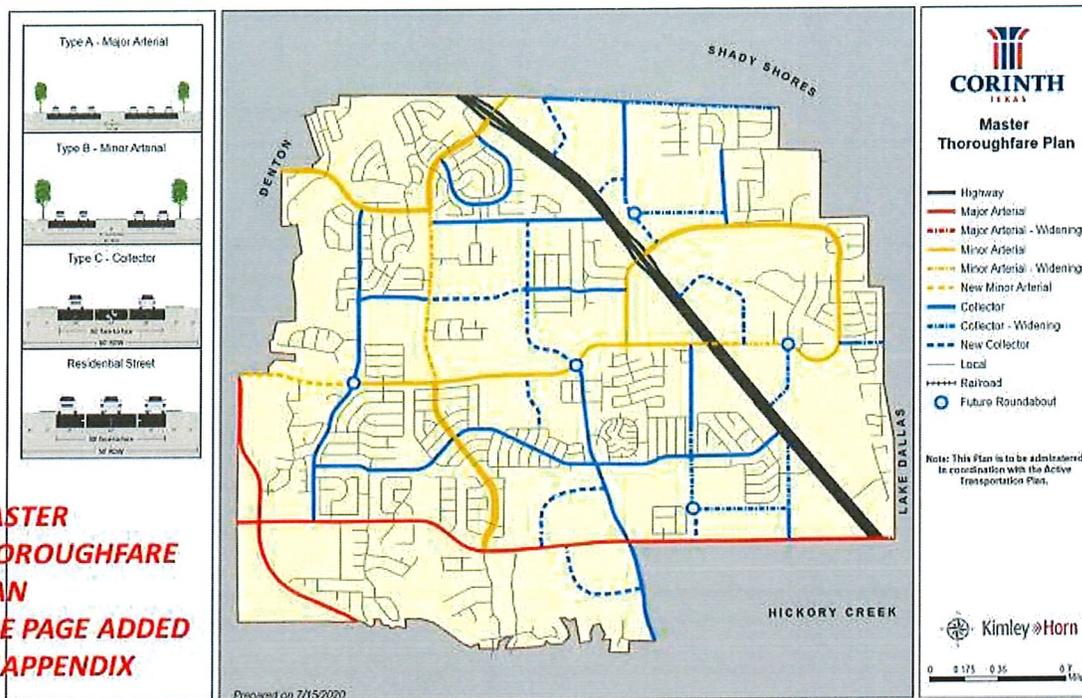
ENVISION CORINTH: 2040 COMPREHENSIVE PLAN

RECOMMENDATION:

The Planning & Zoning Commission unanimously recommended the Comprehensive Plan for City Council approval at their June 22, 2020 meeting subject to Staff's review comments.

Staff recommends approval of the Comprehensive Plan with the following revisions:

1. Pages 58 and 59 be replaced with the revised SCENARIOS 1B & 2B; and
2. The Master Thoroughfare Plan as a one page exhibit be added to the Appendix.



Brad Lonberger, with Kimley-Horn, presented the Envision Corinth 2040 Comprehensive Plan for Corinth. He mentioned the collaboration with Catalyst and the Bang the Table program, which included resident input.

ENVISION CORINTH

2040 COMPREHENSIVE PLAN

CORINTH TEXAS
 Prepared by

Kimley Horn
 Expect More. Experience Better.

LIVABLE
 PLACES & COMMUNITIES

catalyst

INTRODUCTION

PLAN FOUNDATION

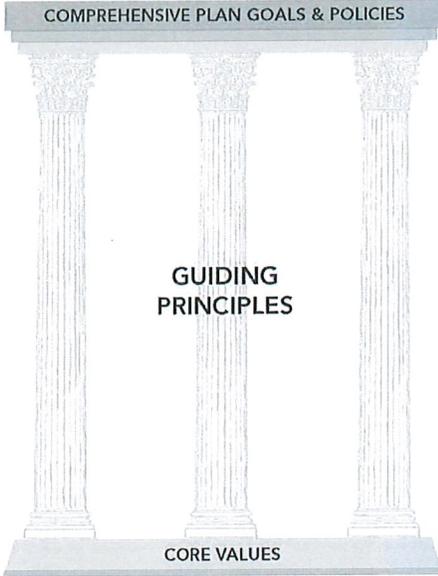
The foundation of the overall policy direction for Envision Corinth: 2040 Comprehensive Plan is based on two strategic components.

The **core values** are those key attributes that have built the unique Corinth that we see today. These values were expressed by citizens and stakeholders as the drivers that support their community and should not be lost as the City grows. These values are summarized on page 21 of this plan.

The **guiding principles** were set by the Comprehensive Plan Advisory Committee (CPAC) with consideration of the core values. These provide the structural support and the guidance for the vision described in the plan.

Both the core values and the guiding principles filter through the analysis, recommendations and implementation strategies that are featured in this plan.

Overall, the core values and guiding principles represent the traditional structure of this Envision Corinth: 2040 Comprehensive Plan.



A DYNAMIC AND AESTHETICALLY PLEASING COMMUNITY

One that links neighborhoods, City facilities, transit opportunities, and destinations to a system of viable and livable neighborhoods. Amenities should be built to support multiple generations and range of families in the City.

COMPLETE, CONNECTED, AND SAFE NEIGHBORHOODS

Areas with convenient access to quality goods, services, and a wide variety of housing that meets the needs of all ages and abilities. This includes sidewalks, trails, and green infrastructure as street improvements that enhance quality of life and the experience of Corinth.

FUTURE INFILL DEVELOPMENT

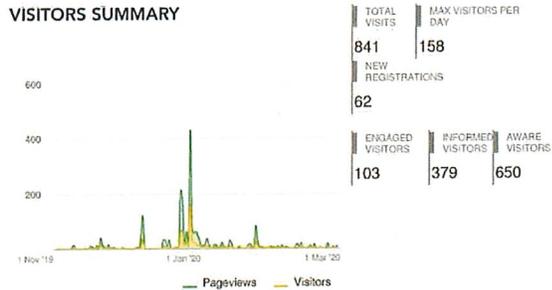
Development that is context appropriate, compatible with existing adjacent development, and addresses needs of projected future demand. This approach takes into consideration the concerns of current residents while continuing to attract investment and retain long-term value in Corinth.

CORE VALUES AND DESIRES

Uniquely Corinth

- Village Experiences
- Small Town Identity
- Sustainable
- Farm to Table
- Great Streets
- Stronger City Image
- Restaurants
- Market Viable
- Community Center
- Small Business Friendly
- Places for People
- Family Centered
- Places for People
- Public Events and City Hall
- Walk to Work
- Home Town Experience
- Mixed-Use Convenience
- Center of Town
- Eyes on the Street
- Exciting College Experience
- Key Partnerships
- Transit-Oriented Focus
- Various Densities and Housing Types
- Strong Identity from I-35
- Provide a Range of Housing Options
- Hip, Cool and Now

VISITORS SUMMARY



CATALYST
URBAN DEVELOPMENT



BUILDING TOWARDS A SMARTER AND SUSTAINABLE CORINTH

ENVISION A SMART CITY

A 'Smart City' can simply be defined as an ecosystem of traditional and technological infrastructure used to improve sustainability and quality of life. Smart Cities around the world are using the Internet of Things (IoT) to enhance daily operations, citizen service, and livability. There are six key indicators¹ to consider when envisioning Corinth as a smart city:

- Envision a Smart Economy
- Envision a Smart Environment
- Envision a Smart Government
- Envision Smart Living
- Envision Smart Mobility
- Envision Smart People

Corinth is poised to benefit from smart city initiatives that compliment economic, population, and developmental growth. At the January 21, 2020 Corinth Community Open House, citizens were asked, "What do you think Corinth needs to improve the quality of life?" The overwhelming response was Connectivity, Community, and Mobility. These needs can be directly addressed through smart city initiatives.

- Connectivity
- Community
- Mobility

The adjacent graphics represent the six key indicators and can be found where they relate to the intended outcomes for recommendations in this plan.



ENVISION A SMART ECONOMY

Transforming and strengthening Corinth's economy by attracting quality development and increasing regional cooperation. Building the economy on industry trends and supporting a diversity of cooperative industries.



ENVISION A SMART ENVIRONMENT

Managing the built and natural environment within Corinth to improve livability. Focus on key environmental sustainability initiatives that focus on stormwater mitigation techniques, technological advancements and riparian protection.



ENVISION A SMART GOVERNMENT

Strengthening connections and interactions between the City of Corinth, businesses, and citizens by having a proactive government. Build on utilization of digital coordination to improve public awareness, participation and operations.



ENVISION SMART LIVING

Increasing quality of life for residents and visitors by attracting quality residential and non-residential development to Corinth. Focusing on connectivity between neighborhoods and amenities like parks and commercial activity.



ENVISION SMART MOBILITY

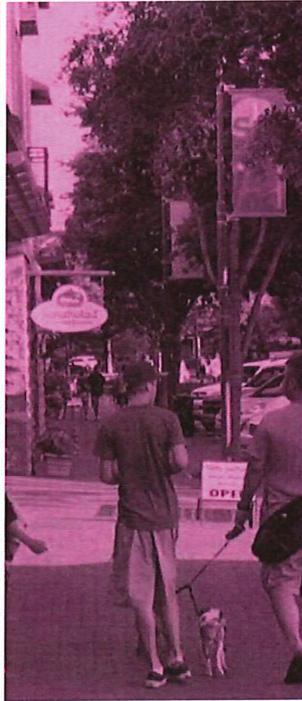
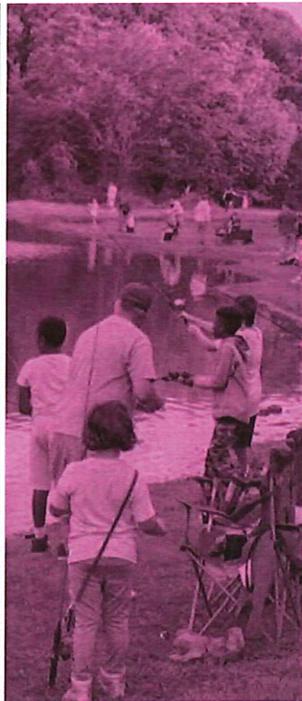
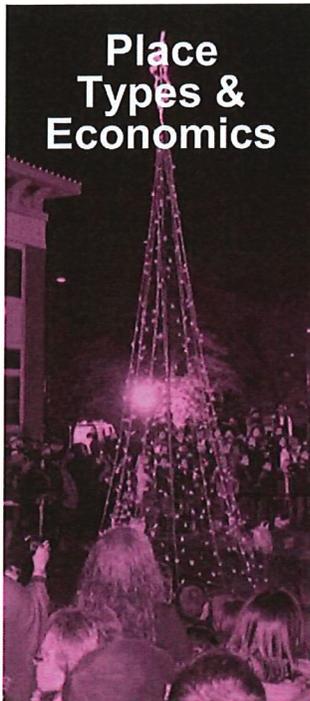
Increasing the efficiency and service quality of the multi-modal transportation system in Corinth. Establish active transportation connectivity



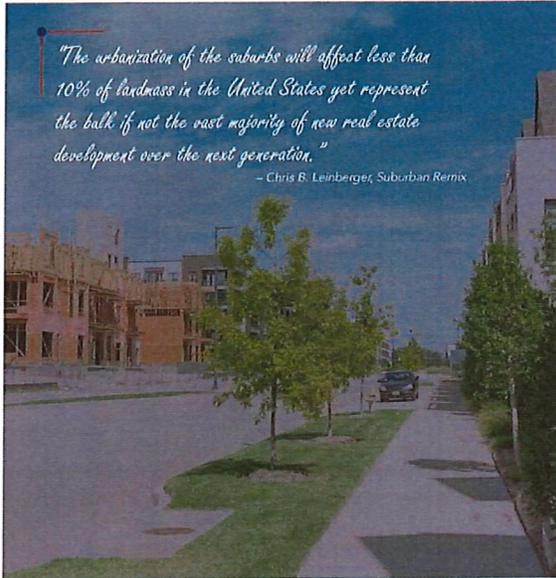
ENVISION SMART PEOPLE

Transforming citizen engagement with the public and private sector as individuals or businesses.

¹ The Six Smart City Indicators: <https://hub.boosmart.city/smart-city-indicators>



LAND USE AND DEVELOPMENT STRATEGY



INTENDED OUTCOMES

One critical element of a comprehensive plan is a future land use plan which typically defines land uses such as commercial, residential, industrial, etc. These definitions are often two dimensional and lack specificity with respect to character or context of the land use. Especially with respect to residential land uses, distinctions are made strictly along the lines of density allowances and are seldom nuanced to address the neighborhood context and transitions to adjoining land uses.

The type, mix, and character of land uses have a long-term impact on the City's social, economic, and environmental health. The use of "Place Types" to create a blueprint for future development provides City officials, residents, and developers more predictability on the character of new neighborhoods created since the definitions of the Place Types focus on more than land use and density.

The advantage of using Place Types over two-dimensional Land Use categories include:

- Encouraging a Master Planned approach for development of the remaining undeveloped properties in Corinth with a goal of maximizing the market opportunities to attract a range of development options that provide higher development predictability for both developers and residents alike. With limited undeveloped land available in Corinth, it will be critical that the City maximize its options to attract quality development that can add value to existing neighborhoods

while enhancing quality of life for all residents. These opportunities will also need to be sensitive to adjoining existing neighborhoods with transitions and/or connections.

- Allowing for a range of development opportunities from urban mixed use to regional scale retail to new traditional neighborhoods to new suburban neighborhoods.

- Focus on integrating design and character of all elements that create the built environment – land use, street design and connectivity, open space and trail integration, and building design, all in a sustainable context.

- Ensuring a balanced and integrated approach to land use and infrastructure investments such as streets, parks, trails, and other City services based on the context of the place type. The Strategic Focus Areas provide additional tools to the City while evaluating the development options through the lens of fiscal and physical sustainability.

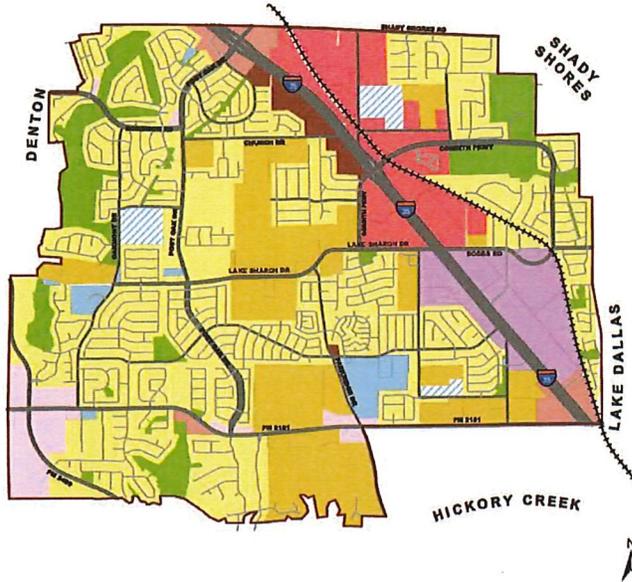
- Encouraging a range of housing types that provides needed amenities such as trails, neighborhood greens, and access to needed neighborhood retail and services, all within a walkable neighborhood context.

ENVISION CORINTH 2040 COMPREHENSIVE PLAN

LAND USE AND DEVELOPMENT STRATEGY

LEGEND

- Corinth City Limits
- Neighborhood
- Mixed-Residential
- Mixed Use - TOD
- Mixed Use - Node
- Retail/Commercial
- Corridor Commercial
- Office/Employment
- Institutional/Public/Civic
- Educational
- Parks/Open Space
- Railroad
- Highway
- Major/Minor Arterial
- Collector
- Local



The following pages provide the detailed Place Types definitions which address:

- Purpose and Character of each Place Type category including guidance on how Place Types designations can help with future zoning decisions
- Use Mix and Density Ranges that are appropriate for successful development within the different Place Type categories including images to illustrate compatible building types and scale
- Key Design Priorities to enhance the appearance and character of development within each specific Place Type category including how each place type addresses the City's overarching sustainability goals
- Sustainability Priorities to identify the appropriate green tools and initiatives that fit the place type context.

Place Types focus on community

Mixed-Use - TOD



Mixed-Use - Node



Mixed-Residential



ENVISION CORINTH 2040 COMPREHENSIVE PLAN
LAND USE AND DEVELOPMENT STRATEGY

STRATEGIC FOCUS AREAS

In addition to the place types established in this Comprehensive Plan, the planning team identified key focus areas that were mainly composed of larger assemblages of underdeveloped and undeveloped properties in the City. Within these prioritized focus areas, the planning team generated development options under different market scenarios. The goal was to explore different market opportunities and context to provide an analysis of the relative cost versus benefit to the City. Costs are related to existing major infrastructure costs and the corresponding new infrastructure based on the development scenario. The benefits were based on potential property values and tax revenue generated under these different scenarios.

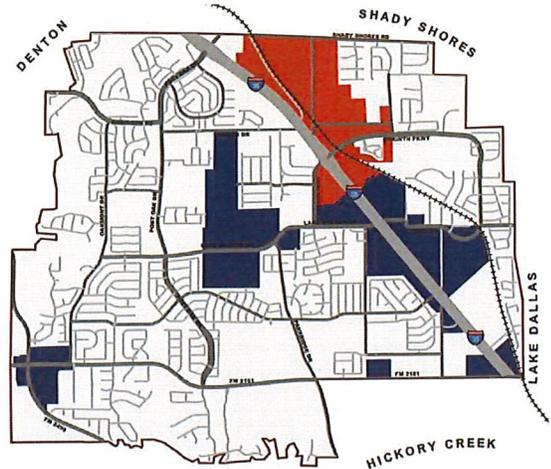
In addition to using the recommendations for the different place types in this Chapter, City officials, developers, and residents can utilize the scenarios developed for the specific focus areas. The Focus Area chapter provides more site-specific recommendations for development based on existing conditions and the locational context of these focus areas.

The different scenarios can provide guidance to city staff, elected and appointed officials, and developers while evaluating rezoning applications and incentive requests within these focus areas.

The decision on which scenario is selected should be based on elevating the market demand as well as the community's desire for specific benefits that it wants to prioritize through incentive programs.

In order to address rising costs of housing, need for a more diversified tax base, long-term fiscal sustainability, and ability to invest in quality of life amenities, the city should prioritize land use and development that:

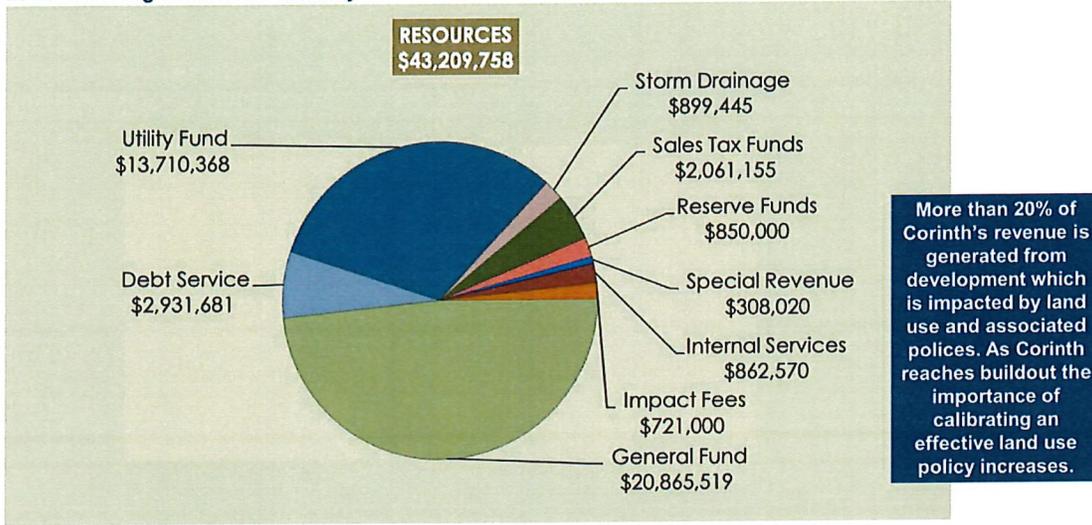
- » Provides more efficient use of land
- » Accommodates more compact and walkable mix of uses, especially quality retail and restaurants
- » Preserve and integrate environmentally sensitive lands, creeks, and wooded areas as amenities into the development while providing functional uses such as detention and drainage
- » Provides for long-term evolution of land uses in response to market opportunities
- » Provides for a mix of housing types to attract and retain residents while making Corinth a life-cycle community



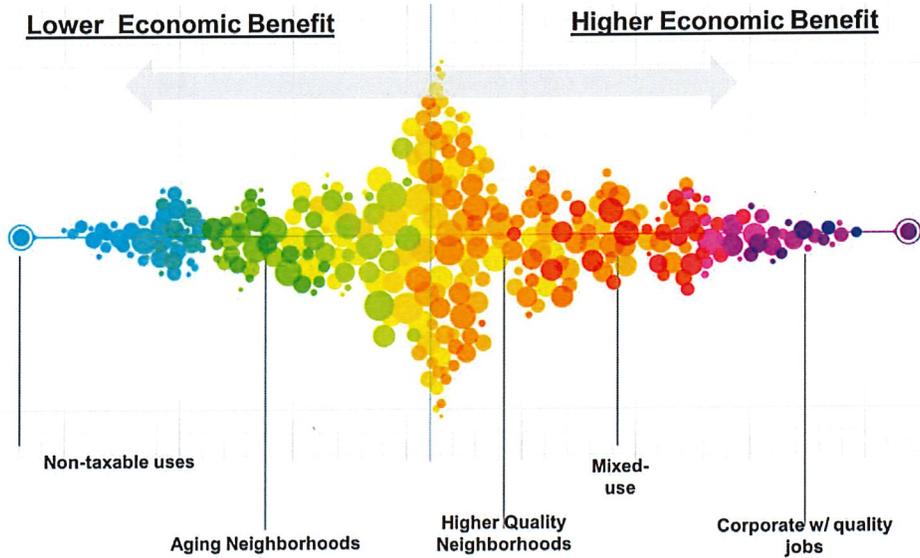
LEGEND	
Corinth City Limits	Railroad
Transit-Oriented Development	Highway
Small Area	Major/Minor Arterial
	Collector
	Local

Resources & Expenditures

2019-2020 Budget Resource Summary



Importance for Balanced Land Use



LAND USE AND DEVELOPMENT STRATEGY

NEW CITY CENTER

Establish a cultural, commercial and civic center that:

- Centers around future transit location and is rail-ready; Connects locally and regionally with multi-modal options;
- Connects to City Hall and other civic and educational facilities to build a synergy of government, education and commerce;
- Supports stabilization of and improves the fiscal budget of the City;
- Represents unique cultural and family-oriented character of the community; and
- Promotes and encourages a unique development and architectural pattern that brands the location to be uniquely Corinth.

Office	Mixed-use residential
College/University	Mixed-use Office
Hotel/Conference	Multifamily
Flex Office/Light Industrial	Townhomes
Retail/Restaurant	Single Family
	Existing to remain

TRANSIT-ORIENTED DEVELOPMENT

- 1. NCTC Expansion Area**
 - Expands southward along central green with architectural student services building in the center
 - Campus expansion makes direct connection into the mixed-use Village Square
 - Potential joint venture office (light purple) face the Interstate 35E
 - Flex office and small retail along Interstate 35E frontage and N. Corinth Street
- 2. Village Square Area**
 - Drainage property reclaimed to become central square with performance pavilion and restaurant pavilion
 - Village square defined by mixed-use buildings on north and east side designed to transition from residential to commercial space on ground floor as market grows
 - New rail station north of Corinth Parkway feeds the Village Square, with shared parking to its west
 - Restaurant grouping with outdoor patios defines rail station directly to the west, and allows for food truck parking
- 3. Village Community Area**
 - Blend of single family, townhomes and loft apartments
 - Defined by street grid and pocket park system with wide sidewalks, street trees, benches, bike racks, trash containers and active landscaping
 - All garages and project parking within internal parking courts and alleys
- 4. Health Science Area**
 - New roadway provides access from Corinth Parkway to Walton Road
 - Parking and open area west of new roadway converted into new development site
 - Shared parking garage as public/private partnership between developer and City provides H/S parking at base
 - New parking on Corinth Parkway
- 5. Mixed-Use I-35 Frontage**
 - Hotel, office and restaurant area on both sides of Interstate 35E, having strong highway visibility and connected by pedestrian promenade to rail platform and Village Square



ENVISION CORINTH 2040 COMPREHENSIVE PLAN LAND USE AND DEVELOPMENT STRATEGY

SCENARIO 2C LAKE SHARON CENTRAL

OPTION 1

This scenario takes a middle road for development, emphasizing the needs for naturalized open space, coordinating an organic street network and accommodating higher density along Lake Sharon Drive, with commercial focuses at the corner of Parkridge and Lake Sharon Drive.

OPTION 2

The alternative to the optimized development opportunity outlines the ability to have a formal open space and drainage amenities, while also emphasizing a higher intensity development pattern. The core location at the corner of Parkridge and Lake Sharon Drive is still a major intersection, but the retail core transitions slightly west to allow a walkable pattern of development to take place off of the arterial roadways.

Both these options provide for higher development intensities, range of residential uses, integrated and amenitized open spaces with a longer-term build-out. The scale and intensity envisioned can support more retail and support greater amenities within the development.

OPTION 1



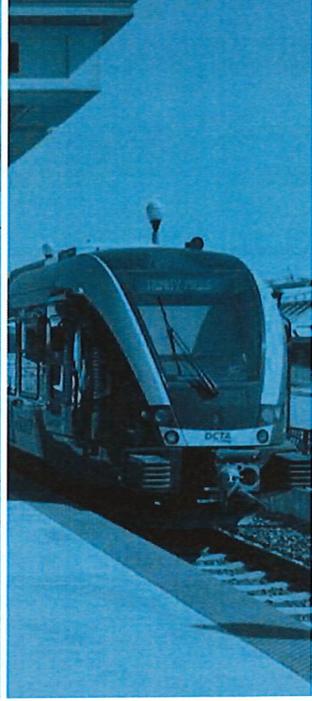
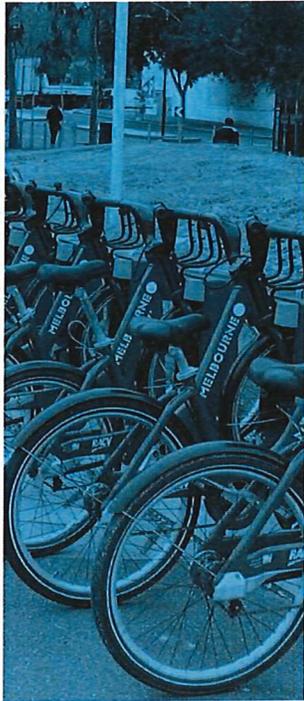
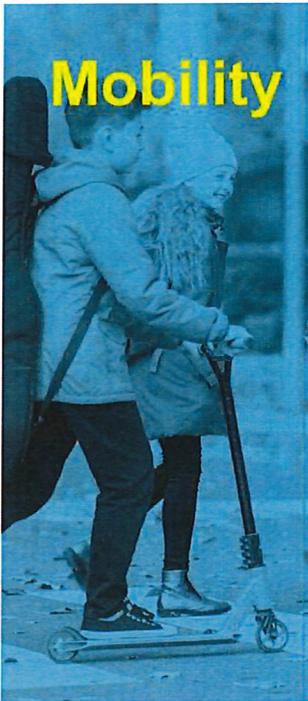
1. Single Family Residential
2. Single Family Residential
3. Townhouses
4. Urban Residential
5. Urban Residential
6. Single Family Residential
7. Single Family Residential
8. Retail Cluster
9. Townhouses

OPTION 2

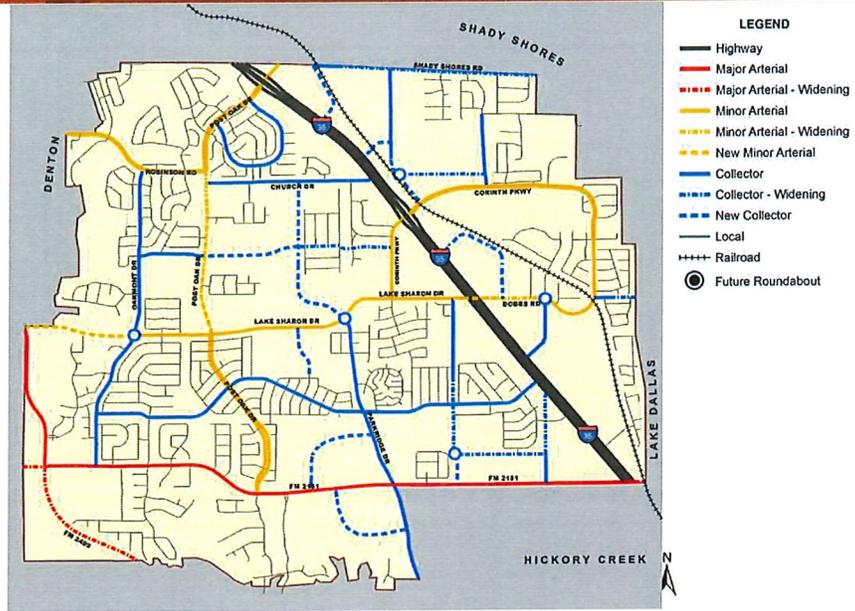


1. Single Family Residential
2. Small Lot Residential
3. Townhouses
4. Urban Residential
5. Retail Center
6. Retail/Commercial Mtx
7. Townhouses
8. Single Family Residential

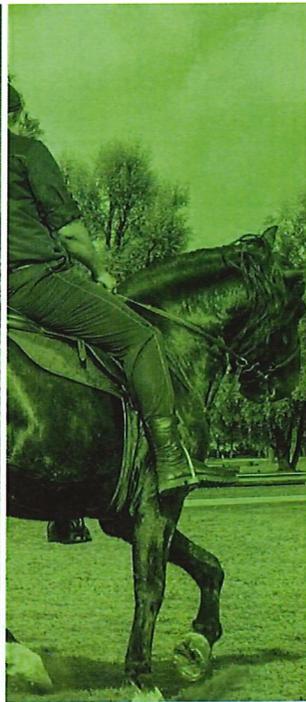
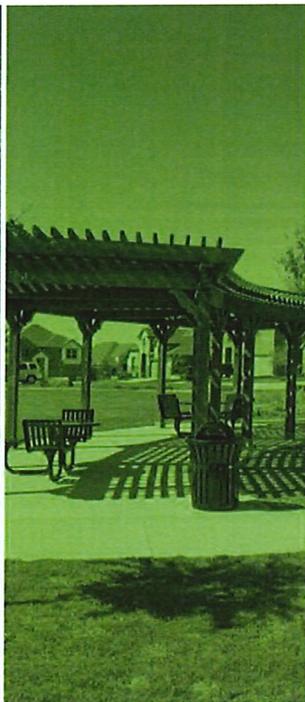
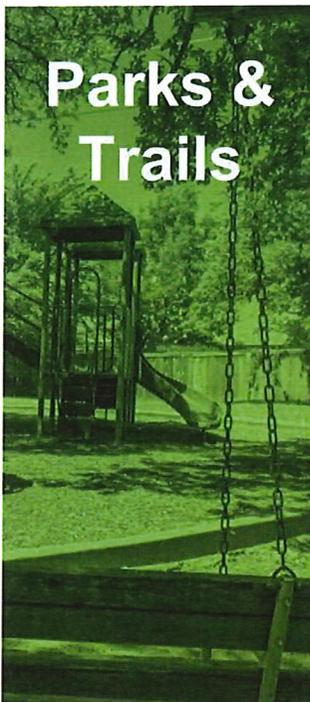
	Traditional		Optimized A		Optimized B	
	2030	2040	2030	2040	2030	2040
Single Family	1,200 Units	1,200 Units	1,351 Units	1,351 Units	1,522 Units	1,522 Units
Townhome/Duplex	237 Units	237 Units	228 Units	228 Units	355 Units	355 Units
Condos	510 Units					
Multifamily	3,338 Units	3,338 Units	6,341 Units	6,341 Units	6,680 Units	8,476 Units
Retail	187,200 SF	416,000 SF	187,200 SF	416,000 SF	187,200 SF	509,291 SF
Office	45,000 SF	100,000 SF	45,000 SF	100,000 SF	45,000 SF	100,000 SF
Institutional	175,000 SF					
Total Value	\$1,382,540,731	\$1,450,740,731	\$1,916,899,354	\$1,985,099,354	\$2,087,189,830	\$2,465,174,550
Revenue	\$56,542,180	\$126,868,499	\$66,466,244	\$165,113,570	\$71,157,594	\$193,073,868
Costs	\$40,476,287	\$90,561,133	\$47,474,277	\$117,410,655	\$50,995,828	\$137,214,813
Surplus/Deficit	\$16,065,893	\$36,307,366	\$18,991,967	\$47,702,915	\$20,161,766	\$55,859,055



MASTER THOROUGHFARE PLAN



Parks & Trails

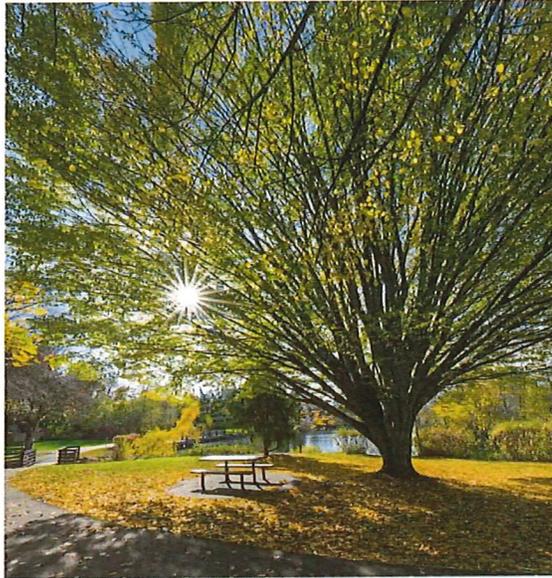


PARKS AND TRAILS STRATEGY

INTENDED OUTCOMES

Vision Statement: To support a thriving and connected City through non-motorized transportation infrastructure that enhances quality of life and provides an elevated level of functionality while maintaining connections for existing and new development in the City. All enhancements should be oriented towards the following objectives:

-  Maintain all existing parks and improvements;
-  Apply improvement projects to specific existing parks;
-  Enhance and connect existing trails and sidewalks throughout the City;
-  Increase wayfinding and signage for trail users;
-  Increase shade by capitalizing on natural shade provided by existing or proposed trees, or by constructing new shade such as pavilions or rest areas;
-  Provide safer routes to facilities for citizens on foot or on bike; and
-  Prioritize recommendations for future park development and trails associated with the TOD.



RECOMMENDED PARK ENHANCEMENTS

- » Additional parking and improved functionality of parking in existing parks.
- » Implement pedestrian traffic through existing shaded areas and provide new canopy trees or permanent shade structures.
- » Increase public restroom facilities in Community Parks.
- » Lighting improvements.
- » Pavilions at existing parks – rental space and areas of respite.
- » Playground improvements and additions – consider ADA accessible playgrounds and enhanced playground surfacing.

Note:
This is an excerpt from the Park, Recreation + Open Space Master Plan that was developed at the same time as this Comprehensive Plan. All associated maps and facility assessments can be found in that document.

ENVISION CORINTH 2040 COMPREHENSIVE PLAN PARKS AND TRAILS STRATEGY

RECOMMENDED TRAIL ENHANCEMENTS

- » Connect existing trails throughout the City.
- » Incorporate trail heads at all trail entrances to create a sense of place and understanding of trail system.
- » Improve trails with material updates – concrete for hard surface trail, decomposed granite for soft surface trails.
- » Expand width of existing undersized trails or sidewalks to accommodate different modes of traffic.
- » Lighting improvements for safety.
- » Capitalize on existing green spaces throughout the City for connectivity as a recreational venue and mobility venue.

Note:
This is an excerpt from the Park, Recreation + Open Space Master Plan that was developed at the same time as this Comprehensive Plan. All associated maps and facility assessments can be found in that document.



PARKS AND TRAILS STRATEGY

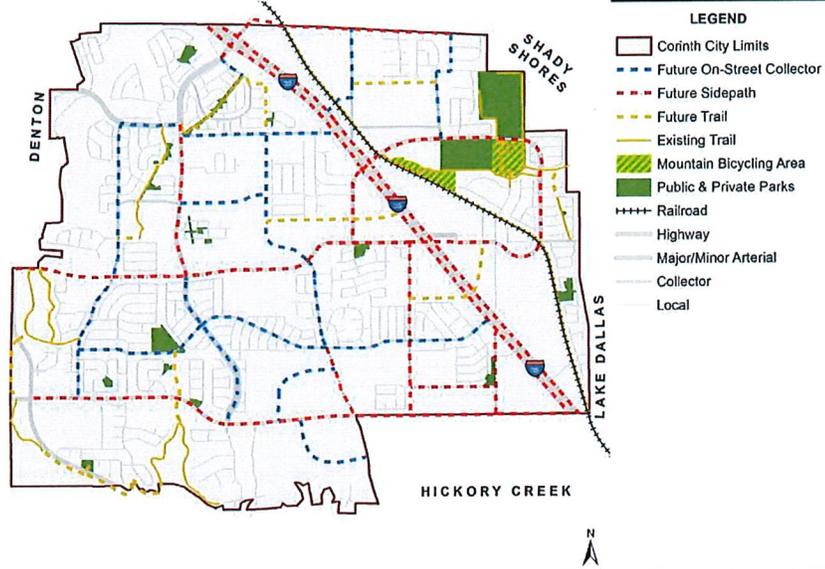
ACTIVE TRANSPORTATION PLAN

The Active Transportation Plan (ATP) identifies areas where infrastructure improvements can be created to generate a safe environment for non-motorized transportation modes throughout Corinth. This plan is discussed in further detail in Corinth's Park, Recreation + Open Space Master Plan.

The ATP calls for future infrastructure to include on-street infrastructure such as bicycle lanes, and off-street infrastructure, which includes sidepaths and trails.

Sidepaths are intended to be within the right-of-way of the existing roadway. Where additional right-of-way is not available or funds restrict:

- First consider whether roadway can be downgraded and have a travel lane converted to multi-modal use.
- If adjustments to the cross section are not feasible, consider an alternative route so that the connections are achieved.
- In some cases, developers can include a sidepath at the edge of development for in-kind trades, such as less open space dedication, increased densities, or cost sharing.



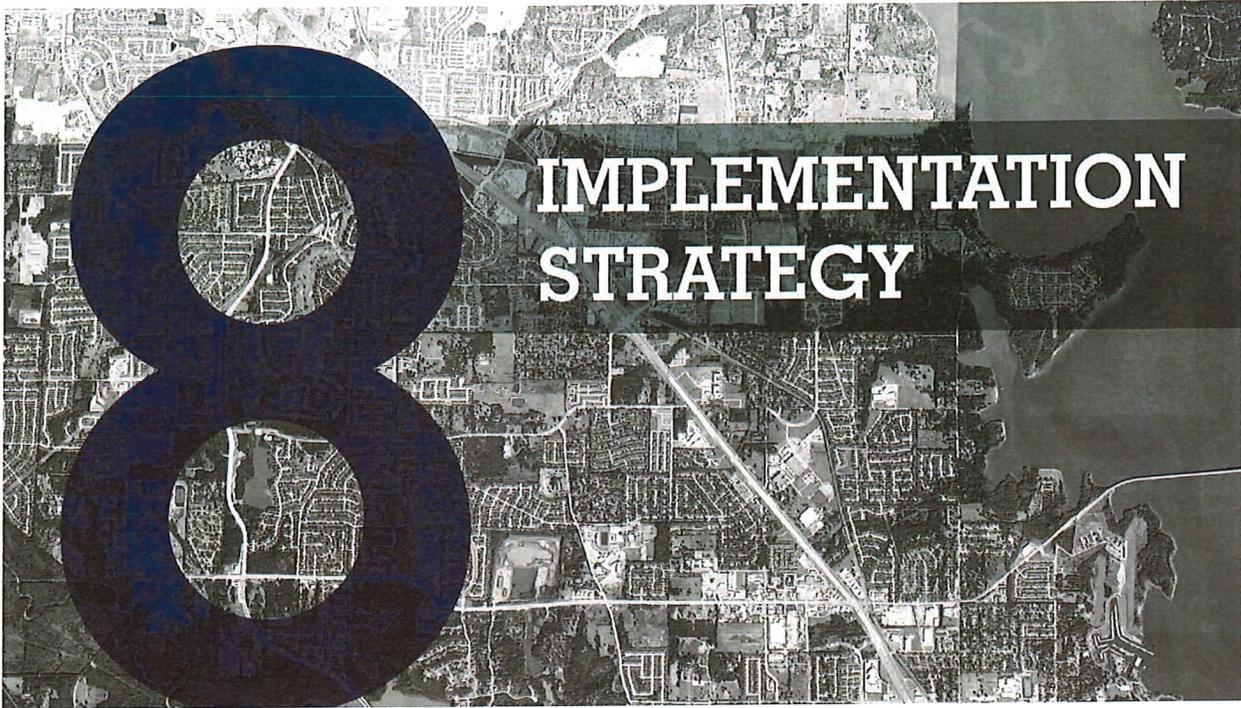
PARKS AND TRAILS STRATEGY

TRANSIT-ORIENTED DEVELOPMENT

Key park and trail features of the Transit Oriented Development (TOD) area will focus on quality of space over quantity in size for parks and strategic connection points to improve local connections to the TOD. Park Types are defined in the Park, Recreation + Open Space Master Plan

- MULTI-USE TRAIL
 - SIDEPATH
- 1 PLAZA
 - 2 GREEN
 - 3 MOUNTAIN BIKING TRAIL
 - 4 STREETScape PLAZA
 - 5 POCKET PARK
 - 6 SQUARE
 - 7 PEDESTRIAN PASSAGE





IMPLEMENTATION STRATEGY

DELIBERATE ACTION FOR STRATEGIC RESULTS

This section describes specific actions the City and its partners can take to implement this plan. The strategy can be used to guide Corinth's development in a deliberate manner and in coordination with stakeholders. It calls for specific near-term actions to be implemented in the next three years and is more general with respect to middle- and long-term tasks.

This plan organizes tasks according to when they should be completed: near-term (1-2 years), mid-term (3-5 years), and long-term (5+ years).

IMPLEMENTATION RESPONSIBILITY

Ultimately, the responsibility for implementing this plan rests with community leaders. This plan should help leaders make predictable decisions. Implementing the plan in a deliberate, step-by-step process that will help to align public and private sector activity and building a more resilient and unique Corinth.

Planning Commissioners and staff should refer to the plan when reviewing development applications, conceptualizing new infrastructure, or creating annual work programs. In addition to the municipality, implementation of the plan will be more successful if the civic sector and the public are invited to play meaningful roles. Civic institutions can help to drive the pace of implementation by coordinating stakeholder engagement. New policies and programs will be viewed as more legitimate if the public is regularly involved in their design.

OBJECTIVE

The objective of this plan is to coordinate public and private investment within the City. Each task in this implementation strategy was designed with that objective in mind.

STRATEGY 1: IMPLEMENT THE TOD

The guiding process for Corinth to remain unique and provide a catalyst for the market to accelerate the development of the City Center and TOD in response to DCTA's funding of the Transit Station. This requires several strategies to ensure that the partners at the table are ready to go and that it is prepared as a "shovel-ready" project.

1. Adoption of this Comprehensive Plan will be the key to locking in the vision but be sure to not let the pretty pictures hold you back. The detail in these concepts are guidance and could be realized in several different ways. Stay flexible on the final design, but make sure that the community values are upheld as development commences. Assess and review accomplishments of the Comprehensive Plan strategies on an annual basis.
2. Implement the vision for the TOD with a tailored zoning district that balances use flexibility and design predictability. This can be achieved through the careful calibration of a form-based code that will ensure that proper design tools are in place to create a mixed use and walkable environment. This should only be used for the special districts in the City and may not be a good idea for the whole city as a zoning document.

Given limitations on regulating building materials under current state law, the city should explore other tools to ensure quality and character of the development through supplemental site design and building form standards. The form-based code creates a de-facto master planned development context that allows multiple property owners to develop under a unified vision and regulatory scheme.

3. Finalize the master plan, perform a City initiated rezoning and create a marketing package for the TOD area. With these in hand, the City can build a partnership around its plan with local and regional partners including the Chamber of Commerce, Denton County, DCTA, NCTCOG, etc.
4. Finalize Tax Increment Reinvestment Zone (TIRZ) project and finance plan to set the potential projects for the TOD and the basis for financing those projects. Be sure to support catalytic projects at a higher value and incentive positioning than the late-comers to the project.
5. Pursue support for catalytic development to influence the market at the City Center. This could take the form of infrastructure design and construction, park improvements or

parking facilities programs. Space around the station should utilize shared parking between local users (retailers) and DCTA travelers, but the parking does not necessarily need to be directly in front of the station.

6. Consider a station building that adds prominence to the entrance of the station platform. Giving a place for travelers to arrive as they embark or disembark from the train will add a level of sophistication rarely experienced in the Metroplex. This also allows for a small level of concessions and for bike trail head integration for the trail system.
7. Promote office and employment users to be closer to the station than other uses. For every 100 feet that an office is placed further away from the station, the potential capture of those workers as riders is diminished approximately 1 percentage point. So, for an office building that is placed a whole city block away (about 400 feet), you are lowering an already low capture rate by as much as a third of the potential ridership capture (typically 12 to 15 percent).

ACTION PLAN

Short Term (1-2 years)

- Adopt Comprehensive Plan
- Finalize TOD concept plan/district
- Adopt form-based zoning or development code for the TOD
- Finalize and adopt TIRZ project and finance plan
- Prioritize CIP projects that fulfill connectivity and infrastructure for the TOD

Mid Term (2-5 years)

- Pursue partnerships with local and regional partners
- Solicit support from private developers and partners for coordinating the initial infrastructure investments for catalytic projects
- Actively market the TOD as the City Center or "Downtown" of Corinth

Long Term (5+ years)

- Support and co-manage design and construction of the new station, infrastructure and any public amenity in the TOD area
- Continue to actively market the TOD as the City Center or "Downtown" of Corinth

REQUIRED PARTNERS

- DCTA
- Denton County
- NCTCOG
- Catalytic Developers



IMPLEMENTATION STRATEGY

STRATEGY 2: PARKS & TRAILS ENHANCEMENT

Corinth already services nearly 312 square feet of park space per capita in the city limits. As this is an abundance of park space, it poses some conflicts with maintenance and programming. Future considerations for park and trail enhancements need to examine life-cycle costs in addition to the potential monetization or in-kind service upkeep by non-profit organizations.

1. Parks improvements and trail connectivity within and to the future TOD should be prioritized to align with other investments in the TOD.
2. Coordinate opportunities for connections throughout the City, improve sidewalks, enhance cross walks and prioritize sidewalk improvements on the remaining 29% of roadways without a sidewalk.
3. Discourage any new publicly owned and managed park space that would require City staff to take on more maintenance responsibilities. Carefully consider existing and future staffing needs as new park facilities are brought on-line while prioritizing the amphitheater park in the TOD.

4. Find opportunities to cross Interstate 35 E for trails and horse routes. Focus first on existing underpasses and opportunities for flood plain crossings.
5. Identify activation and programming opportunities in Corinth Community Park to enhance the weekly use of the park. This will need to include shade structures, planting trees, water features or even a food truck park area within the parking lot between the two ball field areas.
6. Introduce digital management system for public works to easily track maintenance obligations.
7. Maintain contracts with mountain bike clubs to maintain mountain bike trails.
8. Expand mountain biking trails through partnership with non profits.
9. Consider expansion of trails system with a bike share system for first-mile/last-mile connections.

ACTION PLAN

Short Term (1-2 years)

- Adopt Parks and Trails Plan, including Active Transportation Plan
- Explore and prioritize missing trail and sidewalk connections
- Finalize and adopt TIRZ project and finance plan
- Prioritize CIP projects that fulfill connectivity and infrastructure to the TOD and beyond

Mid Term (2-5 years)

- Pursue partnerships with local and regional partners for maintenance and regional expansion
- Solicit support for coordinating the initial infrastructure investments for catalytic projects

Long Term (5+ years)

- Plan and collaborate with a non-profit mountain biking group to expand mountain biking trails to rank as national attraction level
- Continue to evaluate the parks and trails improvements for short term updates.

REQUIRED PARTNERS

- Dallas Off-Road Bicycle Association (DORBA)
- Denton County Transit Authority (DCTA)
- Bike-Share programming (Bike Share Fort Worth or similar)
- North Central Texas Council of Governments (NCTCOG), for regional trail improvements
- Local municipalities, for regional trail connections
- Texas Parks and Wildlife (TPWD)
- Keep Corinth Beautiful

STRATEGY 3: CATALYZE FOCUS AREAS OUTSIDE OF THE TOD

As the TOD development gains momentum and matures, other undeveloped areas in the city should become more attractive for new development. These Focus Areas (discussed in Chapter 4) include Interstate 35E and Lake Sharon (add the names of these focus areas). These need to fall in line with the desired vision and coordinated with the landowners to ensure collaborative steps are taken for infrastructure and connectivity needs.

1. Create the zoning tools (example the PUD standards and criteria) to provide flexibility to implement the optimal scenario based on the market opportunity at the time of development.
2. Market the opportunity sites through Economic Development department, once they have made progress on marketing the TOD area.
3. Establish connections across Interstate 35E in key locations, such as the Dobbs - Lake Sharon connection.

ACTION PLAN

Short Term (1-2 years)

- Finalize ideal concept plans for focus areas with landowners through an internal planning process.
- Develop the appropriate zoning tools to provide flexibility to implement the range of scenarios envisioned for the different focus areas in this plan.
- Finalize and adopt TIRZ project and finance plan to include some projects that support these key properties.
- Prioritize CIP projects that fulfill connectivity and infrastructure to the TOD from these properties
- Solicit for funding to support stormwater mitigation programs through grants and fees.

Mid Term (2-5 years)

- Support mobility improvements to these areas including sidewalks, trails and other multi-modal street improvements/road diets.
- Solicit support from development community to coordinate the initial infrastructure investments for catalytic projects in these key properties

Long Term (5+ years)

- After TOD is established, focus in on these priority sites and utilize CIP funds to improve infrastructure in the area, specifically stormwater mitigation requirements.

REQUIRED PARTNERS

- » TxDOT
- » Army Corp of Engineers
- » Denton County
- » Major Landowners
- » North Central Texas Council of Governments (NCTCOG)

ADDITIONAL STRATEGIES

- » ADA Transition Study
- » Floodplain Protection Plan
- » Zoning Code, Subdivision Ordinance and Engineering Design Criteria Assessment

STRATEGIC FOCUS AREAS

In addition to the place types established in this Comprehensive Plan, the planning team identified key focus areas that were mainly composed of larger assemblages of underdeveloped and undeveloped properties in the City. Within these prioritized focus areas, the planning team generated development options under different market scenarios. The goal was to explore different market opportunities and context to provide an analysis of the relative cost versus benefit to the City. Costs are related to existing major infrastructure costs and the corresponding new infrastructure based on the development scenario. The benefits were based on potential property values and tax revenue generated under these different scenarios.

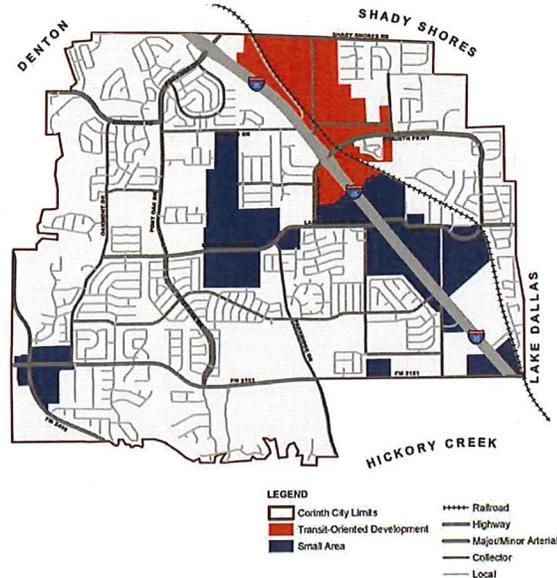
In addition to using the recommendations for the different place types in this Chapter, City officials, developers, and residents can utilize the scenarios developed for the specific focus areas. The Focus Area chapter provides more site-specific recommendations for development based on existing conditions and the locational context of these focus areas.

The different scenarios can provide guidance to city staff, elected and appointed officials, and developers while evaluating rezoning applications and incentive requests within these focus areas.

The decision on which scenario is selected should be based on elevating the market demand as well as the community's desire for specific benefits that it wants to prioritize through incentive programs.

In order to address rising costs of housing, need for a more diversified tax base, long-term fiscal sustainability, and ability to invest in quality of life amenities, the city should prioritize land use and development that:

- » Provides more efficient use of land
- » Accommodates more compact and walkable mix of uses, especially quality retail and restaurants
- » Preserve and integrate environmentally sensitive lands, creeks, and wooded areas as amenities into the development while providing functional uses such as detention and drainage
- » Provides for long-term evolution of land uses in response to market opportunities
- » Provides for a mix of housing types to attract and retain residents while making Corinth a life-cycle community



Next Steps

Envision Corinth: 2040 Comprehensive Plan

- City Council – Adoption Hearing – July Meeting

Parks, Recreation & Open Space Master Plan

- Planning & Zoning Commission – July Meeting
- City Council – Adoption Hearing – August Meeting

Thank you!



Helen-Eve Beadle, Planning Director, updated City Council - Planning and Zoning Commission unanimously recommended *Envision Corinth: 2040 Comprehensive Plan* for City Council approval at their June 22, 2020 meeting subject to staff's review comments in the document, outlined below.

1. Amend Existing Land Use of the Goddard School Property to Commercial/Office/Retail, refer to page 14.
2. Correct Spelling of the word "Commercial" in the Legend, refer to page 14.

3. Amend Land Use and Development Strategy to add Corridor Commercial along 2181 near intersection at Parkridge Drive, refer to page 43.
4. Review and amend Land Use and Density point number 7, refer to page 50.
5. Remove word i.e. and replace with namely, refer to page 55.
6. Widen exhibit showing typical residential street, refer to page 64.
7. Review comment and amend exhibit showing paving of Future Local Street cross section, refer to page 64.
8. Amend the North Arrow, refer to page 65.
9. Clarify private HOA parks on the Active Transportation Plan, refer to page 66.
10. Remove the word proposed and replace with new, refer to page 72.
11. Amend grammar of point six, refer to page 73.
12. Review and amend Economic and Fiscal Strategy section, refer to page 80.
13. Address zoning application comment in Deliberate Action for Strategic Results section, refer to page 82.
14. Revise Thoroughfare Plan layout on pages 64 and 65 to provide for all of the Plan and Roadway Sections to appear on one page. Overview, Outcomes, and Plan Description may appear on other page.

Mayor Heidemann opened the Public Hearing at 7:28 p.m.

Joe Bednar stated he has four acres at 2501 Post Oak Lane at Lake Sharon. He reviewed the Future Comprehensive Plan, inquiring if the new Comprehensive Master Plan, Envision Corinth, is wrapped up into this plan. He would also like to talk with Mrs. Beadle off-line, stating there are differences between the future comprehensive plan and the presentation. He inquired on Taylor Farms to see if the city has completed work in this area. Mr. Bednar asked about the widening of Post Oak Road and if Silver Meadow would go through, past Post Oak.

Helen-Eve Beadle, Planning Director, confirmed Envision Corinth would replace the other plan. Mrs. Beadle responded regarding Taylor Farms stating developers have approached the city for various types of land uses, which would require rezoning to accommodate. She also noted the city is considering the widening of Post Oak Road. The master thoroughfare provides for a 60' right-of-way, accommodating three lanes. Mrs. Beadle confirmed it is a proposed collector connecting from Oakmont, the Corinth Parkway.

Mayor Heidemann closed the Public Hearing at 7:32 p.m.

MOTION made by Council Member Garber to approve as presented, including the replacement of the two scenario B's, pages 58 and 59, as well as the master thoroughfare plan. Council Member Pickens seconded the motion.

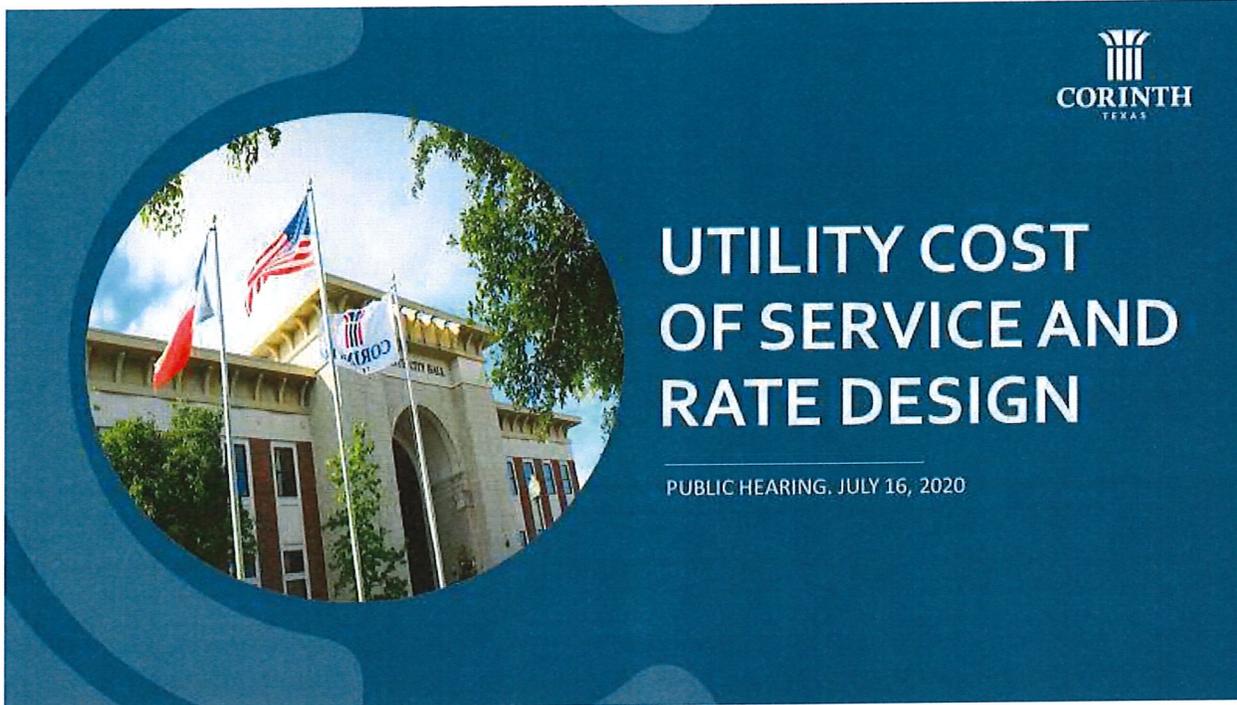
AYES: Garber, Johnson, Henderson, Pickens
NOES: None
ABSENT: Burke

MOTION CARRIED

8. Hold a public hearing and receive citizen input on the proposed water and wastewater rates for FYE 2021.

Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director, gave a

presentation to City Council for the utility cost of service a rate design.



CORINTH
TEXAS

UTILITY COST OF SERVICE AND RATE DESIGN

PUBLIC HEARING. JULY 16, 2020

AGENDA



- Council reviewed Rate Proposals on February 20 and July 2
- Compares the revenues of the utility to its expenses to determine the overall level of rate adjustment and designs rates to meet the needs of the utility.
 - ✓ Funded Asset Management Program
 - ✓ Included Capital Improvement needs for the TOD and TIRZ
- Design rates for each class of service to meet the revenue needs of the utility, along with any other rate design goals and objectives
 - ✓ Added an Irrigation Customer Class
 - ✓ Added a volumetric cap on Sewer Consumption
- Rates will be effective October 1, 2020



REVENUE REQUIREMENTS

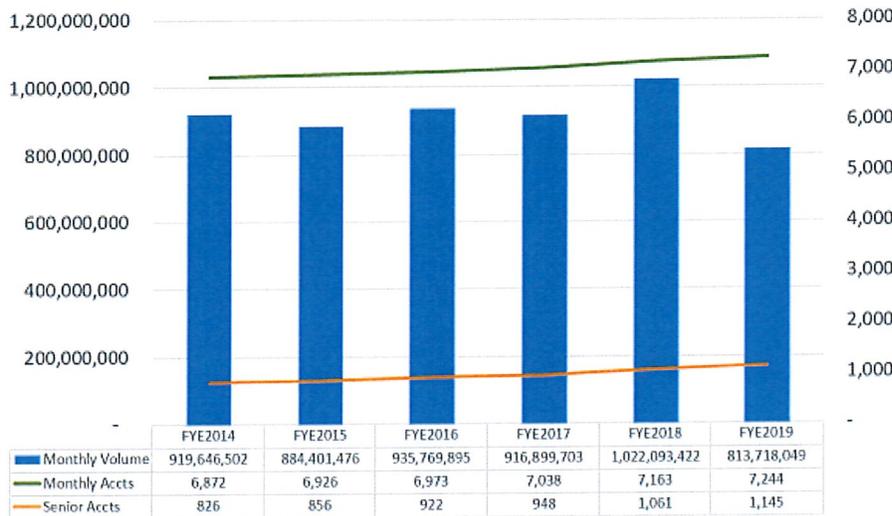


	Water	Wastewater	Combined	
O&M	1,732,607	1,288,247	3,020,854	23.8%
Water/Wastewater Purchase Cost	4,579,247	2,628,441	7,207,688	56.8%
Debt Service	773,905	492,284	1,266,189	10.0%
Transfers	657,028	241,999	899,027	7.1%
Asset Management Fund Transfer	250,000	50,000	300,000	2.4%
Rate Stabilization Fund Transfer	-	-	-	0.0%
Total	\$7,992,786	\$4,700,971	\$12,693,758	100.0%
Less Other Revenues	(403,456)	(175,100)	(578,556)	
Revenues Needed From Rates	\$7,589,331	\$4,525,871	\$12,115,202	

Transfers included funds for administrative costs to General Fund, Tap & Meter Replacement Fund, Vehicle Replacement Fund, and the Technology Replacement Fund



WATER HISTORICAL ANALYSIS



- Residential accounts **increased** by 372 or 5.4%
- Senior accounts **increased** by 319 or 38.6%
- The FYE2019 usage was 101.7 million gallons **below** the annual average of 915 million or 12.5%

UTRWD charges have increased by \$975,169 or 27.9% since FYE2014

WATER RATE BASE RATE STRUCTURE



Base Rates	City	UTRWD	Total
5/8 x 3/4	13.35	31.27	44.62
full 3/4	14.68	34.40	49.08
1 inch	18.69	43.78	62.47
1 1/2 inch	24.02	56.29	80.31
2 inch	38.70	90.69	129.39
3 inch	146.80	344.01	490.81
4 inch	186.83	437.83	624.66
6 inch	280.25	656.74	936.99
10 inch	603.72	906.93	1,510.65

- Base Rates recovers 54.6% of total expenditures
- Base Rate Revenue = \$4,165,150
- Base Rates based on Meter Size
- Seniors citizen includes 5,000 gallons of water in base rate.

Recommendation
No changes to Base Rate

VOLUMETRIC WATER RATE STRUCTURES

Volume is charged per 1,000 gallons, using a tiered structure

CURRENT			
Residential	City	UTRWD	Total
0-3,000	-	2.15	2.15
3,001-5,000	-	2.65	2.65
5,001-10,000	-	3.15	3.15
10,001-25,000	2.97	3.27	6.24
25,001-50,000	5.94	3.27	9.21
50,001 +	8.91	3.27	12.18

PROPOSED			
Residential	City	UTRWD	Total
0-5,000	1.00	1.15	2.15
5,001-10,000	1.00	2.15	3.15
10,001-25,000	3.00	3.15	6.15
25,001-50,000	6.00	3.15	9.15
50,001 +	9.00	3.15	12.15

Commercial	City	UTRWD	Total
0-10,000	0.84	3.27	4.11
10,001-25,000	0.84	3.27	5.11
25,001-50,000	2.84	3.27	6.11
50,001 +	3.84	3.27	7.11

Commercial	City	UTRWD	Total
0-50,000	3.00	2.15	5.15
50,001-200,000	5.00	2.15	7.15
200,001-500,000	7.00	2.15	9.15
500,001 +	10.00	2.15	12.15

Irrigation	City	UTRWD	Total
0-50,000	3.00	2.15	5.15
50,001-100,000	5.00	2.15	7.15
100,001-500,000	7.00	2.15	9.15
500,001 +	10.00	2.15	12.15

- Equalize the water rates between Residential and Commercial Rates
- Adjust water costs between City and UTRWD rates
- Create an Irrigation Rate Class

WATER REVENUE REQUIREMENT

	Current FYE 2020	Proposed FYE 2021			FYE 2022	FYE 2023
		City	UTRWD	Total		
Revenue Requirement	\$7,631,895	\$3,010,084	\$4,579,247	\$7,589,331	\$8,089,078	\$8,226,057
Projected Revenues	8,064,304	3,537,617	4,708,104	8,245,720	8,245,720	8,245,720
Revenue Gain/(Shortfall)	\$432,409	\$527,533	\$128,857	\$656,390	\$156,643	\$19,663

9

CUSTOMER RATE IMPACT

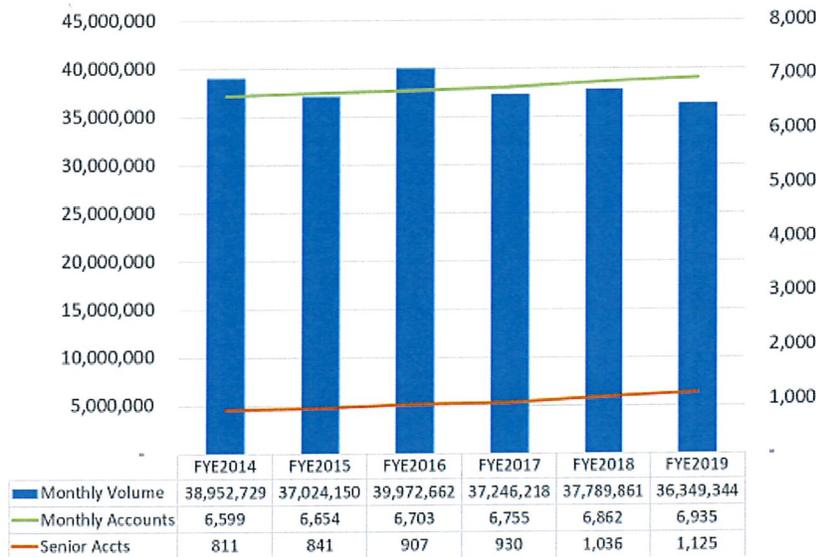
Gallons	RESIDENTIAL			SENIOR		
	Current	Proposed	Difference	Current	Proposed	Difference
1,000	46.77	46.77	-	44.62	44.62	-
5,000	56.37	55.37	(1.00)	44.62	44.62	-
10,000	72.12	71.12	(1.00)	60.37	60.37	-
25,000	165.72	163.37	(2.35)	153.97	152.62	(1.35)
50,000	395.97	392.12	(3.85)	384.22	381.37	(2.85)
75,000	700.47	695.87	(4.60)	688.72	685.12	(3.60)
Gallons	COMMERCIAL			IRRIGATION		
	Current	Proposed	Difference	Current	Proposed	Difference
5,000	83.02	88.22	5.20	83.02	88.22	5.20
10,000	103.57	113.97	10.40	103.57	113.97	10.40
25,000	180.22	191.22	11.00	180.22	191.22	11.00
50,000	332.97	319.97	(13.00)	332.97	319.97	(13.00)
75,000	510.72	498.72	(12.00)	510.72	498.72	(12.00)
150,000	1,043.97	1,034.97	(9.00)	1,043.97	1,134.97	91.00
250,000	1,754.97	1,849.97	95.00	1,754.97	2,049.97	295.00
500,000	3,532.47	4,137.47	605.00	3,532.47	4,337.47	805.00

10

WASTEWATER



WASTEWATER HISTORICAL ANALYSIS



UTRWD and City of Denton Disposal and Facility charges have increased by \$300,251 or 13.2% since FYE2014

- Residential accounts **increased** by 336 or 5.1%
- Senior accounts has **increased** by 314 or 38.7%
- The average monthly volume **decreased** by 2.6 million gallons or 6.7%
- Under current rate structure - equal to an annual loss of revenue of \$114,653

Wastewater Base Rate structures

Current	City	UTRWD	Total
RESIDENTIAL			
Base	\$21.39	-	\$21.39
Volumetric	0.96	2.71	3.67

Sewer volume is based on Winter Quarter Average for residential customers and actual water volumes for commercial customers using a 1 tier structure

Senior citizens 1,000 gallons of wastewater included in the base rate.

Proposed	City	UTRWD	Total
RESIDENTIAL			
Base	\$16.00	\$19.00	\$35.00
Volumetric	1.40	2.60	4.00
COMMERCIAL			
Base	\$19.00	\$26.00	\$45.00
Volumetric	1.40	2.60	4.00

Current Rate Structure

- One rate tier for all customer classes
- Base Rates recovers 38% of total expenditures

Proposed Rate Structure

- Separate rate tiers for residential and commercial customer classes
- Base Rates recovers 64.9% of total expenditures
- Volumetric cap of 25,000 gallons for residential customer class.

WASTEWATER REVENUE REQUIREMENT

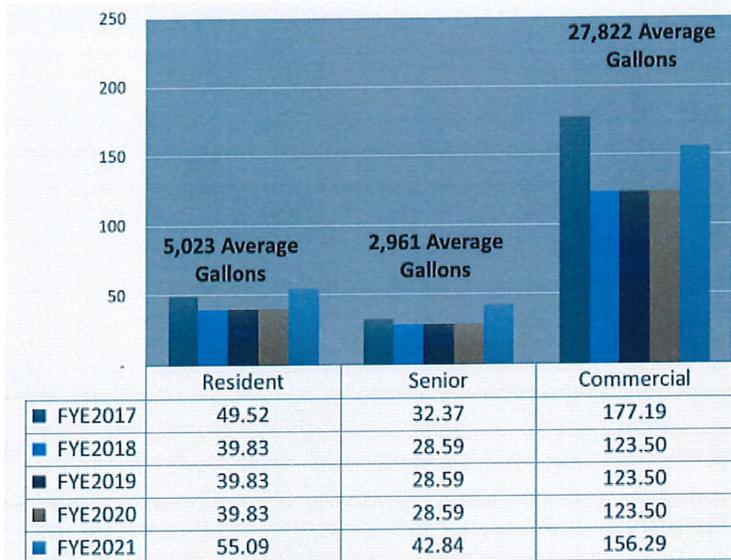


	Current FYE 2020	Proposed FYE 2021			FYE 2022	FYE 2023
		City	UTRWD	Total		
Revenue Requirement	\$4,689,254	\$1,897,430	\$2,628,441	\$4,525,871	\$4,599,684	\$4,670,230
Projected Revenues	3,374,995	1,946,473	2,726,706	4,673,179	4,673,179	4,673,179
Revenue Gain/(Shortfall)	(\$1,314,259)	\$49,043	\$98,265	\$147,308	\$73,495	\$2,949

WASTEWATER RATE PLAN

Year	Base Rate	Volumetric Rate
HISTORICAL FYE		
2015	\$21.39	\$5.60
2016	21.39	5.60
2017	21.39	5.60
2018	21.39	3.67
2019	21.39	3.67
2020	21.39	3.67
PROJECTED FYE		
Residential	\$35.00	\$4.00
Commercial	\$45.00	\$4.00

PROPOSED INCREASE
 Residential = \$15.27 or 38%
 Senior = \$14.26 or 50%
 Commercial = \$32.79 or 27%



QUESTIONS?



Mrs. Bunselmeyer responded to a question from Council Member Henderson regarding the cap on the sewer consumption and Council Member Pickens regarding sewer averaging for commercial customers.

Mayor Heidemann opened the Public Hearing at 7:53 p.m. and closed at 7:54 p.m.

There were no comments made during the Public Hearing.

- Consider and act on an ordinance amending Sections 50.16 and 50.36 of the Code of Ordinances of the City of Corinth to increase the Water and Wastewater rates currently in effect; providing for the City Manager to make annual pass-through adjustments to recover

costs for water and wastewater service provided by Upper Trinity Regional Water District; providing for the Incorporation of Premises; Providing Amendments; Providing for a Cumulative Repealer Clause; Providing a Savings Clause; Providing a Severability Clause; and Providing an Effective Date.

MOTION made by Council Member Garber to approve as presented. Council Member Johnson seconded the motion.

AYES: Garber, Johnson, Pickens
NOES: Henderson
ABSENT: Burke

MOTION CARRIED

10. Consider and act upon a tree removal/mitigation plan on property legally described as Lot 1R, Block 1, Lake Dallas ISD School Addition, 53.667 acres, Edwin Marsh Survey, Abstract 833, within the City of Corinth, Denton County, Texas. (LDISD High School Expansion and Multipurpose Facility)

Helen-Eve Beadle, Planning Director, outlined LDISD High School's tree mitigation plan to City Council. Lake Dallas Independent School District (LDISD) has submitted a Site Plan application for expansion and addition of a multipurpose facility for the Lake Dallas High School, and protected trees need to be removed to accommodate the improvements. The Unified Development Code (UDC) provides for two options for protected tree removal. One option being replacement of the inches removed and the other being payment in lieu of replacement. LDISD would like to replace the inches to be removed with new trees on the site, and the staff is in support of the request.

The protected trees to be removed include 164 inches, and these will be planted with new three-inch caliper minimum trees in various locations on the site. Many of the trees to be removed on the LDHS site/property are immediately north of the fence line of the residential lots on Cliff Oaks Drive. Staff has recommended the LDISD consultants for the project contact the homeowners and notify them that trees will be removed to accommodate construction and new ones planted to re-establish a buffer. The UDC does not require the notification; it is simply a suggestion to provide courtesy notice prior to the construction crews removing the trees.

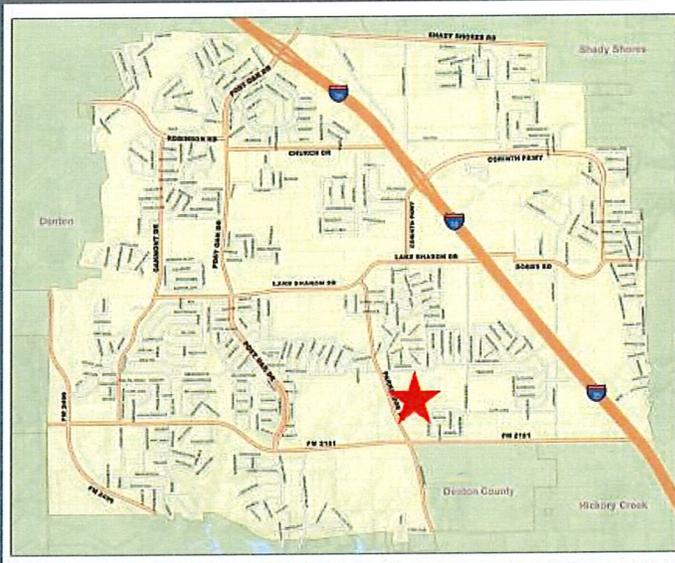


CORINTH TEXAS

Corinth City Council

July 16, 2020

LDISD High School Tree Mitigation Request



Case Location:
Lake Dallas
High School



LDISD High School Tree Mitigation Request

- LDISD is moving forward on an expansion of the existing high school facility as well as adding a new multipurpose facility.
- Site Plan applications require a tree survey and a mitigation plan for trees to be removed.
- City Council is the approving body for tree mitigation requests.

LDISD High School Tree Mitigation Request

Tree Mitigation has two options:

Replace the trees on site

OR

Pay a fee in lieu of replacement
(\$150 per caliper inch)

❖ Applicant is proposing replacement of trees on site.

Entrance

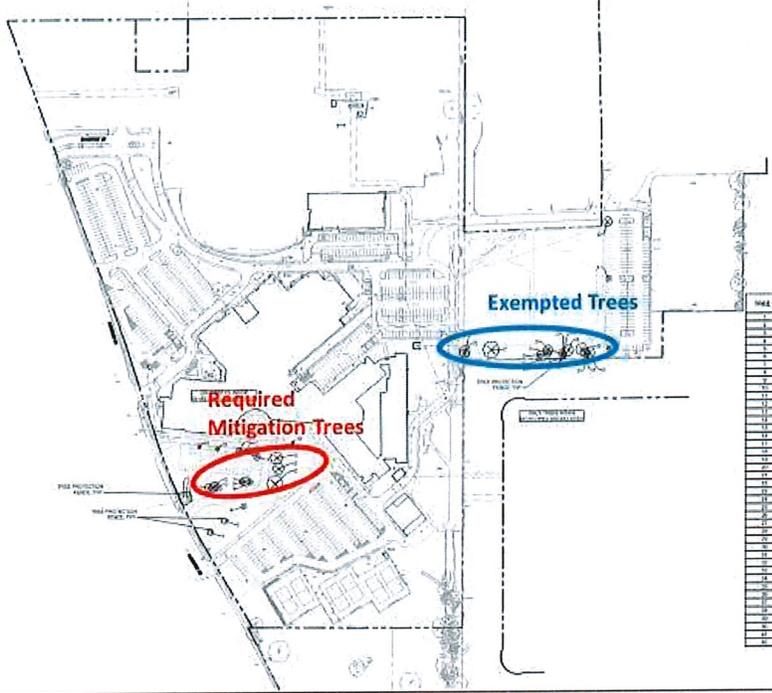


Corinthian Oaks



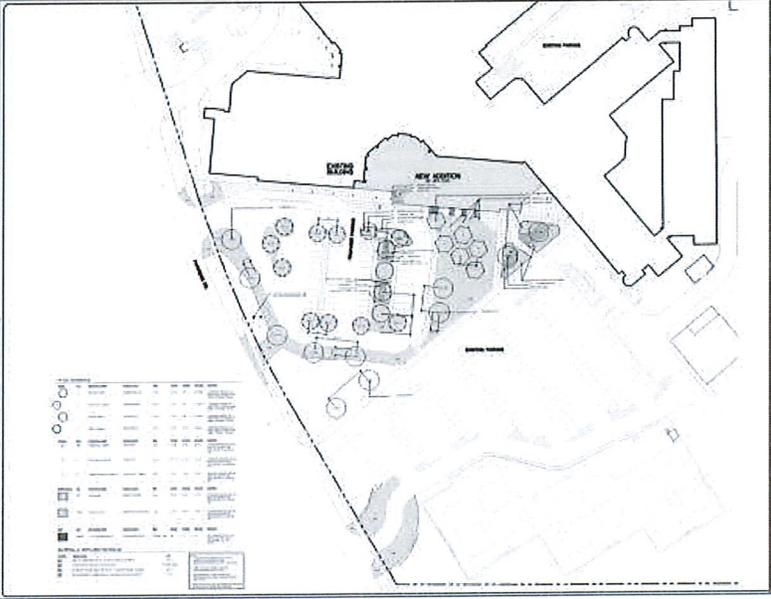
LDISD High School Tree Removal & Preservation Plan

Proposal:
Removing/Mitigating 164"

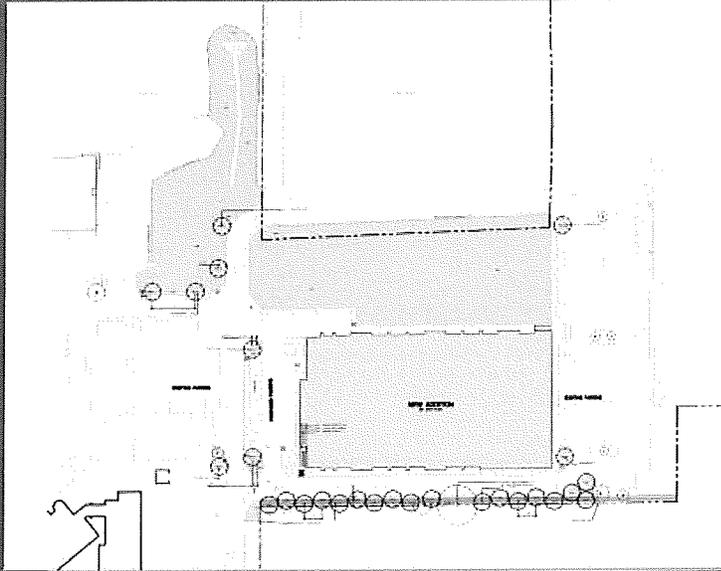


ID#	Tree Type	Diameter DBH	Approximate %	Grade	Tree Location	Mitigation Action
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LDISD High School Tree Mitigation Request



LDISD High School Tree Mitigation Request



LDISD High School Tree Mitigation Request

Summary:

- LDISD submitted the tree mitigation plan at 164 inches
- Staff has encouraged LDISD to notify the residents south the existing tree line that they will be removing trees to allow for the multipurpose facility and associated fire lane
- Notification is not required by our UDC
- LDISD has drafted a letter to send to the eight homeowners /lots
- Additionally, LDISD has informed staff they will plant 6" caliper trees with a height of $\pm 20'$ instead of the minimum 3" caliper to rebuild the tree buffer

Recommendation:

- Staff recommends the tree mitigation plan be approved as submitted in the agenda packet

MOTION made by Council Member Henderson to approve as presented. Council Member Garber seconded the motion.

AYES: Garber, Johnson, Henderson
NOES: Pickens
ABSENT: Burke

MOTION CARRIED

COUNCIL COMMENTS & FUTURE AGENDA ITEMS

The purpose of this section is to allow each Council Member the opportunity to provide general updates and/or comments to fellow Council Members, the public, and/or staff on any issues or future events. Also, in accordance with Section 30.085 of the Code of Ordinances, at this time, any Council Member may direct that an item be added as a business item to any future agenda.

Council Member Henderson requested creating a marketing brochure for prospective clients.

City Manager Hart received information that Governor Abbott announced at 7:00 p.m., there will be no business closing order in Texas. He will allow the mask order for a period of time.

CLOSED SESSION

The City Council will convene in closed session to consider any matters regarding matters pursuant to Chapter 551 of the Texas Government Code.

Section 551.071. (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; and/or (2) a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

There was no closed session.

Section 551.072. To deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- a. **Right-of-way consisting of .198 acres located at 6801 SI-35E and 3404 Dobbs Road along Dobbs Road within the H. Garrison Survey, Abstract No. 507, within the City of Corinth, Denton County, Texas**
- b. **Right-of-way consisting of 1.56 acres located at 6881 South I-35E and along Dobbs Road within the H. Garrison Survey, Abstract No. 507, within the City of Corinth, Denton County, Texas**
- c. **3.792 acres, Tract 13H, out of the J.P. Walton Survey, Abstract 1389, within the City of Corinth, Denton County, Texas**

Section 551.074. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

Section 551.087. To deliberate or discuss regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

a. Project Agora

After discussion of any matters in closed session, any final action or vote taken will be in public by the City Council. City Council shall have the right at any time to seek legal advice in Closed Session from its

Attorney on any agenda item, whether posted for Closed Session or not.

RECONVENE IN OPEN SESSION TO TAKE ACTION, IF NECESSARY, ON CLOSED SESSION ITEMS.

ADJOURN:

Mayor Heidemann adjourned the Regular meeting at 8:03 p.m.

AYES: All

Meeting adjourned.

Approved by Council on the 3rd day of September 2020.

Lana Wylie

Lana Wylie, Interim City Secretary
City of Corinth, Texas

