

****PUBLIC NOTICE****



CITY COUNCIL WORKSHOP AND REGULAR SESSION

Thursday, September 18, 2025 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.](#) Receive a report, hold a discussion and provide staff direction for a study to determine the feasibility and analysis of potential rail station locations in and around the downtown area.
- [2.](#) 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 August 21, 2025, City Council Meeting.
- [2.](#) Consider and act on minutes from the September 4, 2025, City Council Meeting.
- [3.](#) Consider and act on an Ordinance amending 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 (Detached) to a Planned Development with a base zoning district of SF-4 Single Family Residential (Detached) for the development of ±54 lots on approximately ±13.1 acres generally located at 2215 and 2217 Lake Sharon Drive.

H. PUBLIC HEARING

- [4.](#) Hold a public hearing on a proposal to consider a tax rate which will not exceed the No New Revenue Tax Rate of \$0.63101 per \$100 or the Voter-Approval Tax Rate of \$0.62629 per \$100.

- [5.](#) Hold a public hearing, consider and act on an ordinance amending Section 50.16 of the Code of Ordinances of the City of Corinth to increase the Water and Wastewater rates currently in effect; providing for the Incorporation of Premises; Providing Amendments; Providing for a Cumulative Repealer Clause; Providing a Savings Clause; Providing a Severability Clause; and Providing an Effect Date.
- [6.](#) Conduct a Public Hearing to consider testimony and act on a request for a specific use permit by the Applicant, McAdams, to allow for a Private Car Wash and Fueling Station on approximately ±16.3 acres located at 7701 S Stemmons Freeway.
- [7.](#) Conduct a Public Hearing to consider testimony and act on a City-initiated request to amend the City of Corinth Comprehensive Plan “Envision Corinth 2040” Master Thoroughfare Plan by realigning the Carpenter Lane Future Collector Roadway to connect Lake Sharon Drive to Corinth Parkway.

I. BUSINESS AGENDA

- [8.](#) Consider and act on an Ordinance adopting a Budget and the first year of the Capital Improvement Plan and appropriating resources for the budget year beginning October 1, 2025 and ending September 30, 2026 for the City of Corinth; and providing an effective date.
- [9.](#) Consider and act on an Ordinance levying and adopting the tax rate of \$0.53709 for the 2025-2026 Fiscal Year.
- [10.](#) Consider and act on an Ordinance approving the 2025 Tax Rolls and accepting the anticipated collection rate of 100 percent for the fiscal year beginning October 1, 2025 and ending September 30, 2026.
- [11.](#) Consider vote to ratify the property tax increase reflected in the city’s annual budget for FY2025-2026.
- [12.](#) Consider and act on an ordinance of the City Council of the City of Corinth Texas authorizing the City Manager to execute an agreement between the City of Corinth and the Lake Cities Chamber of Commerce for the payment and use of Hotel Tax Revenue.
- [13.](#) Consider and act on a Resolution approving a compensation plan for employees, adopting pay schedules for General Government, Public Works and Facilities, Police, and Fire; and providing for an effective date.
- [14.](#) Consider and act on an Ordinance of the City of Corinth, amending the City of Corinth Personnel Policy Manual incorporated by reference into Chapter 34, Personnel Policy, Section 34.01, Adoption By Reference, to adopt revisions to maximum leave balance and holidays, and providing an effective date.
- [15.](#) Consider testimony and act upon a request for a Sign Variance to the Unified Development Code, Subsection 4.01.17.H-Directional Sign, to increase the maximum area for the sign face and number of directional signs for Lake Dallas ISD at Meadowview Dr, Corinth, TX, 76210 (Case No. ZVR25-0001)

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 551.087 - 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.

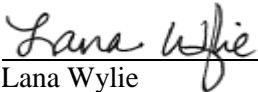
- a. 6200-6400 Block S I-35 E
- b. 1500 Block of N Corinth Street

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 12th day of September 2025, at 11:30 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:	9/18/2025	Title:	DCTA Corinth Station Location Analysis
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input checked="" type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Owner Support:	<div> <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 </div>		

Item/Caption

Receive a report, hold a discussion and provide staff direction for a study to determine the feasibility and analysis of potential rail station locations in and around the downtown area.

Item Summary/Background/Prior Action

In 2019, a consultant, Lockwood, Andrews and Newman, Inc., performed a DCTA station analysis for three potential locations in Corinth. The three stations were identified and evaluated for physical feasibility, cost and proximity to future planned development. Over the last six years, significant progress has been made in the development of Downtown Corinth, one location is no longer available as it is in the process of being developed into a mixed-use development, and implementation costs have likely changed. Staff has met with DCTA staff who are recommending an updated station location analysis and feasibility study. The cost of an updated study is anticipated to be approximately \$130,000. Staff will provide a presentation for discussion and staff direction.



CITY OF CORINTH

Staff Report

Meeting Date:	9/18/2025	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 August 21, 2025, 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, August 21, 2025 at 5:45 PM

City Hall | 3300 Corinth Parkway

View live stream: <https://www.cityofcorinth.com/city-council/page/city-council-workshop-and-regular-session-113>

STATE OF TEXAS COUNTY OF DENTON CITY OF CORINTH

On this, the 21st day of August 2025, 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 (left during Executive Session)
Lindsey Rayl, Council Member
Tina Henderson, Council Member
Kelly Pickens, Council Member

Staff Members Present:

Scott Campbell, City Manager
Emma Crotty, Economic Development Coordinator & Management Assistant
Patricia Adams, City Attorney
Chad Thiessen, Fire Chief
Wendell Mitchell, Police Chief
Lee Ann Bunselmeyer, Director of Finance & Strategic Services
Dawn Taylor, Assistant Finance Director
Guadalupe Ruiz, Director of Human Resources
Glenn Barker, Director of Public Works
Caroline Seward, Director of Parks & Recreation
Cassady Head, Special Events Coordinator
Matthew Lilly, Planner
Deep Gajjar, Planner
Brenton Copeland, Chief Technology Manager
Derek Dunnam, Technology Services Specialist
Lance Stacy, City Marshal

CALL TO ORDER

Mayor Heidemann called the Regular Meeting to order at 5:45 P.M. and immediately convened into Executive Session under Section 551.071, Item a.

Mayor Heidemann recessed the Executive Session at 6:30 P.M. and reconvened into the Workshop Session.

WORKSHOP AGENDA

1. Receive a report, hold a discussion, and provide staff direction on the Fiscal Year 2025-2026 Annual Program of Services and Capital Improvement Program.

The item was presented and discussed.

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

No items were discussed for the Regular Session Agenda.

ADJOURN WORKSHOP

Mayor Heidemann adjourned the Workshop Session at 7:40 P.M.

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

Mayor Heidemann called the Regular Session Meeting to order at 7:45 P.M.

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.

Don Glockel, 2101 Lake Sharon Dr., Corinth - Not present
Lyndon Foster, 2204 Creek Crossing, Corinth - Not present

PUBLIC HEARING

1. Conduct a Public Hearing to consider testimony and act on an ordinance to amend Subsection 4.02.08.K – Hazardous Fences in High Density Areas of the Unified Development Code to prohibit barbed wire and other hazardous fencing.

Mayor Heidemann opened the Public Hearing at 7:49 P.M. and closed it at 7:49 P.M.

No comments were made.

Motion made by Council Member Henderson: I move to approve an ordinance amending Unified Development Code (UDC) Subsection 4.02.08.K Hazardous Fencing, as presented. Seconded by Council Member Pickens.

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

2. Conduct a Public Hearing to consider testimony and act on an ordinance to amend multiple sections of the Unified Development Code, including UDC Subsection 2.07.03 – Use Chart, UDC Subsection 2.07.04.A.14 – Outside Display Standards, and UDC Subsection 5.02 – Words and Terms to differentiate and define temporary and permanent outside display, to add these uses to the use chart, and to provide conditional development standards for these uses.

Mayor Heidemann opened the Public Hearing at 7:53 P.M. and closed it at 7:53 P.M.

No comments were made.

Motion made by Council Member Pickens: I move to approve an ordinance amending multiple sections of the Unified Development Code, including UDC Subsection 2.07.03 - Use Chart, UDC Subsection 2.07.04.A.14 -

Outside Display Standards, and UDC Subsection 5.02, as presented. Seconded by Council Member Henderson.

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

BUSINESS AGENDA

3. Consider and act on a resolution of the City Council of the City of Corinth, Texas adopting a proposed FY 2025-2026 municipal tax rate that will not exceed the voter-approval tax rate; calling a public hearing to be held on September 18, 2025 at Corinth City Hall at 6:30 p.m.; requiring publication of a Notice of Public Hearing on Tax Increase in accordance with state law; providing for the incorporation of premises; and providing an effective date.

Motion made by Council Member Rayl: I move to approve a resolution placing a proposal on the September 18, 2025 Council Agenda to consider a fy 2025-2026 property tax rate of \$0.56089 per one hundred dollars (\$100) of valuation, which is lower than the no-new-revenue tax rate of \$0.63101, the Deminimis Tax Rate of \$0.62347 and the voter-approval tax rate of \$0.62629, and to set the public hearing on the proposal to consider approving the tax rate for Thursday, September 18 at 6:30 P.M. at Corinth City Hall at 3300 Corinth Parkway, Corinth, TX 76208. Seconded by Mayor Pro Tem Burke.

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

4. Consider and act on a Chapter 380 Economic Development Incentive Agreement between the City of Corinth, Corinth Economic Development Corporation, and Bootleggers Corinth, LLC.

City Manager Campbell requested tabling this item until the September 4th meeting.

Motion made by Mayor Pro Tem Burke: I move to table. Seconded by Council Member Henderson.

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

5. Consider and act on an Interlocal Cooperation Agreement between the City of Corinth and the City of Lake Dallas for Law Enforcement Services.

Motion made by Council Member Pickens: I move to approve the Interlocal Cooperation Agreement between the City of Corinth and the City of Lake Dallas for Law Enforcement Services, to include a rate of \$86 per hour, and authorize the City Manager to execute the necessary documents. Seconded by Mayor Pro Tem Burke.

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

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.

Mayor Heidemann

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.

a. Tax Rate

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. Bootleggers

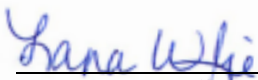
RECONVENE IN OPEN SESSION TO TAKE ACTION, IF NECESSARY, ON EXECUTIVE SESSION ITEMS

City council did not reconvene into Executive Session under Section 551.087.

ADJOURN

Mayor Heidemann adjourned the meeting at 8:06 P.M.

Approved by the Council on the _____ day of _____ 2025.



Lana Wylje
City Secretary
City of Corinth, Texas



CITY OF CORINTH

Staff Report

Meeting Date:	9/18/2025	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 September 4, 2025, 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, September 04, 2025 at 5:45 PM

City Hall | 3300 Corinth Parkway

View live stream: <https://www.cityofcorinth.com/city-council/page/city-council-workshop-and-regular-session-114>

STATE OF TEXAS COUNTY OF DENTON CITY OF CORINTH

On this, the 4th day of September 2025, 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
Lindsey Rayl, Council Member - arrival time 6:02 P.M.
Tina Henderson, Council Member
Kelly Pickens, Council Member

Staff Members Present:

Scott Campbell, City Manager
Lana Wylie, City Secretary
Patricia Adams, City Attorney
Scott Funderburg, Assistant Fire Chief
Wendell Mitchell, Police Chief
Dawn Taylor, Assistant Finance Director
Guadalupe Ruiz, Director of Human Resources
Glenn Barker, Director of Public Works
Melissa Dailey, Director of Development Services
Matthew Lilly, Planner
Deep Gajjar, Planner
Presley Sequeria, Technology Systems Project Manager
Scott Miller, Technology Services Specialist I
Lance Stacy, City Marshal

CALL TO ORDER

Mayor Heidemann called the Special Workshop Session to order at 5:45 P.M.

WORKSHOP AGENDA

1. Receive a report, hold a discussion, and provide staff direction on the Fiscal Year 2025-2026 Budget and Annual Program of Services, and Capital Improvement Program.

The item was presented and discussed.

2. Receive a presentation on the Downtown Corinth branding project.

The item was not discussed and will be discussed at a future meeting.

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

No items were discussed for the Regular Session Agenda.

ADJOURN WORKSHOP

Mayor Heidemann adjourned the Workshop Session at 6:29 P.M. and immediately convened into Executive Session under Section 551.071.

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.

a. City Manager - Employment Contract (Legislation)

b. The City of Corinth, Texas, Plaintiff, v. Robert W. Haislip, Jr., Trustee of the R.W.H. Heritage Trust, The Unknown Heirs, Successors, and Assigns of Louise Wolfe Haislip, et al., Defendants, Cause No. PR-2025-00004-B (Denton County Probate Court No. 2)

Mayor Heidemann recessed the Executive Session at 6:35 P.M.

No action was taken.

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

Mayor Heidemann called the Regular Session Meeting to order at 6:38 P.M.

PROCLAMATIONS AND PRESENTATIONS

1. Proclamation recognizing United Way of Denton County – Live United Month, September 2025.

Council Member Henderson read and presented the Proclamation to Michelle Cree from the United Way Board and Leah Jordon from the United Way.

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.

Rocky Young, 1908 Wickersham, Corinth

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 August 21, 2025, City Council Meeting.
3. Consider and act on the City's Purchasing Policy to Reflect Legislative Changes in the Competitive Bidding Requirements.
4. Consider and act on a two-year Interlocal Agreement between Denton County and the City of Corinth, on behalf of the Lake Cities Fire Department (LCFD), to provide Fire and Ambulance Services to the unincorporated parts of Denton County that are within the boundaries of the LCFD response area.

Motion made by Council Member Garber: I move to approve the Consent Agenda as presented. Seconded by Mayor Pro Tem Burke.

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

PUBLIC HEARING

5. Hold a public hearing to receive community input on the FY 2025-2026 Annual Budget and Program of Services.

Mayor Heidemann opened the Public Hearing at 7:00 P.M. and closed it at 7:05 P.M.

Kimberly Crouch,
Nicholas Kokoron, 3104 Blue Jay, Corinth

Motion made by Council Member Rayl: I move to postpone final action on the budget until the September 18, 2025 City Council Meeting. Seconded by Council Member Pickens.

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

6. Conduct a Public Hearing to consider testimony and act on a rezoning request by the Applicant, Ridinger Associates Inc., 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 (Detached) to a Planned Development with a base zoning district of SF-4 Single Family Residential (Detached) for the development of ± 54 lots on approximately ± 13.1 acres generally located at 2215 and 2217 Lake Sharon Drive.

Mayor Heidemann opened the Public Hearing at 7:32 P.M. and closed it at 7:39 P.M.

For - Crabtree, 1708 Post Oak, Corinth - Did not wish to speak
For - Joe Bednar, 2501 Post Oak, Corinth
For - Don Glockel, 2101 Lake Sharon, Corinth

I move to approve Case No. ZAPD25-0003 – Pearl's Place Planned Development with the added conditions that a 6' board-on-board wood fence be provided along the western boundary, and wrought iron/tubular steel on the length of the west side of the PD and that a minimum of 30% of residential lots provide a minimum 70 sq ft front porch and direct Staff to prepare an ordinance for adoption at a future meeting.

Motion made by Council Member Garber: I move to approve Case No. ZAPD25-0003 – Pearl's Place Planned Development with the added conditions that a 6' board-on-board wood fence be provided along the western boundary, and wrought iron/tubular steel on the length of the west side of the PD and that a minimum of 30% of residential lots provide a minimum 70 sq ft front porch and direct Staff to prepare an ordinance for adoption at a future meeting. Seconded by Council Member Pickens.

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

Amended motion made by Council Member Henderson to approve with 25% of the residential lots provided. Seconded by Council Member Rayl.

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

BUSINESS AGENDA

7. Consider and act on a Chapter 380 Economic Development Incentive Agreement between the City of Corinth, Corinth Economic Development Corporation, and Bootleggers Corinth, LLC.

City Manager Campbell requested convening into Executive Session at the end of the Regular Meeting before acting on this item.

The City Council took action on this item after the Executive Session ending at 8:09 P.M.

Motion made by Mayor Pro Tem Burke: I move to approve the agreement as presented and authorize the City Manager to execute the necessary documents, contingent on approval of the Corinth Economic Development Corporation, as presented in Executive Session. Seconded by Council Member Garber.

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

8. Consider and act on a Resolution of the City Council of the City of Corinth, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division.

Motion made by Council Member Garber: I move to approve as presented. Seconded by Council Member Rayl.

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

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

Motion made by Council Member Garber: I move to authorize the Mayor to work with the City Attorney and City Manager to amend the City Manager's contract as required by the new state law and to execute the necessary documents. Seconded by Council Member Henderson.

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

COUNCIL COMMENTS & FUTURE AGENDA ITEMS

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Council Member Garber
Council Member Henderson
Council Member Pickens

Mayor Heidemann recessed the Regular Session Meeting at 7:51 P.M. and immediately convened into Executive Session.

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.

a. City Manager - Employment Contract (Legislation)

b. The City of Corinth, Texas, Plaintiff, v. Robert W. Haislip, Jr., Trustee of the R.W.H. Heritage Trust, The Unknown Heirs, Successors, and Assigns of Louise Wolfe Haislip, et al., Defendants, Cause No. PR-2025-00004-B (Denton County Probate Court No. 2)

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. Bootleggers

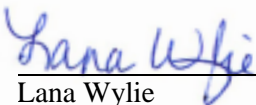
RECONVENE IN OPEN SESSION TO TAKE ACTION, IF NECESSARY, ON EXECUTIVE SESSION ITEMS

Mayor Heidemann recessed the Executive Session Meeting at 8:09 P.M. and immediately reconvened into the Regular Meeting. The Council took action on Item 7 after Mayor Heidemann recessed the Executive Session.

ADJOURN

Mayor Heidemann adjourned the meeting at 8:10 P.M.

Approved by the Council on the _____ day of _____ 2025.



Lana Wylie
City Secretary
City of Corinth, Texas



CITY OF CORINTH

Staff Report

Meeting Date:	9/18/2025	Title:	Pearl's Place Planned Development Ordinance No. 78
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 <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 </div> <p>On August 25, 2025, the Planning and Zoning Commission passed a motion 5-0 recommending approval of the ZAPD25-0003 application to the City Council subject to the condition that an 8' high screening fence be provided around the perimeter of the subdivision and additional recommendations as enumerated in the body of this Staff Report under Planning and Zoning Commission Recommendation below.</p>		

Item/Caption

Consider and act on an Ordinance amending 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 (Detached) to a Planned Development with a base zoning district of SF-4 Single Family Residential (Detached) for the development of ±54 lots on approximately ±13.1 acres generally located at 2215 and 2217 Lake Sharon Drive.



Aerial Location Map

Item Summary/Background/Prior Action

On September 4, 2025, the City Council conducted a public hearing and voted 5-0 to approve the rezoning request as presented with the added conditions that a 6' board-on-board wood fence be provided along the western PD boundary abutting residential lots, that a 6' tubular metal fence be provided along the western PD boundary adjacent to open space areas, and that a minimum of 25% of the residential lots provide a minimum 70 square foot front porch.

Staff Recommendation

Staff recommend adoption of the Pearl's Place Planned Development (PD-78) Ordinance as presented in Attachment 1.

Motion

"I move to approve ZAPD25-0003 Pearl's Place Planned Development (PD-78) as presented in Attachment 1"

Supporting Documentation

Attachment 1 – Pearl's Place Planned Development (PD-78) Ordinance and Associated Exhibits

- A. Exhibit A – Legal Description
- B. Exhibit B – Existing Conditions
- C. Exhibit C – PD Design Statement
- D. Exhibit D – PD Development Standards
- E. Exhibit E – PD Concept Plan
- F. Exhibit F – PD Conceptual Landscape Plan
- G. Exhibit G – Preliminary Tree Preservation Plan
- H. Exhibit H – Representative Product Types

**CITY OF CORINTH, TEXAS
ORDINANCE NO. 25-09-18-XX
PEARL'S PLACE PLANNED DEVELOPMENT DISTRICT #78**

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING THE CITY'S ZONING ORDINANCE AND THE "OFFICIAL ZONING DISTRICT MAP OF THE CITY OF CORINTH, TEXAS," EACH BEING A PART OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CORINTH, BY AMENDING THE ZONING CLASSIFICATION FOR AN APPROXIMATE ±13.060 ACRES OF LAND SITUATED IN THE WILLIAM WILSON SURVEY, ABSTRACT NUMBER 1383, AND THE BROOKS BEALL SURVEY, ABSTRACT NUMBER 58, DENTON COUNTY, TEXAS, AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" HEREIN (THE "PROPERTY"), FROM SF-2 SINGLE FAMILY RESIDENTIAL (DETACHED) TO PD-PLANNED DEVELOPMENT ZONING DISTRICT WITH A BASE ZONING DESIGNATION OF SF-4 SINGLE FAMILY RESIDENTIAL (DETACHED) AND IDENTIFIED AS PEARL'S PLACE PLANNED DEVELOPMENT DISTRICT NO. 78 ("PD-78"); PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A LEGAL PROPERTY DESCRIPTION (EXHIBIT "A") AND AMENDMENT; PROVIDING A GRAPHIC DEPICTION OF THE PROPERTY (EXHIBIT "B"); APPROVING A PLANNED DEVELOPMENT DESIGN STATEMENT (EXHIBIT "C"); APPROVING PLANNED DEVELOPMENT STANDARDS (EXHIBIT "D"); APPROVING A PD CONCEPT PLAN (EXHIBIT "E"); APPROVING A CONCEPTUAL LANDSCAPE PLAN (EXHIBIT "F"); APPROVING A PRELIMINARY TREE PRESERVATION PLAN (EXHIBIT "G"); AND APPROVING REPRESENTATIVE ELEVATIONS (EXHIBIT "H"); PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 A DAY FOR EACH VIOLATION OF THE ORDINANCE AND A SEPARATE OFFENSE SHALL OCCUR ON EACH DAY THAT A VIOLATION OCCURS OR CONTINUES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS/CONFLICT CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

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

WHEREAS, the approximate ±13.060 acres of land situated in the William Wilson Survey, Abstract Number 1383, and the Brooks Beall Survey, Abstract Number 58, Denton County, Texas, as more specifically described in **Exhibit "A"** hereto (the **"Property"**), is currently zoned as SF-2 Single Family Residential (Detached) under the City's Unified Development Code and as designated on the City's Zoning Map; and

WHEREAS, an authorized person having a proprietary interest in the Property has requested a change in the zoning classification of said Property to PD-Planned Development zoning district with a base zoning district of SF-4 Single Family Residential (Detached) under the City's Unified Development Code ("UDC"), more specifically identified as Pearl's Place Planned Development District No. 78 ("PD-78"); and

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

WHEREAS, the Planning and Zoning Commission has recommended approval of the requested change in zoning to the Property, and the City Council has determined that the Property has unique characteristics and that zoning through a planned development district is the most appropriate zoning for the Property, thus an amendment to the Comprehensive Zoning Ordinance and the Zoning Map of the City's Unified Development Code, in accordance with the standards and specifications set forth herein, including without limitation the Planned Development Standards set forth in **Exhibit "D"** should be approved; and

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

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

WHEREAS, the City Council finds that the requested Amendment to the City's Comprehensive Zoning Ordinance and Zoning Map to effect the change in zoning for the Property to PD-78 promotes the health and the general welfare, provides adequate light and air, prevents the over-crowding of land, avoids undue concentration of population, and facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and the general health, safety and welfare of the community;

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

**SECTION 1.
INCORPORATION OF PREMISES**

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

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

That the Unified Development Code of the City of Corinth ("UDC"), which UDC includes the Comprehensive Zoning Ordinance that establishes zoning districts in accordance with the City's Comprehensive Plan, and

adopts the Zoning Map of the City of Corinth, is hereby amended to change the zoning classification on an approximate ±13.060 acres of land situated in the William Wilson Survey, Abstract Number 1383, and the Brooks Beall Survey, Abstract Number 58, Denton County, Texas, and more specifically described in **Exhibit “A,”** attached hereto and incorporated herein (the **“Property”**) and as depicted in **Exhibit “B,”** attached hereto and incorporated herein (the **“Graphic Depiction”**), from SF-2 Single Family Residential (Detached) to PD-Planned Development Zoning District with a base zoning designation of SF-4 Single Family Residential (Detached) and identified as Pearl’s Place Planned Development District No.78 (**“PD-78”**). The Zoning Map of the City is also hereby amended to reflect the new zoning classification for the Property as PD-78 in accordance with this Ordinance.

SECTION 3.

PLANNED DEVELOPMENT DESIGN STATEMENT AND CONCEPT PLAN

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

SECTION 4.

ADDITIONAL ANCILLARY CONCEPTUAL PLANS

Additional ancillary conceptual plans apply to the Property and shall be adhered to in the development and use of the Property. Such additional and ancillary conceptual plans are set forth in the Conceptual Landscape Plan (**“Exhibit F”**), Preliminary Tree Preservation Plan (**“Exhibit G”**), and Representative Elevations (**“Exhibit H”**) and are collectively herein referred to as the **“Ancillary Conceptual Plans”**. The Ancillary Conceptual Plans are attached hereto and incorporated herein.

SECTION 5.

LAND USE REGULATIONS/ZONING MAP

A. Land Use Regulations. The zoning and **Planned Development Standards** set forth in **Exhibit “D,”** attached hereto and made a part hereof for all purposes are hereby adopted and shall control the use and development of the Property and be adhered to in their entirety for the purposes of this PD-Planned Development zoning district (**“PD-78”**) with a base zoning of SF-4, Single Family Residential (Detached). In the event of conflict between the provisions of **Exhibit “D”** and provisions of any other City zoning regulations, including without limitation the regulations governing the SF-4 Single Family Residential (Detached) zoning district, **Exhibit “D”** shall control. Except in the event of a conflict as provided herein or as otherwise expressly provided herein, all UDC regulations shall apply to the Property and shall be cumulative.

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

C. Exhibits Governing Development and Use. The PD Design Statement (**Exhibit “C”**), Planned Development Standards (**Exhibit “D”**), the PD Concept Plan (**“Exhibit E”**), the Conceptual Landscape Plan (**Exhibit “F”**), the Preliminary Tree Preservation Plan (**Exhibit “G”**), and the Representative Elevations (**Exhibit “H”**) shall control the use and development of the Property in accordance with the provisions of this Ordinance, and all building permits and development requests shall be in accordance with applicable City ordinances, this Ordinance, and all Exhibits hereto. This Ordinance and all Exhibits hereto shall remain in effect as set forth herein unless amended by the City Council, or as otherwise provided for in UDC Subsection 2.10.09, Minor PD Amendment or Adjustment, as amended.

D. Amendments. If a change to this Ordinance, including without limitation, the PD Design Statement, the Planned Development Standards, PD Concept Plan, and/or associated Ancillary Conceptual Plans is requested for the Property, the request shall be processed in accordance with the UDC and other development standards in effect at the time the change is requested for the proposed development and shall be subject to City Council approval, or as otherwise provided for in UDC Subsection 2.10.09, Minor PD Amendment or Adjustment, as amended.

E. Zoning Map. The official Zoning Map of the City of Corinth, Texas shall be amended in accordance with this Ordinance to document the change in zoning for the Property from SF-2 Single Family Residential (Detached) to PD-Planned Development Zoning District with a Base Zoning Designation of SF-4 Single Family Residential (Detached) and identified as Pearl’s Place Planned Development District No. 78 (“PD-78”).

SECTION 6. CUMULATIVE REPEALER

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

SECTION 7. SEVERABILITY

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

SECTION 8. SAVINGS/CONFLICT

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

continue to be governed by the provisions of that Ordinance and for that purpose the conflicting Ordinance shall remain in full force and effect.

**SECTION 9.
PENALTY FOR VIOLATIONS**

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

**SECTION 10.
PUBLICATION/EFFECTIVE DATE**

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH THIS 18th DAY OF SEPTEMBER, 2025.

APPROVED:

Bill Heidemann, Mayor

ATTEST:

Lana Wylie, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney



Old Town Surveying, LLC
Professional Land Surveyors

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

Section G, Item 3.

EXHIBIT "A"

13.060 Acre Tract

**William Wilson Survey, Abstract Number 1383 &
Brooks Beall Survey, Abstract Number 58
City of Corinth, Denton County, Texas**

BEING a 13.060 acre tract of land situated in the William Wilson Survey, Abstract Number 1383 and the Brooks Beall Survey, Abstract Number 58, Denton County, Texas, and being all those certain tracts of land described by deed to Hickory Creek Real Estate, LLC, recorded under Instrument Number 2023-84501, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), and being all those certain tracts of land described by deed to Susie & Doc's Real Estate Company, LLC, recorded under Instrument Numbers 2019-115279, 2019-115280, 2019-115281 and 2019-115282, O.P.R.D.C.T., and being a portion of that certain tract of land described by deed to Johnny and Carrie Crabtree, recorded in Volume 5377, Page 1823, Deed Records, Denton County, Texas, and being a portion of that certain tract of land described by deed to John Franklin Baum, recorded in Volume 3090, Page 334, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner being the northeast corner of the herein described tract, same point being the northeast corner of said Hickory Creek Real Estate Tract 1, and being the southeast corner of Lot 25, Block 2 of Terrace Oaks Phase One, an addition to the City of Corinth, Denton County, Texas, according to the plat recorded under Document Number 2017-59, Plat Records, Denton County, Texas (P.R.D.C.T.), same point being in the west line of Lot 8, Block O of Ashford Park Phase 3, an addition to the City of Corinth, Denton County, Texas, according to the plat recorded under Document Number 2024-290, P.R.D.C.T.;

THENCE South 00 degrees 28 minutes 21 seconds East, with the west line of said Ashford Park Phase 3, a distance of 366.64 feet to a point from which a 1/2 inch iron rod found bears North 29 degrees 29 minutes 21 seconds West at 1.06 feet;

THENCE South 00 degrees 21 minutes 55 seconds East, continuing on with the west line of said Ashford Park Phase 3, a distance of 418.55 feet to a 1/2 inch iron rod found for corner being the southwest corner of Lot 24X, of said Ashford Park Phase 3, same point being the southeast corner of said Hickory Creek Real Estate Tract 2, and being the northwest corner of a tract of land described by deed to the City of Corinth, recorded under Instrument Number 2010-70295, O.P.R.D.C.T., same point being the northeast corner of a tract of land described by deed to the City of Corinth, recorded under Instrument Number 2010-66439, O.P.R.D.C.T., and being the beginning of a non-tangent curve to the left, having a radius of 3042.00 feet;

(continued)

THENCE with the north right-of-way line of Lake Sharon Drive as described by said City of Corinth tract (Instr. No. 2010-66439), and with said curve to the left, through a central angle of 01 degrees 01 minutes 01 seconds, whose chord bears South 84 degrees 59 minutes 52 seconds West at 60.19 feet, an arc length of 60.19 feet to the northeast corner of a tract of land described by deed to the City of Corinth, recorded under Instrument Number 2010-66437, O.P.R.D.C.T., same point being the northwest corner of said City of Corinth tract (Instr. No. 2010-66437), and being the southwest corner of said Hickory Creek Real Estate Tract 2, from which a 1/2 inch iron rod found bears North 14 degrees 46 minutes 43 seconds West at 0.54 feet;

THENCE North 00 degrees 25 minutes 20 seconds East, a distance of 12.37 feet to a 1/2 inch iron rod found for corner being in the north line of said Baum tract, same point being the southeast corner of said Susie & Doc's tract (Instr. No. 2019-115282);

THENCE North 88 degrees 59 minutes 06 seconds West, with the south line of said Susie & Doc's tract (Instr. No. 2019-115282), a distance of 26.67 feet to a 1/2 inch iron rod found for corner being the apparent northwest corner of said Baum tract, same point being the northeast corner of said Susie & Doc's tract (Instr. No. 2019-115281);

THENCE South 10 degrees 52 minutes 34 seconds West, a distance of 16.17 feet to a 1/2 inch iron rod with blue cap stamped "OLD TOWN SURVEYING" (OTS) set for corner being the southeast corner of said Susie & Doc's tract (Instr. No. 2019-115281), same point being the northwest corner of said City of Corinth tract (Instr. No. 2010-66437), and being the northeast corner of a tract of land described by deed to the City of Corinth, recorded under Instrument Number 2010-2075, O.P.R.D.C.T., and being the beginning of a non-tangent curve to the left, having a radius of 3042.00 feet;

THENCE with the north right-of-way line of said Lake Sharon Drive as described by said City of Corinth deed (Instr. No. 2010-2075), and with said curve to the left, through a central angle of 03 degrees 05 minutes 42 seconds, whose chord bears South 82 degrees 19 minutes 21 seconds West at 164.30 feet, an arc length of 164.32 feet to a 1/2 inch iron rod found for corner;

THENCE South 80 degrees 46 minutes 30 seconds West, continuing on with the north right-of-way line of said Lake Sharon Drive as described by said City of Corinth tract (Instr. No. 2010-2075), a distance of 219.63 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being the southwest corner of said Susie & Doc's tract (Instr. No. 2019-115281), same point being in the east line of said Crabtree tract;

THENCE South 00 degrees 09 minutes 32 seconds West, with the east line of said Crabtree tract and the west line of said City of Corinth tract (Instr. No. 2010-2075), a distance of 2.04 feet to a "X" set in concrete for corner being the northeast corner of a tract of land described by deed to the City of Corinth, recorded under Instrument Number 2005-75057, O.P.R.D.C.T.;

THENCE South 81 degrees 25 minutes 23 seconds West, with the north right-of-way line of said Lake Sharon Drive as described by said City of Corinth deed (Instr. No. 2005-75057), a distance of 175.20 feet to a "X" set in concrete for corner;

THENCE South 84 degrees 09 minutes 02 seconds West, continuing on with the north right-of-way line of said Lake Sharon Drive as described by said City of Corinth deed (Instr. No. 2005-75057), a distance of 70.69 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being in the west line of said Crabtree tract, same point being the northwest corner of said City of Corinth tract (Instr. No. 2005-75057), and being the northeast corner of a tract of land described by deed to the City of Corinth, recorded under Instrument Number 2010-64259, O.P.R.D.C.T., same point being the southeast corner of a tract of land described by deed to the City of Corinth, recorded under Instrument Number 2019-19351, O.P.R.D.C.T.;

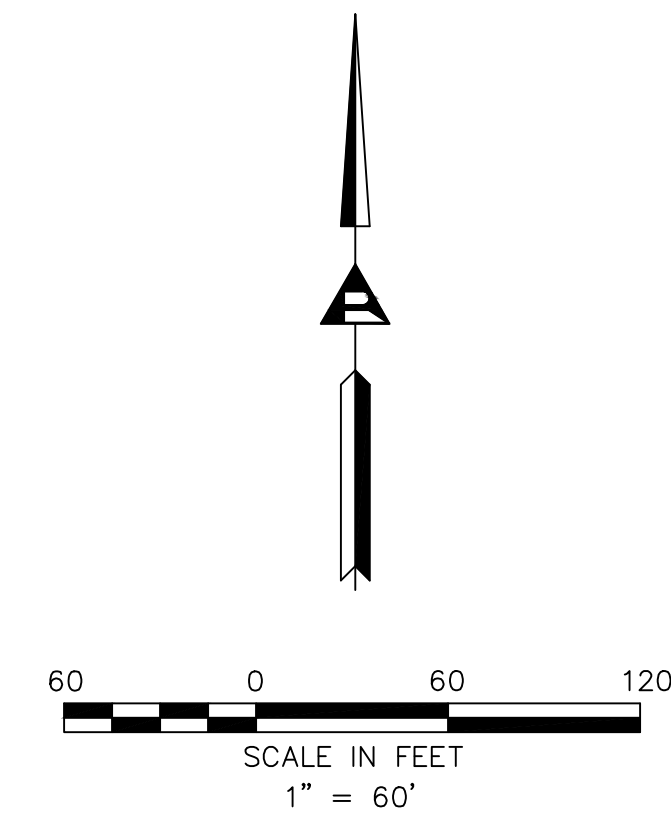
(continued)

THENCE North 00 degrees 17 minutes 45 seconds East, passing at 0.83 feet a 1/2 inch iron rod found for the southeast corner of Lot 1, Block A, Glockel Addition, an addition to the City of Corinth, Denton County, Texas, according to the plat recorded under Document Number 2019-266, P.R.D.C.T., and continuing on for a total distance of 470.56 feet to a “T-Post” in concrete found for corner being the northwest corner of said Crabtree tract, same point being an ell corner of a tract of land described by deed to Peter Farrell and Angela Farrell, recorded under Instrument Number 2011-108430, O.P.R.D.C.T.;

THENCE South 89 degrees 48 minutes 45 seconds East, with the north line of said Crabtree tract and a south line of said Farrell tract, a distance of 51.42 feet to a 1/2 inch iron rod found for corner being the most easterly southeast corner of said Farrell tract, same point being the southwest corner of said Susie & Doc’s tract (Instr. No. 2019-115279);

THENCE North 00 degrees 12 minutes 43 seconds East, passing a 1/2 inch iron rod found for the northeast corner of said Farrell tract, and continuing on for a total distance of 417.09 feet to a 1/2 inch iron rod with blue cap stamped “OTS” set for corner being the northwest corner of said Susie & Doc’s tract (Instr. No. 2019-115279), same point being the northeast corner of a tract of land described by deed to Peter Farrell and Angela Farrell, recorded under Instrument Number 2011-45701, O.P.R.D.C.T., and being in the south line of Lot CA-5, of said Block 2, Terrace Oaks Phase One;

THENCE South 89 degrees 52 minutes 11 seconds East, with the south line of said Block 2, Terrace Oaks Phase One, passing a 1/2 inch iron rod found for the northeast corner of said Susie & Doc’s tract (Instr. No. 2019-115279) and the northwest corner of said Hickory Creek Real Estate Tract 1 at 442.64 feet, and continuing on for a total distance of 651.69 feet to the **POINT OF BEGINNING** and containing 13.060 acres of land, more or less.



TREE COVERAGE		
LOT AREA	568,910 S.F.	13.06 AC.
TREE AREA	124,967 S.F.	2.87 AC.
COVERAGE	21.97%	

EXHIBIT H
EXISTING TREE COVERAGE
FOR
CORINTH
RESIDENTIAL SUBDIVISION
Being 54 Residential Lots & 3 X-Lots
13.060 acres Situated in the
Wm. Wilson Survey, Abstract No. 1383 &
Brooks Beall Survey, Abstract No. 58
in the
City of Corinth
Denton County, Texas

[illegible]

EXHIBIT "C"**PD DESIGN STATEMENT****SECTION 1 - OVERVIEW**

A. **PROJECT NAME/TITLE:** Pearl's Place

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

C. **PROJECT ACREAGE AND LOCATION:**

The project site is approximately 13.06 acres on the north side of Lake Sharon Drive in the City of Corinth. The zoning request is for approximately 13.06 acres, Watson Addition.

D. **PROJECT OVERVIEW:**

The proposed Pearl Place residential subdivision will be a quality neighborhood with 54 residential lots and 3 rather large 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 including a 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 single-family dwelling types (50' Lots) (See Exhibit "C" – Concept Plan), providing a network of open spaces, preserving some mature trees, maintaining a density of 4.12 dwelling units per acre, and providing neighborhood scale retention facilities that serve as amenities with 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.

SECTION 2 – 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 Lake Sharon Oak Dr., and Ashford Park addition. The following is a brief description of the existing physical characteristics of the site which are depicted on the attached Exhibit X – Existing Site Conditions.

The project site is bound by Terance Oaks addition to the north, Ashford Park subdivision on the east, two undeveloped tracts of land to the west, and Lake Sharon Drive to the south. The project is surrounded by single-family residential zoning on 3 sides which includes SF-2, PD-39 (SF-4) and PD-57 (SF-4)

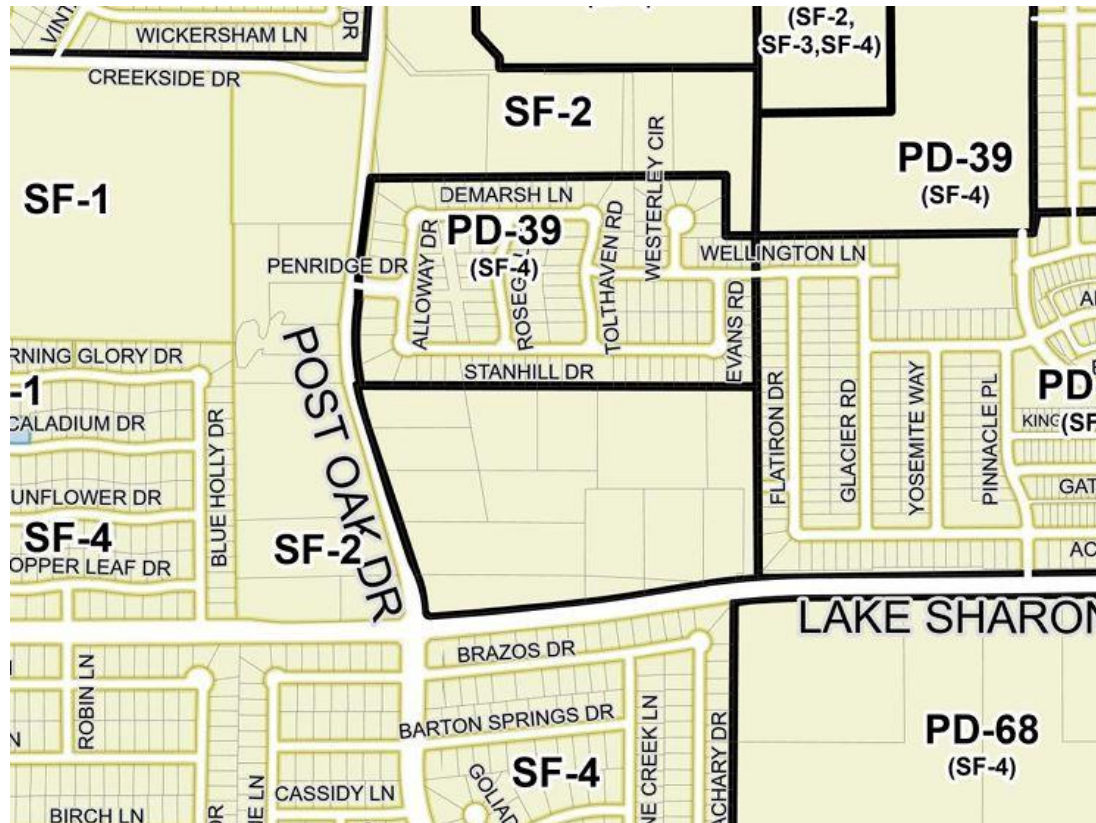
The subject site does not contain floodplain according to FEMA maps, wetland, or streams.

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.



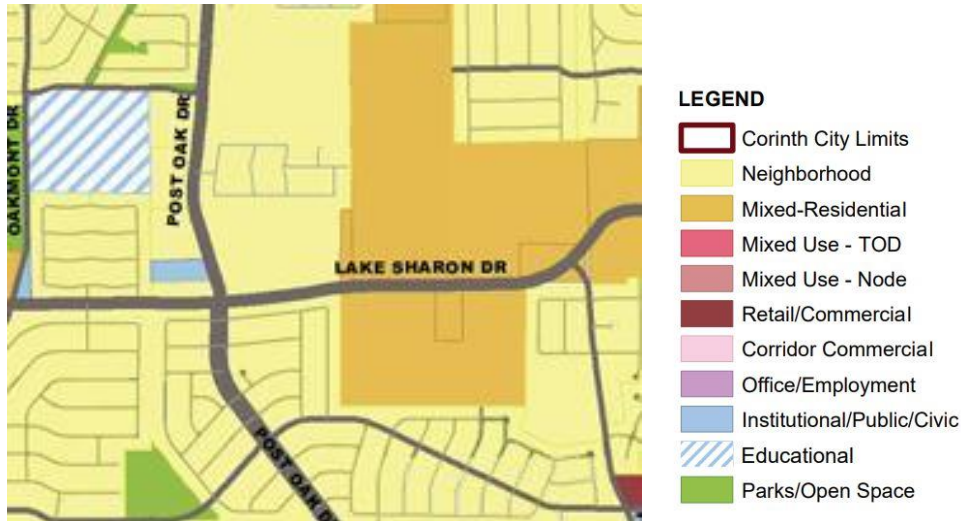
Source: Source: [Corinth GIS](#) Zoning Map

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

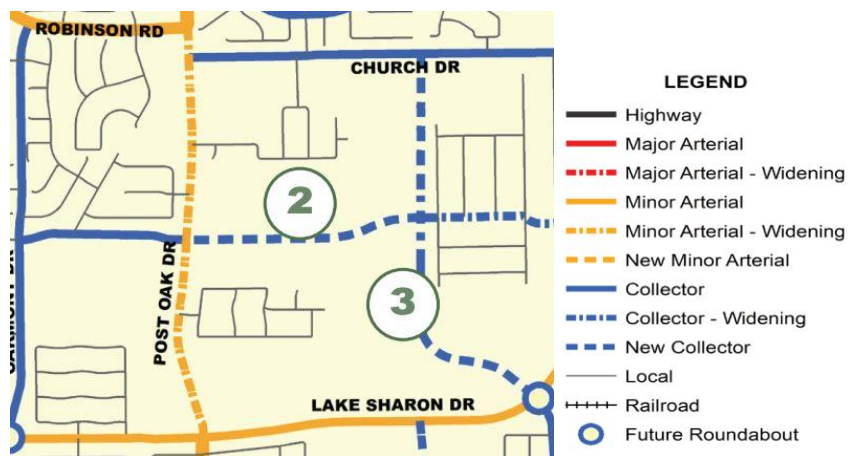
The Future Land Use Map shows this site as “Neighborhood”. The proposed “PD” aligns with this plan.



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

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

3. Mobility – Active Transportation Plan



D. PARK, RECREATION AND OPEN SPACE MASTER PLAN

There are no parks designated on this property, but there are 2 inviting Open Space lots along Lake Sharon Drive and another internal Open Space Lot. All open space areas shall be owned and maintained by the HOA.

EXHIBIT “D”
PLANNED DEVELOPMENT STANDARDS

SECTION 1: PURPOSE AND BASE DISTRICT

A. Purpose

The regulations set forth herein provide development standards for single family residential uses within the Pearl’s Place Planned Development District (PD). The boundaries of the PD are identified by metes and bounds on the Legal Description, Exhibit “A” to this Ordinance, and the Property shall be developed in accordance with these regulations and the Planned Development “PD” Concept Plan as depicted on Exhibit “E” and associated Ancillary Concept Plans. Any use that is not expressly authorized herein is expressly prohibited in this PD.

B. Base District

In this PD, the “SF-4” Single-Family Residential District (Detached) regulations of the Corinth Unified Development Code (UDC), Ordinance No. 13-05-02-08, as amended, shall apply to the Property except as modified herein. If a change to the Planned Development Standards, PD Concept Plan, and/or associated Ancillary Concept Plans is requested, the request shall be processed in accordance with the UDC and development standards in effect at the time the change is requested per the Planned Development Amendment Process.

SECTION 2 – USES AND AREA REGULATIONS

A. Permitted Uses and Use Regulations

In the proposed PD, no building, or lands shall be used, and no building shall be hereafter erected, reconstructed, enlarged, or converted unless otherwise provided for in the SF-4 Single Family Residential District (Detached) regulations of the UDC or otherwise permitted by this PD Ordinance. Permitted Uses in the SF-4, Single Family Residential (Detached) District, as listed in Subsection 2.07.03 of the UDC, shall be permitted in the proposed PD District. The residential building layout shall be in general conformance with the PD Concept Plan shown in Exhibit “E” attached hereto.

B. 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:

Table A – Dimensional Requirements

	SF-4 Base	Dimensional Standards/Modifications
		50’ Lots
Minimum Front Yard Setback	25 feet	10 feet / 20 feet (1&2)
Minimum Side Yard Setback: Interior Lot	5 feet	5 feet (3)
Corner Lot	15 feet	10 feet (3&4)
Minimum Rear Yard Setback	20 feet	20 feet
Minimum Lot Area	7,500 s.f.	5,500 s.f.
Maximum Density	N/A	N/A

Minimum Lot Width at Building Line	70 feet	50 feet
Minimum Lot Depth	100 feet	100 feet
Minimum Floor Area	1,500 s.f	1,500 s.f.
Maximum Building Area Coverage	30%	55% (5)

- 1) Covered front porches and other building elements excluding garages shall have a minimum front setback of 10 feet.
- 2) Garages shall have a minimum front setback of 20 feet.
- 3) Air conditioning units may be installed within side yard setbacks.
- 4) Corner lot setback only applicable to side yards adjacent to ROW.
- 5) Maximum building area coverage shall be exclusive of sidewalks, driveways, and accessory structures

C. Development Standards

Except as otherwise set forth, the Development Standards of Subsection 2.04.04, SF-4, Single Family Residential (Detached) of Subsection 2.04, “Residential Zoning Districts” of the UDC, for the SF-4 Single Family District (Detached and all other requirements of the UDC shall apply to development within the proposed PD, Pearl’s Place.

1. **UDC Subsection 2.07.07 Accessory Buildings and Uses** shall apply.
2. **UDC Subsection 2.09.01 Landscaping Regulations for Attached, and Detached Single Family Developments** shall apply, except as modified below:
 - a. Subsection 2.09.01.B.2.B.(a) and (b) **Required Landscaping and Location of Trees** shall be modified to require, at a minimum of 2 front yard trees, 1 of the front yard trees to be a shade tree planted in the Right-of-Way and 1 an ornamental tree planted in the front yard of the residential lot. The exact location and type of species of said Shade Trees shall be further defined in the detailed Landscape Plan to be submitted with Civil Plans. The detailed Landscape Plan shall serve as a guide for the Builder and City Staff during construction by identifying the species to be planted along each street as well as standards for Shade Trees to be located within the public right-of-way (in the “Parkway,” where Parkway is defined as the five foot (5’) or wider landscaped area between the sidewalk and curb). Shade Trees shall be located 25’-on-center within the parkway adjacent to common opens space lots as depicted on Exhibit “F” – Conceptual Landscape Plan.
 - i. The Builder shall be responsible for the installation of the Shade Trees and Ornamental Trees associated with each 50’ Lot as described above and shall be further deigned on the Landscape Plans at time of the Civil Plans as noted above. This shall include Shade Trees located in the Parkway adjacent to each lot (front and side frontage). The installation of the shade trees shall be satisfied prior to the issuance of the Certificate of Occupancy/Building Final.
 - ii. The Developer shall be responsible for installing Shade Trees and landscaping within all “Parkway” locations that abut common open space lots and Lake Sharon Drive as generally depicted on Exhibit “F”— Conceptual Landscape Plan and shall be further defined in the Landscape Plan to be submitted at time of Civil Plans.
 - iii. 50’ Lots shall be subject to the minimum landscape requirements including shrubs and ornamental tree(s) as set forth in Subsection 2.09.01.B. – Requirements for Single Family

Attached and Detached Lots except as noted above whereby the required Shade Trees shall be permitted (and shall be required) to be located within the Parkway and with the exception that landscape in all front yards shall be consistent with the principles and recommendations of Texas SmartScape landscaping.

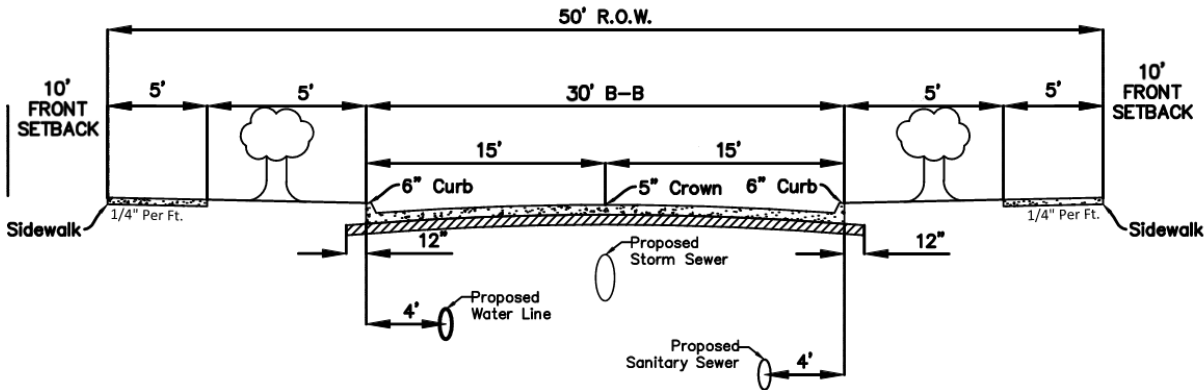
- b. All landscaping and Shade Trees within the Parkway, along Lake Sharon Drive, and within the common open space X-Lots shall be maintained by the Homeowners Association in perpetuity.
 - c. Front yard and common open space lot landscaping shall utilize drought-tolerant, native vegetation in keeping with Texas SmartScape principles.
- 3. **UDC Subsection 2.09.02 Tree Preservation** shall apply, except as modified below:
 - a. The mitigation requirements of UDC Subsection 2.09.02 shall be satisfied by the preservation of a minimum of 10% of caliper inches of existing protected trees including four (4) heritage trees within common open space areas as generally depicted on Exhibit “F” – Conceptual Landscape Plan and Exhibit “G” – Preliminary Tree Preservation Plan which currently depicts a preservation rate of 16.6% as a goal. In lieu of the remaining Tree Mitigation, the City and Developer shall work towards designing the lift station such that it is sized to accommodate future connections from adjacent properties to the west.
 - b. Any existing healthy protected tree that is designated as preserved on the final Tree Preservation/Mitigation plan included with the approved Civil Construction Plans and is later required to be removed as a result of construction or other development activities shall be mitigated at a rate of 5:1.
- 4. **UDC Subsection 2.09.03 Vehicular Parking Regulations** shall apply.
- 5. **UDC Subsection 2.04.04.C.2 Garage Regulations** shall apply, except as modified below:
 - a. Garage doors shall have a minimum setback of 20 feet and 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. In conjunction with this standard is the minimum primary façade setback requirement of 10’ (minimum) which requires the front porch and/or front façade of the home to define the streetscape rather than the garage.
 - b. Driveway widths shall be a minimum of 11 feet wide and a maximum of 16 feet wide and may widen to a maximum width of 18’ past the inner edge of the sidewalk. If a driveway is less than 16’ in width, the curb shall be designed with a rolled curb.
 - c. Garage doors facing public streets shall be decorative, incorporating hardware and glass inserts. Additionally, sconces shall be provided as an architectural amenity along with the decorative doors.
- 6. **UDC Subsection 2.09.04 Building Façade Material Standards** shall apply, except as modified below:
 - a. Exterior wall materials – Each façade (excluding doors and windows) shall consist only of masonry, stucco construction materials and/or fiber- reinforced cementitious board as presented in Exhibit “H” — Representative Elevations.
 - b. Repetition Home Requirement – There is no Repetition Requirement for the home builder.
 - c. Each building shall include at least four of the following architectural elements; however, a Covered Front Porch shall be required for a minimum of 25% of residential lots (min. 70 square feet).

- i. Metal roof accents
 - ii. Dormers
 - iii. Offsets within each building (a minimum of 5 feet to receive credit)
 - iv. Covered Front Porches (a minimum of 7' depth & seventy (70) square feet in size, including the front door entrance area)
 - v. Stoops (a minimum of 2 feet tall by 4 feet wide)
 - vi. Sconce lighting
 - vii. Decorative banding or molding
 - viii. Awnings or canopies
 - ix. Front porch columns
 - x. Bay windows
 - xi. Shutters
7. **UDC Subsection 2.09.05 Residential Adjacency Standards** shall apply.
 8. **UDC Subsection 2.09.06 Nonresidential Architectural Standards** shall apply.
 9. **UDC Subsection 2.09.07 Lighting and Glare Regulations** shall apply.
 10. **UDC Subsection 3.05.10 Park and Trail Dedication** requires that Park and Trail dedication for Residentially Zoned Property be provided at a rate of 1 acre per/50 DU and/or fees-in-lieu-of or combination shall apply, except as modified below:
 - a. Exhibit "E" – PD Concept Plan shows 2.10 acres of common open space land to be owned and maintained in perpetuity by the Homeowners Association. Of that area, 1.08 acres shall satisfy the requirement of Subsection 3.05.10. Amenities within the common open space lots include site furnishing and associated enhanced landscaping located along sidewalks and trails.
 - i. Pedestrian access easements shall be provided to encompass all common open space lots
 - b. Existing Healthy Protected Trees and any required Mitigation Trees to be replanted within common open space lots shall be preserved in perpetuity and cared for by the Homeowner's Association.
 - c. A six foot (6") meandering trail within the southwestern common open space lot shall be provided 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 as generally depicted on Exhibit "F" – Conceptual Landscape Plan. In addition, the landscape pockets shall include a half circle of landscape plantings behind each bench. The wet retention pond within this common open space lot shall include a fountain feature.
 - d. The Developer shall remove the existing 4' sidewalk along Lake Sharon Drive and construct a new 10' wide trail with landscaping between the edge of curb and trail as generally depicted on Exhibit "F" – Conceptual Landscape Plan.

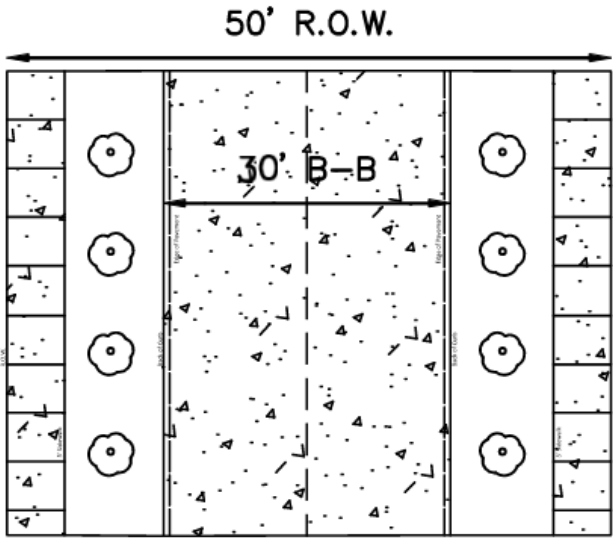
- e. Trails, sidewalks, and amenities located within the common open space (X-lots) shall be maintained and replaced in kind in the event of removal, disrepair, and/or destruction as provided for the restrictive covenants. The details of such ownership and maintenance obligation shall be set forth in the covenants and shall be recorded prior to recording of the Final Plat
- f. Trails shall utilize lighting in strategic locations in line with best practices. Location of lighting to be ultimately determined at the time of full landscape plan submittal.

11. **UDC Subsection 3.05.12 Sidewalks and Subsection 3.05.13 Streets** shall apply except as modified below:

- a. Typical Residential section below and depict permitted street widths and the location of curbs, parkways, street trees, sidewalks, and minimum front yard setbacks



**Typical Residential
Section View**



**Typical Residential
Plan View**

Not To Scale

12. **UDC Subsection 4.01 Sign Regulations** shall apply.
13. **UDC Subsection 4.02 Fence and Screening Regulations** shall apply, except as modified below:
- a. **UDC Subsection 4.02.11.E – Residential Construction Abuts a Collector or an Arterial Street** shall not apply.
 - b. 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 shall not be permitted in either front yard of a key lot.
 - c. 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 fencing is in place, a wood fence may not be constructed behind or in front of the tubular metal fence.
 - d. The final plat shall reflect a 5' maintenance easement in each residential lot with a masonry fence to permit the maintenance of the screening and fencing. All masonry screening walls shall be owned and maintained by the HOA.
 - e. Along the western PD boundary, the Developer shall install a 6' board-on-board wood fence adjacent to residential lots and a 6' tubular metal fence adjacent to open space lots.

SECTION 3: OTHER DEVELOPMENT CONSIDERATIONS

A. Access Management

- 1. The developer shall be responsible for the construction of all improvements associated with the extension of Arches Drive.
- 2. The developer shall be responsible for the construction of a left turn lane and median opening on Lake Sharon Drive to access the site. Existing shade trees within the median of Lake Sharon Drive required to be removed for the construction of the left turn lane shall be replaced with minimum 3" caliper inch shade trees within the median, with the final locations of these shade trees to be determined by Public Works.

B. Sidewalks

- 1. Sidewalks shall be installed by the home builder during the construction of each home with the exception of sidewalks and trails noted along and within the Common Open Space Lots and along Lake Sharon Drive which shall be installed by the Developer.

C. Lift Station

- 1. Opaque evergreen vegetative screening shall be installed by the developer around the perimeter of the lift station enclosure and shown on landscape plans at time of civil construction drawings.

D. Phasing

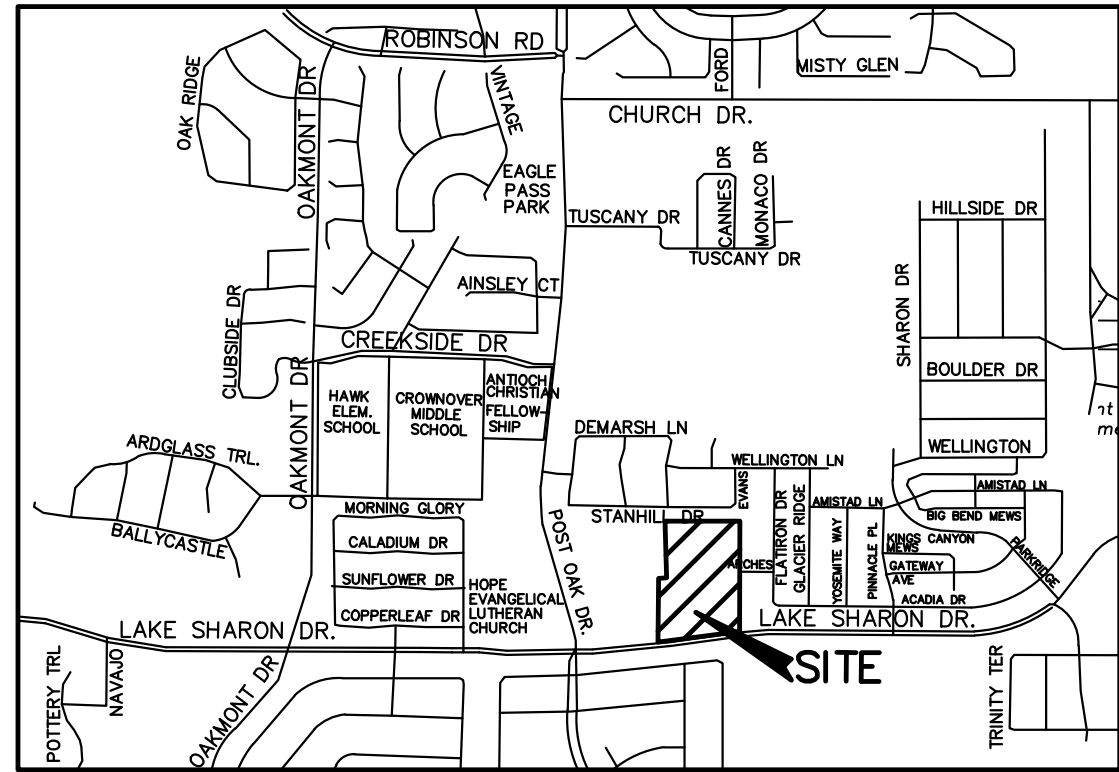
- 1. The proposed development will be constructed as a single phase.

E. Traffic

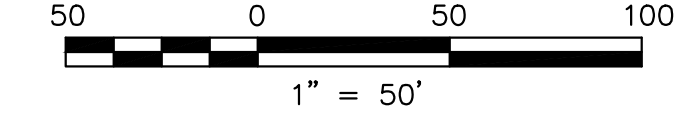
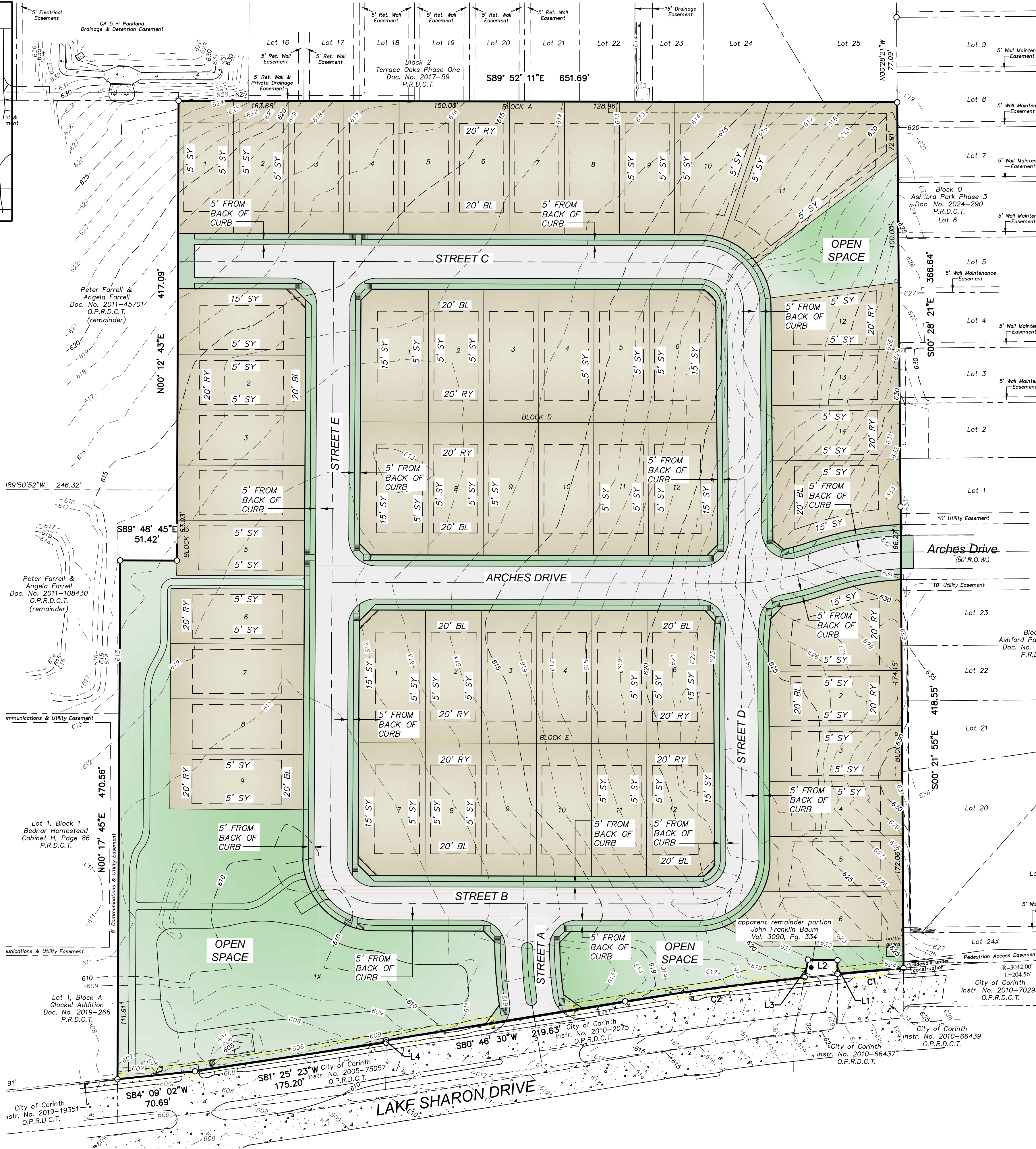
1. A TIA is not required per the Traffic Threshold Worksheet.

F. Utility Infrastructure/Floodplain and Drainage

1. Water and sanitary sewer improvements 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 improvements are intended to be public and will be dedicated to the City upon completion of construction.
2. Franchise Utilities will be installed within a 10' Franchise Utility Easement along the front of all residential lots.
3. 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, excluding retention facilities that will be owned and maintained by the HOA.
4. There are no floodplains or wetlands present on the site.



VICINITY MAP: NOT TO SCALE



SITE DATA SUMMARY	
EXISTING ZONING	SF-2
PROPOSED ZONING	PD (SF-4 BASE)
FUTURE LAND USE	NEIGHBORHOOD
GROSS AREA	13.060 ACRES
INTERNAL ROW	2.908 ACRES
NET AREA	13.060 ACRES
IMPERVIOUS AREA	1.777 ACRES
% IMPERVIOUS	13.61%
DENSITY	4.13 LOTS/AC
OPEN SPACE AREA	2.10 ACRES
% OPEN SPACE	16.08%
LOT SUMMARY	
MIN. 50' X 120'	44
MIN. 50' X 115'	10
TOTAL LOT COUNT	54

LEGEND	
	LOTS
	OPEN SPACE
	PAVEMENT

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00°25'20"E	12.33'
L2	N88°59'06"W	26.67'
L3	S10°52'34"W	16.17'
L4	S00°09'32"W	2.04'

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD
C1	3042.00'	60.19'	1°08'01"	S84°59'52"W 60.19'
C2	3042.00'	164.32'	3°05'42"	S82°19'21"W 164.30'

Ridger 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

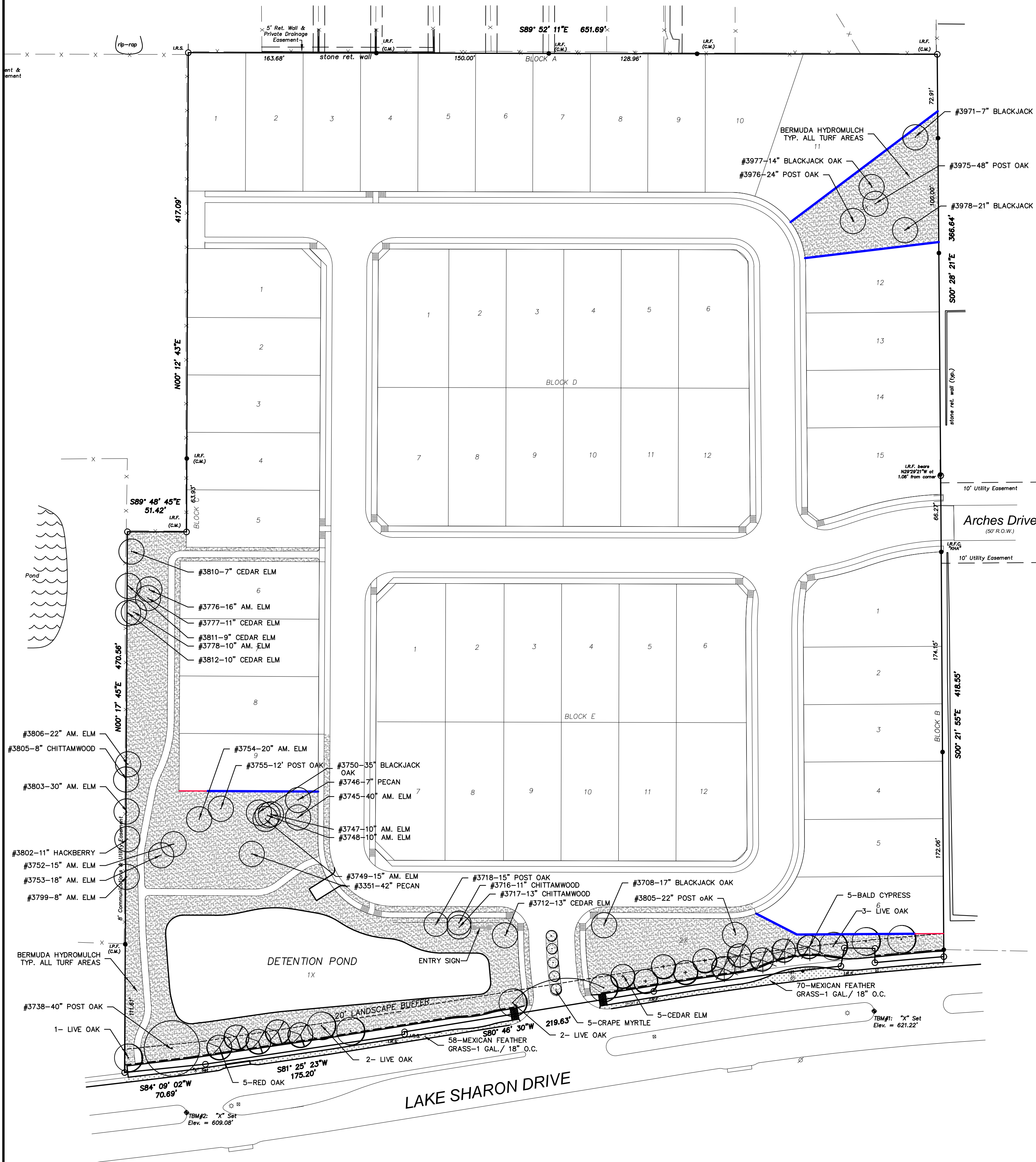
PEARL PLACE SUBDIVISION CORINTH, TEXAS

EXHIBIT E
PD CONCEPT PLAN

Scale: 1" = 50'

Designed by: LDR
Drawn by: MAB
Checked by: JRK
Date: JUNE 17, 2025
Project No. 035-037

SHEET
1 OF 1



GENERAL LANDSCAPE NOTES

1. All landscape areas are to be received within .1' of proposed finish grade and free from all trash and debris.
2. All trees are to be planted in pits twice the diameter of the tree ball and no deeper than the depth of the ball. Scarify all tree pit sides prior to planting. All trees are to be planted plumb and at or slightly above finish grade. All tree pits are to have a 3" watering saucer formed around the perimeter of the pit. All tree pits are to be top dressed with a 2" layer of shredded hardwood mulch. Stake and / or guy trees only at the direction of the landscape architect.
3. Rotovate the existing soil of all planting beds to a minimum depth of 6". Add a 3" layer of premium compost as supplied by Living Earth Technology and till into the top 3" of the existing soil. Install all shrubs 1" above finish grade and fertilize with Agri-form slow release fertilizer tablets at the manufacturer's recommended rates of application. Top dress all planting beds with a 2" layer of shredded hardwood mulch.
4. All planting beds not formed by a concrete curb or sidewalk are to edged with Steel Edging (1/8"x4" painted green) or an approved equal. All edging stakes are to be placed to the inside of the bed and the top of the edging is to be no less than 1" and no more than 1.5" above proposed finish grade.
5. All turf areas are to be hydromulch Bermudagrass, unless otherwise noted on the plan.
6. Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass at a rate of four (4) pounds per thousand square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.
7. All sodded areas are to receive common bermuda sod laid parallel to the contour of the land. All sod on slopes greater than 1:4 is to be pinned with 1"x1"x12" wooden stakes. All sod is to be laid with tight joints and with all joints staggered. Roll all sod with a water balast lawn roller upon installation and fertilize with a complete fertilizer (13-13-13) at the rate of 1.5# actual nitrogen per 1000 square feet. Water all sod thoroughly.

PLANT LIST

- 8- LIVE OAK / Quercus virginiana / 3" cal. / 7' ht. /5' sp. /container grown
- 5- RED OAK / Quercus shumardii / 3" cal. / 7' ht. /5' sp. /container grown
- 5- CEDAR ELM / ulmus crassifolia / 3" cal. / 7' ht. /5' sp. /container grown
- 5- BALD CYPRESS / taxodium distichum / 3" cal. / 7' ht. /5' sp. /container grown
- 5-CRAPE MYRTLE / trachelospermum indica 'Natchez' / 15 Gal. /3 trunks /in bloom
- 128-MEXICAN FEATHER GRASS / Nassalla tenuissima / 1 Gal. / 18" O. C.
- BERMUDAGRASS / Cynodon dactylon / Hydromulch

LANDSCAPE TABULATIONS

PERIMETER LANDSCAPE:

LANDSCAPE EDGE:

LAKE SHARON ROAD MINOR ARTERIAL: 20' LANDSCAPE EDGE REQUIRED
20' Landscape Edge Provided
LAKE SHARON ROAD FRONTAGE: 780 LF LESS 40 LF ACCESS = 680 LF
FRONTAGE TREES: 680/30 = 23 CANOPY TREES REQUIRED / 23 CANOPY TREES BY DEVELOPER PROVIDED.
NATIVE PLANTING (MEXICAN FEATHER GRASS) PROVIDED BETWEEN 10' TRAIL AND LAKE SHARON DRIVE.

FRONT YARD LANDSCAPE REQUIREMENTS:

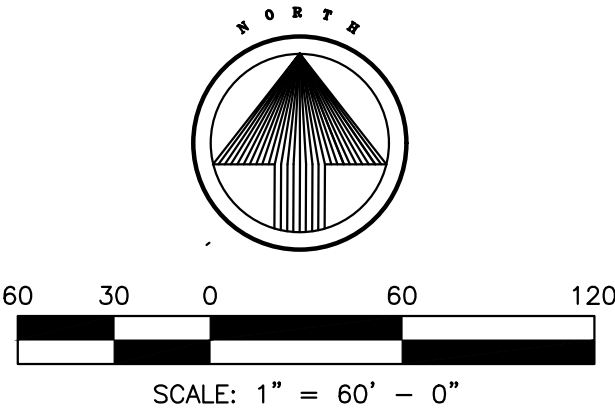
Required front yard shade trees 25' O. C. shall be provided by develper within the
5' Landscape Parkway between the curb and sidewalk within the R.O.W.
Shade trees shall be provided by developer within the 5' Landscape Parkway adjacent to open space areas and the sides of lots facing the R.O.W.
All required site trees to be equipped with tree bubbler irrigation system.

NOTE: ALL REQUIRED TREES IN FRONT YARD, SIDE TARD AND SIDE YARDS FACING THE R.O.W. TO BE INSTALLED BY DEVELOPER UPON COMPLETION OF CONSTRUCTION. INDIVIDUAL RESIDENTIAL LOT TREES REQUIRED BY ORDINANCE TO BE INSTALLED BY BUILDER UPON COMPLETION OF CONSTRUCTION.

8. All irrigation meter(s) are to be by utility contractors as per local codes. Irrigation sleeves to be installed by licensed irrigation contractor as per the plan.
9. All irrigation controllers are to have mini-click freeze and rain stats installed as per manufacturer's recommendations.
10. All irrigation sleeves to be by licensed irrigation contractor. All sleeves to be PVC schedule 40, with 90 degree elbows on both ends with extensions protruding 18" above proposed finish grade.
11. All turf and planting beds to be zoned separately. All planting bed heads to be on 12" pop-up risers. All turf heads to be on 4" pop-up risers. All valves to be plastic valves. All equipment to be Rainbird or approved equal.
12. All mainline and lateral line to have a minimum of 12" of cover and to be SDR (class 200) pipe.
13. Quantities shown on plant list are landscape architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing quantity of plants required at spacing designated for bed sizes and configurations shown on the plans regardless of quantities designated on plant list.

IRRIGATION NOTES:

1. All landscaped areas shall be irrigated with an irrigation system capable of providing the proper amount of water for the particular for the particular type of plant material used. Irrigation will be provided by an underground sprinkler system, or a subterranean drip drip system as approved by the City Arborist.
2. Automatic underground irrigation system shall be equipped with freeze guard set at 38 degrees F.



⊙ DENOTES EXISTING TREE TO BE PRESERVED.

FENCE/WALL LEGEND	
	6' HT. METAL FENCE
	6' HT. MASONRY SCREEN WALL

ST. CLAIR DESIGN GROUP, INC.

Landscape Architecture

P. O. Box 12519
Dallas, Texas 75225
T: 214-454-9934

Professional Seal: Landscape Architect, State of Texas, No. 12519

DATE SEALED 06/12/25

DESIGN BY: JBS
DRAWN BY: JBS
CHECKED BY: SCOG
DATE: MAY 27, 2025

PEARL PLACE
RESIDENTIAL SUBDIVISION
Being 54 Residential Lots & 2 X-Lots
13.060 acres Situated in the
Wm. Wilson Survey, Abstract No. 1383 &
Brooks Beall Survey, Abstract No. 58
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	5/27/25	PER CITY COMMENTS	

PEARL PLACE
SUBDIVISION
CORINTH, TEXAS

EXHIBIT F
CONCEPTUAL
LANDSCAPE PLAN


Scale: 1" = 60'-0"

Designed by: JBS
Drawn by: JBS
Checked by: SCOG
Date: MAY 27, 2025
Project No. 035-037

SHEET
LP-1

39

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

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

LANDSCAPE DETAILS
PEARL PLACE
SUBDIVISION
CORINTH, TEXAS

EXHIBIT F
CONCEPTUAL
LANDSCAPE PLAN

SHEET
LP-2



6' HEIGHT MASONRY SIGN PANEL

11" PINNED METAL CHANNEL LETTERS

CORTEN STEEL OR SIMILAR BACKING PANEL

2'-0"

10'-10 $\frac{1}{2}$ "

7'-0" HT. MASONRY COLUMN

MASONRY CAP SLOPE TO DRAIN

3' SQ. SAWCUT STONE VENEER COLUMNS AT MONUMENT SIGN

7'

6'

PEARL PLACE

BY REMBERT ENTERPRISES, INC.

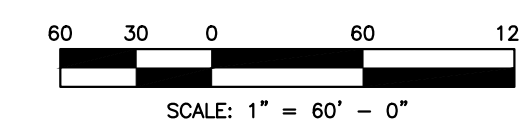
3'-0"

10'-0"

16'-0"

SIGNAGE AND FENCE DETAIL

The diagrams illustrate the construction of tapered brick columns. The left diagram shows a 'MAJOR COLUMN' with a 36 square foot cross-section at the base, 7 feet high, and a 7-foot masonry column. The right diagram shows a 'MINOR COLUMN' with a 24 square foot cross-section at the base, 7 feet high, and a 6-foot masonry column. Both diagrams include dimensions for the column height, wall height, and the width of the column at the top and bottom.



ST. CLAIR DESIGN GROUP, INC.

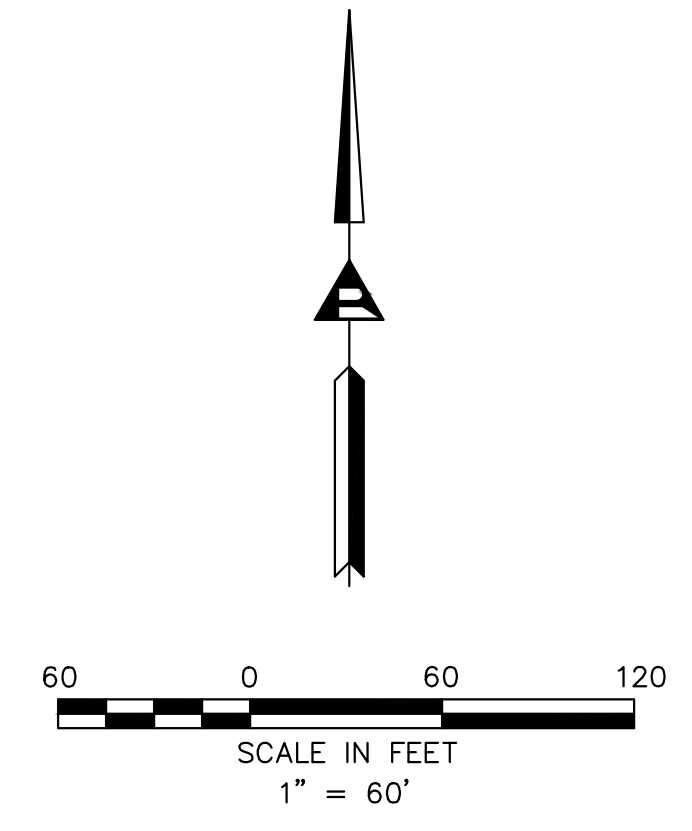
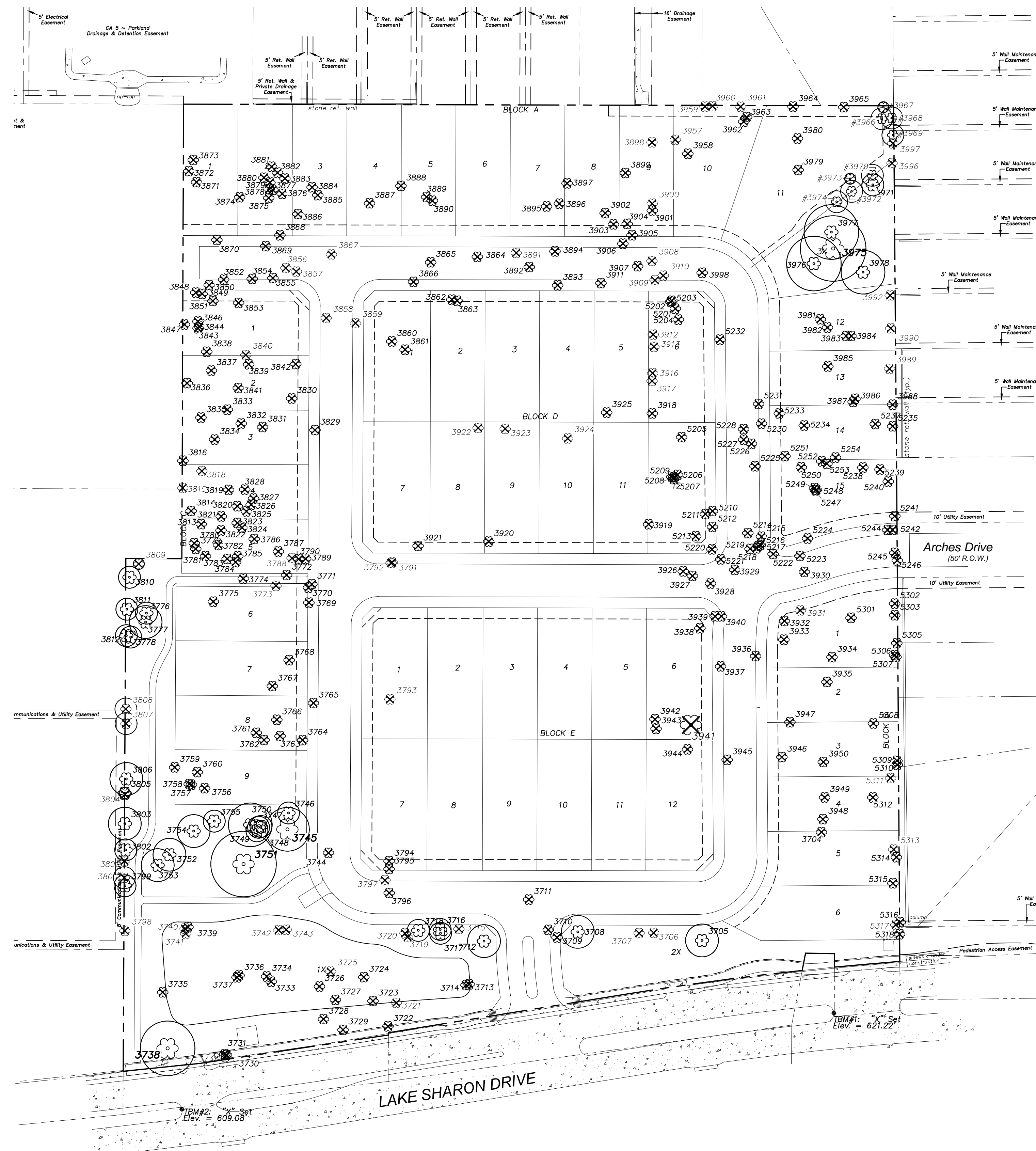
Landscape Architecture

P. O. Box 12519
Dallas, Texas 75225
T: 214-454-9954

RECEIVED LANDSCAPE ARCHITECT
STATE OF TEXAS
DATE SEALED 04-22-20

DESIGN BY: JBS
DRAWN BY: JBS
CHECKED BY: SC20
DATE: MARCH 18, 2025

LANDSCAPE DETAILS
PEARL PLACE
RESIDENTIAL SUBDIVISION
Being 54 Residential Lots & 2 X-Lots
13.060 acres Situated in the
Wm. Wilson Survey, Abstract No. 1383 &
Brooks Beall Survey, Abstract No. 58
in the
City of Corinth
Denton County, Texas



LEGEND

- PROTECTED TREE TO BE PRESERVED
- APPROXIMATE CANOPY EXTENT OF PROTECTED TREES TO BE PRESERVED
- HERITAGE TREE TO BE REMOVED
- PROTECTED TREE TO BE REMOVED
- UNPROTECTED TREE TO BE REMOVED

EXHIBIT G
PRELIMINARY TREE
PRESERVATION PLAN
FOR
CORINTH
RESIDENTIAL SUBDIVISION
Being 54 Residential Lots & 3 X-Lots
13.060 acres Situated in the
Wm. Wilson Survey, Abstract No. 1383 &
Brooks Beall Survey, Abstract No. 58
in the
City of Corinth
Denton County, Texas

No.	Date	Revisions	App.

Ridinger Associates, Inc.
Civil Engineers - Planners
Firm No. 1989
550 S. Edwards Lane, Suite 101
Lewisville, Texas 75067
Tel. No. (972) 353-8000
Fax No. (972) 353-8011

PEARL PLACE
SUBDIVISION
CORINTH, TEXAS

EXHIBIT G
PRELIMINARY TREE
PRESERVATION PLAN

Scale:	1" = 60'
Designed by:	LDR
Drawn by:	JRK
Checked by:	JRK
Date:	JUNE 17, 2025
Project No.	035-037

SHEET
TPP-1

TAG#	SPECIES	DBH	RAD	ONPY/SQ/COND	NOTES	STATUS	PRESERVE/REMOVE	TAG#	SPECIES	DBH	RAD	ONPY/SQ/COND	NOTES	STATUS	PRESERVE/REMOVE	TAG#	SPECIES	DBH	RAD	ONPY/SQ/COND	NOTES	STATUS	PRESERVE/REMOVE	TAG#	SPECIES	DBH	RAD	ONPY/SQ/COND	NOTES	STATUS	PRESERVE/REMOVE		
3704	POST OAK QUERCUS STELLATA	24	30	2826	GOOD	PROTECTED	REMOVE	3812	CEADAR ELM ULMUS CRASSIFOLIA	10	10	314	FAIR	PROTECTED	PRESERVE	3822	AMERICAN ELM ULMUS AMERICANA	13	5	78.5	POOR	UNPROTECTED	REMOVE	5236	DEAD	DEAD	DEAD	DEAD	DEAD	DEAD	DEAD		
3705	POST OAK QUERCUS STELLATA	22	15	706.5	GOOD	PROTECTED	PRESERVE	3813	AMERICAN ELM ULMUS AMERICANA	30	15	706.5	FAIR	PROTECTED	REMOVE	3823	AMERICAN ELM ULMUS AMERICANA	21	15	706.5	POOR	MULTITRUNK	UNPROTECTED	REMOVE	5237	POST OAK QUERCUS STELLATA	24	20	1256	GOOD	PROTECTED	REMOVE	
3706	HACKBERRY CELTIS OCCIDENTALIS	35	20	1256	FAIR	UNPROTECTED	REMOVE	3814	PEAR (BRADFORD) PYRUS CALLERYANA	10	10	314	FAIR	PROTECTED	REMOVE	3824	POST OAK QUERCUS STELLATA	15	10	314	POOR	UNPROTECTED	REMOVE	5238	POST OAK QUERCUS STELLATA	22	30	2826	GOOD	PROTECTED	REMOVE		
3707	HACKBERRY CELTIS OCCIDENTALIS	25	15	706.5	FAIR	UNPROTECTED	REMOVE	3815	HACKBERRY CELTIS OCCIDENTALIS	12	5	78.5	FAIR	UNPROTECTED	REMOVE	3825	EASTERN RED EDAR JUNIPERUS VIRGINIANA	14	10	314	GOOD	PROTECTED	REMOVE	5239	EASTERN RED EDAR JUNIPERUS VIRGINIANA	7	5	78.5	GOOD	PROTECTED	REMOVE		
3708	BLACK JACK OAK QUERCUS MARLANDICA	17	15	706.5	FAIR	PROTECTED	PRESERVE	3816	CEADAR ELM ULMUS CRASSIFOLIA	9	5	78.5	FAIR	PROTECTED	REMOVE	3826	POST OAK QUERCUS STELLATA	10	10	314	GOOD	PROTECTED	REMOVE	5240	POST OAK QUERCUS STELLATA	22	20	1256	FAIR	PROTECTED	REMOVE		
3709	POST OAK QUERCUS STELLATA	17	15	706.5	GOOD	PROTECTED	REMOVE	3818	HACKBERRY CELTIS OCCIDENTALIS	13	10	314	FAIR	UNPROTECTED	REMOVE	3827	POST OAK QUERCUS STELLATA	10	10	314	GOOD	PROTECTED	REMOVE	5241	BLACK JACK OAK QUERCUS MARLANDICA	7	5	78.5	FAIR	PROTECTED	REMOVE		
3710	BLACK JACK OAK QUERCUS MARLANDICA	15	10	314	FAIR	PROTECTED	REMOVE	3819	EASTERN RED EDAR JUNIPERUS VIRGINIANA	13	5	78.5	GOOD	PROTECTED	REMOVE	3828	POST OAK QUERCUS STELLATA	16	10	314	GOOD	PROTECTED	REMOVE	5242	POST OAK QUERCUS STELLATA	10	10	314	FAIR	PROTECTED	REMOVE		
3711	POST OAK QUERCUS STELLATA	17	15	706.5	FAIR	PROTECTED	REMOVE	3820	AMERICAN ELM ULMUS AMERICANA	20	10	314	GOOD	PROTECTED	REMOVE	3829	POST OAK QUERCUS STELLATA	10	10	314	GOOD	PROTECTED	REMOVE	5243	DEAD	DEAD	DEAD	DEAD	DEAD	DEAD	DEAD		
3712	CEADAR ELM ULMUS CRASSIFOLIA	13	15	706.5	GOOD	PROTECTED	PRESERVE	3821	AMERICAN ELM ULMUS AMERICANA	9	5	78.5	GOOD	MULTITRUNK	PROTECTED	REMOVE	3830	POST OAK QUERCUS STELLATA	22	20	1256	GOOD	MULTITRUNK	PROTECTED	REMOVE	5244	EASTERN RED EDAR JUNIPERUS VIRGINIANA	7	5	78.5	GOOD	PROTECTED	REMOVE
3713	POST OAK QUERCUS STELLATA	18	15	706.5	GOOD	PROTECTED	REMOVE	3822	AMERICAN ELM ULMUS AMERICANA	8	5	78.5	GOOD	PROTECTED	REMOVE	3831	POST OAK QUERCUS STELLATA	22	30	2826	POOR	DECJUNE	UNPROTECTED	REMOVE	5245	BLACK JACK OAK QUERCUS MARLANDICA	18	10	314	GOOD	MULTITRUNK	PROTECTED	REMOVE
3714	POST OAK QUERCUS STELLATA	15	10	314	GOOD	PROTECTED	REMOVE	3823	AMERICAN ELM ULMUS AMERICANA	14	10	314	GOOD	PROTECTED	REMOVE	3832	POST OAK QUERCUS STELLATA	30	30	2826	GOOD	MULTITRUNK	PROTECTED	REMOVE	5246	POST OAK QUERCUS STELLATA	8	5	78.5	FAIR	PROTECTED	REMOVE	
3715	HACKBERRY CELTIS OCCIDENTALIS	8	5	78.5	GOOD	UNPROTECTED	REMOVE	3824	EASTERN RED EDAR JUNIPERUS VIRGINIANA	7	5	78.5	GOOD	PROTECTED	REMOVE	3833	POST OAK QUERCUS STELLATA	18	10	314	GOOD	MULTITRUNK	PROTECTED	REMOVE	5247	POST OAK QUERCUS STELLATA	7	10	314	FAIR	PROTECTED	REMOVE	
3716	CHITTAMWOOD SIDEROXYLON LANUNGOSUM	11	10	314	GOOD	PROTECTED	PRESERVE	3825	EASTERN RED EDAR JUNIPERUS VIRGINIANA	15	10	314	GOOD	PROTECTED	REMOVE	3834	BLACK JACK OAK QUERCUS MARLANDICA	15	10	314	GOOD	PROTECTED	REMOVE	5248	POST OAK QUERCUS STELLATA	8	10	314	FAIR	PROTECTED	REMOVE		
3717	CHITTAMWOOD SIDEROXYLON LANUNGOSUM	13	10	314	FAIR	MULTITRUNK	PROTECTED	REMOVE	3826	AMERICAN ELM ULMUS AMERICANA	10	10	314	GOOD	PROTECTED	REMOVE	3835	POST OAK QUERCUS STELLATA	30	20	1256	FAIR	PROTECTED	REMOVE	5249	POST OAK QUERCUS STELLATA	14	15	706.5	GOOD	PROTECTED	REMOVE	
3718	POST OAK QUERCUS STELLATA	15	10	314	GOOD	PROTECTED	REMOVE	3827	AMERICAN ELM ULMUS AMERICANA	9	10	314	GOOD	PROTECTED	REMOVE	3836	POST OAK QUERCUS STELLATA	24	20	1256	GOOD	PROTECTED	REMOVE	5250	POST OAK QUERCUS STELLATA	7	15	706.5	GOOD	PROTECTED	REMOVE		
3719	HACKBERRY CELTIS OCCIDENTALIS	20	15	706.5	GOOD	MULTITRUNK	UNPROTECTED	REMOVE	3828	EASTERN RED EDAR JUNIPERUS VIRGINIANA	17	5	78.5	GOOD	PROTECTED	REMOVE	3837	POST OAK QUERCUS STELLATA	21	20	1256	GOOD	PROTECTED	REMOVE	5251	POST OAK QUERCUS STELLATA	30	30	2826	GOOD	PROTECTED	REMOVE	
3720	HACKBERRY CELTIS OCCIDENTALIS	14	10	314	GOOD	UNPROTECTED	REMOVE	3829	EASTERN RED EDAR JUNIPERUS VIRGINIANA	19	10	314	GOOD	PROTECTED	REMOVE	3838	POST OAK QUERCUS STELLATA	22	30	2826	GOOD	PROTECTED	REMOVE	5252	EASTERN RED EDAR JUNIPERUS VIRGINIANA	6	5	78.5	GOOD	PROTECTED	REMOVE		
3721	CEADAR ELM ULMUS CRASSIFOLIA	18	10	314	FAIR	UNPROTECTED	REMOVE	3830	EASTERN RED EDAR JUNIPERUS VIRGINIANA	15	10	314	GOOD	PROTECTED	REMOVE	3839	POST OAK QUERCUS STELLATA	16	20	1256	GOOD	PROTECTED	REMOVE	5253	EASTERN RED EDAR JUNIPERUS VIRGINIANA	6	5	78.5	GOOD	PROTECTED	REMOVE		
3722	CEADAR ELM ULMUS CRASSIFOLIA	8	10	314	GOOD	PROTECTED	REMOVE	3831	EASTERN RED EDAR JUNIPERUS VIRGINIANA	14	5	78.5	GOOD	PROTECTED	REMOVE	3840	POST OAK QUERCUS STELLATA	17	20	1256	GOOD	PROTECTED	REMOVE	5254	POST OAK QUERCUS STELLATA	14	10	314	GOOD	PROTECTED	REMOVE		
3723	POST OAK QUERCUS STELLATA	24	20	1256	GOOD	PROTECTED	REMOVE	3832	EASTERN RED EDAR JUNIPERUS VIRGINIANA	17	10	314	GOOD	PROTECTED	REMOVE	3841	POST OAK QUERCUS STELLATA	40	25	1962.5	GOOD	MULTITRUNK	HERITAGE	REMOVE	5301	POST OAK QUERCUS STELLATA	22	20	1256	GOOD	PROTECTED	REMOVE	
3724	POST OAK QUERCUS STELLATA	28	20	1256	GOOD	PROTECTED	REMOVE	3833	EASTERN RED EDAR JUNIPERUS VIRGINIANA	14	5	78.5	GOOD	PROTECTED	REMOVE	3842	BLACK JACK OAK QUERCUS MARLANDICA	18	15	706.5	GOOD	MULTITRUNK	PROTECTED	REMOVE	5302	POST OAK QUERCUS STELLATA	20	20	1256	GOOD	PROTECTED	REMOVE	
3725	BOIS D'ARC MAQUILA POMIFERA	26	20	1256	FAIR	UNPROTECTED	REMOVE	3834	EASTERN RED EDAR JUNIPERUS VIRGINIANA	12	5	78.5	GOOD	PROTECTED	REMOVE	3843	BLACK JACK OAK QUERCUS MARLANDICA	12	10	314	GOOD	PROTECTED	REMOVE	5303	POST OAK QUERCUS STELLATA	26	20	1256	GOOD	MULTITRUNK	PROTECTED	REMOVE	
3726	POST OAK QUERCUS STELLATA	10	10	314	FAIR	PROTECTED	REMOVE	3835	EASTERN RED EDAR JUNIPERUS VIRGINIANA	14	5	78.5	GOOD	PROTECTED	REMOVE	3844	EASTERN RED EDAR JUNIPERUS VIRGINIANA	20	10	314	GOOD	PROTECTED	REMOVE	5304	DEAD	DEAD	DEAD	DEAD	DEAD	DEAD	DEAD		
3727	POST OAK QUERCUS STELLATA	12	15	706.5	FAIR	PROTECTED	REMOVE	3836	EASTERN RED EDAR JUNIPERUS VIRGINIANA	14	5	78.5	GOOD	PROTECTED	REMOVE	3845	RED OAK QUERCUS SHUMARDI	28	10	314	GOOD	PROTECTED	REMOVE	5305	POST OAK QUERCUS STELLATA	20	20	1256	GOOD	PROTECTED	REMOVE		
3728	CEADAR ELM ULMUS CRASSIFOLIA	30	20	1256	GOOD	MULTITRUNK	PROTECTED	REMOVE	3837	EASTERN RED EDAR JUNIPERUS VIRGINIANA	12	5	78.5	FAIR	PROTECTED	REMOVE	3846	POST OAK QUERCUS STELLATA	24	10	314	GOOD	MULTITRUNK	PROTECTED	REMOVE	5306	CEADAR ELM ULMUS CRASSIFOLIA	8	15	706.5	GOOD	PROTECTED	REMOVE
3729	POST OAK QUERCUS STELLATA	10	15	706.5	GOOD	PROTECTED	REMOVE	3838	EASTERN RED EDAR JUNIPERUS VIRGINIANA	15	10	314	FAIR	PROTECTED	REMOVE	3847	POST OAK QUERCUS STELLATA	22	10	314	GOOD	PROTECTED	REMOVE	5307	POST OAK QUERCUS STELLATA	33	30	2826	GOOD	MULTITRUNK	PROTECTED	REMOVE	
3730	POST OAK QUERCUS STELLATA	15	15	706.5	GOOD	PROTECTED	REMOVE	3839	AMERICAN ELM ULMUS AMERICANA	24	15	706.5	GOOD	PROTECTED	REMOVE	3848	EASTERN RED EDAR JUNIPERUS VIRGINIANA	7	10	314	GOOD	PROTECTED	REMOVE	5308	POST OAK QUERCUS STELLATA	24	20	1256	GOOD	PROTECTED	REMOVE		
3731	POST OAK QUERCUS STELLATA	15	15	706.5	GOOD	PROTECTED	REMOVE	3840	HACKBERRY CELTIS OCCIDENTALIS	7	5	78.5	POOR	UNPROTECTED	REMOVE	3849	POST OAK QUERCUS STELLATA	14	15	706.5	GOOD	MULTITRUNK	PROTECTED	REMOVE	5309	POST OAK QUERCUS STELLATA	8	15	706.5	FAIR	PROTECTED	REMOVE	
3732	HACKBERRY CELTIS OCCIDENTALIS	15	15	706.5	GOOD	UNPROTECTED	REMOVE	3841	CHITTAMWOOD SIDEROXYLON LANUNGOSUM	10	10	314	FAIR	PROTECTED	REMOVE	3850	BLACK JACK OAK QUERCUS MARLANDICA	7	5	78.5	GOOD	PROTECTED	REMOVE	5310	POST OAK QUERCUS STELLATA	10	15	706.5	FAIR	PROTECTED	REMOVE		
3733	POST OAK QUERCUS STELLATA	20	15	706.5	GOOD	PROTECTED	REMOVE	3842	AMERICAN ELM ULMUS AMERICANA	24	10	314	GOOD	PROTECTED	REMOVE	3851	AMERICAN ELM ULMUS AMERICANA	8	10	314	POOR	UNPROTECTED	REMOVE	5311	POST OAK QUERCUS STELLATA	24	20	1256	POOR	DECJUNE	UNPROTECTED	REMOVE	
3734	POST OAK QUERCUS STELLATA	16	20	1256	GOOD	PROTECTED	REMOVE	3843	BLACK JACK OAK QUERCUS MARLANDICA	28	15	706.5	GOOD	MULTITRUNK	PROTECTED	REMOVE	3852	POST OAK QUERCUS STELLATA	11	10	314	GOOD	PROTECTED	REMOVE	5312	POST OAK QUERCUS STELLATA	21	20	1256	GOOD	MULTITRUNK	PROTECTED	REMOVE
3735	AMERICAN ELM ULMUS AMERICANA	16	25	1962.5	GOOD	PROTECTED	REMOVE	3844	BLACK JACK OAK QUERCUS MARLANDICA	8	5	78.5	GOOD	PROTECTED	REMOVE	3853	HACKBERRY CELTIS OCCIDENTALIS	10	10	314	GOOD	UNPROTECTED	REMOVE	5313	HACKBERRY CELTIS OCCIDENTALIS	8	10	314	GOOD	UNPROTECTED	REMOVE		
3736	POST OAK QUERCUS STELLATA	14	20	1256	GOOD	PROTECTED	REMOVE	3845	BLACK JACK OAK QUERCUS MARLANDICA	8	5	78.5	GOOD	PROTECTED	REMOVE	3854	HACKBERRY CELTIS OCCIDENTALIS	10	10	314	GOOD	UNPROTECTED	REMOVE	5314	POST OAK QUERCUS STELLATA	7	10	314	GOOD	PROTECTED	REMOVE		
3737	POST OAK QUERCUS STELLATA	14	10	314	GOOD	PROTECTED	REMOVE	3846	BLACK JACK OAK QUERCUS MARLANDICA	12	10	314	GOOD	PROTECTED	REMOVE	3855	HACKBERRY CELTIS OCCIDENTALIS	9	10	314	GOOD	UNPROTECTED	REMOVE	5315	CEADAR ELM ULMUS CRASSIFOLIA	12	10	314	GOOD	MULTITRUNK	PROTECTED	REMOVE	
3738	POST OAK QUERCUS STELLATA	43	25	1932.5	GOOD	HERITAGE	PRESERVE	3847	BLACK JACK OAK QUERCUS MARLANDICA	12	10	314	GOOD	PROTECTED	REMOVE	3856	POST OAK QUERCUS STELLATA	7	10	314	GOOD	PROTECTED	REMOVE	5316	POST OAK QUERCUS STELLATA	20	20	1256	GOOD	PROTECTED	REMOVE		
3739	AMERICAN ELM ULMUS AMERICANA	14	15	706.5	GOOD	PROTECTED	REMOVE	3848	BLACK JACK OAK QUERCUS MARLANDICA	12	10	314	GOOD	PROTECTED	REMOVE	3857	EASTERN RED EDAR JUNIPERUS VIRGINIANA	6	5	78.5	GOOD	PROTECTED	REMOVE	5317	CEADAR ELM ULMUS CRASSIFOLIA	9	30	2826	POOR	LEANING	UNPROTECTED	REMOVE	
3740	HACKBERRY CELTIS OCCIDENTALIS	12	20	1256	GOOD	UNPROTECTED	REMOVE	3849	BLACK JACK OAK QUERCUS MARLANDICA	9	10	314	GOOD	PROTECTED	REMOVE	3858	BLACK JACK OAK QUERCUS MARLANDICA	8	5	78.5	GOOD	PROTECTED	REMOVE	5318	CEADAR ELM ULMUS CRASSIFOLIA	9	6	113.04	GOOD	PROTECTED	REMOVE		
3741	HACKBERRY CELTIS OCCIDENTALIS	15	15	706.5	GOOD	UNPROTECTED	REMOVE	3850	BLACK JACK OAK QUERCUS MARLANDICA	9	10	314	GOOD	PROTECTED	REMOVE	3859	BLACK JACK OAK QUERCUS MARLANDICA	8	5	78.5	GOOD	PROTECTED	REMOVE										
3742	HACKBERRY CELTIS OCCIDENTALIS	12	15	706.5	POOR	UNPROTECTED	REMOVE	3851	EASTERN RED EDAR JUNIPERUS VIRGINIANA	12	5	78.5	GOOD	PROTECTED	REMOVE	3860	POST OAK QUERCUS STELLATA	12	10	314	GOOD	PROTECTED	PRESERVE										
3743	HACKBERRY CELTIS OCCIDENTALIS	14	15	706.5	GOOD	MULTITRUNK	UNPROTECTED	REMOVE	3852	EASTERN RED EDAR JUNIPERUS VIRGINIANA	14	10	314	GOOD	PROTECTED	REMOVE	3861	BLACK JACK OAK QUERCUS MARLANDICA	7	5	78.5	GOOD	PROTECTED	PRESERVE									
3744	AMERICAN ELM ULMUS AMERICANA	24	15	706.5	GOOD	MULTITRUNK	PROTECTED	REMOVE	3853	EASTERN RED EDAR JUNIPERUS VIRGINIANA	18	10	314	GOOD	PROTECTED	REMOVE	3862	POST OAK QUERCUS STELLATA	15	10	314	GOOD	PROTECTED	PRESERVE									
3745	AMERICAN ELM ULMUS AMERICANA	40	20	1256	GOOD	HERITAGE	PRESERVE	3854	EASTERN RED EDAR JUNIPERUS VIRGINIANA	16	10	314	POOR	PROTECTED	REMOVE	3863	BLACK JACK OAK QUERCUS MARLANDICA	7	5	78.5	GOOD	PROTECTED	PRESERVE										
3746	PECAN CARAYALLINOINENINIS	7	10	314	GOOD	PROTECTED	PRESERVE	3855	EASTERN RED EDAR JUNIPERUS VIRGINIANA	12	5	78.5	GOOD	PROTECTED	REMOVE	3864	BLACK JACK OAK QUERCUS MARLANDICA	15	10	314	GOOD	PROTECTED	PRESERVE										
3747	AMERICAN ELM ULMUS AMERICANA	10	10	314	GOOD	PROTECTED	PRESERVE	3856	HACKBERRY CELTIS OCCIDENTALIS	12	10	314	GOOD	UNPROTECTED	REMOVE	3865	BLACK JACK OAK QUERCUS MARLANDICA	8	5	78.5	GOOD	PROTECTED	REMOVE										
3748	AMERICAN ELM ULMUS AMERICANA	10	10	314	GOOD	PROTECTED	PRESERVE	3857	HACKBERRY CELTIS OCCIDENTALIS	15	10	314	GOOD	UNPROTECTED	REMOVE	3866	POST OAK QUERCUS STELLATA	12	10	314	GOOD	PROTECTED	PRESERVE										
3749	AMERICAN ELM ULMUS AMERICANA	15	10	314	GOOD	MULTITRUNK	PROTECTED	PRESERVE	3858	OTTONWOOD POPULUS DELTOIDES																							

EXHIBIT H - REPRESENTATIVE ELEVATIONS



EXHIBIT H - REPRESENTATIVE ELEVATIONS



EXHIBIT H - REPRESENTATIVE ELEVATIONS



EXHIBIT H - REPRESENTATIVE ELEVATIONS



EXHIBIT H - REPRESENTATIVE ELEVATIONS



EXHIBIT H - REPRESENTATIVE ELEVATIONS

Section G, Item 3.



EXHIBIT H - REPRESENTATIVE ELEVATIONS





CITY OF CORINTH Staff Report

Meeting Date:	9/18/2025	Title:	Public Hearing on Tax Rate
Ends:	<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 Click to enter recommendation/decision of supporting group.		

Item/Caption

Hold a public hearing on a proposal to consider a tax rate which will not exceed the No New Revenue Tax Rate of \$0.63101 per \$100 or the Voter-Approval Tax Rate of \$0.62629 per \$100.

Item Summary/Background/Prior Action

The Notice of Public Hearing on Tax Increase for the City of Corinth was published in the Denton Record Chronicle on Saturday, September 6, 2025, as required by the Texas Property Tax Code timetables.

The publication notices were calculated based on the highest possible rate the City Council may consider. The City Council may adopt any rate below the published tax rate. On August 21, 2025, Council voted to publish a FY2025-2026 tax rate of \$.56089 that will be considered for approval on September 18, 2025. The proposed tax rate is lower than the voter-approval tax rate. As a result, the City of Corinth is not required to hold an election at which voters may accept or reject the proposed tax rate. However, residents may express their support for or opposition to the proposed tax rate.

The City Council will vote on both the budget and the proposed tax rate at a meeting scheduled on Thursday, September 18, 2025, at 6:30 p.m., located at the Corinth Municipal Council Chambers at 3300 Corinth Parkway, Corinth, Texas.

Applicable Owner/Stakeholder Policy

According to Property Tax Code Section 26.05(d), the City is required to hold a public hearing on the proposed tax increase if the City Council is proposing a tax rate that exceeds the No New Revenue Tax Rate. Additional requirements include publishing a quarter-page notice informing the public of the proposed tax rate, formula for estimated tax amount, and the date, time, and location of the required public hearing.



CITY OF CORINTH

Staff Report

Meeting Date:	9/18/2025	Title:	Utility Rate Adoption
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

Hold a public hearing, consider and act on an ordinance amending Section 50.16 of the Code of Ordinances of the City of Corinth to increase the Water and Wastewater rates currently in effect; providing for the Incorporation of Premises; Providing Amendments; Providing for a Cumulative Repealer Clause; Providing a Savings Clause; Providing a Severability Clause; and Providing an Effect Date.

Item Summary/Background/Prior Action

The City Council for the City of Corinth will hold a public hearing regarding the rate design study and proposed water and wastewater utility rates on Thursday, September 4, 2025 at 6:30 p.m., in the City Council Chambers located at 3300 Corinth Parkway, Corinth, Texas. The meeting will be held for the purpose of receiving community input on the proposed water and wastewater rates. All interested citizens are encouraged to attend.

In April 2023 the city engaged Raftelis Financial Consultants, Inc. to perform an in-depth cost of service and rate design analysis. The study's intent was to achieve a water and wastewater rate structure that will assure equitable and adequate revenues for operations, debt service retirement, asset management, capital improvements, and bond covenant requirements. Therefore, ensuring the utility operates on a self-sustaining basis while considering the economic impact on the City's customers.

The study identified that in order to meet future revenue requirements, the city needs to implement future water and wastewater rate increases. The analysis examined requirements for a three-year period and determined that rates were not sufficient to meet revenue requirements for the three-year study period. Staff recommendation is to adopt the third year of the financial plan and corresponding rate structure. The rate design recommendation summary is as follows:

- 3% increase in fixed and volumetric water rates
- 3% increase in fixed and volumetric wastewater charges

Senior citizens over the age of 65 receive 5,000 gallons of water and 1,000 gallons of sewer included in their monthly minimum bill. For residential wastewater customers, the new rate structure also maintains a cap at a maximum 25,000 gallons.

Applicable Policy/Ordinance

The city council sets rates that generally cover reasonable operating and maintenance costs, a reserve fund, and any loan or bond debt service expenses. In any case, the rates set must be “fair, just, and reasonable.” TEX. WATER CODE § 13.042. State law provides no specific procedures that a city must follow to increase rates within the city’s limits. A city is permitted to operate and regulate the utility in a manner that protects the interests of the city. TEX. LOC. GOV’T CODE §552.001.

Staff Recommendation/Motion

Staff recommends approval of the ordinance amending Section 50.16 of the Code of Ordinances of the City of Corinth to increase the Water and Wastewater rates.

**CITY OF CORINTH, TEXAS
ORDINANCE NO. 25-09-18-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS, AMENDING SECTION 50.00, “WATER AND WASTEWATER UTILITY FEE SCHEDULE,” OF CHAPTER 50, “WATER AND SANITARY WASTEWATER SYSTEMS,” OF TITLE V, “PUBLIC WORKS,” OF THE CODE OF ORDINANCES OF THE CITY OF CORINTH TO INCREASE THE WATER AND WASTEWATER RATES CURRENTLY IN EFFECT; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS; PROVIDING FOR A CUMULATIVE REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Corinth, Texas, 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 commissioned a water and wastewater cost of service and financial plan study which was presented to the City Council on July 6, 2023, and which recommends that increases in water and wastewater rates are necessary at this time due to increased water and wastewater service use; and

WHEREAS, the City Council desires to adopt this Ordinance to amend the water and wastewater utility fee schedule in Title V, “Public Works” in the Code of Ordinances;

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

SECTION 1.
INCORPORATION OF PREMISES

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

SECTION 2.
AMENDMENTS

That Sections 50.00(A) and (B) in Chapter 50, “Water and Sanitary Wastewater Systems” of Title V, “Public Works” in the Code of Ordinances of the City of Corinth, Texas is hereby amended to be read as follows:

§ 50.00 WATER AND WASTEWATER UTILITY FEE SCHEDULE.

The rates, charges, fees, deposits, billings, and procedures for providing water and wastewater service by the City to its customers shall be established and be in accordance with this Chapter and

may be amended from time-to-time by the City Council. All water and wastewater fees are consolidated in this fee schedule. The fee schedule related to new development are found in § 50.17, § 50.36, § 50.38, and § 38.16.

A. Water Rates and Billing Basis.

1. Water rates consist of a base rate and a volumetric rate designed to ensure the water utility operates on a self-sustaining basis. The base rate is the minimum bill that a residential or commercial customer would receive to equally share in providing the availability of service. Minimum base rates are based on meter size. The rates also include a senior citizen discount where senior citizens receive 5,000 gallons of water in their monthly minimum bill. The volumetric rate is the amount charged to a customer per thousand gallons used and uses a tiered structure.

WATER MINIMUM BASE RATE

Meter Size	TOTAL RATE
5/8 x 3/4	\$50.18
Full 3/4"	55.19
1"	70.26
1 1/2"	90.31
2"	145.50
3"	551.95
4"	702.46
6"	1,053.70
10"	1,698.81

WATER RESIDENTIAL VOLUMETRIC RATES

Rate Tiers (gallons)	Residential
0-5,000	\$2.42
5,001-10,000	3.54
10,001-25,000	6.92
25,001-50,000	10.29
50,001+	13.67

WATER COMMERCIAL AND IRRIGATION VOLUMETRIC RATES

Rate Tiers (gallons)	Commercial	Irrigation
0-50,000	\$5.79	\$6.37
50,001-200,000	8.04	8.85
200,001-500,000	10.29	11.32
500,000 +	13.67	15.04

B. Wastewater Rates and Billing Basis

1. *Single family dwelling:* Each year, residential monthly water consumption is measured and averaged to establish the monthly wastewater charge for each customer for the upcoming year. The average will be calculated by taking the prior November, December, January, and February metered water consumption, subtracting out the highest month's usage, and averaging the consumption to be known as the "winter quarter average." Each March, the billable flows for each residential customer will be readjusted based on the previous winter quarter average. The rates include a senior citizen discount where senior citizens receive 1,000 gallons of wastewater included in their monthly minimum bill. Residential gallons billed are capped at 25,000 gallons.
2. *New customers averaging:* The City will accept submission of previous consumption history from a new customer to establish the winter average. The information submitted

must reflect the winter quarter average months used by City, as the basis for customer's wastewater rate. Where no prior winter quarter average exists, the City's standard winter quarter average for all residential customers will be used.

3. *Non-single-family dwellings*: Rates shall be based upon each month's water consumption.
4. *Commercial customers*: The volume of flow used in computing wastewater charges for commercial customers will be based on metered water consumption as shown in the meter reading records retained by the City.

WASTEWATER RATES

Meter Size	Residential	Commercial
Base Rate	\$37.87	\$53.79
Volumetric Rate	\$4.37	\$5.43

SECTION 3. **CUMULATIVE REPEALER**

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

SECTION 4. **SAVINGS**

All rights and remedies of the City of Corinth, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting fees which have secured at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 5. **SEVERABILITY**

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

compliance with the authority's decisions or enactment.

SECTION 6.
EFFECTIVE DATE

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

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS ON THIS 18th DAY OF SEPTEMBER, 2025.

APPROVED:

Bill Heidemann, Mayor

ATTEST:

Lana Wylie, City Secretary

APPROVED AS TO FORM:

Patricia Adams, City Attorney



CITY OF CORINTH

Staff Report

Meeting Date:	9/18/2025	Title:	CoServ Private Car Wash and Fueling Station Specific Use Permit (SUP25-0002)
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:	<div> <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 </div> <p>On August 25, the Planning and Zoning Commission passed a motion (5-0) recommending approval of Case No. SUP25-0002.</p>		

Item/Caption

Conduct a Public Hearing to consider testimony and act on a request for a specific use permit by the Applicant, McAdams, to allow for a Private Car Wash and Fueling Station on approximately ±16.3 acres located at 7701 S Stemmons Freeway.



Aerial Location Map

Item Summary/Background/Prior Action

The subject site, which has a zoning of Industrial, is the current location of the CoServ training yard where technicians train to work on overhead lines and equipment. In conjunction with several other proposed improvements to the CoServ Campus, the training yard is being relocated to the adjacent parcel to the northeast and a new private car wash and fueling station are proposed to be constructed on the subject site.

The Applicant is requesting that a specific use permit be granted for the Private Car Wash and Feuling Station. A fueling station with a car wash is permitted within the Industrial district by a Specific Use Permit if the use complies with the following conditional development standards listed in UDC Subsection 2.07.04.A.10.

- a. Allowed by Specific Use Permit.
- b. Gasoline pumps, pump islands, canopies, or car washes, where adjacent to property zoned as single family residential uses shall maintain a minimum setback of at least one hundred twenty-five feet (125').
- c. The hours of any car wash operation may be limited when located adjacent to property zoned for single family residential uses.
- d. No exterior illumination (either direct or indirect) shall cross a residential property line nor be a nuisance to traffic.
- e. No outside/outdoor vending machines, such as soda, video rental, or newspaper vending machines, are permitted.
- f. Gasoline pump islands shall not be located nearer than eighteen (18) feet to the street right-of-way or to any adjacent property line.
- g. Underground fuel tanks shall not be located under designated fire lanes.
- h. A fuel truck maneuvering schematic shall be submitted for City review and approval with the Site Plan prior to issuance of a building permit.
- i. All filling or service station, and car wash canopies shall be designed and built with a sloped, mansard roof or similar style. Filling or service station and car wash canopies with flat roofs shall not be permitted. The columns supporting such canopies shall be encased with brick, stone, or other similar material that matches the primary building.
- j. Vent stacks and pipes shall be placed so they are not visible from any adjacent street. Screening may be achieved with adequate landscaping, subject to City approval.

Compliance with the Comprehensive Plan

The request for a specific use permit for a Private Car Wash and Feuling Station for the CoServ Campus is in accordance with the Land Use & Development Strategy designation of Office/Employment.

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.
- 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 no letters of support or opposition from property owners within 200 feet of the subject property. Letters received after this date will be presented to the Commission at the time of Public Hearing. See Attachment 2 – 200-foot Zoning Buffer Exhibit

Staff Recommendation

Staff recommends approval as presented.

Motion

“I move to approve Case No. SUP25-0002 as presented.”

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

Attachment 1 – CoServ Private Car Wash and Fueling Station SUP Ordinance and Associated Exhibits

- A. Exhibit A – Legal Description
- B. Exhibit B – Conceptual Site Plan

Attachment 2 – 200-foot Zoning Buffer Exhibit

**CITY OF CORINTH, TEXAS
ORDINANCE NO. 25-09-18-XX**

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF CORINTH, EACH BEING A PART OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CORINTH, BY GRANTING A SPECIFIC USE PERMIT FOR A PRIVATE CAR WASH AND FUELING STATION FOR COSERV LOCATED ON A PORTION OF AN APPROXIMATE ±16.203 ACRES OF LAND ZONED I, INDUSTRIAL, SITUATED IN THE H. SWISHER SURVEY, ABSTRACT NO. 1220 AND THE T. WHITE SURVEY, ABSTRACT NO. 1375, AND LEGALLY DESCRIBED AS ALL OF LOT 1 OF THE COSERV ADDITION, DOCUMENT NUMBER 2012-201, PLAT RECORD, IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS, AND AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT “A,” HERETO; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR A LEGAL PROPERTY DESCRIPTION (EXHIBIT “A”) AND AMENDMENT; APPROVING A SITE PLAN (EXHIBIT “B”); PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 A DAY FOR EACH VIOLATION OF THE ORDINANCE AND A SEPARATE OFFENSE SHALL OCCUR ON EACH DAY THAT A VIOLATION OCCURS OR CONTINUES; PROVIDING A SAVINGS/CONFLICT CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

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

WHEREAS, the approximate ±16.203 acres of land more specifically identified and described in Exhibit “A” hereto (the “Property”), is zoned I, Industrial under the City’s Unified Development Code and a person having a proprietary interest in the property has requested a Specific Use Permit for said Property; and

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

WHEREAS, the Planning and Zoning Commission has recommended approval of the requested specific use permit for the Property and the City Council has determined that granting a Specific Use Permit for a Private Car Wash and Fueling Station for CoServ is appropriate for the Property, thus an amendment to the Comprehensive Zoning Ordinance of the City’s Unified Development Code, in accordance with the standards and specifications set forth therein, should be approved; and

WHEREAS, the City Council considered the following factors in making a determination as to whether the requested Specific Use Permit for a Private Car Wash and Fueling Station for CoServ should

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

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

WHEREAS, having considered appropriate factors as required by Section 2.10.10 of the UDC, the City Council finds that the requested change in zoning to grant the Specific Use Permit for a Private Car Wash and Fueling Station for the Property identified in Exhibit “A” will be compatible with the surrounding uses and community facilities, is harmonious and adaptable to building structures and uses abutting the Property as well as other properties in the vicinity, will contribute to, enhance, or promote the welfare of the area of the Property and adjacent properties, and not be detrimental to the general health, safety, and welfare of the community;

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

SECTION 1 **INCORPORATION OF PREMISES**

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

SECTION 2 **LEGAL PROPERTY DESCRIPTION; AMENDMENT**

The Unified Development Code of the City of Corinth (“UDC”), which UDC includes the Comprehensive Zoning Ordinance and the Zoning District Map of the City is hereby amended by the adoption of this Ordinance to reflect a change in the zoning on an approximate ±16.203 acres of land, situated in the H. Swisher Survey, Abstract No. 1220 and the T. White Survey, Abstract No. 1375, Denton County, and legally described as all of Lot 1 of the CoServ Addition, Document Number 2012-201, in the City of Corinth, Denton County, Texas, the overall boundary and legal description of which are specifically described in **Exhibit “A”**, attached hereto and incorporated herein (the **“Property”**) to grant a Specific Use Permit for a Private Car Wash and Fueling Station for use by CoServ at the location depicted in **Site Plan, Exhibit “B”** hereto.

SECTION 3 **SITE PLAN**

The Conceptual Site Plan for the Property as set forth in **Exhibit “B”**, (the **“Site Plan”**), a copy of which is attached hereto and incorporated herein, is hereby approved.

SECTION 4 **LAND USE REGULATIONS**

The regulations set forth in the City of Corinth Unified Development Code, including without limitation the regulations governing the Property within the I, Industrial District are hereby amended by the adoption of this Ordinance to allow a Specific Use Permit authorizing a Private Car Wash and Fueling Station for CoServ subject to the conditions set forth herein and in the UDC, as amended from time to time.

The requirements of the UDC applicable to the Property, including without limitation, Section 2.05.04, I, “Industrial” District Regulations, Section 2.07.03, “Use Chart”, Section 2.10.08, “Site Plans” and Section 2.10.10, “Specific Use Permit”, as amended from time to time, shall be adhered to in their entirety, each of which constitute conditions to which the granting and continuance of the SUP shall be subject.

SECTION 5 **CUMULATIVE REPEALER**

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

SECTION 6 **SEVERABILITY**

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

SECTION 7 **SAVINGS/CONFLICT**

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

SECTION 8
PENALTY FOR VIOLATIONS

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

SECTION 9
PUBLICATION/EFFECTIVE DATE

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH THIS 18th DAY OF SEPTEMBER, 2025.

APPROVED:

Bill Heidemann, Mayor

ATTEST:

Lana Wylie, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

Exhibit A
LEGAL DESCRIPTION
16.203 ACRES
LOT 1
CoServ Addition

BEING all that certain lot, tract, or parcel of land, situated in the H. Swisher Survey, Abstract Number 1220, and the T. White Survey, Abstract Number 1375, Denton County, Texas, and being all of Lot 1, CoServ Addition, an addition to the City of Corinth, according to the replat thereof, recorded in Document Number 2012-201, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at 1/2" rebar found at the westerly corner of said Lot 1, being the southerly corner of Lot 2R, CoServ Addition, an addition to the City of Corinth, according to the replat thereof, recorded in Instrument Number 2017-321, Plat Records, Denton County, Texas, and being on the northeast line of Interstate 35E, and that certain tract of land, described in deed to the State of Texas, recorded in Volume 400, Page 503, Deed Records, Denton County, Texas;

THENCE N 49°11'57" E, with the common line of said Lot 1, and said Lot 2R, a distance of 1309.62 feet to a "+" found in concrete at the northerly corner of said Lot 1, and being the westerly corner of Lot X, of said CoServ Addition;

THENCE S 40°51'00" E, with the common line of said Lot 1, and said Lot X, a distance of 617.72 feet to a PK nail found at the common corner thereof, and being in the northwest line of Lot 1R, Block A, CoServ Flex Addition, an addition to the City of Corinth, according to the plat thereof, recorded in Document Number 2019-504, Plat Records, Denton County, Texas;

THENCE S 49°11'50" W, with the common line of said Lot 1, and said Lot 1R, a distance of 575.44 feet to a "+" found in concrete;

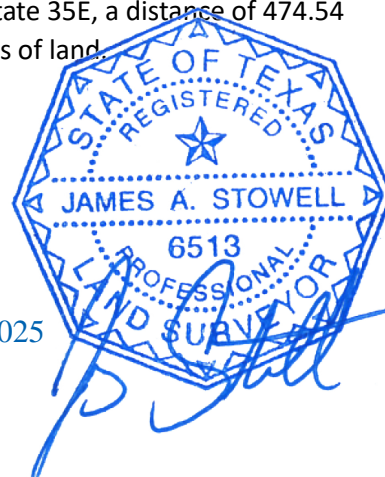
THENCE continuing with the common line of said Lot 1, and Lot 1R, the following:

N 48°12'43" W, a distance of 101.15 feet to a "+" found in concrete;

Northwesterly with the arc of a tangent curve to the left, having a radius of 45.79 feet, a central angle of 84°00'16", an arc length of 67.14 feet, and whose chord bears N 86°22'05" W, a distance of 61.28 feet;

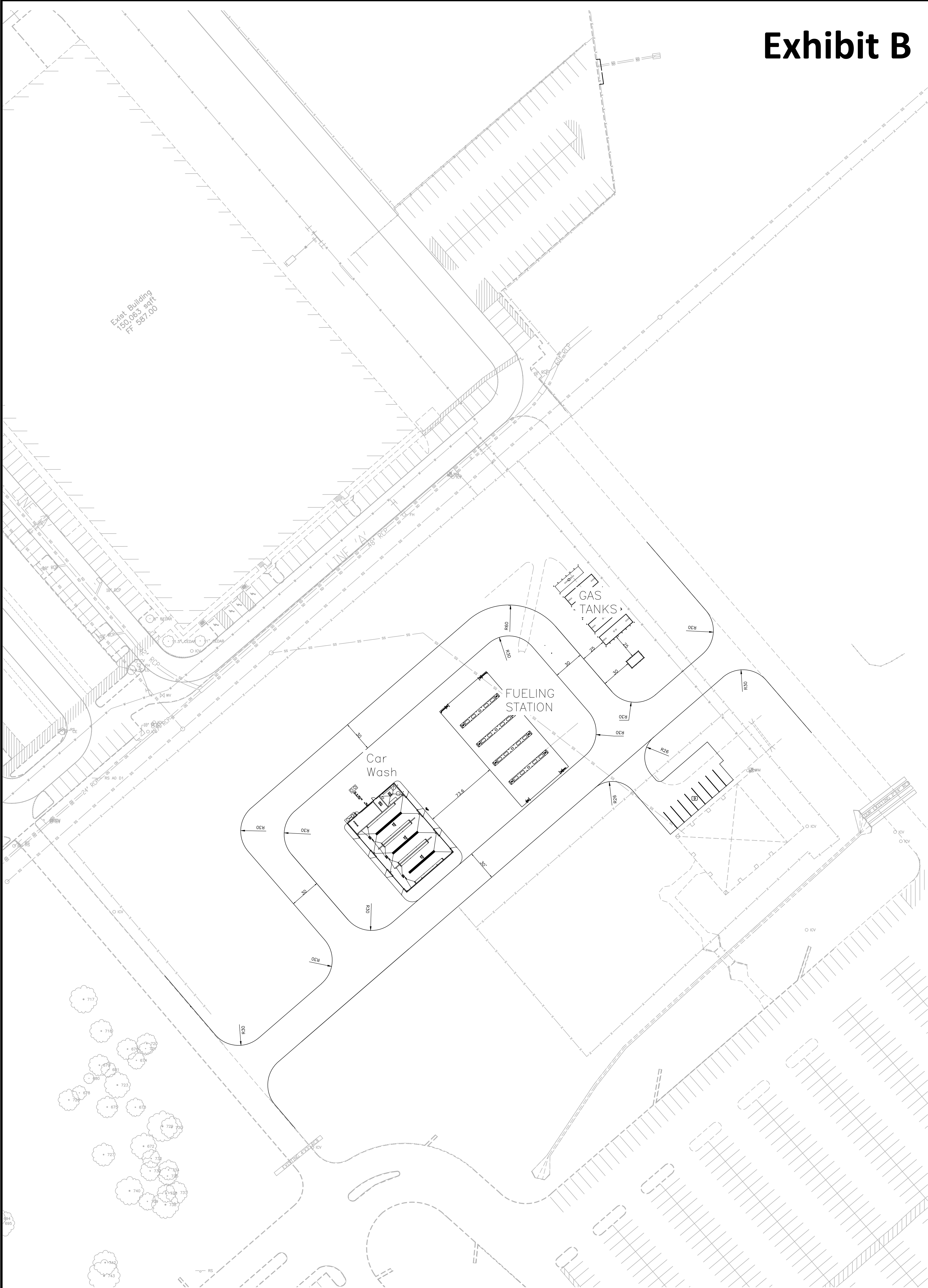
S 49°11'54" W, a distance of 678.68 feet to a 1/2" capped rebar set stamped "McAdams" at the common corner of said Lot 1, and Lot 1R, and being on the northeast line of said Interstate 35E;

THENCE N 40°42'22" W, with the common line of said Lot 1, and said Interstate 35E, a distance of 474.54 feet to the POINT OF BEGINNING and containing approximately 16.203 acres of land.



8/5/2025

Exhibit B

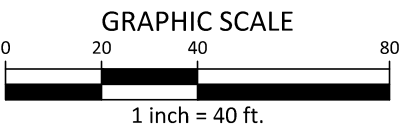


Coserv
Car Wash and Fueling Station
Concept Plan V2

City of Corinth
Denton County, Texas



The John R. McAdams
Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com



Job No. CSV23001 Date: July 11, 2025 By: NW
Z:\ZDrive\Projects\CSV\CSV23001\04-Production\Engineering\EXHIBITS\CSV23001.02
Concept Plan\CSV23001.02 Concept Plan V2.dwg

This concept plan is intended for conceptual
developmental use and shall not be interpreted
as an official or submitted document. All aerial
and map images were obtained from best
available information. This plan is subject to
change.

Proposed Specific Use Permit

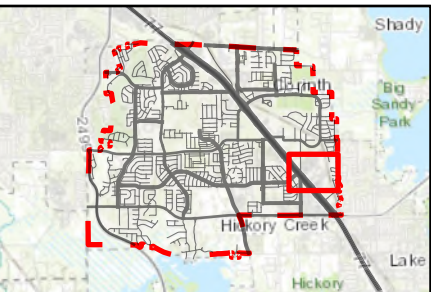
CoServ SUP Request (SUP25-0002)

- Property requesting Specific Use Permit
- Properties within 200 ft of area requesting a Specific Use Permit for a Private Car Wash and Fueling Station



0 125 250
Feet

1 inch equals 250 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 property boundaries.





CITY OF CORINTH

Staff Report

Meeting Date:	9/18/2025	Title:	Comprehensive Plan Amendment – Master Thoroughfare Plan (COMP25-0003)
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 <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 </div> <p>On August 25, the Planning and Zoning Commission passed a motion (4-1) recommending approval of Case No. COMP25-0003.</p>		

Item/Caption

Conduct a Public Hearing to consider testimony and act on a City-initiated request to amend the City of Corinth Comprehensive Plan “Envision Corinth 2040” Master Thoroughfare Plan by realigning the Carpenter Lane Future Collector Roadway to connect Lake Sharon Drive to Corinth Parkway.



Aerial Location Map

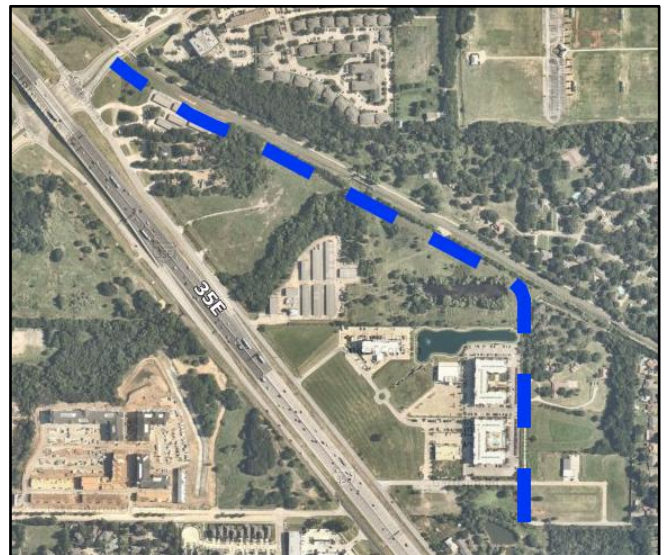
Item Summary

The purpose of this request is to amend the Master Thoroughfare Plan component of the Envision Corinth 2040 Comprehensive Plan to realign the future Collector Roadway that is proposed to extend from the current terminus of Carpenter Lane to the I-35E Service Road. The new alignment would have the Carpenter Lane extension continue northwest past Lynchburg Creek to intersect with Corinth Parkway just south of the existing railroad crossing.

The image on the left below depicts the existing alignment of the proposed Carpenter Lane extension in the 2040 Envision Corinth Comprehensive Plan which curves to intersect with the I-35E Service Road. The image on the right depicts the proposed realignment of the Carpenter Lane extension to intersect with Corinth Parkway. Staff are recommending that the future Carpenter Lane extension be realigned as depicted above as this alignment will provide a more functional connection between Downtown Corinth and the Mixed-Use developments to the south.



Existing Carpenter Lane Alignment



Proposed Carpenter Lane Realignment

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
- The Public Hearing notice was posted on the City's Website.

Staff Recommendation

Staff recommend approval of the request as presented.

Motion

"I move to approve the request to amend the City of Corinth Comprehensive Plan "Envision Corinth 2040" Master Thoroughfare Plan by realigning the Carpenter Lane Future Collector Roadway to connect Lake Sharon Drive to Corinth Parkway."

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

Attachment 1 – Ordinance and Associated Exhibits

- A. Exhibit A – Amended Master Thoroughfare Plan

**CITY OF CORINTH, TEXAS
ORDINANCE NO. 25-09-18-XX**

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING THE CITY'S COMPREHENSIVE PLAN, ENTITLED "ENVISION CORINTH: 2040 COMPREHENSIVE PLAN" (THE "COMPREHENSIVE PLAN") BY AMENDING SECTION 5, "MOBILITY STRATEGY" THEREOF, TO ADOPT AN AMENDED "MASTER THOROUGHFARE PLAN" REALIGNING THE PROPOSED CARPENTER LANE FUTURE COLLECTOR ROADWAY TO CONNECT LAKE SHARON DRIVE TO CORINTH PARKWAY AS SET FORTH IN EXHIBIT "A" HERETO; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AN AMENDMENT TO THE COMPREHENSIVE PLAN AND THE MASTER THOROUGHFARE PLAN AS SET FORTH IN EXHIBIT "A"; PROVIDING THAT THE AMENDMENT IS FOR THE COMPREHENSIVE PLAN ONLY; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE, PROVIDING A SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Corinth, Texas is a home rule municipality 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, on July 16, 2020, the City Council adopted a Comprehensive Plan, entitled "Envision Corinth: 2040 Comprehensive Plan" (the "Comprehensive Plan"), to establish policies for guiding the long-range development of the City; and

WHEREAS, the Master Thoroughfare Plan included in Section 5, "Mobility Strategy" of the Comprehensive Plan identifies existing and planned roads of various classes and sets forth recommendations to maintain and improve a safe and context-sensitive transportation network, identifies strategic focus areas within the City where gaps in motorized transportation exist, and is an important step towards creating a connected transportation network; and

WHEREAS, on August 25, 2025, the Corinth Planning and Zoning Commission (the "Commission") conducted a public hearing regarding the proposed amendments to the Master Thoroughfare Plan, being a part of the Comprehensive Plan, to realign the proposed New Collector Road for Carpenter Lane to connect Lake Sharon Drive to Corinth Parkway as depicted in **Exhibit "A"**, "**Master Thoroughfare Plan**"; and

WHEREAS, the Commission reviewed the proposed change and its appropriateness to overall connectivity in consideration of the objectives of the Comprehensive Plan, and taking into consideration the location of the New Collector determined that the proposed realignment was appropriate and would provide a more functional connection between Downtown Corinth and the existing and future mixed-use developments to the south; and

WHEREAS, after due deliberation, the Commission has recommended that the City Council adopt the proposed amendments to the Master Thoroughfare Plan of the Comprehensive Plan to realign the proposed New Collector for Carpenter Lane to connect Lake Sharon Drive to Corinth Parkway as set forth in **Exhibit "A"** hereto; and

WHEREAS, after conducting a public hearing on September 18, 2025, and reviewing the proposed amendments, the City Council determined that the recommendation of the Commission should be approved, and found that the proposed amendments and additions to the Master Thoroughfare Plan, being a part of the Comprehensive Plan, were appropriate and would provide a more functional connection between Downtown Corinth and the existing and future mixed-use developments to the south; and

WHEREAS, the City Council further finds that compliance with all requirements of Section 1.03.03 “Comprehensive Plan Adoption or Amendment of the Unified Development Code has occurred, and that the amendment to the Master Thoroughfare Plan of the Comprehensive Plan is appropriate, is in the public’s best interest, and supports the health, safety, and general welfare of the citizens of Corinth; and

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

SECTION 1
INCORPORATION OF PREMISES

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

SECTION 2
AMENDMENT

The Master Thoroughfare Plan for the City of Corinth, adopted as part of Section 5, “Mobility Strategy” of the Envision Corinth: 2040 Comprehensive Plan, is hereby amended to realign the Carpenter Lane Future Collector Roadway to connect Lake Sharon Drive to Corinth Parkway, as depicted in the amended Master Thoroughfare Plan set forth in **Exhibit “A”**, (the “**Master Thoroughfare Plan**”), a copy of which is attached hereto, incorporated herein, and is hereby adopted as part of Section 5, “Mobility Strategy” of the “Envision Corinth 2040 Comprehensive Plan”.

SECTION 3
COMPREHENSIVE PLAN AMENDMENT ONLY

A majority of the City Council may amend the Comprehensive Plan at any time or repeal it and adopt a new Comprehensive Plan. The policies of the Comprehensive Plan adopted hereby may only be implemented by ordinances duly adopted by the City Council and shall not constitute land use or zoning regulations or establish zoning district boundaries.

SECTION 4
CUMULATIVE REPEALER

This Ordinance shall be cumulative of all provisions of ordinances of the City of Corinth, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances or any other action of the City Council amending or adopting provisions of the Comprehensive Plan, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 5
SAVINGS CLAUSE

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

SECTION 6
SEVERABILITY 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 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 incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section, and said remaining portions shall remain in full force and effect.

SECTION 7
EFFECTIVE DATE

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH THIS 18th DAY OF SEPTEMBER, 2025.

APPROVED:

Bill Heidemann, Mayor

ATTEST:

Lana Wylie, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

City of Corinth

Master Thoroughfare Plan

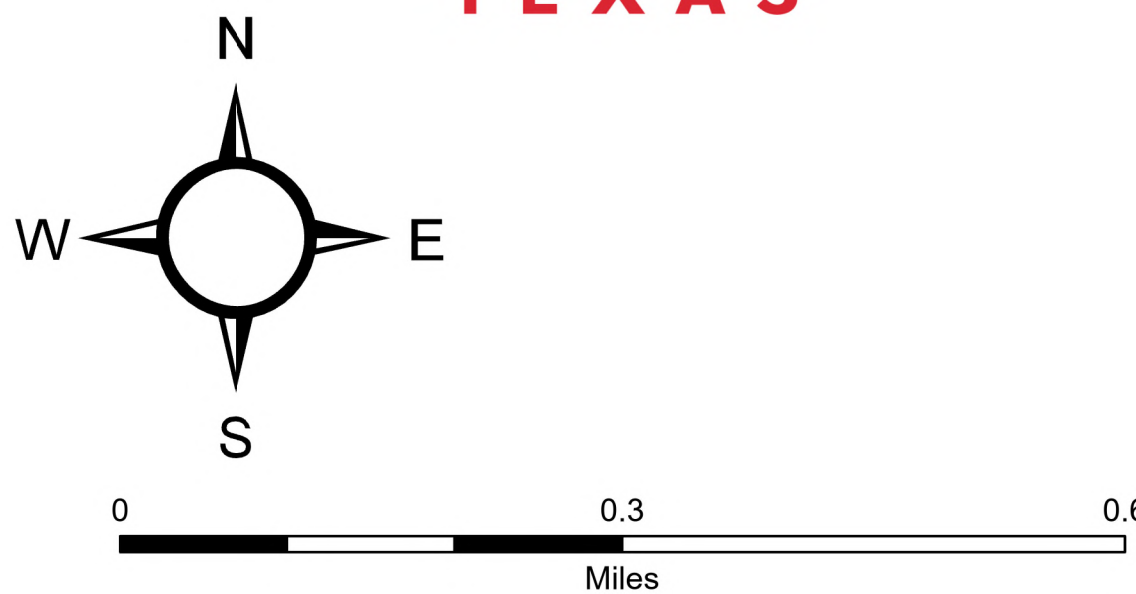
Thoroughfare Classifications

- Highway
- Major Arterial
- Major Arterial - Widening
- Minor Arterial
- Minor Arterial - Widening
- New Minor Arterial
- Collector
- Collector - Widening
- New Collector
- Local

Future Roundabout

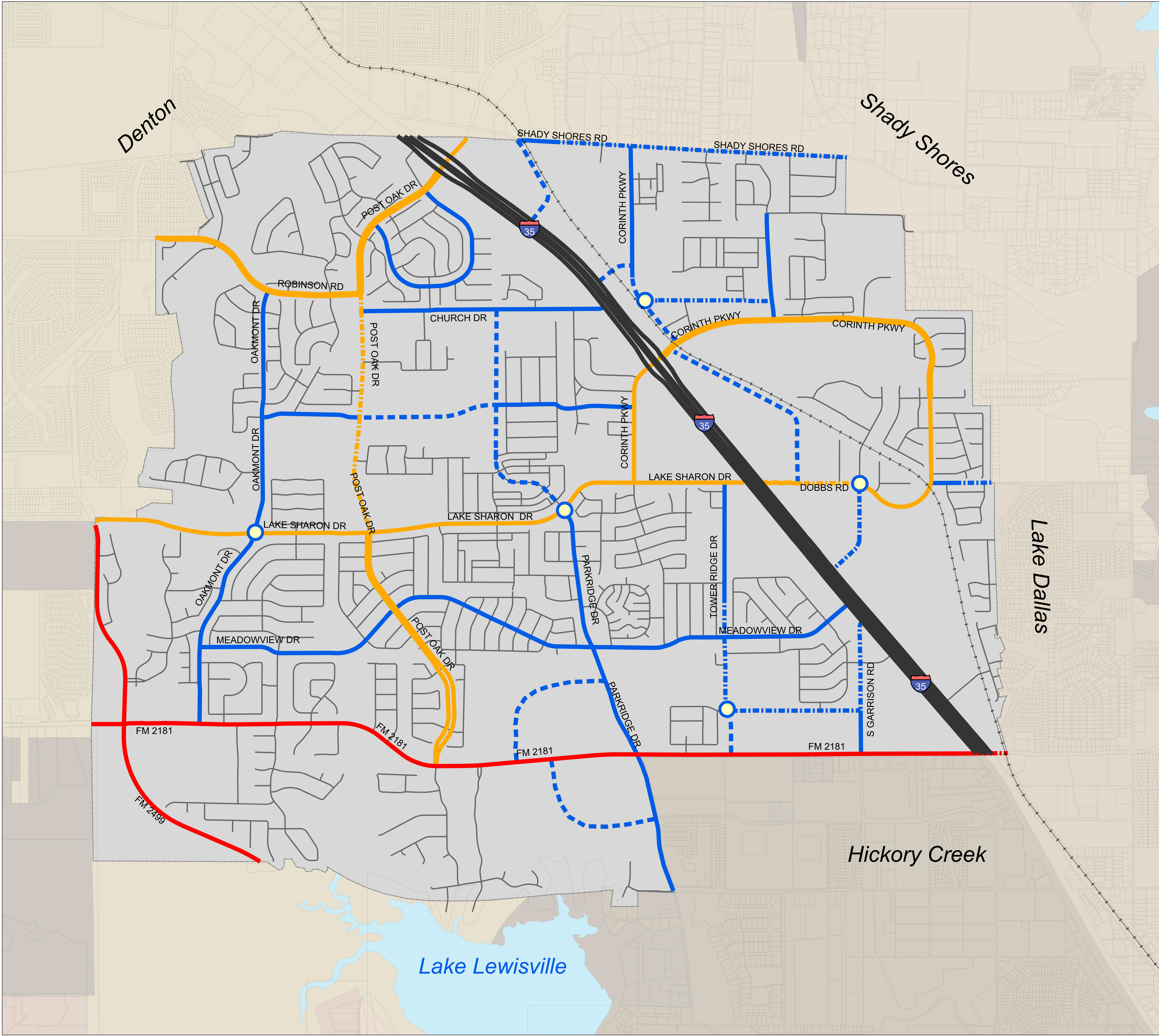
Railroad

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



Print Date: 9/9/2025

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:	9/18/2025	Title:	Budget Adoption
Strategic Goal:	<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 an Ordinance adopting a Budget and the first year of the Capital Improvement Plan and appropriating resources for the budget year beginning October 1, 2025 and ending September 30, 2026 for the City of Corinth; and providing an effective date.

Item Summary/Background/Prior Action

This item is to adopt and appropriate funds for the FY 2025-2026 budget. Prior to this meeting, the city followed Truth-in-Taxation public notice requirements, held a public hearing on the tax rate and a public hearing on the proposed budget. Interested taxpayers were given the opportunity to provide feedback on the tax rate and proposed budget. The total proposed budget included expenditures of \$61,950,963 and revenues of \$59,345,692.

The annual budget continues to provide the financial resources to support our community need and is developed based on the Strategic Plan and the following guiding principles:

- Perform all budgetary functions in complete and open transparency
- Reduce tax rate when possible while maintaining service levels
- Be fiscally responsible while meeting city departmental needs
- Maintain reserves in accordance with statutory requirements and financial policies.
- Use fund balance only for one-time expenditures or for temporary budgetary stabilization in an economic downturn.

Applicable Owner/Stakeholder Policy

Section 9.04 City Council Action, Section B. Adoption of the Budget states that the budget and tax rate may be adopted at any regular or special meeting of the Council prior to the beginning of the budgeted fiscal year by a vote of three Councilmembers, or such number of votes as is required by state law. The Council may amend the proposed budget by increasing, decreasing, or removing any programs or amounts, except for expenditures required by law, for debt service or for estimated cash deficit. No amendment to the budget shall increase the authorized expenditures to an amount greater than the total of estimated income plus funds available from prior years.

Staff Recommendation/Motion

I move to approve an ordinance adopting the Budget and the first year of the Capital Improvement Plan and appropriating resources for the budget year beginning October 1, 2025 and ending September 30, 2026 for the City of Corinth.

**CITY OF CORINTH, TEXAS
ORDINANCE NO. 25-09-18-XX**

AN ORDINANCE OF THE CITY OF CORINTH, ADOPTING A BUDGET AND THE FIRST YEAR OF THE CAPITAL IMPROVEMENT PLAN AND APPROPRIATING RESOURCES FOR THE BUDGET YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, FOR THE CITY OF CORINTH, INCLUDING OPERATION OF GENERAL GOVERNMENT, THE WATER / WASTEWATER UTILITY FUND, THE STORM WATER UTILITY FUND, THE STREET MAINTENANCE SALES TAX FUND, THE DEBT SERVICE FUND, THE ECONOMIC DEVELOPMENT CORPORATION FUND, THE CRIME CONTROL AND PREVENTION DISTRICT FUNDS, THE FIRE CONTROL, PREVENTION AND EMERGENCY MEDICAL DISTRICT AND VARIOUS SPECIAL REVENUE AND RESTRICTED FUNDS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to the laws of the State of Texas and the City Charter, the budget covering proposed expenditures for the fiscal year beginning October 1, 2025 and ending September 30, 2026 was filed with the City Secretary; and

WHEREAS, the City Council conducted budget workshops on the proposed budget on August 7, August 21, and September 4, 2025 and fully considered the proposed budget; and

WHEREAS, in accordance with the provisions of the City Charter and the Local Government Code, the City Council of the City of Corinth, Texas published notice of and conducted a public hearing on the budget on September 4, 2025;

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

SECTION 1.

That the City Council adopts the budget for the City of Corinth, Texas, a copy of which is on file in the office of the City Secretary and incorporated herein by reference as if copied verbatim and which is hereinafter referred to as the “budget”, for the fiscal year beginning October 1, 2025 and ending September 30, 2026.

SECTION 2.

That the sum of Thirty Million Ninety-Six Thousand and Eighty-Nine Dollars (\$30,096,089) is hereby appropriated out of the General Fund revenues for the payment of operating expenses of the City Government, as set forth in the budget.

SECTION 3.

That the sum of Five Million Four Hundred Forty-One Thousand Five Hundred Eighty-Four Dollar (\$5,441,584) is hereby appropriated out of the General Debt Service Fund revenues and reserve for the payment of the annual general debt service requirements, as set forth in the budget.

SECTION 4.

That the sum of Nineteen Million Three Hundred Eighty-One Thousand Nine Hundred Twenty-Two Dollars (\$19,381,922) is hereby appropriated out of the Water/Wastewater Utility Fund revenues for the payment of operating expenses of the Water/Wastewater Utility Fund, as set forth in the budget.

SECTION 5.

That the sum of One Million Twenty-Seven Thousand Five Hundred Dollars (\$1,027,500) is hereby appropriated out of the Stormwater Fund revenues for the payment of operating expenses of the Stormwater Fund, as set forth in the budget.

SECTION 6.

That the sum of Nine Hundred Seventy-Two Thousand Nine Hundred One Dollars (\$972,901) is hereby appropriated out of the Economic Development Corporation revenues for the payment of operating expenses of the Economic Development Corporation, as set forth in the budget.

SECTION 7.

That the sum of Three Hundred Twenty-Four Thousand Four Hundred Fifty-Nine Dollars (\$324,459) is hereby appropriated out of the Crime Control & Prevention District revenues for the payment of operating expenses of the Crime Control & Prevention District, as set forth in the budget.

SECTION 8.

That the sum of Six Hundred Eighty-Nine Thousand Seven Hundred Seventy-Eight Dollars (\$689,778) is hereby appropriated out of the Fire Control, Prevention and Emergency Medical District revenues for the payment of operating expenses of the Fire Control, Prevention and Emergency Medical District, as set forth in the budget.

SECTION 9.

That the sum of Nine Hundred Thousand Dollars (\$900,000) is hereby appropriated out of the Impact Fee/Escrow Funds for the payment of operating expenses, as set forth in the budget.

Water Impact Fee	\$ 0
Wastewater Impact Fee	\$ 400,000
Roadway Impact Fee	\$ 500,000

SECTION 10.

That the sum of Nine Hundred Ten Thousand Four Hundred Two Dollars (\$910,402) is hereby appropriated out of the following Special Revenue Funds for the payment of operating expenses, as set forth in the budget.

Hotel Occupancy Tax	\$ 134,500
Keep Corinth Beautiful	\$ 21,955
Child Safety Program	\$ 37,727
Consolidated Municipal Court Security And Technology Fund	\$ 45,450
Municipal Court Jury Fees	\$ 400

Municipal Court Truancy Prevention	\$ 21,500
Police Confiscation – State	\$ 11,000
Police Confiscation – Federal	\$ 9,000
Park Development	\$ 162,000
Community Park Improvement	\$ 0
Tree Mitigation	\$ 230,000
Reinvestment Zone #2	\$ 0
Reinvestment Zone #3	\$ 0
Economic Development Foundation	\$ 0
Short Term Vehicle Rental Tax	\$ 231,870
Opioid Settlement Grant	\$ 5,000

SECTION 11.

That the sum of One Million Four Hundred Eighty-Five Thousand One Hundred Seventy-One Dollars (\$1,485,171) is hereby appropriated out of the following Internal Service Funds for the payment of operating expenses, as set forth in the budget.

Technology Replacement	\$ 513,325
General Capital Replacement	\$ 95,125
Fire Department Capital Replacement	\$ 566,121
Utility Meter Replacement	\$ 0
Utility Capital Replacement	\$ 310,600

SECTION 12.

That the City Council approves the first year of the Capital Improvement Program Budget, as set forth in the budget.

SECTION 13.

This Ordinance shall take effect from and after its adoption.

PASSED AND APPROVED BY A VOTE OF AT LEAST TWO-THIRDS OF THE CITY COUNCIL ON THE 18TH DAY OF SEPTEMBER, 2025.

Bill Heidemann, Mayor

ATTEST:

Lana Wylie, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney



CITY OF CORINTH

Staff Report

Meeting Date:	9/18/2025	Title:	Approve Tax Rate
Strategic Goal:	<input checked="" 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 Click to enter recommendation/decision of supporting group.		

Item/Caption

Consider and act on an Ordinance levying and adopting the tax rate of \$0.53709 for the 2025-2026 Fiscal Year.

Item Summary/Background/Prior Action

The proposed tax rate of \$0.53709 per \$100 valuation is used to balance the FY 2025-2026 Budget. The tax rate will not exceed the new revenue tax rate of \$0.631019 and below the De Minimis Tax Rate of \$0.62347 and the Voter-Approval Tax Rate of \$0.62629. As required by Property Tax Code Section 26.05(d), the City held a public hearing on the proposed tax increase on September 19, 2024. Additionally, the Notice of Public Hearing on Tax Increase for the City of Corinth was published in the Denton Record Chronicle on Saturday, September 6, 2025.

The proposed property tax rate should generate \$20,333,260 in property tax revenue to support the general fund, debt service fund, Reinvestment Zone No. 2 and Reinvestment Zone No. 3. The distribution of the tax rate and property tax revenue is as follows:

	<u>Tax Rate</u>	<u>Tax Revenue</u>
General Fund	\$0.39249	\$14,456,660
Debt Service Fund	\$0.13779	\$5,474,296
Reinvestment Zone No. 2	\$0.39249	\$166,965
Reinvestment Zone No. 2	\$0.39249	\$235,539

Staff Recommendation/Motion

Proposed Motion: I move that the property tax rate be increased by the adoption of a tax rate of \$0.53709 per \$100 valuation, which is effectively a 13.58% percent increase in the tax rate.

**CITY OF CORINTH, TEXAS
ORDINANCE NO. 25-09-18-XX**

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, LEVYING TAXES AND FIXING AND ADOPTING THE TAX RATE ON ALL TAXABLE PROPERTY FOR THE YEAR 2025 AT THE RATE OF \$0.53709 PER ONE HUNDRED DOLLARS (\$100.00) ASSESSED VALUE ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY AS OF JANUARY 1, 2025; THE SAID TAX RATE HAVING A MAINTENANCE AND OPERATIONS COMPONENT AND A DEBT SERVICE COMPONENT; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING REPEALING, SAVINGS AND SEVERABILITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, Section 26.05 of the Texas Tax Code requires that the City of Corinth, Texas (the “City”), adopt a tax rate for the 2025-2026 fiscal year by September 30, 2025; and

WHEREAS, pursuant to Chapter 26 of the Texas Tax Code, a public hearing on the proposed annual budget for the City of Corinth, Texas, for the fiscal year beginning October 1, 2025 and ending September 30, 2026, has been duly advertised, and hearing held on September 18, 2025; and

WHEREAS, the City, in compliance with the State of Texas Truth-in-Taxation laws, has advertised the proposed tax rate and conducted a public hearing on the proposed tax rate, and all notices and hearings and other applicable steps required by law as a prerequisite to the passage, approval, and adoption of this Ordinance have been timely and properly given and held; and

WHEREAS, Section 26.05(a) of the Texas Tax Code provides that the tax rate consists of two components, one of which will impose the amount of taxes needed to pay debt service, and the other of which will impose the amount of taxes needed to fund maintenance and operation expenses for the next year, and each of which must be approved separately; and

WHEREAS, the tax rate set forth herein consists of two components, as required, and they are approved separately; and

WHEREAS, upon full review and consideration of the matter, the City Council is of the opinion that the tax rate for the year 2025 set, fixed, and adopted herein below in proper.

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

Section 1. Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. Tax Levied. That there is hereby levied and ordered to be assessed and collected an ad valorem tax rate of \$0.53709 on each One Hundred Dollars (\$100.00) of assessed valuation for all taxable property located in the City of Corinth on the 1st day of January 2025, and not exempted

from taxation by the constitution and laws of the State of Texas to provide for the expenses of the City of Corinth for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026. The said tax is made up of components, as set forth in this Ordinance:

- a. For the maintenance and support of the General Government (General Fund) for the fiscal year 2025-2026, **\$0.39249** on each \$100 valuation of property.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 9.8 PERCENT AND WILL INCREASE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$35.02.

- b. For debt services for the fiscal year 2025-2026, **\$0.14460** on each \$100 valuation of property.

THIS TAX RATE WILL RAISE TAXES FOR DEBT SERVICE WHEN COMPARED TO LAST YEAR'S TAX RATE.

THE TAX RATE WILL INCREASE TAXES PAID FOR DEBT SERVICE ON A \$100,000 HOME BY APPROXIMATELY \$6.81.

Section 3. Penalties and Interest. Provisions relative to penalties, interest and remedies for the collection of delinquent taxes, as set out in the Charter and the Code of the City of Corinth, Texas, as amended, and the laws of the State of Texas, shall be used in the collection of the taxes levied herein.

Section 4. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed; but such repeal shall not abate any pending prosecution for violation of the repealed Ordinance, nor shall the repeal prevent prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining portions of conflicting ordinances shall remain in full force and effect.

Section 5. Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

Section 6. Effective Date. This Ordinance shall become effective from and after its adoption and publication as required by law after its passage by at least 60% of the Council by a record vote.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Corinth, Texas, on this 19th day of September, 2024, with the following motion by _____: "I move that the property tax rate be increased by the adoption of a tax rate of \$0.53709 per \$100 valuation, which is effectively a 13.58 percent increase in the tax rate"; seconded by _____

_____, the above and foregoing ordinance was passed and approved
by record vote.

PASSED AND APPROVED THIS THE 18th DAY OF SEPTEMBER, 2025.

Bill Heidemann, Mayor

ATTEST:

Lana Wylie, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney



CITY OF CORINTH
Staff Report

Meeting Date:	9/18/2025	Title:	Approve Tax Rolls
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 <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 </div> <p>Click to enter recommendation/decision of supporting group.</p>		

Item/Caption

Consider and act on an Ordinance approving the 2025 Tax Rolls and accepting the anticipated collection rate of 100 percent for the fiscal year beginning October 1, 2025 and ending September 30, 2026.

Item Summary/Background/Prior Action

The Roll is calculated using the 2025 Certified Appraisal Roll value of \$3,939,775,911, which is adjusted by 20% to account for an anticipated senior tax freeze loss of \$153,956,074. This results in an adjusted certified value of \$3,785,819,937, to which the 2025 adopted tax rate of \$0.53709 per \$100 valuation is applied.

Chapter 26 of the Property Tax Code requires municipalities to adopt an estimated collection rate to comply with truth-in-taxation laws in adopting their tax rates. The laws are designed to make taxpayers aware of the tax rate proposal.

The anticipated collection rate used for the General Fund and the Debt Service Fund is 100% for the 2025-2026 fiscal year. The collection rate includes the current taxes, delinquent taxes, penalties, and interest.

Applicable Owner/Stakeholder Policy

The Texas Property Tax Code, Section 26.09 (e) requires that the City Council approve the tax roll as submitted by the Assessor.

Staff Recommendation/Motion

I move to approve the Ordinance accepting the 2025 Tax roll and to accept the submission of the certified collection rate of 100 percent for the fiscal year beginning October 1, 2025 and ending September 30, 2026.

**CITY OF CORINTH, TEXAS
ORDINANCE NO. 25-09-18-XX**

**AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, APPROVING THE 2025
TAX ROLLS AND PROVIDING AN EFFECTIVE DATE.**

THE COUNCIL OF THE CITY OF CORINTH HEREBY ORDAINS:

SECTION 1. The City Council hereby approves the 2025 tax rolls of the City of Corinth, Texas, as approved by the Appraisal Review Board of the Denton Central Appraisal District, which, with amounts of tax as approved by the governing body, will result in a tax levy in the amount of \$20,333,260 based on the Certified Appraisal Roll and raise more revenue from property taxes than in the previous year.

SECTION 2. The City Council hereby establishes the anticipated collection rate used for the General Fund and the Debt Service Fund 100% for the 2025-2026 fiscal year. The collection rate includes the current taxes, delinquent taxes, penalties, and interest.

SECTION 3. This ordinance shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this the 18th day of September 2025.

Bill Heidemann, Mayor

ATTEST:

Lana Wylie, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney



CITY OF CORINTH
Staff Report

Meeting Date:	9/18/2025	Title:	Ratify Tax Increase
Strategic Goals:	<div><input type="checkbox"/> Resident Engagement</div> <div><input checked="" type="checkbox"/> Proactive Government</div> <div><input type="checkbox"/> Organizational Development</div> <div><input type="checkbox"/> Health & Safety</div> <div><input type="checkbox"/> Regional Cooperation</div> <div><input type="checkbox"/> Attracting Quality Development</div>		
Owner Support:	<div><input type="checkbox"/> Planning & Zoning Commission</div> <div><input type="checkbox"/> Parks & Recreation Board</div> <div><input type="checkbox"/> Finance Audit Committee</div> <div><input type="checkbox"/> Keep Corinth Beautiful</div> <div><input type="checkbox"/> Economic Development Corporation</div> <div><input type="checkbox"/> TIRZ Board #2</div> <div><input type="checkbox"/> TIRZ Board #3</div> <div><input type="checkbox"/> Ethics Commission</div> <div>Click to enter recommendation/decision of supporting group.</div>		

Item/Caption

Consider vote to ratify the property tax increase reflected in the city’s annual budget for FY2025-2026.

Item Summary/Background/Prior Action

Section 107.003 (c) of the Texas Local Government Code states that adoption of a budget that will require raising more revenue from property taxes than in the previous year requires a separate vote of the governing body to ratify the property tax increase reflected in the budget. A vote under this section of the code must be separate from the vote to adopt the budget or a vote to set the tax rate.

Staff Recommendation/Motion

Proposed Motion: I move to ratify the property tax increase reflected in the city’s annual budget for FY 2025-2026.



CITY OF CORINTH

Staff Report

Meeting Date:	9/18/2025	Title:	Ordinance Lake Cities Chamber of Commerce
Ends:	<input checked="" type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input checked="" 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 <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 </div> N/A		

Item/Caption

Consider and act on an ordinance of the City Council of the City of Corinth Texas authorizing the City Manager to execute an agreement between the City of Corinth and the Lake Cities Chamber of Commerce for the payment and use of Hotel Tax Revenue.

Item Summary/Background/Prior Action

The Agreement for Council consideration is for a term beginning January 1, 2026 through January 31, 2027 for the use of Hotel Occupancy Tax Revenues. The use of these funds is to be for advertising expenditures for the Lake Cities Chamber Bike Rally as authorized by Texas Tax Code 351.101 (a)(3).

Financial Impact

The funds associated with this agreement are budgeted in the Hotel Occupancy Tax Special Revenue Fund. The expenditure is \$5,000.

Staff Recommendation/Motion

Staff recommends approval of the Agreement with the Lake Cities Chamber of Commerce authorizing the use of Hotel Occupancy Tax.

**CITY OF CORINTH, TEXAS
ORDINANCE NO. 25-09-18-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF CORINTH AND THE LAKE CITIES CHAMBER OF COMMERCE FOR THE PAYMENT AND USE OF HOTEL TAX REVENUE; PROVIDING FOR THE INCORPORATION OF PREMISES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Corinth, Texas, 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 Corinth adopted Ordinance No. 08-06-05-15 to impose a hotel occupancy tax pursuant to Chapter 351 of the Tax Code; and

WHEREAS, the City Council of Corinth has determined that the Lake Cities Chamber of Commerce, through the use of Hotel Tax Revenue and pursuant to Chapter 351 of the Tax Code, has the opportunity to be involved with the City's advertising and promotional activities to promote Corinth as a tourist destination; and

WHEREAS, the City Council deems it appropriate to enter into an agreement with the Lake Cities Chamber of Commerce for the payment and use of hotel tax revenues, as provided herein.

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

SECTION I

The recitals set forth above are true and accurate and are hereby incorporated into the body of this Ordinance as if set forth fully herein.

SECTION II

The City Manager, or his designee, is hereby authorized to execute an agreement between the City of Corinth and the Lake Cities Chamber of Commerce for the payment and use of hotel tax revenue, under the terms and conditions contained in the agreement, attached hereto and made a part hereof for all purposes as Exhibit A.

SECTION III

This Ordinance shall become effective immediately upon its passage and approval.

PASSED AND APPROVED ON THIS THE 18th DAY OF SEPTEMBER 2025.

Bill Heidemann, Mayor

ATTEST:

Lana Wylie, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

Exhibit A

**AGREEMENT BETWEEN THE CITY OF CORINTH AND
LAKE CITIES CHAMBER OF COMMERCE PROVIDING FOR
THE PAYMENT AND USE OF HOTEL TAX REVENUE**

THIS AGREEMENT is made between the City of Corinth, Texas, a municipal corporation (the "CITY"), and the Lake Cities Chamber of Commerce, an independent non-profit organization (the "ENTITY").

WHEREAS, TEXAS TAX CODE chapter 351 authorizes CITY by ordinance to levy a municipal hotel occupancy tax ("hotel tax") not exceeding seven percent (7%) of the consideration paid by a hotel occupant; and

WHEREAS, by Ordinance No. 08-06-05-15, CITY has provided for the assessment and collection of a municipal hotel occupancy tax in the City of Corinth of seven percent (7%); and

WHEREAS, TEX. TAX CODE § 351.101(a) authorizes CITY to use revenue from its municipal hotel occupancy tax to promote tourism and the convention and hotel industry by advertising and conducting solicitations and promotional programs to attract tourists and convention delegates or registrants to the municipality or its vicinity; and

WHEREAS, ENTITY is well equipped to perform those activities; and

WHEREAS, TEXAS TAX CODE § 351.101(c) authorizes CITY to delegate by contract with ENTITY, as an independent entity, the management and supervision of programs and activities of the type described hereinabove funded with revenue from the municipal hotel occupancy tax;

NOW, THEREFORE, in consideration of the performance of the mutual covenants and promises contained herein, CITY and ENTITY agree, and contract as follows:

I. HOTEL TAX REVENUE PAYMENT

1.1 Definitions. As used in this Agreement, the following terms shall have the following specific meanings:

(a) The term "hotel tax revenue" shall mean the gross monies collected and received by CITY as municipal hotel occupancy tax at the rate of seven percent (7%) of the price paid for a room in a hotel, pursuant to Texas Tax Code § 351.002 and City Ordinance. Hotel tax revenue will include penalty and interest related to the late payments of the tax revenue by the taxpayer.

(b) The term "contract quarter" shall refer to any quarter of CITY's calendar year in which this Agreement is in force. Contract quarters will end on March 31st, June 30th, September 30th, and December 31st of each contract year.

1.2 Consideration. For and in consideration of the activities to be performed by ENTITY under this Agreement, CITY agrees to pay to ENTITY a portion of the hotel tax revenue collected by CITY at the rates and in the manner specified herein (such payments by CITY to ENTITY sometimes herein referred to as the "agreed payments" or "hotel tax funds").

1.3 Dates of Payments.

In return for satisfactory performance of the activities set forth in this Agreement and all attachments hereto, CITY shall pay to ENTITY an amount of money not to exceed \$5000.00. This amount will be paid in one lump sum after the 25th of January 2026. If, at any point during the Agreement, CITY'S Director of Finance determines that hotel tax receipts by the CITY are not meeting the anticipated budget projection, CITY will reduce its payment to ENTITY and the ENTITY's current budget, as approved by the Corinth City Council, accordingly, at any time during the Agreement. Payment is subject to refund of any unused or improperly expended funds from the prior contract period, and CITY's timely receipt of the required quarterly reports.

1.4 Other limitations regarding consideration.

- (a) The consideration herein in no way commits CITY to future funding of this Agreement beyond the initial term of the Agreement. Any future funding is solely the responsibility of ENTITY.
- (b) It is expressly understood that this Agreement in no way obligates the General Fund or any other monies or credits of CITY.
- (c) CITY may withhold further allocations if CITY determines that ENTITY's expenditures deviate materially from their approved budget.

II. USE OF HOTEL TAX REVENUE

2.1 Use of Funds. For and in consideration of the payment by CITY to ENTITY of the agreed payments of hotel tax funds specified above, ENTITY agrees to use such hotel tax funds only for advertising and conducting solicitations and promotional programs to attract tourists and convention delegates or registrants to the municipality or its vicinity, as authorized by TEXAS TAX CODE § 351.101(a)(3), and this Agreement, including Exhibit A, attached hereto and incorporated as if set forth fully herein. Funds for any calendar year which are unused by midnight December 31st of that year shall be refunded to CITY within sixty (60) days.

Advertising materials purchased with the hotel occupancy tax funds must be targeted to reach audiences outside the CITY limits. These materials include, but are not limited to, signs, posters, postcards, newsletters, print advertising, digital marketing, billboards, radio and television.

III. RECORDKEEPING AND REPORTING REQUIREMENTS

3.1 Budget.

- (a) ENTITY shall adhere to the budget (Exhibit "A") as approved by the City Council for each calendar year, for all operations of ENTITY in which the hotel tax funds shall be used by ENTITY. In other words, CITY should be able to audit specifically the purpose of each individual expenditure of hotel tax funds from the separate account relating to hotel tax funds. CITY shall not pay to ENTITY any hotel tax revenues as set forth in Section I of this Agreement during any program year of this Agreement unless a budget for such

respective program year has been approved in writing by the Corinth City Council, authorizing the expenditure of funds.

(b) ENTITY acknowledges that approval of the budget (Exhibit "A") by the Corinth City Council creates a fiduciary duty in ENTITY with respect to the hotel tax funds paid by CITY to ENTITY under this Agreement. ENTITY shall expend hotel tax funds only in the manner and for the purposes specified in this Agreement. TEXAS TAX CODE §351.101(a) and in the budget as approved by CITY.

(c) Upon the application or consent of ENTITY, the City Manager or his designate may authorize minor amendments to the approved budget as necessary to carry out the intent of this Agreement, in a manner consistent with efficient use of public funds, and in accordance with State law. Such minor amendments may not increase the overall funding set forth in 1.2(b), extend the term, or otherwise alter the performance obligations of ENTITY, without approval of the City Council by ordinance.

3.2 Separate Accounts. ENTITY shall maintain any hotel tax funds paid to ENTITY by CITY in a separate account or with segregated fund accounting, such that any reasonable person can ascertain the revenue source of any given expenditure.

3.3 Financial Records. ENTITY shall maintain complete and accurate financial records of each expenditure of the hotel tax funds made by ENTITY. These funds are required to be classified as restricted funds for audited financial purposes, and may not be used for contracted services, including, but not limited to, auditing fees or attorney fees. Upon reasonable advance written request of the Corinth City Council, the City Manager or designate, or any other person on behalf of CITY, ENTITY shall make such financial records available for inspection and review by the party making the request. ENTITY understands and accepts that all such financial records, and any other records relating to this Agreement shall be subject to the Public Information Act, TEXAS GOV'T CODE, ch. 552, as hereafter amended.

3.4 Financial Reports. After initial receipt of hotel tax funds, and within thirty (30) days after the end of the program year, ENTITY shall furnish to CITY: (1) a completed financial report, (2) a list of the expenditures or copies of the invoices or receipts made with regard to hotel tax funds pursuant to TEXAS TAX CODE § 351.101(c), social media and/or digital marketing expenditures require invoices to be provided and shall include performance metrics/analytics, and (3) a copy of all financial records (e.g., copies of front and back of cleared checks or bank statements, and other relevant documentation). Both the financial and expenditure reports will be in a form either determined or approved by the City Manager or designate. ENTITY shall respond promptly to any request from the City Manager of CITY, or designate, for additional information relating to the activities performed under this Agreement.

3.5 Notice of Meetings. ENTITY shall give the City Manager of CITY, or his designate, reasonable advance written notice of the time and place of all meetings of ENTITY's Board of Directors, as well as any other meeting of any constituency of ENTITY, at which this Agreement or any matter subject to this Agreement shall be considered.

IV. TERM AND TERMINATION

4.1 Term. The term of this Agreement shall commence on January 1, 2026 and terminate at midnight on January 31, 2027. However, the program period shall commence on January 1, 2026, and terminate at midnight on December 31, 2026. Only those expenditures authorized by Chapter 351 of the Texas Tax Code and the program guidelines, which are actually incurred during the program period, for events and activities taking place within the program period, are eligible for funding under this Agreement, and any ineligible expenditures or unspent funds shall be forfeited to CITY upon termination of this Agreement. This Agreement may renew for additional one (1) year periods upon written agreement of Parties hereto.

4.2 Termination Without Cause.

(a) This Agreement may be terminated by either party, with or without cause, by giving the other party sixty (60) days advance written notice.

(b) In the event this Agreement is terminated by either party pursuant to 4.2(a), CITY agrees to reimburse ENTITY for any contractual obligations of ENTITY undertaken by ENTITY in satisfactory performance of those activities specified in 2.1 above, and that were approved by the Council through the budget, as noted in 3.1. This reimbursement is conditioned upon such contractual obligations having been incurred and entered into in the good faith performance of those services contemplated in 2.1 above, and further conditioned upon such contractual obligations having a term not exceeding the full term of this Agreement. Notwithstanding any provision hereof to the contrary, the obligation of CITY to reimburse ENTITY, or to assume the performance of any contractual obligations of ENTITY, for or under any contract entered into by ENTITY as contemplated herein, shall not exceed 66 2/3% of the current quarterly payment.

(c) Further, upon termination pursuant to 4.2(a), ENTITY will provide CITY: 1) within ten (10) business days from the termination notification, a short-term budget of probable expenditures for the remaining sixty (60) day period between termination notification and contract termination. 2) within thirty (30) days, a full accounting of all expenditures not previously audited by CITY; 3) within five (5) business days of a request from CITY, a listing of expenditures that have occurred since the last required reporting period; 4) a final accounting of all expenditures and tax funds on the day of termination. ENTITY will be obligated to return any unused funds, or funds determined to be used improperly. Any use of remaining funds by ENTITY after notification of termination is conditioned upon such contractual obligations having been incurred and entered into in the good faith performance of those services contemplated in 2.1 above, and further conditioned upon such contractual obligations having a term not exceeding the full term of this Agreement.

4.3 Automatic Termination. This Agreement shall automatically terminate upon the occurrence of any of the following events:

(a) The termination of the legal existence of ENTITY;

- (b) The insolvency of ENTITY, the filing of a petition in bankruptcy, either voluntarily or involuntarily, or an assignment by ENTITY for the benefit of creditors;
- (c) The continuation of a breach of any of the terms or conditions of this Agreement by either CITY or ENTITY for more than thirty (30) days after written notice of such breach is given to the breaching party by the other party; or
- (d) The failure of ENTITY to submit a financial report which complies with the reporting procedures required herein and generally accepted accounting principles prior to the beginning of the next contract term, as required by 1.3 hereof.

4.4 Right to Immediate Termination Upon Litigation. Notwithstanding any other provision of this Agreement, to mitigate damages and to preserve evidence and issues for judicial determination, either party shall have the right to terminate this Agreement upon immediate notice to the other party in the event that any person has instituted litigation concerning the activities of the non-terminating party, and the terminating party reasonably believes that such activities are required or prohibited under this Agreement.

4.5 In the event that this Agreement is terminated pursuant to 4.3 or 4.4, ENTITY agrees to refund any and all unused funds, or funds determined by CITY to have been used improperly, within thirty (30) days after termination of this Agreement.

V. GENERAL PROVISIONS

5.1 Subcontract for Performance of Services. Nothing in this Agreement shall prohibit, nor be construed to prohibit, the agreement by ENTITY with another private entity, person, or organization for the performance of those services described in 2.1 above. In the event that ENTITY enters into any arrangement, contractual or otherwise, with such other entity, person or organization, ENTITY shall cause such other entity, person, or organization to adhere to, conform to, and be subject to all provisions, terms, and conditions of this Agreement and to TEXAS TAX CODE ch. 351, including reporting requirements, separate funds maintenance, and limitations and prohibitions pertaining to expenditure of the agreed payments and hotel tax funds.

5.2 Independent Contractor. ENTITY shall operate as an independent contractor as to all services to be performed under this Agreement and not as an officer, agent, servant, or employee of CITY. ENTITY shall have exclusive control of its operations and performance of services hereunder, and such persons, entities, or organizations performing the same, and ENTITY shall be solely responsible for the acts and omissions of its directors, officers, employees, agents, and subcontractors. ENTITY shall not be considered a partner or joint venturer with CITY, nor shall ENTITY be considered, nor in any manner hold itself out as, an agent or official representative of CITY.

5.3 Indemnification. ENTITY AGREES TO INDEMNIFY, HOLD HARMLESS, AND DEFEND CITY, ITS OFFICERS, AGENTS, AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS OR SUITS FOR INJURIES, DAMAGE, LOSS, OR LIABILITY OF WHATEVER KIND OR CHARACTER, ARISING OUT OF OR IN CONNECTION WITH THE PERFORMANCE BY ENTITY OF THOSE SERVICES CONTEMPLATED BY THIS

AGREEMENT, INCLUDING ALL SUCH CLAIMS OR CAUSES OF ACTION BASED UPON COMMON, CONSTITUTIONAL OR STATUTORY LAW, OR BASED, IN WHOLE OR IN PART, UPON ALLEGATIONS OF NEGLIGENT OR INTENTIONAL ACTS OF ENTITY, ITS OFFICERS, EMPLOYEES, AGENTS, SUBCONTRACTORS, LICENSEES AND INVITEES.

5.4 Assignment. ENTITY shall not assign this Agreement without first obtaining the written consent of CITY.

5.5 Notice. Any notice required to be given under this Agreement or any statute, ordinance, or regulation, shall be effective when given in writing and deposited in the United States mail, certified mail, return receipt requested, or by hand-delivery, addressed to the respective parties as follows:

CITY

Scott Campbell
CITY OF CORINTH
3300 Corinth Pkwy
Corinth TX 76208

ENTITY

LAKE CITIES CHAMBER OF
COMMERCE
3101 Garrison Street
Corinth, TX 76210

5.6 Inurement. This Agreement and each provision hereof, and each and every right, duty, obligation, and liability set forth herein shall be binding upon and inure to the benefit and obligation of CITY and ENTITY and their respective successors and assigns.

5.7 Application of Laws/Venue. All terms, conditions, and provisions of this Agreement are subject to all applicable federal laws, the laws of the State of Texas, the Charter of the City of Corinth, all ordinances passed pursuant thereto, and all judicial determinations relative thereto. Exclusive venue for any cause of action that may arise pursuant to this Agreement shall lie in Denton County, Texas.

5.8 Exclusive Agreement. This Agreement contains the entire understanding and constitutes the entire agreement between the parties hereto concerning the subject matter contained herein. There are no representations, agreements, arrangements, or understandings, oral or written, express or implied, between or among the parties hereto, relating to the subject matter of this Agreement, which are not fully expressed herein. The terms and conditions of this Agreement shall prevail, notwithstanding any variance in this Agreement from the terms and conditions of any other document relating to this transaction or these transactions.

5.9 Duplicate Originals. This Agreement is executed in duplicate originals.

5.10 Headings. The headings and subheadings of the various sections and paragraphs of this Agreement are inserted merely for the purpose of convenience and do not express or imply any limitation, definition, or extension of the specific terms of the section and paragraph so designated.

5.11 Severability. If any section, subsection, paragraph, sentence, clause, phrase or word in this Agreement, or application thereof to any person or circumstance is held invalid by any court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Agreement, and the parties hereby declare they would have enacted such remaining portions despite any such invalidity.

5.12 Insurance. ENTITY shall provide insurance as follows:

1. \$500,000 Commercial General Liability, or \$1,000,000 Event Insurance, covering all events taking place on City-owned property.
2. \$250,000 Liquor/Dram Shop Liability for any event occurring on City-owned property where alcohol will be provided or served.
3. Municipality shall be named as an additional insured on ENTITY's insurance coverage. A waiver of subrogation shall be provided on all coverages.
4. Prior to commencement of services pursuant to this Agreement, ENTITY shall submit certificates of insurance acceptable to CITY.

THE CITY OF CORINTH, TEXAS

By: _____
 Scott Campbell
 City Manager

Date of Execution: _____

ATTEST:

By: _____
 Lana Wylie
 City Secretary

Date of Execution: _____

LAKE CITIES CHAMBER OF COMMERCE

By: _____

Name: Grady Ray

Title: Committee Chair

Date of Execution: 8/19/2025



CITY OF CORINTH

Staff Report

Meeting Date:	9/18/2025	Title:	Resolution Compensation Plan
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input checked="" 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 <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 </div>		

Item/Caption

Consider and act on a Resolution approving a compensation plan for employees, adopting pay schedules for General Government, Public Works and Facilities, Police, and Fire; and providing for an effective date.

Item Summary/Background/Prior Action

During the development of the strategic plan, the Council highlighted the significance of employee compensation, development and growth. Retention and recruitment continue to be persistent challenges. Competitive compensation is key to retaining experienced employees.

General Government Pay Schedule and Public Works and Facilities Pay Schedule

Employees on the **General Government Pay Schedule** or the **Public Works and Facilities Pay Schedule** will be eligible for a **3% cost-of-living increase**.

Employees whose current salary is within 3% of the **maximum (MAX)** for their assigned **Pay Group** on the current pay schedule will receive a **salary adjustment up to, but not exceeding, the MAX**. Any remaining portion of the 3% increase that exceeds the MAX will be provided as a **lump-sum payment**.

Public Safety Pay Schedules (Police and Fire)

Employees on the **Police Pay Schedule** or the **Fire Pay Schedule** will be eligible to progress **one (1) step**; with each step representing a **3% increase**. To be eligible for step progression, employees currently on **Step 1** must have been in their current position for at least **six (6) months**.

- Employees at the **maximum step/range**, who are not eligible to progress further within their pay range, will receive a **3% lump-sum payment**.
- Employees on **Step 1** with **less than six (6) months** in their current position will also receive a **3% lump-sum payment**. These employees **will not be eligible for step progression** once they reach six (6) months in the position.

The proposed resolution does not include adjustments to the Pay Schedules.

All salary adjustments are proposed to be effective on September 22, 2025, with the lump-sums payments included in the first payroll of October 2025. This timing ensures that the first payroll of October reflects the salary increases or lump-sum payments and helps employees offset the medical insurance rate increase effective in the same payroll.

Financial Impact

The cost for FY2025-26 is estimated at \$557,739 for all funds and is included in the Annual Program of Services.

Staff Recommendation/Motion

Staff recommends adopting a Resolution approving a compensation plan for its employees, adopting pay schedules for General Government, Public Works and Facilities, Police, and Fire; and providing for an effective date of September 22, 2025.

**CITY OF CORINTH, TEXAS
RESOLUTION NO. 25-09-18-XX**

A RESOLUTION APPROVING THE 2025-2026 COMPENSATION PLAN FOR EMPLOYEES, ADOPTING PAY SCHEDULES FOR GENERAL GOVERNMENT, PUBLIC WORKS AND FACILITIES, POLICE, AND FIRE COMMENCING IN FISCAL YEAR 2025-2026; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the FY2025-26 Annual Program of Services contains funding for a 3% cost-of-living pay adjustment to eligible Employees on the General Government Pay Schedule or the Public Works and Facilities Pay Schedule; and

WHEREAS, the FY2025-26 Annual Program of Services contains funding to allow employees on the General Government Pay Schedule or the Public Works and Facilities Pay Schedule currently at or within 3% of the maximum (MAX) for their assigned Pay Group on the current pay schedule to receive a salary adjustment up to, but not exceeding, the MAX, and to receive a lump-sum payment that will not be added to their base pay, for any remaining portion of the 3% increase; and

WHEREAS, the FY2025-26 Annual Program of Services contains funding to allow for the progression of one (1) pay step, as applicable, to eligible employees on the Police Pay Schedule or the Fire Pay Schedule, with each step representing a 3% increase; and

WHEREAS, the FY2025-26 Annual Program of Services contains funding to allow employees on the Police pay schedule or Fire pay schedule currently at the maximum step/range (and not able to progress in their pay range) to receive a 3% lump-sum payment that will not be added to their base pay; and

WHEREAS, the FY2025-26 Annual Program of Services contains funding to allow employees on the Police pay schedule or Fire pay schedule currently at Step 1 with less than six (6) months in their current position to receive a 3% lump-sum payment that will not be added to their base pay; and

WHEREAS, the City Council desires to approve the recommendations of the City Staff, subject to certain conditions, as more particularly set forth herein below and has determined that the compensation plan is beneficial, fair and reasonable, and should be implemented for fiscal year 2025-2026

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

**SECTION 1.
Incorporation of Premises**

The above premises are true and correct findings of the City Council and are hereby incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2.

General Government Employees

- 2.01** That the Pay Schedule for Public Works and Facilities employees, attached hereto and incorporated herein as **Exhibit A**, the “2025-2026 Public Works and Facilities Pay Schedule” and the Pay Schedule for General Government employees, attached hereto and incorporated herein as **Exhibit B**, the “2025-2026 General Government Pay Schedule” are adopted and approved.
- 2.02** That the employees on the General Government Pay Schedule or the Public Works and Facilities Pay Schedule will be eligible for a 3% cost-of-living pay increase.
- 2.03** That the employees on the General Government Pay Schedule or the Public Works and Facilities Pay Schedule whose current salary is at or further than 3% of the maximum (MAX) for their assigned Pay Group on the current pay schedule will receive a 3% increase added to their base salary
- 2.04** That the employees on the General Government Pay Schedule or the Public Works and Facilities Pay Schedule whose current salary is within 3% of the maximum (MAX) for their assigned Pay Group on the current pay schedule will receive a salary adjustment up to, but not exceeding, the MAX. Any remaining portion of the 3% increase that exceeds the MAX will be provided as a lump-sum payment that will not be added to their base salary.

SECTION 3.

Public Safety Employees

- 3.01** That the Pay Schedule for certain employees of the Police Department, attached hereto and incorporated herein as **Exhibit C**, “2025-2026 Police Pay Schedule” and the Pay Schedule for certain employees of the Fire Department, attached hereto and incorporated herein as **Exhibit D**, “2025-2026 Fire Pay Schedule” are adopted and approved.
- 3.02** That the employees on the Police Pay Schedule or the Fire Pay Schedule will be eligible to progress one (1) step; with each step representing a 3% increase. Employees on Step 1 with less than six (6) months in their current position are not eligible to progress.
- 3.03** That all employees on the Police Pay Schedule or Fire Pay Schedule, at the maximum step of their current pay group will receive a 3% lump-sum of their step annual salary that will not be added to their base salary. The lump sum will be paid on the first payroll in October 2025.
- 3.04** That all employees on the Police Pay Schedule or the Fire Pay Schedule currently on Step 1 of their pay group and with less than six (6) months in their current position will receive a 3% lump-sum payment of their step annual salary that will not be added to their base salary. These employees will not be eligible for step progression once they reach six (6) months in the position.
- 3.05** Pay Step placement of newly hired employees on the Police and Fire Pay Schedules will continue to be determined by the Department Chief based upon experience and

qualifications, contingent upon approval by the Human Resources Director and City Manager and consistent with City's adopted budget.

SECTION 4.

All employees' salary adjustments will be effective September 22, 2025. The lump-sums will be paid on the first payroll in October 2025.

SECTION 5.

The City Council authorizes the City Manager to administer the Classification and Compensation Plan, including the Public Works Progression Plan and Additional Pay-for-Knowledge Pay Incentive. **Overall increases or decreases to the Pay Schedules are authorized only upon approval by the City Council.**

SECTION 6.

This Resolution shall become effective immediately upon passage and each Pay Schedule shall become effective on September 22, 2025.

PASSED AND APPROVED THIS 18th DAY OF SEPTEMBER 2025.

Bill Heidemann, Mayor

ATTEST:

Lana Wyle, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

Exhibit A**Public Works and Facilities
Pay Schedule****City of Corinth
FY 2025/2026****Effective Date: September 22, 2025**

Pay Group	Pay Basis	Range Minimum	Range Midpoint	Range Maximum	Job Titles
D	A	38,272.00	45,926.40	53,580.80	Maintenance Worker (W/WW)
	M	3,189.33	3,827.20	4,465.07	Maintenance Worker (Streets)
	B	1,472.00	1,766.40	2,060.80	Maintenance Worker (Drainage)
	H	18.40	22.08	25.76	Maintenance Worker (Parks)
E	A	40,185.60	48,214.40	56,243.20	Light Equipment Operator
	M	3,348.80	4,017.87	4,686.93	
	B	1,545.60	1,854.40	2,163.20	
	H	19.32	23.18	27.04	
F	A	42,182.40	50,606.40	59,051.20	Facilities Trade Technician
	M	3,515.20	4,217.20	4,920.93	
	B	1,622.40	1,946.40	2,271.20	
	H	20.28	24.33	28.39	
G	A	44,283.20	53,123.20	61,984.00	Heavy Equipment Operator (W/WW)
	M	3,690.27	4,426.93	5,165.33	Heavy Equipment Operator (Streets)
	B	1,703.20	2,043.20	2,384.00	Water Quality Specialist
	H	21.29	25.54	29.80	
H	A	46,488.00	55,785.60	65,083.20	Instrumentation Technician
	M	3,874.00	4,648.80	5,423.60	
	B	1,788.00	2,145.60	2,503.20	
	H	22.35	26.82	31.29	
J	A	51,230.40	61,464.00	71,718.40	Crew Leader (W/WW) Crew Leader (Meters)
	M	4,269.20	5,122.00	5,976.53	Crew Leader (Streets) Crew Leader (Drainage)
	B	1,970.40	2,364.00	2,758.40	Crew Leader (Parks)
	H	24.63	29.55	34.48	
M	A	59,280.00	71,136.00	82,992.00	Supervisor no-CDL (Parks)
	M	4,940.00	5,928.00	6,916.00	
	B	2,280.00	2,736.00	3,192.00	
	H	28.50	34.20	39.90	
N	A	62,233.60	74,672.00	87,110.40	Supervisor Utilities Supervisor w. CDL (Streets)
	M	5,186.13	6,222.67	7,259.20	
	B	2,393.60	2,872.00	3,350.40	
	H	29.92	35.90	41.88	
O	A	65,332.80	78,395.20	91,457.60	Facilities Manager
	M	5,444.40	6,532.93	7,621.47	
	B	2,512.80	3,015.20	3,517.60	
	H	31.41	37.69	43.97	
R	A	75,608.00	90,729.60	105,851.20	Operations Manager (Streets & Drainage)
	M	6,300.67	7,560.80	8,820.93	Parks, Recreation & Strategic Asset Manager
	B	2,908.00	3,489.60	4,071.20	Utility Maintenance Manager
	H	36.35	43.62	50.89	
S	A	79,372.80	95,243.20	111,113.60	
	M	6,614.40	7,936.93	9,259.47	
	B	3,052.80	3,663.20	4,273.60	
	H	38.16	45.79	53.42	

A = Annual
M = Monthly
B = Biweekly
H = Hourly

Exhibit B**General Government
Pay Schedule****City of Corinth
FY 2025/2026****Effective Date: September 22, 2025**

Pay Group	Pay Basis	Range Minimum	Range Midpoint	Range Maximum	Job Titles
5	A	23,545.60	28,246.40	32,947.20	
	M	1,962.13	2,353.87	2,745.60	
	B	905.60	1,086.40	1,267.20	
	H	11.32	13.58	15.84	
6	A	24,710.40	29,640.00	34,590.40	
	M	2,059.20	2,470.00	2,882.53	
	B	950.40	1,140.00	1,330.40	
	H	11.88	14.25	16.63	
7	A	25,937.60	31,116.80	36,296.00	Intern - School
	M	2,161.47	2,593.07	3,024.67	
	B	997.60	1,196.80	1,396.00	
	H	12.47	14.96	17.45	
8	A	27,227.20	32,656.00	38,105.60	
	M	2,268.93	2,721.33	3,175.47	
	B	1,047.20	1,256.00	1,465.60	
	H	13.09	15.70	18.32	
9	A	28,579.20	34,278.40	39,998.40	PT Crossing Guard
	M	2,381.60	2,856.53	3,333.20	
	B	1,099.20	1,318.40	1,538.40	
	H	13.74	16.48	19.23	
10	A	29,993.60	35,984.00	41,974.40	
	M	2,499.47	2,998.67	3,497.87	
	B	1,153.60	1,384.00	1,614.40	
	H	14.42	17.30	20.18	
11	A	31,491.20	37,772.80	44,075.20	
	M	2,624.27	3,147.73	3,672.93	
	B	1,211.20	1,452.80	1,695.20	
	H	15.14	18.16	21.19	
12	A	33,051.20	39,644.80	46,259.20	Intern - Multi-Media
	M	2,754.27	3,303.73	3,854.93	
	B	1,271.20	1,524.80	1,779.20	
	H	15.89	19.06	22.24	
13	A	34,694.40	41,620.80	48,568.00	
	M	2,891.20	3,468.40	4,047.33	
	B	1,334.40	1,600.80	1,868.00	
	H	16.68	20.01	23.35	
14	A	36,420.80	43,700.80	50,980.80	Utility Billing Technician
	M	3,035.07	3,641.73	4,248.40	
	B	1,400.80	1,680.80	1,960.80	
	H	17.51	21.01	24.51	
15	A	38,230.40	45,864.00	53,518.40	Deputy Court Clerk Support Services Assistant (Police) PT Administrative Assistant
	M	3,185.87	3,822.00	4,459.87	
	B	1,470.40	1,764.00	2,058.40	
	H	18.38	22.05	25.73	
16	A	40,123.20	48,131.20	56,160.00	Senior Utility Billing Technician PT Accounts Payable Technician
	M	3,343.60	4,010.93	4,680.00	
	B	1,543.20	1,851.20	2,160.00	
	H	19.29	23.14	27.00	
17	A	42,120.00	50,544.00	58,968.00	Senior Support Services Assistant (Police)
	M	3,510.00	4,212.00	4,914.00	
	B	1,620.00	1,944.00	2,268.00	
	H	20.25	24.30	28.35	
18	A	44,220.80	53,060.80	61,900.80	Permit Technician Key Account/Collections Specialist
	M	3,685.07	4,421.73	5,158.40	
	B	1,700.80	2,040.80	2,380.80	
	H	21.26	25.51	29.76	
19	A	46,425.60	55,702.40	64,979.20	GIS Technician
	M	3,868.80	4,641.87	5,414.93	
	B	1,785.60	2,142.40	2,499.20	
	H	22.32	26.78	31.24	

A = Annual
M = Monthly
B = Biweekly
H = Hourly

Exhibit B**General Government
Pay Schedule****City of Corinth
FY 2025/2026****Effective Date: September 22, 2025**

Pay Group	Pay Basis	Range Minimum	Range Midpoint	Range Maximum	Job Titles	
20	A	48,734.40	58,468.80	68,224.00	Buyer / PT-Buyer	Multi-Media Specialist
	M	4,061.20	4,872.40	5,685.33	Code Compliance Officer	Planning Coordinator
	B	1,874.40	2,248.80	2,624.00	Construction Inspector	Property Evidence Analyst
	H	23.43	28.11	32.80	Municipal Court Coordinator	Senior Administrative Assistant
21	A	51,168.00	61,401.60	71,635.20	Building Inspector	Technology Services Specialist I
	M	4,264.00	5,116.80	5,969.60	Communications Specialist	
	B	1,968.00	2,361.60	2,755.20	Fire Services Coordinator	
	H	24.60	29.52	34.44	Police Services Coordinator	
22	A	53,726.40	64,459.20	75,212.80	Compensation & Payroll Analyst	
	M	4,477.20	5,371.60	6,267.73	Multimedia Coordinator	
	B	2,066.40	2,479.20	2,892.80	Neighborhood Services Coordinator	
	H	25.83	30.99	36.16	Senior Construction Inspector	
23	A	56,409.60	67,683.20	78,956.80	Senior Building Inspector	
	M	4,700.80	5,640.27	6,579.73		
	B	2,169.60	2,603.20	3,036.80		
	H	27.12	32.54	37.96		
24	A	59,217.60	71,052.80	82,888.00	Building Inspections Supervisor	Network Administrator
	M	4,934.80	5,921.07	6,907.33	GIS Analyst II	Planner
	B	2,277.60	2,732.80	3,188.00	Financial Analyst	
	H	28.47	34.16	39.85	Human Resources Generalist	
25	A	62,171.20	74,588.80	87,027.20	Event Coordinator	
	M	5,180.93	6,215.73	7,252.27	Fire Inspector	
	B	2,391.20	2,868.80	3,347.20		
	H	29.89	35.86	41.84		
26	A	65,270.40	78,312.00	91,374.40	Accounting Manager	
	M	5,439.20	6,526.00	7,614.53	Purchasing Manager	
	B	2,510.40	3,012.00	3,514.40	Technology Services Project Manager	
	H	31.38	37.65	43.93		
27	A	68,515.20	82,201.60	95,908.80	Assistant to City Manager	
	M	5,709.60	6,850.13	7,992.40	Customer Services Manager	
	B	2,635.20	3,161.60	3,688.80	Municipal Court Administrator	
	H	32.94	39.52	46.11		
28	A	71,926.40	86,299.20	100,692.80	Building Services Manager	Fire Marshal (non-operations)
	M	5,993.87	7,191.60	8,391.07	City Marshal	
	B	2,766.40	3,319.20	3,872.80	Communications & Marketing Mgr.	
	H	34.58	41.49	48.41	Compliance Officer	
29	A	75,504.00	90,604.80	105,705.60	Controller	
	M	6,292.00	7,550.40	8,808.80		
	B	2,904.00	3,484.80	4,065.60		
	H	36.30	43.56	50.82		
30	A	79,268.80	95,118.40	110,968.00	CIP Manager	
	M	6,605.73	7,926.53	9,247.33	Dev. & Business Intelligence-GIS Mgr.	
	B	3,048.80	3,658.40	4,268.00	IT Systems Manager	
	H	38.11	45.73	53.35		
31	A	83,220.80	99,860.80	116,500.80	City Secretary	
	M	6,935.07	8,321.73	9,708.40		
	B	3,200.80	3,840.80	4,480.80		
	H	40.01	48.01	56.01		
32	A	87,380.80	104,852.80	122,324.80		
	M	7,281.73	8,737.73	10,193.73		
	B	3,360.80	4,032.80	4,704.80		
	H	42.01	50.41	58.81		
33	A	91,748.80	110,094.40	128,440.00		
	M	7,645.73	9,174.53	10,703.33		
	B	3,528.80	4,234.40	4,940.00		
	H	44.11	52.93	61.75		
34	A	96,324.80	115,585.60	134,846.40		
	M	8,027.07	9,632.13	11,237.20		
	B	3,704.80	4,445.60	5,186.40		
	H	46.31	55.57	64.83		

A = Annual
M = Monthly
B = Biweekly
H = Hourly

Exhibit B**General Government
Pay Schedule****City of Corinth
FY 2025/2026****Effective Date: September 22, 2025**

Pay Group	Pay Basis	Range Minimum	Range Midpoint	Range Maximum	Job Titles
35	A	101,129.60	121,347.20	141,564.80	Chief Technology Officer
	M	8,427.47	10,112.27	11,797.07	
	B	3,889.60	4,667.20	5,444.80	
	H	48.62	58.34	68.06	
36	A	106,184.00	127,420.80	148,657.60	Assistant Director of Finance
	M	8,848.67	10,618.40	12,388.13	
	B	4,084.00	4,900.80	5,717.60	
	H	51.05	61.26	71.47	
37	A	111,488.00	133,785.60	156,083.20	Director of Human Resources
	M	9,290.67	11,148.80	13,006.93	
	B	4,288.00	5,145.60	6,003.20	
	H	53.60	64.32	75.04	
38	A	117,062.40	140,462.40	163,883.20	Assistant Fire Chief
	M	9,755.20	11,705.20	13,656.93	
	B	4,502.40	5,402.40	6,303.20	
	H	56.28	67.53	78.79	
39	A	122,907.20	147,472.00	172,057.60	Director of Parks & Recreation
	M	10,242.27	12,289.33	14,338.13	
	B	4,727.20	5,672.00	6,617.60	
	H	59.09	70.90	82.72	
40	A	129,043.20	154,835.20	180,648.00	Fire Chief Police Chief
	M	10,753.60	12,902.93	15,054.00	
	B	4,963.20	5,955.20	6,948.00	
	H	62.04	74.44	86.85	
41	A	135,491.20	162,572.80	189,675.20	Director of Public Works
	M	11,290.93	13,547.73	15,806.27	
	B	5,211.20	6,252.80	7,295.20	
	H	65.14	78.16	91.19	
42	A	142,251.20	170,684.80	199,139.20	Director of Community and Economic Development Director of Finance, Communications and Strategic Services
	M	11,854.27	14,223.73	16,594.93	
	B	5,471.20	6,564.80	7,659.20	
	H	68.39	82.06	95.74	
43	A	149,344.00	179,212.80	209,081.60	
	M	12,445.33	14,934.40	17,423.47	
	B	5,744.00	6,892.80	8,041.60	
	H	71.80	86.16	100.52	
44	A	156,811.20	188,156.80	219,523.20	
	M	13,067.60	15,679.73	18,293.60	
	B	6,031.20	7,236.80	8,443.20	
	H	75.39	90.46	105.54	
45	A	164,632.00	197,558.40	230,484.80	
	M	13,719.33	16,463.20	19,207.07	
	B	6,332.00	7,598.40	8,864.80	
	H	79.15	94.98	110.81	
46	A	172,848.00	207,417.60	241,987.20	
	M	14,404.00	17,284.80	20,165.60	
	B	6,648.00	7,977.60	9,307.20	
	H	83.10	99.72	116.34	
47	A	181,480.00	217,776.00	254,072.00	
	M	15,123.33	18,148.00	21,172.67	
	B	6,980.00	8,376.00	9,772.00	
	H	87.25	104.70	122.15	

A = Annual
M = Monthly
B = Biweekly
H = Hourly

Exhibit C

Police Pay Schedule City of Corinth FY 2025/2026 (Effective September 22, 2025)

PAY GROUP	Job Title	PAY BASIS	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
PD1R	Police Recruit	A-2080 hours	\$ 63,918.40						
		M	\$ 5,326.53						
		B	\$ 2,458.40						
		H	\$30.73						
PD1	Police Officer	A-2080 hours	\$ 70,324.80	\$ 72,425.60	\$ 74,588.80	\$ 76,814.40	\$ 79,102.40	\$ 81,473.60	\$ 83,907.20
		M	\$ 5,860.40	\$ 6,035.46	\$ 6,215.73	\$ 6,401.20	\$ 6,591.86	\$ 6,789.46	\$ 6,992.26
		B	\$ 2,704.80	\$ 2,785.60	\$ 2,868.80	\$ 2,954.40	\$ 3,042.40	\$ 3,133.60	\$ 3,227.20
		H	\$33.81	\$34.82	\$35.86	\$36.93	\$38.03	\$39.17	\$40.34
PD2	Police Corporal	A-2080 hours	\$ 83,179.20	\$ 85,654.40	\$ 88,212.80	\$ 90,854.40			
		M	\$ 6,931.60	\$ 7,137.86	\$ 7,351.06	\$ 7,571.20			
		B	\$ 3,199.20	\$ 3,294.40	\$ 3,392.80	\$ 3,494.40			
		H	\$39.99	\$41.18	\$42.41	\$43.68			
PD3	Police Sergeant	A-2080 hours	\$ 91,104.00	\$ 93,828.80	\$ 96,636.80	\$ 99,528.00	\$ 102,502.40		
		M	\$ 7,592.00	\$ 7,819.06	\$ 8,053.06	\$ 8,294.00	\$ 8,541.86		
		B	\$ 3,504.00	\$ 3,608.80	\$ 3,716.80	\$ 3,828.00	\$ 3,942.40		
		H	\$43.80	\$45.11	\$46.46	\$47.85	\$49.28		
PD4	Deputy Police Chief	A-2080 hours	\$ 121,326.40	\$ 124,945.60	\$ 128,689.60	\$ 132,537.60			
		M	\$ 10,110.53	\$ 10,412.13	\$ 10,724.13	\$ 11,044.80			
		B	\$ 4,666.40	\$ 4,805.60	\$ 4,949.60	\$ 5,097.60			
		H	\$58.33	\$60.07	\$61.87	\$63.72			

A = Annual
M = Monthly
B = Biweekly
H = Hourly

Exhibit D

Fire Pay Schedule City of Corinth FY 2025/2026 (Effective September 22, 2025)

PAY GROUP	Job Title	PAY BASIS	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
FD1R	Firefighter or Paramedic	Annually*	\$66,574.79	\$75,425.07	\$77,675.65	\$79,987.07	\$82,359.31	\$84,822.79	\$87,347.09
		A-2920 hours	\$63,918.80	\$72,416.00	\$74,576.80	\$76,796.00	\$79,073.60	\$81,438.80	\$83,862.40
		FLSA OT *	\$2,655.99	\$3,009.07	\$3,098.85	\$3,191.07	\$3,285.71	\$3,383.99	\$3,484.69
		B - Base Only	\$2,458.42	\$2,785.23	\$2,868.34	\$2,953.69	\$3,041.29	\$3,132.26	\$3,225.48
		H-Fire	\$21.89	\$24.80	\$25.54	\$26.30	\$27.08	\$27.89	\$28.72
FD2	Firefighter-Paramedic	H - 2080	\$30.73	\$34.81	\$35.85	\$36.92	\$38.01	\$39.15	\$40.31
		Annually*	\$73,235.31	\$86,769.24	\$89,354.37	\$92,030.75	\$94,767.95		
		A-2920 hours	\$70,313.60	\$83,307.60	\$85,789.60	\$88,359.20	\$90,987.20		
		FLSA OT *	\$2,921.71	\$3,461.64	\$3,564.77	\$3,671.55	\$3,780.75		
		B - Base Only	\$2,704.37	\$3,204.14	\$3,299.60	\$3,398.43	\$3,499.51		
FD3	Driver/Engineer	H-Fire	\$24.08	\$28.53	\$29.38	\$30.26	\$31.16		
		H - 2080	\$33.80	\$40.05	\$41.24	\$42.48	\$43.74		
		Annually*	\$84,244.93	\$101,063.51	\$104,074.43	\$107,176.59			
		A-2920 hours	\$80,884.00	\$97,031.60	\$99,922.40	\$102,900.80			
		FLSA OT *	\$3,360.93	\$4,031.91	\$4,152.03	\$4,275.79			
FD4	Fire Captain	B - Base Only	\$3,110.92	\$3,731.98	\$3,843.17	\$3,957.72			
		H-Fire	\$27.70	\$33.23	\$34.22	\$35.24			
		H - 2080	\$38.88	\$46.64	\$48.03	\$49.47			
		Annually*	\$98,143.83	\$108,149.81	\$111,373.63	\$114,688.68			
		A-2920 hours	\$94,228.40	\$103,835.20	\$106,930.40	\$110,113.20			
FD5	Battalion Chief	FLSA OT *	\$3,915.43	\$4,443.23	\$4,575.48				
		B - Base Only	\$3,624.17	\$3,993.66	\$4,112.71	\$4,235.12			
		H-Fire	\$32.27	\$35.56	\$36.62	\$37.71			
		H - 2080	\$45.30	\$49.92	\$51.40	\$52.93			
		Annually*	\$105,017.24	\$108,827.60	\$110,827.60				

A = Annual
B = Biweekly
H-Fire = Hourly rate for 48 on/96 off shifts
H-2080 = Hourly rate for 40-hr. wk.



CITY OF CORINTH
Staff Report

Meeting Date:	9/18/2025	Title:	Personnel Policy Manual
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 an Ordinance of the City of Corinth, amending the City of Corinth Personnel Policy Manual incorporated by reference into Chapter 34, Personnel Policy, Section 34.01, Adoption By Reference, to adopt revisions to maximum leave balance and holidays, and providing an effective date.

Item Summary/Background/Prior Action

The City of Corinth Personnel Policy Manual in its current version was adopted by City Council on July 7, 2022. With an amendment on November 7, 2024, to include the prohibition of TikTok use and certain other social media applications and services on governmental devices.

As part of the strategic plan, Organizational Development, staff conducted a leave benefits survey. After reviewing the results, staff is recommending the following revisions:

1. Increase the Compensatory Time balance maximum amount that may be accrued by eligible nonexempt employees from 40 to 80 hours.
2. Increase the Sick Leave balance maximum amount that an employee may accrue from 720 to 800 hours. For 56 hours per week Fire Department employees from 1,010 to 1,123 hours.
3. Add a new Holiday (Veterans Day), changing the number of holidays from 11 to 12.

Once Council deliberates and adopts the amendment, the Human Resources staff will communicate the approved revision to all City employees. Each will sign a document acknowledging receipt and understanding and agreement to abide by the policy. This acknowledgement will be kept in each employee’s personnel file.

Financial Impact

N/A

Applicable Owner/Stakeholder Policy

N/A

Staff Recommendation/Motion

Staff recommends adoption of the revised City of Corinth Personnel Policy Manual with an effective date of October 1, 2025.

**CITY OF CORINTH, TEXAS
ORDINANCE NO. 25-09-18-XX**

AN ORDINANCE AMENDING ORDINANCE NO. 22-07-07-26 BY APPROVING AN AMENDMENT TO THE CITY OF CORINTH PERSONNEL POLICY MANUAL SECTIONS 9. C. 3 & 4, 12. C. 2, AND 12. D. 3 & 5; RELATED TO MAXIMUM LEAVE BALANCE AND HOLIDAYS; PROVIDING INCORPORATION OF PREMISES; PROVIDING AMENDMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CUMULATIVE REPEALER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Corinth Personnel Policy Manual (“Manual”) was most recently adopted on July 7, 2022, with an effective date of July 11, 2022; and

WHEREAS, the Manual was amended on November 7, 2024, to include a prohibition of TikTok; and

WHEREAS, as part of the strategic plan, Organizational Development, staff conducted a leave benefits survey; and

WHEREAS, after review of the survey results, the City Manager and Staff recommend revisions to the maximum leave balance for sick and Compensatory Time, and number of holidays; and

WHEREAS, the Compensatory Time balance maximum amount that may be accrued by eligible nonexempt employees is recommended to change from 40 to 80 hours; and

WHEREAS, the Sick Leave balance maximum amount that an employee may accrue, other than 56-hours workweek Fire Department employees, is recommended to change from 720 to 800 hours, and for 56-hour workweek Fire Department employees from 1,010 to 1,123 hours; and

WHEREAS, the number of Holidays is recommended to increase from 11 to 12 adding Veterans Day; and

WHEREAS, after consideration of these recommendations, the City Council wishes to amend certain provisions of the City of Corinth Personnel Manual accordingly; and

WHEREAS, after reviewing and consideration of the recommended revisions, the City Council wishes to amend Section 9 and 12 of the Manual accordingly as set forth more fully herein and finds the proposed amendments necessary and appropriate.

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

**SECTION 1.
Incorporation of Premises**

The above premises are true and correct findings of the City Council and are hereby incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2. Amendments

2.01 That a portion of Section 9. C. (3) & (4) of the Manual is hereby amended as set forth below and all other subsections of section 9, not expressly amended hereby, shall remain in full force and effect:

Section 9 Compensation

...

C. Work Hours and Overtime

...

3. Compensatory Time

...

- e. A maximum balance of **80** hours of compensatory time may be accrued by nonexempt employees. No additional compensatory time shall accrue until the employee's compensatory time balance falls below this maximum and employees will be paid at their overtime rates if required to work hours in excess of those outlined in this section above.
- f. An employee who has accrued compensatory time may request, in advance, the use of compensatory time off at any time consistent with the needs of the City. The City will allow for the use of compensatory time within a reasonable period after the request is made, unless the employee's absence from work would disrupt City operations. **Compensatory time may not be used during the same pay period in which is earned. Employees must wait until a subsequent pay period to utilize accrued compensatory time.**

...

4. Holiday Pay.

...

- c. Fire department employees assigned to a 56-hour workweek accrue **12** twelve-hour holidays per calendar year.

2.02 That Sections 12. C. (2) of the Manual are hereby amended to read as set forth below and all other subsections of section 12, not expressly amended hereby, shall remain in full force and effect:

Section 12 Leave Policies

...

C. Sick Leave

...

- 2. Regular full-time employees accrue 96 hours of sick leave per year. Accrual begins immediately upon employment. Sick leave may be carried over from one year to the next

and can accumulate up to a maximum of **800** hours. When an employee has accumulated **800** hours, the employee shall not accrue additional sick leave.

56-hour workweek Fire Department employees accrue 144 hours of sick leave per year. Sick leave may be carried over from one year to the next and can accumulate up to a maximum of **1123** hours. When an employee has accumulated **1123** hours, the employee shall not accrue additional sick leave.

...

- 2.03** That Sections 12. D. (3) & (5) of the Manual are hereby amended to read as set forth below and all other subsections of section 12, not expressly amended hereby, shall remain in full force and effect:

Section 12 Leave Policies

...

D. Holidays

...

3. The City observes the following days as paid holiday for all regular employees.

- a. New Year's Day – January 1
- b. Martin Luther King, Jr. Day – 3rd Monday in January
- c. Good Friday - Friday before Easter
- d. Memorial Day - Last Monday in May
- e. Independence Day - July 4
- f. Labor Day/September 11 - 1st Monday in September
- g. **Veterans Day – November 11**
- h. Thanksgiving Day - 4th Thursday in November
- i. Day After Thanksgiving - 4th Friday in November
- j. Christmas Eve - December 24
- k. Christmas Day - December 25
- l. One Personal Holiday – Floating Holiday

56-hour workweek Fire Department employees will receive **12** twelve-hour shifts (**144** hours) of holiday time per year. All employees will accrue holiday time regardless of if the holiday is worked or not. Employees scheduled to work holidays will be paid at the regular rate.

4. Holidays that fall on Saturday will typically be observed on Friday. Holidays that fall on Sunday will typically be observed on Monday as determined by the City Manager.

5. Floating holidays accrual will occur on the 1st payroll in January. Employees on a 9-hour schedule will accrue the holiday leave of a number of hours equal to the difference between the total holiday hours (96 hours) and the hours required to cover the remaining appointed holidays for the calendar year.

The maximum allowable holiday balance as of January 1st each year is as follows:

144 hours for 56-hour workweek Fire department employees

100 hours for Peace Officers and Fire department management.

40 hours for Regular Part-Time employees.

80 hours for all other Full-Time employees.

Any hours exceeding this limit will be automatically deleted effective January 1st and will not be carried over or compensated.

SECTION 3.

Severability

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or the application thereto to any persons or circumstances, is held invalid, such invalidity shall not affect the remaining portions of this Ordinance; and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 4.

Cumulative Repealer

This Ordinance shall be cumulative of all provisions of ordinances of the City of Corinth, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances or any other action of the City Council amending or adopting provisions of the Personnel Policy Manual, including without limitation Ordinance No. 22-07-07-26, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 5.

Effective Date

That this Ordinance shall take effect on October 1, 2025. The Human Resources Director shall notify all employees of the amendments to the Manual.

PASSED AND APPROVED THIS 18TH DAY OF SEPTEMBER 2025.

Bill Heidemann, Mayor

ATTEST:

Lana Wyle, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney



CITY OF CORINTH

Staff Report

Meeting Date:	9/18/2025	Title:	ZVR25-0001 –Lake Dallas ISD Sign Variance
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input checked="" 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 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 </div>		

Item/Caption

Consider testimony and act upon a request for a Sign Variance to the Unified Development Code, Subsection 4.01.17.H- Directional Sign, to increase the maximum area for the sign face and number of directional signs for Lake Dallas ISD at Meadowview Dr, Corinth, TX, 76210 (Case No. ZVR25-0001)



Aerial Location Map

Item Summary/Background/Prior Action

The Applicant Lake Dallas ISD has submitted a request for a Sign variance to the Unified Development Code (UDC) regarding the number and area of directional signs permitted on the site. The UDC currently permits a maximum of 2 directional signs per site, each with a height of up to 3 feet and a maximum sign area of 8 square feet. The applicant is requesting the following changes:

- Sign Area: Increase the maximum allowable sign face area from 4 square feet to 14 square feet.
- Number of Signs: Allow a total of 8 directional signs to be installed on the property, currently limited to 2 signs per site.

Lake Dallas ISD is a ±53.6 Acres educational facility with multiple parking lots situated in different areas of the site. With the current Unified Development Code Directional Sign standards, the school will experience challenges in directing visitors, staff, and students to the appropriate parking areas and entrances. The applicant has stated that the additional directional signage is necessary to ensure safety, accessibility, and efficient navigation around the property.

Staff Analysis

Staff has reviewed the applicant's request and recommends approval of the variance relating to signage square footage and the number of directional signs for the following reasons:

- Hardship: The size and layout of the school campus present unique challenges that cannot be addressed with the current sign regulations for directional signs.
- Efficiency: Allowing additional signage with increased area will improve the efficiency of the traffic flow and help visitors navigate the campus with greater ease.

Staff is supportive of the variance request for the number of directional signs as the signage is appropriate for the size of the site. Additionally, the Unified Development Code requires that directional signs may be 3 feet tall but only allow for 4 square feet per sign face area, which is not practical for a 3-foot-tall sign. The applicant's request for a variance in sign square footage is 14 square feet. Staff recommends approval of a variance request for a sign face square footage allowing up to 14 square feet of maximum area per sign face. The undue hardship or practical difficulty that is not self-imposed, which is required to be shown for a variance, lies in the multiple buildings and facilities on this larger than typical site.

Staff Recommendation

Staff recommends approval of a variance to allow for 8 directional signs rather than the required maximum of two directional signs per site. Additionally, staff recommends approval for a variance to allow for 14 square feet maximum sign face rather than the 4 square feet per sign face required by the Unified Development Code(UDC).

Motion

"I move to approve Case No. ZVR25-0001 –Lake Dallas ISD Sign variances to allow for 8 directional signs of 14 square feet of maximum sign face.

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 – Proposed Sign Exhibit

POST & PANELS

- BENCHMARK SIGNS WILL NOT BE ABLE TO PROCEED WITH MATERIAL ORDERS OR PRODUCTION UNTIL ALL REQUESTED INFORMATION WITHIN THIS SUBMITTAL IS PROVIDED. (EXAMPLES: REQUESTED COLORS, REQUESTED LOCATION, REQUESTED ELEVATIONS, ETC.....)
- SUBMITTALS RETURNED WITH MISSING INFORMATION (EVEN WITH AN ARCHITECTURAL STAMPED APPROVAL) WILL BE PLACED ON HOLD UNTIL INFORMATION IS RECEIVED.
- COMPLETE ARCHITECTURAL STAMPED APPROVED SUBMITTALS WILL BE PROCESSED IN ORDER OF RECEIPT.



1822 BARNETT DR.
WEATHERFORD, TX 76087

PROJECT MANAGER:

Michael Taylor
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mtaylor@benchmarksigns.biz

DRAWN BY: TR

DATE: 06.12.2025

PROJECT: LAKE DALL ISD HS FINE ART

PROJECT #: 24-0135

LOCATION: 3016 PARKRIDGE DR CORINTH TX 76210

GENERAL CONTRACTOR: CROSSLAND

ARCHITECT: VLK

REVISION HISTORY:
v1:
v2:
v3:
v4:
v5:

DISCLAIMER: ALL SHOP DRAWINGS & ROOM SCHEDULES RECEIVED AS APPROVED OR APPROVED AS NOTED WILL BE FABRICATED AS SUCH. BENCHMARK SIGNS WILL NOT BE HELD RESPONSIBLE FOR ANY UNREVIEWED DESIGNS WITHIN THE RETURNED APPROVED SUBMITTAL OR APPROVED AS NOTED SUBMITTAL.

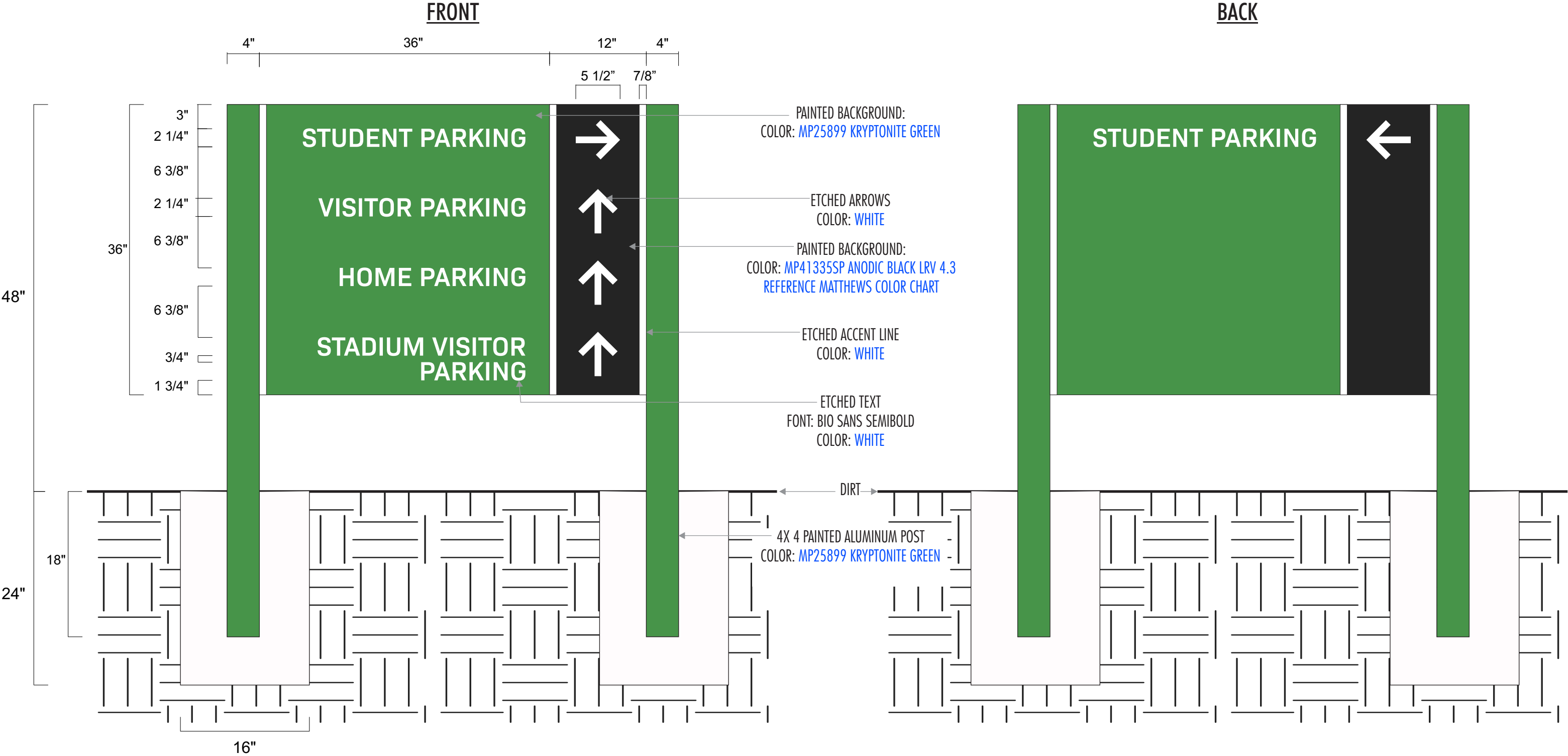
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SHEET 1

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DOUBLE SIDED POST & PANELS

MANUFACTURED BY: BENCHMARK SIGNS



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POST AND PANEL SIGN SCHEDULE				
SIGN	DIRECTION	SIDE A	DIRECTION	SIDE B
QTY. 1	SOUTH	<div><div>STUDENT PARKING</div><div>VISITOR PARKING</div><div>HOME PARKING</div><div>STADIUM VISITOR PARKING</div></div>	NORTH	<div><div>STUDENT PARKING</div></div>
S1				
QTY. 1	SOUTH	<div><div>VISITOR PARKING</div><div>HOME/ STUDENT PARKING</div><div>GYMNASIUM</div><div>STADIUM VISITOR PARKING</div></div>	NORTH	<div><div>VISITOR PARKING</div><div>STUDENT PARKING</div></div>
S2				
QTY. 1	SOUTH	<div><div>HOME/ STUDENT PARKING</div><div>GYMNASIUM</div><div>STADIUM VISITOR/ SOFTBALL PARKING</div><div>BASEBALL/TENNIS</div></div>	NORTH	<div><div>STUDENT PARKING</div><div>VISITOR PARKING</div></div>
S3				
QTY. 1	SOUTH	<div><div>HOME PARKING</div><div>STADIUM VISITOR/ SOFTBALL PARKING</div><div>INDOOR PRACTICE FACILITY</div><div>BASEBALL/TENNIS</div></div>	NORTH	<div><div>HOME/ STUDENT PARKING</div><div>VISITOR PARKING</div><div>GYMNASIUM</div></div>
S5				



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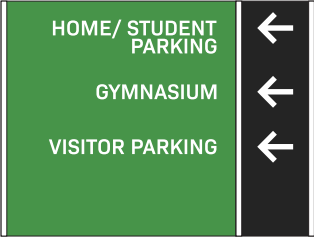
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SHEET 3

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QTY. 1				
	EAST		SOUTH	
QTY. 1				
	WEST		EAST	
QTY. 1				
	WEST		EAST	
QTY. 1				
	WEST		EAST	



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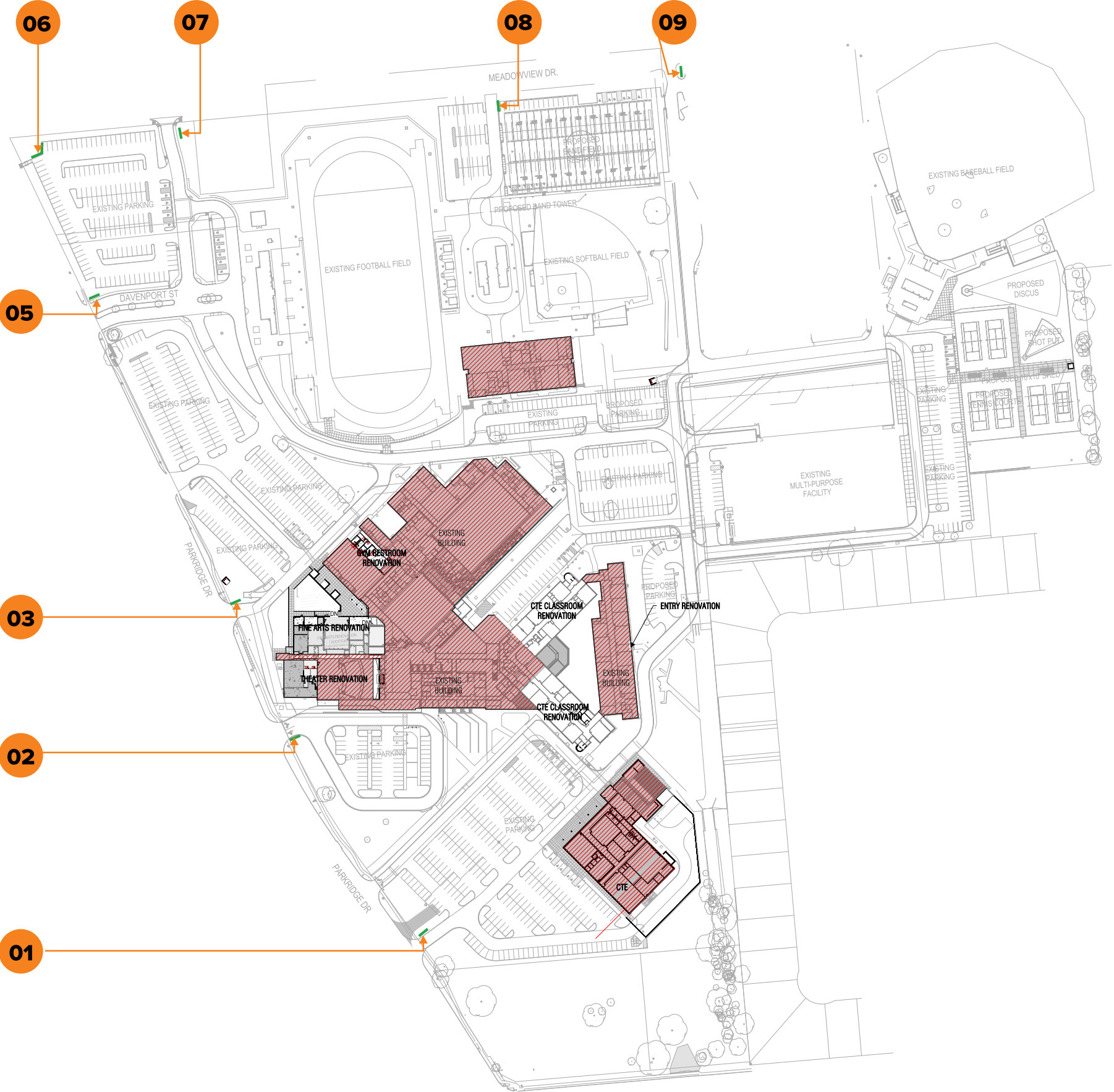
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