

****PUBLIC NOTICE****



CITY COUNCIL WORKSHOP AND REGULAR SESSION

Thursday, January 04, 2024 at 5:45 PM

City Hall | 3300 Corinth Parkway

View live stream: www.cityofcorinth.com/remotesession

Pursuant to section 551.127, Texas Government Code, one or more council members or employees may attend this meeting remotely using videoconferencing technology.

- A. **NOTICE IS HEREBY GIVEN** of a Workshop Session and Regular Meeting of the Corinth City Council.
- B. **CALL TO ORDER**
- C. **WORKSHOP AGENDA**
 - [1.](#) Conduct a workshop and hold an informal discussion on proposed amendments to Mixed-Use (MX) Zoning Categories.
 - [2.](#) Receive a report, hold a discussion, and provide staff direction on the Master Thoroughfare Plan.
 - [3.](#) Discuss items on the Regular Session Agenda, including the consideration of Executive Session items.
- D. **ADJOURN WORKSHOP**
- E. **CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE & TEXAS PLEDGE**
- F. **CITIZENS COMMENTS**

Please limit your comments to three 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. Council is prohibited from acting on or discussing items brought before them at this time.
- G. **CONSENT AGENDA**

All matters listed under the consent agenda are considered to be routine and will be enacted in one motion. Should the Mayor or a Council Member 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 December 7, 2023, City Council Meeting.
- H. **PUBLIC HEARING**
 - [2.](#) Conduct a Public Hearing to consider testimony and act on a rezoning request by the Applicant, Ridinger Associates, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential to a Planned Development with a base zoning district of SF-4 Single Family Residential for the development of 68 single family lots on approximately ±20 acres generally located on the east side of Post Oak Drive, north of the Terrace Oaks Subdivision, and south of the Provence Subdivision. (Case No. ZAPD23-0006 – Hillside Corinth)
 - [3.](#) Conduct a Public Hearing to consider testimony on a request to amend the Land Use & Development Strategy Map by changing the Place Type designations of multiple parcels of land totaling approximately ± 150 acres generally located south of Shady Shores Road, along the east and west sides of North Corinth

I. BUSINESS AGENDA

- [4.](#) Consider and act on an Ordinance amending Section 52.07, Garbage Collection Fees, of the Corinth Code of Ordinances relating to charges for certain refuse and recycling services; providing that this ordinance shall be cumulative of all ordinances of the City of Corinth; providing a savings clause; and providing an effective date.
- [5.](#) Consider and act on a Change Order for the Engineering of Walton Drive in the amount \$122,700 for a total contract price of \$465,840 for the engineering of Walton Drive and the retaining wall along Walton Drive and authorize the City Manager to sign the necessary documents.
- [6.](#) Consider and act on the Second Amendment to the Unimproved Property Contract between the City of Corinth Economic Development Foundation and Corinth Multifamily Land LLC.

J. 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.

K. EXECUTIVE SESSION**

In accordance with Chapter 551, Texas Government Code, Section 551.001, et seq., (the “Texas Open Meetings Act”), the City Council will recess into Executive Session (closed meeting) to discuss the following items. Any necessary final action or vote will be taken in public by the City Council in accordance with this agenda.

Section 551.071 - Legal Advice. (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 government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflict with Chapter 551.

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

- a. Project Lynchburg Creek.

Section 551.074 - Personnel Matters. 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.

- a. City Manager duties/oversight regarding personnel and department structure.

Section 551.087 - Economic Development. 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 project.

a. Wolverine Interests 380 Agreement.

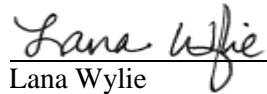
b. Unimproved Property Contract with M.R. Development Corp.

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

M. ADJOURN

**The City Council reserves the right to recess into closed session at any time during the course of this meeting to discuss any of the matters posted on this agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Section 551.071, "Consultation with Attorney" for the purpose of receiving legal advice.

Posted on this 29th day of December 2023, at 11:00 A.M., on the bulletin board at Corinth City Hall.



Lana Wylie
City Secretary
City of Corinth, Texas



CITY OF CORINTH
Staff Report

Meeting Date:	1/4/2024	Title:	Workshop – Mixed-Use (MX) Zoning Categories
Strategic Goals:	<div><input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development</div> <div><input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development</div>		
Owner Support:	<div><input checked="" type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation</div> <div><input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2</div> <div><input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3</div> <div><input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission</div>		

Item/Caption

Conduct a workshop and hold an informal discussion on proposed amendments to Mixed-Use (MX) Zoning Categories.

Item Summary

Melissa Dailey, Development Services Director, will provide a workshop presentation to the City Council on proposed amendments to Mixed-Use (MX) Zoning Categories



CITY OF CORINTH

Staff Report

Meeting Date:	1/4/2024	Title:	Presentation Thoroughfare Plan Overview
Strategic Goals:	<div><input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development</div> <div><input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development</div>		
Owner Support:	<div><input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation</div> <div><input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2</div> <div><input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3</div> <div><input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission</div>		

Item/Caption

Receive a report, hold a discussion, and provide staff direction on the Master Thoroughfare Plan.

Item Summary/Background/Prior Action

Hold a discussion regarding the Master Thoroughfare Plan and potential changes that City Council can consider while evaluating potential new development. The Master Thoroughfare Plan was reviewed by BHC Engineering to evaluate potential changes that can be modified as needed by the residential developments.

Applicable Policy/Ordinance

Master Thoroughfare Plan

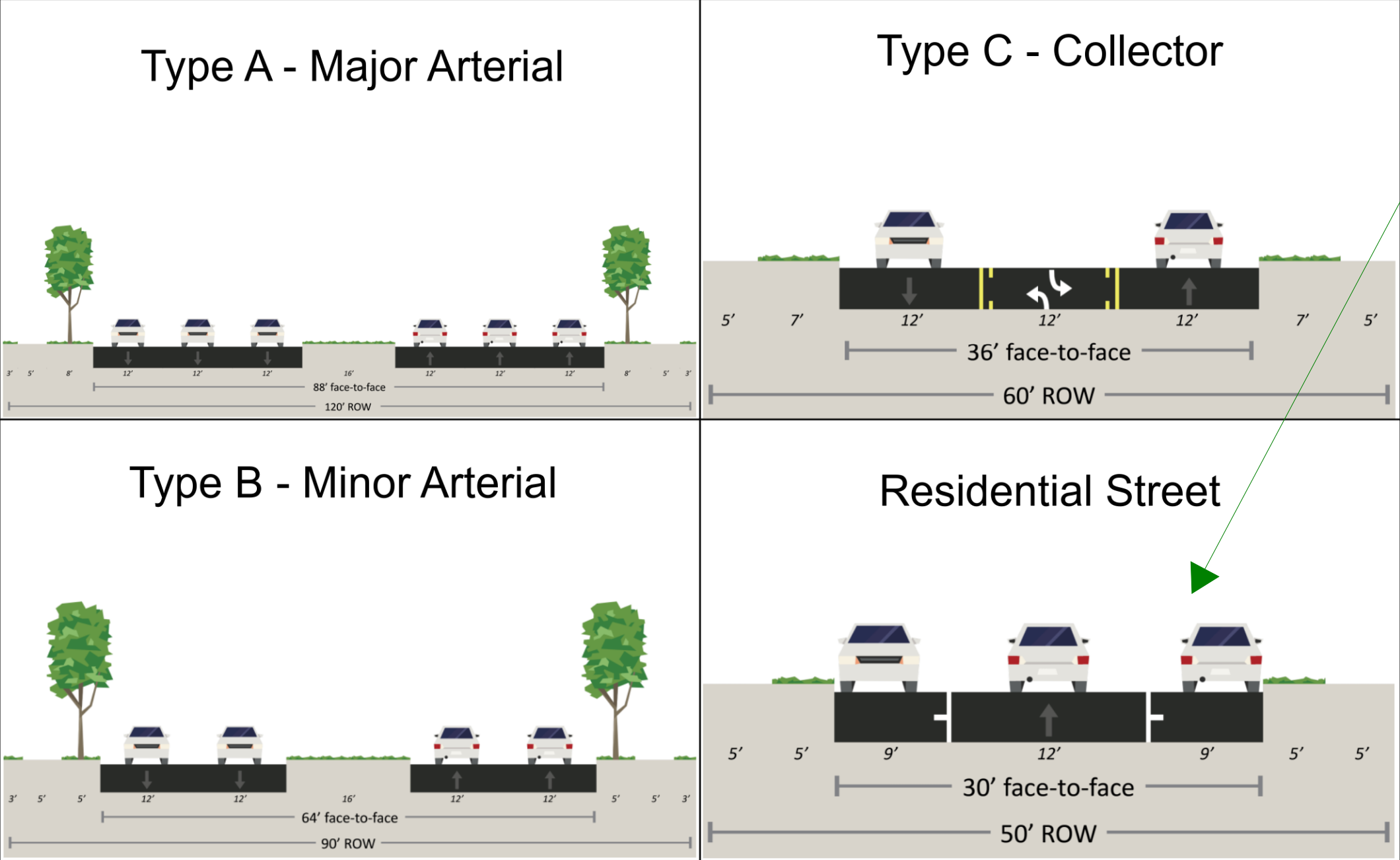
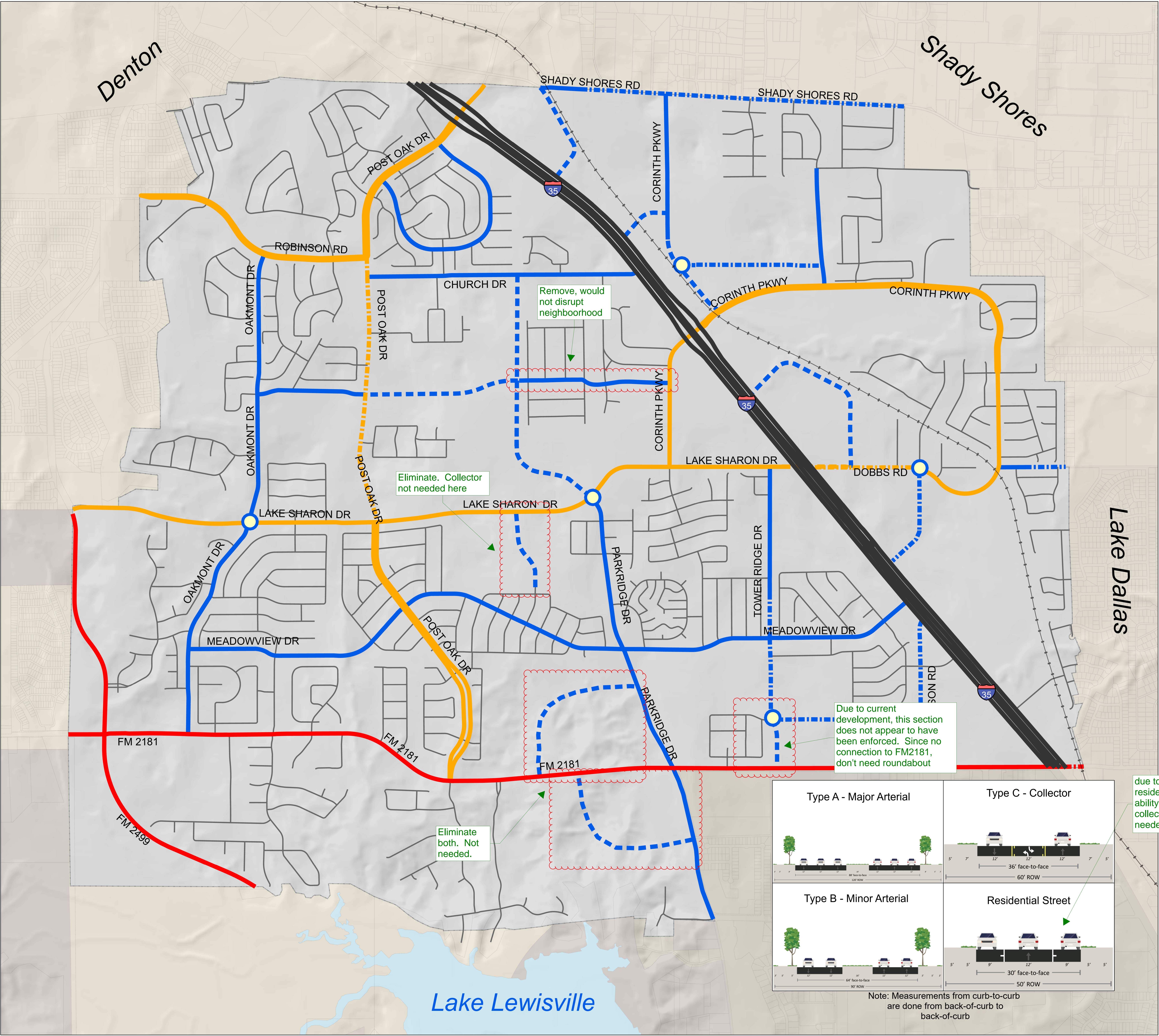
City of Corinth

Master Thoroughfare Plan

Thoroughfare Classifications

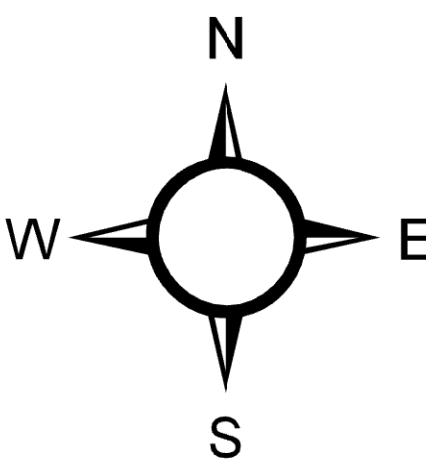
- Highway
- Major Arterial
- Major Arterial - Widening
- Minor Arterial
- Minor Arterial - Widening
- New Minor Arterial
- Collector
- Collector - Widening
- New Collector
- Local
- Future Roundabout
- Railroad

Note: This Plan is to be administered in coordination with the Active Transportation Plan & Future Land Use



Note: Measurements from curb-to-curb are done from back-of-curb to back-of-curb

due to 30' width of residential street and the ability to carry traffic, collector's are not needed for those noted.



0 0.25 0.5 Miles

3/30/2021

This map is the property of the City of Corinth, and is not to be reproduced by any means, mechanical or digital, without written consent of the City. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



CITY OF CORINTH

Staff Report

Meeting Date:	1/4/2024	Title:	Minutes Approval of Meeting Minutes
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		
Owner Support:	<div> <input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation </div> <div> <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 </div> <div> <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 </div> <div> <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission </div>		

Item/Caption

Consider and act on minutes from the December 7, 2023, City Council Meeting.

Item Summary/Background/Prior Action

Attached are the minutes, in draft form, and are not considered official until formally approved by the City Council.

Staff Recommendation/Motion

Staff recommends approval of the minutes.



CITY COUNCIL WORKSHOP AND REGULAR SESSION - MINUTES

Thursday, December 07, 2023 at 5:45 PM

City Hall | 3300 Corinth Parkway

View live stream: <https://corinthtx.new.swagit.com/videos/283899>

STATE OF TEXAS COUNTY OF DENTON CITY OF CORINTH

On this, the 7th day of December 2023, the City Council of the City of Corinth, Texas, met at Corinth City Hall at 5:45 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:

Council Members Present:

Bill Heidemann, Mayor
Sam Burke, Mayor Pro Tem
Scott Garber, Council Member
Steve Holzwarth, Council Member
Tina Henderson, Council Member
Kelly Pickens, Council Member

Staff Members Present:

Scott Campbell, City Manager
Patricia Adams, City Attorney
Jerry Garner, Police Chief
Glenn Barker, Director of Public Works
Melissa Dailey, Director of Development Services
Michelle Mixell, Planning Manager
Miguel Inclan, Planner
Cleve Joiner, Building Official
Shelley McCann, Neighborhood Services Officer
Emma Crotty, Economic Development Coordinator & Mgmt Assistant
Brenton Copeland, Chief Technology Officer
Derek Dunnam, Technology Services Specialist
Presley Sequeira, Technology Services Project Manager
Lance Stacy, City Marshal

CALL TO ORDER

Mayor Heidemann called the Regular Session Meeting to order at 5:45 P.M.

WORKSHOP AGENDA

1. Interview a candidate for placement on the Keep Corinth Beautiful/Parks Board and discussion of same.

The City Council interviewed the applicant.
2. Hold an informal discussion on the proposed Oak Ridge Park Planned Development Rezoning Request (ZAPD23-0003).

The item was presented and discussed.

3. Discuss items on the Regular Session Agenda, including the consideration of Executive Session items.

No items for the Regular Session Meeting were discussed.

ADJOURN WORKSHOP

Mayor Heidemann adjourned the Workshop Session at 6:23 P.M.

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

Mayor Heidemann called the Regular Session Meeting to order at 6:47 P.M.

PROCLAMATIONS AND PRESENTATIONS

1. Proclamation supporting Wreaths Across America Day, December 16, 2023.

Mayor Heidemann read and presented the Proclamation to representatives for Wreaths Across America.

CITIZENS COMMENTS

Please limit your comments to three 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. Council is prohibited from acting on or discussing items brought before them at this time.

No citizen comments were made.

CONSENT AGENDA

All matters listed under the consent agenda are considered to be routine and will be enacted in one motion. Should the Mayor or a Council Member desire discussion of any item, that item will be removed from the Consent Agenda and will be considered separately.

2. Consider and act on minutes from the October 19, 2023, City Council Meeting.
3. Consider and act on minutes from the November 2, 2023, City Council Meeting.
4. Consider and act on minutes from the November 14, 2023, City Council and Corinth Economic Development Corporation Meeting.
5. Consider and act on an Interlocal Agreement between Denton County and the City of Corinth, on behalf of the Lake Cities Fire Department (LCFD), to provide Fire Services to the unincorporated parts of Denton County that are within the boundaries of the LCFD response area.
6. Consider and act on an Interlocal Agreement between Denton County and the City of Corinth, on behalf of the Lake Cities Fire Department (LCFD), to provide Ambulance Services to the unincorporated parts of Denton County that are within the boundaries of the LCFD response area.
7. Consider and act on approval of calendar year 2024 and 2025 Co-Sponsorship agreement between the City of Corinth and the Lake Cities Girls Softball Association for youth softball and authorize the City Manager to execute the necessary documents.

8. Consider and act on approval of calendar year 2024 and 2025 Co-Sponsorship agreement between the City of Corinth and the Lake Cities Soccer Association for youth soccer and authorize the City Manager to execute the necessary documents.
9. Consider and act on a contract with CI Pavement for asphalt street repairs and construction on North Corinth St and Old 77, utilizing the TIPS Contract 230602, in an amount not to exceed \$157,442 and authorize the City Manager to execute the necessary documents.
10. Consider and act on a contract with Grand Landscape for irrigation and community park field repairs for the amount not to exceed \$332,952 under TIPS Contract 23020101 and authorize the City Manager to execute the necessary documents.
11. Consider and act on an Ordinance abandoning a sixteen-foot Utility Easement, as depicted on Instrument Numbers Cabinet F, Page 400, in relation to the future development of the J. P. Walton Survey Abstract No. 1389 within the City of Corinth.

Motion made by Council Member Garber to approve. Seconded by Council Member Henderson.

Voting Yea: Mayor Pro Tem Burke, Council Member Garber, Council Member Holzwarth, Council Member Henderson, Council Member Pickens

PUBLIC HEARING

12. Conduct a Public Hearing to consider testimony and act on a rezoning request by the Applicant, Chris Boening, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, by amending Planned Development No. 55 (PD-55) for the purpose of modifying land use regulations, increasing the number of lots, and updating associated exhibits on approximately ± 5.4 acres located the southwest corner of FM 2499 and FM 2181. (Case No. ZAPD23-0005 – Corinth Corners)

The item was presented and discussed.

Mayor Heidemann opened the Public Hearing at 7:13 P.M. and closed it at 7:13 P.M.

No comments were made.

Motion made by Council Member Garber to approve. Seconded by Council Member Pickens.

Voting Yea: Mayor Pro Tem Burke, Council Member Garber, Council Member Holzwarth, Council Member Henderson, Council Member Pickens

13. Conduct a Public Hearing to consider testimony and act on a request by the Applicant, Skorborg Company, to amend the City of Corinth Comprehensive Plan “Envision Corinth 2040” Master Thoroughfare Plan by removing the proposed Future Collector Roadway connecting Lake Sharon Drive to Hollis Drive. Case No. CPA23-0001

Council Member Holzwarth recused himself from this Agenda Item.

The item was presented and discussed.

Mayor Heidemann opened the Public Hearing at 7:17 P.M. and closed it at 7:17 P.M.

No comments were made.

Motion made by Council Member Garber to approve. Seconded by Mayor Pro Tem Burke.

Voting Yea: Mayor Pro Tem Burke, Council Member Garber, Council Member Henderson, Council Member Pickens

Voting Abstaining: Council Member Holzwarth

14. Conduct a Public Hearing to consider testimony and act on a rezoning request by the Applicant, Skorburg Company, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, from SF-4 Single Family Residential and C-1 Commercial to a Planned Development with a base zoning district of SF-4 Single Family Residential, for the development of a residential subdivision on approximately ±57 acres located generally south of Lake Sharon Drive, north of Hollis Drive and Custer Drive, east of the Fairview West subdivision, and west Lavina Drive and Trinity Terrace. Case No. ZAPD23-0003 – Oak Ridge Park

Council Member Holzwarth recused himself from this Agenda Item.

The item was presented and discussed.

Mayor Heidemann opened the Public Hearing at 8:06 P.M.

The following residents spoke during the Public Hearing (the order of speakers may not match the video):

For - Don Glockel - 2101 Lake Sharon Drive, Corinth
 Against - Sterling Sacks - 1713 Birch Lane, Corinth
 Against - Jared Dale - 2807 Goodnight Trail, Corinth
 Against - Sam Wilson - 2917 Yukon Drive, Corinth
 Against - Alanna Fickes - 2712 Cherokee Trail, Corinth
 Against - Melanie Bristow - 2013 Yellowstone Lane, Corinth
 Against - Robert Stonecipher - 2520 Meadowview, Corinth
 Against - Austin Ortega - 2801 Custer Drive, Corinth
 Against - Brian Head - 2700 Warwick Drive, Corinth
 For - Joe Bednar - 2501 Post Oak, Corinth
 Against - Orlin Chotev - 215 Yellowstone Lane, Corinth
 Against - Michael King - 2610 Zachary, Corinth
 For - Bruce Schultes - 2613 Zachary Drive, Corinth - Did not wish to speak
 For - Peter Farrell - 2475 Post Oak Drive, Corinth - Did not wish to speak
 Against - Christine Larson - Did not wish to speak
 Against - Barbara Gluck - 1609 Pine Hills Lane, Corinth - Did not wish to speak
 Against - Susan Griffith - 3108 Alcove Lane, Corinth - Did not wish to speak
 Against - Kerry Dale - 2807 Goodnight Trail, Corinth - Did not wish to speak
 Against - Christine Peterson - 1812 Avon Drive, Corinth - Did not wish to speak
 Against - W. Michael Owen - 2603 Breezehollow Way, Corinth - Did not wish to speak
 Against - Mina Sacks - 1713 Birch Lane, Corinth - Did not wish to speak
 Against - Samuel Manchester - 1812 Avon Drive, Corinth - Did not wish to speak
 Against - Erin Holbert - 1817 Oak Hill Drive, Corinth - Did not wish to speak
 Against - Johnathan Holbert - 1817 Oak Hill Drive, Corinth - Did not wish to speak
 Against - Steve & Cheri Prachniak - 1711 Birch Lane, Corinth - Did not wish to speak
 Against - Wesley W. Nicholson - 3503 Brookshire Run, Corinth - Did not wish to speak
 Against - Emily Head - 2700 Warwick Drive, Corinth - Did not wish to speak
 Against - Tyler Head - 2700 Warwick Drive, Corinth - Did not wish to speak
 Against - Kevin & Dean Kupiec - 2617 Trinity Terrace, Corinth - Did not wish to speak

Mayor Heidemann closed the Public Hearing at 8:42 P.M.

Motion made by Council Member Garber to approve as presented with the added condition that left turn lanes shall be constructed at the western and eastern median openings on Lake Sharon Drive to access the site, and that the middle existing median opening shall be closed as part of the construction of this development. Also with the condition that the on-street parking shall be limited to 24 hours as enforced by the homeowners association. Seconded by Mayor Pro Tem Burke.

Voting Yea: Mayor Pro Tem Burke, Council Member Garber, Council Member Pickens

Voting Nay: Council Member Henderson

Voting Abstaining: Council Member Holzwarth

Mayor Pro Tem Burke exited after this Agenda Item.

BUSINESS AGENDA

15. Consider and act on an Ordinance of the City Council, of the City of Corinth Texas, implementing the Property Residential Enhancement Program.

Council Member Holzwarth returned to the Regular Session Meeting after Agenda Item 14.

Motion made by Council Member Garber to approve. Seconded by Council Member Henderson.

Voting Yea: Council Member Garber, Council Member Holzwarth, Council Member Henderson, Council Member Pickens

16. Consider and act on an Interlocal Agreement (ILA) between the City of Corinth and the Town of Shady Shores to provide project management for the West Shady Shores Project between the City of Corinth and the Town of Shady Shores, commencing November 16, 2023 until completion of the project.

Motion made by Council Member Pickens to approve as presented. Seconded by Council Member Garber.

Voting Yea: Council Member Garber, Council Member Holzwarth, Council Member Henderson, Council Member Pickens

17. Consider and act on an Interlocal Agreement (ILA) between the City of Corinth, Lake Dallas, and the Town of Shady Shores for the City of Corinth to provide project management for the Dobbs Road Project, commencing December 7, 2023 until completion of the project.

Motion made by Council Member Henderson to approve. Seconded by Council Member Garber.

Voting Yea: Council Member Garber, Council Member Holzwarth, Council Member Henderson, Council Member Pickens

18. Consider and act on nominations, appointments, resignations, and removal of board and commission members.

Motion made by Council Member Henderson to appoint Noel Peterson to Keep Corinth Beautiful, Place 5 and to appoint Jennifer Olive to the Board of Adjustments and Board of Construction Appeals, Place 1, and to appoint Jeff Swartwout from Place 6, Alternate to Place 3. Seconded by Council Member Pickens.

Voting Yea: Council Member Garber, Council Member Holzwarth, Council Member Henderson, Council Member Pickens

19. Consider and act on a Resolution casting a vote for a member of the Denton Central Appraisal District Board of Directors, to serve a one-year term ending December 31, 2024.

Motion made by Council Member Pickens to approve Resolution No. 23-12-07-17 casting 28 votes for Jared Eutsler to serve on the Denton Central Appraisal District Board of Directors for a one-year term ending on December 31, 2024. Seconded by Council Member Garber.

Voting Yea: Council Member Garber, Council Member Holzwarth, Council Member Henderson, Council Member Pickens

20. Consider and act on a Resolution denying CoServ Gas, Ltd.'s statement of intent to increase rates within the city.

Motion made by Council Member Pickens to approve as presented. Seconded by Council Member Holzwarth.

Voting Yea: Council Member Garber, Council Member Holzwarth, Council Member Henderson, Council Member Pickens

COUNCIL COMMENTS & FUTURE AGENDA ITEMS

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Council Member Pickens
City Manager Campbell
Mayor Heidemann

The Executive Session did not take place. Items will be moved to the January 4, 2024 City Council Meeting.

EXECUTIVE SESSION**

In accordance with Chapter 551, Texas Government Code, Section 551.001, et seq., (the "Texas Open Meetings Act"), the City Council will recess into Executive Session (closed meeting) to discuss the following items. Any necessary final action or vote will be taken in public by the City Council in accordance with this agenda.

Section 551.071 - Legal Advice. (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 government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflict with Chapter 551.

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

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Section 551.087 - Economic Development. 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 project.

- a. Wolverine Interests 380 Agreement.

b. Unimproved Property Contract with M.R. Development Corp.

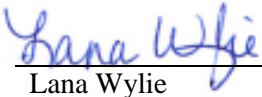
RECONVENE IN OPEN SESSION TO TAKE ACTION, IF NECESSARY, ON EXECUTIVE SESSION ITEMS

The Executive Session did not take place. No action was taken.

ADJOURN

Mayor Heidemann adjourned the Regular Session Meeting at 9:10 P.M.

Approved by the Council on the _____ day of _____ 2024.



Lana Wylie
City Secretary
City of Corinth, Texas



CITY OF CORINTH
Staff Report

Meeting Date:	1/4/2024	Title:	Hillside Corinth Planned Development (PD) Rezoning Request Case No. ZAPD23-0006
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Owner Support:	<div><input checked="" type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation</div> <div><input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2</div> <div><input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3</div> <div><input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission</div> <p>At their December 11, 2023, Regular Session, the Planning & Zoning Commission voted unanimously to recommend approval of the request subject to the conditions requested by Staff.</p>		

Item/Caption

Conduct a Public Hearing to consider testimony and act on a rezoning request by the Applicant, Ridinger Associates, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential to a Planned Development with a base zoning district of SF-4 Single Family Residential for the development of 68 single family lots on approximately ±20 acres generally located on the east side of Post Oak Drive, north of the Terrace Oaks Subdivision, and south of the Provence Subdivision. (Case No. ZAPD23-0006 – Hillside Corinth)



Location Map - Case No. ZAPD23-0006

Item Summary/Background/Existing Conditions

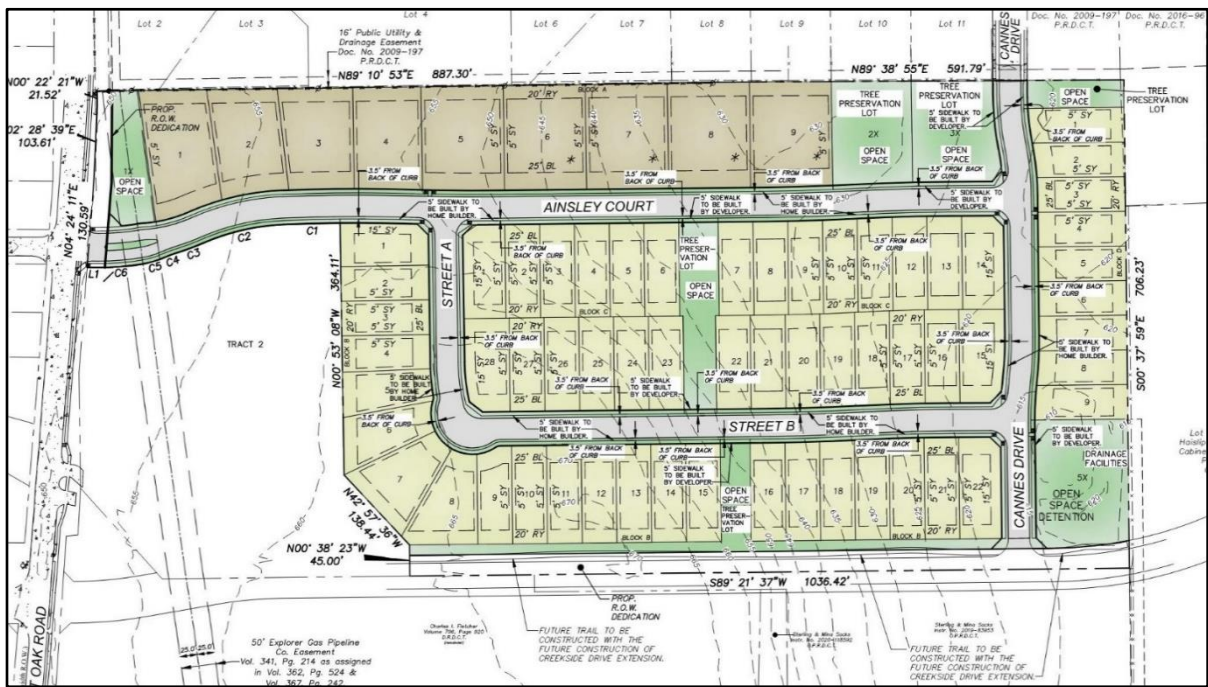
The applicant is requesting the rezoning of approximately ± 20 acres to a Planned Development (PD) District with a base Zoning District of SF-4 Single Family Residential for the future development of 68 single family detached lots in one (1) phase for a gross density of 3.4 dwelling units per acre (DU/A). The applicant previously submitted a request for rezoning to a Planned Development (PD) District, and that application was denied by City Council in August 2023. A key factor considered was the alignment of parcels along the north edge of the development to more closely match those of the neighborhood to the north. A new request was submitted for a PD that provides for a reduction of one lot along that northern edge in order to better align the parcels with those in the neighborhood to the north.

The site is presently zoned SF-2 Single Family Residential, which requires a minimum lot size of 14,000 sq. ft. The property is primarily undeveloped with groves of large trees and a pond in the southeast corner, which is intended to be modified to serve as a drainage facility. Additionally, a gas line easement runs along the northwestern portion of the property adjacent to Post Oak Drive. The property is owned by Antioch Christian Fellowship of Corinth Texas Inc., and the existing 2 (two) buildings on site would be removed.

The site is bounded to the west by Post Oak Drive and vacant land zoned SF-2 Single Family Residential, depicted as Tract 2 on the Concept Plan. The northern boundary is adjacent to single family homes in the Provence Subdivision which is zoned SF-3 Single Family Residential (minimum lot size of 10,000 sq. ft). The properties to the south and southwest are composed of tracts of land zoned SF-2 Single Family Residential that are either undeveloped or contain a single-family dwelling. The area to the east is zoned PD-5 (base zoning of SF-2, SF-3, and SF-4) and contains a single-family dwelling and agricultural uses.

The property's place type designation under the Comprehensive Plan's Land Use and Development Strategy is "Neighborhood", which envisions traditional neighborhood design in new developments with transitions to existing neighborhoods in respect to densities, screening, and buffering. The design and sustainability priorities of the Neighborhood place type designation include providing sidewalk and trail connections, and local area detention infrastructure that also serves as an amenity (including landscaping and trails) for the benefit of adding value to the development. To keep with these design priorities and enhance the character of the proposed development, the Applicant is integrating existing environmental features by committing to preserve trees within groves and linear open spaces.

Please refer to Attachment 1 – PD Design Statement for the overall project proposal and detailed proposed development regulations.

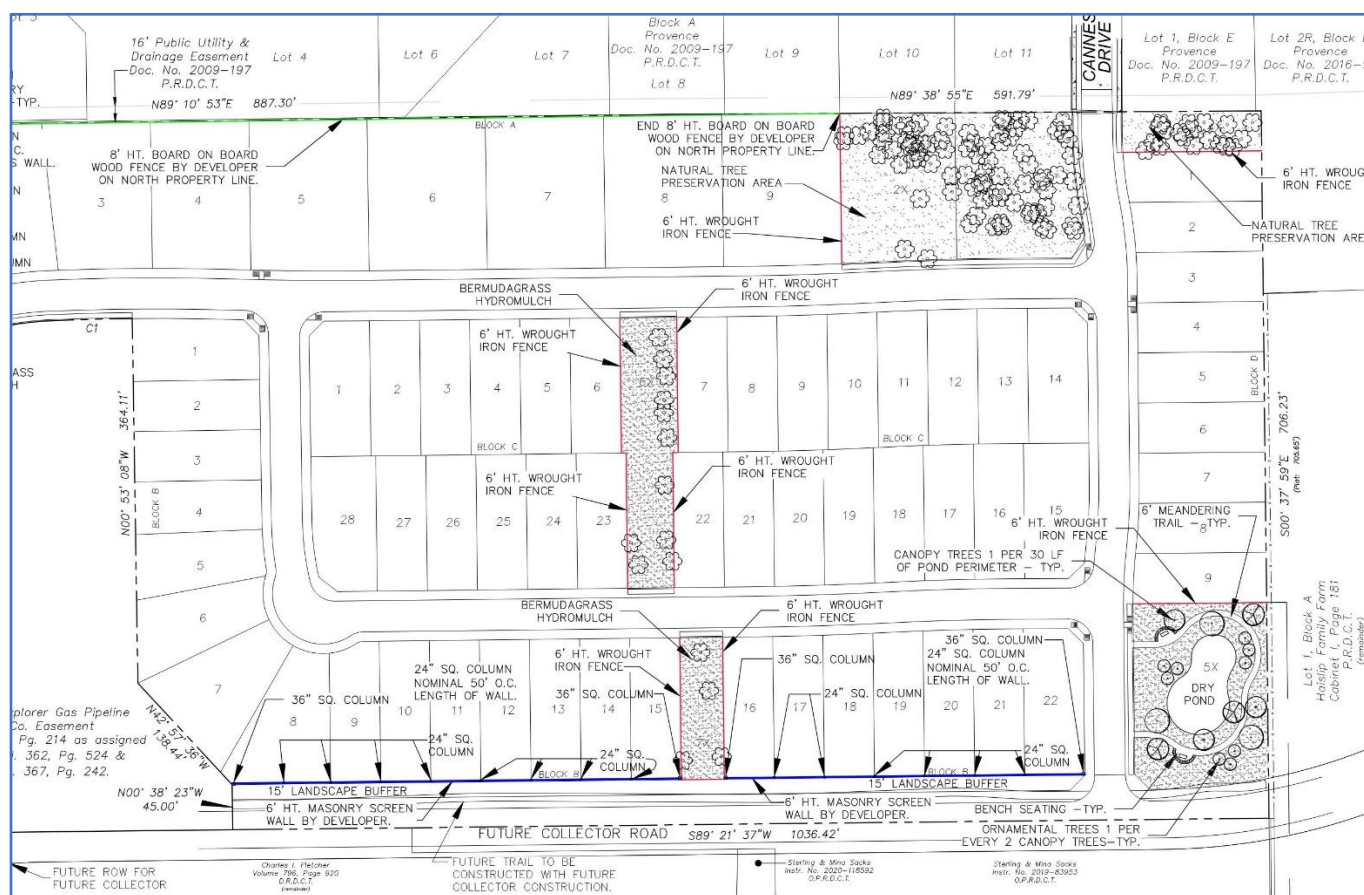


Excerpt of Exhibit C – PD Concept Plan

The PD Concept Plan (Exhibit C) shows the overall layout and design of the site and provides a breakdown of lot dimensions. The proposed development will include 68 lots with a minimum lot area of 6,250 sq. ft. (minimum 50' wide and a minimum 120' deep), and nine (9) lots with a minimum lot area of 13,500 sq. ft. (minimum 95' wide and a minimum 120' deep) along the northern boundary of the property. Four (4) of the nine (9) larger lots along the north edge will be restricted to one-story in height by deed restriction and within the PD. A note will also be placed on the Final Plat indicating this restriction on the subject lots. Five (5) of the lots along the north edge are 118' wide. The purpose of the larger lots on the northern boundary is to provide an appropriate transition to the subdivision to the north as intended in the Comprehensive Plan. Additional restrictions to be applicable to all lots in the development include a provision that garage doors shall not extend in front of the home and that no more than two (2) garage doors or one (1) double garage door shall face the primary street on a front elevation, unless a third garage door is added as a "j-swing" door or may face a side street on a corner lot.

The Master Thoroughfare Plan, adopted within the Comprehensive Plan, identifies the future construction of a new Collector roadway (60' right-of-way width, with approximately 37 feet of driving lanes), for the purpose of extending Creekside Drive at Post Oak Drive eastward to Silver Meadow Lane. The Applicant has agreed to dedicate, at the time of Final Plat, a portion of right-of-way required for this future collector roadway. This dedication is located along the south edge of the development. Per the Comprehensive Plan's mobility strategy, the aim of a comprehensive transportation network is to provide a variety of facilities both motorized and non-motorized modes of travel, with connections to destinations with special emphasis on education services, parks and open spaces.

The Applicant provided a Traffic Impact Worksheet (see Exhibit G – Traffic Impact Analysis Worksheet), though the threshold to require a full Traffic Impact Analysis was not met. However, at the request of the City, Lee Engineering performed a traffic analysis along Post Oak Drive to evaluate the potential traffic impact of the proposed development. In summary, the project will generate a nominal increase in traffic – between 2 and 4 percent of daily traffic – on Post Oak Drive which will maintain its current level of service, along with a slight increase to the existing peak hour wait time (39.5 seconds vs. 32 seconds) for vehicles turning onto Post Oak Drive from Ainsley Court. The full analysis is contained in Attachment 4.



Excerpt of Exhibit E – Conceptual Landscape and Screening Plan

The Conceptual Landscape and Screening Plans (Exhibit E) shows the overall layout and design of the landscaping and screening required for the site, including the location of open space/tree preservation and drainage lots, which are to be owned and maintained in perpetuity by a Homeowners' Association established for the subdivision. The Applicant is committing to preserving approximately 20% of total Healthy Protected Tree Caliper Inches on site in open space/tree preservation lots.

Regarding the proposed drainage facility on the southeast corner of the site, Attachment 1 – PD Design Statement contains specific standards related to the trail and landscaping planting rates in this area. Staff supports a provision included in the PD Design Statement that would permit the Applicant to count the perimeter land area containing the enhanced landscaping towards meeting a portion of the minimum Park and Trail Dedication requirements of UDC Subsection 3.05.10. The Applicant has informed Staff that the design of the drainage facility may not permit the installation of the trail and enhanced landscaping. Thus, Staff cautions that the image shown above is conceptual and the project's landscaping in this particular location may not materialize as depicted, if at all, and would not meet the intent of the Neighborhood Place Type in the Comprehensive Plan.

In terms of trails, the Active Transportation Plan identifies two (2) trails within the boundaries of the property: an eight (8) foot-wide sidepath along the east side of Post Oak Drive, and an eight (8) foot-wide sidepath along the boundary of the future collector roadway on the south side of the property. The Applicant will not be required to install the identified trails. The trails would be installed at the time Post Oak Drive is widened and the future collector road on the south is constructed. The Applicant will dedicate a Pedestrian Access Easement to allow the trail along the future collector to meander through a landscape buffer. Note that, while Staff and the Applicant agreed to defer the construction of the trails, the required landscaping in the landscape edge buffer on the southside of the property adjacent to the future collector roadway is to be installed at the time of construction of this subdivision. Staff is requesting this item (required landscaping shall be installed along the buffer at the time of residential development, and not at the time of future roadway/trail construction) be included as a condition of approval for this Planned Development request.

Additionally, masonry walls will be constructed along the lots siding to Post Oak Drive and those adjacent to the right-of-way dedicated for the future collector roadway. Ornamental tubular metal fencing will be installed along the common boundaries between open space lots and proposed single family lots within the development. Additionally, the Applicant will construct a board-on-board cedar fence, eight (8) feet in height along the northern property boundary, and along lots 1-3 on the eastern property boundary. PD Design Statement contains an additional provision to ensure that no wood fence may be constructed behind or in front of tubular metal fencing, to protect community image.

Applicant Requested Departures from the Unified Development Code (UDC) Provisions

As stated in the UDC, Section 2.06.03, the purpose of a PD District is to "... encourage quality and better development in the City by allowing flexibility in planning and development of projects . . .and permit new or innovative concepts in land utilization or diversification that could not be achieved through the traditional [base] zoning districts." As such, the Applicant is requesting the following departures from the established UDC provisions, as well as additional provisions, to create a unique project. Note that the stated departures below are further described in Attachment 1 –PD Design Statement and include a justification for each request.

Proposed Dimensional Regulations			
Development Standards	Base Zoning SF-4	Hillside Corinth PD-XX	
Lot Sizes		50' Lots	95' Lots
Minimum Lot Width at Building Line	70 feet	50 feet	95 feet
Minimum Front Yard Setback	25 feet	25 feet*	25 feet*
Minimum Side Yard Setback:			
Interior Lot	5 feet	5 feet	5 feet
Corner Lot	15 feet	15 feet	15 feet
Minimum Rear Yard Setback	20 feet	20 feet	20 feet
Minimum Lot Area	7,500 s.f.	6,250 s.f.	13,500 s.f.
Maximum Density	N/A	3.40 lots/acre	
Minimum Lot Depth	100 feet	100 feet	
Minimum Floor Area	1,500 s.f.	1,800 s.f.	
Maximum Building Area Coverage	30%	55%	

* The front setback may be reduced to a minimum of 15 feet for the following elements:

- 1) A "j-swing" garage provided the wall of the garage that faces the street contains a glass pane window with a minimum size of three feet by five feet and the height of the garage does not exceed one story.
- 2) An unenclosed front porch has a minimum dimension of seven feet in depth measured from stud to the front edge of the porch and a minimum width of 10 feet.

Compliance with the Comprehensive Plan

The 2040 Comprehensive Plan's Land Use and Development Strategy designates the property as "Neighborhood." This Place Type envisions traditional neighborhood design in new developments with transitions to existing neighborhoods in respect to densities, screening, and buffering. As designed, the project meets the intent of the Place Type by providing sidewalk and trail connections to promote walkability and bikeability, as well as local area detention infrastructure that serves as an amenity. Additionally, the project adheres to the guiding principle of the Comprehensive Plan by providing a complete, connected, and safe neighborhood with convenient access to services and a variety of housing that meets the needs of all ages and abilities.

Public Notice

Notice of the public hearing was provided in accordance with the City Ordinance and State Law by,

- Publication in the Denton Record-Chronicle
- Written public notices were mailed to the owners of all properties located within 200 feet of the subject property and to the Denton ISD.
- The Applicant posted a “Notice of Zoning Change” sign along Post Oak Drive.
- The Public Hearing notice was posted on the City’s Website.

Letters of Support/Protest

As of the date of this report, the City has received one (1) letter of support and one (1) letter of opposition from the owners of two (2) properties located within 200 feet of the subject property.

See Attachments for Letters/Emails from Property Owners received.

Staff Recommendation

Staff recommends approval with the conditions listed below.

Staff Recommended Conditions

Should the City Council approve the rezoning request, Staff requests the following conditions be included in the motion:

1. Amend PD Design Statement to include a provision requiring that the shade trees within the required 15’ landscape buffers adjacent to the future collector roadway (including along the Drainage X Lot) shall be installed by the Applicant at the time of subdivision construction, and not at time of roadway construction (see Attachment 1)
2. Amend Exhibit E – Conceptual Landscape and Screening Plans to show the required shade trees to be installed by the Applicant on the buffers on the south side of the property adjacent to the future collector roadway (including along the Drainage X Lot).
3. Amend PD Design Statement to include a stipulation that the Drainage facility X lot shall be amenitized at a minimum with enhanced landscaping and sitting area along the western boundary adjacent to the sidewalk to meet the intent of Neighborhood Place Type in Comprehensive Plan, in the event that the design of the facility does not permit the installation of landscape/hardscape as depicted in Exhibit E – Conceptual Landscape and Screening Plans.
4. Amend PD Design Statement to include a provision requiring that the rear of lots 1-3 adjacent to the eastern boundary of the proposed Planned Development have 8’ board on board cedar fencing.
5. Amend PD Design Statement to include a provision requiring that façade building materials be 100% brick, stone, or fiber reinforced cementitious board, with no more than 30% fiber reinforced cementitious board.

Planning & Zoning Commission Recommendation

At their December 11, 2023, Regular Session, the Planning & Zoning Commission voted unanimously 4-0 to recommend approval of the request subject to the conditions requested by staff listed above.

Motion

“I move to recommend approval of Case No. ZAPD23-0006 – Hillside Corinth PD, as presented subject to the conditions requested by Staff”

Alternative Actions by the City Council

The City Council may also,

- Approve with additional stipulations.
- Continue the Public Hearing and table action on the request to a definitive or non-defined date.
- Deny the request.

Supporting Documentation

Attachment 1 – PD Design Statement (*Applicant Document and Exhibits*)

- Exhibit A – Legal description
- Exhibit B – Proposed Zoning Map Change (SF-2 to PD with base zoning district of SF-4)
- Exhibit C – PD Concept Plan
- Exhibit D – Existing Site Conditions (include an aerial with project layout overlay)
- Exhibit E – Conceptual Landscape and Screening Plans
- Exhibit F – Elevations
- Exhibit G – Traffic Impact Analysis Worksheet
- Exhibit H – Existing Tree Coverage

Attachment 2 – Zoning Buffer Map & Correspondence from Property Owners

Attachment 3 – Draft December 11, 2023, Planning & Zoning Commission Minutes

Attachment 4 – Traffic Impact Analysis – Hillside Single Family Residential Development (performed by Lee Engineering)

ATTACHMENT 1:

APPLICANT

PD DESIGN STATEMENT

OAK RIDGE PARK PLANNED DEVELOPMENT

PD DESIGN STATEMENT**SECTION 1 - OVERVIEW**

A. **PROJECT NAME/TITLE:** Hillside Corinth

B. **LIST OF OWNERS/DEVELOPERS:** Rembert Enterprises, Inc.

C. **PROJECT ACREAGE AND LOCATION:**

The project site is approximately 24.17 acres on the east side of the intersection of Post Oak Dr. and Creekside Dr. in the City of Corinth. The zoning request is for approximately 19.97 acres, a portion of Lot 1, Block A Antioch Fellowship Addition.

D. **PROJECT OVERVIEW:**

The proposed Hillside Corinth residential subdivision will be a quality neighborhood with 68 residential lots and 7 open space lots. The proposed lot types conform to the Future Land Use designation, and the subdivision will include sidewalk and right-of-way dedication for the future expansion of Post Oak Road and extension of Creekside Drive including trails.

E. **PROJECT DESCRIPTION:**

The proposed Planned Development (PD) is intended to provide for a quality development of a residential community taking advantage of the location and the concepts outlined in Envision Corinth 2040 Comprehensive Plan by promoting variation in single-family dwelling types (95' and 50' Lots) (See Exhibit "C" – Concept Plan), providing a network of common open spaces, preserving groves of mature trees, maintaining a density of 3.41 dwelling units per acre, and providing neighborhood scale detention facilities that serve as amenities with and street frontage.

The current zoning of the property is SF-2 and we are intending to rezone the property as a PD with a base of SF-4. The purpose of this PD is to allow a transition between SF-3 to the north in the Provence subdivision and PD-39 to the south and east in the Terrace Oaks subdivision.

SECTION 2: USES AND AREA REGULATIONS

A. **DEVELOPMENT REGULATIONS:**

The following "Development Regulations" represent special development regulations, and specific departures or modifications, as well as waivers from the regulations outlined in Unified Development Code (UDC) in order to permit the unique design and afford flexibility and innovation of design that require certain departures from the SF-4 regulations to create the residential project as presented in Exhibit C – PD Concept Plan and other associated plans as presented in "Supporting Documents" contained in Appendix A.

1) Permitted Uses and Use Regulations

All Permitted Uses in the SF-4 Zoning, as listed in Subsection 2.07.03 of the Unified Development Code shall be permitted in the PD-XX District.

2) Dimensional Regulations

The Dimensional Regulations described in Section 2.08.04 of the Unified Development Code, Ordinance No.13-05-02-08, for the base zoning district SF-4 Single Family Residential (Detached) shall apply, except as modified below:

Dimensional Regulations UDC Section 2.08 shall be modified from the base zoning district of SF-4 to **permit two (2) lot types, single-family residential lot widths** and shall comply with the requirements identified in **Table A**, below.

Table A – Dimensional Requirements

Dimensional Regulations (Deviations) Table A			
	Base	Hillside	
	Zoning	Corinth	
Development Standards	SF-4	PD-XX	
Lot Sizes		50'	95'
Minimum Lot Width at Building Line	70 feet	50 feet	95 feet
Minimum Front Yard Setback	25 feet	25 feet*	25 feet*
Minimum Side Yard Setback: Interior Lot	5 feet	5 feet	5 feet
Corner Lot	15 feet	15 feet	15 feet
Minimum Rear Yard Setback	20 feet	20 feet	20 feet
Minimum Lot Area	7500 s.f.	6250 s.f.	13,500 s.f.
Maximum Density	N/A	3.41 Lots/Acre	
Minimum Lot Depth	100 feet	100 feet	
Minimum Floor Area	1500 s.f.	1800 s.f.	
Maximum Building Area Coverage	30%	55%	

* The front setback may be reduced to a minimum of 15 feet for the following elements:

- 1) A "j-swing" garage provided the wall of the garage that faces the street contains a glass pane window with a minimum size of three feet by five feet and the height of the garage does not exceed one story.
- 2) An unenclosed front porch has a minimum dimension of seven feet in depth measured from stud to the front edge of the porch and a minimum width of 10 feet.

Base Modified Standards

- Air conditioning units may be installed in side yards.
- The total number of single-family lots shall not exceed 68 units
- Maximum building area coverage shall be exclusive of sidewalks, driveways, and accessory structures.
- Four (4) residential lots along the northern property line, as identified in Exhibit C – PD Concept Plan, shall be restricted to one-story. Developer shall include this restriction in HOA CCRs and Final Plat

Justification:

The proposed standards and “Dimensional Regulations” vary from the SF-4 base standards to provide transition between adjacent properties and a variety of options in lot/house sizes.

3) Accessory Building and Uses

UDC Section 2.07.07 Accessory Building and Uses shall apply.

4) Landscaping Regulations

UDC Section 2.09.01 B.2 shall apply, with the additional provision that the future trail to be installed with the future construction of Creekside Drive may be located within the required landscape edge buffer, provided that a 5' Pedestrian Access Easement is established in the Subdivision Plat.

Justification:

This departure is to allow the option to provide a more natural looking area adjacent to open space and attempt to maintain additional existing trees where possible.

5) Tree Preservation Regulations

UDC Section 2.09.02 shall apply. Additionally, the Developer/HOA agrees to preserve and perpetually maintain approximately 20% of all existing healthy protected caliper inches on site. These trees will be preserved in lots to be designated as Open Space/Tree Preservation lots, to serve as passive recreation areas for residents of the development. Open Space/Tree Preservation Lots shall be owned and maintained in perpetuity by the HOA. Open Space/Tree Preservation Lots shall not be sold or otherwise conveyed.

Justification:

The proposed standards and Tree Preservation outlined ensure additional healthy protected trees (as identified by a registered arborist) will be saved in HOA maintained open space.

6) Vehicular Parking Regulations

UDC Section 2.09.03. Vehicular Parking Regulations shall apply.

7) Garages

UDC Section 2.09.03.B shall apply with front entry garages being allowed.

8) Building Façade Material Standards.

UDC Section 2.09.04 Building Façade Material Standards shall apply.

9) Park and Trail Land Dedication

UDC Section 3.05.10 which requires that Park and Trail dedication for Residentially Zoned Property to be provided at a rate of 1 acre per/50 DU and/or fees-in-lieu of, shall apply, with the following additional provisions:

- a) The flat perimeter land area of a detention facility on an X lot may be included in the calculation to meet the requirements of this section. To be considered towards meeting the requirements of this subsection, the facility shall be designed based on the following criteria:
 - i) Wet detention areas shall be improved to include a six foot (6') meandering trail around the perimeter that includes defined landscaped pockets to include sitting areas with benches, pedestrian decorative lighting, shade trees (at a rate of one (1) tree per thirty (30) linear feet of trail) and ornamental trees (at a rate of one (1) tree per every two (2) shade trees provided) located at intervals along the trail. In addition, the landscape pockets shall

- include a half circle of landscape plantings behind each bench. The pond shall include a fountain feature.
- ii) Dry detention areas shall be improved to include a six foot (6') meandering trail around the perimeter that includes defined landscaped pockets to include sitting areas with benches, pedestrian decorative lighting, shade trees (at a rate of one (1) tree per thirty (30) linear feet of trail) and ornamental trees (at a rate of one (1) tree per every two (2) shade trees provided) located at intervals along the trail. In addition, the landscape pockets shall include a half circle of landscape plantings behind each bench. Additionally, Bald Cypress trees may be planted within the bottom of the basin and these trees may be used to satisfy any required tree mitigation, subject to Engineering approval of tree plantings within the basin.
 - iii) Alternative perimeter design may be considered by the Director of Development Services at the time of Subdivision Construction Plans approval based on best planning, engineering, and landscape architecture practices to achieve a similar intent of items i. and ii. above.

10) Lighting and Glare Regulations

UDC Section 2.09.07 shall apply.

11) Sign Regulations

UDC Section 4.01 shall apply.

12) Fence and Screening Regulations

UDC Section 4.02 shall apply, except as modified below:

- a) When a key lot has two (2) front yards and a house is constructed facing one (1) of the two (2) front yards, a fence constructed on the second front yard shall be constructed at the building line. Fences in front of the building line will not be permitted on either front yard of the key lot.

Additionally, fences installed on lots adjacent to internal open space shall be constructed of tubular metal (wrought iron) and installed by the Developer. Where tubular metal fence is in place, a wood fence may not be constructed behind or in front of the tubular metal fence. Prior to the acceptance of the subdivision and prior to the issuance of any residential building permits, the developer shall install a cedar, board-on-board, eight (8') foot in height, along the northern property line of Lots 1-10, Block A. The metal support posts shall face to the south. Masonry screening walls adjacent to existing arterial and future collector roadways, as identified in Exhibit E – Conceptual Landscape and Screening Plans shall be installed by the developer prior to the acceptance of the subdivision and prior to the issuance of any residential building permits and shall not extend beyond the front setback line of adjacent lots. The subdivision plat shall reflect a five (5) foot wide maintenance easement in each residential lot with masonry fence to permit the maintenance of the screening and fencing.

13) Other

a) Street Design

UDC Section 3.05.13 shall apply. Sidewalks shall be located and installed per the City's UDC. The trail along Post Oak Drive will be constructed by the City of Corinth with the Post Oak Drive Expansion Project.

b) Stormwater Detention Basin Design

Existing pond on-site shall be modified to accommodate developed detention design in Lot 5X, as identified in Exhibit C – Concept Plan, and will be designed per the City's Drainage Standards.

c) Single Story Home lot restrictions.

Developer will deed restrict per Zoning, Record Plat, and HOA CCRs four (4) residential lots along the Provence property line. Single family restricted lots are identified on Exhibit C.

d) Garage Doors

The garage door(s) shall not extend in front of the home. No more than two (2) single garage doors or one (1) double garage door shall face the primary street on a front elevation. A third garage door may be located as a "j-swing" door or may face a side street on a corner lot.

B. OTHER DEVELOPMENT CONSIDERATIONS:**1) Platting**

Remainder of Lot 1, Block A, Antioch Fellowship Addition will be included with plat of subdivision but is not part of PD-XX

2) Phasing.

The proposed development will be constructed as a single phase. Anticipate starting the preliminary platting, engineering, and construction process immediately upon approval of the requested zoning change.

3) Impacts.

- a. Traffic Impact Assessment** – Not required due to size of project per Traffic Impact Memo submitted with application.
- b. Drainage/Stormwater Management** – Storm drainage improvements will be designed and constructed in accordance with the City's published criteria. All storm improvements are intended to be public and will be dedicated to the City upon completion, except for detention facilities that will be maintained by the HOA.
- c. Floodplain/Wetland** – There are no floodplain or wetlands present on the site.
- d. Utilities** – Water and sanitary sewer will be constructed to provide service to all lots within the development in accordance with the City's published criteria. All water and sanitary sewer are intended to be public and will be dedicated to the City upon completion of construction.

SECTION 3 – BACKGROUND INFORMATION**A. EXISTING SITE CONDITIONS**

The site is currently being used for a large residential estate(s) and/or agricultural purposes. It is accessed via an existing mutual access easement along Post Oak Dr. The following is a brief description of the existing physical characteristics of the site which are depicted on the attached Exhibit D – Existing Site Conditions.

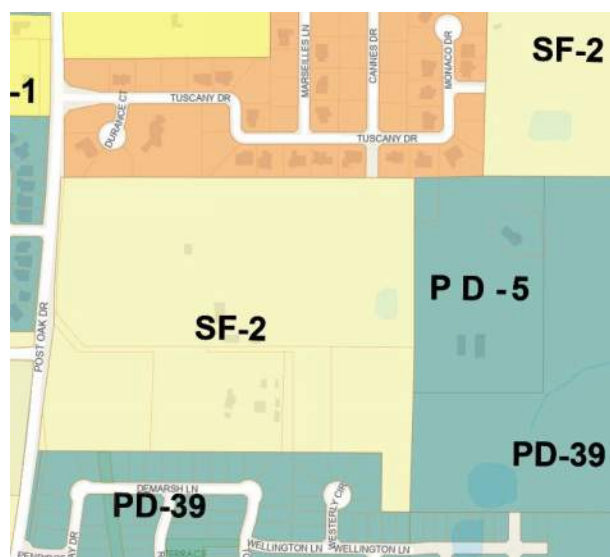
The project site is bound by Post Oak Drive on the west, Provence subdivision on the north, two undeveloped tracts of land to the south, and a large tract of land currently being used for agricultural purposes to the east. The project is surrounded by single-family residential zoning on all four sides which includes SF-3, PD-10, SF-2 (across Post Oak and current site of Antioch Christian Fellowship), PD-39, PD-57, and PD-5.

The subject site does not contain floodplain according to FEMA maps, wetland, or streams. The site has approximately 4.373 acres of healthy tree canopy coverage (Exhibit D – Existing Site Conditions and Exhibit H – Existing Tree Coverage). The existing topography shows a high point near the middle of the site near the southern property line that primarily drops to the east, south, and west.

The subject site includes several structures that will be removed as part of development of the proposed single-family lots. The franchise utilities and public utilities currently serving those structures will be relocated as part of development going in proposed street right-of-way or easements.

B. CURRENT ZONING

The site is currently zoned SF-2 which permits a range of uses by right including among Single Family Detached Dwellings, Licensed Child-Care Home, Church or Other Place of Worship, Country Club, Gas or Oil Well Production, Police or Fire Station, etc.



Source: Source: [Corinth GIS](#) Zoning Map

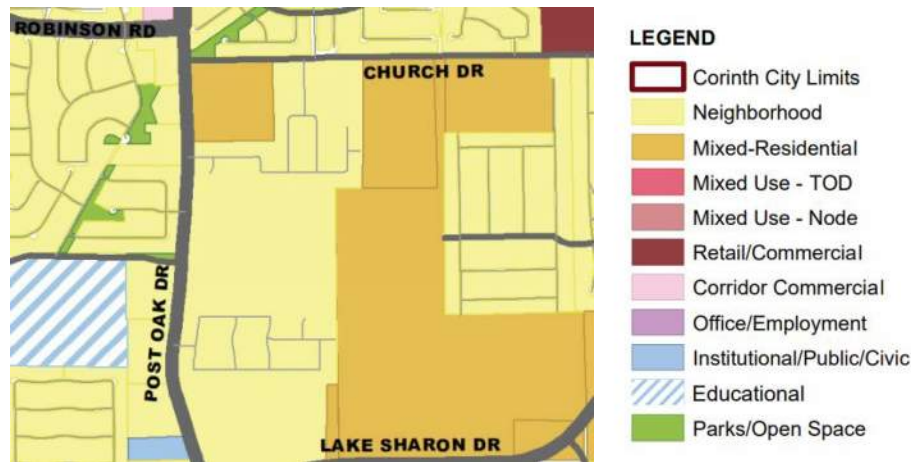
The existing zoning on the subject site permits the following:

Existing SF-2 Dimensional Regulations	
Minimum Front Yard Setback	25 feet
Minimum Side Yard Setback: Interior Lot	15 feet
Corner Lot	25 feet
Minimum Rear Yard Setback	20 feet

Minimum Lot Area	14000 s.f.
Minimum Lot Depth	110 feet
Maximum Density	N/A
Minimum Lot Width	100 feet
Minimum Floor Area	2000 s.f.
Maximum Building Area Coverage	30%

C. FUTURE LAND USE

The Future Land Use Map shows this site as “Neighborhood”. The proposed “PD” aligns with this plan.



Source: [Envision Corinth 2040 Comprehensive Plan \(Adopted July 2020\)](#)

1. Strategic Focus Areas

The subject site is not located in a Strategic Focus Area identified by Envision Corinth 2040 Comprehensive Plan.

2. Mobility – Master Thoroughfare Plan

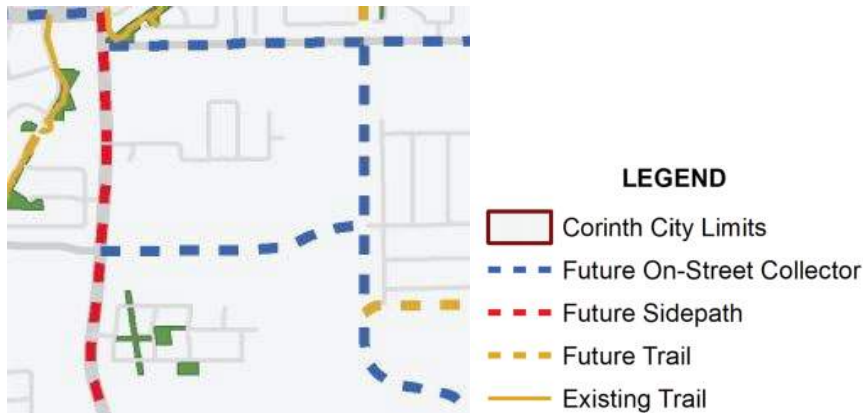
The Master Thoroughfare Plan calls for a continuation of Creekside Drive, identified as a Collector, half along the southern property line and a future widening of Post Oak Drive. Exhibit C – PD Concept Plan shows the proposed continuation of Creekside Drive and allows for the widening of Post Oak Drive. Right-of-way dedication for Post Oak and continuation of Creekside Drive will be made at the time of platting.



Source: [Envision Corinth 2040 Comprehensive Plan - Master Thoroughfare Plan \(Adopted July 2020\)](#)

3. Mobility – Active Transportation Plan

The Active Transportation Plan calls for a Future On-Street Collector along the continuation of Creekside Drive and a Sidepath along Post Oak Drive. The future Collector will be constructed when the southern property develops or the city acquires the necessary ROW and it is our understanding that the proposed Sidepath along Post Oak will occur with the planned widening.



D. PARK, RECREATION AND OPEN SPACE MASTER PLAN

There are no parks designated on this property, but there are 7 Open Space lots including treed areas that are intended to be used similar to a passive park by the residents. All open space areas shall be owned and maintained by the HOA.



EXHIBIT "A"
Hillside of Corinth
19.971 Acres

BEING a 19.971 Acre portion of Lot 1, Block A of Antioch Fellowship Addition, an Addition to the City of Corinth, Denton County, Texas, according to the map or plat thereof filed for record under Document Number 2016-128 Plat Records, Denton County, Texas (P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at 1/2 inch iron rod with cap stamped "Kern" found for corner being the southeast corner of said Lot 1, same point being the northeast corner of a tract of land described by deed to Sterling and Mina Sacks, recorded under Instrument Number 2019-83953, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), same point being in the west line of Lot 1, Block A of Haislip Family Farm, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in Cabinet I, Page 181, P.R.D.C.T.;

THENCE South 89 degrees 21 minutes 37 seconds West, with the north line of said Sacks tract, a distance of 1036.42 feet to a 1/2 inch iron rod with blue cap stamped "*OLD TOWN SURVEYING*" (OTS) set for corner, from which the southwest corner of said Lot 1, Block A, Antioch Fellowship Addition bears South 89 degrees 21 minutes 37 seconds West at 356.82 feet;

THENCE North 00 degrees 38 minutes 23 seconds West, over and across said Lot 1, Block A of Antioch Fellowship Addition, a distance of 45.00 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE North 42 degrees 57 minutes 36 seconds West, over and across said Lot 1, Block A of Antioch Fellowship Addition, a distance of 138.44 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE North 00 degrees 53 minutes 08 seconds West, over and across said Lot 1, Block A of Antioch Fellowship Addition, a distance of 364.11 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for the beginning of a non-tangent curve to the left, having a radius of 2444.48 feet;

THENCE over and across said Lot 1, Block A of Antioch Fellowship Addition and with said curve to the left, through a central angle of 01 degrees 54 minutes 07 seconds, whose chord bears South 88 degrees 28 minutes 59 seconds West at 81.14 feet, an arc length of 81.14 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for the beginning of a curve to the left, having a radius of 325.00 feet;

THENCE over and across said Lot 1, Block A of Antioch Fellowship Addition and with said curve to the left, through a central angle of 21 degrees 00 minutes 28 seconds, whose chord bears South 77 degrees 01 minute 50 seconds West at 118.50 feet, an arc length of 119.16 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for the beginning of curve to the right, having a radius of 375.00 feet;

Section H, Item 2.

THENCE over and across said Lot 1, Block A of Antioch Fellowship Addition and with said curve to the right, through a central angle of 06 degrees 02 minutes 30 seconds, whose chord bears South 69 degrees 32 minutes 50 seconds West at 39.52 feet, an arc length of 39.54 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for the beginning of a curve to the left, having a radius of 190.50 feet;

THENCE over and across said Lot 1, Block A of Antioch Fellowship Addition and with said curve to the left, through a central angle of 06 degrees 28 minutes 41 seconds, whose chord bears South 69 degrees 19 minutes 45 seconds West at 21.53 feet, an arc length of 21.54 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for the beginning of a curve to the right, having a radius of 124.50 feet;

THENCE over and across said Lot 1, Block A of Antioch Fellowship Addition and with said curve to the right, through a central angle of 14 degrees 29 minutes 22 seconds, whose chord bears South 73 degrees 20 minutes 05 seconds West at 31.40 feet, an arc length of 31.48 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for the beginning of a curve to the right, having a radius of 379.50 feet;

THENCE over and across said Lot 1, Block A of Antioch Fellowship Addition and with said curve to the right, through a central angle of 09 degrees 49 minutes 45 seconds, whose chord bears South 85 degrees 29 minutes 39 seconds West at 65.02 feet, an arc length of 65.10 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE North 89 degrees 35 minutes 28 seconds West, over and across said Lot 1, Block A of Antioch Fellowship Addition, a distance of 15.66 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being in the east right-of-way line of Post Oak Road;

THENCE North 04 degrees 24 minutes 11 seconds East, with the east right-of-way line of said Post Oak Road, a distance of 130.59 feet to a 1/2 inch iron rod with cap stamped "KAZ" found for corner;

THENCE North 02 degrees 28 minutes 39 seconds East, with the east right-of-way line of said Post Oak Road, a distance of 103.61 feet to a 1/2 inch iron rod with blue cap stamped "KAZ" found for corner;

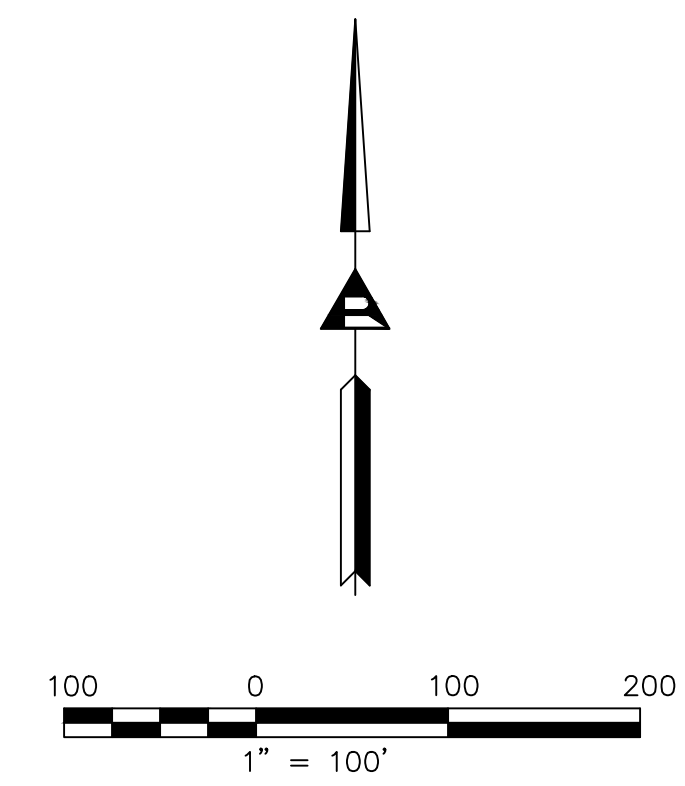
THENCE North 00 degrees 22 minutes 21 seconds West, with the east right-of-way line of said Post Oak Road, a distance of 21.52 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being the northwest corner of said Lot 1, Block A of Antioch Fellowship Addition;

THENCE North 89 degrees 10 minutes 53 seconds East, passing at 17.17 feet a 1/2 inch iron rod with cap stamped "RPLS 4561" found for the southwest corner of Provence, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded under Document Number 2009-197, P.R.D.C.T., and continuing on for a total distance of 887.30 feet to a point from which a 1/2 inch iron rod found bears South 48 degrees 26 minutes 27 seconds East at 0.90 feet;

THENCE North 89 degrees 38 minutes 55 seconds East, passing at 170.28 feet a 1/2 inch iron rod with cap stamped “RPLS 4561” found, and continuing on for a total distance of 591.79 feet to a 1/2 inch iron rod with blue cap stamped “OTS” set for corner being an ell corner of Lot 2R, Block E, Provence, an addition to the City of Commerce, Denton County, Texas, according to the plat thereof recorded under Document Number 2016-96, P.R.D.C.T., same point being the northeast corner of said Lot 1, Block A, Antioch Fellowship Addition;

Section H, Item 2.

THENCE South 00 degrees 37 minutes 59 seconds East, passing the southwest corner of said Lot 2R, and continuing on for a total distance of 706.23 feet to the **POINT OF BEGINNING** and containing 19.971 acres of land, more or less.




LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°35'28"W	15.66'

CURVE #	RADIUS	LENGTH	DELTA	CHORD
C1	2448.48'	81.14'	1°54'07"	S88°28'59"W 81.14'
C2	325.00'	119.16'	21°00'28"	S77°01'49"W 118.50'
C3	375.00'	39.54'	6°02'30"	S69°32'50"W 39.52'
C4	190.50'	21.54'	6°28'41"	S69°19'45"W 21.53'
C5	124.50'	31.48'	14°29'22"	S73°20'05"W 31.40'
C6	379.50'	65.10'	9°49'45"	S85°29'39"W 65.02'

[illegible]

**Ridinger
Associates, Inc.**
Civil Engineers - Planners

 Firm No. 1369
550 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067

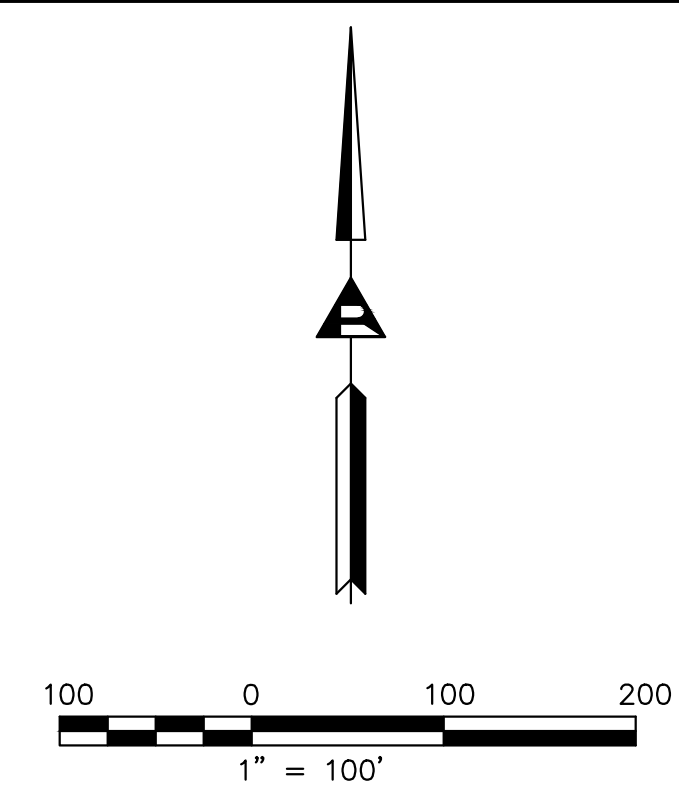
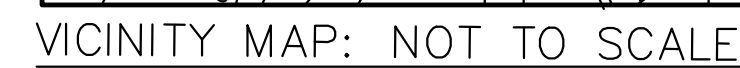
Tel. No. (972) 353-8000
Fax No. (972) 353-8011

HILLSIDE OF CORINTH
SUBDIVISION
CORINTH, TEXAS

**EXHIBIT B
PROPOSED ZONING
MAP CHANGE**


Scale:	1" = 100'
Designed by:	LDR
Drawn by:	JRK
Checked by:	JRK
Date:	JUNE 8, 2023
Project No.	035-034

SHEET
1 OF 1



No.	Date	Revisions	App.

**Ridinger
Associates, Inc.**
Civil Engineers - Planners

 Firm No. 1989
550 S. Edmonds Lone, Suite 101
Lewisville, Texas 75067

Tel. No. (972) 353-8000
Fax No. (972) 353-8011


SITE DATA SUMMARY	
EXISTING ZONING	SF-2
PROPOSED ZONING	PD (SF-4 BASE)
FUTURE LAND USE	NEIGHBORHOOD
GROSS AREA	19.971 ACRES
INTERNAL ROW	3.57 ACRES
POST OAK ROW DEDICATION	0.14 ACRES
COLLECTOR ROW	0.72 ACRES
IMPERVIOUS AREA	2.99 ACRES
% IMPERVIOUS	14.97%
DENSITY	3.41 LOTS/AC
OPEN SPACE AREA	2.46 ACRES
% OPEN SPACE	12.32%
LOT SUMMARY	
50' X 120'	59
95' X 120'	9
TOTAL RESIDENTIAL LOT COUNT	68
OPEN SPACE/TREE PRESERVATION LOTS	7


* DENOTES RESTRICTED TO ONE-STORY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°35'28"W	15.66'

CURVE #	RADIUS	LENGTH	DELTA	CHORD	
C1	2448.48'	81.14'	1°54'07"	S88°28'59" W	81.14'
C2	325.00'	119.16'	21°00'28"	S77°01'49" W	118.50'
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C4	190.50'	21.54'	6°28'41"	S69°19'45" W	21.53'
C5	124.50'	31.48'	14°29'22"	S73°20'05" W	31.40'
C6	379.50'	65.10'	9°49'45"	S85°29'39" W	65.02'

LEGEND

 50' LOTS

 95' LOTS

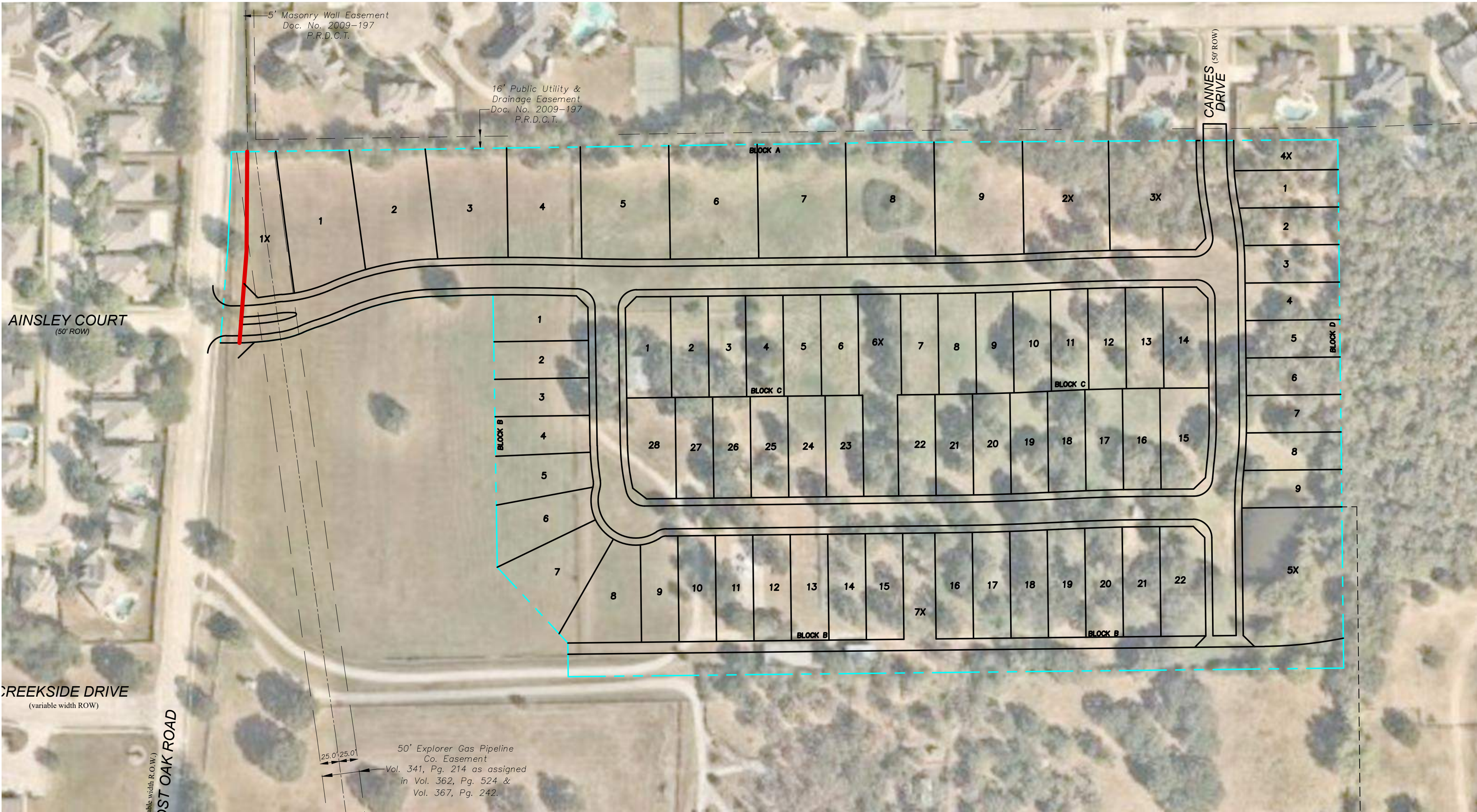
NOTE:
1.) ALL OPEN SPACE LOTS AND TREE PRESERVATION LOTS
TO BE OWNED AND MAINTAINED IN PERPETUITY
BY THE HOMEOWNERS ASSOCIATION.

HILLSIDE OF CORINTH
SUBDIVISION
CORINTH, TEXAS

EXHIBIT C
PD CONCEPT PLAN

Scale:	1" = 100'
Designed by:	LDR
Drawn by:	JRK
Checked by:	JRK
Date:	OCTOBER 31, 2011
Project No.	035-034

SHEET
1 OF 1



**EXHIBIT D-EXISTING SITE
CONDITIONS**
FOR
**HILLSIDE OF CORINTH
RESIDENTIAL SUBDIVISION**
Being 68 Residential Lots & 7 X-Lots
19.971 acres Situated in the
Wm. Garrison Survey, Abstract No. 508
in the
City of Corinth
Denton County, Texas

Scale:	1" = 100'
Designed by:	LDR
Drawn by:	JRK
Checked by:	JRK
Date:	OCTOBER 31, 2023
Project No.	035-034

SHEET
1 OF 1

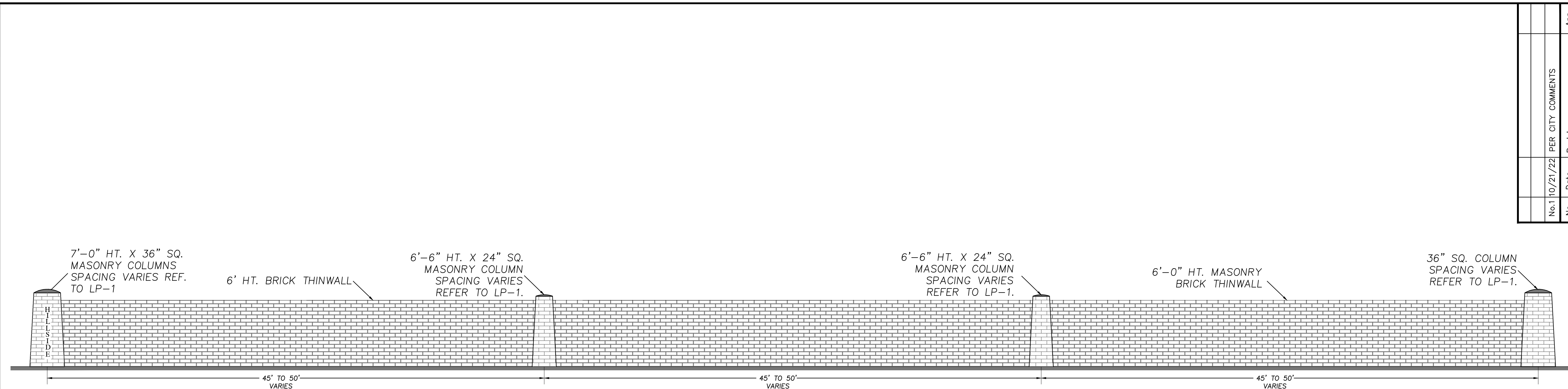
HILLSIDE OF CORINTH
SUBDIVISION
CORINTH, TEXAS

EXHIBIT D
EXISTING SITE
CONDITIONS

No.	Date	Revisions	App.

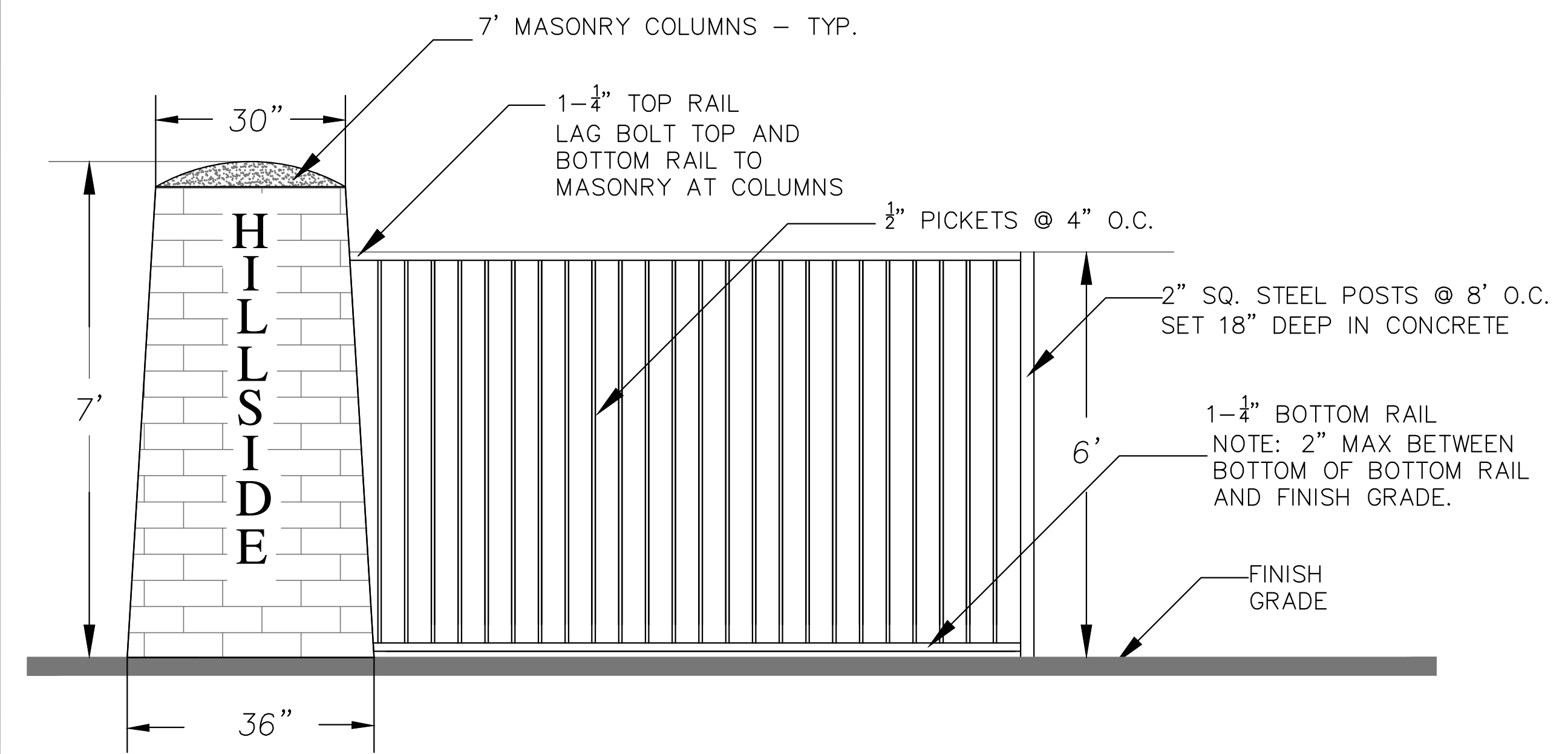
**Ridinger
Associates, Inc.**
Civil Engineers - Planners
Firm No. 1969
550 S. Edwards Lane, Suite 101
Lewisville, Texas 75067
Tel. No. (972) 353-8000
Fax No. (972) 353-8011





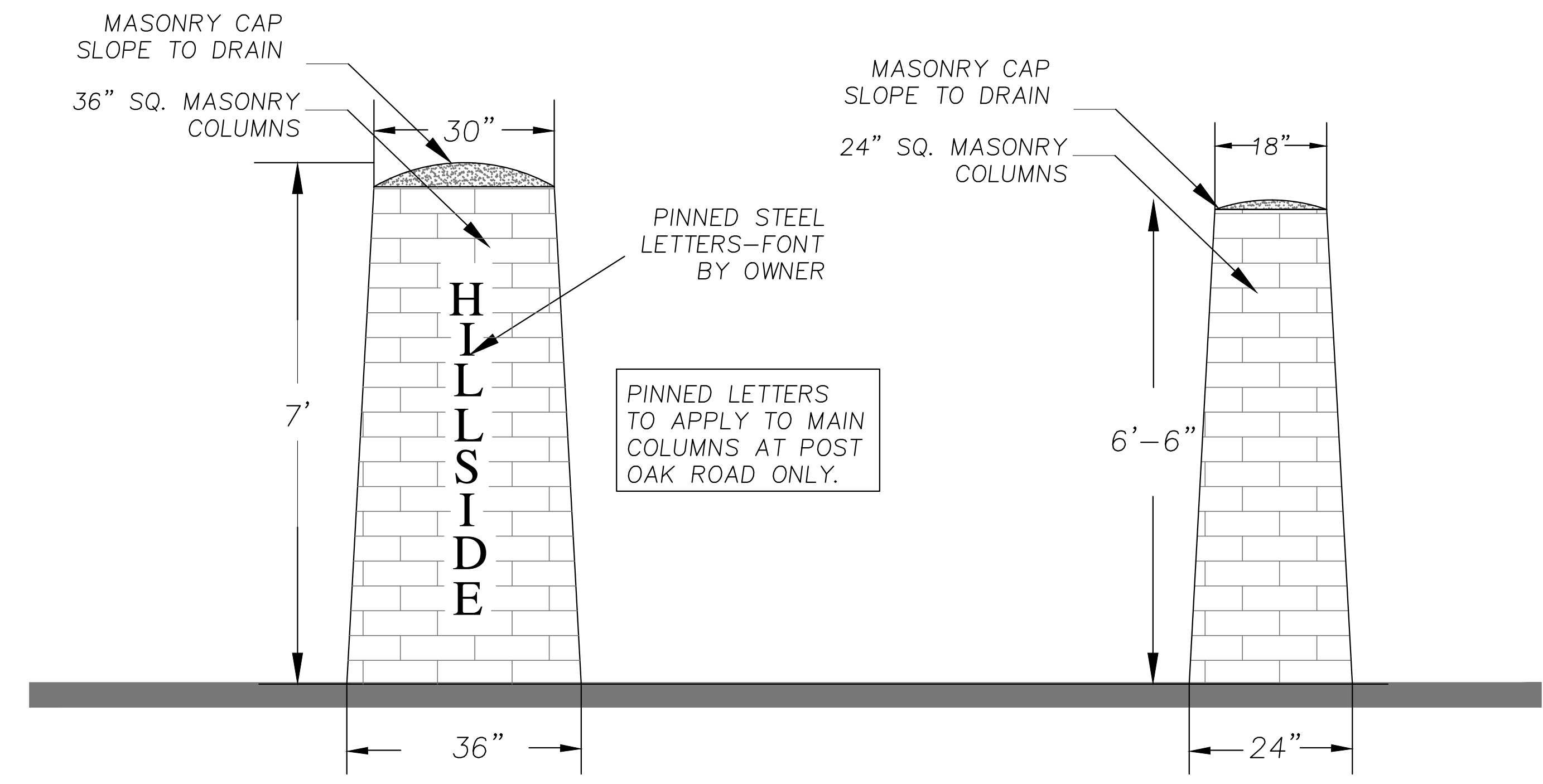
BRICK THINWALL AND COLUMN DETAIL

NOT TO SCALE



6' HT. FLAT TOP IRON FENCE AT COLUMN DETAIL

NOT TO SCALE



COLUMN DETAIL

NOT TO SCALE

ST. CLAIR DESIGN GROUP, INC.

Landscape Architecture

P. O. Box 12598
Dallas, Texas 75225
T: 214-454-9204

DESIGN BY: JBS
DRAWN BY: JBS
CHECKED BY: SCOG
DATE: APRIL 7, 2023

HILLSIDE OF CORINTH
RESIDENTIAL SUBDIVISION
Being 68 Residential Lots & 7 X-Lots
19.971 acres Situated in the
Wm. Garrison Survey, Abstract No. 508
in the
City of Corinth
Denton County, Texas

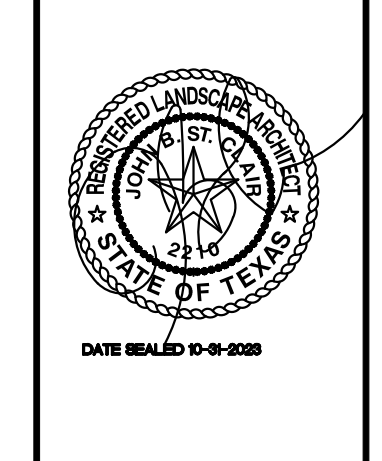
Ridinger

Associates, Inc.

Civil Engineers - Planners

Firm No. 1969
550 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067
Tel. No. (972) 353-8000
Fax No. (972) 353-8011

No.	Date	Revisions	App.
No.1	10/21/22	PER CITY COMMENTS	



HILLSIDE OF CORINTH
SUBDIVISION
CORINTH, TEXAS

EXHIBIT E
LANDSCAPE PLAN
DETAILS

Scale: NOT TO SCALE
Designed by: JBS
Drawn by: JBS
Checked by: SCOG
Date: OCTOBER 31, 2023
Project No. 035-034

SHEET
LP-2









CITY OF CORINTH

Traffic Impact Analysis

Project Name: Click or tap here to enter text.

Threshold Worksheet

The City of Corinth's Unified Development Code provides that a Traffic Study may be required with preliminary plat applications. *If the proposed development exceeds one or more of the three threshold criteria listed below, a traffic study will be required to be submitted with the preliminary plat application.* Otherwise, for projects that do not exceed any of the three criteria, a Traffic Study Threshold Worksheet must be submitted and approved by the City's Engineer prior to submittal of the preliminary plat application. Please describe in detail your evaluation of each criteria listed below. Additional sheets may be attached if necessary.

Criteria #1: The development exceeds parking 100 spaces average per driveway.

of homes = 69
There are no designated parking spaces for the development outside of private driveways, so there are less than 100 spaces per driveway.

Criteria #2: Any driveway or roadway in the development is projected to serve 1000 or more vehicles per day.*

According to the 11th Edition of the ITE Trip Generation Manual,
Daily Trips = $e^{(0.92 \times \ln(\# \text{ of houses}) + 2.62)} = 717$ trips, which is less than 1,000.

Criteria #3: Any driveway in the development is projected to serve 100 ingress vehicles or more in the design hour.*

Max Peak Hour trips = $e^{(0.94 \times \ln(\# \text{ of houses}) + 0.27)} = 70$, which is less than 100.

* Unless approved otherwise, trip generation rates should be based on the most recent edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

I hereby certify that this project does not exceed any of the three threshold criteria shown above and therefore the development would not warrant a Traffic Study in accordance with Section 3.05.04.(D) Traffic Impact Analysis of the Unified Development Code of the City of Corinth.

John Halter

Design Engineer's Signature

5/19/2023

Date

Jacob Halter 140914

Print Name & License Number

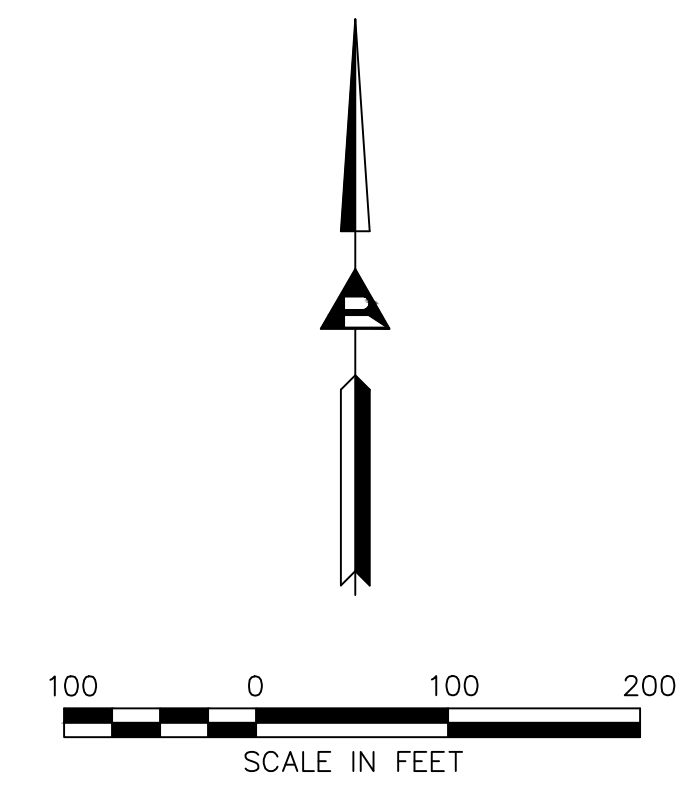
Kimley-Horn & Associates, Inc. F-928

Firm & Registration Number

For City Use Only: The requirement for a Traffic Study with this submittal is hereby waived:

Name: _____

Title: _____ Date: _____



TREE COVERAGE		
LOT AREA	869,852 S.F.	19.971 AC.
TREE AREA	190,500 S.F.	4.373 AC.
COVERAGE	21.90%	

ONLY TREES DEEMED TO BE IN HEALTHY CONDITION
BY REGISTERED LICENSED ARBORIST INCLUDED.

No.	Date	Revisions	App.

**Ridinger
Associates, Inc.**
Civil Engineers - Planners

firm No. 1989
5101 West Loop, Suite 101
Lewisville, Texas 75067

Tel. No. (972) 353-8000
Fax No. (972) 353-8011

HILLSIDE OF CORINTH
SUBDIVISION
CORINTH, TEXAS

EXHIBIT H EXISTING TREE COVERAGE

EXHIBIT H
EXISTING TREE COVERAGE
FOR
HILLSIDE OF CORINTH
RESIDENTIAL SUBDIVISION
Being 68 Residential Lots & 7 X-Lots
19.971 acres Situated in the
Wm. Garrison Survey, Abstract No. 508
in the
City of Corinth
Denton County, Texas

SHEET	
1 OF 1	
Scale:	1" = 100'
Designed by:	LDR
Drawn by:	JRK
Checked by:	JRK
Date:	OCTOBER 31, 2023
Project No.	035-034



ATTACHMENT 2:
200 FT ZONING BUFFER MAP AND CORRESPONDENCE
FROM PROPERTY OWNERS

Proposed Zoning Change

Hillside of Corinth
PD (ZAPD23-0006)

Area to be Rezoned

Properties within 200 ft of area proposed to be rezoned from SF-2 Single Family to a Planned Development (PD) with a base zoning district of SF-4 Single Family

11/17/2023

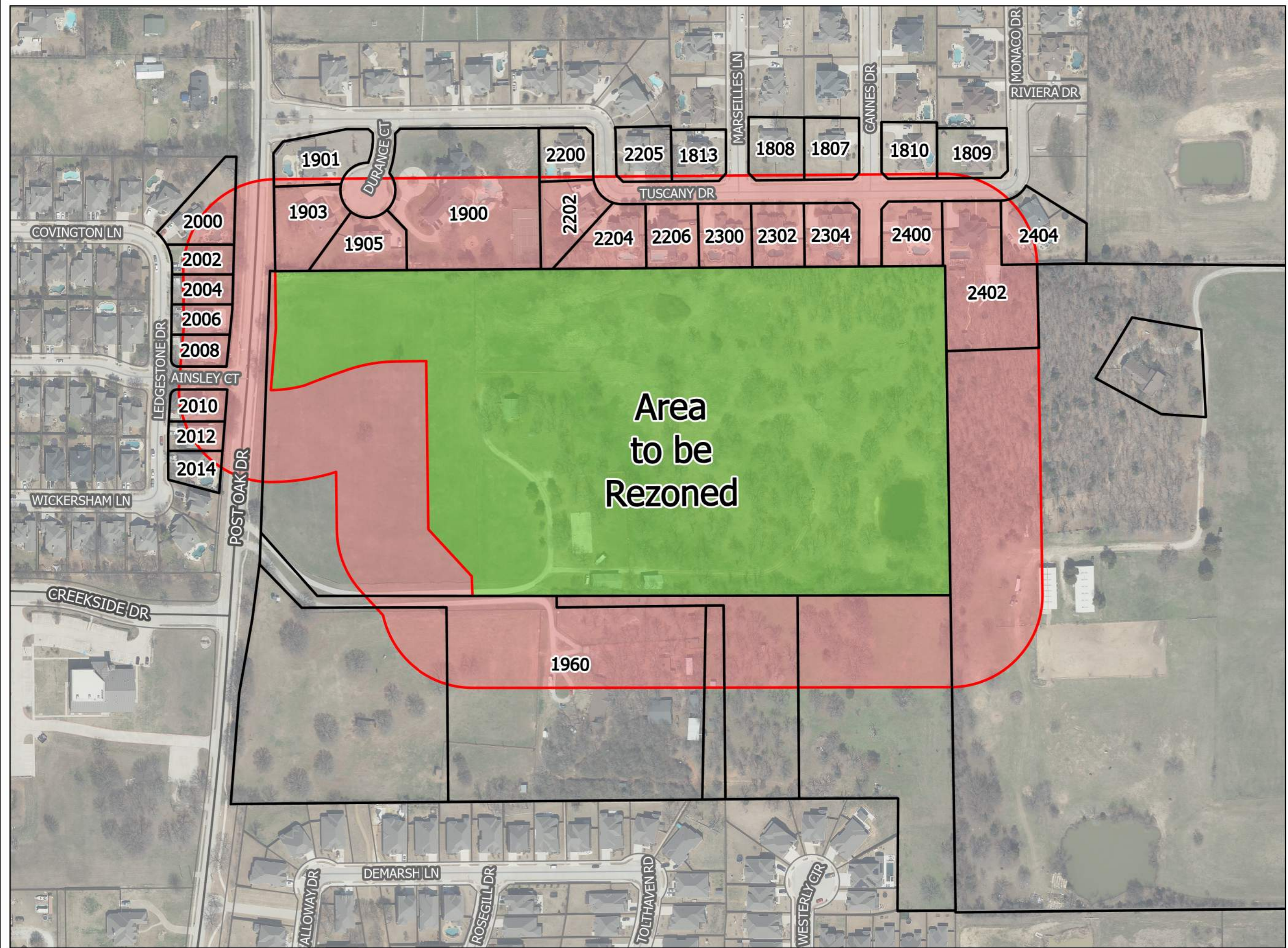


0 100 200
Feet

1 inch equals 200 feet



This map is the property of the City of Corinth, and is not to be reproduced by any means, mechanical or digital, without written consent of the City. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of p boundaries.





Planning and Zoning Commission Meeting
Date: **MONDAY, December 11, 2023, at 6:30 P.M.**

RECEIVED
NOV 15 2023
Section H, Item 2.

City Council Regular Meeting
Date: **THURSDAY, January 4, 2024, at 6:30 P.M.** * (see below for additional information)

Hearings Location: City Hall, 3300 Corinth Parkway, Corinth, TX 76208. The meetings will be broadcast live at <https://www.cityofcorinth.com/remotesession>.

PUBLIC HEARING NOTICE

Dear Property Owner:

On Monday, December 11, 2023, at 6:30 PM, the City of Corinth Planning & Zoning Commission will conduct a public hearing on the item listed below. Should the Planning & Zoning Commission make a recommendation, the Corinth City Council will conduct a public hearing on Thursday, January 4, 2024, at 6:30 PM and consider acting on the item listed below. The meetings will be held at the Corinth City Hall, 3300 Corinth Pkwy, Corinth, Texas 76208.

- A request by the Applicant, Ridinger Associates, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential to a Planned Development with a base zoning district of SF-4 Single Family Residential for the development of 68 single family lots on approximately ± 20 acres generally located on the east side of Post Oak Drive, north of the Terrace Oaks Subdivision, and south of the Provence Subdivision. (Case No. ZAPD23-0006 – Hillside of Corinth)

*The January 4, 2024, City Council Public Hearing will only be held should the Planning & Zoning Commission make a recommendation on December 11, 2023. Additional information regarding this request and meeting date updates can be found on the Upcoming Public Hearings page of the City of Corinth website at: <https://www.cityofcorinth.com/development-services/page/upcoming-public-hearings>

As a property owner within two hundred (200) feet of this property, you are invited to attend this meeting in-person and voice your opinion at the public hearing (please note you are not required to attend).

Additionally, your opinion regarding the request on the property described above may be expressed by notation on this form or by letter. You may support or oppose this request; your opposition will be considered a protest. Signed written comments must be received by the City of Corinth Development Services Department at 3300 Corinth Parkway, Corinth, Texas 76208 (3 days prior to public hearing). Signed comments may be scanned and sent by email to Michelle Mixell, Planning Manager, at planning@cityofcorinth.com. Additionally, if you have any questions regarding this request, you may call 940-498-3262 for assistance.

I am writing in (Check as applicable) Support: _____ Opposition: ☒ of the proposal.

The area is a haven for wild life - have seen geese, fox, rabbits, ducks and others utilize that space. In an area where wild life is already stressed and squeezed this is a good relief spot. But - I'm sure money/compositions have already been spent to ensure that this is passed and seeking my input is just a formality to show this is "Above Board".

Name/Address/City: **(REQUIRED)**

Signature: **(REQUIRED)**

Sam Garland, 2012 Ledgestone Dr, Corinth, TX
(Please Print) 76210

(Signature)



Planning and Zoning Commission Meeting
Date: **MONDAY, December 11, 2023, at 6:30 P.M.**

RECEIVED
DEC 05 2023
Section H, Item 2.

City Council Regular Meeting
Date: **THURSDAY, January 4, 2024, at 6:30 P.M.** * (see below for additional information)

BY:

Hearings Location: City Hall, 3300 Corinth Parkway, Corinth, TX 76208. The meetings will be broadcast live at <https://www.cityofcorinth.com/remotesession>.

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I am writing in (Check as applicable) Support: ☒ Opposition: _____ of the proposal.

Name/Address/City: **(REQUIRED)**

Antioch Christian Fellowship
2020 Post Oak Drive, Corinth, TX
76210
(Please Print)

Signature: **(REQUIRED)**

By: *Chadwick J. Ryan*
ITS: LEAD Pastor
(Signature)



ATTACHMENT 3:
DRAFT DECEMBER 11, 2023, PLANNING & ZONING
COMMISSION MINUTES



MINUTES
PLANNING & ZONING COMMISSION
REGULAR SESSION

Monday, December 11, 2023, at 6:30 PM

City Hall | 3300 Corinth Parkway

On the 11th day of December 2023, the Planning & Zoning Commission of the City of Corinth, Texas, met in Regular Session at the Corinth City Hall at 6:30 P.M., located at 3300 Corinth Parkway, Corinth, Texas.

Commissioners Present:

Chair Alan Nelson
Vice-Chair Mark Klingele
KatieBeth Bruxvoort
Adam Guck

Commissioner Absent:

Rebecca Rhule
Crystin Jones
Chris Smith

Staff Members Present:

Melissa Dailey, Director of Development Services
Michelle Mixell, Planning Manager
Miguel Inclan, Planner
Matthew Lilly, Planner

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Alan Nelson called the meeting to order at 6:30 PM.

B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

C. PLEDGE OF ALEGIANCE

D. CONSENT AGENDA

1. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on November 13, 2023.

2. Consider and act upon a request by the applicant, Windrose Land Services, for a Conveyance Plat for the Hibberd Addition Subdivision, being ±1.392 acres of land located at the northeast corner of FM 2181 and Verona Drive. Case No. CONV23-0002

Commissioner Bruxvoort made a motion to approve the consent agenda, seconded by Commissioner Guck.

Motion passed unanimously: 4-for, 0-against.

E. BUSINESS AGENDA

3. Conduct a Public Hearing to consider testimony and act on a rezoning request by the Applicant, Ridinger Associates, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential to a Planned Development with a base zoning district of SF-4 Single Family Residential for the development of 68 single family lots on approximately ±20 acres generally located on the east side of Post Oak Drive, north of the Terrace Oaks Subdivision, and south of the Provence Subdivision. (Case No. ZAPD23-0006 – Hillside Corinth)

Melissa Dailey, Director of Development Services, provided a presentation on behalf of Staff and recommended approval as presented.

Chair Nelson asked if the landscape buffer for trees will be used as a utility easement in the future.

Director Dailey stated that this buffer was outside of the future right-of-way of Creekside Drive and would not be impacted by utilities.

Chair Nelson asked what the purpose was of restricting 4 lots to one story.

Dailey stated that this was due to the homes behind the 4 lots being single story homes and there was a concern of people looking into these backyards.

Vice-Chair Klingele asked if the fence along the eastern side would be 6 feet in height.

Dailey confirmed that this fence was a minimum of 6 feet but could be 8 feet if the builder elects to do so.

Chair Nelson asked if the fences would be installed by the developer or as each lot is built.

Dailey stated the fences would most likely be installed as each lot is built.

Commissioner Guck asked if a traffic study had been required as part of the application.

Dailey stated that the threshold was not met to require a traffic study.

Chair Nelson opened Public Hearing at 6:49 PM.

Richard Weir, 2008 Ledgestone, stated that he had a concern of the access on Ainsley being extended into this neighborhood and asked that the access instead be off of Creekside Drive when this road is constructed in the future.

Chair Nelson closed the Public Hearing at 6:52 PM.

Director Dailey explained that the proposed subdivision is required to have two access points and therefore a connection to Post Oak Drive was required. She stated that the subdivision is planned to connect to Creekside Dr in the future when the expansion is constructed.

Commissioner Guck asked if this neighborhood was within Denton ISD.

Dailey confirmed that the proposed subdivision was within Denton ISD.

Vice-Chair Klingele made a motion to recommend approval as presented subject to the conditions presented by Staff, seconded by Commissioner Guck.

Motion passed unanimously: 4-for, 0-against.

4. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request to amend the Land Use & Development Strategy Map by changing the Place Type designations of multiple parcels of land totaling approximately \pm 150 acres generally located south of Shady Shores Road, along the east and west sides of North Corinth Street, east of I-35 E and north of Corinth Parkway within the City of Corinth. Case No. CPA23-0002 – Land Use Assumptions Mixed Use-TOD

Melissa Dailey, Director of Development Services, provided a presentation on the proposed changes to the Land Use and Development Strategy Map in the 2040 Comprehensive Plan. The area proposed to be updated included the industrial areas and commercial properties currently located northwest of the TOD. The proposal includes changing the designations for these areas to the TOD.

Chair Nelson asked which jurisdiction oversaw the land north of Shady Shores Rd.

Dailey stated that this was Shady Shores.

Chair Nelson asked if this change in designation would be to encourage higher density development and retail.

Dailey stated that it was their goal to create a real downtown in this area and that verticality and higher density would help facilitate this and create a gathering place.

Chair Nelson asked if there were any other cities in the area being reviewed as an example.

Dailey stated that there were several examples of both smaller and larger downtowns in the metroplex and that the density and use would be driven by demand in the area.

Chair Nelson opened and closed the Public Hearing at 7:06 PM.

Commissioner Bruxvoort made a motion to recommend approval as presented, seconded by Commissioner Guck.

Motion passed unanimously: 4-for, 0-against.

F. ADJOURN REGULAR SESSION

Regular Session adjourned at 7:07 PM.

G. CALL WORKSHOP SESSION TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Nelson called the workshop session to order at 7:08 PM.

H. WORKSHOP AGENDA

5. Conduct a workshop and hold an informal discussion on proposed amendments to Mixed-Use (MX) Zoning Categories.

Melissa Dailey, Director of Development Services, provided a presentation on the proposed amendments to the mixed-use zoning designations defined in the 2040 Comprehensive Plan. She stated that one of the goals

was to create a new MX zoning type to replace the existing MX-C and MX-R zoning districts which would allow for higher density development with a larger mix of residential and retail types. Another goal would be to create regulations which require less modification and would make it possible for these types of developments to occur without having to go through the planned development process.

Commissioner Bruxvoort stated that there did not appear to be many single family homes touching the edge of the MX districts.

Chair Nelson asked if the existing MX-C and MX-R districts were replaced with one MX district, would the MX district be restricted to one area of the city.

Dailey stated that there would not be a restriction to one of area of the city and that rezoning would be determined on a case-by-case basis. She stated that there are not many areas remaining in Corinth that could accommodate this type of use.

Chair Nelson stated that he liked the idea of developing N. Corinth St as a downtown area. He stated that he would like to see this type of zoning be restricted to certain areas.

Dailey stated that any rezoning requests would come before the P&Z and City Council and reiterated that rezoning would be made on a case-by-case basis.

Commissioner Guck asked if there would be any specified language in the UDC to require that retail be developed prior to or at the same time as the residential components.

Dailey stated that requirements can be included but that incentives may be needed to allow for retail to be viable. She stated that the vision for the downtown needs to be on a larger scale to allow for retail to be viable.

Commissioner Guck stated that he liked the idea of envisioning the downtown as a radius and that this would be helpful to answer questions in the future.

Dailey stated that the retail and residential were both needed for these projects to be viable.

Chair Nelson asked if changing the zoning in these areas would cause any legal issues.

Dailey stated that the proposed changes would be to the comp plan and would not affect existing zoning. She stated that issues may arise if there is a city-initiated zoning change.

Commissioner Bruxvoort asked how this would affect existing MX-C and MX-R districts.

Dailey stated that the UDC would point to the regulations in the MX zoning regulations and that any new mixed-use developments would follow the new regulations.

Miguel Inclan, Planner, stated that most new developments in the city have gone through the PD process, specifically because the base zoning district regulations does not allow for some newer development types.

Vice-Chair Klingele stated that he was excited by this proposed change.

Chair Nelson asked if there would be a form-based code or restrictions on types of materials.

Dailey stated that there would be some architectural regulations but nothing overly restricting.

Commissioner Guck stated that he appreciated that these restrictions would be in place.

Dailey stated that it might be beneficial to have exercises where individuals express what consistency they would like to see in terms of building setbacks and walkway elements.

Commissioner Guck stated that he felt it may be helpful for Corinth to have a consistent design scheme to promote more cohesion.

F. DIRECTORS REPORT

Director Dailey informed the Commission that Oak Ridge Park and the PD-55 Amendment were passed by the City Council at their meeting on December 6th.

J. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 7:57 PM.

MINUTES APPROVED THIS _____ DAY OF _____, 2023.

Alan Nelson, Planning and Zoning Commission Chairman



**ATTACHMENT 4:
TRAFFIC IMPACT ANALYSIS**



December 26, 2023

Mr. Glenn Barker
City of Corinth
3300 Corinth Parkway
Corinth, Texas 76208

Re: *Development Review for Hillside Single-Family Homes – Corinth, TX*

Dear Mr. Barker:

Lee Engineering has completed an analysis to evaluate the potential impacts of the Hillside single-family residential development on the east side of Post Oak Drive at Ainsley Court in Corinth, Texas. The development will include 68 single-family lots with access via both an extension of existing Ainsley Court east of Post Oak Drive and an extension of existing Cannes Drive south from the adjacent, existing single-family residential development to the north. A location map is shown in **Figure 1**. The site plan for the development is provided as an attachment at the end of this letter.

According to a recently completed impact fee study conducted for the City, the segment of Post Oak Drive near the development is close to reaching its design service volumes. This study was therefore conducted to evaluate if Post Oak Drive would be impacted by the development traffic.

Existing Traffic Volumes

Automated machine traffic counts provided by the City of Corinth were collected between 2:00 pm on Thursday, December 7, 2023, and 7:00 am on Wednesday, December 13, 2023, on Post Oak Drive immediately south of Ainsley Court. Lee Engineering reviewed the traffic counts and determined that the peak hour volumes during this period occurred on Tuesday, December 12, 2023, from 7:00-8:00 am and 3:00-4:00 pm. These volumes are and the associated percentage traffic splits are shown in **Table 1**.

Existing turning movement volumes for the Post Oak Drive at Ainsley Court intersection were not directly available but instead were estimated based rates and equations from the publication *Trip Generation Manual*, Eleventh Edition, which is published by the Institute of Transportation Engineers. **Figure 2** shows the area of existing homes along Ainsley Court that was assumed to be tributary to the Post Oak Drive at Ainsley Court intersection. The percentages shown in Figure 2 assume 75% of trips from the neighborhood enter or exit via Post Oak Drive and then travel to/from the north or south roughly in proportion to the percentages shown in Table 1.

Figure 1. Location Map



Table 1. Existing Post Oak Drive Traffic Volumes

Time Period	Traffic Volumes (vehicles/hour)			Percentage of Total Traffic	
	SB	NB	Total	SB	NB
Daily	6,323	4,814	11,137	57%	43%
AM Peak Hour	860	514	1,374	63%	37%
PM Peak Hour	707	543	1,250	57%	43%

Figure 2. Existing Ainsley Court Trip Generation Area & Trip Distribution Estimates



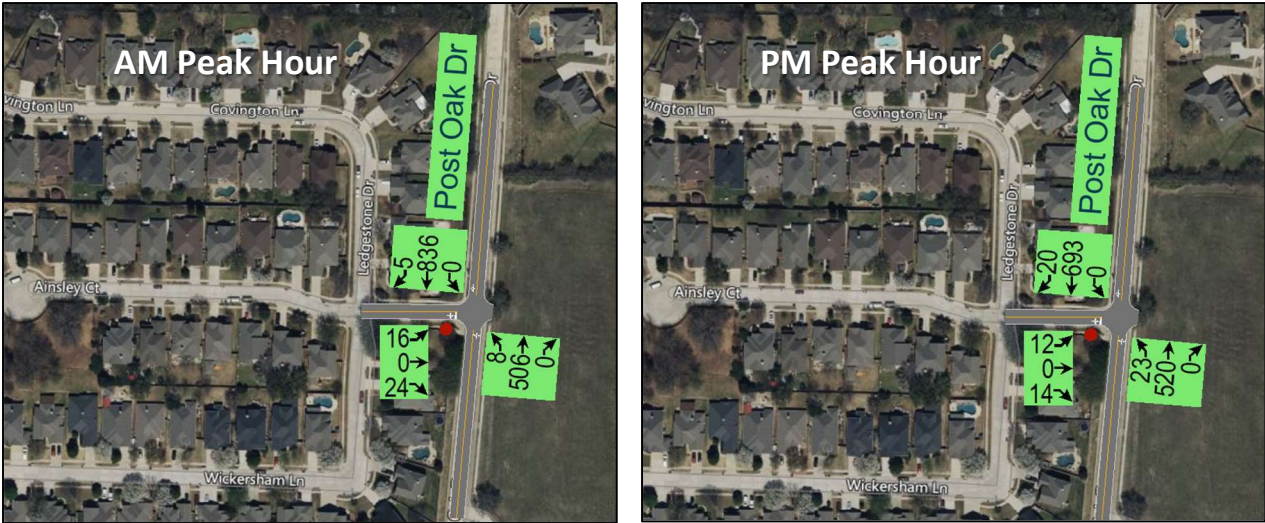
Table 2 shows the estimated trips for the existing Ainsley Court neighborhood. Detailed data and graphs from the *Trip Generation Manual* are included for reference as attachments to this letter.

Table 2. Trip Generation Characteristics – Ainsley Court Single-Family Housing

Variable	Time Period	Equation	Directional Split		Number of Trips		
			Enter	Exit	Enter	Exit	Total
93 dwelling units	Daily	$\ln(T) = 0.92 \ln(X) + 2.68$	50%	50%	472	472	944
	AM Peak Hour	$\ln(T) = 0.91 \ln(X) + 0.12$	25%	75%	17	53	70
	PM Peak Hour	$\ln(T) = 0.94 \ln(X) + 0.27$	63%	37%	58	35	93

The trips from Table 2 were assigned to the study intersection of Post Oak Drive at Ainsley Lane based on the trip distribution percentages shown in Figure 2. These trips are shown together with the existing traffic count volumes from Table 1 in **Figure 3**, the estimated existing peak hour turning movement counts for the intersection.

Figure 3. Assumed Existing Peak Hour Turning Movement Volumes – Post Oak Drive at Ainsley Court



Future Traffic Growth

Recent traffic volumes along Post Oak Drive were reviewed to estimate future traffic growth for the anticipated 2024 build-out of the Hillside development. **Table 3** presents the historic 24-hour traffic volumes from TxDOT's TCDS (Traffic Count Database System) and Statewide Planning Map website.

Table 3. Historical Traffic Volumes

Year	Location	
	Post Oak Dr. S of I-35E (N. of the Site)	Post Oak Dr. N of FM 2181 (Teasley Dr.) (S. of the Site)
2009	---	1,660
2010	---	---
2011	---	---
2012	---	---
2013	---	---
2014	---	2,059
2015	---	2,100
2016	---	---
2017	---	---
2018	8,870 ¹	---
2019	8,870	---
2020	10,722	3,867
2021	10,510	3,569
2022	11,321	4,030
Average Annual Growth	6% (4-Year)	9% (8-Year) 2% (2-Year)

¹ Vehicles per day

Based on the data in Table 3, a 6% growth rate was assumed for through traffic on Post Oak Drive. The northbound and southbound volumes from Figure 3 were grown by 6% to estimate the 2024 future background turning movement volumes for the intersection, as shown in **Figure 4**.

Figure 4. Background 2024 Peak Hour Turning Movement Volumes – Post Oak Drive at Ainsley Court



Trip Generation

The 68 single-family residential homes from the proposed Hillside development are projected to generate the daily and peak hour trips shown in **Table 4**, using the same Trip Generation Manual equations shown in Table 2.

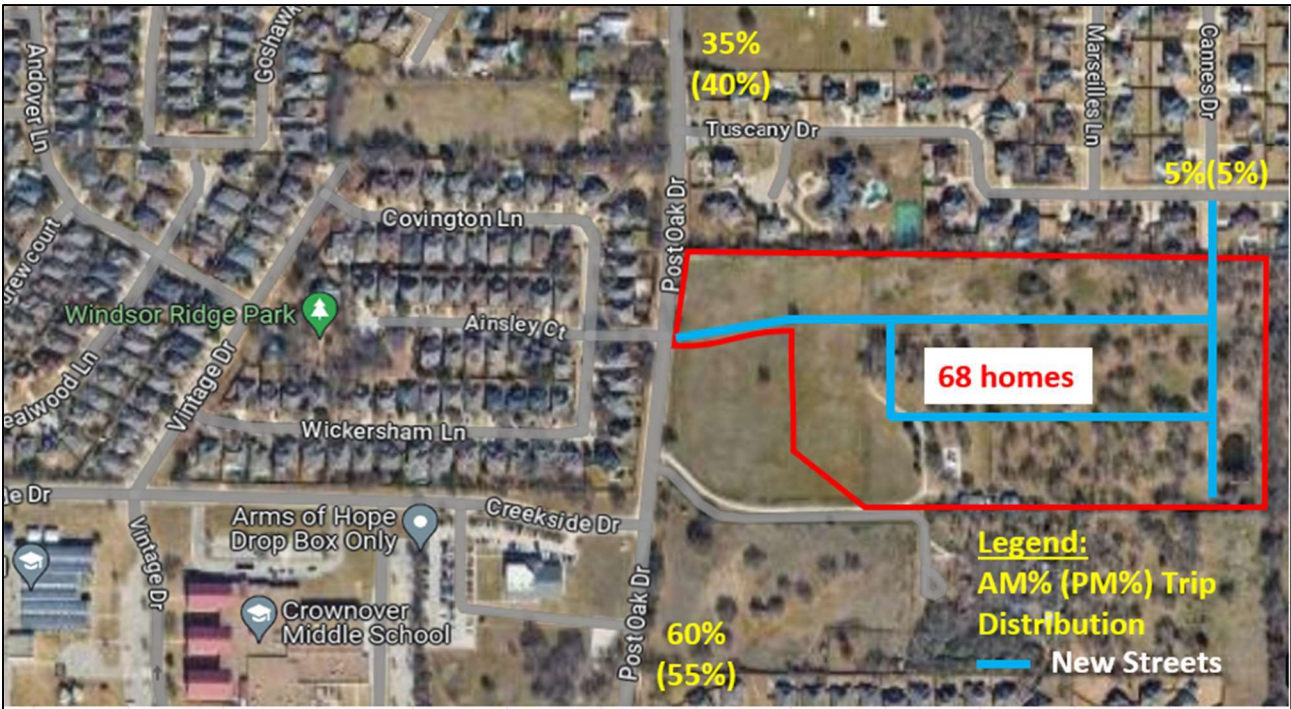
Table 4. Trip Generation Characteristics – Hillside Development Single-Family Housing

Variable (X)	Time Period	Equation	Directional Split		Number of Trips (T)		
			Enter	Exit	Enter	Exit	Total
68 dwelling units	Daily	$\text{Ln (T) = 0.92 Ln (X) + 2.68}$	50%	50%	354	354	708
	AM Peak Hour	$\text{Ln (T) = 0.91 Ln (X) + 0.12}$	25%	75%	13	39	52
	PM Peak Hour	$\text{Ln (T) = 0.94 Ln (X) + 0.27}$	63%	37%	44	25	69

Site Traffic

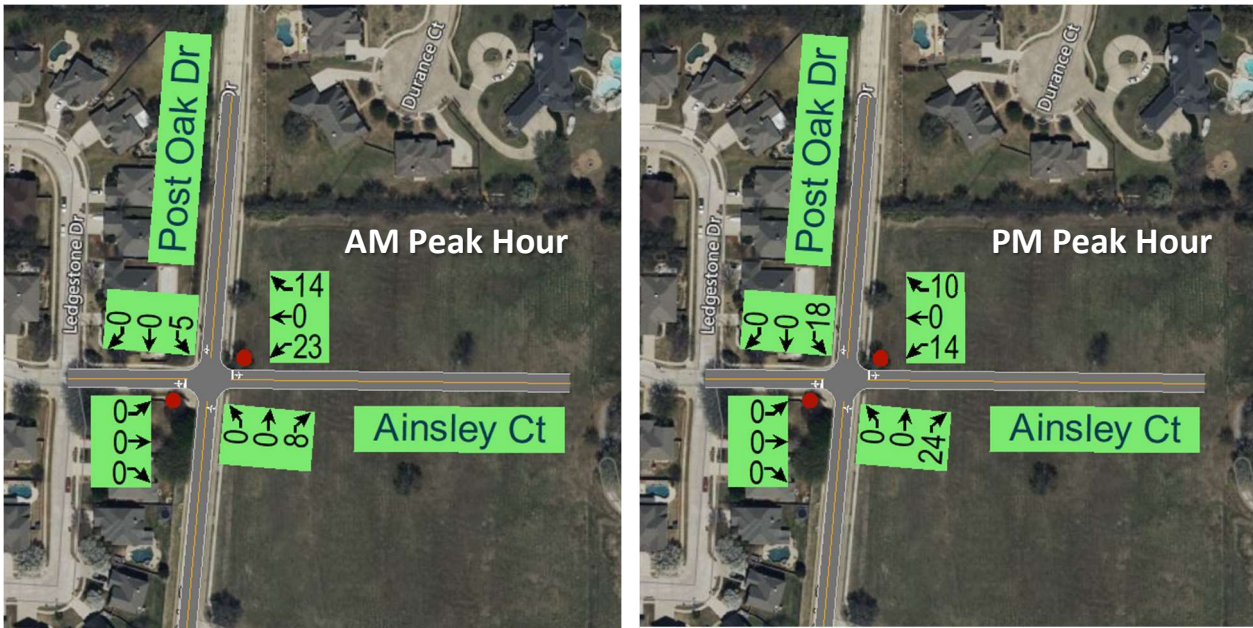
The distribution of site traffic was developed based on the existing directionality of traffic volumes along Post Oak Drive and the layout of the street network within the development. As shown in **Figure 5**, the connection of the new site with Cannes Road to the north was assumed to carry a minor (5%) share of future traffic, with the remainder of traffic using the Post Oak Drive at Ainsley Court intersection. Though the site includes a future connection for Cannes Road to extend to the south, no traffic was assumed to use this future connection for the Hillside development build-out condition.

Figure 5. Hillside Development Trip Generation Area & Trip Distribution Estimates



The trips from Table 4 were distributed to the study intersection of Post Oak Drive based on the trip distribution percentages shown in Figure 5. The resulting site trips for the study intersection are shown in Figure 6.

Figure 6. Hillside Development Peak Hour Site Trips



Total Future Traffic

Total build-out peak hour traffic for the study intersection of Post Oak Drive at Ainsley Court after the addition of the Hillside development traffic was calculated by adding the background 2024 volumes from Figure 4 and the site trips shown in Figure 6. The resulting peak hour 2024 total traffic volumes for the study intersection are shown in **Figure 7**.

Figure 7. Hillside Development 2024 Peak Hour Total Traffic Volumes

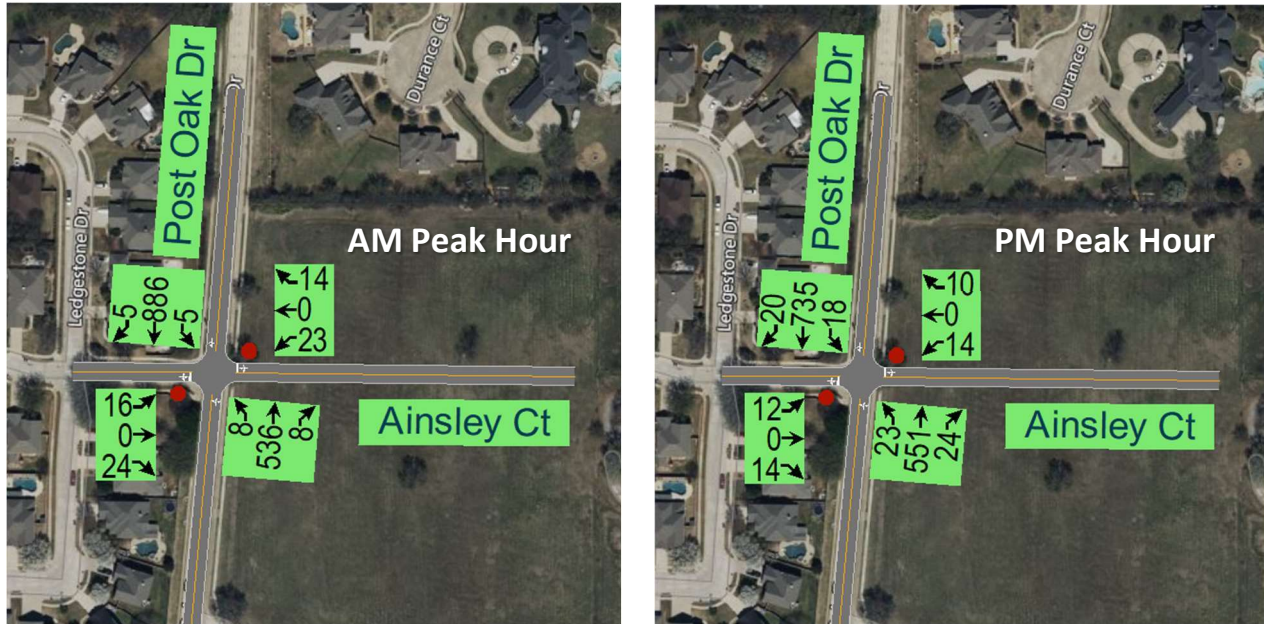


Table 5 shows the daily site traffic as a percentage of the total future traffic on Post Oak Drive north and south of Ainsley Court.

Table 5. Hillside Daily Development Site Traffic – as Percentage of Total Future Traffic

Value		Daily Traffic Volumes (vehicles/day)		
		SB	NB	Total
Existing Daily Traffic (Table 1)		6,323	4,814	11,137
2024 Background Daily Traffic (6% growth)		6,702	5,103	11,805
Site Daily Trips (from Table 4 & Figure 5)	(N of Ainsley Ct)	354 x 45% = 159	354 x 45% = 159	318
	(S of Ainsley Ct)	354 x 55% = 195	354 x 55% = 195	390
Total Future Daily Traffic (2024 background + site trips)	(N of Ainsley Ct)	6,702 + 159 = 6,861	5,103 + 159 = 5,262	12,123
	(S of Ainsley Ct)	6,702 + 195 = 6,897	5,103 + 195 = 5,298	12,195
Site Trips as % of Total Future Daily Traffic	(N of Ainsley Ct)	2.3%	3.0%	2.6%
	(S of Ainsley Ct)	2.8%	3.7%	3.2%

The results in Table 5 indicate that the Hillside single-family residential development will add between 2% and 4% to the existing volumes on Post Oak Drive.

Intersection Capacity Analysis

An intersection's Level of Service (LOS) is a qualitative measure of capacity and operating conditions and is directly related to vehicle delay. LOS is given a letter designation from A to F, with LOS A representing very short delays and LOS F representing very long delays. **Table 6** shows the LOS criteria for unsignalized intersections. LOS D is typically regarded as the minimum acceptable level of service (LOS) condition.

Table 6. Level of Service Criteria for Unsignalized Intersections

Level-of-Service (LOS)	Average Delay (seconds/vehicle)
	Unsignalized
A	≤ 10.0
B	10.1 to 15.0
C	15.1 to 25.0
D	25.1 to 35.0
E	35.1 to 50.0
F	> 50.0 or Volume exceeds Capacity

Capacity analyses were conducted for the study intersection under the following analysis scenarios:

- Existing (2023) Traffic Conditions
- Build-Out Year (2024) Background Traffic Conditions
- Build-Out Year (2024) Total Traffic Conditions

The intersection capacity analyses were conducted using Highway Capacity Manual (HCM) 6th Edition methodologies in the Synchro 11 traffic analysis software package. Printouts of the Synchro analysis results are provided in the attachments. It should be noted that the HCM methodology does not provide intersection-wide delay or level of service for intersections operating under side-street stop control.

The traffic volumes in Figure 7 were used to evaluate the capacity of the Post Oak Drive at Ainsley Court intersection for the 2024 build-out conditions. Single-lane approaches were assumed for all legs of the intersection, to match existing conditions and the proposed Hillside site plan. **Table 7** shows the results of the analysis. Shaded cells in the table indicate approaches projected to operate at level of service (LOS) E or F.

Table 7. Capacity Analysis Results – Post Oak Drive at Ainsley Court

Scenario	Peak Hour	EB	WB	NBL	SBL
Existing (2023)	AM	32.0 (D) ¹	---	9.9 (A)	---
	PM	27.1 (D)	---	9.4 (A)	---
Build-Out Year (2024) Background	AM	37.0 (E) 0.28 [1.1]²	---	10.1 (B)	---
	PM	30.4 (D)	---	9.6 (A)	---
Build-Out Year (2024) Total Traffic	AM	39.5 (E) 0.30 [1.2]	53.5 (F) 0.36 [1.4]	10.1 (B)	8.7 (A)
	PM	33.8 (D)	38.9 (E) 0.20 [0.7]	9.6 (A)	8.8 (A)

¹ Delay in seconds/vehicle (Level of Service)

² Delay in seconds/vehicle (Level of Service) Volume-to-Capacity Ratio [95th % Queue Length in vehicles]

The Table 7 results show that the eastbound approach of the intersections is estimated to currently operate at LOS D in both peak hours.

With the assumed 6% growth in through traffic through 2024, the eastbound approach would begin to experience LOS E in the background condition, without the addition of the Hillside development traffic. However, the volume-to-capacity ratio is projected to be quite low at only 0.28 (a value of 1.0 indicates the movement is at capacity and queues will begin to grow unabated). In this case the queue would be only about one vehicle long or less 95% of the time.

With the addition of the Hillside development traffic in 2024, the eastbound approach of the intersection would operate at LOS E and an additional 2.5 seconds per vehicle of average delay in the AM peak hour. The new westbound approach from the Hillside development is projected to experience LOS F in the AM peak hour and LOS E in the PM peak hour, though also with low volume-to-capacity ratios and short queues of only about one vehicle or less 95% of the time.

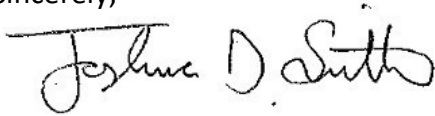
Conclusion

Based on the above analysis, traffic on Post Oak Drive is expected to continue to experience LOS A and B operations with the addition of the Hillside development related traffic. The Ainsley Court approaches to the intersection, while well under capacity, will experience LOS E and F during the peak hours. That said, the queues will clear after a short time and are not expected to be longer than a single vehicle most of the time.

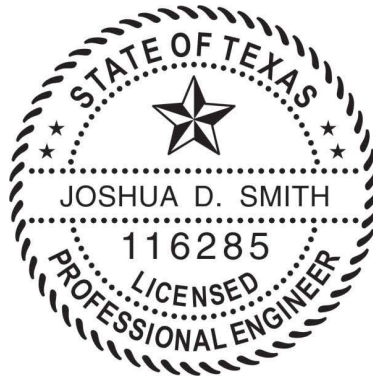
The Hillside single-family residential development's 68 homes will add a small amount of traffic, slightly increasing delays at the intersection of Post Oak Drive and Ainsley Court, though the development will only contribute between 2% and 4% of daily traffic on Post Oak Drive.

If you have any questions, please contact me at (972) 456-9033. We appreciate the opportunity to provide these services.

Sincerely,



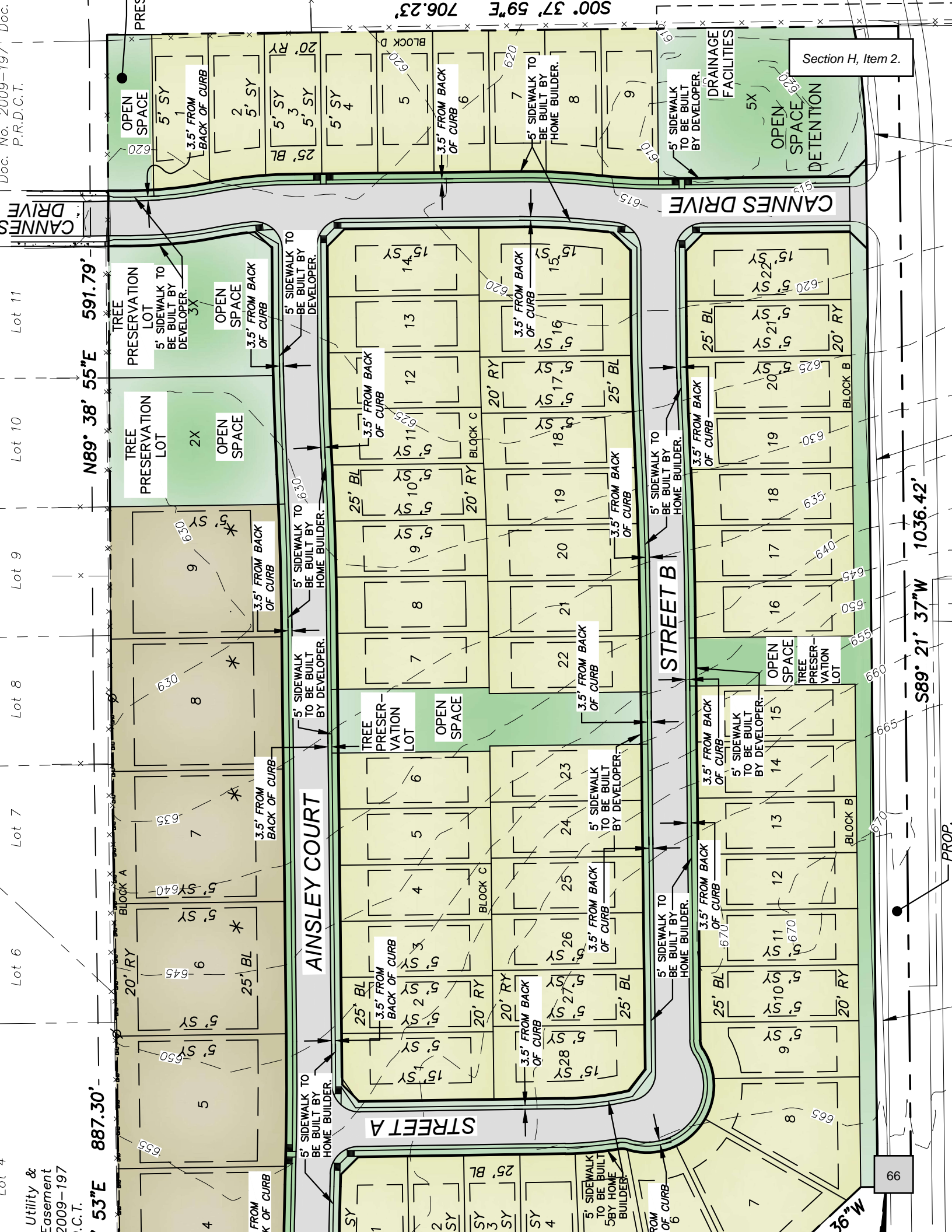
Joshua D. Smith, P.E., PTOE
Project Manager
Lee Engineering, LLC
TBPE Firm F-450



Attachments

12/26/2023

Utility & Easement 2009-197 C.C.T.



MetroCount Traffic Executive

Default

CustomList-7 -- English (ENU)

Datasets:

Site: [Post Oak Dr] Data Information Speed and Count
Attribute: Street
Direction: 1 - North bound, A trigger first. **Lane:** 1
Survey Duration: 13:11 Thursday, December 7, 2023 => 7:29 Wednesday, December 13, 2023,
Zone:
File: Post Oak Dr 0 2023-12-13 0729.EC1 (Plus)
Identifier: KE173Z01 MC56-L5 [MC55] (c)Microcom 19Oct04
Algorithm: Factory default axle (v5.08)
Data type: Axle sensors - Paired (Class/Speed/Count)

Profile:

Filter time: 13:12 Thursday, December 7, 2023 => 7:29 Wednesday, December 13, 2023 (5.76189)
Included classes: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13
Speed range: 6 - 99 mph.
Direction: North, East, South, West (bound), P = North, Lane = 0-16
Separation: Headway > 0 sec, Span 0 - 328.084 ft
Name: Default Profile
Scheme: Vehicle classification (Scheme F3)
Units: Non metric (ft, mi, ft/s, mph, lb, ton)

Column Legend:

0 [Time] 24-hour time (0000 - 2359)
 1 [Total] Number in time step
 2 [Cls] Class totals
 3 [Mean] Average speed
 4 [Vpp] Percentile speed

*** Thursday, December 7, 2023**

Time	Total	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Mean	Vpp
<--		1	2	3	4	5	6	7	8	9	10	11	12	13		85
1300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
1400	165	1	125	19	0	1	9	10	0	0	0	0	0	0	20.1	22.7
1500	540	1	425	73	3	12	22	3	0	1	0	0	0	0	20.2	23.2
1600	451	2	302	112	4	18	13	0	0	0	0	0	0	0	27.5	36.7
1700	475	1	308	131	6	27	0	0	1	1	0	0	0	0	32.2	39.8
1800	383	0	244	117	0	22	0	0	0	0	0	0	0	0	32.0	40.4
1900	270	0	185	73	2	10	0	0	0	0	0	0	0	0	32.9	40.4
2000	210	0	126	73	0	11	0	0	0	0	0	0	0	0	33.3	40.5
2100	117	0	74	35	2	6	0	0	0	0	0	0	0	0	32.2	39.9
2200	64	0	46	18	0	0	0	0	0	0	0	0	0	0	34.0	42.4
2300	27	0	21	6	0	0	0	0	0	0	0	0	0	0	33.3	39.7
07-19	2014	5	1404	452	13	80	44	13	1	2	0	0	0	0	26.9	36.6
06-22	2611	5	1789	633	17	107	44	13	1	2	0	0	0	0	28.3	37.9
06-00	2702	5	1856	657	17	107	44	13	1	2	0	0	0	0	28.5	38.3
00-00	2702	5	1856	657	17	107	44	13	1	2	0	0	0	0	28.5	38.3

*** Friday, December 8, 2023**

Time	Total	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Mean	Vpp
<--		1	2	3	4	5	6	7	8	9	10	11	12	13		85
0000	21	0	16	4	0	1	0	0	0	0	0	0	0	0	33.1	40.9
0100	12	0	12	0	0	0	0	0	0	0	0	0	0	0	30.7	39.5
0200	7	0	4	3	0	0	0	0	0	0	0	0	0	0	32.5	-
0300	13	0	6	3	1	3	0	0	0	0	0	0	0	0	33.8	40.1
0400	17	0	5	11	0	1	0	0	0	0	0	0	0	0	41.3	49.2
0500	41	0	18	18	0	5	0	0	0	0	0	0	0	0	36.0	44.0
0600	120	0	69	42	0	9	0	0	0	0	0	0	0	0	34.5	42.2
0700	498	0	390	85	2	10	10	1	0	0	0	0	0	0	19.5	22.5
0800	315	1	221	72	6	8	7	0	0	0	0	0	0	0	20.3	23.4
0900	230	1	130	83	4	12	0	0	0	0	0	0	0	0	32.7	40.2
1000	223	0	118	80	4	20	0	0	0	1	0	0	0	0	34.7	43.7
1100	201	0	106	75	5	14	0	0	0	0	1	0	0	0	34.8	42.2
1200	239	1	125	91	3	18	0	0	1	0	0	0	0	0	35.4	42.9
1300	271	1	145	107	3	15	0	0	0	0	0	0	0	0	34.9	44.3
1400	303	4	180	97	7	15	0	0	0	0	0	0	0	0	26.8	38.3
1500	503	6	372	103	4	15	1	1	0	1	0	0	0	0	21.3	24.9
1600	384	2	258	108	5	11	0	0	0	0	0	0	0	0	27.2	36.6
1700	422	2	270	125	4	21	0	0	0	0	0	0	0	0	33.1	40.2
1800	374	1	220	123	3	26	0	1	0	0	0	0	0	0	34.4	42.3
1900	205	0	135	61	1	8	0	0	0	0	0	0	0	0	33.1	39.4
2000	175	1	106	55	0	13	0	0	0	0	0	0	0	0	33.3	40.9
2100	170	0	106	61	0	3	0	0	0	0	0	0	0	0	33.5	41.0
2200	108	0	72	27	2	7	0	0	0	0	0	0	0	0	33.1	40.8
2300	57	1	39	15	0	2	0	0	0	0	0	0	0	0	33.5	39.5
07-19	3963	19	2535	1149	50	185	18	3	1	2	1	0	0	0	28.4	39.0
06-22	4633	20	2951	1368	51	218	18	3	1	2	1	0	0	0	29.1	39.4
06-00	4798	21	3062	1410	53	227	18	3	1	2	1	0	0	0	29.3	39.4
00-00	4909	21	3123	1449	54	237	18	3	1	2	1	0	0	0	29.4	39.6

* Saturday, December 9, 2023

Time	Total	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Mean	Vpp
<--		1	2	3	4	5	6	7	8	9	10	11	12	13		85
0000	39	1	30	7	0	1	0	0	0	0	0	0	0	0	32.5	41.4
0100	22	0	13	9	0	0	0	0	0	0	0	0	0	0	35.9	41.8
0200	17	0	12	4	0	1	0	0	0	0	0	0	0	0	32.9	39.6
0300	17	0	9	7	0	1	0	0	0	0	0	0	0	0	33.7	45.3
0400	7	0	3	2	0	2	0	0	0	0	0	0	0	0	39.5	-
0500	15	0	7	6	0	2	0	0	0	0	0	0	0	0	34.3	41.2
0600	39	1	22	11	0	4	0	0	0	1	0	0	0	0	34.8	44.5
0700	79	0	40	32	0	7	0	0	0	0	0	0	0	0	35.9	46.1
0800	158	0	85	53	2	17	1	0	0	0	0	0	0	0	35.9	44.3
0900	200	0	124	61	0	15	0	0	0	0	0	0	0	0	34.9	43.4
1000	243	4	138	79	1	20	0	1	0	0	0	0	0	0	35.6	43.7
1100	264	1	149	95	2	17	0	0	0	0	0	0	0	0	36.4	43.7
1200	244	0	143	80	1	20	0	0	0	0	0	0	0	0	35.8	43.8
1300	279	1	170	84	3	20	0	1	0	0	0	0	0	0	34.9	42.7
1400	256	1	171	70	0	14	0	0	0	0	0	0	0	0	35.6	43.1
1500	283	2	165	95	1	20	0	0	0	0	0	0	0	0	36.0	44.3
1600	261	0	178	68	1	13	0	1	0	0	0	0	0	0	35.4	42.7
1700	328	1	211	101	1	14	0	0	0	0	0	0	0	0	34.2	41.5
1800	244	0	142	85	0	17	0	0	0	0	0	0	0	0	34.4	41.6
1900	207	0	138	54	0	15	0	0	0	0	0	0	0	0	32.8	40.1
2000	152	0	106	36	0	10	0	0	0	0	0	0	0	0	33.1	40.4
2100	133	0	94	31	1	7	0	0	0	0	0	0	0	0	33.1	39.8
2200	102	0	70	24	0	8	0	0	0	0	0	0	0	0	33.1	39.8
2300	65	0	41	21	0	3	0	0	0	0	0	0	0	0	33.8	40.5
07-19	2839	10	1716	903	12	194	1	3	0	0	0	0	0	0	35.4	43.3
06-22	3370	11	2076	1035	13	230	1	3	0	1	0	0	0	0	35.0	42.8
06-00	3537	11	2187	1080	13	241	1	3	0	1	0	0	0	0	34.9	42.8
00-00	3654	12	2261	1115	13	248	1	3	0	1	0	0	0	0	34.9	42.8

* Sunday, December 10, 2023

Time	Total	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Mean	Vpp
<--		1	2	3	4	5	6	7	8	9	10	11	12	13		85
0000	44	0	35	6	0	3	0	0	0	0	0	0	0	0	33.6	41.2
0100	23	0	16	7	0	0	0	0	0	0	0	0	0	0	35.2	47.1
0200	14	0	10	3	0	1	0	0	0	0	0	0	0	0	30.1	39.8
0300	5	0	4	1	0	0	0	0	0	0	0	0	0	0	34.9	-
0400	17	0	11	3	0	3	0	0	0	0	0	0	0	0	36.1	45.2
0500	24	0	10	12	0	2	0	0	0	0	0	0	0	0	37.3	52.8
0600	21	0	12	9	0	0	0	0	0	0	0	0	0	0	35.9	44.8
0700	57	1	36	14	1	5	0	0	0	0	0	0	0	0	33.8	41.6
0800	126	0	75	42	1	8	0	0	0	0	0	0	0	0	33.2	43.2
0900	147	0	69	59	1	18	0	0	0	0	0	0	0	0	35.0	43.7
1000	268	0	162	90	0	16	0	0	0	0	0	0	0	0	34.3	44.3
1100	250	0	145	87	2	15	0	1	0	0	0	0	0	0	34.3	43.1
1200	255	0	140	91	2	22	0	0	0	0	0	0	0	0	35.3	43.8
1300	238	2	141	76	0	19	0	0	0	0	0	0	0	0	35.5	44.6
1400	246	0	155	80	0	11	0	0	0	0	0	0	0	0	35.4	44.2
1500	229	0	134	79	1	15	0	0	0	0	0	0	0	0	36.2	44.9
1600	209	1	138	62	1	7	0	0	0	0	0	0	0	0	35.5	44.6
1700	223	0	154	55	0	14	0	0	0	0	0	0	0	0	33.2	41.6
1800	238	0	170	55	0	13	0	0	0	0	0	0	0	0	32.3	39.5
1900	161	0	98	49	0	13	1	0	0	0	0	0	0	0	33.8	41.2
2000	108	1	67	39	0	1	0	0	0	0	0	0	0	0	33.6	41.0
2100	78	0	42	32	0	3	1	0	0	0	0	0	0	0	34.8	41.6
2200	46	0	33	12	0	1	0	0	0	0	0	0	0	0	33.8	43.2
2300	31	0	22	7	0	2	0	0	0	0	0	0	0	0	34.6	43.1
07-19	2486	4	1519	790	9	163	0	1	0	0	0	0	0	0	34.6	43.4
06-22	2854	5	1738	919	9	180	2	1	0	0	0	0	0	0	34.5	43.2
06-00	2931	5	1793	938	9	183	2	1	0	0	0	0	0	0	34.5	43.2
00-00	3058	5	1879	970	9	192	2	1	0	0	0	0	0	0	34.5	43.2

* Monday, December 11, 2023

Time	Total	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Mean	Vpp
<--		1	2	3	4	5	6	7	8	9	10	11	12	13		85
0000	14	0	9	5	0	0	0	0	0	0	0	0	0	0	37.4	47.6
0100	10	0	6	3	0	1	0	0	0	0	0	0	0	0	33.0	-
0200	7	0	5	0	0	2	0	0	0	0	0	0	0	0	32.3	-
0300	7	0	2	5	0	0	0	0	0	0	0	0	0	0	33.7	-
0400	16	0	2	13	0	1	0	0	0	0	0	0	0	0	37.6	45.6
0500	37	0	17	14	2	4	0	0	0	0	0	0	0	0	35.8	43.6
0600	142	0	87	35	6	13	1	0	0	0	0	0	0	0	32.9	43.5
0700	505	0	402	87	2	12	2	0	0	0	0	0	0	0	19.5	22.9
0800	359	0	246	96	4	12	0	1	0	0	0	0	0	0	21.3	25.3
0900	218	0	117	84	1	15	0	1	0	0	0	0	0	0	34.0	42.9
1000	193	1	104	66	2	19	0	0	1	0	0	0	0	0	33.9	42.5
1100	216	1	124	67	6	17	1	0	0	0	0	0	0	0	33.2	40.1
1200	215	0	127	68	4	16	0	0	0	0	0	0	0	0	34.6	43.7
1300	219	0	121	81	4	13	0	0	0	0	0	0	0	0	34.4	42.8
1400	298	1	192	91	1	12	0	0	0	1	0	0	0	0	26.8	38.8
1500	485	1	394	80	2	8	0	0	0	0	0	0	0	0	20.7	23.6
1600	404	0	307	77	3	16	1	0	0	0	0	0	0	0	26.0	33.0
1700	475	0	322	124	0	28	1	0	0	0	0	0	0	0	31.9	39.4
1800	310	0	223	69	2	16	0	0	0	0	0	0	0	0	33.0	39.9
1900	210	0	135	63	1	11	0	0	0	0	0	0	0	0	33.2	39.2
2000	140	0	79	47	2	12	0	0	0	0	0	0	0	0	34.7	42.8
2100	98	0	74	22	0	2	0	0	0	0	0	0	0	0	33.1	42.8
2200	51	0	32	16	0	3	0	0	0	0	0	0	0	0	33.2	42.8
2300	27	0	21	5	0	1	0	0	0	0	0	0	0	0	33.4	44.8
07-19	3897	4	2679	990	31	184	5	2	1	1	0	0	0	0	27.6	37.6
06-22	4487	4	3054	1157	40	222	6	2	1	1	0	0	0	0	28.3	38.4
06-00	4565	4	3107	1178	40	226	6	2	1	1	0	0	0	0	28.4	38.5
00-00	4656	4	3148	1218	42	234	6	2	1	1	0	0	0	0	28.6	38.7

* Tuesday, December 12, 2023

Time	Total	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Mean	Vpp
<--		1	2	3	4	5	6	7	8	9	10	11	12	13		85
0000	13	0	6	6	0	1	0	0	0	0	0	0	0	0	35.9	46.7
0100	2	0	2	0	0	0	0	0	0	0	0	0	0	0	35.0	-
0200	3	0	0	2	0	1	0	0	0	0	0	0	0	0	45.3	-
0300	10	0	2	8	0	0	0	0	0	0	0	0	0	0	38.8	-
0400	17	0	4	10	0	2	1	0	0	0	0	0	0	0	39.8	49.1
0500	21	0	9	9	0	3	0	0	0	0	0	0	0	0	39.2	51.7
0600	125	1	57	49	3	14	1	0	0	0	0	0	0	0	34.8	44.0
0700	514	0	352	133	3	25	1	0	0	0	0	0	0	0	20.3	24.5
0800	455	0	350	78	5	11	10	0	0	0	1	0	0	0	23.5	29.2
0900	206	0	111	74	2	17	1	0	1	0	0	0	0	0	34.5	43.9
1000	187	0	86	82	3	14	1	0	1	0	0	0	0	0	36.1	45.1
1100	214	0	111	75	4	23	0	0	1	0	0	0	0	0	36.4	47.0
1200	229	0	104	96	4	24	1	0	0	0	0	0	0	0	37.1	47.9
1300	221	0	117	86	4	13	0	0	0	0	1	0	0	0	34.9	44.5
1400	318	0	206	86	2	21	2	0	0	1	0	0	0	0	27.2	38.9
1500	543	1	402	119	2	7	12	0	0	0	0	0	0	0	21.2	24.9
1600	438	2	292	109	3	27	5	0	0	0	0	0	0	0	27.5	37.5
1700	445	0	244	149	1	49	2	0	0	0	0	0	0	0	34.2	42.9
1800	300	0	176	103	1	18	2	0	0	0	0	0	0	0	34.2	41.4
1900	187	0	103	68	2	14	0	0	0	0	0	0	0	0	34.7	42.3
2000	167	0	90	65	1	11	0	0	0	0	0	0	0	0	35.4	43.2
2100	104	0	64	35	1	3	1	0	0	0	0	0	0	0	35.0	44.3
2200	63	0	44	18	0	1	0	0	0	0	0	0	0	0	35.5	43.9
2300	32	0	17	14	0	0	1	0	0	0	0	0	0	0	33.4	41.4
07-19	4070	3	2551	1190	34	249	37	0	3	1	2	0	0	0	28.7	40.2
06-22	4653	4	2865	1407	41	291	39	0	3	1	2	0	0	0	29.5	40.8
06-00	4748	4	2926	1439	41	292	40	0	3	1	2	0	0	0	29.6	40.9
00-00	4814	4	2949	1474	41	299	41	0	3	1	2	0	0	0	29.7	41.2

* Wednesday, December 13, 2023

Time	Total	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Mean	Vpp
<--		1	2	3	4	5	6	7	8	9	10	11	12	13		85
0000	16	0	14	2	0	0	0	0	0	0	0	0	0	0	31.9	38.7
0100	13	0	11	1	0	1	0	0	0	0	0	0	0	0	31.5	39.9
0200	6	0	2	3	0	1	0	0	0	0	0	0	0	0	35.7	-
0300	8	0	3	4	0	1	0	0	0	0	0	0	0	0	38.6	-
0400	16	0	4	11	0	1	0	0	0	0	0	0	0	0	44.4	50.6
0500	42	1	26	11	0	4	0	0	0	0	0	0	0	0	35.2	46.3
0600	158	0	91	51	3	13	0	0	0	0	0	0	0	0	35.7	44.4
0700	61	0	50	9	0	1	1	0	0	0	0	0	0	0	25.1	34.4
07-19	61	0	50	9	0	1	1	0	0	0	0	0	0	0	25.1	34.4
06-22	219	0	141	60	3	14	1	0	0	0	0	0	0	0	32.7	42.9
06-00	219	0	141	60	3	14	1	0	0	0	0	0	0	0	32.7	42.9
00-00	320	1	201	92	3	22	1	0	0	0	0	0	0	0	33.7	44.3

In profile: Vehicles = 24113 / 24160 (99.81%)

MetroCount Traffic Executive
Default

CustomList-6 -- English (ENU)

Datasets:

Site: [Post Oak Dr] Data Information Speed and Count
Attribute: Street
Direction: 3 - South bound, A trigger first. **Lane:** 1
Survey Duration: 13:15 Thursday, December 7, 2023 => 7:24 Wednesday, December 13, 2023,
Zone:
File: Post Oak Dr 0 2023-12-13 0724.EC1 (Plus)
Identifier: KH96YCS5 MC56-L5 [MC55] (c)Microcom 19Oct04
Algorithm: Factory default axle (v5.08)
Data type: Axle sensors - Paired (Class/Speed/Count)

Profile:

Filter time: 13:16 Thursday, December 7, 2023 => 7:24 Wednesday, December 13, 2023 (5.75566)
Included classes: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13
Speed range: 6 - 99 mph.
Direction: North, East, South, West (bound), P = South, Lane = 0-16
Separation: Headway > 0 sec, Span 0 - 328.084 ft
Name: Default Profile
Scheme: Vehicle classification (Scheme F3)
Units: Non metric (ft, mi, ft/s, mph, lb, ton)

Column Legend:

0 [Time] 24-hour time (0000 - 2359)
1 [Total] Number in time step
2 [Cls] Class totals
3 [Mean] Average speed
4 [Vpp] Percentile speed

* Thursday, December 7, 2023

Time	Total	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Mean	Vpp
<--		1	2	3	4	5	6	7	8	9	10	11	12	13		85
1300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
1400	118	2	91	12	0	0	0	13	0	0	0	0	0	0	19.7	22.0
1500	555	3	454	39	2	5	1	49	0	0	0	0	0	0	2	19.8
1600	594	3	542	22	2	5	4	16	0	0	0	0	0	0	0	24.6
1700	491	2	398	74	3	9	3	2	0	0	0	0	0	0	0	33.3
1800	406	0	330	62	0	5	5	4	0	0	0	0	0	0	0	33.2
1900	283	0	236	44	0	1	2	0	0	0	0	0	0	0	0	33.2
2000	223	0	174	39	0	4	2	4	0	0	0	0	0	0	0	33.4
2100	120	0	93	21	4	0	2	0	0	0	0	0	0	0	0	33.2
2200	64	0	53	11	0	0	0	0	0	0	0	0	0	0	0	33.4
2300	27	0	22	5	0	0	0	0	0	0	0	0	0	0	0	36.2
07-19	2164	10	1815	209	7	24	13	84	0	0	0	0	0	2	26.7	35.9
06-22	2790	10	2318	313	11	29	19	88	0	0	0	0	0	2	28.1	36.5
06-00	2881	10	2393	329	11	29	19	88	0	0	0	0	0	2	28.3	36.6
00-00	2881	10	2393	329	11	29	19	88	0	0	0	0	0	2	28.3	36.6

* Friday, December 8, 2023

Time	Total	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Mean	Vpp
<--		1	2	3	4	5	6	7	8	9	10	11	12	13		85
0000	22	0	20	2	0	0	0	0	0	0	0	0	0	0	33.8	37.4
0100	12	0	11	1	0	0	0	0	0	0	0	0	0	0	34.1	42.1
0200	8	0	5	2	0	1	0	0	0	0	0	0	0	0	37.6	-
0300	13	0	8	3	1	1	0	0	0	0	0	0	0	0	35.2	42.3
0400	18	0	15	2	0	1	0	0	0	0	0	0	0	0	35.0	38.0
0500	41	0	28	11	0	1	1	0	0	0	0	0	0	0	34.8	39.9
0600	120	1	97	19	0	1	2	0	0	0	0	0	0	0	33.1	38.2
0700	573	0	508	51	2	6	5	1	0	0	0	0	0	0	20.3	23.4
0800	382	1	314	44	4	4	13	0	0	0	1	0	0	1	19.6	22.5
0900	247	0	180	54	2	9	2	0	0	0	0	0	0	0	33.3	39.1
1000	229	3	170	49	1	6	0	0	0	0	0	0	0	0	33.9	38.8
1100	208	2	154	42	1	8	1	0	0	0	0	0	0	0	35.2	40.7
1200	249	2	189	51	2	5	0	0	0	0	0	0	0	0	35.3	40.2
1300	282	6	217	44	0	13	2	0	0	0	0	0	0	0	35.2	40.2
1400	338	5	269	52	3	8	1	0	0	0	0	0	0	0	27.2	35.5
1500	581	7	508	57	4	4	0	1	0	0	0	0	0	0	21.9	24.8
1600	442	1	383	49	0	9	0	0	0	0	0	0	0	0	27.4	35.2
1700	470	7	382	72	1	8	0	0	0	0	0	0	0	0	33.7	38.5
1800	433	1	361	61	2	8	0	0	0	0	0	0	0	0	34.2	38.7
1900	232	0	194	34	0	3	1	0	0	0	0	0	0	0	33.9	39.7
2000	204	1	162	38	0	3	0	0	0	0	0	0	0	0	33.9	39.0
2100	202	0	174	25	0	3	0	0	0	0	0	0	0	0	33.1	38.1
2200	121	0	100	18	1	2	0	0	0	0	0	0	0	0	33.7	38.5
2300	66	1	56	8	0	1	0	0	0	0	0	0	0	0	34.8	39.4
07-19	4434	35	3635	626	22	88	24	2	0	0	1	0	0	1	28.4	37.0
06-22	5192	37	4262	742	22	98	27	2	0	0	1	0	0	1	29.1	37.4
06-00	5379	38	4418	768	23	101	27	2	0	0	1	0	0	1	29.3	37.5
00-00	5493	38	4505	789	24	105	28	2	0	0	1	0	0	1	29.4	37.5

* Saturday, December 9, 2023

Time	Total	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Mean	Vpp
<--		1	2	3	4	5	6	7	8	9	10	11	12	13		85
0000	41	1	35	5	0	0	0	0	0	0	0	0	0	0	36.9	40.9
0100	27	0	23	4	0	0	0	0	0	0	0	0	0	0	37.2	41.3
0200	21	0	18	2	0	1	0	0	0	0	0	0	0	0	36.6	42.9
0300	19	0	14	5	0	0	0	0	0	0	0	0	0	0	35.8	40.6
0400	7	0	5	2	0	0	0	0	0	0	0	0	0	0	35.4	-
0500	17	0	14	3	0	0	0	0	0	0	0	0	0	0	34.3	41.3
0600	46	1	41	3	0	0	0	0	0	1	0	0	0	0	32.5	38.0
0700	98	1	83	13	0	1	0	0	0	0	0	0	0	0	34.6	39.4
0800	185	0	148	31	2	3	1	0	0	0	0	0	0	0	35.5	41.5
0900	232	3	177	47	0	5	0	0	0	0	0	0	0	0	35.9	40.2
1000	273	5	209	54	0	3	0	0	0	0	0	0	0	2	36.0	41.2
1100	288	6	220	56	1	5	0	0	0	0	0	0	0	0	35.7	41.3
1200	259	3	204	47	1	3	1	0	0	0	0	0	0	0	35.3	40.0
1300	307	5	245	49	2	6	0	0	0	0	0	0	0	0	35.8	41.3
1400	300	5	244	47	0	3	0	1	0	0	0	0	0	0	36.0	41.1
1500	329	1	274	47	0	7	0	0	0	0	0	0	0	0	35.9	41.2
1600	312	8	261	43	0	0	0	0	0	0	0	0	0	0	35.3	40.8
1700	411	3	349	51	1	6	0	1	0	0	0	0	0	0	34.6	39.5
1800	311	0	270	36	0	4	1	0	0	0	0	0	0	0	33.9	39.3
1900	269	0	245	23	0	1	0	0	0	0	0	0	0	0	33.6	38.6
2000	198	0	177	20	0	1	0	0	0	0	0	0	0	0	34.0	39.7
2100	180	0	157	21	1	1	0	0	0	0	0	0	0	0	34.5	39.1
2200	132	0	115	12	0	3	2	0	0	0	0	0	0	0	33.9	39.7
2300	88	0	79	8	0	1	0	0	0	0	0	0	0	0	35.3	40.0
07-19	3305	40	2684	521	7	46	3	2	0	0	0	0	0	2	35.4	40.6
06-22	3998	41	3304	588	8	49	3	2	0	1	0	0	0	2	35.1	40.4
06-00	4218	41	3498	608	8	53	5	2	0	1	0	0	0	2	35.1	40.4
00-00	4350	42	3607	629	8	54	5	2	0	1	0	0	0	2	35.1	40.4

* Sunday, December 10, 2023

Time	Total	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Mean	Vpp
<--		1	2	3	4	5	6	7	8	9	10	11	12	13		85
0000	60	0	50	10	0	0	0	0	0	0	0	0	0	0	34.4	41.2
0100	28	0	25	3	0	0	0	0	0	0	0	0	0	0	37.9	42.8
0200	19	0	18	1	0	0	0	0	0	0	0	0	0	0	34.4	39.4
0300	7	0	6	1	0	0	0	0	0	0	0	0	0	0	32.9	-
0400	24	0	20	3	1	0	0	0	0	0	0	0	0	0	35.8	41.9
0500	30	0	26	3	0	1	0	0	0	0	0	0	0	0	35.5	38.8
0600	31	0	31	0	0	0	0	0	0	0	0	0	0	0	35.9	38.8
0700	88	0	83	4	0	1	0	0	0	0	0	0	0	0	35.5	40.0
0800	166	0	153	13	0	0	0	0	0	0	0	0	0	0	36.1	39.8
0900	170	0	137	30	0	3	0	0	0	0	0	0	0	0	34.6	40.6
1000	306	1	254	47	0	4	0	0	0	0	0	0	0	0	36.2	41.0
1100	290	0	243	46	0	1	0	0	0	0	0	0	0	0	34.0	39.9
1200	276	1	215	56	0	4	0	0	0	0	0	0	0	0	34.5	39.7
1300	263	0	213	48	1	1	0	0	0	0	0	0	0	0	36.0	41.6
1400	288	1	240	43	0	4	0	0	0	0	0	0	0	0	35.8	40.8
1500	280	1	236	41	0	2	0	0	0	0	0	0	0	0	36.3	41.0
1600	251	0	214	35	0	2	0	0	0	0	0	0	0	0	36.1	41.0
1700	290	0	254	33	0	3	0	0	0	0	0	0	0	0	35.6	40.2
1800	323	0	295	27	0	1	0	0	0	0	0	0	0	0	34.1	38.1
1900	227	0	204	22	0	1	0	0	0	0	0	0	0	0	34.1	38.6
2000	149	1	132	14	0	2	0	0	0	0	0	0	0	0	33.4	39.0
2100	106	0	97	8	1	0	0	0	0	0	0	0	0	0	33.5	37.5
2200	61	0	52	9	0	0	0	0	0	0	0	0	0	0	35.8	40.2
2300	34	0	32	2	0	0	0	0	0	0	0	0	0	0	35.5	39.8
07-19	2991	4	2537	423	1	26	0	0	0	0	0	0	0	0	35.4	40.2
06-22	3504	5	3001	467	2	29	0	0	0	0	0	0	0	0	35.2	40.2
06-00	3599	5	3085	478	2	29	0	0	0	0	0	0	0	0	35.2	40.2
00-00	3767	5	3230	499	3	30	0	0	0	0	0	0	0	0	35.2	40.2

* Monday, December 11, 2023

Time	Total	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Mean	Vpp
<--		1	2	3	4	5	6	7	8	9	10	11	12	13		85
0000	18	0	16	2	0	0	0	0	0	0	0	0	0	0	36.7	39.2
0100	11	0	8	3	0	0	0	0	0	0	0	0	0	0	35.9	39.3
0200	8	0	6	2	0	0	0	0	0	0	0	0	0	0	36.6	-
0300	8	0	7	0	0	1	0	0	0	0	0	0	0	0	33.0	-
0400	23	0	21	1	0	1	0	0	0	0	0	0	0	0	34.2	41.2
0500	51	0	43	7	0	1	0	0	0	0	0	0	0	0	35.2	39.5
0600	213	1	185	21	2	4	0	0	0	0	0	0	0	0	33.9	37.6
0700	837	0	808	27	1	1	0	0	0	0	0	0	0	0	22.0	26.8
0800	549	0	509	35	3	2	0	0	0	0	0	0	0	0	22.5	26.8
0900	244	0	194	46	1	2	1	0	0	0	0	0	0	0	34.2	39.9
1000	226	6	165	46	2	7	0	0	0	0	0	0	0	0	34.8	39.9
1100	230	2	165	50	5	7	1	0	0	0	0	0	0	0	35.3	41.9
1200	221	0	162	51	1	7	0	0	0	0	0	0	0	0	35.5	40.0
1300	237	1	177	54	1	4	0	0	0	0	0	0	0	0	34.8	39.7
1400	383	0	329	46	0	6	0	0	1	1	0	0	0	0	26.9	35.5
1500	633	0	591	35	3	4	0	0	0	0	0	0	0	0	22.2	24.8
1600	516	1	455	53	1	6	0	0	0	0	0	0	0	0	27.0	34.7
1700	629	1	564	57	0	7	0	0	0	0	0	0	0	0	33.1	38.3
1800	400	0	341	55	1	3	0	0	0	0	0	0	0	0	34.2	39.5
1900	282	0	251	28	0	3	0	0	0	0	0	0	0	0	32.8	37.9
2000	192	1	170	18	0	2	1	0	0	0	0	0	0	0	34.5	39.6
2100	133	0	127	5	0	1	0	0	0	0	0	0	0	0	32.9	37.1
2200	72	1	63	8	0	0	0	0	0	0	0	0	0	0	34.4	37.0
2300	34	0	28	6	0	0	0	0	0	0	0	0	0	0	34.6	41.1
07-19	5105	11	4460	555	19	56	2	0	1	1	0	0	0	0	28.2	36.9
06-22	5925	13	5193	627	21	66	3	0	1	1	0	0	0	0	28.9	37.2
06-00	6031	14	5284	641	21	66	3	0	1	1	0	0	0	0	29.0	37.2
00-00	6150	14	5385	656	21	69	3	0	1	1	0	0	0	0	29.1	37.2

* Tuesday, December 12, 2023

Time	Total	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Cls	Mean	Vpp
<--		1	2	3	4	5	6	7	8	9	10	11	12	13		85
0000	21	0	18	3	0	0	0	0	0	0	0	0	0	0	33.9	37.4
0100	8	0	6	2	0	0	0	0	0	0	0	0	0	0	38.2	-
0200	6	0	6	0	0	0	0	0	0	0	0	0	0	0	35.8	-
0300	21	0	19	2	0	0	0	0	0	0	0	0	0	0	36.3	39.8
0400	33	0	33	0	0	0	0	0	0	0	0	0	0	0	35.6	40.5
0500	55	0	51	4	0	0	0	0	0	0	0	0	0	0	34.7	40.6
0600	215	1	184	23	0	7	0	0	0	0	0	0	0	0	35.2	41.5
0700	860	0	831	22	2	4	1	0	0	0	0	0	0	0	23.0	28.1
0800	565	1	523	30	2	7	2	0	0	0	0	0	0	0	21.6	24.7
0900	257	0	205	46	2	4	0	0	0	0	0	0	0	0	35.2	41.1
1000	210	1	170	31	0	8	0	0	0	0	0	0	0	0	36.4	41.5
1100	234	1	160	57	2	14	0	0	0	0	0	0	0	0	36.0	40.7
1200	248	3	187	47	1	10	0	0	0	0	0	0	0	0	35.2	39.4
1300	248	0	186	51	2	8	1	0	0	0	0	0	0	0	35.7	40.6
1400	408	0	344	50	2	12	0	0	0	0	0	0	0	0	29.1	38.0
1500	707	2	650	48	2	4	0	1	0	0	0	0	0	0	21.9	25.3
1600	557	2	495	49	1	10	0	0	0	0	0	0	0	0	28.9	36.2
1700	562	2	455	87	0	16	2	0	0	0	0	0	0	0	34.9	39.3
1800	402	0	338	52	0	12	0	0	0	0	0	0	0	0	34.4	39.9
1900	239	1	204	22	0	11	1	0	0	0	0	0	0	0	36.1	41.3
2000	224	0	192	26	0	5	1	0	0	0	0	0	0	0	33.9	39.0
2100	129	0	117	7	1	2	2	0	0	0	0	0	0	0	34.3	40.7
2200	72	0	63	7	0	2	0	0	0	0	0	0	0	0	36.0	39.5
2300	42	0	37	4	0	1	0	0	0	0	0	0	0	0	34.2	40.1
07-19	5258	12	4544	570	16	109	6	1	0	0	0	0	0	0	28.8	37.5
06-22	6065	14	5241	648	17	134	10	1	0	0	0	0	0	0	29.6	38.0
06-00	6179	14	5341	659	17	137	10	1	0	0	0	0	0	0	29.8	38.1
00-00	6323	14	5474	670	17	137	10	1	0	0	0	0	0	0	29.9	38.1

In profile: Vehicles = 29402 / 29579 (99.40%)

ook Up

11th Ed



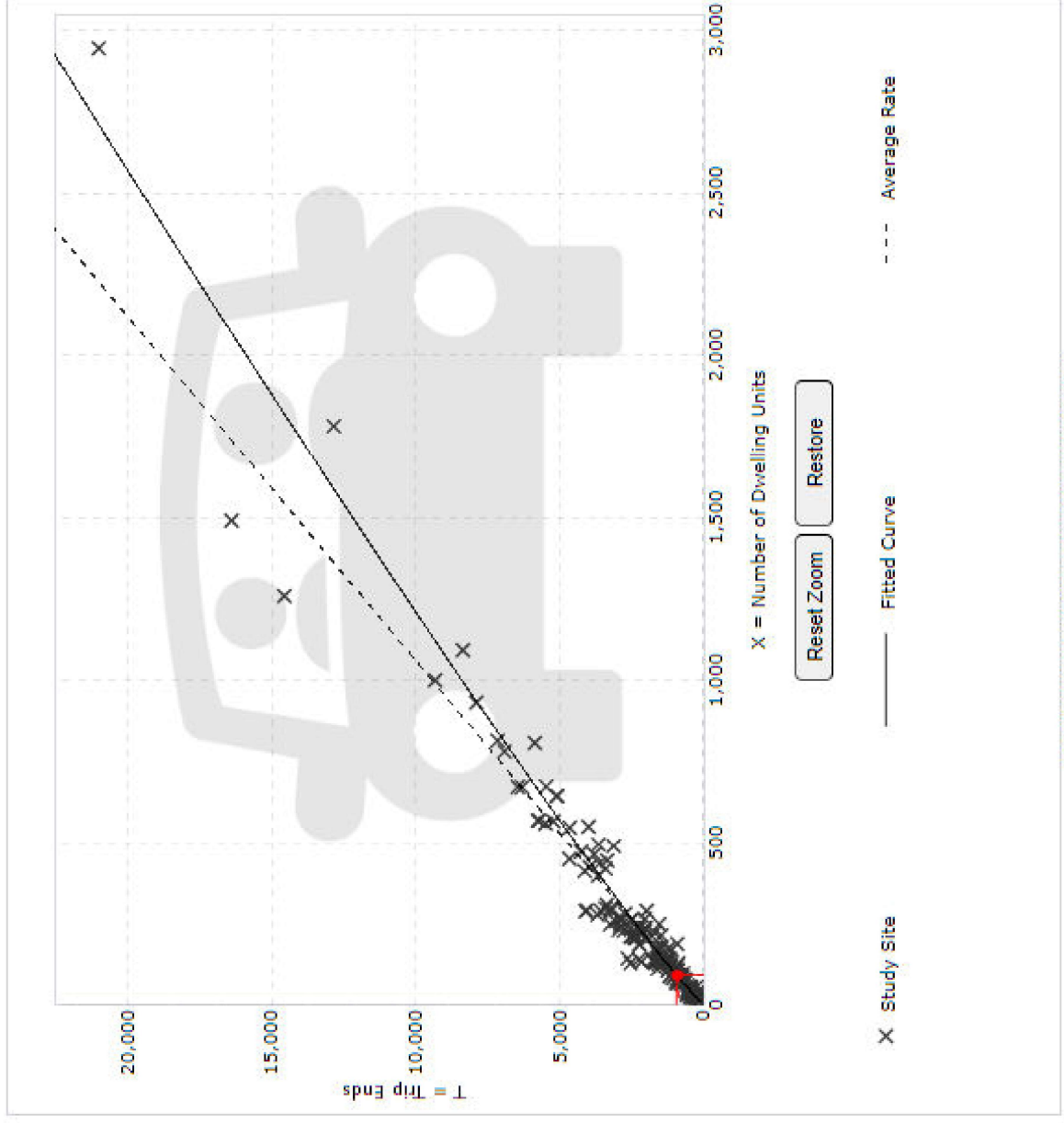
ed Housing



ATE TRIPS:

late

Data Plot and Equation



D	
Land Use:	Single-Family Detached
Description and Data:	
Independent Variable:	Dwelling Units
Time Period:	Weekday
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	174
Avg. Num. of Dwelling Units:	246
Average Rate:	9.43
Range of Rates:	4.45 - 22.61
Standard Deviation:	2.13
Fitted Curve Equation:	$\ln(T) = 0.92 \ln(X)$
R^2 :	0.95
Directional Distribution:	50% entering, 50% exiting
Calculated Trip Ends:	
Average Rate:	877
Fitted Curve:	844

Section H, Item 2.

Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

1th Ed

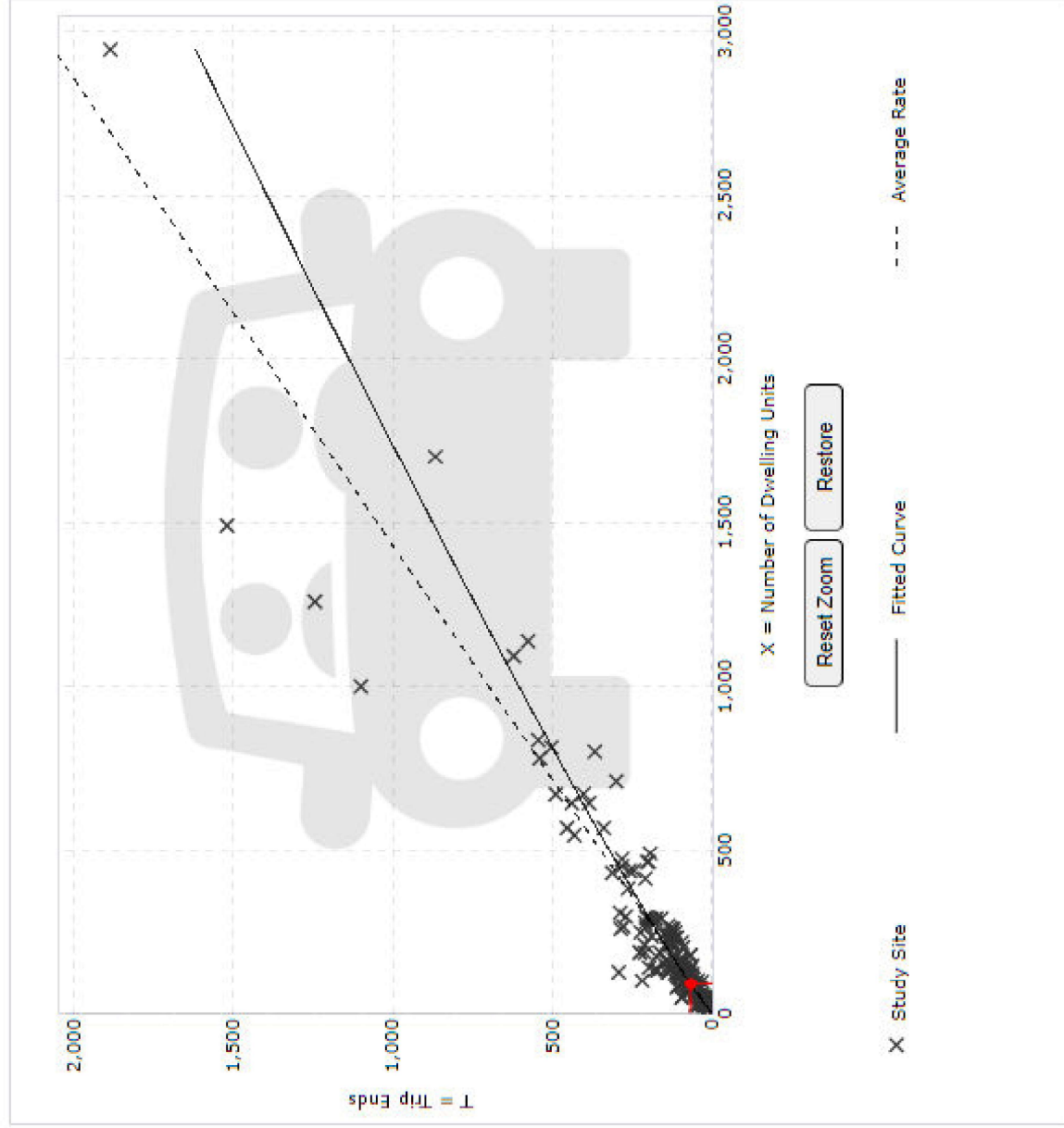
hed Housing

adjacent Street Traffic

ATE TRIPS:

late

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

Data	
Land Use:	Single-Family Detached
Independent Variables:	Peak Hour of Adjacent Street Traffic
Time Period:	Weekday
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	192
Avg. Num. of Dwelling Units:	226
Average Rate:	0.70
Range of Rates:	0.27 - 2.27
Standard Deviation:	0.24
Fitted Curve Equation:	$\ln(T) = 0.91 \ln(X)$
R^2 :	0.90
Directional Distribution:	25% entering, 75% exiting
Calculation:	Average Rate: 0.65 (T = 100)
Fitted Curve:	Average Rate: 0.70 (T = 150)

Section H, Item 2.

11th Ed

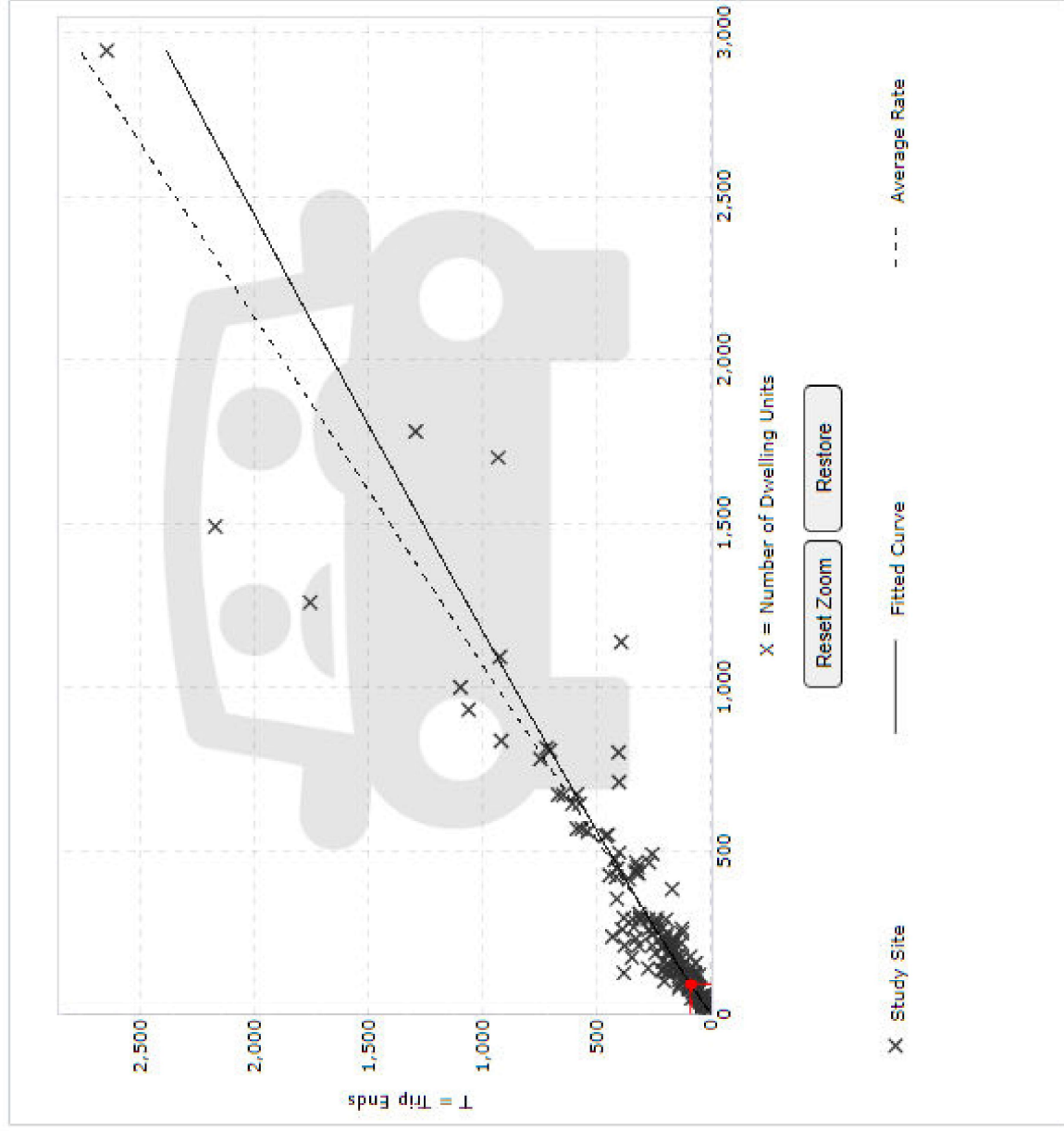
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Adjacent Street Traffic

DATE TRIPS:

late

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

Section H, Item 2.

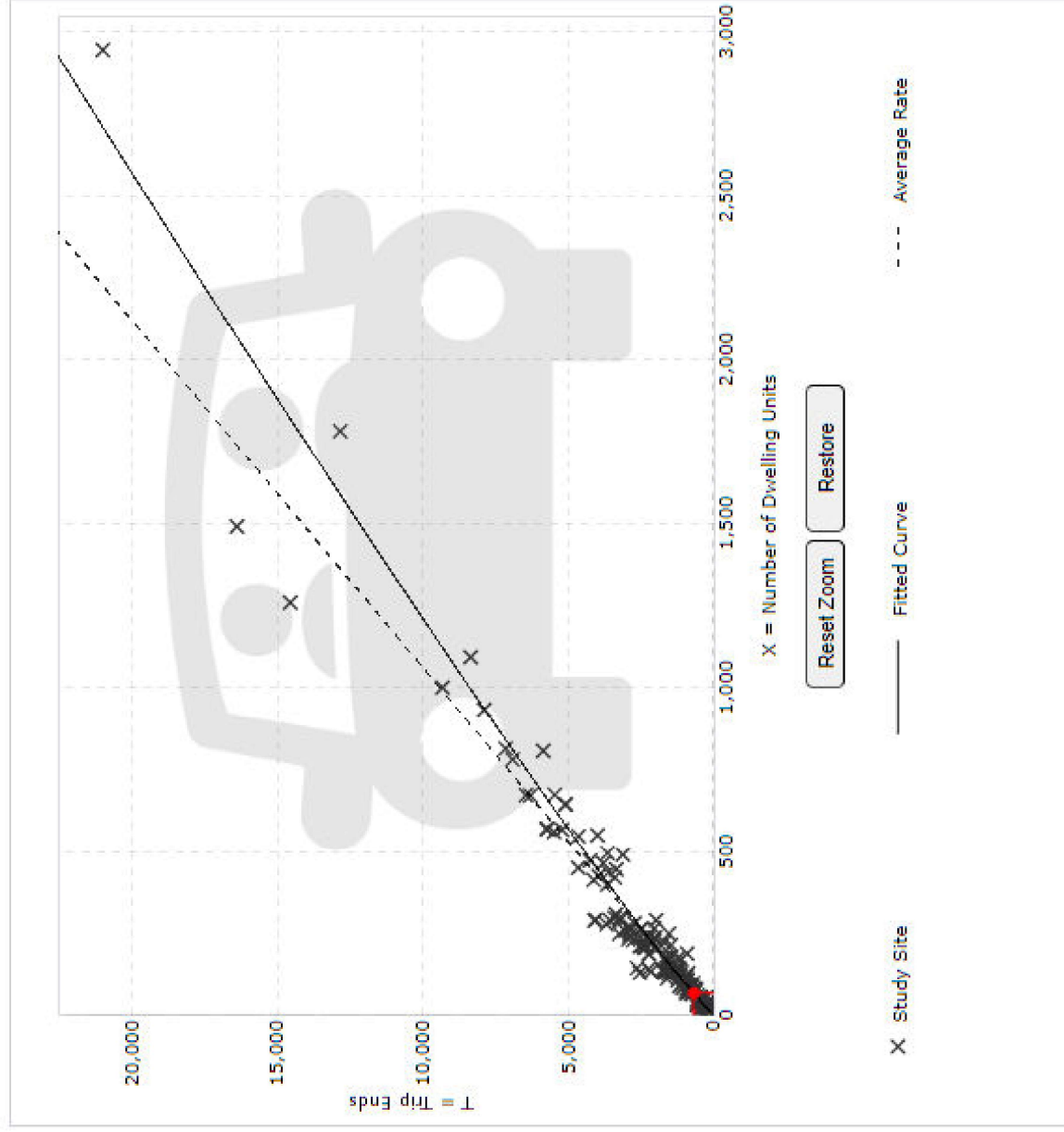
1th Ed

hed Housing

DATE TRIPS:

late

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DA
Land Use:
Single-Family Data
Description and Data
Independent Variables
Dwelling Units
Time Period:
Weekday
Setting/Location:
General Urban/Suburban
Trip Type:
Vehicle
Number of Studies:
174
Avg. Num. of Dwelling Units
248
Average Rate:
8.43
Range of Rates:
4.45 - 22.61
Standard Deviation
2.13
Fitted Curve Equation
$\ln(T) = 0.92 \ln(X)$
R ² :
0.95
Directional Distribution
50% entering, 50% exiting
Calculated Trip Ends
Average Rate: 641
Fitted Curve: 708

Section H, Item 2.

1th Ed

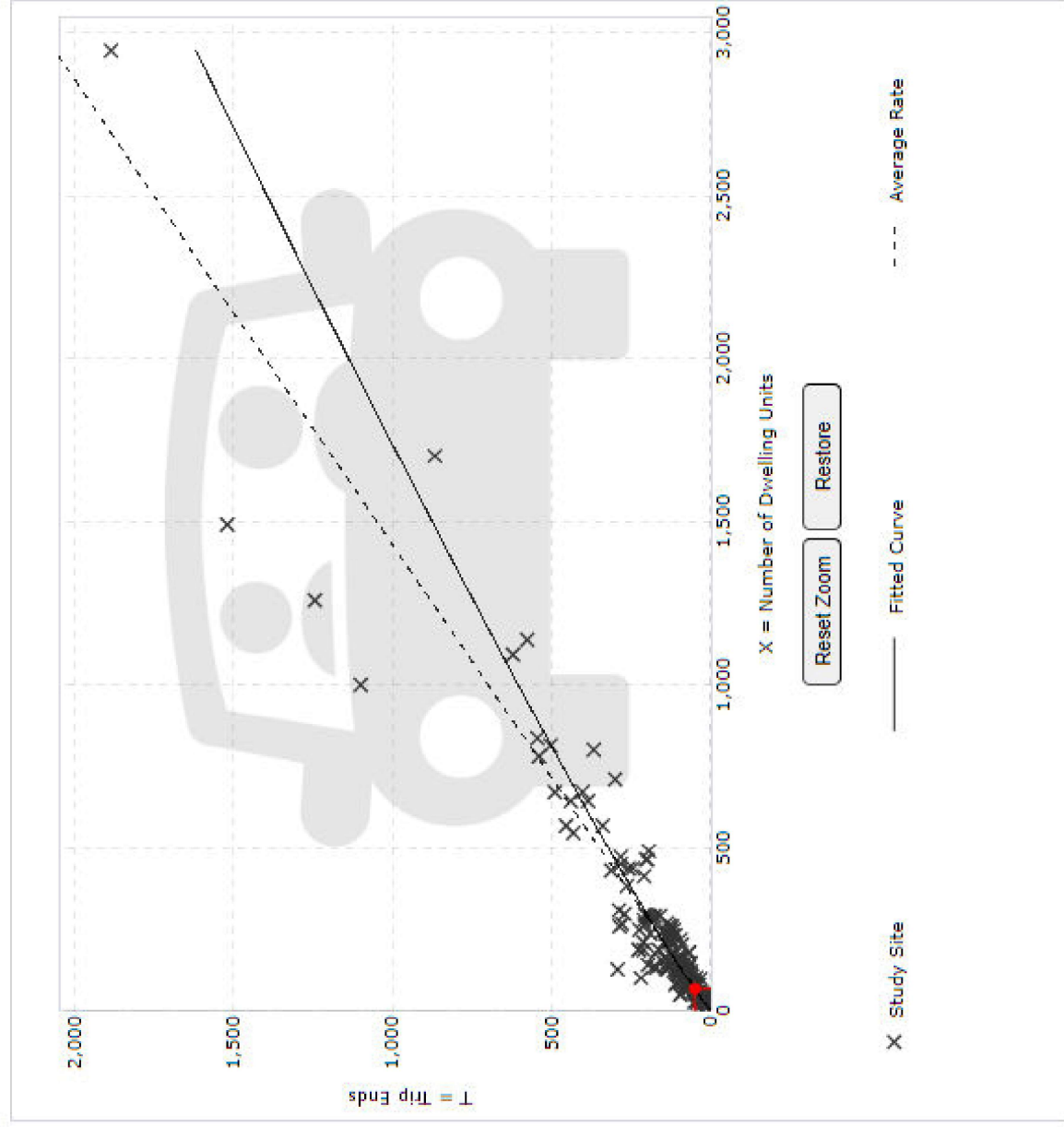
hed Housing

adjacent Street Traffic

DATE TRIPS:

late

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DA	
Land Use:	Single-Family Detached
Independent Variables:	Description and Data
Dwelling Units:	
Time Period:	Weekday
Peak Hour of Adjacent Street:	
One Hour Between:	
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	192
Avg. Num. of Dwelling Units:	226
Average Rate:	0.70
Range of Rates:	0.27 - 2.27
Standard Deviation:	0.24
Fitted Curve Equation:	$\ln(T) = 0.91 \ln(X)$
R^2 :	0.90
Directional Distribution:	25% entering, 75% exiting
Calculated Trip Ends:	48 (T)
Average Rate:	52 (T)

Section H, Item 2.

11th Ed



ed Housing



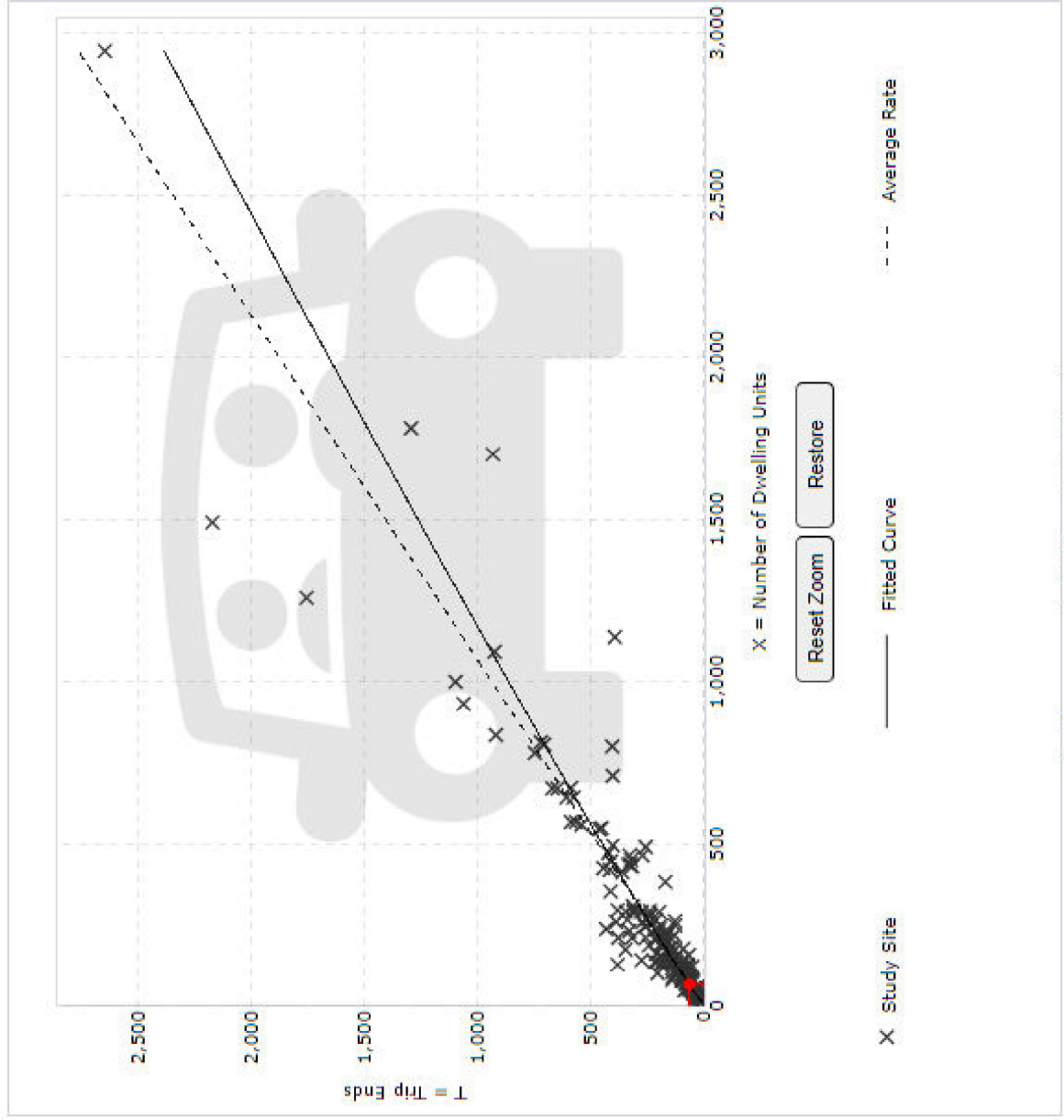
Adjacent Street Traffic



TE TRIPS:

late

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.





DATA	
Land Use:	Single-Family Detached
Description and Data:	Description and Data
Independent Variable:	Number of Dwelling Units
Dwelling Units:	208
Time Period:	Weekday
Peak Hour of Adjacent Street:	One Hour Between 7:00 and 8:00 AM
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	208
Avg. Num. of Dwelling Units:	248
Average Rate:	0.94
Range of Rates:	0.35 - 2.98
Standard Deviation:	0.31
Fitted Curve Equation:	$\ln(T) = 0.94 \ln(X)$
R ² :	0.92
Directional Distribution:	83% entering, 37% exiting
Calculated Trip Ends:	64 (T)
Average Rate:	0.94 (T)
Fitted Curve:	69 (T)

Section H, Item 2.

HCM 6th TWSC
3: Post Oak Dr & Ainsley Ct

Section H, Item 2.





12/22/2023

Intersection												
Int Delay, s/veh	1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	0	24	0	0	0	8	506	0	0	836	5
Future Vol, veh/h	16	0	24	0	0	0	8	506	0	0	836	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	17	0	26	0	0	0	9	550	0	0	909	5
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1480	1480	912	1493	1482	550	914	0	0	550	0	0
Stage 1	912	912	-	568	568	-	-	-	-	-	-	-
Stage 2	568	568	-	925	914	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	104	125	332	102	125	535	746	-	-	1020	-	-
Stage 1	328	353	-	508	506	-	-	-	-	-	-	-
Stage 2	508	506	-	323	352	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	103	123	332	93	123	535	746	-	-	1020	-	-
Mov Cap-2 Maneuver	103	123	-	93	123	-	-	-	-	-	-	-
Stage 1	322	353	-	499	497	-	-	-	-	-	-	-
Stage 2	499	497	-	298	352	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	32		0		0.2		0					
HCM LOS	D		A									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	746	-	-	176	-	1020	-	-				
HCM Lane V/C Ratio	0.012	-	-	0.247	-	-	-	-				
HCM Control Delay (s)	9.9	0	-	32	0	0	-	-				
HCM Lane LOS	A	A	-	D	A	A	-	-				
HCM 95th %tile Q(veh)	0	-	-	0.9	-	0	-	-				

HCM 6th TWSC
3: Post Oak Dr & Ainsley Ct

Section H, Item 2.





12/22/2023

Intersection												
Int Delay, s/veh	0.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	12	0	14	0	0	0	23	520	0	0	693	20
Future Vol, veh/h	12	0	14	0	0	0	23	520	0	0	693	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	0	15	0	0	0	25	565	0	0	753	22
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1379	1379	764	1387	1390	565	775	0	0	565	0	0
Stage 1	764	764	-	615	615	-	-	-	-	-	-	-
Stage 2	615	615	-	772	775	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	122	144	404	120	142	524	841	-	-	1007	-	-
Stage 1	396	413	-	479	482	-	-	-	-	-	-	-
Stage 2	479	482	-	392	408	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	118	138	404	112	136	524	841	-	-	1007	-	-
Mov Cap-2 Maneuver	118	138	-	112	136	-	-	-	-	-	-	-
Stage 1	379	413	-	458	461	-	-	-	-	-	-	-
Stage 2	458	461	-	377	408	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	27.1		0		0.4		0					
HCM LOS	D		A									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	841	-	-	191	-	1007	-	-				
HCM Lane V/C Ratio	0.03	-	-	0.148	-	-	-	-				
HCM Control Delay (s)	9.4	0	-	27.1	0	0	-	-				
HCM Lane LOS	A	A	-	D	A	A	-	-				
HCM 95th %tile Q(veh)	0.1	-	-	0.5	-	0	-	-				

HCM 6th TWSC
3: Post Oak Dr & Ainsley Ct

Section H, Item 2.





12/22/2023

Intersection												
Int Delay, s/veh	1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	0	24	0	0	0	8	536	0	0	886	5
Future Vol, veh/h	16	0	24	0	0	0	8	536	0	0	886	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	17	0	26	0	0	0	9	583	0	0	963	5
Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	1567	1567	966	1580	1569	583	968	0	0	583	0	0
Stage 1	966	966	-	601	601	-	-	-	-	-	-	-
Stage 2	601	601	-	979	968	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	90	111	309	88	111	512	712	-	-	991	-	-
Stage 1	306	333	-	487	489	-	-	-	-	-	-	-
Stage 2	487	489	-	301	332	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	89	109	309	79	109	512	712	-	-	991	-	-
Mov Cap-2 Maneuver	89	109	-	79	109	-	-	-	-	-	-	-
Stage 1	300	333	-	478	480	-	-	-	-	-	-	-
Stage 2	478	480	-	276	332	-	-	-	-	-	-	-
Approach	EB		WB			NB			SB			
HCM Control Delay, s	37		0			0.1			0			
HCM LOS	E		A									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	712	-	-	155	-	991	-	-				
HCM Lane V/C Ratio	0.012	-	-	0.281	-	-	-	-				
HCM Control Delay (s)	10.1	0	-	37	0	0	-	-				
HCM Lane LOS	B	A	-	E	A	A	-	-				
HCM 95th %tile Q(veh)	0	-	-	1.1	-	0	-	-				

HCM 6th TWSC
3: Post Oak Dr & Ainsley Ct

Section H, Item 2.





12/22/2023

Intersection												
Int Delay, s/veh	0.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	12	0	14	0	0	0	23	551	0	0	735	20
Future Vol, veh/h	12	0	14	0	0	0	23	551	0	0	735	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	0	15	0	0	0	25	599	0	0	799	22
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1459	1459	810	1467	1470	599	821	0	0	599	0	0
Stage 1	810	810	-	649	649	-	-	-	-	-	-	-
Stage 2	649	649	-	818	821	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	107	129	380	106	127	502	808	-	-	978	-	-
Stage 1	374	393	-	458	466	-	-	-	-	-	-	-
Stage 2	458	466	-	370	389	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	103	123	380	98	121	502	808	-	-	978	-	-
Mov Cap-2 Maneuver	103	123	-	98	121	-	-	-	-	-	-	-
Stage 1	357	393	-	437	445	-	-	-	-	-	-	-
Stage 2	437	445	-	355	389	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	30.4		0		0.4		0					
HCM LOS	D		A									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	808	-	-	170	-	978	-	-				
HCM Lane V/C Ratio	0.031	-	-	0.166	-	-	-	-				
HCM Control Delay (s)	9.6	0	-	30.4	0	0	-	-				
HCM Lane LOS	A	A	-	D	A	A	-	-				
HCM 95th %tile Q(veh)	0.1	-	-	0.6	-	0	-	-				

HCM 6th TWSC
3: Post Oak Dr & Ainsley Ct

Section H, Item 2.





12/22/2023

Intersection												
Int Delay, s/veh	2.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	0	24	23	0	14	8	536	8	5	886	5
Future Vol, veh/h	16	0	24	23	0	14	8	536	8	5	886	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	17	0	26	25	0	15	9	583	9	5	963	5
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1589	1586	966	1595	1584	588	968	0	0	592	0	0
Stage 1	976	976	-	606	606	-	-	-	-	-	-	-
Stage 2	613	610	-	989	978	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	87	108	309	86	108	509	712	-	-	984	-	-
Stage 1	302	329	-	484	487	-	-	-	-	-	-	-
Stage 2	480	485	-	297	329	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	82	105	309	77	105	509	712	-	-	984	-	-
Mov Cap-2 Maneuver	82	105	-	77	105	-	-	-	-	-	-	-
Stage 1	296	325	-	475	478	-	-	-	-	-	-	-
Stage 2	457	476	-	269	325	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	39.5		53.5		0.1		0					
HCM LOS	E		F									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	712	-	-	147	113	984	-	-				
HCM Lane V/C Ratio	0.012	-	-	0.296	0.356	0.006	-	-				
HCM Control Delay (s)	10.1	0	-	39.5	53.5	8.7	0	-				
HCM Lane LOS	B	A	-	E	F	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	1.2	1.4	0	-	-				

HCM 6th TWSC
3: Post Oak Dr & Ainsley Ct

Section H, Item 2.

12/22/2023

Intersection												
Int Delay, s/veh	1.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	12	0	14	14	0	10	23	551	24	18	735	20
Future Vol, veh/h	12	0	14	14	0	10	23	551	24	18	735	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	0	15	15	0	11	25	599	26	20	799	22
Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	1518	1525	810	1520	1523	612	821	0	0	625	0	0
Stage 1	850	850	-	662	662	-	-	-	-	-	-	-
Stage 2	668	675	-	858	861	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	98	118	380	97	118	493	808	-	-	956	-	-
Stage 1	355	377	-	451	459	-	-	-	-	-	-	-
Stage 2	448	453	-	352	372	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	90	108	380	87	108	493	808	-	-	956	-	-
Mov Cap-2 Maneuver	90	108	-	87	108	-	-	-	-	-	-	-
Stage 1	338	362	-	429	437	-	-	-	-	-	-	-
Stage 2	417	431	-	325	357	-	-	-	-	-	-	-
Approach	EB		WB		NB			SB				
HCM Control Delay, s	33.8		38.9		0.4			0.2				
HCM LOS	D		E									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	808	-	-	153	132	956	-	-				
HCM Lane V/C Ratio	0.031	-	-	0.185	0.198	0.02	-	-				
HCM Control Delay (s)	9.6	0	-	33.8	38.9	8.8	0	-				
HCM Lane LOS	A	A	-	D	E	A	A	-				
HCM 95th %tile Q(veh)	0.1	-	-	0.7	0.7	0.1	-	-				



CITY OF CORINTH

Staff Report

Meeting Date:	1/4/2024	Title:	Land Use Place Type Amendments – CPA23-0002
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Owner Support:	<input checked="" type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission At their December 11, 2023, Regular Session, the Planning & Zoning Commission voted unanimously to recommend approval as presented.		

Item/Caption

Conduct a Public Hearing to consider testimony on a request to amend the Land Use & Development Strategy Map by changing the Place Type designations of multiple parcels of land totaling approximately ± 150 acres generally located south of Shady Shores Road, along the east and west sides of North Corinth Street, east of I-35 E and north of Corinth Parkway within the City of Corinth. Case No. CPA23-0002 – Land Use Assumptions Mixed Use-TOD

Item Summary/Background/Prior Action

The purpose of this request is to consider amending the future land designations of several areas of the City as identified in the “Envision Corinth 2040 Comprehensive Plan.” Consideration of these amendments were requested by the City Council and were discussed during a joint City Council and Economic Development Workshop on November 14, 2023.

On December 11, 2023, the Planning & Zoning Commission unanimously passed a motion recommending approval of Land Use Map Amendments CPA23-0002 application to the City Council as presented.

The table below identifies the 1) location, 2) Future Land Use Plan designation per the 2040 Plan and 3) Existing Land Use. The numbers on the list correspond to the locations on the attached Exhibit A.

Location and Existing Zoning Classifications:	Existing Land Uses:	Existing Future Land Use Designation:	Proposed Future Land Use Designation:
(1) East side of N. Corinth Street (between NCTC and Shady Shores Road) Zoned: PD-63 with MF-1 base and SF-2	Large lot residential and vacant tracts	Mixed Residential (changed in March 2023)	Mixed Use – TOD
(2) West side of N. Corinth Street (between Pinnell Square and Shady Shores, and extending along the	Vacant tracts, Public Works Facility, Mixed Commercial/Restaurant uses	Office/Employment (changed in March 2023)	Mixed Use – TOD

south side of Shady Shores Rd. Zoned: Industrial			
(3) East side of I-35E, between Shady Shores and Corinth Parkway Zoned: C-2 Commercial	Vacant tracts, mobile home sales, auto repair, food establishment	Retail/Commercial (changed in March 2023)	Mixed Use – TOD

The purpose of this request is to promote development that will create a vibrant, walkable downtown with successful ground floor retail uses. The Envision Corinth 2040 Comprehensive Plan established that vision and was the driving force for many of the developments currently under review and approval. Primary purposes of a mixed-use TOD district as stated in the comprehensive plan are to develop character and context befitting a new downtown with a range of urban residential, retail and office uses, and to become a destination for day and evening dining, entertainment, and community festivals and events.

N. Corinth Street is a vital corridor extending north from Corinth Parkway and ending at Shady Shores. An opportunity exists to create a unique identity in Corinth through the development of a downtown and a Main Street corridor on N. Corinth Street. Walton Drive and Corinth Parkway (east of I-35E) are also corridors that should become part of this urban downtown form. Development along these corridors will combine to create a synergy that will result in a successful city center for Corinth. Downtown is a symbol of community economic health, the partnership between the private and the public sector, local quality of life, local pride, and community history. Implementation of the vision for downtown Corinth has begun with the development of Commons at Agora Park as well as mixed-use developments of Corinth City Center and Village Square at Corinth. Retail is a critical component of any downtown, and successful retail in this area will rely on the synergy created by a sufficient level of shopping and restaurants to draw residents and visitors to the area, as well as higher density residential development within walking distance.

The Envision Corinth 2040 Comprehensive Plan was adopted by the City in 2020 and showed the areas referenced below to be Mixed-Use TOD (Transit Oriented Development). The purpose of envisioning these areas as Mixed-Use TOD was to further the goal of developing a higher-density, walkable environment that would serve as a gathering point for the community and an economic development driver for the city. The areas identified below are part of a relatively small contiguous area needed for this higher density, mixed use development in order to create enough synergy for success.

In March 2023, the City Council amended the future land use designation of this area from Mixed-Use TOD to Mixed Residential, Office/Employment, and Retail/Commercial.

- 1) The Mixed Residential portion is currently zoned PD-63 and allows for townhome development. Discussions are underway with the developer and owner regarding the mix of residential proposed and the potential of adding retail at the ground level.
- 2) The Office/Employment portion is currently zoned Industrial. One large vacant tract on the north end of this area is currently developing as Industrial warehouse/distribution, as is allowed by right. A second tract adjacent to that development is under contract for a similar type of development. Industrial development is not a compatible use with a mixed-use, walkable downtown and further Industrial development in this area would be a threat to the development of a successful downtown. Some tracts of this Industrial zoned area are directly across from the planned townhome development zoned PD-63. Also in this area zoned Industrial are parcels owned by the City, Pinnell Square, and vacant land south of Pinnell Square. These lots offer tremendous opportunities for redevelopment that will continue the mixed-use development and Agora Park already underway.
- 3) The area identified in the Comprehensive Plan as Retail/Commercial which fronts I-35 offers significant opportunities to redevelop to a higher density use that is walkable and connected to development immediately to the east. The Katy trail is a significant asset between this area and the properties along N. Corinth and enhances the pedestrian connection to downtown. This area offers the visibility of I-35E while still providing an opportunity for vertical development of residential and commercial uses that could enhance and become a part of downtown Corinth.

At the time the City Council amended the future land use designations from Mixed-Use TOD to lower density uses, it was assumed that development north of the Commons at Agora and Corinth City Center and property to the east of I-35E and west of N. Corinth would not attract higher density development. The opportunity to attract higher employment was cited as a reason for this change. With mixed-use development in the proposed areas comes the opportunity to have retail, restaurants and entertainment at the ground floor of development over a larger area, allowing a rising tide effect for greater success. Although the development of office uses has had lower demand in recent years, the development of smaller scale office could be possible in this area. Higher densities of residential development within walking distance, as well as a vibrant downtown environment will draw residents and visitors in greater numbers. Ground floor uses are ideal for small businesses which would provide jobs in Corinth. Per the US Chamber of Commerce, small businesses account for 99% of jobs in the U.S., and since 1995, small businesses have created approximately two-thirds of new jobs. The development of ground floor retail space surrounded by higher density residential provides an opportunity for small businesses to succeed in Corinth and for entrepreneurial Corinth residents to open small businesses within the City.

When the future land use amendments were made in March 2023, it was also assumed that this area would not be suitable for additional high density residential. Staff recommends that this area is suitable for high density residential, as this type of use would be important for the success of retail and the development of a vibrant downtown. Although development has slowed someone from several years ago, the Metroplex is tracking as the fifth fastest-growing large metro area in the country by 2028. DFW's 2023 population adds up to 7.8 million people, and the area has a projected population growth rate of 8.64 percent. There will continue to be a demand for residential units for many years to come, and demographics indicate that many are seeking cities with quality of life amenities such as shops and restaurants within walking distance from a smaller residential unit than that of their parents or grandparents.

Staff recommends reverting the area referenced in Exhibit A back to Mixed-Use TOD will assist in facilitating the redevelopment of this area and the development of a successful downtown Corinth.

Public Notice

Notice of the public hearing was provided in accordance with the City Ordinance and State Law by,

- Publishment in the Denton Record-Chronicle
- The Public Hearing notice was posted on the City's Website

Planning and Zoning Commission Recommendation

At their meeting on December 11, 2023, the Planning & Zoning Commission voted 4-0 to recommend approval of the Land Use Map Amendments to the City Council as presented.

Staff Recommendation

Staff recommends approval as presented.

Motion

I recommend approval of the request to amend the City of Corinth Comprehensive Plan "Envision Corinth 2040," by amending the Land Use & Development Strategy by changing the Place Type designation on the Future Land Use Map as follows:

As depicted on Exhibit A,

On Area 1, change the designation to "Mixed Use TOD"
 On Area 2, change the designation to "Mixed Use TOD"
 On Area 3, change the designation to "Mixed Use TOD"

Alternative Actions by the City Council

The City Council may also,

- Approve with additional stipulations
- Continue the Public Hearing and table action on the request to a definitive or non-defined date
- Deny the request

Attachments

- Exhibit A – Proposed Place Type Changes
- Exhibit B – Proposed Future Land Use & Development Strategy Map



Exhibit A

CPA23-0002

Section H, Item 3.

N

S

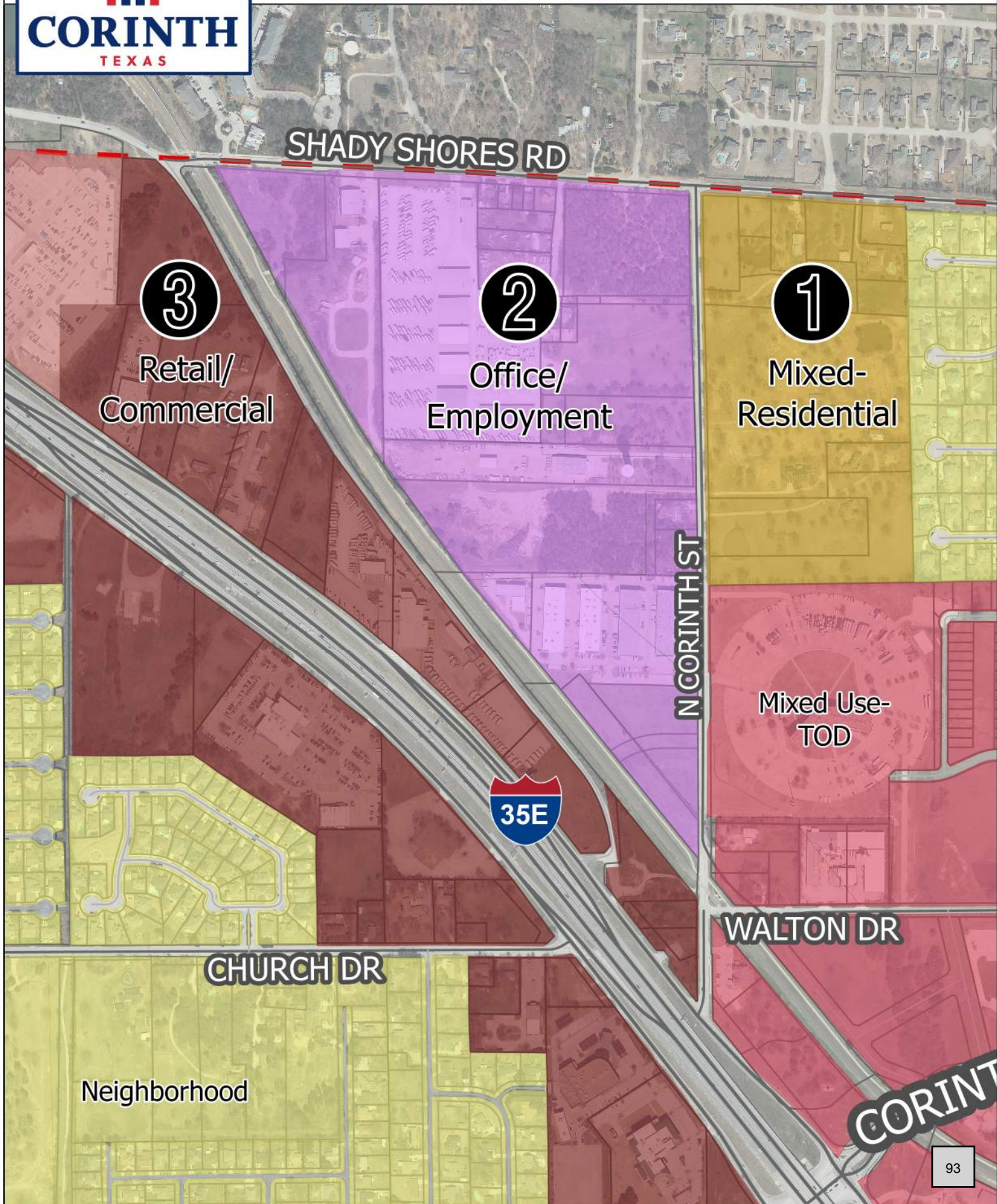




Exhibit A-1

CPA23-0002

Section H, Item 3.

N

S

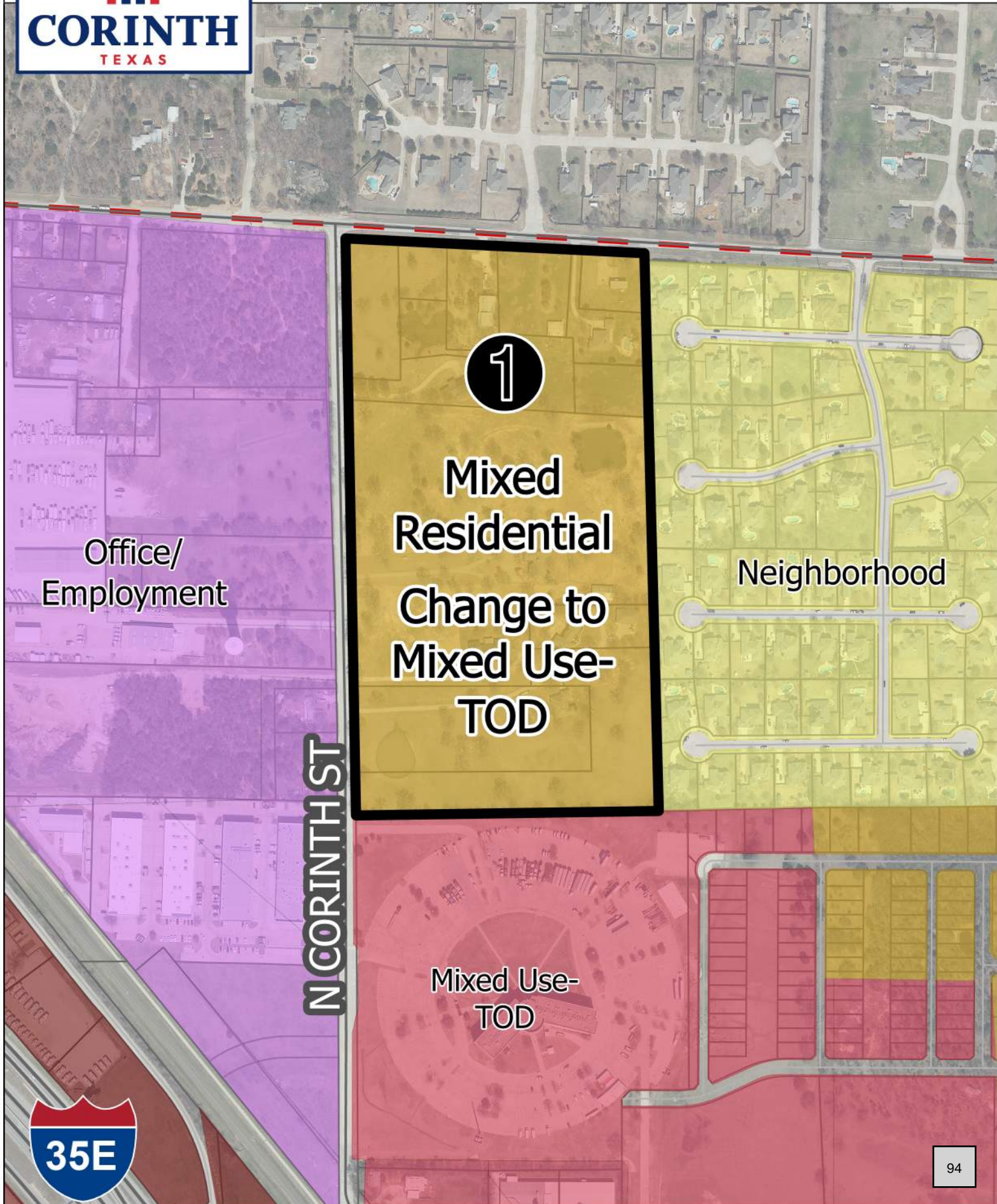
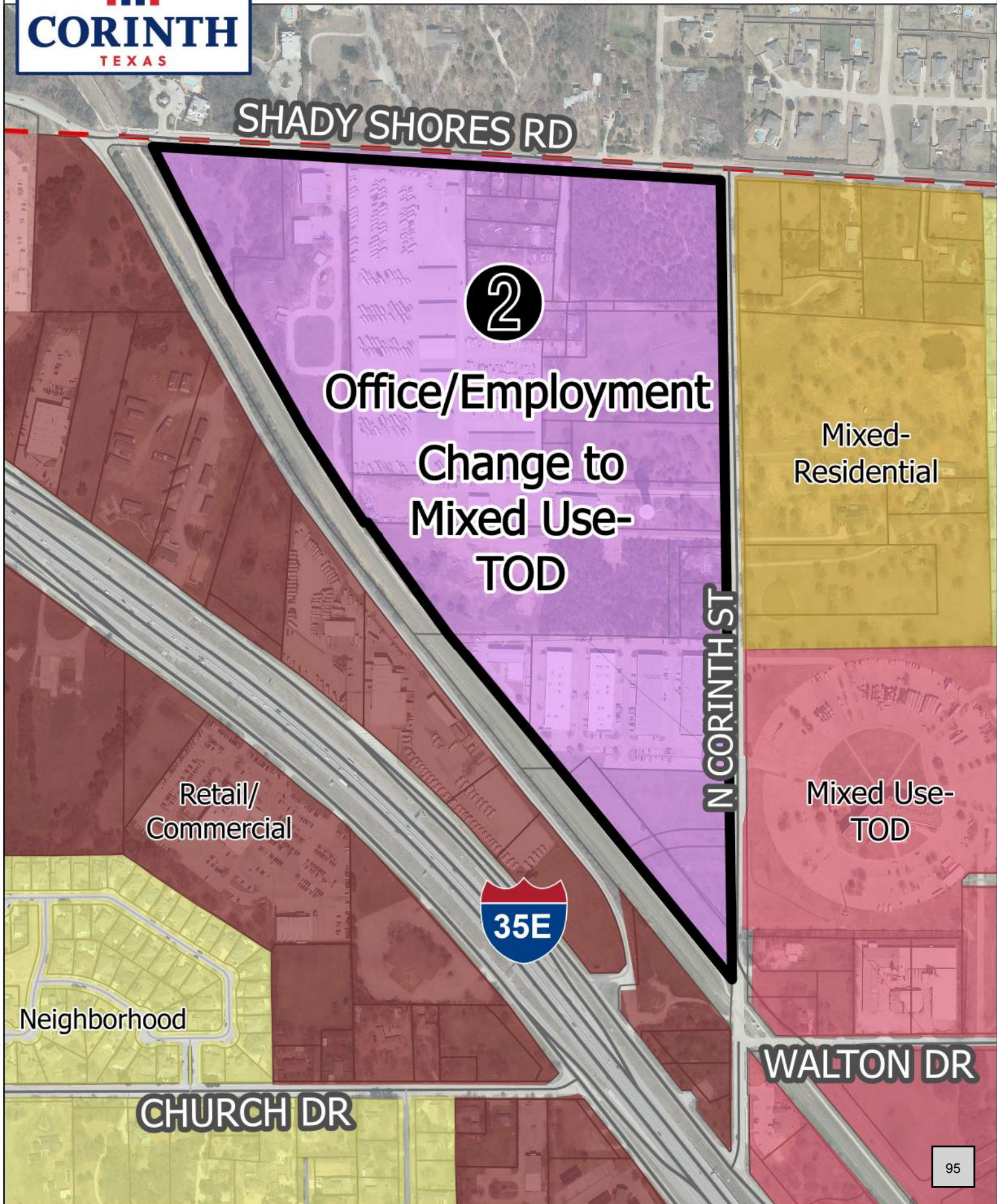




Exhibit A-2

CPA23-0002

Section H, Item 3.



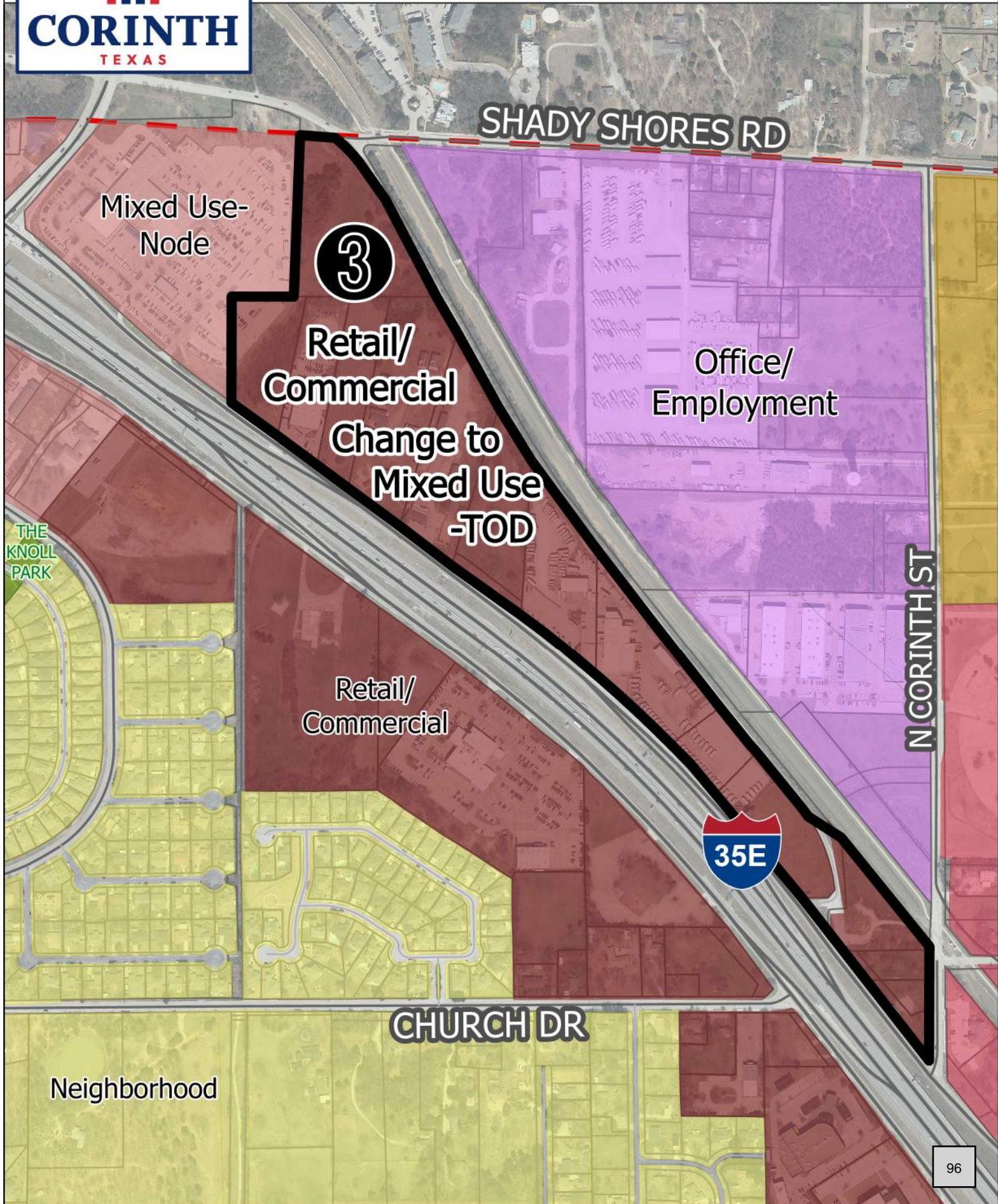


Exhibit B

City of Corinth
Land Use and
Development Strategy

Future Land Use Classification

- Neighborhood
- Mixed-Residential
- Mixed Use - TOD
- Mixed Use - Node
- Retail/Commercial
- Corridor Commercial
- Office/Employment
- Institutional/Public/Civic
- Parks/Open Space

Road Classes

- Highway
- Major/Minor Arterial
- Collector
- Local

Revisions

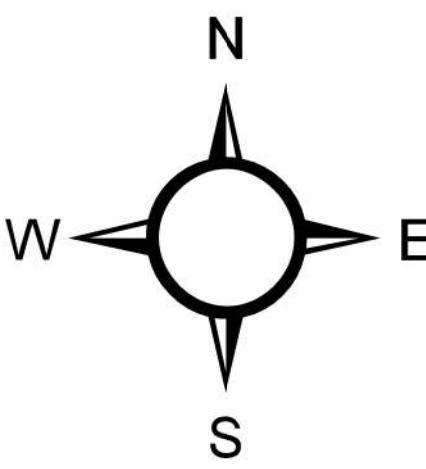
Date	Ordinance #
12/17/2020	20-12-17-40
5/5/2022	22-05-05-13
3/2/2023	23-03-02-04
3/2/2023	23-03-02-06

Note: This Plan is to be administered
in coordination with the Active
Transportation Plan & Master
Thoroughfare Plan

*A Comprehensive Plan shall not
constitute zoning regulations or establish
zoning boundaries



CORINTH
TEXAS

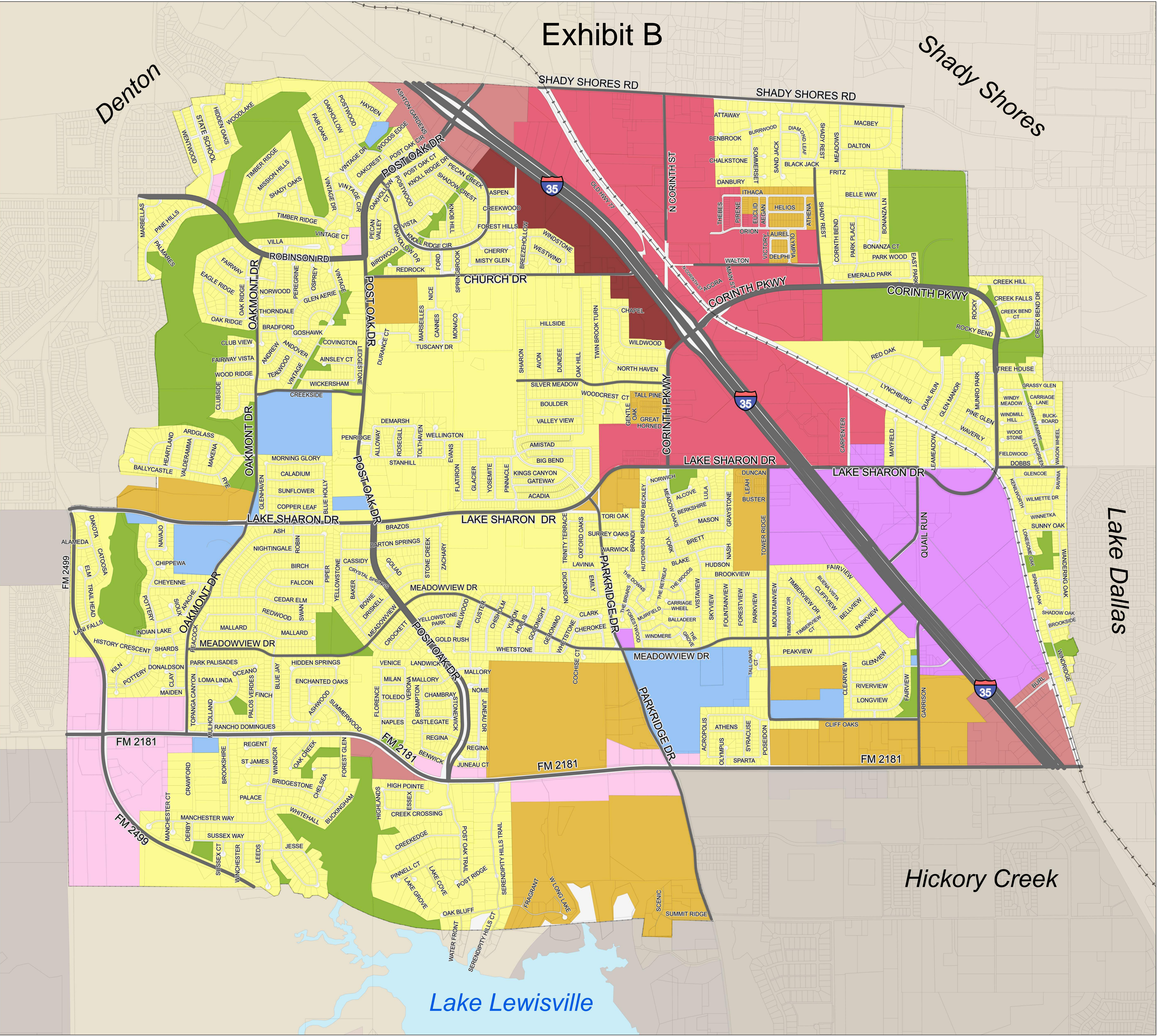


0 0.25 0.5
Miles

3/2/2023

Print Date: 11/27/2022

This map is the property of the City of Corinth, and is not to be reproduced by any means, mechanical or digital, without written consent of the City. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





CITY OF CORINTH

Staff Report

Meeting Date:	1/4/2024	Title:	Solid Waste Rate Increase
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input checked="" type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission N/A		

Item/Caption

Consider and act on an Ordinance amending Section 52.07, Garbage Collection Fees, of the Corinth Code of Ordinances relating to charges for certain refuse and recycling services; providing that this ordinance shall be cumulative of all ordinances of the City of Corinth; providing a savings clause; and providing an effective date.

Item Summary/Background/Prior Action

On October 3, 2019 the City Council approved a five year contract with an option for three one-year renewals with Community Waste Disposal for solid waste collections. The contract included provisions that on January 1, 2021 or on January 1 of any year thereafter, Community Waste Disposal could request an annual market adjustment. The rate request shall be based upon the Annual Rate Adjustment Model set forth in Section H of the approved contract. Any proposed rate adjustment must be submitted and approved by the City Council.

On November 22, 2023, Community Waste Disposal submitted a request for a cost adjustment effective January 1, 2024. The table below reflects a sample of the adjustment for Corinth's customer base, which equates to a 35 cent increase for residential and .34 cent for Senior Residential. A comprehensive list of solid waste collection rates is included in the ordinance attached.

Rate Description	Base Rate	Franchise Fee	Total Rate
Residential Rate - Current	\$13.43	\$1.01	\$14.44
Residential Rate - Proposed	\$13.76	\$1.03	\$14.79
Senior Residential Rate - Current	\$12.06	\$.90	\$12.96
Senior Residential Rate - Proposed	\$12.37	\$.93	\$13.30

Staff Recommendation/Motion

Staff recommends approval of the ordinance.

**CITY OF CORINTH, TEXAS
ORDINANCE NO. 24-01-04-xx**

AN ORDINANCE OF THE CITY OF CORINTH AMENDING SECTION 52.07 OF THE CORINTH CODE OF ORDINANCES RELATING TO CHARGES FOR CERTAIN REFUSE AND RECYCLING SERVICES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Corinth is a home rule city acting under its 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, the City Council of the City of Corinth deems it necessary to amend Section 52.07 of the Corinth Code of Ordinances to amend the rates for collection and disposition of certain garbage and refuse within the City;

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

SECTION 1.

That subsection (A) of Section 52.07 of the Code of Ordinances of the City of Corinth, Texas is hereby amended to read as follows:

52.07 GARBAGE COLLECTION FEES.

(A) Fees for the collection of garbage and recycling from a residential unit are as follows:

Collection	Fee
Weekly pickup/recycling/on demand household hazardous waste pickup.	\$14.79
Weekly pickup/recycling (Senior Citizens - 65 years)	\$13.30

SECTION 2.

That subsection (D)(3) and (D)(5) of Section 52.07 of the Code of Ordinances of the City of Corinth, Texas is hereby amended to read as follows:

“§ 52.07 GARBAGE COLLECTION FEES.

D(3) Front load container rates:

A fee of \$8.31 per pickup will be charged for gates, locks and casters:

Size/Pickup	1xWeek	2xWeek	3xWeek	4xWeek	5xWeek	6xWeek	Extra
2 Cu Yd	80.93	155.96	212.67	256.61	322.71	428.72	59.04
3 Cu Yd	90.71	174.29	235.13	282.01	368.41	470.25	61.11
4 Cu Yd	131.25	255.59	353.82	457.25	555.97	663.21	63.20
6 Cu Yd	166.85	273.18	385.07	507.62	602.57	747.95	67.37
8 Cu Yd	189.60	346.67	481.97	629.55	780.67	931.41	69.85

D(5). Compactors:

6 Cubic Yard Per Haul (Including Disposal)	111.71
8 Cubic Yard Per Haul (Including Disposal)	139.24
30 Cubic Yard Per Haul (Including Disposal)	516.54
30 Cubic Yard Per Weekend Haul (Including Disposal)	566.87
35 Cubic Yard Per Haul (Including Disposal)	516.54
35 Cubic Yard Per Weekend Haul (Including Disposal)	566.87
42 Cubic Yard Per Haul (Including Disposal)	516.54
42 Cubic Yard Per Weekend Haul (Including Disposal)	566.87

* These rates include disposal fees for a haul of four tons. There is an additional fee of \$77.61 per ton for loads exceeding four tons. Loads that exceed 54,000 lbs. will be charged an additional \$194.02 for each ton in excess of 54,000 lbs.”

**SECTION 3.
CUMULATIVE CLAUSE**

This ordinance shall be cumulative of all provisions of ordinances of the City of Corinth, Texas, relating to garbage except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

**SECTION 4.
SAVINGS CLAUSE**

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 sections of this ordinance, since the same would have been enacted by the City Council without the inclusion in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 5.
EFFECTIVE DATE**

This ordinance shall become effective January 1, 2024.

PASSED AND APPROVED ON THIS 4th DAY OF JANUARY 2024.

Bill Heidemann, Mayor

ATTEST:

Lana Wylie, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney



CITY OF CORINTH Staff Report

Meeting Date:	1/4/2024	Title:	Change Order Engineering of Walton Drive
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input checked="" type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission		

Item/Caption

Consider and act on a Change Order for the Engineering of Walton Drive in the amount \$122,700 for a total contract price of \$465,840 for the engineering of Walton Drive and the retaining wall along Walton Drive and authorize the City Manager to sign the necessary documents.

Item Summary/Background/Prior Action

During the initial stages of the project, Walter P. Moore was asked to complete an evaluation of the privately owned retaining wall located behind the Corinth Senior Living Center (3511 Corinth Pkwy) to determine if replacement would be needed upon road reconstruction. Watler P. Moore has determined that the retaining wall will need to be replaced to support the new road. This change order will provide funds needed for design and construction of the retaining wall and street light design.

Prior to construction, staff will obtain a construction easement in order to provide the work needed for the retaining wall on private property. The wall, once completed, will remain the responsibility of the property owner.



Financial Impact

Increase the contract amount by \$122,700, using available project balance reserved for the future Walton Drive Construction Project.

Applicable Policy/Ordinance

N/A

Staff Recommendation/Motion

Staff recommends approval of a Change Order for the Engineering of Walton Drive in the amount of \$122,700 for a total contract price of \$465,840 for engineering of Walton Drive and the retaining wall along Walton Drive and authorize the City Manager to sign any necessary documents.

OPINION OF PROBABLE CONSTRUCTION COSTS

Walton Dr Reconstruction
City of Corinth, Texas

DATE: 10/25/2023
CHECKED BY:
PROJECT NO.:

JJF
C04-21005-00

Roadway and Utility Construction

ITEM	DESCRIPTION	UNIT	BID QTY	UNIT COST	TOTAL COST
1	Mobilization (Max. 5% of Total Bid)	LS	1	\$126,700.00	\$126,700.00
2	ROW Preparation (Clearing and Grubbing)	LS	1	\$25,350.00	\$25,350.00
3	Erosion Control	LS	1	\$50,700.00	\$50,700.00
4	Traffic Control	LS	1	\$76,000.00	\$76,000.00
5	Trench Safety Design	LS	1	\$3,000.00	\$3,000.00
6	Trench Safety	LF	4,500	\$2.00	\$9,000.00
7	Unclassified Street Excavation	CY	4,500	\$30.00	\$135,000.00
8	Rem. & Disp. of Conc./Asph. Pvmnt & Drive	SY	7,000	\$11.00	\$77,000.00
9	Rem. & Disp. of Concrete Sidewalk	SY	300	\$4.00	\$1,200.00
10	6" Flexible Base	SY	9,000	\$20.00	\$180,000.00
11	8" Reinf. Concrete Pavement	SY	8,000	\$85.00	\$680,000.00
12	6" Integral Concrete Curb	LF	4,600	\$5.00	\$23,000.00
13	4" Concrete Sidewalk	SY	2,000	\$72.00	\$144,000.00
14	One Directional Barrier Free Ramp	EA	6	\$2,500.00	\$15,000.00
15	Two Directional Barrier Free Ramp	EA	2	\$2,900.00	\$5,800.00
16	TXDOT Type 3 Barrier Free Ramp	EA	2	\$2,500.00	\$5,000.00
17	6" Concrete Driveway	SY	550	\$90.00	\$49,500.00
18	Install 4" Yellow Stripe	LF	3,900	\$0.50	\$1,950.00
19	Install 4" White Stripe	LF	715	\$0.50	\$357.50
20	Install White Arrow	EA	2	\$325.00	\$650.00
21	Install 24" White Stop Bar Marking	LF	40	\$15.00	\$600.00
22	Remove Traffic Sign Poles	EA	4	\$100.00	\$400.00
23	Install Traffic Sign Poles	EA	6	\$200.00	\$1,200.00
24	Install Traffic Sign	EA	6	\$500.00	\$3,000.00
25	Install Street Name Sign	EA	3	\$150.00	\$450.00
26	Install Removable Bollard Insert	EA	4	\$250.00	\$1,000.00
27	Remove Ex. SS Line	LF	370	\$15.00	\$5,550.00
28	Remove Ex. SS Manhole	EA	1	\$1,500.00	\$1,500.00
29	8" PVC SDR 35 Sanitary Sewer Pipe by Pipe Bursting	LF	370	\$200.00	\$74,000.00
30	4' Sanitary Sewer Manhole (All Depths)	EA	1	\$16,000.00	\$16,000.00
31	San. Sewer Service Connection	EA	1	\$2,000.00	\$2,000.00
32	Connect to Ex. Manhole	EA	2	\$6,000.00	\$12,000.00
33	Remove Ex. Water Line	LF	550	\$15.00	\$8,250.00
34	Remove Ex. Fire Hydrant	EA	2	\$1,000.00	\$2,000.00
35	Remove & Reset Ex. Water Meter	EA	4	\$500.00	\$2,000.00
36	6" PVC Water Pipe	LF	120	\$100.00	\$12,000.00
37	8" PVC Water Pipe	LF	2,350	\$120.00	\$282,000.00
38	12" SCH-20 Stl Encasement by Other Than Open Cut	LF	40	\$600.00	\$24,000.00
39	Fire Hydrant Assembly	EA	3	\$8,500.00	\$25,500.00
40	Install Water Service (Up to 3")	EA	4	\$2,500.00	\$10,000.00
41	6" Gate Valve	EA	3	\$2,900.00	\$8,700.00
42	8" Gate Valve	EA	10	\$3,200.00	\$32,000.00
43	Connect to Ex. Water	EA	13	\$1,900.00	\$24,700.00
44	Remove Ex. Storm Pipe (All Sizes)	LF	500	\$25.00	\$12,500.00
45	18" Class III RCP Storm Pipe	LF	260	\$100.00	\$26,000.00
46	21" Class III RCP Storm Pipe	LF	75	\$110.00	\$8,250.00
47	24" Class III RCP Storm Pipe	LF	550	\$120.00	\$66,000.00
48	30" Class III RCP Storm Pipe	LF	50	\$200.00	\$10,000.00
49	36" Class III RCP Storm Pipe	LF	410	\$250.00	\$102,500.00
50	2'x2' Class III RCB Storm Pipe	LF	185	\$300.00	\$55,500.00
51	6'x3' Class III RCB Storm Pipe	LF	90	\$600.00	\$54,000.00
52	10' Curb Inlet	EA	8	\$11,000.00	\$88,000.00
53	15' Curb Inlet	EA	2	\$15,000.00	\$30,000.00

54	4' Drop Inlet with Concrete Apron	EA	1	\$10,000.00	\$10,000.00
55	5'x5' Storm Water Manhole	EA	3	\$10,000.00	\$30,000.00
56	4'x8' Storm Water Manhole	EA	1	\$14,000.00	\$14,000.00
57	Connect to Ex. Storm Structure	EA	3	\$2,000.00	\$6,000.00
58	Connect to Ex. Storm Pipe	EA	2	\$2,500.00	\$5,000.00
59	Remove Tree (Diameter from 6" to 10")	EA	3	\$1,500.00	\$4,500.00
60	Remove Tree (Diameter from 10" to 24")	EA	20	\$2,000.00	\$40,000.00
61	Remove Chainlink Fence	LF	350	\$10.00	\$3,500.00
62	Install Chainlink Fence	LF	320	\$80.00	\$25,600.00
63	Repair/Adjustment of Sprinkler Systems	LS	1	\$10,000.00	\$10,000.00
64	Furn. & Place Sodding for Disturbed Areas	SY	6,200	\$8.00	\$49,600.00
65	Remove & Reset Mailbox	EA	2	\$250.00	\$500.00
66	Temporary Mailboxes	LS	1	\$2,000.00	\$2,000.00

Roadway Subtotal (60% Design) \$2,811,507.50

20% Contingency \$562,302.00

Estimated Roadway Total \$3,373,809.50

Retaining Wall Construction

101	Mobilization	LS	1	\$27,000.00	\$27,000.00
102	ROW Preparation	LS	1	\$14,000.00	\$14,000.00
103	Erosion Control	LS	1	\$7,000.00	\$7,000.00
104	General Unclassified Excavation	CY	2,000	\$25.00	\$50,000.00
105	Remove Ex. Concrete Wall	SY	450	\$45.00	\$20,250.00
106	Concrete Retaining Wall	SF	6,100	\$80.00	\$488,000.00
107	Bermuda Grass Block Sod	SY	920	\$10.00	\$9,200.00
108	Remove & Replace Tree	EA	17	\$2,500.00	\$42,500.00
109	Remove & Replace Metal Fence	LF	550	\$85.00	\$46,750.00

Retaining Wall Subtotal (Proposal) \$704,700.00

30% Contingency \$211,410.00

Estimated Retaining Wall Total \$916,110.00

Estimated Roadway Total \$3,373,809.50

Estimated Retaining Wall Total \$916,110.00

Estimated Project Total \$4,289,919.50



Walter P Moore and Associates, Inc.
500 North Akard Street, Suite 2300
Dallas, Texas 75201

214.740.6200

INTERIM REVIEW ONLY

Document Incomplete: Not Intended
For Permit or Construction.

Engineer : Jeffrey J. Frison, P.E.

P.E. Serial No : 86915

Date : October 25, 2023

Walter P. Moore and Assoc., Inc.

TBPE Firm Registration No. 1856

PROPOSAL AND AGREEMENT FOR PROFESSIONAL SERVICES – Additional Service Request

Project: Reconstruction of Walton Drive
Client: City of Corinth, TX
Client Contact: Glenn Barker
Additional Service Title: Retaining Wall Reconstruction; Street Width Revisions; Street Lighting Design
Additional Service Date: 11/1/2023
Base Project Number: WPM C04-23005-00

Walter P. Moore and Associates, Inc. (Walter P Moore) is currently engaged as a consultant on this project. We are submitting this Additional Service Request based on our understanding of increased and/or modified scope of work. This is a revision to the Additional Service Request submitted on September 11, 2023. We propose to provide services to Client as defined below:

Scope of Services: It is our understanding that the City wishes to replace the existing retaining wall along Walton Drive, and revise the width of the previously designed proposed street as part of the current roadway reconstruction project.

The scope of services/scope of work for the retaining wall includes design of a concrete modular block retaining wall for replacement of the existing wall. Walter P Moore will also prepare schematic sections with different design options (i.e., gravity, mechanical stabilized earth, and/or rock anchors).

The existing retaining wall is located on the south side of Walton Drive, within the property of Corinth Rehabilitation Suites on the Parkway (3511 Corinth Pkwy). The wall is approximately 550 linear feet long and 7-foot tall (exposed height). Evaluation of the existing wall indicates that the structure is inadequate for the current roadway conditions, which will be worsened by the proposed road design. A concrete modular block wall, approximately 550 linear feet long, with a varying height of 8 to 12 feet will be installed in the same location. The main purpose is to provide sufficient support for the proposed Walton Drive to be located behind the top of the wall.

Tasks will be performed to provide schematic options, plan, elevation, and details for the proposed wall. Construction time is estimated to increase by up to nine months with the addition of the retaining wall reconstruction. Construction Phase services for the additional time are included in this agreement. Walter P Moore will contact the property owner to communicate the intent of the retaining wall replacement and desire by the City to acquire an easement. Design services will include up to two meetings with the property owner. Negotiations with the property owner are not included with this scope of services.

Modification of street width will be performed during 60% design of the project. The revised street width will include revision of curb lines, drainage inlets, sidewalk locations, roadway profile revisions, on-street parking space width, and cross sections. On-street parking locations and landscape areas will be modified per coordination with adjacent developments.

As requested in a meeting with the City and adjacent developers on October 3rd, an overall layout of Walton Dr will be created for planning purposes. The scroll plot will indicate street widths, parking locations and landscaping. Landscaping shown in the plan will be provided by the adjacent developers. Walter P Moore is not providing landscape design services on this project.

Additional topographic survey will be performed to survey new pavement that has been constructed since the start of design. Survey and prepare topographic survey map of the new concrete pavement at the north end of Main

Street and at the east end of the roundabout. Survey will include the two curb inlets at the east end of the roundabout and two sanitary sewer manholes on the east side of Walton Drive at the intersection with Shady Rest.

As requested in a meeting with the City on October 5th, lighting design will be added to the scope of services. Walter P Moore will contract with Baird, Hampton & Brown to design street lighting for Walton Dr.

Compensation: Walter P Moore proposes to provide the defined Scope of Services for

- \$79,740 - Lump Sum for Retaining Wall Design Services
- \$3,160 – Lump Sum for Retaining Wall Easement Coordination
- \$13,520 – Lump Sum for Pavement Width and Parking Modifications
- \$5,440 – Lump Sum for Planning Exhibit
- \$5,340 - Lump sum for Additional Construction Phase Services for the Retaining Wall
- \$3,500 – Lump sum for Additional Geotechnical Testing Related to Rock Anchors
- \$4,000 – Not-to-exceed for Topographic Survey for New Pavement
- \$8,000 – Lump sum for Street Lighting Design

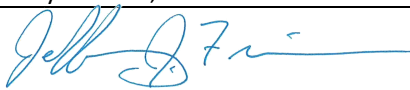
- Total: \$122,700

Terms of Agreement: Terms for this Additional Service shall be in accordance with our base Proposal and Agreement for this project.

Attachments:

Walter P Moore Fee Summary
Walter P Moore Billing Rate Schedule

Executed on this ____ day of _____, 2023 by:

Client: City of Corinth, TX	Walter P Moore and Associates, Inc.: Jeffrey J. Frison, PE
	



CITY OF CORINTH

Staff Report

Meeting Date:	1/4/2024	Title:	M.R. Development Unimproved Property Contract
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission		

Item/Caption

Consider and act on the Second Amendment to the Unimproved Property Contract between the City of Corinth Economic Development Foundation and Corinth Multifamily Land LLC.

Item Summary/Background/Prior Action

The City of Corinth Economic Development Foundation entered into an Unimproved Property Contract with Mansfield Multifamily Land LLC (M.R. Development) on August 15th, 2023, for the sale of 6.044 acres on Walton Drive to serve as a second phase for the Village Square multi-family development. The contract was amended on September 21 to extend the purchase date to December of 2023. The buyer is requesting a second amendment to include an extension to the purchase date (to allow for commencement of construction on phase I) as well as a reassignment to a new LLC. Staff will review this request in further detail on Thursday.

Financial Impact

N/A

Applicable Policy/Ordinance

N/A

Staff Recommendation/Motion

Staff recommends approval of the Second Amendment to the Unimproved Property Contract with Corinth Multifamily Land LLC.

SECOND AMENDMENT TO UNIMPROVED PROPERTY CONTRACT

This **SECOND AMENDMENT TO UNIMPROVED PROPERTY CONTRACT** (this “Second Amendment”) is by and between **THE ECONOMIC DEVELOPMENT FOUNDATION OF THE CITY OF CORINTH**, a Texas nonprofit corporation (“Seller”) and **CORINTH MULTIFAMILY LAND, LLC**, a Texas limited liability company, or its assignee (“CML”) is made and entered into effective as of the date upon which the last of all parties has approved and duly executed this Amendment (the “Effective Date”).

RECITALS

WHEREAS, Seller and Mansfield Multifamily Land, LLC (“MML”), as buyer, entered into an Unimproved Property Contract, with an Effective Date of August 15, 2023, concerning a certain piece of property in the City of Corinth, Texas (the “Initial Contract”); and

WHEREAS, Seller and MML entered into a First Amendment to the Initial Contract, dated September 21, 2023, to amend the closing date (the “First Amendment”)

WHEREAS, the Initial Contract and First Amendment are hereinafter collectively referred to as the “Contract”; and

WHEREAS, MML assigned to CML all of its right, title, and interest as Buyer in and to the Contract (including the Earnest Money deposited in escrow with Escrow Agent) pursuant to the Assignment of Unimproved Property Contract dated December 12, 2023 (the “Assignment”); and

WHEREAS, Seller and Buyer desire to further amend the Contract.

NOW THEREFORE, for and in consideration of these premises and of the mutual promises, obligation, covenants and benefits herein contained, Seller and Buyer contract and agree to amend the Contract as follows:

1. Approvals. Seller and CML add a definition of “Approvals” to the Contract to read as follows:

“Approvals” means final written approval(s) and authorization(s) from the City of Corinth, Texas and any and all other applicable governmental authorities for building permit(s) and such other permits and approvals as shall be necessary or desirable in form and substance to MML so as to allow MML’s intended multifamily development on the approximate 7.533 acre tract previously purchased from Seller on or about April 13, 2023. Such 7.533 acre tract is depicted as Lot 1, Block A on the plat attached hereto as “Exhibit A” and incorporated herein by reference and is referred to herein as “Phase 1.”
2. Minor Planned Development Amendment. CML acknowledges that the City of Corinth Director of Development Services has agreed to a Minor Planned Development Amendment (the “Minor PD Amendment”), attached hereto as “Exhibit B” and

incorporated herein by reference, in connection with MML's development of Phase 1. The Minor Planned Development Amendment imposes certain conditions on Phase 2 (as that term is defined below). CML agrees to comply with the conditions applicable to Phase 2 as set forth in the Minor PD Amendment. The term "Phase 2" shall mean Phase 2, Lot 2; Lot 2, Phase 2; Phase 2 (Lot 2); and Lot 2 as referenced in the Minor PD Amendment.

3. Closing Date. Seller and CML agree that the Closing Date in Section 9.A. of the Contract is amended in its entirety to read as follows: The closing of the sale will be the earlier of (i) thirty (30) days after MML's receipt of all Approvals, or (ii) April 30, 2024 (Closing Date). If either party fails to close this sale by the Closing date, the non-defaulting party may exercise the remedies contained in Paragraph 15.
4. No Other Amendments. Subject to the amendments contained in this Second Amendment, all provisions of the Contract, as amended, remain in full force and effect.

EXECUTED the _____ day of January, 2024. (Effective Date).

BUYER:

CORINTH MULTIFAMILY LAND, LLC,
a Texas limited liability company

By: _____

Name: _____

Title: _____

SELLER:

ECONOMIC DEVELOPMENT FOUNDATION
OF THE CITY OF CORINTH,
a Texas nonprofit corporation

By: _____

Name: _____

Title: _____

Exhibit A

Plat

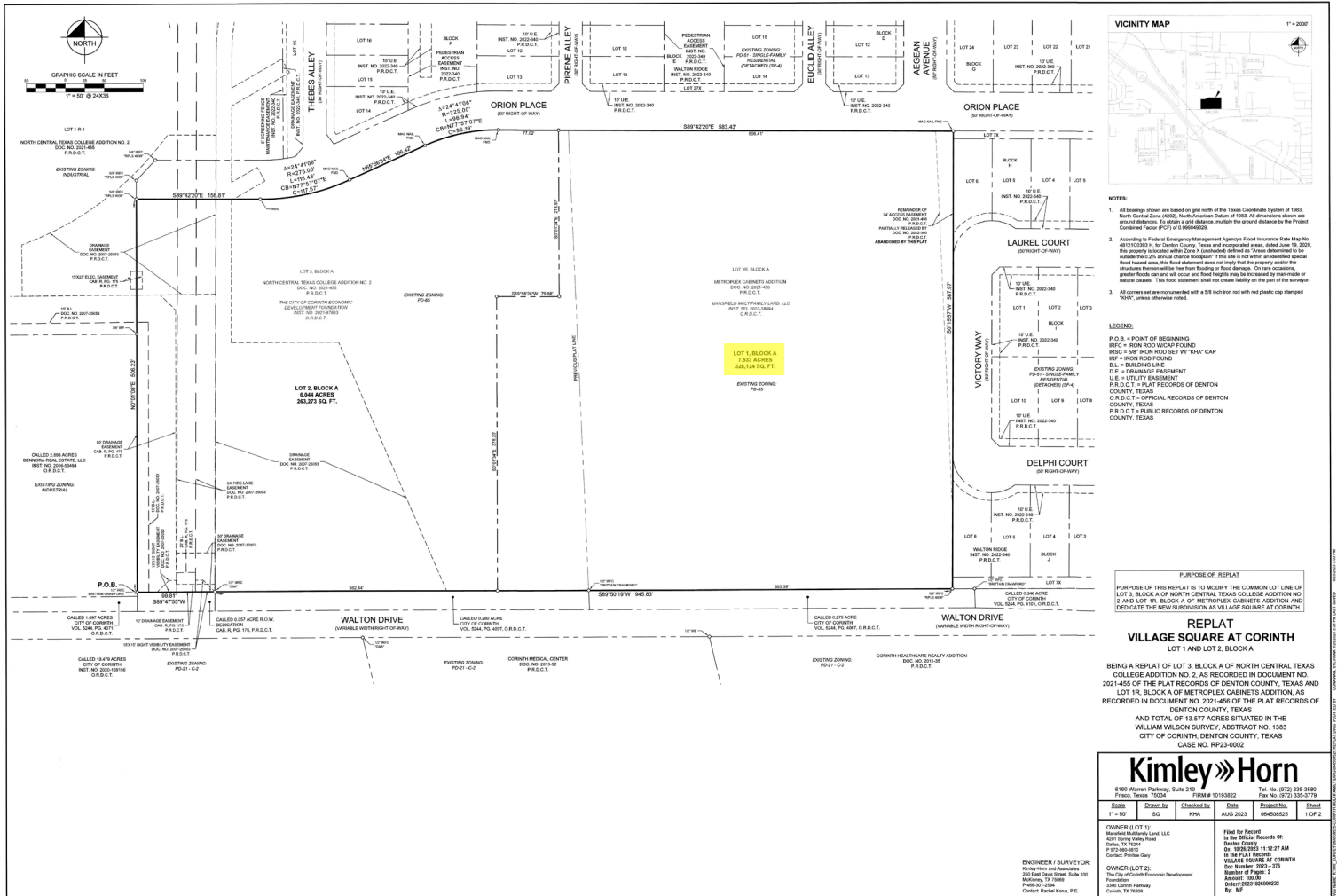


Exhibit B

Planned Development Amendment

[see Planned Development Amendment attached hereto and incorporated herein by reference]



OFFICIAL USE:	
Case Number:	PDA23-0006
Fees Paid:	N/A

Site Address (Attach Location Map): Tract 2 of JP Walton Survey Abstract No. 1389, Walton Dr East of

Approved PD: Ordinance No. 23-03-16-11; Village Square at Corinth Planned Development No. 65

Name (Applicant/Authorized Agent):

Applicant Signature:

Jeffrey Fulemchek

Minor PD, Planned Development Amendment Application*

In accordance with UDC Section 2.10.09.D.1., the Director of Development Services may administratively approve or defer to City Council a Minor PD Amendment and Adjustment to the Planned Development Ordinance.

* Please also complete and attach a [Universal Planning Application](#).

APPLICANT MODIFICATION/AMENDMENT REQUEST - PD to be Amended: PD 65 Village Square at Corinth

Request:

To amend PD-65 to reflect the following modifications listed below:

Exhibit "D" – Phase 1 Parking Table

Parking on Phase 1 (Legal Description Tract 2)	
Surface Parking:	311
Surface H.C. Parking:	10
Garage Parking:	36
Garage H.C. Parking:	1
Total:	358
Parking/ Unit:	1.52
Parking/ Bed:	1.12

Exhibit 'I'

5. Vehicular Parking Regulations – 1.52 spaces per unit in Phase I

Table B – Parking Requirements

Regulation	MF-3 Base District	Proposed Parking Standards/ Modification
Phase I Parking Standard	1 per unit + 1 per unit bedroom	1.52 spaces/ unit

6. Garages, driveways, and parking. –

“...per dwelling unit,” shall be modified to require a minimum of 16% of all apartments on Phase I shall have a one car enclosed garage consisting of 36 assigned garages of which ~~up to 19 will be direct access garages and the remainder~~ will be assigned garages with no direct access consistent with Table C,”

Table C - Garages

MF-3 Base District	Proposed Garage Modification
Minimum 75% of Units require Enclosed Garages	A minimum of 16% comprised of 36 assigned garages.

Staff Comments/Conditions:

This approval reflects the Applicant's request to:

- (1) reduce the minimum required parking ratio to 1.5 parking spaces per unit based on the justification/examples as noted herein (see excerpt from HEDK Letter below), and
- (2) construct parking spaces on the adjacent lot to the west of the main access drive on property currently shown as Phase 2, Lot 2 and currently owned by the City of Corinth Economic Development Foundation as highlighted in yellow on the exhibit below) in order to meet the adjusted parking minimum of 1.5 parking spaces for Phase 1.

The Applicant agrees that, no grading or building permit will be issued for Phase 1 until such time that, the applicant purchases the property identified as Phase 2 (Lot 2), and a Replat has been approved documenting (1) the location of a parking easement on Lot 2, Phase 2 and (2) a note be placed on the Replat indicating that those spaces are reserved for the benefit of Lot 1, Phase 1 and are necessary to satisfy the minimum parking requirements for that Phase.

Further, the Applicant shall provide a reciprocal use agreement between Phase 1 and Phase 2.

The illustration below shows the general configuration and location of the proposed parking spaces on Lot 2 - noting that this configuration may change based on best practices upon further review of the Site Plan

Applicant Justification for Parking Ratio Reduction:



RE: Village Square at Corinth
Ordinance PD No. 65

To whom it concerns,

From our professional experience working in the multi-family business for over 50 years, we believe that 1.5 spaces per unit will be sufficient at the Village Square at Corinth Apartments.

Due to some steep grades along the North property line, Planning has requested we regrade the site improve the street scape along Orion. Distributing dirt across the site forced us to lose some parking in the redesign and we are proposing the reduction to 1.52 spaces per unit on Phase 1.

Below is a list projects that are leasing well and to the best of our knowledge have not had any issues with the provided parking:

- The Sutherland Apartments Phase I in Grand Prairie:
1.25 spaces per 1 bd
2 spaces per 2 bd
= 1.53 spaces per unit at the Sutherland Site
- Dentwood in Dallas
1 space per bedroom
= 1.55 spaces per unit at the Dentwood Apartments

Below are some major cities in the surrounding area that have based codes requiring around 1.5 spaces per unit if applied to the Village Square at Corinth:

- Fort Worth Zoning:
1 space per bedroom plus 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage); 2 spaces may be tandem if assigned to the same unit and restricted from use for storage

When applied to Phase 1 at Village Square at Corinth = 1.47 spaces per unit

The original PD for this site allowed 1.4 spaces per unit:


Original PD (No Longer Current):

Parking shall be provided as one space per bedroom, plus 0.1 space per unit for visitor parking and leasing. Parking may be accommodated through the combination design concepts of on-street and off-street parking areas within the tract.

When applied to Phase 1 at Village Square at Corinth = 1.47 spaces per unit

Please let us know if you need any additional information for your approval of our PD amendment Request.

Sincerely,


Jarom Daily
HEDK Architects
C.O.D.



Approved/Denied:

J. S. Webb

John Webb, AICP,
Director of Development Services

Date: 9-13-2023

Proposed Parking Configuration - Lot 2 Phase 2

