******PUBLIC NOTICE******

# CITY COUNCIL WORKSHOP AND REGULAR SESSION

**Thursday, September 15, 2022 at 5:45 PM**

**City Hall | 3300 Corinth Parkway**

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

**View live stream: www.cityofcorinth.com/remotesession**

**A. NOTICE IS HEREBY GIVEN** of a Workshop and Regular Session of the Corinth City Council.

**B. CALL TO ORDER**

**C. WORKSHOP AGENDA**

1. Review and discuss activities and work assignments for the Pumpkin Palooza Festival.

2. Receive a report, hold a discussion, and provide staff direction on the Fiscal Year 2023 Annual Program of Services and Capital Improvement Program.

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

**D. ADJOURN WORKSHOP**

**E. CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE & TEXAS PLEDGE**

**F. CITIZENS COMMENTS**

Please limit your comments to three minutes. Comments about any of the Council agenda items are appreciated by the Council and may be taken into consideration at this time or during that agenda item. Council is prohibited from acting on or discussing items brought before them at this time.

**G. CONSENT AGENDA**

All matters listed under the consent agenda are considered to be routine and will be enacted in one motion. Should the Mayor or a Councilmember 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 30, 2022, City Council Meeting.

2. Consider and act on minutes from the September 1, 2022, City Council Meeting.

3. Consider approval of a Resolution authorizing the change of authorized representatives for the Texas Local Government Investment Pool (TexPool).

4. Consider approval of a Resolution authorizing the change of authorized representatives for the Texas Short Term Asset Reserve Program (TexSTAR).

**H. PUBLIC HEARING**

5. Conduct a Public Hearing to consider testimony and act on a rezoning request by the Applicant, Asvalo Real Estate, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, from SF-4 Single Family Residential and C-1 Commercial to a Planned Development with two base zoning districts to include MF-3 Multi-Family Residential and SF-

4 Single Family Residential, on approximately ±58 acres located on the south side of Lake Sharon Drive, and generally west of Trinity Terrace and Dickinson Drive, north of Custer Road and Meadowview Drive, and east of Zachary Drive. Case No. ZAPD22-0002 – Lake Sharon Mixed Residential (LSMR).

6. Conduct a public hearing to consider testimony and act on proposed amendments to the City's Unified Development Code (UDC) regarding Subsection 2.07.03 – Use Chart; Subsection 2.09.02 – Tree Preservation; Subsection 3.03.03 – Final Plat; Subsection 4.01.15 – General Sign Requirements; and Subsection 5.02 – Words and Terms Defined (ZTA22-0001 – UDC Misc. Text Amendments)

## I. BUSINESS AGENDA

7. Consider and act on the Chapter 380 Economic Development Incentive Agreement with Realty Capital Management, LLC for the development of a mixed-use project in the Agora at Corinth district.

8. Consider and act on the Unimproved Property Contract with Realty Capital Management, LLC for the purchase of the 20.866 acres for a mixed-use development.

9. Consider and act on an Ordinance of the City Council of the City of Corinth, Texas, amending various sections of Chapter 33 "Boards, Commissions and Departments" of Title III "Administration" of the Code of Ordinances of the City of Corinth to provide for amendments related to the membership of the Keep Corinth Beautiful Commission; adding a member to the Commission and providing for a subcommittee of the Commission to serve as the Parks and Recreation Board; providing for related amendments; and providing an effective date.

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

11. Consider and act on the appointment of Chair and Vice Chair for the Planning & Zoning Commission.

## J. COUNCIL COMMENTS & FUTURE AGENDA ITEMS

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

## K. EXECUTIVE SESSION**

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

**Section 551.071 - Legal Advice.** (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; and/or (2) a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflict with Chapter 551.

a. Unauthorized third-party use of City-owned property and authorization of eviction proceedings.

b. Council roles and responsibilities.

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

a. City Manager.

**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. Project Agora.

**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 2022, at 5:00 P.M., on the bulletin board at Corinth City Hall.

Lana Wylie
City Secretary
City of Corinth, Texas

# CITY OF CORINTH
## Staff Report

| | |
|---|---|
| **Meeting Date:** | 9/15/2022 **Title:** Pumpkin Palooza |
| **Ends:** | ☒ Resident Engagement ☐ Proactive Government ☐ Organizational Development<br>☐ Health & Safety ☐Regional Cooperation ☐Attracting Quality Development |
| **Governance Focus:** | *Focus*: ☒ Owner ☐ Customer ☐ Stakeholder |
| | *Decision:* ☐ Governance Policy ☒ Ministerial Function |
| **Owner Support:** | ☐ Planning & Zoning Commission ☐ Economic Development Corporation<br>☐ Parks & Recreation Board ☐ TIRZ Board #2<br>☐ Finance Audit Committee ☐ TIRZ Board #3<br>☐ Keep Corinth Beautiful ☐ Ethics Commission<br>N/A |

**Item/Caption**

Review and discuss activities and work assignments for the Pumpkin Palooza Festival.

**Item Summary/Background/Prior Action**

The Annual Pumpkin Palooza Festival will be held on Saturday, October 15, 2022 from 11am to 9pm at the Corinth Community Park. Thanks to numerous local sponsors the event will be free to the public.

Staff will provide the City Council with an overview of the activities.

# CITY OF CORINTH
## Staff Report

| | |
|---|---|
| **Meeting Date:** | 9/15/2022 **Title:** Budget Overview Workshop |
| **Ends:** | ☐ Resident Engagement ☒ Proactive Government ☐ Organizational Development<br>☐ Health & Safety ☐Regional Cooperation ☐Attracting Quality Development |
| **Governance Focus:** | *Focus*: ☒ Owner ☐ Customer ☐ Stakeholder |
| | *Decision:* ☐ Governance Policy ☒ Ministerial Function |
| **Owner Support:** | ☐ Planning & Zoning Commission ☐ Economic Development Corporation<br>☐ Parks & Recreation Board ☐ TIRZ Board #2<br>☐ Finance Audit Committee ☐ TIRZ Board #3<br>☐ Keep Corinth Beautiful ☐ Ethics Commission<br>N/A |

**Item/Caption**

Receive a report, hold a discussion, and provide staff direction on the Fiscal Year 2023 Annual Program of Services and Capital Improvement Program.

**Item Summary/Background/Prior Action**

In compliance with the Charter requirement, the Fiscal Year 2023 budget was submitted to the Council by Friday, July 31, 2022 and can also be found on the City's website. This budget workshop is one of several for Council to deliberate on the Fiscal Year 2023 annual budget and to provide staff direction.

The City's budget development procedures are in conformance with State Law outlined in the Truth in Taxation process.

**Applicable Owner/Stakeholder Policy**

The City Charter, Section 9.02, requires that the City Manager be responsible for submitting an annual budget not later than sixty (60) days prior to the first day of the new fiscal year.

**Staff Recommendation/Motion**

N/A

# CITY OF CORINTH
## Staff Report

| | |
|---|---|
| **Meeting Date:** | 9/15/2022 **Title:** Minutes \| Approval of Meeting Minutes |
| **Ends:** | ☐ Resident Engagement ☒ Proactive Government ☐ Organizational Development<br>☐ Health & Safety ☐Regional Cooperation ☐Attracting Quality Development |
| **Governance Focus:** | *Focus*: ☒ Owner ☐ Customer ☐ Stakeholder |
| | *Decision:* ☐ Governance Policy ☒ Ministerial Function |
| **Owner Support:** | ☐ Planning & Zoning Commission ☐ Economic Development Corporation<br>☐ Parks & Recreation Board ☐ TIRZ Board #2<br>☐ Finance Audit Committee ☐ TIRZ Board #3<br>☐ Keep Corinth Beautiful ☐ Ethics Commission<br>N/A |

**Item/Caption**

Consider and act on minutes from the August 30, 2022, 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 SPECIAL SESSION - MINUTES

**Tuesday, August 30, 2022 at 5:45 PM**

**City Hall | 3300 Corinth Parkway**

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

On this, the 30th day of August 2022, the City Council of the City of Corinth, Texas, met in Closed Session at the 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
Tina Henderson, Council Member
Steve Holzwarth, Council Member
Kelly Pickens, Council Member

**Staff Members Present:**
Lee Ann Bunselmeyer, Interim City Manager
Guadalupe Ruiz, Human Resources Director

**CALL TO ORDER**

Mayor Heidemann called the meeting to order at 5:45 P.M.

**CLOSED 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 551.074 - Personnel Matters.** To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, or to hear a complaint or charge against an officer or employee.

a. City Manager.

**ADJOURN**

Mayor Heidemann adjourned the meeting at 6:43 P.M.

AYES: All

Meeting adjourned.

Approved by Council on the _____ day of _____ 2022.

_____
Lana Wylie, City Secretary
City of Corinth, Texas

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# CITY OF CORINTH
## Staff Report

| | |
|---|---|
| **Meeting Date:** | 9/15/2022 **Title:** Minutes \| Approval of Meeting Minutes |
| **Ends:** | ☐ Resident Engagement ☒ Proactive Government ☐ Organizational Development<br>☐ Health & Safety ☐Regional Cooperation ☐Attracting Quality Development |
| **Governance Focus:** | *Focus*: ☒ Owner ☐ Customer ☐ Stakeholder |
| | *Decision:* ☐ Governance Policy ☒ Ministerial Function |
| **Owner Support:** | ☐ Planning & Zoning Commission ☐ Economic Development Corporation<br>☐ Parks & Recreation Board ☐ TIRZ Board #2<br>☐ Finance Audit Committee ☐ TIRZ Board #3<br>☐ Keep Corinth Beautiful ☐ Ethics Commission<br>N/A |

**Item/Caption**

Consider and act on minutes from the September 1, 2022, 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 01, 2022 at 5:45 PM**

**City Hall | 3300 Corinth Parkway**

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

On this, the 1st day of September 2022, the City Council of the City of Corinth, Texas, met in Workshop & Regular Session at the 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
Tina Henderson, Council Member
Steve Holzwarth, Council Member
Kelly Pickens, Council Member

**Staff Members Present:**
Lee Ann Bunselmeyer, Interim City Manager
Lana Wylie, City Secretary
Melissa Crawford, City Attorney
Jerry Garner, Police Chief
Glenn Barker, Public Works Director
Elise Back, Director of Economic Development
George Marshall, City Engineer
Shea Rodgers, Chief Technology Officer
Lance Stacy, City Marshal
Sam Kading, Police Sergeant

## CALL TO ORDER

Mayor Heidemann called the meeting to order at 5:45 P.M. and immediately convened into Closed Session under Section 551.074 - Personnel Matters, Item a.

## CLOSED 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 551.074 - Personnel Matters.** To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, or to hear a complaint or charge against an officer or employee.

a. City Manager.

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

Mayor Heidemann recessed the Closed Session at 7:08 P.M.

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

Mayor Heidemann called the Regular Session Meeting to order at 7:09 P.M.

**PROCLAMATIONS AND PRESENTATIONS**

1. Proclamation supporting Suicide Prevention Awareness Month.

   Mayor Heidemann read and presented the Proclamation to Michelle Foster with Denton County MHMR.

2. Live United Month, September 2022 – United Way of Denton County.

   Mayor Heidemann read and presented the proclamation to Pat Sherman with DATCU and Michelle Johnson with 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.

There were no comments made.

**CONSENT AGENDA**

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

3. Consider and act on minutes from the August 18, 2022, City Council Meeting.

4. Consider and act on the purchase of a remote operated slope mower from Green Climber of North America, Inc., in an amount not to exceed $56,280, and authorize the City Manager to execute the necessary documents.

   Motion made by Council Member Henderson to approve the Consent Agenda as presented. Seconded by Council Member Garber.

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

**BUSINESS AGENDA**

5. Consider and act on an Ordinance of the City Council of the City of Corinth, Texas adopting the amendments to the City of Corinth home rule charter in accordance with the adoption of propositions no. A and B at the special election held May 7, 2022; providing for the incorporation of premises; adopting the charter, as amended; providing for mayoral certification; providing for a cumulative repealer clause; providing for savings, severability and an effective date.

   Motion made by Council Member Garber to approve Ordinance No. 22-09-01-31, adopting the amendments to the City of Corinth home rule charter in accordance with the adoption of Propositions A and B at the special election held May 7, 2022, as presented. Seconded by Mayor Pro Tem Burke.

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

6. Consider and act on a Resolution of the City Council of the City of Corinth, Texas adopting a policy for the selection of a member of the City Council to serve as Mayor Pro Tem, In accordance with the City of Corinth

DRAFT

Home Rule Charter, Section 3.01(F), providing for the incorporation of premises; adopting a po selection of Mayor Pro Tem; and providing an effective date.

Motion made by Mayor Pro Tem Burke to approve Resolution No. 22-09-01-20 adopting a policy for the selection of a member of the City Council to serve as Mayor Pro Tem. Seconded by Council Member Henderson.

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

7. Consider and act on a contract for underground utility line locating with USIC, in an amount not to exceed $70,000 annually, and authorize the City Manager to execute the necessary documents.

   Motion made by Council Member Garber to approve the contract for underground utility line locating with USIC, in an amount not to exceed $70,000 annually, and authorize the City Manager to execute the necessary documents. Seconded by Council Member Pickens.

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

8. Consider and act on the outstanding debt of $9,008.75 to Melissa Mendoza an authorize the Director of Finance to write off the debt as uncollectible.

   Motion made by Council Member Henderson authorizing the Finance Director to write off the debt owed by Melissa Mendoza in the amount of $9,008.75 as uncollectable. Seconded by Mayor Pro Tem Burke.

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

No comments were made.

Mayor Heidemann adjourned the Regular Session Meeting at 7:28 P.M.

**WORKSHOP AGENDA**

Mayor Heidemann called the Workshop Session to order at 7:32 P.M.

9. Receive a report, hold a discussion, and provide staff direction on the Fiscal Year 2023 Annual Program of Services and Capital Improvement Program.

   The item was presented and discussed.

10. Regular Meeting Items on Regular Session Agenda, including the consideration of closed session items as set forth in the Closed Session agenda items below.

    The Regular Meeting adjourned before the Workshop Session.

**ADJOURN WORKSHOP**

Mayor Heidemann adjourned the Workshop Session at 8:11 P.M. and immediately convened into Closed Session.

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**CLOSED 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. Unauthorized third-party use of City-owned property and authorization of eviction proceedings.

b. Council Roles and Responsibilities.

c. Drainage Fee

d. Classification of positions and organization of departments under City Manager.

e. Employee complaint and investigation.

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

a. City Manager.

b. Receive recommendations of Interim City Manager regarding classification of staff positions and departmental structure.

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

a. Project Agora.

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

Mayor Heidemann recessed the Closed Session at 9:00 P.M. and immediately adjourned the meeting.

**ADJOURN**

Mayor Heidemann adjourned the meeting at 9:00 P.M.

AYES: All

Meeting adjourned.

Approved by Council on the _____ day of _____ 2022.

_____
Lana Wylie, City Secretary
City of Corinth, Texas

DRAFT

# CITY OF CORINTH
## Staff Report

| | |
|---|---|
| **Meeting Date:** | 9/15/2022 **Title:** TexPool Authorized Representative |
| **Ends:** | ☐ Resident Engagement ☒ Proactive Government ☐ Organizational Development<br>☐ Health & Safety ☐Regional Cooperation ☐Attracting Quality Development |
| **Governance Focus:** | *Focus*: ☒ Owner ☐ Customer ☐ Stakeholder |
| | *Decision:* ☐ Governance Policy ☒ Ministerial Function |
| **Owner Support:** | ☐ Planning & Zoning Commission ☐ Economic Development Corporation<br>☐ Parks & Recreation Board ☐ TIRZ Board #2<br>☐ Finance Audit Committee ☐ TIRZ Board #3<br>☐ Keep Corinth Beautiful ☐ Ethics Commission<br>N/A |

**Item/Caption**

Consider approval of a Resolution authorizing the change of authorized representatives for the Texas Local Government Investment Pool (TexPool).

**Item Summary/Background/Prior Action**

The City utilizes TexPool for the investment of funds as allowed by the Public Funds Investment Act and the City of Corinth Investment Policy. TexPool requires formal action by the governing body to update and make changes to the listing of authorized representatives. Authorized Representatives have full power and authority to open accounts, make deposits and withdraw funds.

The Resolution retains Lee Ann Bunselmeyer, Director of Finance, Communication & Strategic Services and Linda Thoms, Accounting Manager, deletes Jacqueline Williams, Assistant Director of Finance and adds Chris Rodriguez, Budget Officer.

**Staff Recommendation/Motion**

Staff recommends approval of the Resolution updating the Authorized Representatives for the Texas Local Government Investment Pool (TexPool).

# Resolution A... Authorized Representatives

Please complete this form to amend or designate Authorized Representatives. *This document supersedes all prior Authorized Representative forms.*

*** Required Fields**

## 1. Resolution

**WHEREAS,**

City of Corinth — Participant Name*

7 7 3 8 1 — Location Number*

("**Participant**") is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

**WHEREAS**, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

**WHEREAS**, the Texas Local Government Investment Pool ("**TexPool / Texpool Prime**"), a public funds investment pool, were created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

**NOW THEREFORE**, be it resolved as follows:

A. That the individuals, whose signatures appear in this Resolution, are Authorized Representatives of the Participant and are each hereby authorized to transmit funds for investment in TexPool / TexPool Prime and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.

B. That an Authorized Representative of the Participant may be deleted by a written instrument signed by two remaining Authorized Representatives provided that the deleted Authorized Representative (1) is assigned job duties that no longer require access to the Participant's TexPool / TexPool Prime account or (2) is no longer employed by the Participant; and

C. That the Participant may by Amending Resolution signed by the Participant add an Authorized Representative provided the additional Authorized Representative is an officer, employee, or agent of the Participant;

List the Authorized Representative(s) of the Participant. Any new individuals will be issued personal identification numbers to transact business with TexPool Participant Services.

1. Lee Ann Bunselmeyer — Name; Director of Finance — Title
   9 4 0 4 9 8 3 2 8 0 — Phone; Fax; leeann.bunselmeyer@cityofcorinth.com — Email
   Signature

2. Linda Thoms — Name; Accounting Manager — Title
   9 4 0 4 9 8 3 2 8 5 — Phone; Fax; Linda.Thoms@cityofcorinth.com — Email
   Signature

3. Chris Rodriguez — Name; Budget Officer — Title
   9 4 0 4 9 8 3 2 8 2 — Phone; Fax; Chris.Rodriguez@cityofcorinth.com — Email
   Signature

Form Continues on Next Page

## 1. Resolution (continued)

4. Name | Title

Phone | Fax | Email

Signature

List the name of the Authorized Representative listed above that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the Participation Agreement.

Name

In addition and at the option of the Participant, one additional Authorized Representative can be designated to perform only inquiry of selected information. *This limited representative cannot perform transactions.* If the Participant desires to designate a representative with inquiry rights only, complete the following information.

Name | Title

Phone | Fax | Email

D. That this Resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant, and until TexPool Participant Services receives a copy of any such amendment or revocation. This Resolution is hereby introduced and adopted by the Participant at its regular/special meeting held on the ____ day of _____, 20__.

**Note: Document is to be signed by your Board President, Mayor or County Judge and attested by your Board Secretary, City Secretary or County Clerk.**

Name of Participant*

**SIGNED**

Signature*

Bill Heidemann
Printed Name*

Mayor
Title*

**ATTEST**

Signature*

Lana Wylie
Printed Name*

City Secretary
Title*

## 2. Delivery Instructions

Please return this document to **TexPool Participant Services**:

**Email:** texpool@dstsystems.com

**Fax:** 866-839-3291



1-866-TEXPOOL (839-7665) • TexPool.com
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*G45340-17 (3/22)*

Managed and Serviced by Federated Hermes

# CITY OF CORINTH
## Staff Report

| | |
|---|---|
| **Meeting Date:** | 9/15/2022 **Title:** TexSTAR Authorized Representative |
| **Ends:** | ☐ Resident Engagement ☒ Proactive Government ☐ Organizational Development<br>☐ Health & Safety ☐Regional Cooperation ☐Attracting Quality Development |
| **Governance Focus:** | *Focus*: ☒ Owner ☐ Customer ☐ Stakeholder |
| | *Decision:* ☐ Governance Policy ☒ Ministerial Function |
| **Owner Support:** | ☐ Planning & Zoning Commission ☐ Economic Development Corporation<br>☐ Parks & Recreation Board ☐ TIRZ Board #2<br>☐ Finance Audit Committee ☐ TIRZ Board #3<br>☐ Keep Corinth Beautiful ☐ Ethics Commission<br>N/A |

**Item/Caption**

Consider approval of a Resolution authorizing the change of authorized representatives for the Texas Short Term Asset Reserve Program (TexSTAR).

**Item Summary/Background/Prior Action**

The City utilizes TexStar for the investment of funds as allowed by the Public Funds Investment Act and the City of Corinth Investment Policy. TexSTAR requires formal action by the governing body to update and make changes to the listing of authorized representatives. Authorized Representatives have full power and authority to open accounts, make deposits and withdraw funds.

The Resolution retains Lee Ann Bunselmeyer, Director of Finance, Communication & Strategic Services and Linda Thoms, Accounting Manager, deletes Jacqueline Williams, Assistant Director of Finance and adds Chris Rodriguez, Budget Officer.

**Staff Recommendation/Motion**

Staff recommends approval of the Resolution updating the Authorized Representatives for the Texas Short Term Asset Reserve Program (TexSTAR).

TexSTAR

# AMENDING RESOLUTION

WHEREAS, City of Corinth

(the "Government Entity") by authority of the Application for Participation in TexSTAR (the "Application") has entered into an Interlocal Agreement (the "Agreement") and has become a participant in the public funds investment pool created there under known as TexSTAR Short Term Assert Reserve Fund ("TexSTAR");

WHEREAS, the Application designated on one or more "Authorized Representatives" within the meaning of the Agreement;

WHEREAS, the Government Entity now wishes to update and designate the following persons as the "Authorized Representatives" within the meaning of the Agreement;

NOW, THEREFORE, BE IT RESOLVED:

SECTION 1. The following officers, officials or employees of the Government Entity specified in this document are hereby designated as "Authorized Representatives" within the meaning of the Agreement, with full power and authority to open accounts, to deposit and withdraw funds, to agree to the terms for use of the website for online transactions, to designate other authorized representatives, and to take all other action required or permitted by Government Entity under the Agreement created by the application, all in the name and on behalf of the Government Entity.

SECTION 2. This document supersedes and replaces the Government Entity's previous designation of officers, officials or employees of the Government Entity as Authorized Representatives under the Agreement

SECTION 3. This resolution will continue in full force and effect until amended or revoked by Government Entity and written notice of the amendment or revocation is delivered to the TEXSTAR Board.

SECTION 4. Terms used in this resolution have the meanings given to them by the Application.

**Authorized Representatives.** Each of the following Participant officials is designated as Participant Representative authorized to give notices and instructions to the Board in accordance with the Agreement, the Bylaws, the Investment Policy, and the Operating Procedures:

1. Name: Lee Ann Bunselmeyer Title: Director of Finance
   Signature: _____ Phone: 940-498-3280
   Email: leeann.bunselmeyer@cityofcorinth.com
2. Name: Linda Thoms Title: Accounting Manager
   Signature: _____ Phone: 940-498-3285
   Email: Linda.Thoms@cityofcorinth.com
3. Name: Chris Rodriguez Title: Budget Officer
   Signature: _____ Phone: 940-498-3282
   Email: Chris.Rodriguez@cityofcorinth.com
4. Name: _____ Title: _____
   Signature: _____ Phone: _____
   Email: _____

***{REQUIRED} PRIMARY CONTACT:*** List the name of the Authorized Representative **listed above** that will be designated as the Primary Contact and will receive all TexSTAR correspondence including transaction confirmations and monthly statements

*Name:* Lee Ann Bunselmeyer

***{OPTIONAL} INQUIRY ONLY CONTACT:*** In addition, the following additional Participant representative (***not listed above***) is designated as an ***Inquiry Only*** Representative authorized to obtain account information:

Name: _____ Title: _____

Signature: _____ Phone: _____

Email: _____

Participant may designate other authorized representatives by written instrument signed by an existing Participant Authorized Representative or Participant's chief executive officer.

**DATED** _____

City of Corinth
**(NAME OF PARTICIPANT)**

**SIGNED BY:** _____
(Signature of official)

Bill Heidemann, Mayor
(Printed name and title)

**ATTESTED BY:** _____
(Signature of official)

Lana Wylie, City Secretary
(Printed name and title)

***REQUIRED***
**PLACE OFFICIAL SEAL OF ENTITY HERE**

**FOR INTERNAL USE ONLY**
**APPROVED AND ACCEPTED: TEXAS SHORT TERM ASSET RESERVE FUND**

……
**AUTHORIZED SIGNER**

# CITY OF CORINTH
## Staff Report

| | |
|---|---|
| **Meeting Date:** | 9/15/2022 **Title:** Lake Sharon Mixed Residential Planned Development Rezoning Request (ZAPD22-0002) |
| **Ends:** | ☒ Resident Engagement ☒ Proactive Government ☐ Organizational Development<br>☐ Health & Safety ☐Regional Cooperation ☐ Attracting Quality Development |
| **Governance Focus:** | *Focus*: ☒ Owner ☐ Customer ☐ Stakeholder |
| | *Decision:* ☒ Governance Policy ☐ Ministerial Function |
| **Owner Support:** | ☒ Planning & Zoning Commission ☐ Economic Development Corporation<br>☐ Parks & Recreation Board ☐ TIRZ Board #2<br>☐ Finance Audit Committee ☐ TIRZ Board #3<br>☐ Keep Corinth Beautiful ☐ Ethics Commission<br><br>On August 22, 2022, the Planning and Zoning Commission unanimously voted to recommend denial of the ZAPD22-0002 Lake Sharon Mixed Residential Planned Development Rezoning Request as presented. |

**Item/Caption**

Conduct a Public Hearing to consider testimony and act on a rezoning request by the Applicant, Asvalo Real Estate, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, from SF-4 Single Family Residential and C-1 Commercial to a Planned Development with two base zoning districts to include MF-3 Multi-Family Residential and SF-4 Single Family Residential, on approximately ±58 acres located on the south side of Lake Sharon Drive, and generally west of Trinity Terrace and Dickinson Drive, north of Custer Road and Meadowview Drive, and east of Zachary Drive. Case No. ZAPD22-0002 – Lake Sharon Mixed Residential (LSMR).

**Item Summary/Background/Prior Action**

The applicant is requesting the rezoning of ±58 acres to a Planned Development (PD) District for a future development of 579 dwelling units that include single-family and multi-family dwelling types, and a mix of private recreation and open space areas consisting of 13+ acres. The site is primarily undeveloped, heavily treed, and includes two (2) existing dwellings located along the northern portion of the site, accessible from Lake Sharon Drive, and gas wells with gated access to Lake Sharon Drive.

**Location Map**
**Case No. ZAPD22-0002**

On June 27, 2022, the Planning and Zoning Commission held a Public Hearing on this item and voted to indefinitely table the case to allow the applicant to revise the plan.

On July 25, 2022, the Planning and Zoning Commission conducted an informal workshop where the applicant presented an amended plan. Revisions to the plan included 1) eliminating the setback from the gas wells by entering into a contract with Sage to cap the wells, 2) creating a "double row" of single family lots, thus increasing the number of lots from 33 to 96 but decreasing the size of the lots, and 3) re-orienting the location and number of multi-family units. The applicant subsequently decided to proceed with the original plan and requested the Planning and Zoning Commission consider the application as originally proposed.

On August 22, 2022, the Planning and Zoning Commission unanimously voted to recommend denial.

Due to the number of inconsistencies between the proposed land use plan and the adopted "Envision Corinth 2040 Comprehensive Plan," and due to the fact that the 83-acre, Ashford Pak development, located immediately north of the subject site is being developed as a single-family neighborhood, not as mixed-residential, staff is recommending denial of the application.

The applicant is proposing an overall density of ten (10) dwelling units per acre and two (2) base Zoning districts as follows.

- **SF-4 Single Family Residential Base District**. A designated area of 33 individually platted single-family lots (approximately 9,000 sq. ft.) and five (5) common open space lots is proposed along the periphery of the project adjacent to existing single-family neighborhoods.

- **MF-3 Multi-Family Residential Base District**. Interior to the site, 546 multi-family units are proposed and distributed among a variety of apartment style buildings including the following:
    - 24, two-story "Big House" style apartment buildings, consisting of 248 units;
    - Seven (7), three-story apartment buildings consisting of 168 units; and
    - One (1) four-story apartment building consisting of 120 units, and five (5) duplex buildings consisting of ten (10) units specifically designated as Active Living (age-restrictive) for seniors.

  The proposed elevations of the multifamily use types (duplex, Bighouse, 3-story apartments, and the 4-story senior living apartments) are illustrated in Exhibit "F" - Elevations and Building Type Materials.

Central to the multi-family area and internal to the site is a ±3-acre Tree Preservation natural area and several additional smaller tree grove areas, as well as an existing pond, all of which serve as a 300-foot buffer between the proposed residential uses and the active gas well located on the property.

The PD Concept Plan (Exhibit "C") depicts the proposed layout and design of the site and provides a table with the breakdown of multifamily buildings by unit type and square footage and by single-family lots as follows:

**Table A-Unit Mix**

| Unit Tabulation – Big House, 3 Story E Urban, 4 Story E Urban, Duplex & Single-Family Lot | | | | |
|---|---|---|---|---|
| **Unit Name** | **Unit Type** | **Net Area (SF)** | **Unit Count** | **Percentage** |
| Big House A1L | 1br/1ba | 639 | 40 | 7% |
| Big House A1U | 1br/1ba | 750 | 30 | 5% |
| Big House A2L | 1br/1ba | 787 | 4 | 1% |
| Big House A2U | 1br/1ba | 787 | 30 | 5% |
| Big House B1U | 2br/2ba | 1,081 | 70 | 12% |
| Big House B2L | 2br/2ba | 1,136 | 4 | 1% |
| Big House B2U | 2br/2ba | 1,136 | 40 | 7% |
| Big House C1L | 3br/3ba | 1,275 | 15 | 3% |
| Big House C1U | 3br/3ba | 1,350 | 15 | 3% |
| 3 Story S1 | 1br/1ba | 436 | 14 | 2% |
| 3 Story A1/A2 | 1br/1ba | 702 | 56 | 10% |
| 3 Story A3 | 1br/1ba | 754 | 42 | 7% |
| 3 Story B1 | 2br/2ba | 1,020 | 28 | 5% |
| 3 Story B2 | 2br/2ba | 1,135 | 28 | 5% |
| 4 Story A1 | 1br/1ba | 750 | 30 | 5% |
| 4 Story A2 | 1br/1ba | 750 | 47 | 8% |
| 4 Story B1 | 2br/2ba | 950 | 43 | 7% |
| Duplex D1 | 2br/2ba | 975 | 10 | 2% |
| | | | | |
| Single Family Lot | | 9,000 | 33 | 6% |
| **Totals** | | | **579** | **100%** |

**Project Phasing.** The project is proposed to be constructed in three (3) phases as shown on the Phasing Plan (Exhibit "G"). Phase 1 includes the construction of all public streets, the subdivision of 33 single-family lots, the development of eight (8), two-story Big House apartment buildings, seven (7) three-story apartment buildings, a ±3-acre wet retention basin proposed as an amenity, a clubhouse building, splashpad and pool, and other associated private recreation and several common open space areas.

Phase 2 includes the development of the remaining 16, two-story Big House apartment buildings and associated common amenity and recreation spaces. Phase 3 includes the four-story Active Living, age-restricted building, five (5) Active Living, age-restricted duplex buildings, and associated common amenity and private recreation spaces.

**Mobility.** The "Envision Corinth 2040" Master Thoroughfare Plan identifies a new "Collector" street to be constructed north from the Hollis Drive street stub through the project site to Lake Sharon Drive. The applicant would be responsible for constructing this road as part of the development, as well as make the connection to an existing stub street to the east at Lavinia Drive to the Amherst subdivision.

**Gas Wells.** The site contains two, active gas wells (F. Taylor Unit 1H and F Taylor Unit 2He) which are located in the north-central portion of the site and operated by Sage Natural Resources. The gas wells were permitted in 2006 under the City's original gas well ordinance (adopted 2005). At that time, the code required a 300-foot

setback from buildings used for human occupancy. In 2006, the City amended the code to increase the requirement for new wells to 600 feet. This setback was amended again in 2010 to increase the setback for new wells to 1,000 feet.

Because the well was installed prior to the 2006 and 2010 amendments and has been in continuous operation, the setback was vested at the 300-foot setback established with the 2005 ordinance The City's Fire Code requires new structures being built near an existing gas well would need to comply with the International Fire Code's separation requirements of a 300-foot setback for occupancy types A, E, & I (Assembly, Education, & Institutional) which does not include residential structures.

The proposed project includes a 300-foot setback from the gas wells pad site. Staff requested the Applicant to justify the amount of the buffer area. According to the Applicant, the 300-foot setback was an outcome of a 3rd party report required by his lender due to the presence of an active gas well located within the project area. Reference PD Concept Plan (Exhibit "C"). As previously noted, staff is recommending denial of the application. Should the Planning and Zoning Commission recommend approval to the City Council, staff is recommending a condition be added that the gas wells be capped prior to the submission of an application for a Final Plat or Site Plan whichever occurs first. The Applicant has indicated to Staff that it is his intention to cap the gas wells while maintaining the common open space areas originally design to meet buffer setback requirements.

**Common Open Space/Recreation Areas**. The proposal depicts 11.6 acres of private, common open space to satisfy the requirements of UDC Section 3.05.10, which stipulates that one (1) acre of land be provided per 50 dwelling units. The proposed open space areas include several tree groves and a pond which are represented to preserve a minimum of 15% of the total Protected Tree Caliper Inches (CI) on the site as shown on Existing Tree Exhibit (Exhibit "I"), and include various "common areas," and the wet retention basin that would be amenitized with a trail, shade trees, benches, etc. around the basin perimeter.

In addition to the common, natural open spaces, numerous other active recreation amenities are proposed and include, a clubhouse, splash pad, pools, greenhouse, passive areas, BBQ and picnic areas, playgrounds, bicycle maintenance station, dog park, etc. The MF-3 Base District requires that private recreation areas be included at a minimum rate of 8% of the gross complex area.

**Attachment 1 – Lake Sharon Mixed Residential PD Design Statement** and associated Exhibits A-I, developed by the applicant, present the overall project proposal.

**Requested Departures by the Applicant Regarding the Unified Development Code (UDC) Standards**

UDC, Section 2.06.03 states that the purpose of a PD District is to "… encourage quality and better development in the City by allowing flexibility in planning and development of projects. A PD Planned Development District may be used to permit new or innovative concepts in land utilization or diversification that could not be achieved through the traditional zoning districts." As such, the applicant is requesting the following departures from the established UDC provisions to accommodate the proposed project.

Note that the stated departures below are further described in Attachment 1 – Lake Sharon Mixed Residential PD Design Statement and include a justification for each request.

**Summary of Departure Requests**

**SF-4 Single Family Base District.** The applicant is requesting one (1) departure to permit a larger dwelling on a single-family lot by increasing building area to 60% of the lot area instead of a maximum 30% total lot coverage.

**MF-3 Multi-Family Base District.** The applicant is requesting several dimensional departures that include:

(1) a reduction in the front yard setback from 30 feet to 10 feet, only where Big House units do not have a front entry garage, otherwise a minimum of 25 feet is being provided to permit off-street parking in the driveways;

[Note that the PD Design Statement (Table B excerpted, below) indicates 20 feet though the Applicant has agreed to change this figure to 25 feet]

(2) an increase in height of 15 feet beyond the maximum 50 feet permitted in the MF-3 District to a maximum of 65 feet to accommodate the active, senior living building, and

(3) a reduction to the minimum 850 sq. ft. floor area per unit requirement as established in the MF-3 District. Specifically, requesting a departure to permit a range of nine (9) different multifamily unit sizes that are below the required minimum of 850 sq. ft. floor area with the smallest unit at 436 sq. ft. of floor area for 14 units. Reference Table A-Unit Mix (page 3, above) and the attached PD Concept Plan (Exhibit "C").

The maximum density has been "highlighted" in Table B below to depict that the Applicant is proposing a lower density than what is permitted in the MF-3 District which permits 16 dwelling units per acre. The PD density cap proposed indicates MF units will not exceed 10 dwelling units per acre for the entire site.

**Table B**

| Regulation: | MF - 3 Base District: | Proposed Dimensional Standards/Modifications: |
|---|---|---|
| Minimum Front Yard Setback | 30' | **10' except that 20' will be provided when a Bighouse driveway is located along the public street** |
| Minimum Side Yard Setback: Interior Lot | 30' | 30' |
| Corner Lot | 30' | 30' |
| Minimum Rear Yard Setback | 30' | 30' |
| Minimum Lot Area | 1 Acre | 1 Acre |
| Maximum Density | 16 DU/A | **The maximum density of the property shall not exceed 10 dwelling units/ acre.** |
| Minimum Lot Width: | 150' | 150' |
| Minimum Lot Depth | 100' | 100' |
| Minimum Floor Area | 850 sf/DU | **Refer to Concept Plan** |
| Maximum Height (feet/stories) | 45' or 3 stories (50' with Additional Setback) (3) | **4 Stories or 65 Feet** |
| Maximum Building Area (all buildings) | 50% | **50% for the LSMR district** |
| Other: | | |

**Various UDC Standards Summary.** In addition to the dimensional departures, the applicant is requesting the following additional items:

| Topic | *UDC Standards* | *Proposed Departure* |
|---|---|---|
| MF Landscaping | **2.09.01.B**.1.k establishes specific yard areas standards | Full exception to allow for design flexibility |
| Tree Preservation | **2.09.02** sets rates for replacement/credits, etc. | Min. of 15% Preservation PT CI |
| Off-Street Parking | 2.09.03 requires 1space/unit<br>plus 1 additional space per bedroom | 1.8 spaces/MF Apt unit<br>1.8 spaces/Senior Apt unit includes 30% garages<br>2 spaces/Bighouse unit (see Table B, below) |

Table C below contains revisions requested by the staff for clarification purposes (the revisions are in red).

**Table C**

| Regulation: | Base Regulations by Use | Proposed Use Type | Proposed Parking Standards/Modifications |
|---|---|---|---|
| Parking Standard: | Single Family - Per Subsection 2.09.03 2 spaces per dwelling unit | Single Family | Shall comply Base SF-4 Zoning |
| | Multifamily Apartment - Per Subsection 2.09.03 one parking space per dwelling unit plus one additional parking space per bedroom | "Bighouse" Apartment | **2/unit which may include surface parking or 1 garage and 1 garage tandem stall. 1-car or 2-car Garages shall be provided for a minimum of 90% of Bighouse units.** |
| | | Multifamily Apartment | **1.8/unit Average** |
| | | Age-restricted Multifamily (Senior housing) | **1.8/unit average which includes 30% garages** |

**Tree Preservation.** Regarding the Tree Preservation departure request, the Applicant is proposing to preserve a minimum of 15% of the Protected Trees on site. The replacement rates and credits proposed are based on the provisions established in the Ashford Park PD-57 Ordinance. At the time of Pre-Application discussions with the Applicant, the new Tree Preservation Ordinance (*adopted May 19, 2022*) was under review and subject to revisions. Therefore, staff offered that the Applicant could consider using the Ashford Park PD-57 provisions as they were considered to be an appropriate model by the City Council at that time. Reference preservation areas labeled as "Grove Park Natural Amenity" areas on the Existing Tree Exhibit (Exhibit "I").

**Neighborhood Meetings and Canvassing**

Per the Applicant, virtual neighborhood meetings were held on February 8, 2022 and February 10, 2022. Additionally, the Applicant indicated that he attempted to personally contact the residents of every home within 200 feet of the project to answer questions, seek input, and address their concerns. The neighborhood canvassing occurred over several weeks.

The neighborhood meetings and canvassing were done prior to formal submittal of the PD Rezoning application.

According to the Applicant, approximately thirty (30) neighbors attended each meeting (many of the same neighbors attending both meetings) and provided feedback as follows:

(1) residents prefer single family homes for sale over rental property, and they prefer single family homes adjacent to their property rather than a 40' landscape buffer with townhomes behind the landscape buffer;

(2) residents prefer the trees/wilderness over any development;

(3) residents requested access to amenities;

(4) after adding single family homes to the perimeter of the property based on request #1, residents requested larger lot sizes; and

(5) an upgraded perimeter fence.

To address concerns, the Applicant made the following changes:

(1) added single family homes around the perimeter of the project;

(2) agreed to provide access for up to 100 neighbors to the amenity center for one year for $5 per month per household (required to follow same rules and guidelines of residents of the property);

(3) enlarged the lots to be a minimum of 9,000 square feet, which is ~18% larger than the minimum square feet of neighboring lots; and

(4) committed to a stained board-on-board perimeter fence with a top cap and concrete bound posts.

**Compliance with the Comprehensive Plan**

The "Envision Corinth 2040 Comprehensive Plan" (Plan) designates this site as "Mixed-Residential" with a recommended overall density of six (6) to ten (10) units per acre. The proposed development is ten (10) units per acre.

Below is an excerpt from the Plan, specifically the "Land Use and Development Strategy" for the Mixed Residential place type which identifies the following, recommended criteria:

**"MIXED RESIDENTIAL**

**Purpose and intent**

- New residential development that capitalizes on existing natural amenities of the land/property
- Network of trails with access to the creeks, parks, schools, shopping, and civic destinations
- Preserve majority of creek/floodplain or open space frontage for public access

**Land use types and density**

- Range of single family from large lot, to patio homes, to townhomes and multi-family transitions to neighborhood commercial
- Recreation related uses with access to parks and open space
- Overall residential density of 6 to 10 units per acre

**Design priorities**

- Connected streets (grid-like blocks under 600-ft average block face; max. block face to be 1,000 ft.)
- Streets should maintain view corridors that focus on open space (which allows for both visual and physical access)
- Network of connected parks and trails
- Architectural design recommendations to ensure quality neighborhoods
- Transparent fencing alongside parks and open space
- Access to creeks, open space, and parks
- Single loaded roads in strategic locations to maximize public access and frontage to creeks and open space

**Sustainability priorities**

- Regional or neighborhood scale detention/drainage facilities that serve as amenities with trails, street and development frontages

- Incorporate trails and sidewalks to maximize walking and biking to parks, schools, and neighborhood retail
- Design of new streets and infrastructure to incorporate appropriate LID *[Low Impact Development]* elements
- Allow roof-top solar panels"

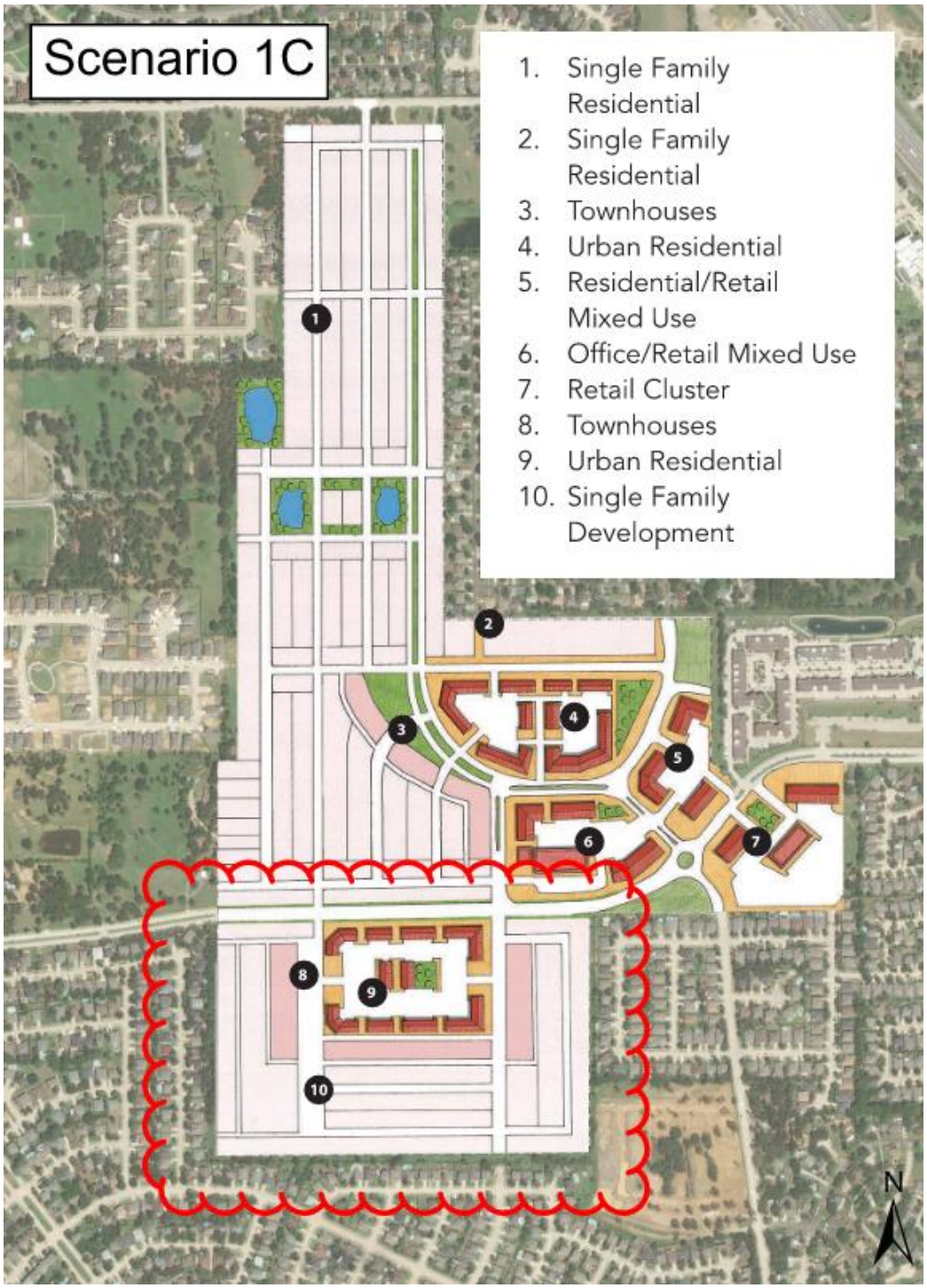
Images in the Plan for Mixed Residential housing types include,

The proposed Planned Development meets many of the above recommended criteria of the Mixed Residential place type, and the applicant worked diligently with Staff to adhere to recommended design criteria. However, within the components of the "Land Use Types and Densities," it notes a "Range of single family from large lot, to patio homes, to townhomes and multi-family transitions to neighborhood commercial." Staff believes neighborhood commercial is not a viable use in this "mid-block" area of Lake Sharon Drive and agrees that the PD should not include that use. However, the proposed PD does not include a range of single-family lot sizes, including large lot, patio homes, and townhomes. Of the total number of housing units, 5.7% of the units are single-family and 94.3% units are multi-family. Staff acknowledges that there is a range of the types of multi-family units for all age groups.

The Plan further provides development scenarios for this area identified as "Lake Sharon Central." While the majority of the Lake Sharon Central areas comprise the remaining vacant areas north of Lake Sharon Drive, it does include the subject property on the south side of Lake Sharon Drive.

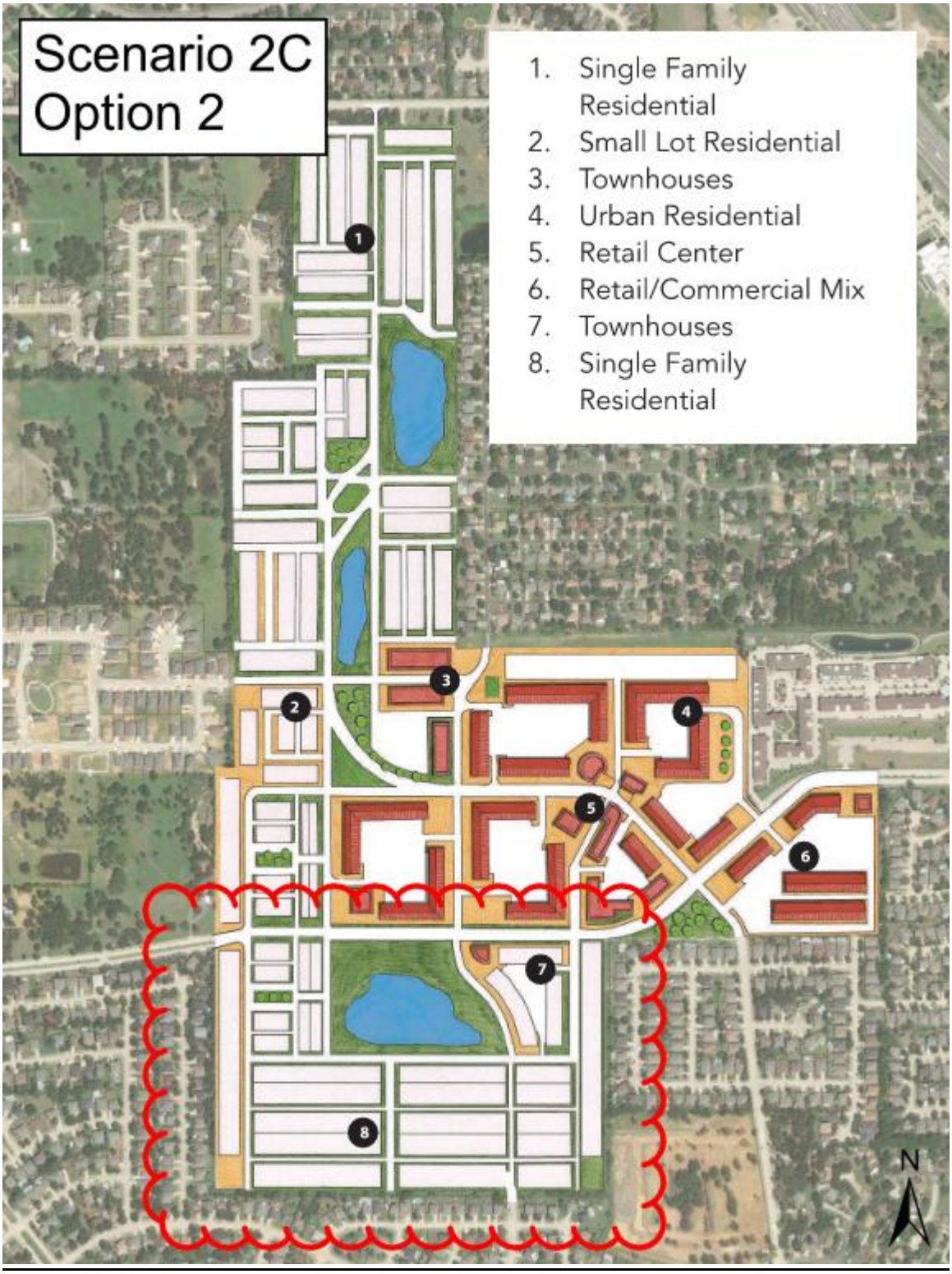
*Graphic Excerpts from the "Envision Corinth 2040 Comprehensive Plan"*

The "clouded," subject area of **"Scenario 1C"** below, depicts "Urban Residential" adjacent to Lake Sharon Drive and encompassing the gas well site, bordered by Townhouses, with the balance of the property adjacent to the existing neighborhoods being single family development.



**Scenario 2C – Option 1** depicts a narrower row of Urban Residential adjacent to Lake Sharon Drive with the balance of the property being single family and open space.

**Scenario 2C – Option 2** depicts a larger. more formalized area of open space, generally in the area of the gas wells and adjacent to Lake Sharon Drive with some areas of townhouses and the balance of the area dedicated for single family development.



In February 2021, the City Council approved Planned Development-57 for Ashford Park on the north side of Lake Sharon Drive. The development will be solely a single family detached neighborhood consisting of 455 homes and will not be a "Mixed Residential" development as depicted in the above-referenced scenarios. The infrastructure for Phase 1 of the development nearing completion for 174 single-family lots. On May 23, 2022, the Planning and Zoning Commission conditionally approved the Final Plat for Phase 2 for 160 single-family lots.

**Public Notice**

June 27, 2022, Planning and Zoning Commission Public Hearing: Notice of the public hearing was published in the June 11, 2022, edition of the Denton Record-Chronicle. Written public notices were mailed to the owners of property located within 200 feet of the subject property on June 9, 2022. Notice was also mailed to the Lake Dallas School District in accordance with the Local Government Code. The Public Hearing notice was posted on the City Website.

August 22, 2022, Planning and Zoning Commission Public Hearing and September 15, 2022, City Council Public Hearing: Because the Commission indefinitely tabled the application at the June 27th meeting, notice of the August 22nd and September 15th Public Hearings was published in the August 7, 2022, edition of the Denton Record-Chronicle. Written public notices were mailed to the owners of property located within 200 feet of the subject property on August 5, 2022. Notice was also mailed to the Lake Dallas Independent School District in accordance with the Local Government Code. The Public Hearing notice was posted on the City Website.

**Letters of Support/Opposition**

Letters were mailed to the owners of all 132 properties within 200 feet of the subject property. As of the date of this report, the City has received 73 letters/emails in support and 162 letters/emails in opposition from persons owning or renting property in Corinth. Because multiple letters may have been generated from co-owners of a single property, these letters represent 129 properties both inside and outside the 200-foot notification area. Including only the properties within the 200-foot notification area, the City initially received letters in opposition from the owners of 49 properties, and letters of support from the owners of 11 properties. Of the initial letters received in opposition, three (3) persons owning properties within 200 feet of the request subsequently rescinded their opposition and submitted letters in support, and one (1) person is no longer listed as an owner, leaving the total count of owners in opposition to 45 properties within 200 feet of the subject property.

The number of written protests from property owners duly signed and received exceeds 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area. As such, the Texas Local Government Code (Section 211.006) and the UDC Section 2.10.4.G.2 require an affirmative vote of three-fourths (3/4) of the governing body for the proposed amendment to be effective.

Attached is an exhibit showing the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, and the number of properties that have formally protested the rezoning request.

**Planning and Zoning Commission Recommendation**

At their meeting on August 22, 2022, the Planning and Zoning Commission unanimously voted to recommend denial of the ZAPD22-0002 Lake Sharon Mixed Residential Planned Development Rezoning Request as presented. Per UDC Subsection 2.10.04.G.1., a recommendation of denial requires a three-fourths (3/4) affirmative vote of the governing body in order for the proposed amendment to become effective.

**Staff Recommendation**

As previously referenced, the applicant diligently worked with staff in providing a plan that incorporates interconnectivity and open space areas. However, from the outset of the process, staff cautioned the applicant that moving forward with a plan that did not have the general support or did not generate significant opposition from the adjacent single-family neighborhoods, would be detrimental to his ability to achieve approval.

From the staff's perspective, the proposal significantly deviates from the goals and intent of the Mixed Residential place type designation and the Land Use and Development Strategies due to the preponderance of multi-family housing without a greater amount and variety of single-family housing options. In addition, it should be recognized that the land on the north side of Lake Sharon Drive will not be developed as a Mixed-Residential Development in terms of housing other than a range of the size of lots for the single-family homes. The subject property is surrounded on the north, east, south, and west by either existing or planned single family developments.

Staff cannot support the proposal and recommends denial of the Planned Development Application.

**Motion**

"I move to deny Case No. ZAPD22-0002 – Lake Sharon Mixed Residential (LSMR)

**Supporting Documentation**

ATTACHMENT 1 – PD DESIGN STATEMENT WITH EXHIBITS

- Exhibit "A" – Legal Description
- Exhibit "B" – Proposed Zoning Plan (PD Boundaries and SF-4 and MF-3 Base Districts)
- Exhibit "C" – PD Concept Plan
- Exhibit "D" – Existing Site Conditions
- Exhibit "E" – Conceptual Landscape and Screening Plan
- Exhibit "F" – Elevations of Building Type Material
- Exhibit "G" – Phasing Plan
- Exhibit "H" – Traffic Impact Assessment
- Exhibit "I" – Existing Protected Tree

ATTACHMENT 2 - 200 FT Buffer Exhibit

ATTACHMENT 3 - Letters and Emails in Opposition

ATTACHMENT 4 – Letters and Emails in Support

# ATTACHMENT 1 PD DESIGN STATEMENT
# LAKE SHARON MIXED RESIDENTIAL ZAPD22-0002

## LAKE SHARON MIXED RESIDENTIAL (LSMR) PD DESIGN STATEMENT

**SECTION 1 - OVERVIEW**

A. **PROJECT NAME/TITLE:** Lake Sharon Mixed Residential (LSMR)

**B. LIST OF OWNERS/DEVELOPERS: Asvalo Real Estate**

C. **PROJECT ACREAGE AND LOCATION:**

**Size**

57.97 Acres

**Lots and dwelling units**

33 Single family lots

546 Multifamily and Independent living units

579 total dwelling units

**Location**

2300 Lake Sharron Drive, Corinth Texas, 76210

D. **PROJECT OVERVIEW:**

The LSMR PD is a mixed residential development that seeks to deliver the vision and goals of the City of Corinth Comprehensive Plan, as it relates to the subject property. The proposed project encompasses 57.97 Acres of the Lake Sharon Central Strategic Focus Area, as designated in the Envision Corinth 2040 Comprehensive Plan. The goal of this project is to align with the City's vision in providing an optimal mix of residential types to accommodate a diversity of options ranging from detached single-family residential lots, to various scales of multi-family and senior living accommodations.

In addition to the product mix, it is our desire to provide the City with the appropriate and required level of street infrastructure and roadway connectivity as designated in the Master Thoroughfare Plan, and further described in the Comprehensive Plan. Furthermore, the intent of this Planned Development is to take full advantage of site conditions and topographical amenities, providing ample open space, strategically preserving large stands of trees, and delivering trails and

paths as described in the Active Transportation Plan, providing linkages to the greater parks, trails, and open space network.

E. **PROJECT DESCRIPTION:**

The subject property is zoned Single-Family Residential (SF-4) District, with a small parcel on the north being zoned Commercial (C-1) District. As it is currently zoned, the property can only be developed for detached single-family and commercial uses, which does not align with the Future Land Use designation of mixed residential. For this reason, a rezoning is necessary to bring the property into conformance with the Comprehensive Plan, and deliver the vision for a mixed residential community. Because it is our goal to deliver the community's vision for this property, we are requesting a rezoning to align the base zoning with that vision.

- **DISCUSS WHY YOU CHOSE A SPECIFIC <u>BASE ZONING DISTRICT</u>**

The proposed Planned Development has two base zoning districts which are SF-4 and MF-3. SF-4 was chosen as the detached residential district because it is compatible with the surrounding zoning and land uses, and is consistent with the comprehensive plan. The MF-3 base zoning district was chosen because it most readily aligns with the vision of the comprehensive plan, the Future Land Use Map and the Lake Sharon Central Strategic Focus Area, which contemplates Mixed Residential as its future place type.

- DISCUSS WHY/HOW THE NEW PD DISTRICT WILL LEAD TO EXCEPTIONAL QUALITY AND INNOVATION FOR THE PROPOSED DESIGN.

While the proposed LSMR PD aims to meet the full intent of the base zoning districts of SF-4 and MF-3 in almost every category, the request to utilize a Planned Development as a rezoning mechanism is driven by the intent to allow a greater diversity and range in minimum square footages of unit types. By allowing this reduction in square footage, it allows the development a wider diversity of product types without sacrificing finishes and construction quality, and a greater range of affordable price points for residents.

## <u>SECTION 2 – PROJECT DESIGN & PROPOSED PLANNED DEVELOPMENT STANDARDS</u>

### A. DEVELOPMENT REGULATIONS:

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

1. **Permitted Use and Use Regulations.**

The proposed PD adheres to all requirements of Section 2.07. No alternative is requested.

Justification: N/A

2. **Dimensional Regulations.** UDC Section 2.08.04 shall apply, except for minimum floor area requirement of 850sf as required by the MF-3 base district, may be reduced as follows:

| LSMR | | | ASVALO REAL ESTATE | 6-2-22 |
|---|---|---|---|---|
| UNIT TABULATION - BIG HOUSE, 3 STORY E URBAN, 4 STORY E URBAN, DUPLEX & SINGLE FAMILY LOT | | | | 202113 |
| UNIT NAME | UNIT TYPE | NET AREA(SF) | UNIT COUNT | PERCENTAGE |
| BIG HOUSE A1L | 1br/1ba | 639 | 40 | 7% |
| BIG HOUSE A1U | 1br/1ba | 750 | 30 | 5% |
| BIG HOUSE A2L | 1br/1ba | 787 | 4 | 1% |
| BIG HOUSE A2U | 1br/1ba | 787 | 30 | 5% |
| BIG HOUSE B1U | 2br/2ba | 1,081 | 70 | 12% |
| BIG HOUSE B2L | 2br/2ba | 1,136 | 4 | 1% |
| BIG HOUSE B2U | 2br/2ba | 1,136 | 40 | 7% |
| BIG HOUSE C1L | 3br/2ba | 1,275 | 15 | 3% |
| BIG HOUSE C1U | 3br/2ba | 1,350 | 15 | 3% |
| 3 STORY S1 | 1br/1ba | 436 | 14 | 2% |
| 3 STORY A1/A2 | 1br/1ba | 702 | 56 | 10% |
| 3 STORY A3 | 1br/1ba | 754 | 42 | 7% |
| 3 STORY B1 | 2br/2ba | 1,020 | 28 | 5% |
| 3 STORY B2 | 2br/2ba | 1,135 | 28 | 5% |
| 4 STORY A1 | 1br/1ba | 750 | 30 | 5% |
| 4 STORY A2 | 1br/1ba | 750 | 47 | 8% |
| 4 STORY B1 | 2br/2ba | 950 | 43 | 7% |
| DUPLEX D1 | 2br/2ba | 975 | 10 | 2% |
| | | | | |
| SINGLE FAMILY LOT | | 9,000 | 33 | 6% |
| **TOTALS** | | | **579** | **100%** |

Justification: The intent of this change is to provide for improved quality of development that would otherwise be prohibitive due to its limitations. By allowing a reduction in square footage, it allows the development a wider diversity of product types without sacrificing finishes and construction quality, and a greater range of affordable price points for residents.

**Table 1 – Dimensional Requirements**

| Regulation: | SF-4 Base District: | Proposed Dimensional Standards/Modifications: |
|---|---|---|
| Minimum Front Yard Setback | 25’ | 25’ |
| Minimum Side Yard Setback: Interior Lot | 5’ | 5’ |
| Corner Lot | 15’ | 15’ |
| Minimum Rear Yard Setback | 20’ | 20’ |
| Minimum Lot Area | 7500’ | 7500’ |
| Maximum Density | | |
| Minimum Lot Width: | 70’ | 70’ |
| Minimum Lot Depth | 100’ | 100’ |
| Minimum Floor Area | 1500 square feet | 1500 square feet |
| Maximum Height (feet/stories) | 35’/2-1/2 (50’ with Additional Setback) (3) | 35’/2-1/2 (50’ with Additional Setback) (3) |
| Maximum Building Area (all buildings) | 30% | **60%** |
| Other: | | |
| | | |

| Regulation: | MF - 3 Base District: | Proposed Dimensional Standards/Modifications: |
|---|---|---|
| Minimum Front Yard Setback | 30’ | **10’ except that 20’ will be provided when a Bighouse driveway is located along the public street** |
| Minimum Side Yard Setback: Interior Lot | 30’ | 30’ |
| Corner Lot | 30’ | 30’ |
| Minimum Rear Yard Setback | 30’ | 30’ |
| Minimum Lot Area | 1 Acre | 1 Acre |
| Maximum Density | 16 DU/A | **The maximum density of the property shall not exceed 10 dwelling units/ acre.** |
| Minimum Lot Width: | 150’ | 150’ |
| Minimum Lot Depth | 100’ | 100’ |
| Minimum Floor Area | 850 sf/DU | **Refer to Concept Plan** |
| Maximum Height (feet/stories) | 45’ or 3 stories (50’ with Additional Setback) (3) | **4 Stories or 65 Feet** |
| Maximum Building Area (all buildings) | 50% | **50% for the LSMR district** |
| Other: | | |

| | | |
|---|---|---|
| | | |

3. **Accessory Building and Uses**.

   The proposed PD adheres to all requirements of **Section 2.07.07.** No alternative is requested.

   Justification: N/A

4. **Landscaping Regulations.**

   UDC Section 2.09.01 Landscape Regulations shall apply, except that the provisions of Section 2.09.01.B.1k (which requires additional multifamily landscaping requirements when more than one apartment building is located on a single lot) shall not apply, through the spacing and open yard areas as depicted in Exhibits "C" and "E" shall be considered as meeting the spirit and intent of 2.09.01.B.1.k in alternative form as shown.

   Justification:
   The proposed PD seeks to provide a mixture of amenitized open spaces, programmed landscaped areas and preservation of the existing natural features. The proposed standards are intended to provide additional flexibility in programming open space features in strategic locations. The proposed multifamily product type provides "tuck under" garage parking for resident use more consistent with a clustered, single-family product style.

5. **Tree Preservation**.

UDC Section 2.09.02 shall apply, except that a modification to specifically permit the following credits to be applied, subject to the following conditions:

a. Protected Trees, as defined in the UDC, shall be preserved, and shall be identified in the Tree Survey and Protection Plan as part of an Alternative Compliance Application (reviewed by and subject to the approval of the Corinth City Council) at or prior to time of Preliminary Plat application based on the existing treed areas to remain as shown on Exhibit I – Tree Exhibit to this Ordinance.

b. Protected Trees preserved on site shall be maintained and replaced in kind by the Homeowners' Association in the event of removal, destruction, decline, or death as provided for in the restrictive covenants. The detail of such maintenance obligation shall be set forth in the restrictive covenants and shall be recorded prior to recording of the Final Plat.

c. The Applicant shall preserve a minimum of 15% of the total Protect Tree Caliper Inches (CI) on the site as presented on Existing Site Conditions (Exhibit "D") and located within several common "Grove Park Natural Amenity Space" lots, and other areas on-site as needed to reach 15%, that will be owned and maintained by the Homeowners' Association (HOA). Accordingly, the following credits shall be offered for Tree Preservation when a mimulus of fifteen percent (15%) of total caliper inches of Protected trees on site are preserved and shall remain in perpetuity an cared for by the HOA and/or Property Owner's Association (POA). In such instanaces, the following credits may be applied:

i. Saved Tree Base Credit offered at a rate of 1:1 (1 inch for every 1 inch preserved) when a minimum of fifteen percent (15%) of the total caliper inches of Healthy Protected Trees on site are saved.

ii. Bonus Grove/Habitat Preservation Credit of ten percent (10%) may be added to the "Saved Tree Base Credit" offered when protected trees saved are preserved in substantial "groves" and that provide wildlife habitat.

iii. Sliding Scale Credit (3:1, 2:1 and 0.5:1 based on the size of tree/type of tree preserved as

noted below:

a) Healthy post oak trees preserved, six (6) caliper inches and larger, shall receive a credit at a rate of 3:1 (3 inches for every 1 inch preserved)

b) All other healthy preserved protected trees, six (6) caliper inches and larger, shall receive a credit at a rate of 2:1 (2 inches for every 1 inch preserved)

c) All preserved trees not considered as Protected, six (6) caliper inches and larger, shall receive a credit at a rate of 0.5:1 (0.5 inch for every 1 inch preserved)

iv. Right-of-Way (ROW) Credit – At the discretion of the City Council, ROW credit may be offered, and if so it shall be provided in direct relationship to the caliper inches of Protected trees saved on site. This credit will increase in direct proportion to the number of caliper inches saved on site (base credit).

v. Landscape Credit – At the discretion of the City Council, a landscape credit may be granted to permit the caliper inches as required by Section 2.09.01.2.B.(a) (1) to be satisfied by the planting of replacement trees (shade trees only) as required under UDC Section

Justification: The intent of the planned development is preserve the existing natural elements of the site as feasible considering the topographic conditions of the site. The planned development will include significant amounts of natural and programmed open spaces. Existing groves of trees will be preserved in these areas.

6. **Vehicular Parking Regulations.** UDC Section 2.09.03. Vehicular Parking Regulations shall apply, except that as modified in **Table B**, below by use type in the PD district.

**Table B – Parking Requirements** (AS APPLICABLE)

| Regulation: | Proposed use type | Proposed Parking Standards/Modifications | **Base Regulation by Use** |
|---|---|---|---|
| Parking Standard: | Single Family | Shall comply Base SF-4 Zoning | Single Family – Per Subsection 2.09.03 2 spaces per dwelling unit |
| | "Bighouse" | **2/unit which may include surface parking or 1 garage and 1 garage tandem stall. 1 or 2-car Garages shall be** | **Multifamily Apartment – Per Subsection 2.09.03 one parking space per dwelling unit plus** |

| | | | |
|---|---|---|---|
| | | **provided for a minimum of 90% of Bighouse units.** | **one additional parking space per bedroom** |
| | Multifamily | **1.8/unit Average** | |
| | Age-restricted Multifamily (Senior housing) | **1.8/unit average which includes 30% garages** | |

Justification: The proposed parking standards are intended to provide the appropriate parking breakdown by use in the district. The requirements are based on adequate parking to serve the development while seeking to preserve as much of the natural features of the site as possible.

7. **Garages.**

The proposed PD adheres to all requirements for **Garages for single family uses.** No alternative is requested.

8. **Garages, driveways, and parking.** UDC Section 2.04.09.C.5 requirement shall be amended to Reference **Table B**, above:

   Refer to Table B – Parking Requirements for garage parking by use

   Justification: The intent of the PD is to provide a mix of housing options across the district. Garages are provided as appropriate for various development types – single family, Bighouse, and senior living. This allows the development a wider diversity of product types and a greater range of affordable price points for residents.

9. **Building Facade Material Standards**.

   The proposed PD adheres to all requirements of **Section 2.09.04.** No alternative is requested.

   Justification: N/A

10. **Nonresidential Architectural Standards.** UDC Section 2.09.06. shall apply.

    Justification: N/A

11. **Residential Adjacency Standards.**

    The proposed PD adheres to requirements of **Residential Adjacency Standards,** except that Residential adjacency standards shall not apply between uses in the district (for example, between new single-family lots and bighouse uses within the district).

Justification:

12. **Private Recreational Areas.**

UDC Section 2.04.09.C.8 (which further references Section 2.07.04C.8) shall apply for the MF-3 base district area (gross complex area) with the following amenities to be provided as noted on the PD Concept Plan (Exhibit "C") and further described in concept below:

- Natural Amenity Spaces (Grove Park)
- Clubhouse
- Pool and/or splash pad
- Picnic Areas
- Gaming courts and yards
- Greenhouse area
- Bike repair/ maintenance areas
- Dog Park
- Other passive and active amenity spaces

The above list is not intended to be all-inclusive but describes the conceptual planning of amenity areas. Natural and private amenity spaces provided shall exceed 12% of the gross complex to meet the private recreation requirement.

Justification: N/A

13. **Park and Trail Land Dedication**.

UDC Section 3.05.10 Park and Trail dedication for Residentially Zoned Property shall apply, and the requirements shall be determined satisfied upon compliance with the following conditions:

a. Homeowner's Association Open Space areas shall be reserved and deeded as "common areas" for the enjoyment of the LSMR residents and noted as such in the restrictive covenants.
b. Required common open spaces shall be provided for at a minimum of 2.4 acres for single family development and a minimum of 11.6 acres total for the overall Planned Development district at a rate of one (1) acre per fifty (50) dwelling units assuming 580 dwelling units.
c. Specifically, a minimum of 11.6 acres of common open space land broken out as follows:
    i. 3.0 acres designated for detention basins (for stormwater management purposes) located as the southeast corner of the property included in the overall open space calculations and shall be designed based on the following criteria:
        a) Wet detention areas shall be improved to include a six foot (6') meandering trail around the perimeter that includes defined landscaped pockets to include sitting areas with benches, pedestrian decorative lighting, shade trees (at a rate of one (1) tree per thirty (30) linear feet of trail) and ornamental trees (at a rate of one (1) tree per every two (2) shade trees provided) located at intervals along the trail. In addition, the landscape pockets shall include a

half circle of landscape plantings behind each bench. The pond shall include a fountain feature.

ii. 5.6 acres designated for single family common open space

iii. Minimum 3.0 acres of undeveloped Grove Park natural amenity spaces

iv. Required landscape plantings and locations of required amenities shall be further defined at time of Landscape Plan submission for each phase.

v. All common open space lots shall be owned and maintained by the Homeowners' Association.

Justification: The overall development will provide a mixture of active and passive open spaces for enjoyment of the residents. The storm water detention facility will be activated with usable trail system and walking path on network with the City of Corinth's master trail plan.

14. **Screening of Outdoor Waste Storage for Nonresidential, Single-Family Attached, and Multi-Family Residential Properties.** UDC Sections 2.04.09.C.6 and 4.02.13 shall apply.

The proposed PD adheres to all requirements of **Section 4.02.13.** No alternative is requested.

Justification:

15. **Lighting and Glare Regulations.** UDC Section 2.09.07. shall apply.

The proposed PD adheres to all requirements of **Section 2.09.07.** No alternative is requested.

Justification:

16. **Sign Regulations**. UDC Section 4.01 shall apply.

The proposed PD adheres to all requirements of **Section 4.01.** No alternative is requested.

Justification:

17. **Fence and Screening Regulations.** UDC Section 4.02. shall apply.

The proposed PD adheres to all requirements of **Section 4.02.** No alternative is requested.

Justification:

18. **Other.**

1. The developer shall, with approval from the adjoining land owner(s), replace existing private fences along shared property lines as shown on Exhibit E.
2. LSMR Single Family HOA Membership and access to multifamily amenities – members of the LSMR Single Family HOA shall have the ability to access, utilize, and enjoy private amenities provided on or within multifamily or Bighouse development areas.
3. On-Street parking for Age-Restricted/Senior Living Uses – Up to 12 on-street parking may be allowed in the adjacent right of way for Age Restricted/ Senior Living uses.

**B. OTHER DEVELOPMENT CONSIDERATIONS:**

1. **Phasing**. Reference **Exhibit G**
    a. **Phase 1 – Supporting infrastructure including public roads, detention pond, and required utility extensions; Single-family lots, 80 Bighouse units, 168 multifamily units, clubhouse and certain amenity spaces**
    b. **Phase 2 – Remaining Bighouse units and certain amenity spaces**
    c. **Phase 3 - Senior Living**
    d. **Development Phases may occur out of order (except for Phase 1) or concurrent.**
2. **Impacts.**
    a. Traffic Impact Assessment Refer to TIA prepared by Kimley-Horn dated April 13, 2021
    b. Drainage/Stormwater Management – Refer to Drainage Study prepared by Kimley-Horn dated October 2021
    c. Floodplain/Wetlands – N/A
    d. Detention required for sites over 1 acre – To be addressed with flood study
    e. Utilities – Public water, sewer, and drainage infrastructure will be extended within public roadways

**SECTION 3 - BACKGROUND INFORMATION**

A. **EXISTING SITE CONDITIONS.**

The site is currently undeveloped. **Reference Exhibit D- Existing Site Conditions (Aerial with Project Layout Overlay)**

Describe and discuss all topics that apply to the subject site:

- Street boundaries

The subject property is located at 2300 Lake Sharon Drive, and is bounded on the north by Lake Sharon Drive. On the southeast both Lavinia Drive and Hollis Drive stub out to the property line. The proposed PD shows both Lavinia Drive and Hillis Drive being extended through the property to make the appropriate connectivity throughout the site and to Lake Sharon Drive.

- Surrounding properties (uses)

The subject property is bounded on the West, South, and East by property that is zoned Single Family (SF-4) District and is currently developed for single family residential use. To the north, the adjacent property is zoned (PD-57) and is being developed in phases for the Ashford Park Single Family Development which includes a mix of 30’x98’ and 50’x120’ lots.

- Tree cover/Wetlands/Streams/Floodplain

While the site not encumbered by floodplain, the subject property contains various tree stands throughout the west and central portions of the site. In addition, there is a pond in the center of the property. As development occurs, tree preservation will be made and stands of trees will be preserved in open spaces and in strategic areas of the site.

- Drainage – the site slopes north to south. Existing drainage conveys to the adjoining single family developments and existing pond on site.
- Existing easements – Various gas pipeline easement encumber the site.
- Existing lift stations/pump stations/etc. – Two existing natural gas wells are located on site.
- Existing signage/buildings/etc. – Two existing single family dwellings are located on site.
- Existing site access

Existing site access is entirely off of Lake Sharon Drive. As the site develops there are more access points proposed linking Hollis Drive and Lavinia Drive to the site.

- Other – Other factors that may be unique to the site e.g., A statement of utilities, adequacy of utilities to serve site, traffic related impacts addressed, etc. How will your project be served and impact existing situation What are your proposed remedies if impacts are identified? etc.

NA

B. **CURRENT ZONING.** (DESCRIBE EXISITING ZONING HERE)

The majority of the site is currently zoned SF-4 (single family) , with approximately 4.5 acres zoned C-1 to accommodate the existing gas well.

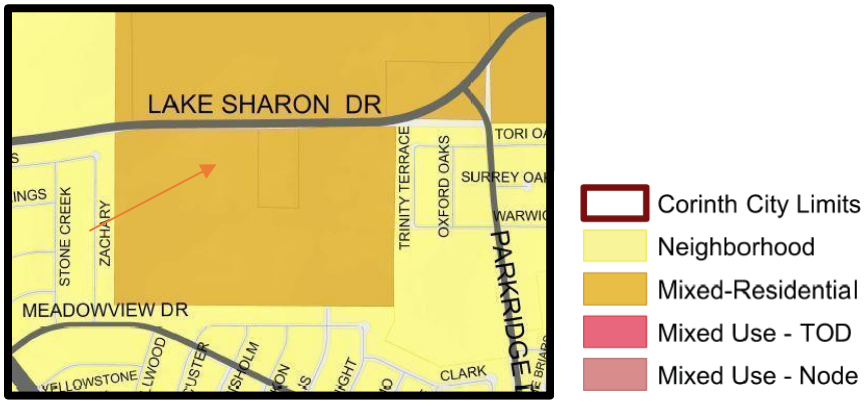
Source: Source: Corinth GIS Zoning Map

The existing zoning on the subject site permits the following dimensional standards:

| | SF-4 | C-1 |
|---|---|---|
| Minimum Front Yard Setback | 25’ | 40’ |
| Minimum Side Yard Setback:<br>Interior Lot | 5’ | 0’/15’ adjoining residential |
| Corner Lot | 15’ | 10’/15’ adjoining residential |
| Minimum Rear Yard Setback | 20’ | 20’ |
| Minimum Lot Area | 7,500 sf | 9,000 sf |

| | | |
|---|---|---|
| Maximum Density | | |
| Minimum Lot Width: | 70’ at bldg. line | 150’ |
| Minimum Lot Depth | 100’ | 100’ |
| Minimum Floor Area | 1,500 sf | |
| Maximum Height (feet/stories) | 35’/2.5 stories (50’ with additional setback) | 2.5 stories/40’ or SUP |
| Maximum Building Area (all buildings) | 30% | 50% |
| | | |
| Other: | | |

C. **FUTURE LAND USE.**



## MIXED RESIDENTIAL

**Purpose and intent**

- New residential development that capitalizes on existing natural amenities of the land/property
- Network of trails with access to the creeks, parks, schools, shopping, and civic destinations
- Preserve majority of creek/floodplain or open space frontage for public access

**Land use types and density**

- Range of single family from large lot, to patio homes, to townhomes and multi-family transitions to neighborhood commercial
- Recreation related uses with access to parks and open space
- Overall residential density of 6 to 10 units per acre

**Design priorities**

- Connected streets (grid-like blocks under 600-ft average block face; max. block face to be 1,000 ft.)
- Streets should maintain view corridors that focus on open space (which allows for both visual and physical access)
- Network of connected parks and trails
- Architectural design recommendations to ensure quality neighborhoods
- Transparent fencing alongside parks and open space
- Access to creeks, open space, and parks
- Single loaded roads in strategic locations to maximize public access and frontage to creeks and open space

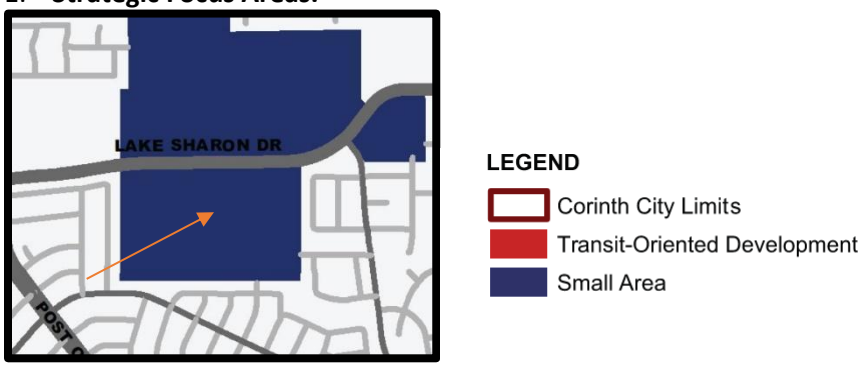
**Sustainability priorities**

- Regional or neighborhood scale detention/drainage facilities that serve as amenities with trails, street and development frontages
- Incorporate trails and sidewalks to maximize walking and biking to parks, schools, and neighborhood retail
- Design of new streets and infrastructure to incorporate appropriate LID elements
- Allow roof-top solar panels

Source: Envision Corinth 2040 Comprehensive Plan (Adopted July 2020)

The Future Land Use map envisions the property as Mixed-Residential. The current zoning on the property does not allow that mix to be provided by right. The intent of the proposed PD is to deliver the vision of Mixed-Residential and adhere to the purpose, intent, land use types, density, design priorities, and sustainability priorities as listed in the Comprehensive Plan and described above.

1. **Strategic Focus Areas.**




Source: Envision Corinth 2040 Comprehensive Plan-Strategic Focus Area (Adopted July 2020)

a. **Scenarios.** (DESCRIBE HOW THESE **SCENARIOS** AFFECT/FURTHER YOUR PROJECT HERE (AS APPLICABLE)

SCENARIO 2C

**LAKE SHARON CENTRAL**

OPTION 1

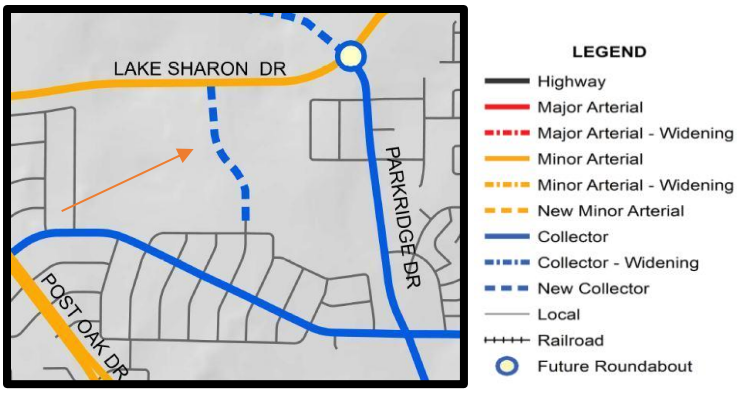
This scenario takes a middle road for development, emphasizing the needs for naturalized open space, coordinating an organic street network and accommodating higher density along Lake Sharon Drive, with commercial focuses at the corner of Parkridge and Lake Sharon Drive.

*1 (Scenario 1C)* ***2 (Scenario 2C Option 1)*** *3 (Scenario 2C Option 2)*

The LSMR PD is a mixed residential development that seeks to deliver the vision and goals of the City of Corinth Comprehensive Plan, as it relates to the subject property. The proposed project encompasses 57.90 Acres of the Lake Sharon Central Strategic Focus Area, as designated in the Envision Corinth 2040 Comprehensive Plan. The goal of this project is to align with the city's vision in providing an optimal mix of residential types to accommodate a diversity of options ranging from detached single-family residential lots, to various scales of multi-family and senior living accommodations. This project most closely aligns with the objectives of Scenario 2C Option 1, because it seeks to provide a mix of single family residential types surrounding the property to the west, south, and east, and aligns multifamily along Lake Sharon Drive while providing a more natural open space in its core.

Source: Envision Corinth 2040 Comprehensive Plan (Adopted July 2020)

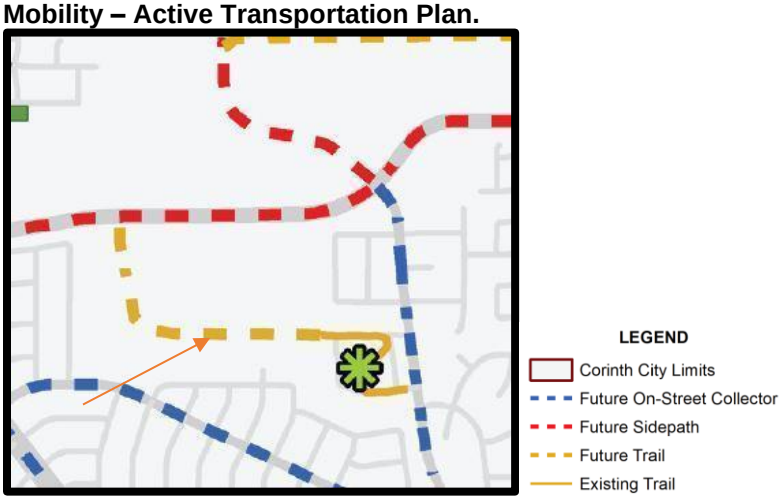
2. **Mobility – Master Thoroughfare Plan.**




Source: Envision Corinth 2040 Comprehensive Plan - Master Thoroughfare Plan (Adopted July 2020)

The Master Thoroughfare Plan identifies a New Collector running north to south through the property from Lake Sharon Drive extending to Hollis Drive. The proposed PD indicates that this connection will be made by this development.

3. **Mobility – Active Transportation Plan.**




Sidepath on Tower Ridge Drive extension (south) and FM2181

Source: Envision Corinth 2040 Comprehensive Plan (Adopted July 2020)

The Active Transportation Plan identifies a future trail connection running east to northwest through the property as part of an interconnected network lining to an open space, as well as a future side path along Lake Sharon Drive. The proposed PD indicates that these connections and amenities will be incorporated into this development.

D. **PARK, RECREATION AND OPEN SPACE MASTER PLAN**

The Active Transportation Plan as described above, is the primary document that has impact on the site with regard to the Park, Recreation, and Open Space Master Plan.

Source: Envision Corinth 2040 Park, Recreation and Open Space Plan (Adopted September 2020)

**SECTION 4 - SUPPORTING APPLICATION DOCUMENTS**

A. Exhibit A – Legal description
B. Exhibit B – Proposed Zoning Map Change
C. Exhibit C – PD Concept Plan
D. Exhibit D – Existing Site Conditions
E. Exhibit E – Conceptual Landscape & Screening Plan
F. Exhibit F – Building Type Imagery
G. Exhibit G – Phasing Plan
H. Exhibit H – Traffic Impact Assessment
I. Exhibit I – Tree Exhibit

# Lake Sharon Mixed Residential Legal Description

Being a tract or parcel of land situated in the Brooks Beall Survey Abstract No. 58, in the City of Corinth, Denton County, Texas being a part of a called 10.00 acre tract conveyed to John F. Baum per deed recorded in Volume 3090, Page 334 recorded in Volume 1459, Page 880, Deed Records, Denton County, Texas, (D.R.D.C.T.), and part of 60.49 acre tract of land described as Exhibit "A-1" as conveyed to Baum Family Partnership recorded per deed recorded in Volume 1459, Page 880 (D.R.D.C.T.), and part of a called 10.00 acre tract conveyed to John F. Baurri per deed recorded in Volume 3090, Page 338, D.R.D.C.T. and part of a called 3.00 acre tract of land conveyed to Donald Cadenhead, II and Karen Cadenhead recorded in Clerk's File No. 97-R0028021, Official Public Records Denton County, Texas (O.OR.D.C.T.) and part of a called 60.49 acre tract described as Exhibit "A" per deed conveyed to Baum Family Partnership recorded in Volume 1459, Page 880 D.R.D.C.T. and being more particularly described by metes arid bounds as follows;

BEGINNING at a 5" wood fence post at the Southwest corner of said Baum 60.49 acre tract "A" and being at the Southeast corner of Lot 33A, Block I of Fairview West Phase V recorded in Cabinet K, Page 261, of the Plat records of Denton County, Texas (P..R.D.C.T.), and in the North line of Lot 35, Block 11 of Fairview West, Phase I, recorded in Cabinet 7, Page 219, P.R.D.C.T.;

THENCE North 00 degrees 17 minutes 58 seconds East, with the West line of said Baum 60.49 acre tract "A" and the East line of said Lots 33A, passing at a distance of 74.76 feet a 5/8" iron rod found at the common lot corners of Lots 33A and 33 of said Fairview West Phase V addition continuing along the West line of said Baum 60.49 acre tract and Baum said 10.00 acre tract (Volume 3090, Page 334), and the East line of said Lots 33, 32, 31, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18 passing at a distance of 1230.85 feet a 5/8" iron rod found at the Northeast comer of said Lot 18 continuing in all a total distance of 1232.27 feet to a 1/2" iron rod with orange plastic cap stamped "394 I" set in the South right-of-way line of Lake Sharon Drive (a variable width right-of-way), said corner being in a non tangent curve to right having a delta of 5 degrees 55 minutes 14 seconds a Radius of 2958.00, a chord bearing of North 86 degrees 27 minutes 26 seconds East, a chord distance of 305.52 feet;

THENCE with said cwe to the right and the South right-of-way line of Lake Sharon Drive an arc distance of 305.66 feet to a 1/2" iron rod with orange plastic cap starriped "394 I " set at the end of said ewe;

THENCE North 89 degrees 25 minutes 03 seconds East, with the South right-of-way line of Lake Sharon Drive a distance of 1540.73 feet to a point for corner from which a I" metal pipe fence corner post bears

North 25 degrees 59 minutes 56 seconds West, a distance of 0.15 feet, said corner being in tangent curve to the left having a delta of 10 degrees 31 minutes 40 seconds a Radius of 842.00 feet a chord bearing of North 84 degrees 09 minutes 13 seconds East, a chord distance of 154.50 feet;

THENCE with said curve to the lefl and the South right-of-way line of Lake Sharon Drive ari arc distance of 154.7 1 feet to a 1/2" iron rod with orange plastic cap stamped "394 I " set for corner, from which a bent 1/2" iron rod found bears North 33 degrees 18 minutes 40 seconds East, a distance of

0.5 I feet;

THENCE South 00 degrees 17 minutes 16 seconds West, with the East line of said Cadenhead 3.00 acre tract passing at a distance of 6.77 feet a 5/8" iron rod found at the North common lot corners of Lots 8 and 9, Block I of Taylors Ridge Addition recorded in Cabinet Q, Page 203, P.R.D.C.T., continuing with the East line of said Baum 60.49 acre tract "A- I" and with the West line of said Lots 9,10,11,12,13,14,15, Block I of said Taylors Ridge Addition and the East line of said Baum 10.00 acre tract (Volume 3090, Page 338) continuing with the West line of Lots 16 and 17 of said Taylors Ridge Addition a total distance of 861.30 feet to a 5/8" iron rod found at the South common lot corners of Lots 17 and 18 and at the Northwest corner of Lot 1, Block 2 of Amherst Addition recorded in Document Number 2021-202, O.P.R.D.C.T.;

THENCE South 00 degrees 14 minutes 30 seconds West, with the last line of said Baurri 60.49 acre tract "A- I " and the with the West line of said Lot 1 and the West line of Lake Sharon Drive (a 50' right-of-way), passing a 5/8" iron rod at a distance of 165.50 at the Northwest corner of Lot 16 of said Amherst Addition continuing with the West line of Lots 16, 15, 14, 13, Block I a total distance of 431.42 feet to a 5/8" iron rod found at the Southeast corner of said Baum 60.49 acre tract "A-1" and at the Northeast corner of Lot 5, Block 34 of Fairview West Phase lV as recorded in Cabinet L, Page 55, Plat Records of Denton County, Texas, (P.R.D.C.T.);

THENCE North 89 degrees 47 minutes 35 seconds West, with the South line of said Baum 60.49 acre tract "A-1" and the North line of Lots 4 and 3 of Fairview West Phase IV a distance of 318.03 feet to a 1/2" iron rod found at the North common lot corners of Lots 3 and 2 of said addition;

THENCE North 89 degrees 40 minutes 59 seconds West, with the South line of said Baurri 60.49 acre tract "A- I " and the North line of Lots 3, 2, I of Fairview West Phase 4 passing at a distance of 137.25 feet a 1/2" iron rod found at the Northwest corner of Lot I and being at the Northeast

right-of-way corner of Hollis Drive (a 50' right-of-way) continuing passing at a distance of 197.29 feet a 1/2" iron rod found at the Northwest corner of said Hollis Drive (a 60' right-of-way per plat) and being at the Northeast corner of Lot 57, Block 11 of Fairview West, Phase lV, continuing with the North line of Lots 57,56,55 of said Fairview West Phase IV a total distance of 406.08 feet to a 1/2" iron rod found at the North common lot corners of Lots 55 and 54 of said addition;

THENCE North 89 degrees 42 minutes 52 seconds West, with the South line of said Baum 60.49 acre tract “A-1” and the North line of Lots 54,53,52,51 of said Fairview West Phase IV a distance of 267.97 feet to a 1/2” iron rod found at the North common lot corners of Lots 51 and 52 of said addition;

THENCE North 89 degrees 44 minutes 59 seconds West, with the South line of said Baum 60.49 acre tract “A-1” and the North line of Lot 50 passing at a distance of 4.99 feet a wood fence post found for the Southwest corner of said Baum 60.49 acre tract and at the Southeast corner of Baum 60.49 acre tract “A” continuing with the South line of said Baum 60.49 acre tract “A” and the North line of Lots 50,49,48 of said Fairview West Phase IV a distance of 201.13 feet to a 1/2” iron rod found at the North common lot corners of Lots 47 and 48 of said addition;

THENCE North 89 degrees 35 minutes 06 seconds West, with the South line of said Baum 60.49 acre tract “A” and the North line of Lots 47, 46 and 45 a distance of 265.73 feet to a 1/2” iron rod with yellow cap stamped “DC&A” found at the Northwest corner of said Lot 45 and being at the Northeast corner of Lot 42, Block 11 of Fairview West, Phase I, recorded in Cabinet 7, Page 219, P.R.D.C.T.;

THENCE North 89 degrees 43 minutes 14 seconds West, with the South line of said Baum 60.49 Acre tract “A” and the North line of Lots 42,41,40,39,38,37,36,35 a distance of 540.65 feet to the POINT OF BEGINNING containing 2,525,085 square feet or 57.968 acres of land.

# PROPOSED ZONING: Planned Development with Base Zoning Districts of SF-4 Single Family Residential and MF-3 Multifamily Residential
# Case No. ZAPD22-0022

| LSMR | | | ASVALO REAL ESTATE | 6-2-22 |
|---|---|---|---|---|
| UNIT TABULATION - BIG HOUSE, 3 STORY E URBAN, 4 STORY E URBAN, DUPLEX & SINGLE FAMILY LOT | | | | 2021134 |
| UNIT NAME | UNIT TYPE | NET AREA(SF) | UNIT COUNT | PERCENTAGE |
| BIG HOUSE A1L | 1br/1ba | 639 | 40 | 7% |
| BIG HOUSE A1U | 1br/1ba | 750 | 30 | 5% |
| BIG HOUSE A2L | 1br/1ba | 787 | 4 | 1% |
| BIG HOUSE A2U | 1br/1ba | 787 | 30 | 5% |
| BIG HOUSE B1U | 2br/2ba | 1,081 | 70 | 12% |
| BIG HOUSE B2L | 2br/2ba | 1,136 | 4 | 1% |
| BIG HOUSE B2U | 2br/2ba | 1,136 | 40 | 7% |
| BIG HOUSE C1L | 3br/2ba | 1,275 | 15 | 3% |
| BIG HOUSE C1U | 3br/2ba | 1,350 | 15 | 3% |
| 3 STORY S1 | 1br/1ba | 436 | 14 | 2% |
| 3 STORY A1/A2 | 1br/1ba | 702 | 56 | 10% |
| 3 STORY A3 | 1br/1ba | 754 | 42 | 7% |
| 3 STORY B1 | 2br/2ba | 1,020 | 28 | 5% |
| 3 STORY B2 | 2br/2ba | 1,135 | 28 | 5% |
| 4 STORY A1 | 1br/1ba | 750 | 30 | 5% |
| 4 STORY A2 | 1br/1ba | 750 | 47 | 8% |
| 4 STORY B1 | 2br/2ba | 950 | 43 | 7% |
| DUPLEX D1 | 2br/2ba | 975 | 10 | 2% |
| | | | | |
| SINGLE FAMILY LOT | | 9,000 | 33 | 6% |
| TOTALS | | | 579 | 100% |

| | TOTAL AREA |
|---|---|
| PRIVATE RECREATION | 2.78 AC |
| COMMON AREA | 2.68 AC |
| GROVE PARK NATURAL AMENITY | 5.07 AC |
| DETENTION POND | 3 AC |
| SINGLE FAMILY LOTS | 6.9 AC |

**Exhibit B - Proposed Zoning Map Change**
Lake Sharon Mixed Residential
ZAPD22-0002

**HUMPHREYS & PARTNERS ARCHITECTS, L.P.**
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

ASVALO REAL ESTATE

LAKE SHARON MIXED RESIDENTIAL
PD CONCEPT PLAN
June 2, 2022

GRAPHIC SCALE IN FEET
100 50 0 100
100 SCALE @ 24"x36"

NORTH

SP06

**LSMR**
CORINTH, TX
HPA# 21



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| LSMR | | ASVALO REAL ESTATE | | 6-2-22 |
|---|---|---|---|---|
| UNIT TABULATION - BIG HOUSE, 3 STORY E URBAN, 4 STORY E URBAN, DUPLEX & SINGLE FAMILY LOT | | | | 2021134 |
| **UNIT NAME** | **UNIT TYPE** | **NET AREA(SF)** | **UNIT COUNT** | **PERCENTAGE** |
| BIG HOUSE A1L | 1br/1ba | 639 | 40 | 7% |
| BIG HOUSE A1U | 1br/1ba | 750 | 30 | 5% |
| BIG HOUSE A2L | 1br/1ba | 787 | 4 | 1% |
| BIG HOUSE A2U | 1br/1ba | 787 | 30 | 5% |
| BIG HOUSE B1U | 2br/2ba | 1,081 | 70 | 12% |
| BIG HOUSE B2L | 2br/2ba | 1,136 | 4 | 1% |
| BIG HOUSE B2U | 2br/2ba | 1,136 | 40 | 7% |
| BIG HOUSE C1L | 3br/2ba | 1,275 | 15 | 3% |
| BIG HOUSE C1U | 3br/2ba | 1,350 | 15 | 3% |
| 3 STORY S1 | 1br/1ba | 436 | 14 | 2% |
| 3 STORY A1/A2 | 1br/1ba | 702 | 56 | 10% |
| 3 STORY A3 | 1br/1ba | 754 | 42 | 7% |
| 3 STORY B1 | 2br/2ba | 1,020 | 28 | 5% |
| 3 STORY B2 | 2br/2ba | 1,135 | 28 | 5% |
| 4 STORY A1 | 1br/1ba | 750 | 30 | 5% |
| 4 STORY A2 | 1br/1ba | 750 | 47 | 8% |
| 4 STORY B1 | 2br/2ba | 950 | 43 | 7% |
| DUPLEX D1 | 2br/2ba | 975 | 10 | 2% |
| | | | | |
| SINGLE FAMILY LOT | | 9,000 | 33 | 6% |
| **TOTALS** | | | **579** | **100%** |

| | *TOTAL AREA* |
|---|---|
| PRIVATE RECREATION | 2.78 AC |
| COMMON AREA | 2.68 AC |
| GROVE PARK NATURAL AMENITY | 5.07 AC |
| DETENTION POND | 3 AC |
| SINGLE FAMILY LOTS | 6.9 AC |

**Exhibit C - PD Concept Plan**
**Lake Sharon Mixed Residential**
**ZAPD22-0002**

GRAPHIC SCALE IN FEET
100 50 0 100
100 SCALE @ 24"x36"

NORTH

SP06

**LSMR**
CORINTH, TX
HPA# 21

**HUMPHREYS & PARTNERS** ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

ASVALO REAL ESTATE

LAKE SHARON MIXED RESIDENTIAL
PD CONCEPT PLAN
June 2, 2022

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NORTH

GRAPHIC SCALE IN FEET

100 50 0 100

100 SCALE @ 24"x36"

LAKE SHARON DRIVE

BRAZOS DRIVE

STONE CREEK LANE

ZACHARY DRIVE

50' PUBLIC R.O.W.

HOLLIS DRIVE

50' PUBLIC R.O.W.

TRINITY TERRACE

OXFORD OAKS LANE

TORI OAK TRAIL

WARRWICK DRIVE

LAVINIA DRIVE

DICKENSON DRIVE

MEADOWVIEW DRIVE

CUSTER DRIVE

COMMON AREA ±0.51 AC

PRIVATE RECREATION ±0.65 AC

CLUB HOUSE

PRIVATE RECREATION ±0.27 AC

GROVE PARK NATURAL AMENITY SPACE ±0.44 AC

GAS PAD GRAVEL AREA

BBQ PICNIC

PRIVATE RECREATION ±0.31 AC

APPROXIMATE SURFACE LOCATION OF WELL HEAD EQUIPMENT

GROVE PARK NATURAL AMENITY SPACE ±3.33 AC

PRIVATE RECREATION ±0.19 AC

PRIVATE RECREATION ±0.11 AC

COMMON AREA ±1.58 AC

DOGPARK

PRIVATE RECREATION ±0.31 AC

PRIVATE RECREATION AREA ±0.76

GREENHOUSE

GROVE PARK NATURAL AMENITY SPACE ±1.30 AC

EX. POND

PLAYGROUND

PRIVATE RECREATION ±0.18 AC

BIKE MAINT

COMMON AREA ±0.22 AC

COMMON AREA ±0.37 AC

DETENTION POND ±3.0 ACRES

20' UPPER TRINITY REGIONAL WATER DISTRICT UTILITY EASEMENT INST. NO. 95-R0053003 O.R.D.C.T.

20' UPPER TRINITY REGIONAL WATER DISTRICT UTILITY EASEMENT INST. NO. 95-R0053003 O.R.D.C.T.

15' CARRIZO OIL & GAS, INC. EXCLUSIVE EASEMENT AND RIGHT-OF-WAY INST. NO. 2013-118931 O.R.D.C.T.

EXHIBIT D - EXISTING SITE CONDITIONS
LAKE SHARON MIXED RESIDENTIAL

500' SW OF LAKE SHARON ROAD AND PARKRIDGE DRIVE

AUGUST 2022

DWG NAME
LAST SAVED

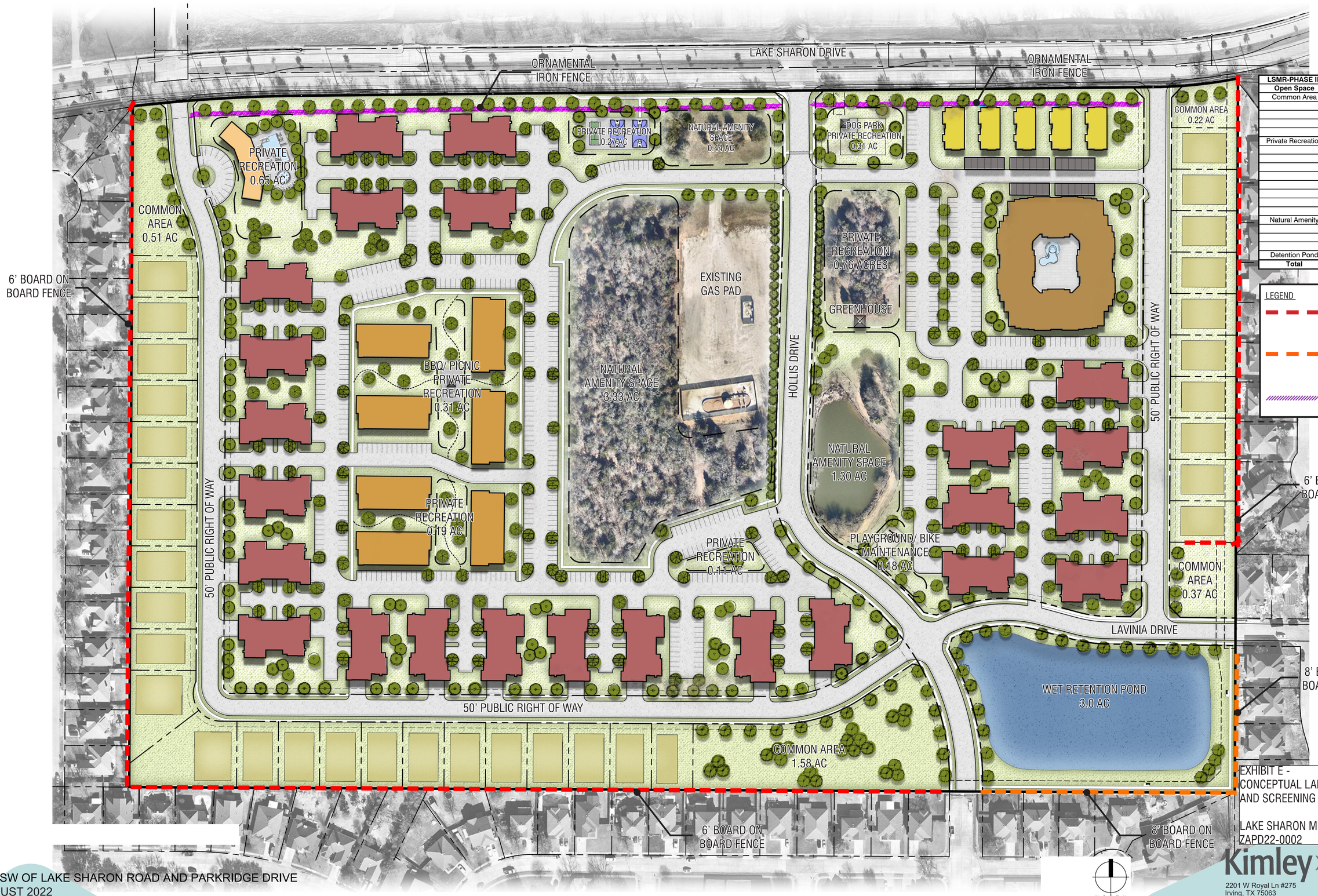
\\LACPP01\TX_LACILAC_DS\064590900-ASVALO CORINTH\CAD\EXHIBITS\EXHIBIT SITE INVENTORY ANALYSIS.DWG
6/3/2022 10:55 AM

# EXHIBIT D - EXISTING SITE CONDITIONS

LAKE SHARON MIXED RESIDENTIAL
ZAPD22-0002

Kimley»Horn
2201 W Royal Ln #275
Irving, TX 75063
214-420-5600
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.




| LSMR-PHASE III | |
|---|---|
| **Open Space** | **Acres** |
| Common Area | 0.51 |
| | 1.58 |
| | 0.37 |
| | 0.22 |
| | |
| Private Recreation | 0.65 |
| | 0.31 |
| | 0.19 |
| | 0.11 |
| | 0.18 |
| | 0.76 |
| | 0.31 |
| | 0.27 |
| | |
| Natural Amenity | 3.33 |
| | 0.44 |
| | 1.3 |
| | |
| Detention Pond | 3 |
| **Total** | **13.53** |

LEGEND

- 6' BOARD ON BOARD FENCE (WITH TOP CAP)
- 8' BOARD ON BOARD FENCE (WITH TOP CAP)
- ORNAMENTAL IRON FENCE

EXHIBIT E -
CONCEPTUAL LANDSCAPE AND SCREENING PLAN

LAKE SHARON MIXED RESIDENTIAL
ZAPD22-0002

500' SW OF LAKE SHARON ROAD AND PARKRIDGE DRIVE
AUGUST 2022

N O R T H
0 15' 30' 60' 120'
SCALE: 1"=60'

Kimley»Horn
2201 W Royal Ln #275
Irving, TX 75063
214-420-5600
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

FIBER CEMENT PANEL or SMART SIDING
SW 7006 - Extra White

FIBER CEMENT PANEL or SMART SIDING
SW 6539 - Soothing White

FIBER CEMENT PANEL or SMART SIDING
SW 6257 - Gibraltar

FIBER CEMENT PANEL or SMART SIDING
WOODTONE - RusticSeries Lap or similar
Summer Wheat

ASPHALT ARCHITECTURAL SHINGLES
Moire Black

STONE VENEER
Grey Slate Cultured Stone

FRONT ELEVATION

**Exhibit F - Elevations and Building Type Materials**
(page 1 of 4)
Lake Sharon Mixed Residential
ZAPD22-0002



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FIBER CEMENT PANEL or SMART SIDING
SW 6539 - Soothing White

FIBER CEMENT PANEL or SMART SIDING
SW 6257 - Gibraltar

ASPHALT ARCHITECTURAL SHINGLES
Moire Black

WINDOWS / TRIM
Dark Gray

STONE VENEER
Grey Slate Cultured Stone

**Exhibit F - Elevations and Building Type Materials**
(page 2 of 4)
Lake Sharon Mixed Residential
ZAPD22-0002



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FIBER CEMENT PANEL or SMART SIDING
SW 6257 - Gibraltar

METAL / AWNINGS / RAILING / BRACKETS
SW 7069 - Iron Ore

ASPHALT ARCHITECTURAL SHINGLES
Moire Black

FIBER CEMENT PANEL or SMART SIDING
WOODTONE - RusticSeries Lap or similar
Summer Wheat

WINDOWS / TRIM
Dark Gray

STONE VENEER
Grey Slate Cultured Stone

**Exhibit F - Elevations and Building Type Materials**
(page 3 of 4)
Lake Sharon Mixed Residential
ZAPD22-0002



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FIBER CEMENT PANEL or SMART SIDING
SW 6539 - Soothing White

FIBER CEMENT PANEL or SMART SIDING
SW 6257 - Gibraltar

ASPHALT ARCHITECTURAL SHINGLES
Moire Black

FIBER CEMENT PANEL or SMART SIDING
WOODTONE - RusticSeries Lap or similar
Summer Wheat

WINDOWS / TRIM
Dark Gray

FIBER CEMENT PANEL
or SMART SIDING
SWVS 425

STONE VENEER
Grey Slate Cultured Stone

**Exhibit F - Elevations and Building Type Materials**
(page 4 of 4)
Lake Sharon Mixed Residential
ZAPD22-0002



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Lake Sharon Drive

RIGHT TURN LANE

PRIVATE RECREATION 0.27 AC

BALL COURTS

NATURAL AMENITY SPACE 0.44 AC

CLUBHOUSE 5900 S.F.

SPLASH PAD

PRIVATE RECREATION 0.65 AC

BIGHOUSE 1

BIGHOUSE 2

BIGHOUSE 3

BIGHOUSE 4

COMMON AREA ±0.51 AC

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

Phase II Multifamily MF-3

BIGHOUSE 5

BIGHOUSE 6

BIGHOUSE 7

BIGHOUSE 8

BIGHOUSE 9

BIGHOUSE 10

3 STORY APARTMENTS 1

3 STORY APARTMENTS 2

3 STORY APARTMENTS 3

3 STORY APARTMENTS 4

3 STORY APARTMENTS 5

3 STORY APARTMENTS 6

3 STORY APARTMENTS 7

BBQ Picnic

PRIVATE RECREATION 0.31 AC

PRIVATE RECREATION 0.19 AC

GAS PAD GRAVEL AREA

15' LANDSCAPE BUFFER

GROVE PARK NATURAL AMENITY SPACE ±3.33 AC

60.0'

Hollis Drive

PRIVATE RECREATION 0.11 AC

BBQ Picnic

Phase III Multifamily MF-3

BIGHOUSE 11

BIGHOUSE 12

BIGHOUSE 13

BIGHOUSE 15

BIGHOUSE 16

BIGHOUSE 17

50' PUBLIC R.O.W.

Phase I Single-Family SF-4

COMMON AREA ±1.58 AC

DOGPARK PRIVATE RECREATION 0.31 AC

DUPLEX 1 5-Story Apartments

DUPLEX 2 5-Story Apartments

DUPLEX 3 5-Story Apartments

DUPLEX 4 5-Story Apartments

DUPLEX 5 5-Story Apartments

GARAGES

PRIVATE RECREATION 0.76 AC

15' LANDSCAPE BUFFER

GREENHOUSE

GROVE PARK NATURAL AMENITY SPACE ±1.30 AC

4 STORY APARTMENTS

Phase IV Active Living MF-3

Phase III Multifamily MF-3

POND

BBQ Picnic

BIGHOUSE 18

BIGHOUSE 19

BIGHOUSE 20

BIGHOUSE 21

BIGHOUSE 22

BIGHOUSE 23

BIGHOUSE 24

PRIVATE RECREATION 0.18 AC

LAVIHOUSE

MAIL KIOSK STATION

50' PUBLIC R.O.W.

COMMON AREA ±0.22 AC

33

32

31

30

29

28

27

26

25

24

COMMON AREA ±0.37 AC

Lavinia Drive

CONCEPTUAL DETENTION POND AREA ±3.0ac

60.0'

Dickinson Drive

Meadowview Drive

Custer Drive

| LSMR | | | ASVALO REAL ESTATE | 6-2-22 |
|---|---|---|---|---|
| UNIT TABULATION - BIG HOUSE, 3 STORY E URBAN, 4 STORY E URBAN, DUPLEX & SINGLE FAMILY LOT | | | | 2021134 |
| **UNIT NAME** | **UNIT TYPE** | **NET AREA(SF)** | **UNIT COUNT** | **PERCENTAGE** |
| BIG HOUSE A1L | 1br/1ba | 639 | 40 | 7% |
| BIG HOUSE A1U | 1br/1ba | 750 | 30 | 5% |
| BIG HOUSE A2L | 1br/1ba | 787 | 4 | 1% |
| BIG HOUSE A2U | 1br/1ba | 787 | 30 | 5% |
| BIG HOUSE B1U | 2br/2ba | 1,081 | 70 | 12% |
| BIG HOUSE B2L | 2br/2ba | 1,136 | 4 | 1% |
| BIG HOUSE B2U | 2br/2ba | 1,136 | 40 | 7% |
| BIG HOUSE C1L | 3br/2ba | 1,275 | 15 | 3% |
| BIG HOUSE C1U | 3br/2ba | 1,350 | 15 | 3% |
| 3 STORY S1 | 1br/1ba | 436 | 14 | 2% |
| 3 STORY A1/A2 | 1br/1ba | 702 | 56 | 10% |
| 3 STORY A3 | 1br/1ba | 754 | 42 | 7% |
| 3 STORY B1 | 2br/2ba | 1,020 | 28 | 5% |
| 3 STORY B2 | 2br/2ba | 1,135 | 28 | 5% |
| 4 STORY A1 | 1br/1ba | 750 | 30 | 5% |
| 4 STORY A2 | 1br/1ba | 750 | 47 | 8% |
| 4 STORY B1 | 2br/2ba | 950 | 43 | 7% |
| DUPLEX D1 | 2br/2ba | 975 | 10 | 2% |
| | | | | |
| SINGLE FAMILY LOT | | 9,000 | 33 | 6% |
| **TOTALS** | | | **579** | **100%** |

| | *TOTAL AREA* |
|---|---|
| PRIVATE RECREATION | 2.78 AC |
| COMMON AREA | 2.68 AC |
| GROVE PARK NATURAL AMENITY | 5.07 AC |
| DETENTION POND | 3 AC |

GRAPHIC SCALE IN FEET

100 50 0 100

100 SCALE @ 24"x36"

NORTH

SP06

**LSMR**

CORINTH, TX

HPA# 21



**HUMPHREYS & PARTNERS ARCHITECTS, L.P.**
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ASVALO REAL ESTATE

LAKE SHARON MIXED RESIDENTIAL
PD CONCEPT PLAN
August 10, 2022

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# Traffic Impact Analysis

## Asvalo Residential Development
Corinth, Texas

Updated Submission: April 13, 2022
Original Submission: September 9, 2021

Kimley-Horn and Associates, Inc.
Dallas, Texas

Project #064590900
Registered Firm F-928

Kimley»Horn

**Traffic Impact Analysis**

# Asvalo Residential Development
# Corinth, Texas

**Prepared by:**

Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Tower, Suite 700
Dallas, Texas 75240
Registered Firm F-928
Project Number: 064590900

Contact:
Jacob Halter, P.E., PTOE
Mason Shoaf, E.I.T.
972-770-1300
Updated Submission: April 13, 2022
Original Submission: September 9, 2021

## TABLE OF CONTENTS

EXECUTIVE SUMMARY ..... ii
I. INTRODUCTION ..... 1
A. Purpose ..... 1
B. Methodology ..... 1
II. EXISTING AND FUTURE AREA CONDITIONS ..... 4
A. Roadway Characteristics ..... 4
B. Existing Study Area ..... 4
C. Proposed Site Improvements ..... 4
D. Existing Traffic Volumes ..... 5
III. PROJECT TRAFFIC CHARACTERISTICS ..... 9
A. Site-Generated Traffic ..... 9
B. Trip Distribution and Assignment ..... 9
C. Other Development Traffic Modeling ..... 9
D. Development of 2024 Background Traffic ..... 10
E. Development of 2024 Total Traffic ..... 10
IV. TRAFFIC OPERATIONS ANALYSIS ..... 15
A. Analysis Methodology ..... 15
B. Analysis Results ..... 15
C. 2021 Existing Traffic Operations ..... 16
D. 2024 Background Traffic Operations ..... 16
E. 2024 Background Plus Site-Generated Traffic Operations ..... 17
F. Right-Turn Lane Analysis ..... 18
G. Left-Turn Lane Analysis ..... 18
V. CONCLUSIONS AND RECOMMENDATIONS ..... 19
APPENDIX A ..... 20
A. Roadway Characteristics ..... 20
APPENDIX B ..... 21
A. Analysis Methodology ..... 21

## LIST OF EXHIBITS

Exhibit 1: Vicinity Map ..... 2
Exhibit 2: Conceptual Site Plan ..... 3
Exhibit 3: Lane Assignments and Intersection Control ..... 7
Exhibit 4: 2021 Existing Traffic Volumes ..... 8
Exhibit 5: Trip Distribution and Traffic Assignment ..... 11
Exhibit 6: Site-Generated Traffic Volumes ..... 12
Exhibit 7: 2024 Background Traffic Volumes ..... 13
Exhibit 8: 2024 Background Plus-Site Generated Traffic Volumes ..... 14

## LIST OF TABLES

Table 1 – Trip Generation ..... 9
Table 2 – Traffic Operational Results – Weekday AM Peak Hour ..... 15
Table 3 – Traffic Operational Results – Weekday PM Peak Hour ..... 16
Table 4 – Right-Turn Lane Analysis ..... 18
Table 5 – Level of Service Definitions ..... 21

# EXECUTIVE SUMMARY

**March 2022 Update Note:** This TIA has been updated to reflect the updated site plan and is updated to the new 11th Edition of the ITE *Trip Generation Manual*. The new site plan removes a driveway that accessed Lake Sharon Road in the previous plan, and now each driveway to Lake Sharon Road is aligned with a median opening. The plan also changed the number of each type of home offered:

- Single-Family: Previously 85, Now 38
- Duplex: Previously 0, Now 10
- Multifamily: Previously 378, Now 384
- Senior Adult Multifamily: Previously 115, Now 130

The proposed Asvalo development is located in Corinth, Texas. The site is proposed to be built with 38 single-family dwelling units, 10 duplex units, 384 multifamily dwelling units, and 130 senior adult housing dwelling units. This study is intended to identify traffic generation characteristics, identify potential traffic related impacts on the local street system, and to develop mitigation measures required for identified impacts.

The following existing intersection was selected to be part of this study:

- Hollis Drive at Meadowview Drive

The analysis also included the following access points in and out of the site:

- West Drive, which will be a full-access driveway to Lake Sharon Drive.
- Hollis Drive, which will be a City street that has a full-access intersection with Lake Sharon Drive and will provide access for all the uses of the site. Hollis Drive will run down the center of the site and connects to the existing Hollis Drive on the southern edge of the development.
- East Drive, which is a full-access driveway to Lake Sharon Drive.

The Asvalo development also has access to Lavinia Drive and the Amherst development to the southeast of the site, but for analysis purposes, all entering and exiting traffic from the south were assumed to use Hollis Drive instead. The Amherst development is anticipated to have little to no impact on the Asvalo development study intersections.

Traffic operations were analyzed at the study intersections for existing volumes and 2024 background traffic volumes, and 2024 background plus site-generated traffic volumes. The future years correspond to the expected buildout year of the site and a key future study year. Conditions were analyzed for the weekday AM and PM peak hours.

The background traffic conditions included existing traffic with compound growth rates, plus explicit modeling of the following development in the vicinity:

- Ashford Park, a residential development consisting of 170 single family units, located at 2310 Lake Sharon Drive in Corinth, Texas, which is between Parkridge Drive and Post Oak Drive.

The Asvalo development is expected to generate approximately 204 new weekday AM peak hour one-way vehicle trips and 265 new weekday PM peak hour one-way vehicle trips at buildout. The distribution of the site-generated traffic volumes onto the street system was based on the surrounding roadway network, existing traffic patterns, and the project's proposed access locations.

Based on the analysis presented in this report, the proposed Asvalo development can be successfully incorporated into the surrounding roadway network. The proposed site driveways provide the appropriate level of access for the development. The site-generated traffic does not have a disproportionate effect on the existing vehicle traffic operations.

The following recommendations are provided:

- A westbound left-turn deceleration lane should be installed at each of the median openings along Lake Sharon Drive at the site driveways. This includes the West Drive, Hollis Drive, and the East Drive.
- Right-turn deceleration lanes are not recommended at any of the driveway approaches along Lake Sharon Drive.

Each driveway from Lake Sharon Drive meets the requirement to have 100’ of internal storage length. Each driveway also meets the Corinth standards for driveway throat radius, curb radius, and centerline spacing.

# I. INTRODUCTION

## A. Purpose

Kimley-Horn was retained to conduct a Traffic Impact Analysis (TIA) of future traffic conditions associated with the development of the Asvalo site located in Corinth, Texas. A site vicinity map is provided as **Exhibit 1**. **Exhibit 2** shows the proposed conceptual site plan. This study is intended to identify traffic generation characteristics, identify potential traffic related impacts on the local street system, and to develop mitigation measures required for identified impacts.

## B. Methodology

Traffic operations were analyzed at the study intersections for AM and PM peak hours for the following scenarios:

- 2021 existing traffic
- 2024 background traffic
- 2024 background plus site traffic

The capacity analyses were conducted using the *Synchro*™ software package. The *Highway Capacity Manual* reports were used for the unsignalized intersections.

**EXHIBIT 1**

Vicinity Map

Asvalo TIA - Corinth, TX

Kimley»Horn

LEGEND:

= Study Intersection

North

Not To Scale

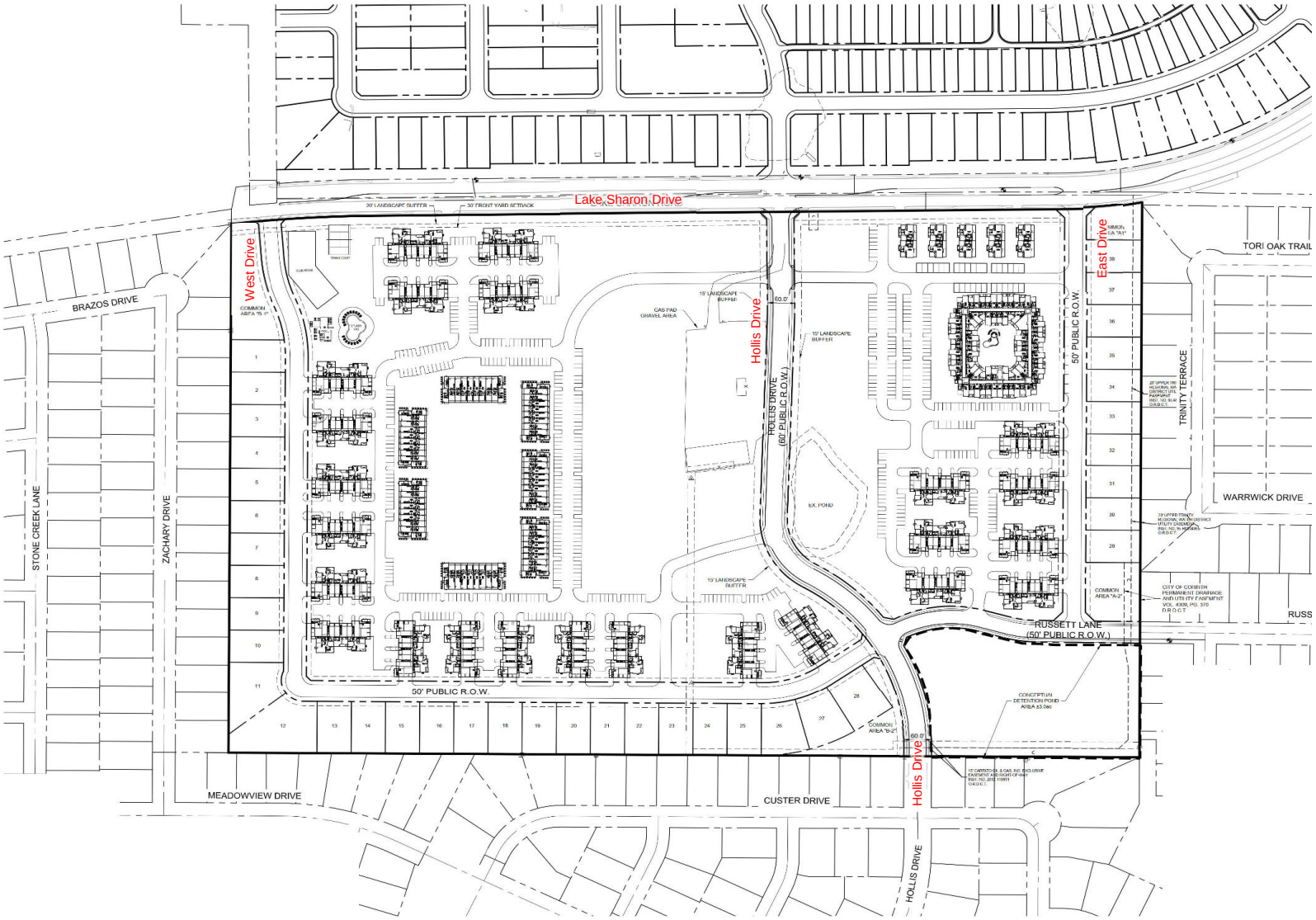



**EXHIBIT 2**

Conceptual Site Plan

Asvalo TIA - Corinth, TX

Kimley»Horn

North

Not To Scale

# II. EXISTING AND FUTURE AREA CONDITIONS

## A. Roadway Characteristics

There were no existing signalized intersections included in this analysis. The following unsignalized intersection was evaluated as part of this study:

- Hollis Drive at Meadowview Drive

The major study area roadways are described in **Appendix A**. **Exhibit 3** illustrates the intersection geometry used for the traffic analysis.

## B. Existing Study Area

The property is zoned as SF-4 (Single Family Residential). The portion of the site which is occupied by an existing oil pump station is zoned as C-1 (Commercial). The property is currently occupied by two residential homes and an existing oil structure. The required setback from the oil structure is shown on the site plan. According to the City of Corinth Future Land Use map, the site is planned to be utilized as Mixed-Residential.

## C. Proposed Site Improvements

The development as proposed includes 38 single-family dwelling units, 10 duplex units, 384 multifamily dwelling units, and 130 senior adult housing dwelling units. As shown in **Exhibit 3**, the site has three proposed access points to Lake Sharon Drive, two of which are driveways. The extension of Hollis Drive through the site will be a City street. There will be multiple site driveways accessing Hollis Drive. The traffic operations for these driveways were not analyzed directly in this report. It can be reasonably assumed that each driveway along Hollis Drive operates as well or better than the two larger intersections of Hollis Drive with Lake Sharon Drive and with Meadowview Drive.

**Hollis Drive** – would be a full-access intersection to the existing median opening that currently serves the oil structure on the site. The driveway was modeled with one inbound and one outbound lane. Hollis Drive will be a City Collector and will serve all the uses of the site, running down the center of the development from Lake Sharon Drive to the existing stub of Hollis Drive on the southern edge of the development. Hollis Drive is located at the bottom of the hill along Lake Sharon Drive, but there is adequate sight distance for both left- and right-turning vehicles.

The driveways to be modeled in this analysis are as follows:

**West Drive** – would be a full-access driveway at the existing median opening on Lake Sharon Drive one quarter of a mile east of Post Oak Drive. The driveway was modeled with one inbound and one outbound lane.

**East Drive** – would be a full-access driveway to Lake Sharon Drive to the existing median opening east of Hollis Drive. The driveway was modeled with one inbound and one outbound lane.

According to the American Association of State Highway and Transportation Officials (AASHTO), intersection sight distance for a 35-mph roadway is required to be a minimum of 250 ft for both left and right-turns from stop. The proposed site driveways are anticipated to provide adequate sight distance within the study area.

The City of Corinth's standards for driveway throat width, driveway curb radius, and driveway access spacing for City maintained roadways are defined in the *City Development Code: 3.05.04.G.1*, Table 25. For commercial and multifamily driveways to arterial streets, the standards are as follows:

- Driveway Throat Width: 24'-40'
- Driveway Curb Radius: 20'-30'
- Minimum Centerline Driveway Spacing Along Roadway: 250'

The site driveways provided for the site driveways to Lake Sharon Drive and the intersection of Hollis Drive and Lake Sharon Drive meet these requirements.

The City standards for minimum driveway storage length are defined in the *City Development Code: 3.05.04.G.1*, Table 26. The longest minimum storage length required is 100', and each of the three driveways to Lake Sharon Drive meets this storage length.

A variance to the City parking requirements will be pursued for the site, as outlined below:

- Townhome (or "Bighouse")
  - 2 spaces per unit which includes 1 garage and 1 garage tandem stall
- Multifamily
  - 1.8 average spaces per unit
- Age-Restricted Multifamily (Senior Housing)
  - 1.8 average spaces per unit which includes 30% garage

## D. Existing Traffic Volumes

**Exhibit 4** shows the existing weekday AM and PM peak hour traffic volumes. 24-hour machine counts were collected near the site on Lake Sharon Drive and peak-hour turning movement counts were collected at the intersection of Hollis Drive at Meadowview Drive. The raw count sheets, as well as a comparison between the 24-hour volumes collected and previous 24-hour counts, are provided at the end of this report.

The 24-hour count showed the daily volume on the roadway link as follows:

- EB Lake Sharon Drive: 2,347 vehicles per day (vpd)
- WB Lake Sharon Drive: 1,837 vehicles per day (vpd)

**Exhibit 4** shows the existing weekday AM and PM peak hour traffic volumes. There was not a sufficient amount of historical data to provide a COVID-19 adjustment for the existing traffic counts. Existing 24-hour counts are higher than the available 2014 counts in the study area, so the 2021 traffic counts were used without adjustments.

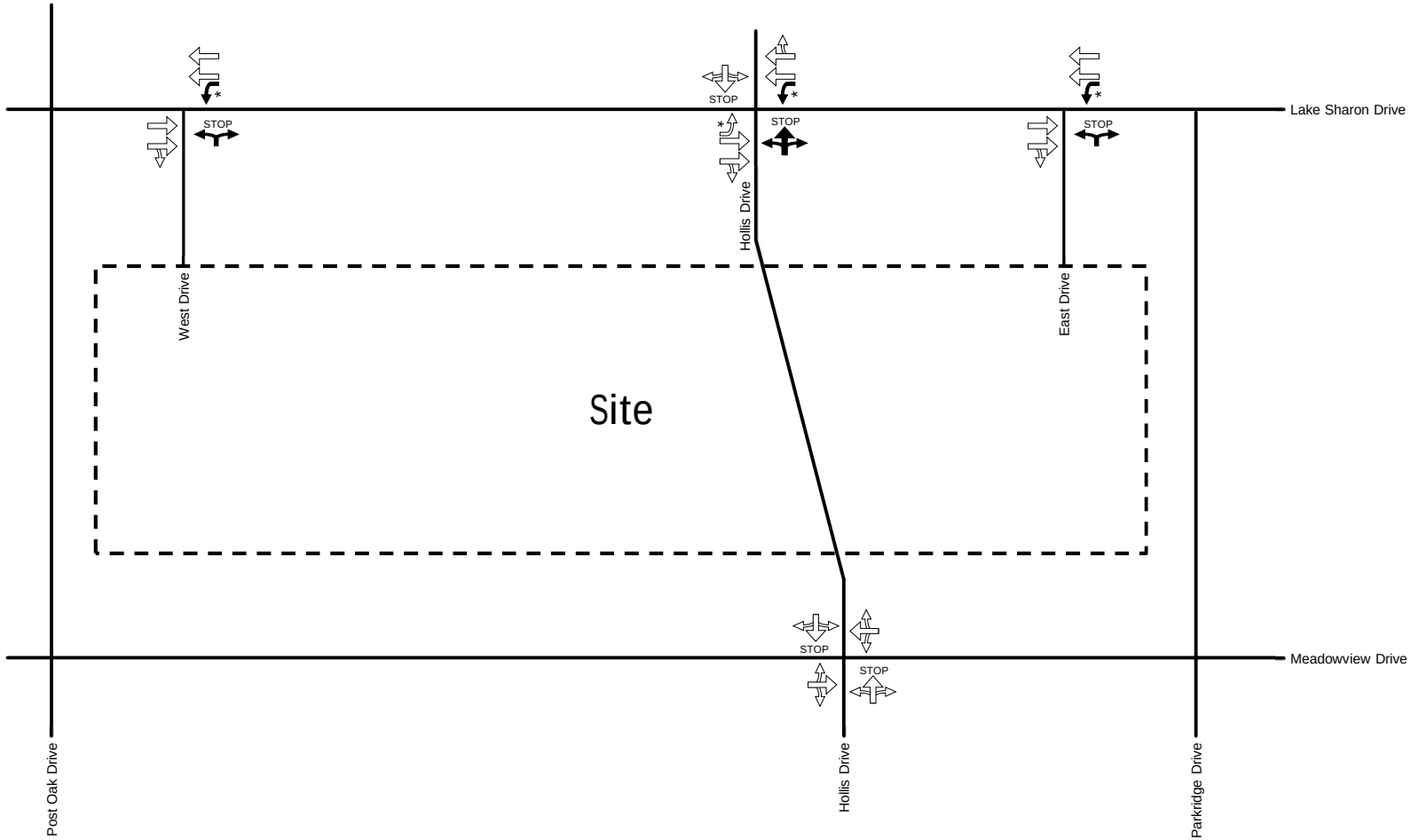



**EXHIBIT 3**

Lane Assignment and Intersection Control

Asvalo TIA - Corinth, TX

Kimley»Horn

**LEGEND:**

= Signalized Intersection
STOP = Stop-Controlled Approach
= Travel Lane
* = Turn Bay
= Driveway Lanes or Off-Site Improvements
TWLTL = Two-Way Left Turn Lane

North

Not To Scale

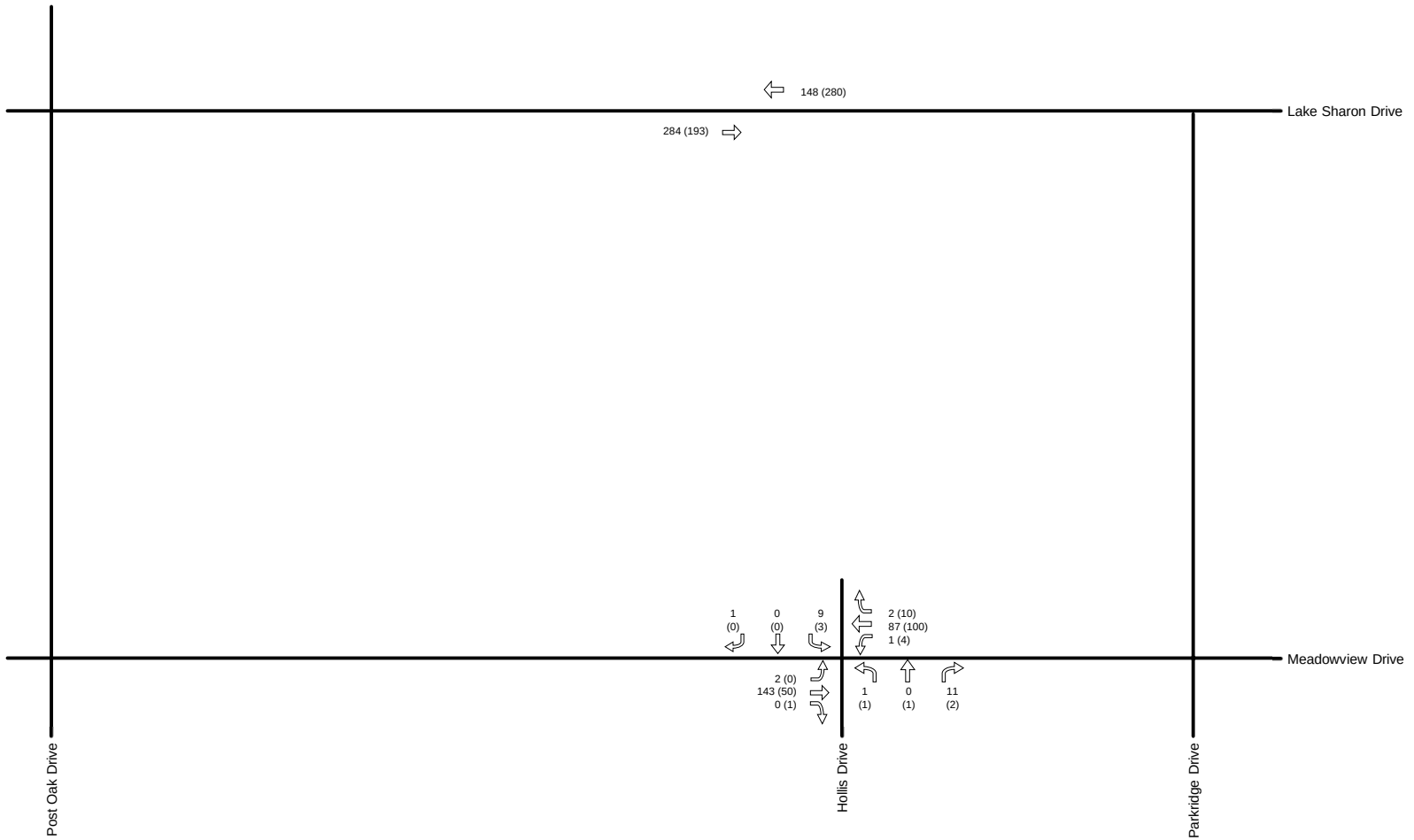



**EXHIBIT 4**

2021 Existing Traffic Volumes

Asvalo TIA - Corinth, TX

Kimley»Horn

**LEGEND:**
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

# III. PROJECT TRAFFIC CHARACTERISTICS

## A. Site-Generated Traffic

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the 11th edition of *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. The trips indicated are actually one-way trips or *trip ends*, where one vehicle entering and exiting the site is counted as one inbound trip and one outbound trip.

No reductions were taken for pass-by trips, internal capture, or multimodal use.

**Table 1** shows the resulting daily and weekday AM and PM peak hour trip generation for the proposed development, showing new external trips.

**Table 1 – Trip Generation**

| Land Uses | Amount | Units | ITE Code | Daily One-Way Trips | AM Peak Hour One-Way Trips | | | PM Peak Hour One-Way Trips | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | IN | OUT | TOTAL | IN | OUT | TOTAL |
| **Single Family Detached Housing** | 38 | DU | 210 | 414 | 8 | 23 | 31 | 25 | 15 | 40 |
| **Single Family Attached Housing** | 10 | DU | 215 | 72 | 2 | 3 | 5 | 3 | 3 | 6 |
| **Multifamily Housing (Low-Rise)** | 384 | Units | 220 | 2,537 | 34 | 108 | 142 | 117 | 69 | 186 |
| **Senior Adult Housing (Attached)** | 130 | Units | 252 | 401 | 9 | 17 | 26 | 18 | 15 | 33 |
| **Development Totals** | | | | | | | | | | |
| **Total Net New External Vehicle Trips:** | | | | **3,424** | **53** | **151** | **204** | **163** | **102** | **265** |

Trip Generation rates based on *ITE's Trip Generation Manual*, 11th Edition.

## B. Trip Distribution and Assignment

The distribution of the site-generated traffic volumes into and out of the site driveways and onto the street system was based on the area street system characteristics, existing traffic patterns, relative land use density, and the locations of the proposed driveway access to/from the site.

The corresponding inbound and outbound traffic assignment, where the directional distribution is applied using the most probable paths to and from the site, can be found in **Exhibit 5**. **Exhibit 6** shows the resulting site-generated weekday AM and weekday PM peak hour turning movements after multiplying the new external trip generation by the respective traffic assignment percentages.

## C. Other Development Traffic Modeling

Using the same procedure as was used to develop the Asvalo site-generated traffic and distribute that traffic on the roadway network, traffic was developed and distributed for the Ashford Park Residential Development, a 170-unit single family development across Lake

Sharon Drive from the Asvalo Residential Development. The distribution and volumes for each of these developments can be found at the end of this report.

## D. Development of 2024 Background Traffic

In order to obtain 2024 background traffic, the existing traffic counts and historic counts near the site were compared to find expected growth trends within the study area. Based on the recent growth in the area, an annual growth rate of 4% was assumed for the background traffic through 2024. To calculate the 2024 background traffic, the existing 2021 traffic counts were grown by 4% annually for three years, and then the background traffic from the Ashford Park Residential development was added to the network. The resulting 2024 background weekday AM and PM peak hour traffic volumes are shown in **Exhibit 7**.

## E. Development of 2024 Total Traffic

Site traffic volumes were added to the background volumes to represent the estimated total (background plus site-generated) traffic conditions for the 2024 study year after completion of the proposed development. **Exhibit 8** shows the resulting 2024 weekday AM and PM peak hour total traffic volumes.

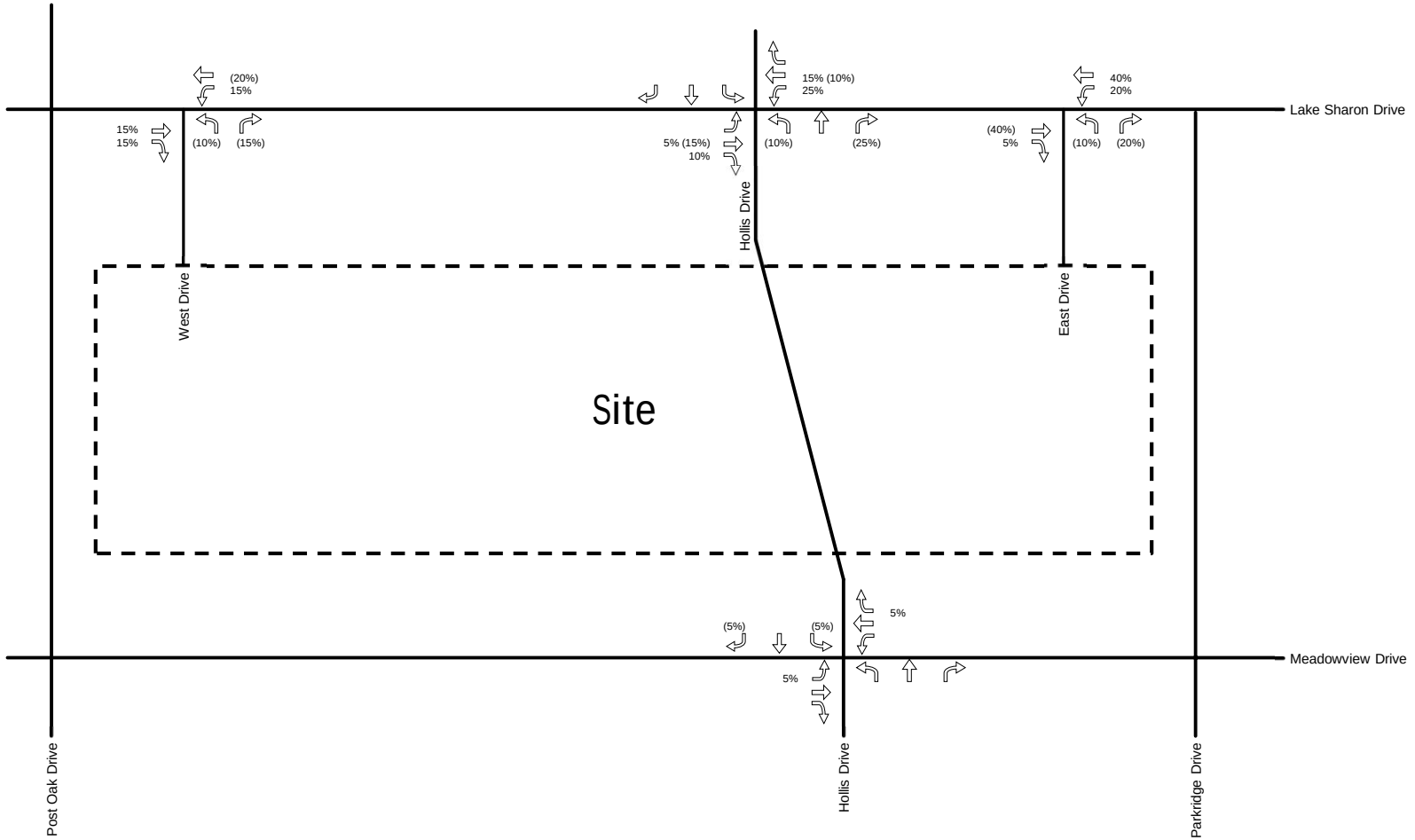



**EXHIBIT 5**

Trip Distribution and Traffic Assignment

Asvalo TIA - Corinth, TX

Kimley»Horn

**LEGEND:**

X% (Y%)

X% = Percentage of Inbound Site-Generated Traffic

(Y%) = Percentage of Outbound Site-Generated Traffic

North

Not To Scale

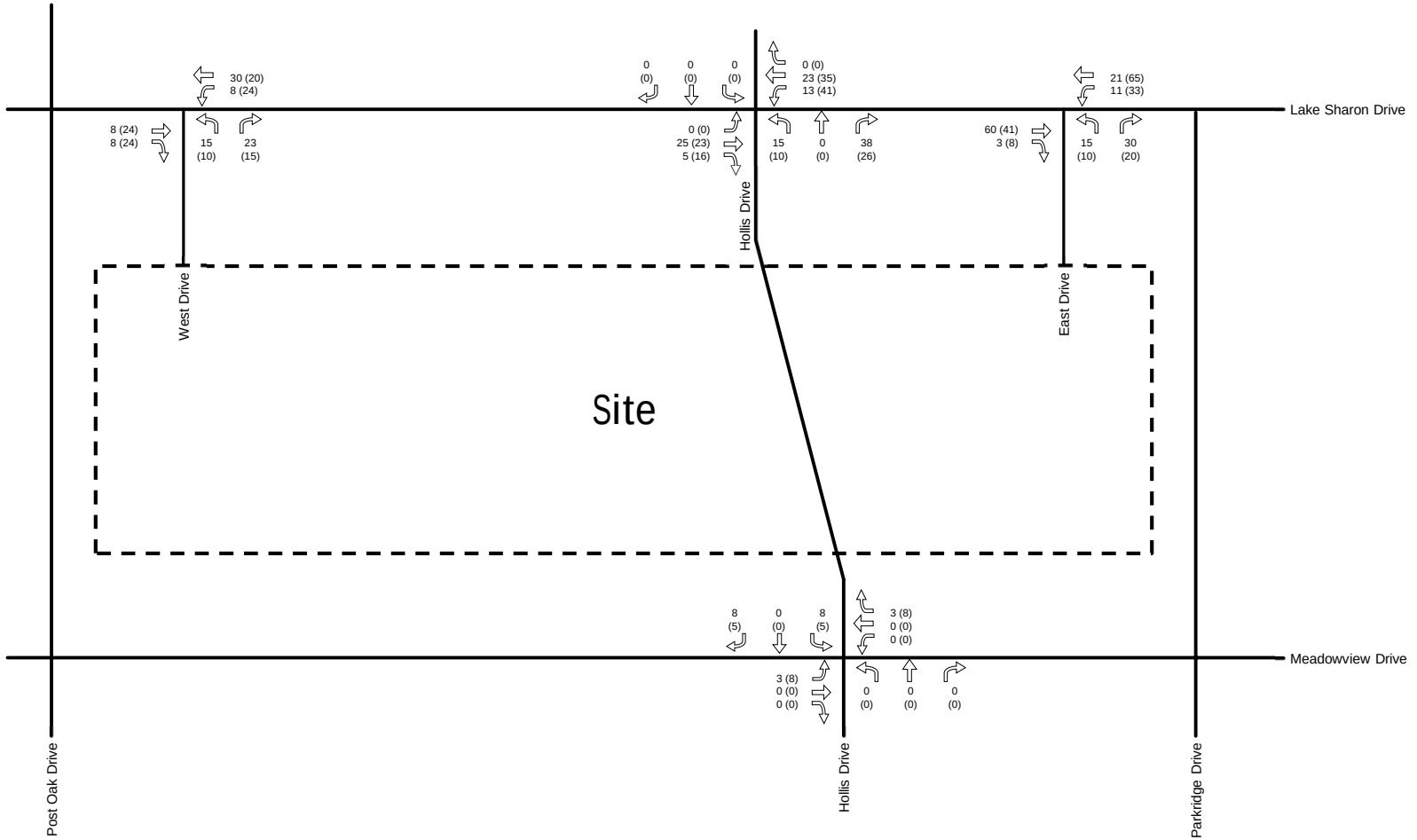



**EXHIBIT 6**

Site-Generated Traffic Volumes

Asvalo TIA - Corinth, TX

Kimley»Horn

**LEGEND:**
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

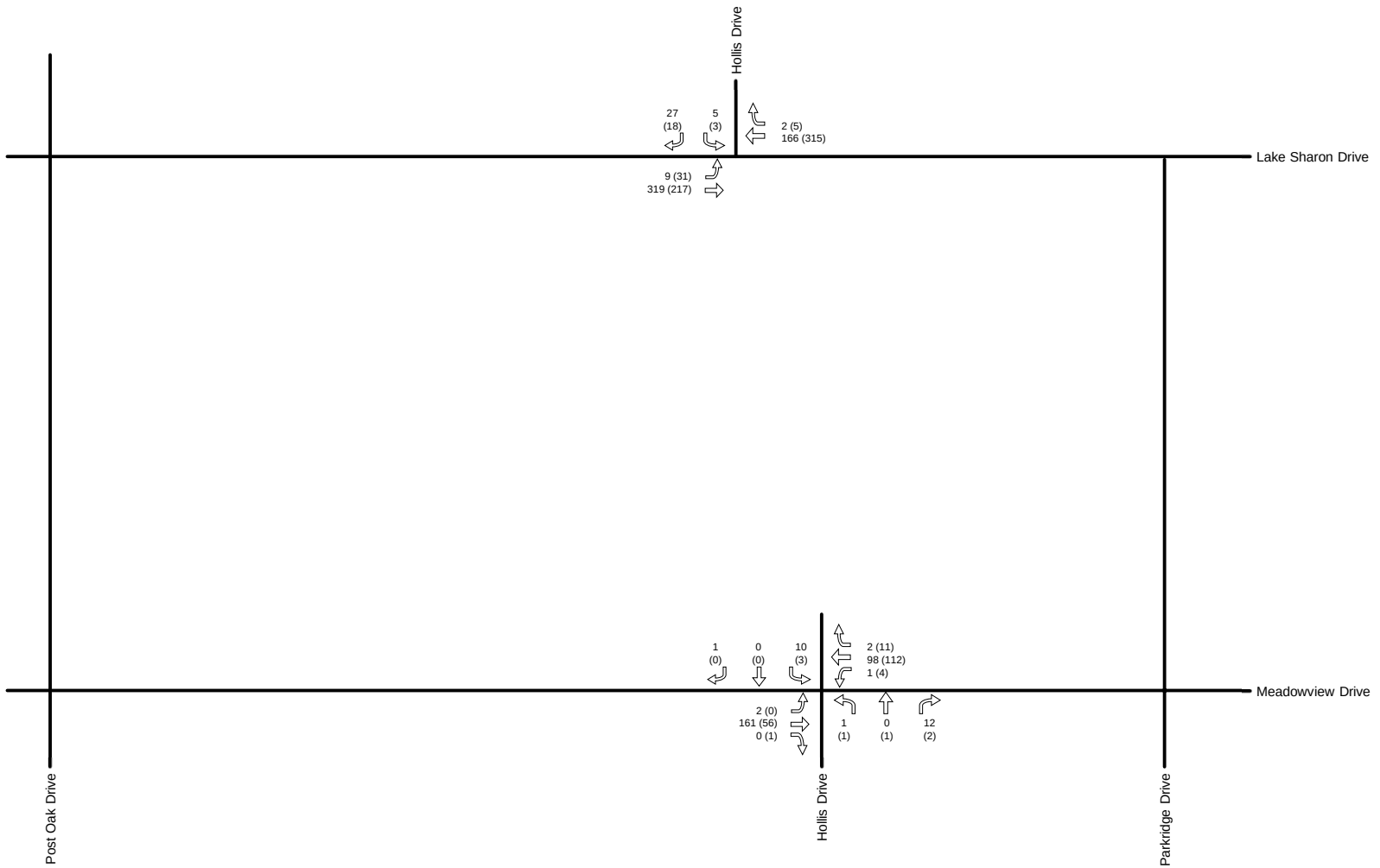



**EXHIBIT 7**

2024 Background Traffic Volumes

Asvalo TIA - Corinth, TX

Kimley»Horn

**LEGEND:**
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

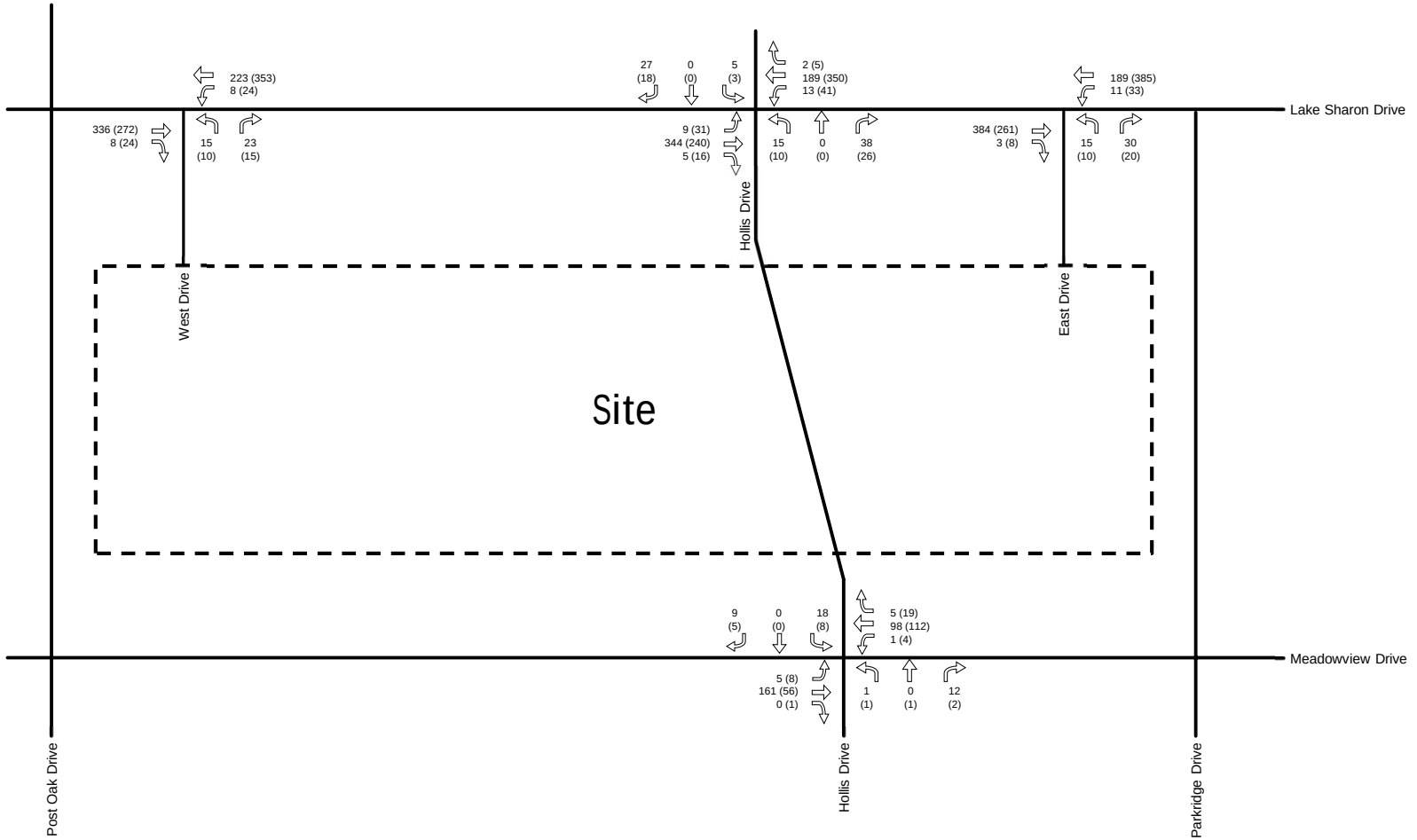



**EXHIBIT 8**

2024 Background Plus Site-Generated Traffic Volumes

Asvalo TIA - Corinth, TX

Kimley»Horn

**LEGEND:**
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

# IV. TRAFFIC OPERATIONS ANALYSIS

Kimley-Horn conducted a traffic operations analysis to determine potential capacity deficiencies in the 2021 and 2024 study years at the study intersections. The acknowledged source for determining overall capacity is the current edition of the *Highway Capacity Manual.*

## A. Analysis Methodology

Capacity analysis results are listed in terms of Level of Service (LOS). Level of service and the corresponding analysis methodology are explained in **Appendix B**.

Calculations for the level of service at the key intersections identified for study are provided at the end of this report. Each study intersection was considered as a two-way stop-controlled intersection (TWSC). The analyses assumed the lane geometry and intersection control shown in **Exhibit 3**.

## B. Analysis Results

**Table 2** and **Table 3** show the intersection operational results for the weekday AM and PM peak hours, respectively.

**Table 2 – Traffic Operational Results – Weekday AM Peak Hour**

| INTERSECTION | APPROACH | Existing Traffic | | 2024 Background Traffic | | 2024 Background + Site Traffic | |
|---|---|---|---|---|---|---|---|
| | | AM PEAK HOUR | | AM PEAK HOUR | | AM PEAK HOUR | |
| | | DELAY (SEC/VEH) | LOS | DELAY (SEC/VEH) | LOS | DELAY (SEC/VEH) | LOS |
| **Unsignalized Intersection** | | | | | | | |
| Hollis Drive @ Meadowview Drive | EBL | 7.4 | A | 7.4 | A | 7.4 | A |
| | WBL | 7.5 | A | 7.6 | A | 7.6 | A |
| | NB* | 9.2 | A | 9.3 | A | 9.3 | A |
| | SB* | 10.2 | B | 10.4 | B | 10.2 | B |
| West Drive @ Lake Sharon Drive | WBL | - | - | - | - | 8.1 | A |
| | NB* | - | - | - | - | 10.9 | B |
| Hollis Drive @ Lake Sharon Drive | EBL | - | - | 7.6 | A | 7.7 | A |
| | WBL | - | - | - | - | 8.1 | A |
| | NB* | - | - | - | - | 11.2 | B |
| | SB* | - | - | 9.4 | A | 9.7 | A |
| East Drive @ Lake Sharon Drive | WBL | - | - | - | - | 8.2 | A |
| | NBR* | - | - | - | - | 9.7 | A |

**Table 3 – Traffic Operational Results – Weekday PM Peak Hour**

| INTERSECTION | APPROACH | Existing Traffic | | 2024 Background Traffic | | 2024 Background + Site Traffic | |
|---|---|---|---|---|---|---|---|
| | | PM PEAK HOUR | | PM PEAK HOUR | | PM PEAK HOUR | |
| | | DELAY (SEC/VEH) | LOS | DELAY (SEC/VEH) | LOS | DELAY (SEC/VEH) | LOS |
| **Unsignalized Intersection** | | | | | | | |
| Hollis Drive @ Meadowview Drive | EBL | - | - | - | - | 7.5 | A |
| | WBL | 7.3 | A | 7.4 | A | 7.4 | A |
| | NB* | 9.3 | A | 9.4 | A | 9.5 | A |
| | SB* | 9.8 | A | 10.0 | A | 9.8 | A |
| West Drive @ Lake Sharon Drive | WBL | - | - | - | - | 8.0 | A |
| | NB* | - | - | - | - | 11.0 | B |
| Hollis Drive @ Lake Sharon Drive | EBL | - | - | 8.1 | A | 8.2 | A |
| | WBL | - | - | - | - | 7.9 | A |
| | NB* | - | - | - | - | 11.2 | B |
| | SB* | - | - | 10.1 | B | 10.6 | B |
| East Drive @ Lake Sharon Drive | WBL | - | - | - | - | 7.9 | A |
| | NBR* | - | - | - | - | 9.2 | A |

## C. 2021 Existing Traffic Operations

The analysis of the 2021 existing traffic operations shows that the unsignalized study intersections operate with very little delay in both peak hours. All approaches of the intersection of Hollis Drive at Meadowview Drive operate at LOS B or better during both peak hours, functioning very favorably from a vehicular perspective.

## D. 2024 Background Traffic Operations

The analysis of the 2024 background traffic conditions shows that the unsignalized study intersections operate with very little delay in both peak hours. All approaches of the unsignalized intersection of Hollis Drive at Meadowview Drive continue to operate at LOS B or better in both peak hours, still functioning very favorably.

This analysis included the traffic generated by the adjacent Ashford Park development, which only resulted in slight additional delay at the unsignalized intersections in both peak hours. The movements into and out of the Ashford Park site, located at the extension of Hollis Drive, operate at LOS B or better during both peak hours.

## E. 2024 Background Plus Site-Generated Traffic Operations

The addition of the site-generated traffic to the 2024 background traffic results in some additional delay at the existing unsignalized intersections. All the intersection approaches continue to operate at LOS B or better, operating with very little delay.

The site driveway approaches operate at LOS B or better during both peak hours. The through volumes along Lake Sharon Drive are moderate, so the turning movements into and out of the site driveways operate at acceptable levels of service, with short queues and low delays.

The traffic operations for the driveways along Hollis Drive were not analyzed directly in this report. It can be reasonably assumed that each driveway along Hollis Drive operates as well or better than the two larger intersections of Hollis Drive with Lake Sharon Drive and with Meadowview Drive.

The proposed site plan is well suited to handle the traffic generated by the Asvalo Residential Development.

## F. Right-Turn Lane Analysis

Where justified, the addition of right-turn deceleration lanes can help inbound turning vehicles separate from the through traffic, avoiding conflicts and smoothing traffic flow. The City has identified right-turning volume thresholds where right-turn lanes are justified. **Table 4** shows the driveway locations with right-turn driveway access to the site and how they compare with City of Corinth threshold. The high inbound volume occurs in the PM peak hour for every driveway in this analysis.

No site driveways warrant a right-turn deceleration lane according to the City of Corinth criteria. With the addition of three site driveways along Lake Sharon Drive, the site provides adequate entry points to the site for drivers.

**Table 4 – Right-Turn Lane Analysis**

| Right-Turn Location | Buildout<br>Peak Hour Right-Turn Volume | City of Corinth Threshold<br>(Development Code, Access Management, 3.05.04) | Right-Turn Lane Recommended? |
|---|---|---|---|
| West Drive from Lake Sharon Drive | 24 vph | 60 vph | No |
| Hollis Drive from Lake Sharon Drive | 16 vph | 60 vph | No |
| East Drive from Lake Sharon Drive | 8 vph | 60 vph | No |

## G. Left-Turn Lane Analysis

In accordance with City requests, left-turn deceleration lanes will be provided at all median openings. Therefore, left-turn bays will be provided from westbound Lake Sharon Parkway at the West Drive, Hollis Drive, and the East Drive.

# V. CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis presented in this report, the proposed Asvalo development, located in Corinth, Texas, can be successfully incorporated into the surrounding roadway network. The proposed site driveways provide the appropriate level of access for the development. The site-generated traffic does not have a disproportionate effect on the existing vehicle traffic operations.

The following recommendations are provided:

- A westbound left-turn deceleration lane should be installed at each of the median openings along Lake Sharon Drive at the site driveways. This includes the West Drive, Hollis Drive, and the East Drive.
- Right-turn deceleration lanes are not recommended at any of the driveway approaches along Lake Sharon Drive.

Each driveway from Lake Sharon Drive meets the requirement to have 100’ of internal storage length. Each driveway also meets the Corinth standards for driveway throat radius, curb radius, and centerline spacing.

Kimley»Horn

# APPENDIX A

## A. Roadway Characteristics

There were no existing signalized intersections included in this analysis. The following unsignalized intersection was evaluated as part of this study:

- Hollis Drive at Meadowview Drive

The major study area roadways are described below.

**Hollis Drive** – is a quarter mile long, two-lane, undivided, residential street that serves the neighborhood to the south of the Asvalo Residential Development. In the project vicinity, Hollis Drive intersects Meadowview Drive and dead ends at the southern border of the Asvalo site. On the City of Corinth Master Thoroughfare Plan, the existing segment of Hollis Drive is unclassified. The future segment of Hollis Drive, which runs through the Asvalo site and connects to Lake Sharon Drive, is classified as a Collector. The speed limit near the site is 30 mph.

**Meadowview Drive** – is a two-lane, undivided residential road that runs east-west from the development area to I-35E. In the project vicinity, Meadowview Drive intersects Hollis Drive, Parkridge Drive, and Post Oak Drive. On the City of Corinth Master Thoroughfare Plan, Meadowview Drive is designated as a Collector. The speed limit near the site is 30 mph.

**Lake Sharon Drive** – is a four-lane divided roadway that runs east-west from I-35E to Barrell Strap Road, where it terminates. In the project vicinity, Lake Sharon Drive intersects Parkridge Drive and Post Oak Drive. On the City of Corinth Master Thoroughfare Plan, Lake Sharon Drive is classified as a Minor Arterial. The speed limit near the site is 35 mph.

**Exhibit 3** illustrates the intersection geometry used for the traffic analysis.

Kimley»Horn

# APPENDIX B

## A. Analysis Methodology

Capacity analysis results are listed in terms of Level of Service (LOS). LOS is a qualitative term describing operating conditions a driver will experience while traveling on a particular street or highway during a specific time interval. It ranges from A (very little delay) to F (long delays and congestion). **Table 5** shows the definition of level of service for signalized and unsignalized intersections.

**Table 5 – Level of Service Definitions**

| Level of Service | Signalized Intersection Average Total Delay (sec/veh) | Unsignalized Intersection Average Total Delay (sec/veh) |
|---|---|---|
| A | ≤10 | ≤10 |
| B | >10 and ≤20 | >10 and ≤15 |
| C | >20 and ≤35 | >15 and ≤25 |
| D | >35 and ≤55 | >25 and ≤35 |
| E | >55 and ≤80 | >35 and ≤50 |
| F | >80 | >50 |

Definitions provided from the Highway Capacity Manual, Special Report 209, Transportation Research Board, 2010.

Study area intersections were analyzed based on average total delay analysis for signalized and unsignalized intersections. For the unsignalized analysis, the level of service (LOS) for a two-way stop-controlled intersection is defined for each movement. Unlike signalized intersections which define LOS for each approach and for the intersection as a whole, LOS for two-way stop-controlled intersections is not defined as a whole.

The analyses assumed the lane geometry and intersection control shown in **Exhibit 3**.

The peak hour factors (PHF) for the existing traffic are known from the counts collected at the site. PHF for the future traffic and the site-generated traffic is unknown, so where this occurred the PHF was assumed to be 0.92. The traffic does not grow the most in the peak 15-minute period but rather spreads out to fill the entire peak hour, so as traffic increases, the PHF approaches 1.

| Land Uses | Amount | Units | ITE Code | Daily One-Way Trips | AM Peak Hour One-Way Trips | | | PM Peak Hour One-Way Trips | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | IN | OUT | TOTAL | IN | OUT | TOTAL |
| **Single Family Detached Housing** | 170 | DU | 210 | 1,644 | 31 | 90 | 121 | 103 | 61 | 164 |

Trip Generation rates based on *ITE's Trip Generation Manual*, 11th Edition.

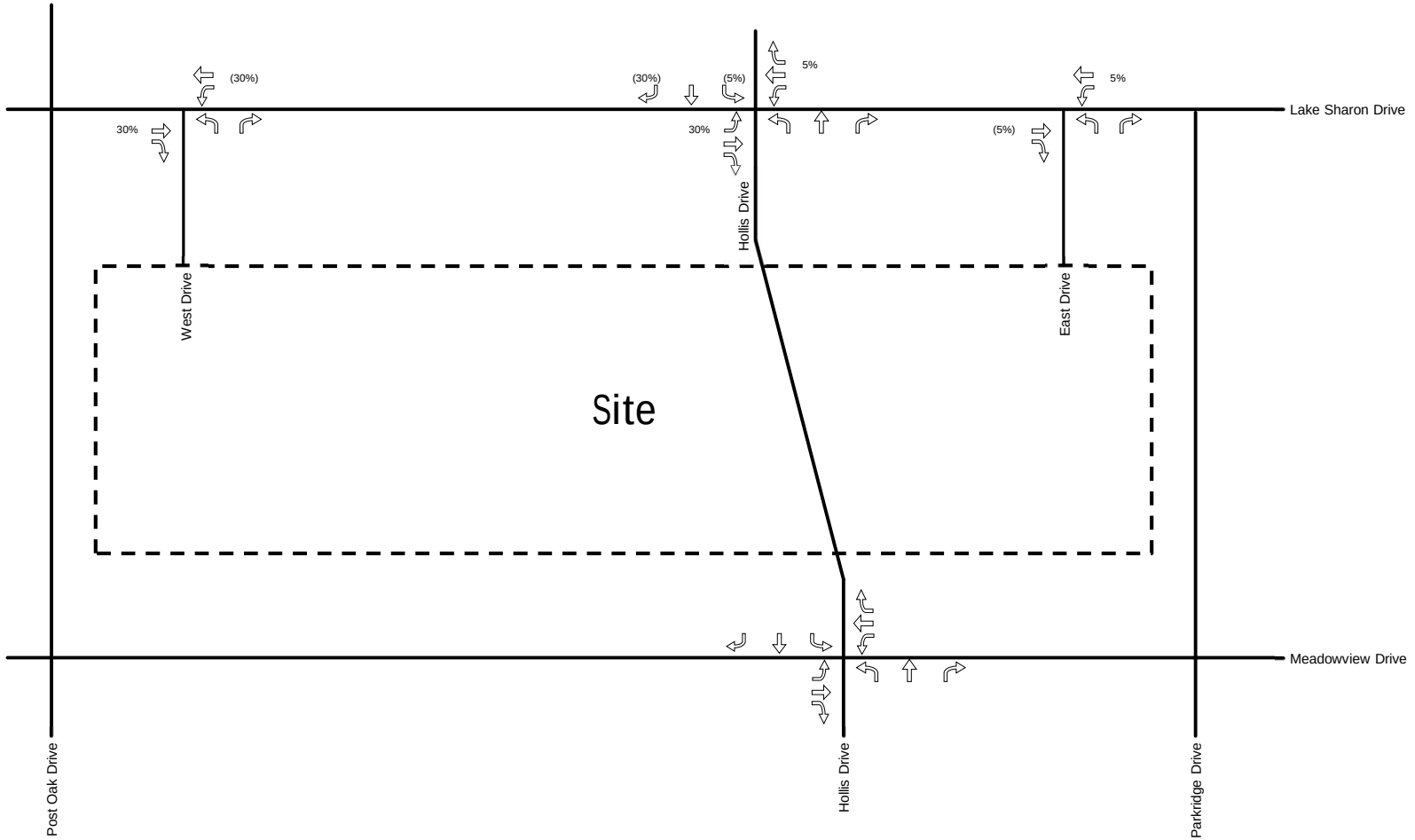



**EXHIBIT A1**

Trip Distribution and Traffic Assignment: Ashford Park Site

Asvalo TIA - Corinth, TX

Kimley»Horn

**LEGEND:**
X% (Y%)
X% = Percentage of Inbound Site-Generated Traffic
(Y%) = Percentage of Outbound Site-Generated Traffic

North

Not To Scale

| Land Uses | Amount | Units | ITE Code | Daily One-Way Trips | AM Peak Hour One-Way Trips | | | PM Peak Hour One-Way Trips | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | IN | OUT | TOTAL | IN | OUT | TOTAL |
| **Single Family Detached Housing** | 170 | DU | 210 | 1,644 | 31 | 90 | 121 | 103 | 61 | 164 |

Trip Generation rates based on *ITE's Trip Generation Manual*, 11th Edition.

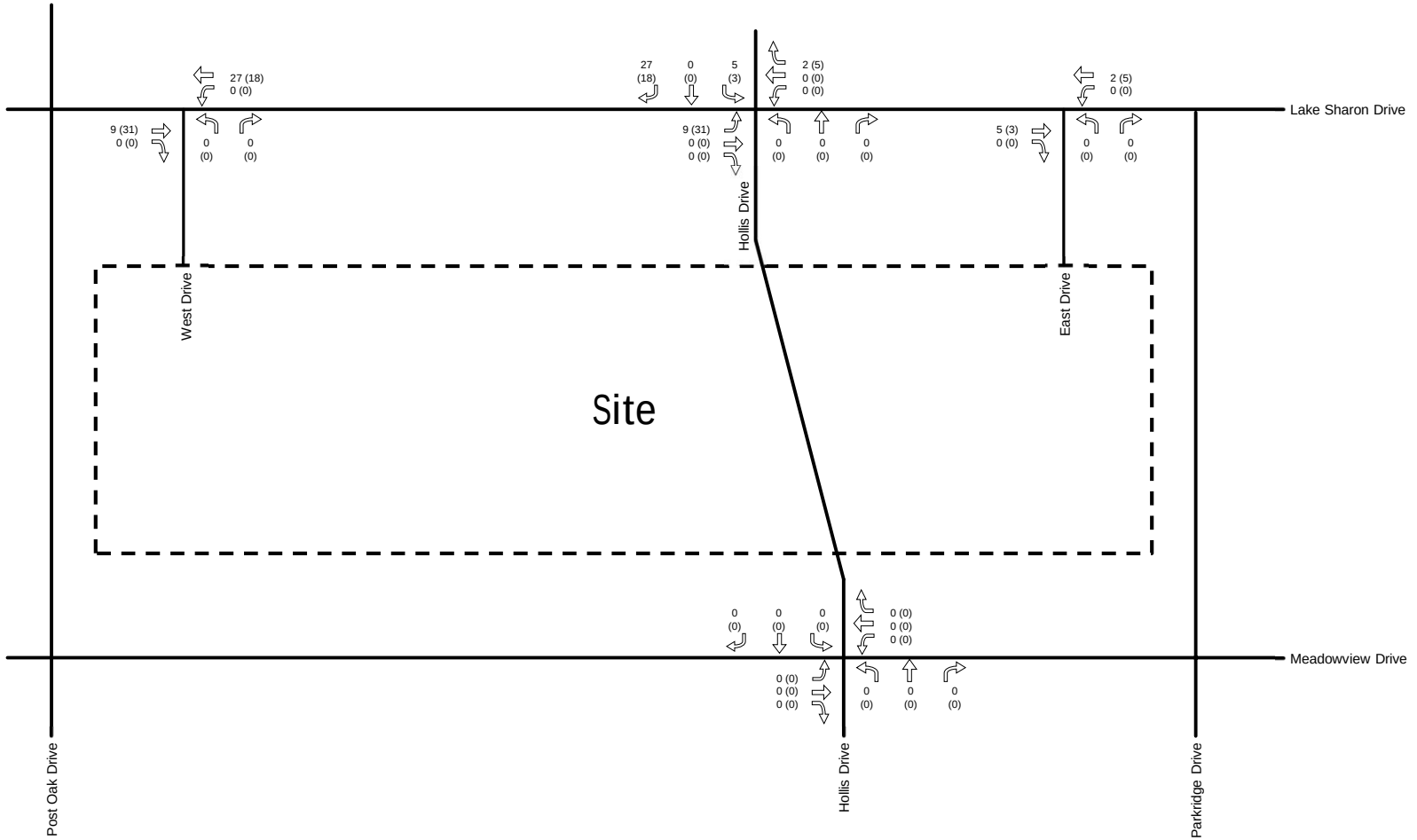



**EXHIBIT A2**

Site-Generated Traffic Volumes: Ashford Park Site

Asvalo TIA - Corinth, TX

Kimley»Horn

**LEGEND:**
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

Kimley»Horn

# Photo Archive from Site Visit

**Photo 1 – Viewing site from eastbound Lake Sharon Drive, showing site distance at Hollis Drive**

**Photo 2 – Viewing eastbound Lake Sharon Drive, showing site distance at MF West Drive**

Kimley»Horn

# TRAFFIC COUNTS AND HISTORICAL DATA

**Asvalo TIA - Corinth, TX**
Historical Link Volumes and Growth Rates

| Lake Sharon Drive WB | | | | | | |
|---|---|---|---|---|---|---|
| **Record** | **Year** | **Link Start** | **Link End** | **Source** | **24-Hour Volume** | **Annual Growth Rate** |
| 1 | 2014 | Parkridge Dr | Post Oak Dr | TxDOT | 3,769 | - |
| 2 | 2021 | Parkridge Dr | Post Oak Dr | KHA | 4,184 | 1.5% |

| Post Oak Drive | | | | | | |
|---|---|---|---|---|---|---|
| **Record** | **Year** | **Link Start** | **Link End** | **Source** | **24-Hour Volume** | **Annual Growth Rate** |
| 1 | 1999 | Meadowview Dr | FM 2181 | NCTCOG | 1,105 | - |
| 2 | 2004 | Meadowview Dr | FM 2181 | NCTCOG | 1,755 | 9.7% |
| 3 | 2014 | Meadowview Dr | FM 2181 | TxDOT | 2,145 | 2.0% |
| 4 | 2020 | Meadowview Dr | FM 2181 | TxDOT | 4,028 | 11.1% |
| | | | | **Average Growth 1999 - 2014:** | | **5.6%** |

| | |
|---|---|
| **Average of Growth Rates:** | **3.5%** |

## 1. Hollis Drive at Meadowview Drive - TMC

Tue Aug 17, 2021
Full Length (7 AM-9 AM, 4:30 PM-6:30 PM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 863104, Location: 33.137244, -97.070021

CJ Hensch Associates, Inc.
Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

| Leg | Meadowview Drive | | | | | | Meadowview Drive | | | | | | Hollis Drive | | | | | | Hollis Drive | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Direction | Eastbound | | | | | | Westbound | | | | | | Northbound | | | | | | Southbound | | | | | | |
| Time | L | T | R | U | App | Ped* | L | T | R | U | App | Ped* | L | T | R | U | App | Ped* | L | T | R | U | App | Ped* | Int |
| 2021-08-17 7:00AM | 0 | 30 | 0 | 0 | **30** | 0 | 0 | 6 | 0 | 0 | **6** | 0 | 0 | 0 | 3 | 0 | **3** | 3 | 2 | 0 | 0 | 0 | **2** | 1 | **41** |
| 7:15AM | 0 | 47 | 0 | 0 | **47** | 0 | 0 | 13 | 0 | 0 | **13** | 0 | 0 | 0 | 3 | 0 | **3** | 2 | 3 | 0 | 1 | 0 | **4** | 2 | **67** |
| 7:30AM | 0 | 35 | 0 | 0 | **35** | 0 | 0 | 20 | 1 | 0 | **21** | 0 | 0 | 0 | 4 | 0 | **4** | 1 | 1 | 0 | 0 | 0 | **1** | 1 | **61** |
| 7:45AM | 0 | 36 | 0 | 0 | **36** | 1 | 0 | 25 | 1 | 0 | **26** | 0 | 1 | 0 | 2 | 0 | **3** | 0 | 3 | 0 | 0 | 0 | **3** | 0 | **68** |
| Hourly Total | 0 | 148 | 0 | 0 | **148** | 1 | 0 | 64 | 2 | 0 | **66** | 0 | 1 | 0 | 12 | 0 | **13** | 6 | 9 | 0 | 1 | 0 | **10** | 4 | **237** |
| 8:00AM | 2 | 25 | 0 | 0 | **27** | 0 | 1 | 29 | 0 | 0 | **30** | 0 | 0 | 0 | 2 | 0 | **2** | 1 | 2 | 0 | 0 | 0 | **2** | 1 | **61** |
| 8:15AM | 0 | 8 | 0 | 0 | **8** | 0 | 0 | 6 | 1 | 0 | **7** | 0 | 0 | 0 | 1 | 0 | **1** | 2 | 1 | 0 | 1 | 0 | **2** | 2 | **18** |
| 8:30AM | 0 | 11 | 0 | 0 | **11** | 0 | 0 | 8 | 1 | 0 | **9** | 0 | 0 | 0 | 0 | 0 | **0** | 0 | 1 | 0 | 0 | 0 | **1** | 1 | **21** |
| 8:45AM | 0 | 10 | 0 | 0 | **10** | 0 | 0 | 6 | 0 | 0 | **6** | 0 | 0 | 0 | 0 | 0 | **0** | 1 | 0 | 0 | 0 | 0 | **0** | 2 | **16** |
| Hourly Total | 2 | 54 | 0 | 0 | **56** | 0 | 1 | 49 | 2 | 0 | **52** | 0 | 0 | 0 | 3 | 0 | **3** | 4 | 4 | 0 | 1 | 0 | **5** | 6 | **116** |
| 4:30PM | 0 | 14 | 0 | 0 | **14** | 0 | 1 | 12 | 1 | 0 | **14** | 0 | 0 | 0 | 2 | 0 | **2** | 0 | 0 | 0 | 1 | 0 | **1** | 0 | **31** |
| 4:45PM | 0 | 10 | 0 | 0 | **10** | 0 | 1 | 17 | 0 | 0 | **18** | 0 | 0 | 0 | 0 | 0 | **0** | 0 | 0 | 0 | 0 | 0 | **0** | 1 | **28** |
| Hourly Total | 0 | 24 | 0 | 0 | **24** | 0 | 2 | 29 | 1 | 0 | **32** | 0 | 0 | 0 | 2 | 0 | **2** | 0 | 0 | 0 | 1 | 0 | **1** | 1 | **59** |
| 5:00PM | 0 | 9 | 0 | 0 | **9** | 0 | 2 | 24 | 0 | 0 | **26** | 0 | 0 | 0 | 1 | 0 | **1** | 0 | 0 | 0 | 0 | 0 | **0** | 0 | **36** |
| 5:15PM | 0 | 14 | 0 | 0 | **14** | 0 | 0 | 19 | 3 | 0 | **22** | 0 | 0 | 0 | 0 | 0 | **0** | 0 | 1 | 0 | 0 | 0 | **1** | 1 | **37** |
| 5:30PM | 0 | 15 | 0 | 0 | **15** | 1 | 1 | 22 | 1 | 0 | **24** | 1 | 0 | 0 | 1 | 0 | **1** | 1 | 0 | 0 | 0 | 0 | **0** | 2 | **40** |
| 5:45PM | 0 | 12 | 0 | 0 | **12** | 0 | 2 | 33 | 4 | 0 | **39** | 0 | 0 | 0 | 0 | 0 | **0** | 0 | 1 | 0 | 0 | 0 | **1** | 0 | **52** |
| Hourly Total | 0 | 50 | 0 | 0 | **50** | 1 | 5 | 98 | 8 | 0 | **111** | 1 | 0 | 0 | 2 | 0 | **2** | 1 | 2 | 0 | 0 | 0 | **2** | 3 | **165** |
| 6:00PM | 0 | 9 | 1 | 0 | **10** | 0 | 1 | 26 | 2 | 0 | **29** | 0 | 1 | 1 | 1 | 0 | **3** | 2 | 1 | 0 | 0 | 0 | **1** | 1 | **43** |
| 6:15PM | 0 | 10 | 0 | 0 | **10** | 1 | 1 | 20 | 0 | 0 | **21** | 0 | 2 | 0 | 1 | 0 | **3** | 3 | 0 | 0 | 0 | 0 | **0** | 0 | **34** |
| Hourly Total | 0 | 19 | 1 | 0 | **20** | 1 | 2 | 46 | 2 | 0 | **50** | 0 | 3 | 1 | 2 | 0 | **6** | 5 | 1 | 0 | 0 | 0 | **1** | 1 | **77** |
| **Total** | 2 | 295 | 1 | 0 | **298** | 3 | 10 | 286 | 15 | 0 | **311** | 1 | 4 | 1 | 21 | 0 | **26** | 16 | 16 | 0 | 3 | 0 | **19** | 15 | **654** |
| **% Approach** | 0.7% | 99.0% | 0.3% | 0% | **-** | - | 3.2% | 92.0% | 4.8% | 0% | **-** | - | 15.4% | 3.8% | 80.8% | 0% | **-** | - | 84.2% | 0% | 15.8% | 0% | **-** | - | - |
| **% Total** | 0.3% | 45.1% | 0.2% | 0% | **45.6%** | - | 1.5% | 43.7% | 2.3% | 0% | **47.6%** | - | 0.6% | 0.2% | 3.2% | 0% | **4.0%** | - | 2.4% | 0% | 0.5% | 0% | **2.9%** | - | - |
| **Lights** | 2 | 293 | 1 | 0 | **296** | - | 10 | 283 | 14 | 0 | **307** | - | 4 | 1 | 20 | 0 | **25** | - | 16 | 0 | 3 | 0 | **19** | - | 647 |
| **% Lights** | 100% | 99.3% | 100% | 0% | **99.3%** | - | 100% | 99.0% | 93.3% | 0% | **98.7%** | - | 100% | 100% | 95.2% | 0% | **96.2%** | - | 100% | 0% | 100% | 0% | **100%** | - | 98.9% |
| **Articulated Trucks** | 0 | 0 | 0 | 0 | **0** | - | 0 | 0 | 0 | 0 | **0** | - | 0 | 0 | 0 | 0 | **0** | - | 0 | 0 | 0 | 0 | **0** | - | 0 |
| **% Articulated Trucks** | 0% | 0% | 0% | 0% | **0%** | - | 0% | 0% | 0% | 0% | **0%** | - | 0% | 0% | 0% | 0% | **0%** | - | 0% | 0% | 0% | 0% | **0%** | - | 0% |
| **Buses and Single-Unit Trucks** | 0 | 2 | 0 | 0 | **2** | - | 0 | 3 | 1 | 0 | **4** | - | 0 | 0 | 1 | 0 | **1** | - | 0 | 0 | 0 | 0 | **0** | - | 7 |
| **% Buses and Single-Unit Trucks** | 0% | 0.7% | 0% | 0% | **0.7%** | - | 0% | 1.0% | 6.7% | 0% | **1.3%** | - | 0% | 0% | 4.8% | 0% | **3.8%** | - | 0% | 0% | 0% | 0% | **0%** | - | 1.1% |
| Pedestrians | - | - | - | - | - | 3 | - | - | - | - | - | 1 | - | - | - | - | - | 13 | - | - | - | - | - | 14 | |
| % Pedestrians | - | - | - | - | - | 100% | - | - | - | - | - | 100% | - | - | - | - | - | 81.3% | - | - | - | - | - | 93.3% | - |
| Bicycles on Crosswalk | - | - | - | - | - | 0 | - | - | - | - | - | 0 | - | - | - | - | - | 3 | - | - | - | - | - | 1 | |
| % Bicycles on Crosswalk | - | - | - | - | - | 0% | - | - | - | - | - | 0% | - | - | - | - | - | 18.8% | - | - | - | - | - | 6.7% | - |

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

## 1. Hollis Drive at Meadowview Drive - TMC

Tue Aug 17, 2021
AM Peak (7:15 AM - 8:15 AM) - Overall Peak Hour
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 863104, Location: 33.137244, -97.070021

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

| Leg / Direction | Meadowview Drive Eastbound | | | | | | Meadowview Drive Westbound | | | | | | Hollis Drive Northbound | | | | | | Hollis Drive Southbound | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Time | L | T | R | U | **App** | Ped* | L | T | R | U | **App** | Ped* | L | T | R | U | **App** | Ped* | L | T | R | U | **App** | Ped* | **Int** |
| 2021-08-17 7:15AM | 0 | 47 | 0 | 0 | **47** | 0 | 0 | 13 | 0 | 0 | **13** | 0 | 0 | 0 | 3 | 0 | **3** | 2 | 3 | 0 | 1 | 0 | **4** | 2 | **67** |
| 7:30AM | 0 | 35 | 0 | 0 | **35** | 0 | 0 | 20 | 1 | 0 | **21** | 0 | 0 | 0 | 4 | 0 | **4** | 1 | 1 | 0 | 0 | 0 | **1** | 1 | **61** |
| 7:45AM | 0 | 36 | 0 | 0 | **36** | 1 | 0 | 25 | 1 | 0 | **26** | 0 | 1 | 0 | 2 | 0 | **3** | 0 | 3 | 0 | 0 | 0 | **3** | 0 | **68** |
| 8:00AM | 2 | 25 | 0 | 0 | **27** | 0 | 1 | 29 | 0 | 0 | **30** | 0 | 0 | 0 | 2 | 0 | **2** | 1 | 2 | 0 | 0 | 0 | **2** | 1 | **61** |
| **Total** | 2 | 143 | 0 | 0 | **145** | 1 | 1 | 87 | 2 | 0 | **90** | 0 | 1 | 0 | 11 | 0 | **12** | 4 | 9 | 0 | 1 | 0 | **10** | 4 | **257** |
| **% Approach** | 1.4% | 98.6% | 0% | 0% | **-** | - | 1.1% | 96.7% | 2.2% | 0% | **-** | - | 8.3% | 0% | 91.7% | 0% | **-** | - | 90.0% | 0% | 10.0% | 0% | **-** | - | - |
| **% Total** | 0.8% | 55.6% | 0% | 0% | **56.4%** | - | 0.4% | 33.9% | 0.8% | 0% | **35.0%** | - | 0.4% | 0% | 4.3% | 0% | **4.7%** | - | 3.5% | 0% | 0.4% | 0% | **3.9%** | - | - |
| **PHF** | 0.250 | 0.761 | - | - | **0.771** | - | 0.250 | 0.750 | 0.500 | - | **0.750** | - | 0.250 | - | 0.688 | - | **0.750** | - | 0.750 | - | 0.250 | - | **0.625** | - | 0.945 |
| **Lights** | 2 | 142 | 0 | 0 | **144** | - | 1 | 85 | 1 | 0 | **87** | - | 1 | 0 | 10 | 0 | **11** | - | 9 | 0 | 1 | 0 | **10** | - | 252 |
| **% Lights** | 100% | 99.3% | 0% | 0% | **99.3%** | - | 100% | 97.7% | 50.0% | 0% | **96.7%** | - | 100% | 0% | 90.9% | 0% | **91.7%** | - | 100% | 0% | 100% | 0% | **100%** | - | 98.1% |
| **Articulated Trucks** | 0 | 0 | 0 | 0 | **0** | - | 0 | 0 | 0 | 0 | **0** | - | 0 | 0 | 0 | 0 | **0** | - | 0 | 0 | 0 | 0 | **0** | - | 0 |
| **% Articulated Trucks** | 0% | 0% | 0% | 0% | **0%** | - | 0% | 0% | 0% | 0% | **0%** | - | 0% | 0% | 0% | 0% | **0%** | - | 0% | 0% | 0% | 0% | **0%** | - | 0% |
| **Buses and Single-Unit Trucks** | 0 | 1 | 0 | 0 | **1** | - | 0 | 2 | 1 | 0 | **3** | - | 0 | 0 | 1 | 0 | **1** | - | 0 | 0 | 0 | 0 | **0** | - | 5 |
| **% Buses and Single-Unit Trucks** | 0% | 0.7% | 0% | 0% | **0.7%** | - | 0% | 2.3% | 50.0% | 0% | **3.3%** | - | 0% | 0% | 9.1% | 0% | **8.3%** | - | 0% | 0% | 0% | 0% | **0%** | - | 1.9% |
| Pedestrians | - | - | - | - | - | 1 | - | - | - | - | - | 0 | - | - | - | - | - | 3 | - | - | - | - | - | 4 | |
| % Pedestrians | - | - | - | - | - | 100% | - | - | - | - | - | - | - | - | - | - | - | 75.0% | - | - | - | - | - | 100% | - |
| Bicycles on Crosswalk | - | - | - | - | - | 0 | - | - | - | - | - | 0 | - | - | - | - | - | 1 | - | - | - | - | - | 0 | |
| % Bicycles on Crosswalk | - | - | - | - | - | 0% | - | - | - | - | - | - | - | - | - | - | - | 25.0% | - | - | - | - | - | 0% | - |

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

## 1. Hollis Drive at Meadowview Drive - TMC

Tue Aug 17, 2021
PM Peak (5:15 PM - 6:15 PM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 863104, Location: 33.137244, -97.070021

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

| Leg / Direction | Meadowview Drive Eastbound | | | | | | Meadowview Drive Westbound | | | | | | Hollis Drive Northbound | | | | | | Hollis Drive Southbound | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Time | L | T | R | U | **App** | Ped* | L | T | R | U | **App** | Ped* | L | T | R | U | **App** | Ped* | L | T | R | U | **App** | Ped* | **Int** |
| 2021-08-17 5:15PM | 0 | 14 | 0 | 0 | **14** | 0 | 0 | 19 | 3 | 0 | **22** | 0 | 0 | 0 | 0 | 0 | **0** | 0 | 1 | 0 | 0 | 0 | **1** | 1 | **37** |
| 5:30PM | 0 | 15 | 0 | 0 | **15** | 1 | 1 | 22 | 1 | 0 | **24** | 1 | 0 | 0 | 1 | 0 | **1** | 1 | 0 | 0 | 0 | 0 | **0** | 2 | **40** |
| 5:45PM | 0 | 12 | 0 | 0 | **12** | 0 | 2 | 33 | 4 | 0 | **39** | 0 | 0 | 0 | 0 | 0 | **0** | 0 | 1 | 0 | 0 | 0 | **1** | 0 | **52** |
| 6:00PM | 0 | 9 | 1 | 0 | **10** | 0 | 1 | 26 | 2 | 0 | **29** | 0 | 1 | 1 | 1 | 0 | **3** | 2 | 1 | 0 | 0 | 0 | **1** | 1 | **43** |
| **Total** | 0 | 50 | 1 | 0 | **51** | 1 | 4 | 100 | 10 | 0 | **114** | 1 | 1 | 1 | 2 | 0 | **4** | 3 | 3 | 0 | 0 | 0 | **3** | 4 | **172** |
| **% Approach** | 0% | 98.0% | 2.0% | 0% | **-** | - | 3.5% | 87.7% | 8.8% | 0% | **-** | - | 25.0% | 25.0% | 50.0% | 0% | **-** | - | 100% | 0% | 0% | 0% | **-** | - | **-** |
| **% Total** | 0% | 29.1% | 0.6% | 0% | **29.7%** | - | 2.3% | 58.1% | 5.8% | 0% | **66.3%** | - | 0.6% | 0.6% | 1.2% | 0% | **2.3%** | - | 1.7% | 0% | 0% | 0% | **1.7%** | - | **-** |
| **PHF** | - | 0.833 | 0.250 | - | **0.850** | - | 0.500 | 0.758 | 0.625 | - | **0.731** | - | 0.250 | 0.250 | 0.500 | - | **0.333** | - | 0.750 | - | - | - | **0.750** | - | 0.827 |
| **Lights** | 0 | 50 | 1 | 0 | **51** | - | 4 | 100 | 10 | 0 | **114** | - | 1 | 1 | 2 | 0 | **4** | - | 3 | 0 | 0 | 0 | **3** | - | 172 |
| **% Lights** | 0% | 100% | 100% | 0% | **100%** | - | 100% | 100% | 100% | 0% | **100%** | - | 100% | 100% | 100% | 0% | **100%** | - | 100% | 0% | 0% | 0% | **100%** | - | 100% |
| **Articulated Trucks** | 0 | 0 | 0 | 0 | **0** | - | 0 | 0 | 0 | 0 | **0** | - | 0 | 0 | 0 | 0 | **0** | - | 0 | 0 | 0 | 0 | **0** | - | 0 |
| **% Articulated Trucks** | 0% | 0% | 0% | 0% | **0%** | - | 0% | 0% | 0% | 0% | **0%** | - | 0% | 0% | 0% | 0% | **0%** | - | 0% | 0% | 0% | 0% | **0%** | - | 0% |
| **Buses and Single-Unit Trucks** | 0 | 0 | 0 | 0 | **0** | - | 0 | 0 | 0 | 0 | **0** | - | 0 | 0 | 0 | 0 | **0** | - | 0 | 0 | 0 | 0 | **0** | - | 0 |
| **% Buses and Single-Unit Trucks** | 0% | 0% | 0% | 0% | **0%** | - | 0% | 0% | 0% | 0% | **0%** | - | 0% | 0% | 0% | 0% | **0%** | - | 0% | 0% | 0% | 0% | **0%** | - | 0% |
| Pedestrians | - | - | - | - | - | 1 | - | - | - | - | - | 1 | - | - | - | - | - | 2 | - | - | - | - | - | 4 | |
| % Pedestrians | - | - | - | - | - | 100% | - | - | - | - | - | 100% | - | - | - | - | - | 66.7% | - | - | - | - | - | 100% | - |
| Bicycles on Crosswalk | - | - | - | - | - | 0 | - | - | - | - | - | 0 | - | - | - | - | - | 1 | - | - | - | - | - | 0 | |
| % Bicycles on Crosswalk | - | - | - | - | - | 0% | - | - | - | - | - | 0% | - | - | - | - | - | 33.3% | - | - | - | - | - | 0% | - |

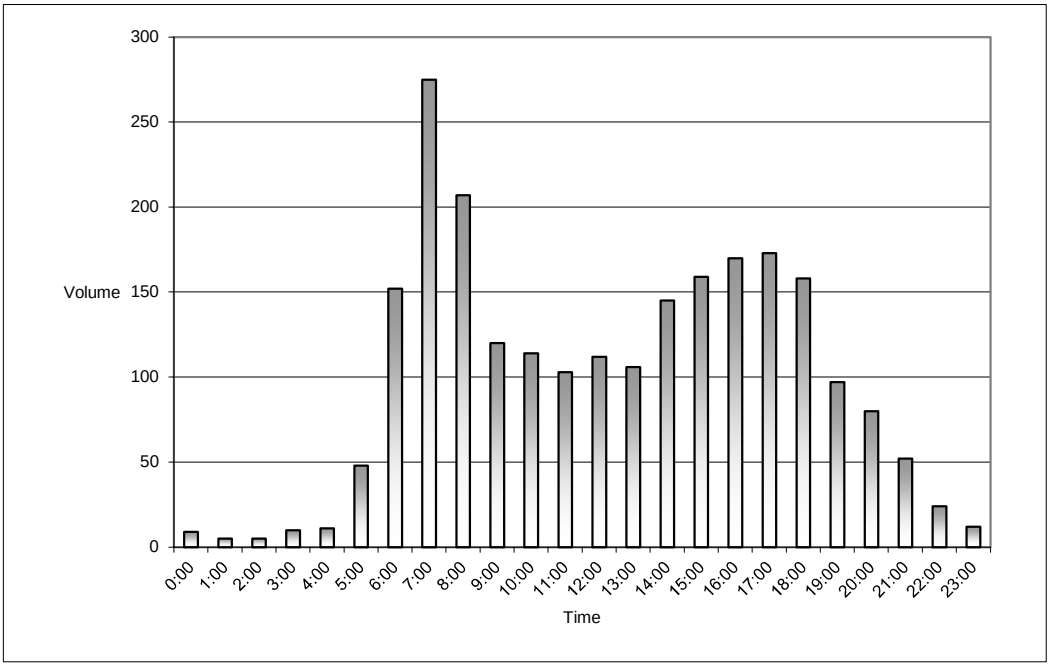
*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

**EB Lake Sharon Drive between Post Oak Drive and Parkridge Drive**

Date Began:
8/19/2021

| TIME | 0:00 | 0:15 | 0:30 | 0:45 | Total |
|---|---|---|---|---|---|
| 0:00 | 5 | 3 | 1 | 0 | 9 |
| 1:00 | 3 | 0 | 2 | 0 | 5 |
| 2:00 | 2 | 1 | 0 | 2 | 5 |
| 3:00 | 0 | 5 | 3 | 2 | 10 |
| 4:00 | 3 | 4 | 2 | 2 | 11 |
| 5:00 | 8 | 10 | 15 | 15 | 48 |
| 6:00 | 17 | 39 | 42 | 54 | 152 |
| 7:00 | 44 | 76 | 82 | 73 | 275 |
| 8:00 | 53 | 48 | 54 | 52 | 207 |
| 9:00 | 41 | 31 | 21 | 27 | 120 |
| 10:00 | 28 | 23 | 37 | 26 | 114 |
| 11:00 | 32 | 30 | 21 | 20 | 103 |
| 12:00 | 23 | 30 | 29 | 30 | 112 |
| 13:00 | 20 | 27 | 25 | 34 | 106 |
| 14:00 | 32 | 36 | 33 | 44 | 145 |
| 15:00 | 38 | 37 | 36 | 48 | 159 |
| 16:00 | 32 | 45 | 50 | 43 | 170 |
| 17:00 | 44 | 56 | 33 | 40 | 173 |
| 18:00 | 50 | 35 | 25 | 48 | 158 |
| 19:00 | 20 | 29 | 24 | 24 | 97 |
| 20:00 | 22 | 24 | 16 | 18 | 80 |
| 21:00 | 14 | 13 | 12 | 13 | 52 |
| 22:00 | 13 | 5 | 2 | 4 | 24 |
| 23:00 | 5 | 3 | 3 | 1 | 12 |
| | | | | TOTAL: | 2347 |

| |
|---|
| The A.M. peak hour from 7:15 to 8:14 is 284 |
| The P.M. peak hour from 16:30 to 17:29 is 193 |

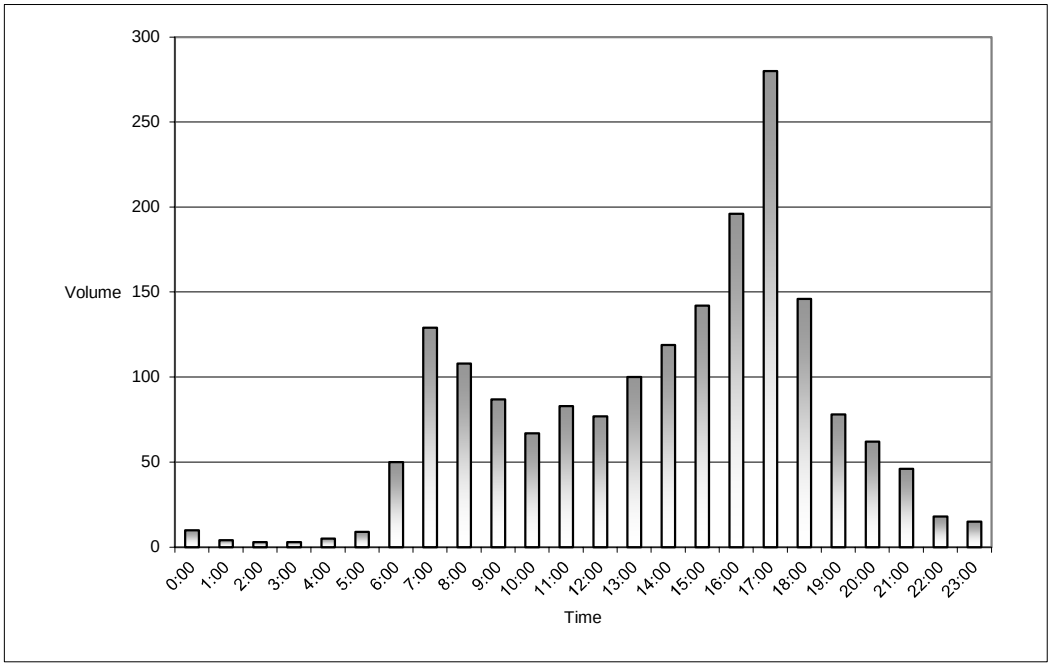


**WB Lake Sharon Drive between Post Oak Drive and Parkridge Drive**

Date Began:
8/17/2021

| TIME | 0:00 | 0:15 | 0:30 | 0:45 | Total |
|---|---|---|---|---|---|
| 0:00 | 2 | 1 | 3 | 4 | 10 |
| 1:00 | 0 | 1 | 2 | 1 | 4 |
| 2:00 | 0 | 0 | 2 | 1 | 3 |
| 3:00 | 0 | 1 | 1 | 1 | 3 |
| 4:00 | 1 | 1 | 2 | 1 | 5 |
| 5:00 | 1 | 2 | 3 | 3 | 9 |
| 6:00 | 2 | 16 | 12 | 20 | 50 |
| 7:00 | 21 | 33 | 40 | 35 | 129 |
| 8:00 | 40 | 27 | 21 | 20 | 108 |
| 9:00 | 25 | 18 | 20 | 24 | 87 |
| 10:00 | 12 | 15 | 21 | 19 | 67 |
| 11:00 | 23 | 17 | 23 | 20 | 83 |
| 12:00 | 22 | 18 | 15 | 22 | 77 |
| 13:00 | 32 | 28 | 20 | 20 | 100 |
| 14:00 | 33 | 25 | 38 | 23 | 119 |
| 15:00 | 42 | 32 | 26 | 42 | 142 |
| 16:00 | 49 | 36 | 54 | 57 | 196 |
| 17:00 | 56 | 78 | 88 | 58 | 280 |
| 18:00 | 48 | 38 | 30 | 30 | 146 |
| 19:00 | 23 | 16 | 19 | 20 | 78 |
| 20:00 | 16 | 18 | 19 | 9 | 62 |
| 21:00 | 13 | 15 | 10 | 8 | 46 |
| 22:00 | 3 | 7 | 4 | 4 | 18 |
| 23:00 | 2 | 3 | 7 | 3 | 15 |
| | | | | TOTAL: | 1837 |

| |
|---|
| The A.M. peak hour from 7:15 to 8:14 is 148 |
| The P.M. peak hour from 17:00 to 17:59 is 280 |



Kimley»Horn

# Synchro™ Output - 2021 Existing Traffic

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.9 |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | ✣ | | | ✣ | | | ✣ | | | ✣ | |
| Traffic Vol, veh/h | 2 | 143 | 0 | 1 | 87 | 2 | 1 | 0 | 11 | 9 | 0 | 1 |
| Future Vol, veh/h | 2 | 143 | 0 | 1 | 87 | 2 | 1 | 0 | 11 | 9 | 0 | 1 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Free | Free | Stop | Stop | Stop | Stop | Stop | Stop |
| RT Channelized | - | - | None | - | - | None | - | - | None | - | - | None |
| Storage Length | - | - | - | - | - | - | - | - | - | - | - | - |
| Veh in Median Storage, # | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Grade, % | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Peak Hour Factor | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 2 | 151 | 0 | 1 | 92 | 2 | 1 | 0 | 12 | 9 | 0 | 1 |

| Major/Minor | Major1 | | | Major2 | | | Minor1 | | | Minor2 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Conflicting Flow All | 94 | 0 | 0 | 151 | 0 | 0 | 251 | 251 | 151 | 256 | 250 | 93 |
| Stage 1 | - | - | - | - | - | - | 155 | 155 | - | 95 | 95 | - |
| Stage 2 | - | - | - | - | - | - | 96 | 96 | - | 161 | 155 | - |
| Critical Hdwy | 4.12 | - | - | 4.12 | - | - | 7.12 | 6.52 | 6.22 | 7.12 | 6.52 | 6.22 |
| Critical Hdwy Stg 1 | - | - | - | - | - | - | 6.12 | 5.52 | - | 6.12 | 5.52 | - |
| Critical Hdwy Stg 2 | - | - | - | - | - | - | 6.12 | 5.52 | - | 6.12 | 5.52 | - |
| Follow-up Hdwy | 2.218 | - | - | 2.218 | - | - | 3.518 | 4.018 | 3.318 | 3.518 | 4.018 | 3.318 |
| Pot Cap-1 Maneuver | 1500 | - | - | 1430 | - | - | 702 | 652 | 895 | 697 | 653 | 964 |
| Stage 1 | - | - | - | - | - | - | 847 | 769 | - | 912 | 816 | - |
| Stage 2 | - | - | - | - | - | - | 911 | 815 | - | 841 | 769 | - |
| Platoon blocked, % | | - | - | | - | - | | | | | | |
| Mov Cap-1 Maneuver | 1500 | - | - | 1430 | - | - | 700 | 651 | 895 | 687 | 652 | 964 |
| Mov Cap-2 Maneuver | - | - | - | - | - | - | 700 | 651 | - | 687 | 652 | - |
| Stage 1 | - | - | - | - | - | - | 846 | 768 | - | 911 | 815 | - |
| Stage 2 | - | - | - | - | - | - | 909 | 814 | - | 829 | 768 | - |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| HCM Control Delay, s | 0.1 | 0.1 | 9.2 | 10.2 |
| HCM LOS | | | A | B |

| Minor Lane/Major Mvmt | NBLn1 | EBL | EBT | EBR | WBL | WBT | WBR | SBLn1 |
|---|---|---|---|---|---|---|---|---|
| Capacity (veh/h) | 875 | 1500 | - | - | 1430 | - | - | 707 |
| HCM Lane V/C Ratio | 0.014 | 0.001 | - | - | 0.001 | - | - | 0.015 |
| HCM Control Delay (s) | 9.2 | 7.4 | 0 | - | 7.5 | 0 | - | 10.2 |
| HCM Lane LOS | A | A | A | - | A | A | - | B |
| HCM 95th %tile Q(veh) | 0 | 0 | - | - | 0 | - | - | 0 |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.6 |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | ✣ | | | ✣ | | | ✣ | | | ✣ | |
| Traffic Vol, veh/h | 0 | 50 | 1 | 4 | 100 | 10 | 1 | 1 | 2 | 3 | 0 | 0 |
| Future Vol, veh/h | 0 | 50 | 1 | 4 | 100 | 10 | 1 | 1 | 2 | 3 | 0 | 0 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Free | Free | Stop | Stop | Stop | Stop | Stop | Stop |
| RT Channelized | - | - | None | - | - | None | - | - | None | - | - | None |
| Storage Length | - | - | - | - | - | - | - | - | - | - | - | - |
| Veh in Median Storage, # | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Grade, % | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Peak Hour Factor | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 0 | 60 | 1 | 5 | 120 | 12 | 1 | 1 | 2 | 4 | 0 | 0 |

| Major/Minor | Major1 | | | Major2 | | | Minor1 | | | Minor2 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Conflicting Flow All | 132 | 0 | 0 | 61 | 0 | 0 | 197 | 203 | 61 | 198 | 197 | 126 |
| Stage 1 | - | - | - | - | - | - | 61 | 61 | - | 136 | 136 | - |
| Stage 2 | - | - | - | - | - | - | 136 | 142 | - | 62 | 61 | - |
| Critical Hdwy | 4.12 | - | - | 4.12 | - | - | 7.12 | 6.52 | 6.22 | 7.12 | 6.52 | 6.22 |
| Critical Hdwy Stg 1 | - | - | - | - | - | - | 6.12 | 5.52 | - | 6.12 | 5.52 | - |
| Critical Hdwy Stg 2 | - | - | - | - | - | - | 6.12 | 5.52 | - | 6.12 | 5.52 | - |
| Follow-up Hdwy | 2.218 | - | - | 2.218 | - | - | 3.518 | 4.018 | 3.318 | 3.518 | 4.018 | 3.318 |
| Pot Cap-1 Maneuver | 1453 | - | - | 1542 | - | - | 762 | 693 | 1004 | 761 | 699 | 924 |
| Stage 1 | - | - | - | - | - | - | 950 | 844 | - | 867 | 784 | - |
| Stage 2 | - | - | - | - | - | - | 867 | 779 | - | 949 | 844 | - |
| Platoon blocked, % | | - | - | | - | - | | | | | | |
| Mov Cap-1 Maneuver | 1453 | - | - | 1542 | - | - | 760 | 690 | 1004 | 756 | 696 | 924 |
| Mov Cap-2 Maneuver | - | - | - | - | - | - | 760 | 690 | - | 756 | 696 | - |
| Stage 1 | - | - | - | - | - | - | 950 | 844 | - | 867 | 781 | - |
| Stage 2 | - | - | - | - | - | - | 864 | 776 | - | 945 | 844 | - |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| HCM Control Delay, s | 0 | 0.3 | 9.3 | 9.8 |
| HCM LOS | | | A | A |

| Minor Lane/Major Mvmt | NBLn1 | EBL | EBT | EBR | WBL | WBT | WBR | SBLn1 |
|---|---|---|---|---|---|---|---|---|
| Capacity (veh/h) | 841 | 1453 | - | - | 1542 | - | - | 756 |
| HCM Lane V/C Ratio | 0.006 | - | - | - | 0.003 | - | - | 0.005 |
| HCM Control Delay (s) | 9.3 | 0 | - | - | 7.3 | 0 | - | 9.8 |
| HCM Lane LOS | A | A | - | - | A | A | - | A |
| HCM 95th %tile Q(veh) | 0 | 0 | - | - | 0 | - | - | 0 |

# Synchro™ Output - 2024 Background Traffic

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.9 |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | ↕ | | | ↕ | | | ↕ | | | ↕ | |
| Traffic Vol, veh/h | 2 | 161 | 0 | 1 | 98 | 2 | 1 | 0 | 12 | 10 | 0 | 1 |
| Future Vol, veh/h | 2 | 161 | 0 | 1 | 98 | 2 | 1 | 0 | 12 | 10 | 0 | 1 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Free | Free | Stop | Stop | Stop | Stop | Stop | Stop |
| RT Channelized | - | - | None | - | - | None | - | - | None | - | - | None |
| Storage Length | - | - | - | - | - | - | - | - | - | - | - | - |
| Veh in Median Storage, # | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Grade, % | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Peak Hour Factor | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 2 | 169 | 0 | 1 | 103 | 2 | 1 | 0 | 13 | 11 | 0 | 1 |

| Major/Minor | Major1 | | | Major2 | | | Minor1 | | | Minor2 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Conflicting Flow All | 105 | 0 | 0 | 169 | 0 | 0 | 280 | 280 | 169 | 286 | 279 | 104 |
| Stage 1 | - | - | - | - | - | - | 173 | 173 | - | 106 | 106 | - |
| Stage 2 | - | - | - | - | - | - | 107 | 107 | - | 180 | 173 | - |
| Critical Hdwy | 4.12 | - | - | 4.12 | - | - | 7.12 | 6.52 | 6.22 | 7.12 | 6.52 | 6.22 |
| Critical Hdwy Stg 1 | - | - | - | - | - | - | 6.12 | 5.52 | - | 6.12 | 5.52 | - |
| Critical Hdwy Stg 2 | - | - | - | - | - | - | 6.12 | 5.52 | - | 6.12 | 5.52 | - |
| Follow-up Hdwy | 2.218 | - | - | 2.218 | - | - | 3.518 | 4.018 | 3.318 | 3.518 | 4.018 | 3.318 |
| Pot Cap-1 Maneuver | 1486 | - | - | 1409 | - | - | 672 | 628 | 875 | 666 | 629 | 951 |
| Stage 1 | - | - | - | - | - | - | 829 | 756 | - | 900 | 807 | - |
| Stage 2 | - | - | - | - | - | - | 898 | 807 | - | 822 | 756 | - |
| Platoon blocked, % | | - | - | | - | - | | | | | | |
| Mov Cap-1 Maneuver | 1486 | - | - | 1409 | - | - | 670 | 627 | 875 | 655 | 628 | 951 |
| Mov Cap-2 Maneuver | - | - | - | - | - | - | 670 | 627 | - | 655 | 628 | - |
| Stage 1 | - | - | - | - | - | - | 828 | 755 | - | 899 | 806 | - |
| Stage 2 | - | - | - | - | - | - | 896 | 806 | - | 809 | 755 | - |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| HCM Control Delay, s | 0.1 | 0.1 | 9.3 | 10.4 |
| HCM LOS | | | A | B |

| Minor Lane/Major Mvmt | NBLn1 | EBL | EBT | EBR | WBL | WBT | WBR | SBLn1 |
|---|---|---|---|---|---|---|---|---|
| Capacity (veh/h) | 855 | 1486 | - | - | 1409 | - | - | 674 |
| HCM Lane V/C Ratio | 0.016 | 0.001 | - | - | 0.001 | - | - | 0.017 |
| HCM Control Delay (s) | 9.3 | 7.4 | 0 | - | 7.6 | 0 | - | 10.4 |
| HCM Lane LOS | A | A | A | - | A | A | - | B |
| HCM 95th %tile Q(veh) | 0 | 0 | - | - | 0 | - | - | 0.1 |





| Intersection | |
|---|---|
| Int Delay, s/veh | 0.7 |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | ↑↑↱ | | ↰ | ↑↑↱ | | | ↕ | | | ↕ | |
| Traffic Vol, veh/h | 9 | 319 | 0 | 0 | 166 | 2 | 0 | 0 | 0 | 5 | 0 | 27 |
| Future Vol, veh/h | 9 | 319 | 0 | 0 | 166 | 2 | 0 | 0 | 0 | 5 | 0 | 27 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Free | Free | Stop | Stop | Stop | Stop | Stop | Stop |
| RT Channelized | - | - | None | - | - | None | - | - | None | - | - | None |
| Storage Length | - | - | - | 200 | - | - | - | - | - | - | - | - |
| Veh in Median Storage, # | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Grade, % | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 10 | 347 | 0 | 0 | 180 | 2 | 0 | 0 | 0 | 5 | 0 | 29 |

| Major/Minor | Major1 | | | Major2 | | | Minor1 | | | Minor2 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Conflicting Flow All | 182 | 0 | 0 | 347 | 0 | 0 | 457 | 549 | 174 | 375 | 548 | 91 |
| Stage 1 | - | - | - | - | - | - | 367 | 367 | - | 181 | 181 | - |
| Stage 2 | - | - | - | - | - | - | 90 | 182 | - | 194 | 367 | - |
| Critical Hdwy | 4.14 | - | - | 4.14 | - | - | 7.54 | 6.54 | 6.94 | 7.54 | 6.54 | 6.94 |
| Critical Hdwy Stg 1 | - | - | - | - | - | - | 6.54 | 5.54 | - | 6.54 | 5.54 | - |
| Critical Hdwy Stg 2 | - | - | - | - | - | - | 6.54 | 5.54 | - | 6.54 | 5.54 | - |
| Follow-up Hdwy | 2.22 | - | - | 2.22 | - | - | 3.52 | 4.02 | 3.32 | 3.52 | 4.02 | 3.32 |
| Pot Cap-1 Maneuver | 1391 | - | - | 1209 | - | - | 487 | 442 | 839 | 557 | 442 | 949 |
| Stage 1 | - | - | - | - | - | - | 625 | 621 | - | 803 | 749 | - |
| Stage 2 | - | - | - | - | - | - | 907 | 748 | - | 789 | 621 | - |
| Platoon blocked, % | | - | - | | - | - | | | | | | |
| Mov Cap-1 Maneuver | 1391 | - | - | 1209 | - | - | 468 | 438 | 839 | 553 | 438 | 949 |
| Mov Cap-2 Maneuver | - | - | - | - | - | - | 468 | 438 | - | 553 | 438 | - |
| Stage 1 | - | - | - | - | - | - | 619 | 615 | - | 796 | 749 | - |
| Stage 2 | - | - | - | - | - | - | 879 | 748 | - | 782 | 615 | - |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| HCM Control Delay, s | 0.2 | 0 | 0 | 9.4 |
| HCM LOS | | | A | A |

| Minor Lane/Major Mvmt | NBLn1 | EBL | EBT | EBR | WBL | WBT | WBR | SBLn1 |
|---|---|---|---|---|---|---|---|---|
| Capacity (veh/h) | - | 1391 | - | - | 1209 | - | - | 854 |
| HCM Lane V/C Ratio | - | 0.007 | - | - | - | - | - | 0.041 |
| HCM Control Delay (s) | 0 | 7.6 | - | - | 0 | - | - | 9.4 |
| HCM Lane LOS | A | A | - | - | A | - | - | A |
| HCM 95th %tile Q(veh) | - | 0 | - | - | 0 | - | - | 0.1 |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.5 |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | ↕ | | | ↕ | | | ↕ | | | ↕ | |
| Traffic Vol, veh/h | 0 | 56 | 1 | 4 | 112 | 11 | 1 | 1 | 2 | 3 | 0 | 0 |
| Future Vol, veh/h | 0 | 56 | 1 | 4 | 112 | 11 | 1 | 1 | 2 | 3 | 0 | 0 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Free | Free | Stop | Stop | Stop | Stop | Stop | Stop |
| RT Channelized | - | - | None | - | - | None | - | - | None | - | - | None |
| Storage Length | - | - | - | - | - | - | - | - | - | - | - | - |
| Veh in Median Storage, # | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Grade, % | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Peak Hour Factor | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 0 | 67 | 1 | 5 | 135 | 13 | 1 | 1 | 2 | 4 | 0 | 0 |

| Major/Minor | Major1 | | | Major2 | | | Minor1 | | | Minor2 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Conflicting Flow All | 148 | 0 | 0 | 68 | 0 | 0 | 220 | 226 | 68 | 221 | 220 | 142 |
| Stage 1 | - | - | - | - | - | - | 68 | 68 | - | 152 | 152 | - |
| Stage 2 | - | - | - | - | - | - | 152 | 158 | - | 69 | 68 | - |
| Critical Hdwy | 4.12 | - | - | 4.12 | - | - | 7.12 | 6.52 | 6.22 | 7.12 | 6.52 | 6.22 |
| Critical Hdwy Stg 1 | - | - | - | - | - | - | 6.12 | 5.52 | - | 6.12 | 5.52 | - |
| Critical Hdwy Stg 2 | - | - | - | - | - | - | 6.12 | 5.52 | - | 6.12 | 5.52 | - |
| Follow-up Hdwy | 2.218 | - | - | 2.218 | - | - | 3.518 | 4.018 | 3.318 | 3.518 | 4.018 | 3.318 |
| Pot Cap-1 Maneuver | 1434 | - | - | 1533 | - | - | 736 | 673 | 995 | 735 | 678 | 906 |
| Stage 1 | - | - | - | - | - | - | 942 | 838 | - | 850 | 772 | - |
| Stage 2 | - | - | - | - | - | - | 850 | 767 | - | 941 | 838 | - |
| Platoon blocked, % | | - | - | | - | - | | | | | | |
| Mov Cap-1 Maneuver | 1434 | - | - | 1533 | - | - | 734 | 670 | 995 | 730 | 675 | 906 |
| Mov Cap-2 Maneuver | - | - | - | - | - | - | 734 | 670 | - | 730 | 675 | - |
| Stage 1 | - | - | - | - | - | - | 942 | 838 | - | 850 | 769 | - |
| Stage 2 | - | - | - | - | - | - | 847 | 764 | - | 937 | 838 | - |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| HCM Control Delay, s | 0 | 0.2 | 9.4 | 10 |
| HCM LOS | | | A | B |

| Minor Lane/Major Mvmt | NBLn1 | EBL | EBT | EBR | WBL | WBT | WBR | SBLn1 |
|---|---|---|---|---|---|---|---|---|
| Capacity (veh/h) | 822 | 1434 | - | - | 1533 | - | - | 730 |
| HCM Lane V/C Ratio | 0.006 | - | - | - | 0.003 | - | - | 0.005 |
| HCM Control Delay (s) | 9.4 | 0 | - | - | 7.4 | 0 | - | 10 |
| HCM Lane LOS | A | A | - | - | A | A | - | B |
| HCM 95th %tile Q(veh) | 0 | 0 | - | - | 0 | - | - | 0 |





| Intersection | |
|---|---|
| Int Delay, s/veh | 0.8 |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | ↑↑↱ | | ↰ | ↑↑↱ | | | ↕ | | | ↕ | |
| Traffic Vol, veh/h | 31 | 217 | 0 | 0 | 315 | 5 | 0 | 0 | 0 | 3 | 0 | 18 |
| Future Vol, veh/h | 31 | 217 | 0 | 0 | 315 | 5 | 0 | 0 | 0 | 3 | 0 | 18 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Free | Free | Stop | Stop | Stop | Stop | Stop | Stop |
| RT Channelized | - | - | None | - | - | None | - | - | None | - | - | None |
| Storage Length | - | - | - | 200 | - | - | - | - | - | - | - | - |
| Veh in Median Storage, # | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Grade, % | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 34 | 236 | 0 | 0 | 342 | 5 | 0 | 0 | 0 | 3 | 0 | 20 |

| Major/Minor | Major1 | | | Major2 | | | Minor1 | | | Minor2 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Conflicting Flow All | 347 | 0 | 0 | 236 | 0 | 0 | 475 | 651 | 118 | 531 | 649 | 174 |
| Stage 1 | - | - | - | - | - | - | 304 | 304 | - | 345 | 345 | - |
| Stage 2 | - | - | - | - | - | - | 171 | 347 | - | 186 | 304 | - |
| Critical Hdwy | 4.14 | - | - | 4.14 | - | - | 7.54 | 6.54 | 6.94 | 7.54 | 6.54 | 6.94 |
| Critical Hdwy Stg 1 | - | - | - | - | - | - | 6.54 | 5.54 | - | 6.54 | 5.54 | - |
| Critical Hdwy Stg 2 | - | - | - | - | - | - | 6.54 | 5.54 | - | 6.54 | 5.54 | - |
| Follow-up Hdwy | 2.22 | - | - | 2.22 | - | - | 3.52 | 4.02 | 3.32 | 3.52 | 4.02 | 3.32 |
| Pot Cap-1 Maneuver | 1209 | - | - | 1328 | - | - | 473 | 386 | 912 | 431 | 387 | 839 |
| Stage 1 | - | - | - | - | - | - | 681 | 662 | - | 644 | 635 | - |
| Stage 2 | - | - | - | - | - | - | 814 | 633 | - | 798 | 662 | - |
| Platoon blocked, % | | - | - | | - | - | | | | | | |
| Mov Cap-1 Maneuver | 1209 | - | - | 1328 | - | - | 451 | 374 | 912 | 421 | 375 | 839 |
| Mov Cap-2 Maneuver | - | - | - | - | - | - | 451 | 374 | - | 421 | 375 | - |
| Stage 1 | - | - | - | - | - | - | 659 | 641 | - | 623 | 635 | - |
| Stage 2 | - | - | - | - | - | - | 795 | 633 | - | 772 | 641 | - |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| HCM Control Delay, s | 1 | 0 | 0 | 10.1 |
| HCM LOS | | | A | B |

| Minor Lane/Major Mvmt | NBLn1 | EBL | EBT | EBR | WBL | WBT | WBR | SBLn1 |
|---|---|---|---|---|---|---|---|---|
| Capacity (veh/h) | - | 1209 | - | - | 1328 | - | - | 735 |
| HCM Lane V/C Ratio | - | 0.028 | - | - | - | - | - | 0.031 |
| HCM Control Delay (s) | 0 | 8.1 | - | - | 0 | - | - | 10.1 |
| HCM Lane LOS | A | A | - | - | A | - | - | B |
| HCM 95th %tile Q(veh) | - | 0.1 | - | - | 0 | - | - | 0.1 |

# Synchro™ Output - 2024 Background Plus Site Traffic

| Intersection | |
|---|---|
| Int Delay, s/veh | 1.4 |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | ✣ | | | ✣ | | | ✣ | | | ✣ | |
| Traffic Vol, veh/h | 5 | 161 | 0 | 1 | 98 | 5 | 1 | 0 | 12 | 18 | 0 | 9 |
| Future Vol, veh/h | 5 | 161 | 0 | 1 | 98 | 5 | 1 | 0 | 12 | 18 | 0 | 9 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Free | Free | Stop | Stop | Stop | Stop | Stop | Stop |
| RT Channelized | - | - | None | - | - | None | - | - | None | - | - | None |
| Storage Length | - | - | - | - | - | - | - | - | - | - | - | - |
| Veh in Median Storage, # | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Grade, % | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Peak Hour Factor | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 5 | 169 | 0 | 1 | 103 | 5 | 1 | 0 | 13 | 19 | 0 | 9 |

| Major/Minor | Major1 | | | Major2 | | | Minor1 | | | Minor2 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Conflicting Flow All | 108 | 0 | 0 | 169 | 0 | 0 | 291 | 289 | 169 | 294 | 287 | 106 |
| Stage 1 | - | - | - | - | - | - | 179 | 179 | - | 108 | 108 | - |
| Stage 2 | - | - | - | - | - | - | 112 | 110 | - | 186 | 179 | - |
| Critical Hdwy | 4.12 | - | - | 4.12 | - | - | 7.12 | 6.52 | 6.22 | 7.12 | 6.52 | 6.22 |
| Critical Hdwy Stg 1 | - | - | - | - | - | - | 6.12 | 5.52 | - | 6.12 | 5.52 | - |
| Critical Hdwy Stg 2 | - | - | - | - | - | - | 6.12 | 5.52 | - | 6.12 | 5.52 | - |
| Follow-up Hdwy | 2.218 | - | - | 2.218 | - | - | 3.518 | 4.018 | 3.318 | 3.518 | 4.018 | 3.318 |
| Pot Cap-1 Maneuver | 1483 | - | - | 1409 | - | - | 661 | 621 | 875 | 658 | 623 | 948 |
| Stage 1 | - | - | - | - | - | - | 823 | 751 | - | 897 | 806 | - |
| Stage 2 | - | - | - | - | - | - | 893 | 804 | - | 816 | 751 | - |
| Platoon blocked, % | | - | - | | - | - | | | | | | |
| Mov Cap-1 Maneuver | 1483 | - | - | 1409 | - | - | 652 | 618 | 875 | 646 | 620 | 948 |
| Mov Cap-2 Maneuver | - | - | - | - | - | - | 652 | 618 | - | 646 | 620 | - |
| Stage 1 | - | - | - | - | - | - | 820 | 748 | - | 893 | 805 | - |
| Stage 2 | - | - | - | - | - | - | 883 | 803 | - | 801 | 748 | - |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| HCM Control Delay, s | 0.2 | 0.1 | 9.3 | 10.2 |
| HCM LOS | | | A | B |

| Minor Lane/Major Mvmt | NBLn1 | EBL | EBT | EBR | WBL | WBT | WBR | SBLn1 |
|---|---|---|---|---|---|---|---|---|
| Capacity (veh/h) | 853 | 1483 | - | - | 1409 | - | - | 723 |
| HCM Lane V/C Ratio | 0.016 | 0.004 | - | - | 0.001 | - | - | 0.039 |
| HCM Control Delay (s) | 9.3 | 7.4 | 0 | - | 7.6 | 0 | - | 10.2 |
| HCM Lane LOS | A | A | A | - | A | A | - | B |
| HCM 95th %tile Q(veh) | 0 | 0 | - | - | 0 | - | - | 0.1 |





| Intersection | |
|---|---|
| Int Delay, s/veh | 0.8 |

| Movement | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|
| Lane Configurations | ↑↑↱ | | ↰ | ↑↑ | ⋔ | |
| Traffic Vol, veh/h | 336 | 8 | 8 | 223 | 15 | 23 |
| Future Vol, veh/h | 336 | 8 | 8 | 223 | 15 | 23 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | - | - | 200 | - | 0 | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 365 | 9 | 9 | 242 | 16 | 25 |

| Major/Minor | Major1 | | Major2 | | Minor1 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 0 | 0 | 374 | 0 | 509 | 187 |
| Stage 1 | - | - | - | - | 370 | - |
| Stage 2 | - | - | - | - | 139 | - |
| Critical Hdwy | - | - | 4.14 | - | 6.84 | 6.94 |
| Critical Hdwy Stg 1 | - | - | - | - | 5.84 | - |
| Critical Hdwy Stg 2 | - | - | - | - | 5.84 | - |
| Follow-up Hdwy | - | - | 2.22 | - | 3.52 | 3.32 |
| Pot Cap-1 Maneuver | - | - | 1181 | - | 494 | 823 |
| Stage 1 | - | - | - | - | 669 | - |
| Stage 2 | - | - | - | - | 873 | - |
| Platoon blocked, % | - | - | | | - | |
| Mov Cap-1 Maneuver | - | - | 1181 | - | 490 | 823 |
| Mov Cap-2 Maneuver | - | - | - | - | 490 | - |
| Stage 1 | - | - | - | - | 669 | - |
| Stage 2 | - | - | - | - | 866 | - |

| Approach | EB | WB | NB |
|---|---|---|---|
| HCM Control Delay, s | 0 | 0.3 | 10.9 |
| HCM LOS | | | B |

| Minor Lane/Major Mvmt | NBLn1 | EBT | EBR | WBL | WBT |
|---|---|---|---|---|---|
| Capacity (veh/h) | 649 | - | - | 1181 | - |
| HCM Lane V/C Ratio | 0.064 | - | - | 0.007 | - |
| HCM Control Delay (s) | 10.9 | - | - | 8.1 | - |
| HCM Lane LOS | B | - | - | A | - |
| HCM 95th %tile Q(veh) | 0.2 | - | - | 0 | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 1.7 |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Vol, veh/h | 9 | 344 | 5 | 13 | 189 | 2 | 15 | 0 | 38 | 5 | 0 | 27 |
| Future Vol, veh/h | 9 | 344 | 5 | 13 | 189 | 2 | 15 | 0 | 38 | 5 | 0 | 27 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Free | Free | Stop | Stop | Stop | Stop | Stop | Stop |
| RT Channelized | - | - | None | - | - | None | - | - | None | - | - | None |
| Storage Length | - | - | - | 200 | - | - | - | - | - | - | - | - |
| Veh in Median Storage, # | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Grade, % | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 10 | 374 | 5 | 14 | 205 | 2 | 16 | 0 | 41 | 5 | 0 | 29 |

| Major/Minor | Major1 | | | Major2 | | | Minor1 | | | Minor2 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Conflicting Flow All | 207 | 0 | 0 | 379 | 0 | 0 | 528 | 632 | 190 | 441 | 633 | 104 |
| Stage 1 | - | - | - | - | - | - | 397 | 397 | - | 234 | 234 | - |
| Stage 2 | - | - | - | - | - | - | 131 | 235 | - | 207 | 399 | - |
| Critical Hdwy | 4.14 | - | - | 4.14 | - | - | 7.54 | 6.54 | 6.94 | 7.54 | 6.54 | 6.94 |
| Critical Hdwy Stg 1 | - | - | - | - | - | - | 6.54 | 5.54 | - | 6.54 | 5.54 | - |
| Critical Hdwy Stg 2 | - | - | - | - | - | - | 6.54 | 5.54 | - | 6.54 | 5.54 | - |
| Follow-up Hdwy | 2.22 | - | - | 2.22 | - | - | 3.52 | 4.02 | 3.32 | 3.52 | 4.02 | 3.32 |
| Pot Cap-1 Maneuver | 1361 | - | - | 1176 | - | - | 433 | 396 | 820 | 500 | 395 | 931 |
| Stage 1 | - | - | - | - | - | - | 600 | 602 | - | 748 | 710 | - |
| Stage 2 | - | - | - | - | - | - | 859 | 709 | - | 776 | 601 | - |
| Platoon blocked, % | | - | - | | - | - | | | | | | |
| Mov Cap-1 Maneuver | 1361 | - | - | 1176 | - | - | 413 | 388 | 820 | 468 | 387 | 931 |
| Mov Cap-2 Maneuver | - | - | - | - | - | - | 413 | 388 | - | 468 | 387 | - |
| Stage 1 | - | - | - | - | - | - | 595 | 597 | - | 741 | 701 | - |
| Stage 2 | - | - | - | - | - | - | 822 | 700 | - | 730 | 596 | - |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| HCM Control Delay, s | 0.2 | 0.5 | 11.2 | 9.7 |
| HCM LOS | | | B | A |

| Minor Lane/Major Mvmt | NBLn1 | EBL | EBT | EBR | WBL | WBT | WBR | SBLn1 |
|---|---|---|---|---|---|---|---|---|
| Capacity (veh/h) | 641 | 1361 | - | - | 1176 | - | - | 806 |
| HCM Lane V/C Ratio | 0.09 | 0.007 | - | - | 0.012 | - | - | 0.043 |
| HCM Control Delay (s) | 11.2 | 7.7 | - | - | 8.1 | - | - | 9.7 |
| HCM Lane LOS | B | A | - | - | A | - | - | A |
| HCM 95th %tile Q(veh) | 0.3 | 0 | - | - | 0 | - | - | 0.1 |





| Intersection | |
|---|---|
| Int Delay, s/veh | 0.9 |

| Movement | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 384 | 3 | 11 | 189 | 15 | 30 |
| Future Vol, veh/h | 384 | 3 | 11 | 189 | 15 | 30 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | - | - | 200 | - | 0 | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 417 | 3 | 12 | 205 | 16 | 33 |

| Major/Minor | Major1 | | Major2 | | Minor1 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 0 | 0 | 420 | 0 | 546 | 210 |
| Stage 1 | - | - | - | - | 419 | - |
| Stage 2 | - | - | - | - | 127 | - |
| Critical Hdwy | - | - | 4.14 | - | 6.84 | 6.94 |
| Critical Hdwy Stg 1 | - | - | - | - | 5.84 | - |
| Critical Hdwy Stg 2 | - | - | - | - | 5.84 | - |
| Follow-up Hdwy | - | - | 2.22 | - | 3.52 | 3.32 |
| Pot Cap-1 Maneuver | - | - | 1136 | - | 468 | 796 |
| Stage 1 | - | - | - | - | 632 | - |
| Stage 2 | - | - | - | - | 885 | - |
| Platoon blocked, % | - | - | | - | | |
| Mov Cap-1 Maneuver | - | - | 1136 | - | 463 | 796 |
| Mov Cap-2 Maneuver | - | - | - | - | 463 | - |
| Stage 1 | - | - | - | - | 632 | - |
| Stage 2 | - | - | - | - | 875 | - |

| Approach | EB | WB | NB |
|---|---|---|---|
| HCM Control Delay, s | 0 | 0.5 | 11.1 |
| HCM LOS | | | B |

| Minor Lane/Major Mvmt | NBLn1 | EBT | EBR | WBL | WBT |
|---|---|---|---|---|---|
| Capacity (veh/h) | 642 | - | - | 1136 | - |
| HCM Lane V/C Ratio | 0.076 | - | - | 0.011 | - |
| HCM Control Delay (s) | 11.1 | - | - | 8.2 | - |
| HCM Lane LOS | B | - | - | A | - |
| HCM 95th %tile Q(veh) | 0.2 | - | - | 0 | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 1.2 |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | ↕ | | | ↕ | | | ↕ | | | ↕ | |
| Traffic Vol, veh/h | 8 | 56 | 1 | 4 | 112 | 19 | 1 | 1 | 2 | 8 | 0 | 5 |
| Future Vol, veh/h | 8 | 56 | 1 | 4 | 112 | 19 | 1 | 1 | 2 | 8 | 0 | 5 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Free | Free | Stop | Stop | Stop | Stop | Stop | Stop |
| RT Channelized | - | - | None | - | - | None | - | - | None | - | - | None |
| Storage Length | - | - | - | - | - | - | - | - | - | - | - | - |
| Veh in Median Storage, # | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Grade, % | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Peak Hour Factor | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 10 | 67 | 1 | 5 | 135 | 23 | 1 | 1 | 2 | 10 | 0 | 6 |

| Major/Minor | Major1 | | | Major2 | | | Minor1 | | | Minor2 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Conflicting Flow All | 158 | 0 | 0 | 68 | 0 | 0 | 248 | 256 | 68 | 246 | 245 | 147 |
| Stage 1 | - | - | - | - | - | - | 88 | 88 | - | 157 | 157 | - |
| Stage 2 | - | - | - | - | - | - | 160 | 168 | - | 89 | 88 | - |
| Critical Hdwy | 4.12 | - | - | 4.12 | - | - | 7.12 | 6.52 | 6.22 | 7.12 | 6.52 | 6.22 |
| Critical Hdwy Stg 1 | - | - | - | - | - | - | 6.12 | 5.52 | - | 6.12 | 5.52 | - |
| Critical Hdwy Stg 2 | - | - | - | - | - | - | 6.12 | 5.52 | - | 6.12 | 5.52 | - |
| Follow-up Hdwy | 2.218 | - | - | 2.218 | - | - | 3.518 | 4.018 | 3.318 | 3.518 | 4.018 | 3.318 |
| Pot Cap-1 Maneuver | 1422 | - | - | 1533 | - | - | 706 | 648 | 995 | 708 | 657 | 900 |
| Stage 1 | - | - | - | - | - | - | 920 | 822 | - | 845 | 768 | - |
| Stage 2 | - | - | - | - | - | - | 842 | 759 | - | 918 | 822 | - |
| Platoon blocked, % | | - | - | | - | - | | | | | | |
| Mov Cap-1 Maneuver | 1422 | - | - | 1533 | - | - | 695 | 641 | 995 | 700 | 650 | 900 |
| Mov Cap-2 Maneuver | - | - | - | - | - | - | 695 | 641 | - | 700 | 650 | - |
| Stage 1 | - | - | - | - | - | - | 914 | 816 | - | 839 | 765 | - |
| Stage 2 | - | - | - | - | - | - | 833 | 756 | - | 908 | 816 | - |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| HCM Control Delay, s | 0.9 | 0.2 | 9.5 | 9.8 |
| HCM LOS | | | A | A |

| Minor Lane/Major Mvmt | NBLn1 | EBL | EBT | EBR | WBL | WBT | WBR | SBLn1 |
|---|---|---|---|---|---|---|---|---|
| Capacity (veh/h) | 799 | 1422 | - | - | 1533 | - | - | 765 |
| HCM Lane V/C Ratio | 0.006 | 0.007 | - | - | 0.003 | - | - | 0.02 |
| HCM Control Delay (s) | 9.5 | 7.5 | 0 | - | 7.4 | 0 | - | 9.8 |
| HCM Lane LOS | A | A | A | - | A | A | - | A |
| HCM 95th %tile Q(veh) | 0 | 0 | - | - | 0 | - | - | 0.1 |





| Intersection | |
|---|---|
| Int Delay, s/veh | 0.7 |

| Movement | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|
| Lane Configurations | ↕ | | ↰ | ↕ | ↰ | |
| Traffic Vol, veh/h | 272 | 24 | 24 | 353 | 10 | 15 |
| Future Vol, veh/h | 272 | 24 | 24 | 353 | 10 | 15 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | - | - | 200 | - | 0 | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 296 | 26 | 26 | 384 | 11 | 16 |

| Major/Minor | Major1 | | Major2 | | Minor1 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 0 | 0 | 322 | 0 | 553 | 161 |
| Stage 1 | - | - | - | - | 309 | - |
| Stage 2 | - | - | - | - | 244 | - |
| Critical Hdwy | - | - | 4.14 | - | 6.84 | 6.94 |
| Critical Hdwy Stg 1 | - | - | - | - | 5.84 | - |
| Critical Hdwy Stg 2 | - | - | - | - | 5.84 | - |
| Follow-up Hdwy | - | - | 2.22 | - | 3.52 | 3.32 |
| Pot Cap-1 Maneuver | - | - | 1235 | - | 463 | 855 |
| Stage 1 | - | - | - | - | 718 | - |
| Stage 2 | - | - | - | - | 774 | - |
| Platoon blocked, % | - | - | | - | | |
| Mov Cap-1 Maneuver | - | - | 1235 | - | 453 | 855 |
| Mov Cap-2 Maneuver | - | - | - | - | 453 | - |
| Stage 1 | - | - | - | - | 718 | - |
| Stage 2 | - | - | - | - | 758 | - |

| Approach | EB | WB | NB |
|---|---|---|---|
| HCM Control Delay, s | 0 | 0.5 | 11 |
| HCM LOS | | | B |

| Minor Lane/Major Mvmt | NBLn1 | EBT | EBR | WBL | WBT |
|---|---|---|---|---|---|
| Capacity (veh/h) | 631 | - | - | 1235 | - |
| HCM Lane V/C Ratio | 0.043 | - | - | 0.021 | - |
| HCM Control Delay (s) | 11 | - | - | 8 | - |
| HCM Lane LOS | B | - | - | A | - |
| HCM 95th %tile Q(veh) | 0.1 | - | - | 0.1 | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 1.6 |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Vol, veh/h | 31 | 240 | 16 | 41 | 350 | 5 | 10 | 0 | 26 | 3 | 0 | 18 |
| Future Vol, veh/h | 31 | 240 | 16 | 41 | 350 | 5 | 10 | 0 | 26 | 3 | 0 | 18 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Free | Free | Stop | Stop | Stop | Stop | Stop | Stop |
| RT Channelized | - | - | None | - | - | None | - | - | None | - | - | None |
| Storage Length | - | - | - | 200 | - | - | - | - | - | - | - | - |
| Veh in Median Storage, # | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Grade, % | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 34 | 261 | 17 | 45 | 380 | 5 | 11 | 0 | 28 | 3 | 0 | 20 |

| Major/Minor | Major1 | | | Major2 | | | Minor1 | | | Minor2 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Conflicting Flow All | 385 | 0 | 0 | 278 | 0 | 0 | 618 | 813 | 139 | 672 | 819 | 193 |
| Stage 1 | - | - | - | - | - | - | 338 | 338 | - | 473 | 473 | - |
| Stage 2 | - | - | - | - | - | - | 280 | 475 | - | 199 | 346 | - |
| Critical Hdwy | 4.14 | - | - | 4.14 | - | - | 7.54 | 6.54 | 6.94 | 7.54 | 6.54 | 6.94 |
| Critical Hdwy Stg 1 | - | - | - | - | - | - | 6.54 | 5.54 | - | 6.54 | 5.54 | - |
| Critical Hdwy Stg 2 | - | - | - | - | - | - | 6.54 | 5.54 | - | 6.54 | 5.54 | - |
| Follow-up Hdwy | 2.22 | - | - | 2.22 | - | - | 3.52 | 4.02 | 3.32 | 3.52 | 4.02 | 3.32 |
| Pot Cap-1 Maneuver | 1170 | - | - | 1282 | - | - | 373 | 311 | 884 | 342 | 309 | 816 |
| Stage 1 | - | - | - | - | - | - | 650 | 639 | - | 541 | 557 | - |
| Stage 2 | - | - | - | - | - | - | 703 | 556 | - | 784 | 634 | - |
| Platoon blocked, % | | - | - | | - | - | | | | | | |
| Mov Cap-1 Maneuver | 1170 | - | - | 1282 | - | - | 345 | 290 | 884 | 314 | 288 | 816 |
| Mov Cap-2 Maneuver | - | - | - | - | - | - | 345 | 290 | - | 314 | 288 | - |
| Stage 1 | - | - | - | - | - | - | 628 | 617 | - | 523 | 538 | - |
| Stage 2 | - | - | - | - | - | - | 662 | 537 | - | 733 | 612 | - |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| HCM Control Delay, s | 0.9 | 0.8 | 11.2 | 10.6 |
| HCM LOS | | | B | B |

| Minor Lane/Major Mvmt | NBLn1 | EBL | EBT | EBR | WBL | WBT | WBR | SBLn1 |
|---|---|---|---|---|---|---|---|---|
| Capacity (veh/h) | 616 | 1170 | - | - | 1282 | - | - | 664 |
| HCM Lane V/C Ratio | 0.064 | 0.029 | - | - | 0.035 | - | - | 0.034 |
| HCM Control Delay (s) | 11.2 | 8.2 | - | - | 7.9 | - | - | 10.6 |
| HCM Lane LOS | B | A | - | - | A | - | - | B |
| HCM 95th %tile Q(veh) | 0.2 | 0.1 | - | - | 0.1 | - | - | 0.1 |





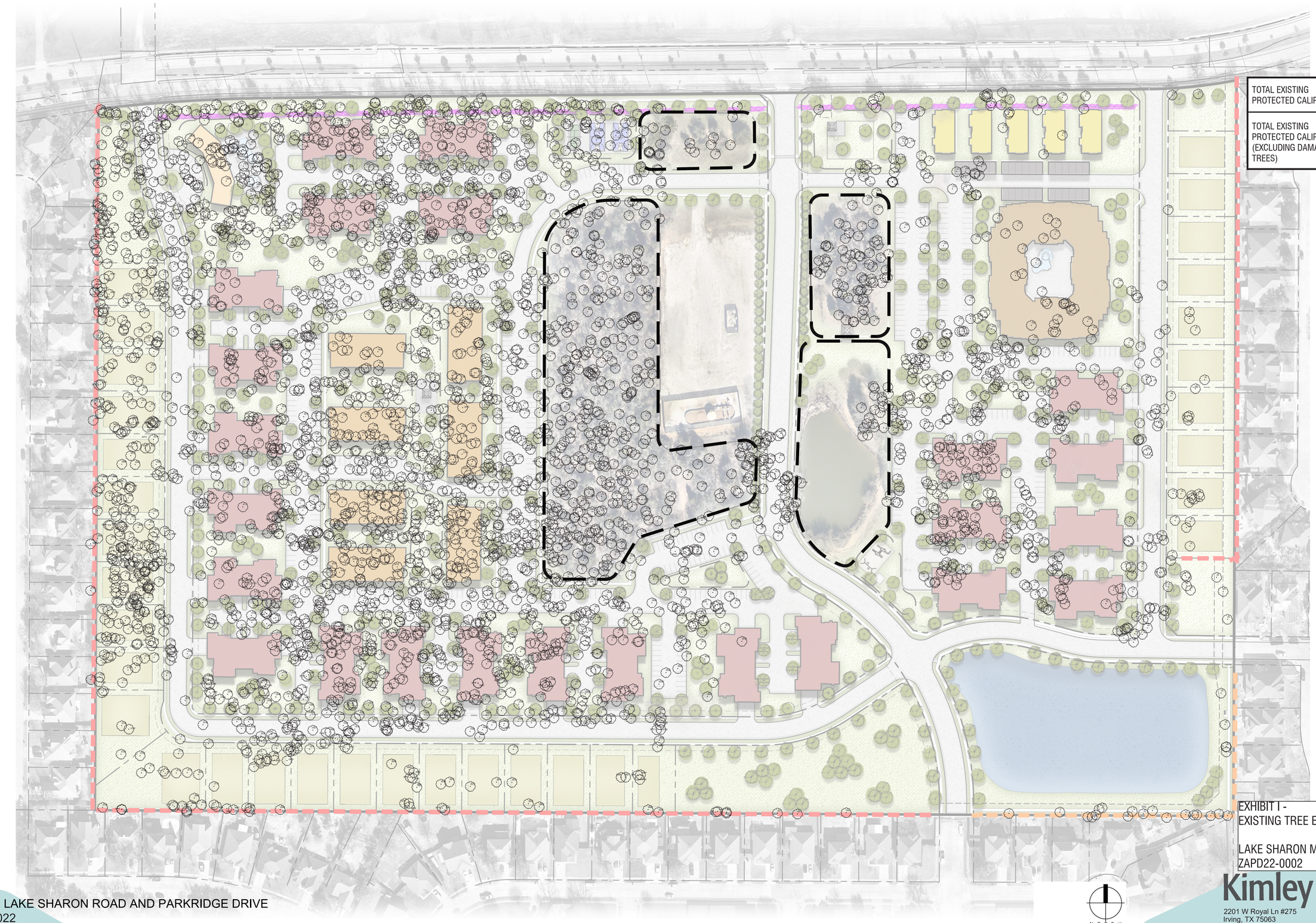
| Intersection | |
|---|---|
| Int Delay, s/veh | 0.8 |

| Movement | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 261 | 8 | 33 | 385 | 10 | 20 |
| Future Vol, veh/h | 261 | 8 | 33 | 385 | 10 | 20 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | - | - | 200 | - | 0 | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 284 | 9 | 36 | 418 | 11 | 22 |

| Major/Minor | Major1 | | Major2 | | Minor1 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 0 | 0 | 293 | 0 | 570 | 147 |
| Stage 1 | - | - | - | - | 289 | - |
| Stage 2 | - | - | - | - | 281 | - |
| Critical Hdwy | - | - | 4.14 | - | 6.84 | 6.94 |
| Critical Hdwy Stg 1 | - | - | - | - | 5.84 | - |
| Critical Hdwy Stg 2 | - | - | - | - | 5.84 | - |
| Follow-up Hdwy | - | - | 2.22 | - | 3.52 | 3.32 |
| Pot Cap-1 Maneuver | - | - | 1265 | - | 452 | 873 |
| Stage 1 | - | - | - | - | 735 | - |
| Stage 2 | - | - | - | - | 741 | - |
| Platoon blocked, % | - | - | | | - | |
| Mov Cap-1 Maneuver | - | - | 1265 | - | 439 | 873 |
| Mov Cap-2 Maneuver | - | - | - | - | 439 | - |
| Stage 1 | - | - | - | - | 735 | - |
| Stage 2 | - | - | - | - | 720 | - |

| Approach | EB | WB | NB |
|---|---|---|---|
| HCM Control Delay, s | 0 | 0.6 | 10.8 |
| HCM LOS | | | B |

| Minor Lane/Major Mvmt | NBLn1 | EBT | EBR | WBL | WBT |
|---|---|---|---|---|---|
| Capacity (veh/h) | 657 | - | - | 1265 | - |
| HCM Lane V/C Ratio | 0.05 | - | - | 0.028 | - |
| HCM Control Delay (s) | 10.8 | - | - | 7.9 | - |
| HCM Lane LOS | B | - | - | A | - |
| HCM 95th %tile Q(veh) | 0.2 | - | - | 0.1 | - |



| | |
|---|---|
| TOTAL EXISTING PROTECTED CALIPER INCHES | 39,695” |
| TOTAL EXISTING PROTECTED CALIPER INCHES (EXCLUDING DAMAGED TREES) | 34,602” |

EXHIBIT I -
EXISTING TREE EXHIBIT

LAKE SHARON MIXED RESIDENTIAL
ZAPD22-0002

500' SW OF LAKE SHARON ROAD AND PARKRIDGE DRIVE
AUGUST 2022

NORTH
0 15' 30' 60' 120'
SCALE: 1"=60'

Kimley»Horn
2201 W Royal Ln #275
Irving, TX 75063
214-420-5600
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, OR ANY OTHER ITEMS ETC.

CORINTH
TEXAS

# ATTACHMENT 2 – 200 FT BUFFER EXHIBIT

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

CORINTH
TEXAS

# Zoning Change

*2300 - 2600 Lake Sharon Drive*

Opposed Parcels
200ft_Buffer
Supported Parcels

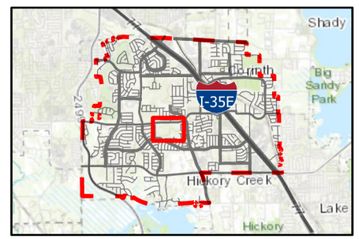
The number of protests received represents the property owners, duly signed and acknowledge, of twenty (20) percent or more of the area of the lots or land within a two hundred (200) foot radius of the exterior boundary of the area included in the proposed amendment.

**Total Percentage Protested: 21%**

9/7/2022

0 100 200
Feet

1 inch equals 200 feet




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

# ATTACHMENT 3 – LETTERS AND EMAILS IN OPPOSITION RECEIVED AS OF SEPTEMBER 7, 2022

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

RECEIVED
MAY 04 2022
BY:_____

To the Mayor, Planning and Development, City Council, and City Manager of Corinth,

As WE move forwards towards 2040, the end goals and outcomes appear less strategic and more happenstance. While goals and objectives outlined are expressed, the tangible impacts are far but rationalized. In action, the current plan seems to be to push multi-family, namely apartments, into every lot unfavorable to commercial. A drastic departure from the current city demographic. What does this mean for our community, our schools, our safety, our city? Is the goal to become another Plano, Frisco, or Irving? What about the 'Scenic City', 2040 has no dedication to green space or parks as business decide to pay the fee instead of creating areas dedicated to the entire community?

As development continues to proceed at historic rates consider the attached 100 plus letters from concerned citizens. Over 100 citizens who are not opposed to growth and development, just would like to see the kind of development that allows for new families, new neighbors, and a stronger community. The communities and the culture of the city are found in the residents who came to find a home away from the developments, away from the noise and commotion, away from the cities.

These letters are only from persons who we were able to reach about the current developments, consider the larger impact, the population outside the 200ft rule, who would also be opposed to the current developments taking place. We implore the City to take a moment to consider the impact on the current residents as WE move forward in this endeavor.

Please contact us with any questions or concerns.

Regards,

Michael King
Austin Ortega
etc

The residents of (neighborhoods)

RECEIVED
MAY 04 2022
BY:_____

# Letter of Concern from an Impacted Citizen

To all those involved,

I am part of a community, an actual community, of families and homes. With the current apartment development being proposed, my family will be exposed to heightened crime, noise, traffic, light and loss of privacy. My home and family will be impacted by the loss of equity in our property. We will lose out having more neighbors and instead be burdened with a transient group of people and a business that only cares about its next dollar. The established character of our community, what has been built over decades, will be lost.

I am part of a community of homes and families, we are asking the City of Corinth to not rezone the area North of Custer Rd and South of Lake Sharon to anything other than single family homes. Of the equivalent standard and community that currently surrounds it. This is the very center, physically, of all of the surrounding neighborhoods. It is the philosophical heart, and dependent on what goes there, the rest of the 300+, not just the 97 bordering, homes will become directly or indirectly impacted.

I am part of a community of neighbors who do not wish to see the property be developed. However, we realize this is unrealistic. So we ask the City of Corinth to help focus on our community's safety, development, and privacy. Most importantly, we are asking for new neighbors. Not a business, not temporary residents, other families. Families we will meet, create friendships, and share meals with. A real community; a better stronger Corinth.

To reiterate, I am opposed to the building of multi-family units / apartments on the land North of Custer Rd and South of Lake Sharon Rd for the following reasons:

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5) The loss/destruction of the neighborhood and established community character
6) Once the property is rezoned, the developer can change the concept or sell to another company
7) There are already multiple other locations already available for multi-family in the Corinth 2040 plan

I implore the City of Corinth to consider the impact to the current families and homes.

Respectfully,

Name: Justi Lyon & Angela Lyon Date: 3/12/2022

Street Address: 2613 Trinity Terrace

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: Fredy Sacas Date: 3/9/2022

Street Address: #2612 Trinity Terrace

To all those involved,

RECEIVED
MAY 04 2022
BY:

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I implore the City of Corinth to consider the impact to the current families and homes.

Respectfully,

Name: Thomas C Brazil Jr Date: 2-20-2022

Street Address: 2608 Trinity Terrace Corinth TX 76210

RECEIVED
MAY 04 2022
BY:

# Letter of Concern from an Impacted Citizen

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Respectfully,

Name: Kevin & Dena Kupiec Date: 2/21/22

Street Address: 2017 Trinity Terrace

To all those involved,

RECEIVED
MAY 04 2022
BY:

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I implore the City of Corinth to consider the impact to the current families and homes.

Respectfully,

Name: Jennifer Brazil Date: 2-20-2022

Street Address: 2608 Trinity Terrace Corinth TX 76210

RECEIVED
MAY 04 2022

# Letter of Concern from an Impacted Citizen

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Respectfully,

Name: Shayna Richardson Date: 2-22-22

Street Address: 2605 Trinity Terrace

RECEIVED
MAY 04 2022
BY:

# Letter of Concern from an Impacted Citizen

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Respectfully,

Name: Sheri Patrick Date: 3-16-22

Street Address: 2601 Trinity Terrace, Corinth, TX

RECEIVED
MAY 04 2022
BY:

# Letter of Concern from an Impacted Citizen

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Respectfully,

Name: Clovis Reeve Date: 3/5/22

Street Address: 2615 Trinity Terrace

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: _____ Date: 3/6/22

Street Address: 2607 Trinity Terrace

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: Dean Le Date: 3/5/22

Street Address: 2609 Trinity Terrace, Corinth, TX 76210

RECEIVED
MAY 04 2022
BY:

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7) There are already multiple other locations already available for multi-family in the Corinth 2040 plan

I implore the City of Corinth to consider the impact to the current families and homes.

Respectfully,

Name: Frank Cleek Date: 3-7-22

Street Address: 2611 Trinity Terrace

RECEIVED
MAY 04 2022
BY:

# Letter of Concern from an Impacted Citizen

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Respectfully,

Name: Lila L Root Date: 3-5-2022

Street Address: 2829 Custer Corinth

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: Reyna Alejandre Date: 2/22/22

Street Address: 2802 Custer dr. Corinth tx 76210

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: JUAN ALEJANDRE Date: 2/22/22

Street Address: 2802 Custer dr. Corinth tx 76210

RECEIVED
MAY 04 2022
BY:_____

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Respectfully,

Name:_____ Date: 2/22/22

Street Address: 2804 Custer Drive, Corinth, TX 76210

RECEIVED
MAY 04 2022
BY:

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Respectfully, Rebecca Alejandre

Name: Rebecca Alejandre Date: 2/22/22

Street Address: 2804 Custer Drive, Corinth, TX 76210

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: Joe [illegible] Date: 2/21/2022

Street Address: 2803 Custer Dr. Corinth Tx 76210

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: Cynthia J Williams Date: 2-21-2022

Street Address: 2803 Custer Dr, Corinth, TX 76210

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: Alicia Morales + Cody Gonzales Date: 2-21-22

Street Address: 2701 Custer Drive, Corinth, TX

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: Nancy L. Loza Date: 2-20-2022

Street Address: 2805 Custer Drive

RECEIVED
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BY:

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Respectfully,

Name: Amber Ortega Date: 2/26/22

Street Address: 2801 Custer Dr. Corinth, TX 76210

RECEIVED
MAY 04 2022
BY:

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Name: Justin Ortega Date: 02/26/22

Street Address: 2801 Custer Dr.

RECEIVED
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Respectfully,

Name: Richard Beverly Date: 3/1/22

Street Address: 2823 Custer Dr 76210

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: Lisa Scott Date: 3/1/22

Street Address: 2825 Custer Dr Corinth TX 76210

RECEIVED
MAY 04 2022
BY:

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7) There are already multiple other locations already available for multi-family in the Corinth 2040 plan

I implore the City of Corinth to consider the impact to the current families and homes.

Respectfully, D Scott

Name: Donald Scott Date: 3-1-22

Street Address: 2825 Custer Dr. Corinth TX 76210

RECEIVED
MAY 04 2022

# Letter of Concern from an Impacted Citizen

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Respectfully,

Name: Nicole Carlisle Beverly Date: 5/1/22

Street Address: 2823 Custer 151. Corinth TX 76210

Nicole Carlisle Beverly

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: Brent Buchanan Date: 3/1/22

Street Address: 2821 Custer Dr. Corinth, TX. 76210

RECEIVED
MAY 04 2022
BY:_____

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Respectfully,

Name: Christina Gray Date: 3/1/22

Street Address: 2827 Custer

RECEIVED
MAY 04 2022
BY:

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Respectfully, Anthony Root

Name: Anthony Root Date: 3-1-22

Street Address: 2829 Custer Dr. Corinth TX 76210

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: Emily Atchison Date: 3-5-22

Street Address: 2580 Custer Dr Corinth, TX 76210

RECEIVED
MAY 04 2022
BY:

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Name: Jared Atchison Date: 3/5/2022

Street Address: 2800 Custer Drive Corinth TX 76210

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: Brandy Short Date: 3/6/22

Street Address: 2707 Custer Dr. Corinth, TX 76210

RECEIVED
MAY 04 2022
BY:

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Name: Joel Short Date: 3-6-22

Street Address: 2707 Custer Dr.

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Respectfully,

Name: Michelle McCarla Date: 3/7/22

Street Address: 2705 Custer Corinth, TX 76210.

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: Tricia Nolte Date: 3-6-22

Street Address: 2703 Custer Dr.

RECEIVED
MAY 04 2022
BY:

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Name: [signature] Date: 3-6-22

Street Address: 2703 Custer Dr

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Respectfully,

Name: Darius Nicholson Date: 3-11-2022

Street Address: 2699 Custer Dr Corinth TX, 76210

RECEIVED
MAY 04 2022
BY:

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Name: Jing Nicholson Date: 3-10-2022

Street Address: 2809 Custer Dr., Corinth, TX 76210

RECEIVED
MAY 04 2022
BY:

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7) There are already multiple other locations already available for multi-family in the Corinth 2040 plan

I implore the City of Corinth to consider the impact to the current families and homes.

Respectfully,

Name: Kenneth Russell Date: 3-9-2022

Street Address: 2815 Custer DR Corinth Tx 76210

RECEIVED
MAY 04 2022
BY:

# Letter of Concern from an Impacted Citizen

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Respectfully,

Name: Raul A. Moino Date: 3.7.22

Street Address: 2311 Custer Dr. Corinth, TX 76210

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: Keri J. Molino Date: 3/7/22

Street Address: 2811 Custer Drive, Corinth TX 76210

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: Steve Lopez Date: 3/14/22

Street Address: 2614 Zachary DR Corinth, TX 76210

RECEIVED
MAY 04 2022
BY:

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Respectfully, Nereida Soto

Name: Nereida Soto Date: 3-13-2022

Street Address: 2614 Zachary Dr. Corinth TX 76210

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: Michael King Date: 3-28-2022

Street Address: 2610 Zachary Dr.

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: S Lunsford Date: 2/26/22

Street Address: 2618 Zachary Dr

RECEIVED
MAY 04 2022
BY:_____

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Respectfully,

Name: [signature] Date: 2/22/2022

Street Address: 2608 Zachary Dr. Corinth 76210

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: Christine C. Lawson Date: 2/22/22

Street Address: 2702 Zachary Dr, Corinth, TX 76210

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: [signature] Date: FEBRUARY 25, 2022

Street Address: 2612 ZACHARY DR CORINTH, TX 76210

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: M Date: 2/25/22

Street Address: 2612 Zachary Dr Corinth TX 76210

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: Kelly Phillips Date: 2/27/22

Street Address: 2700 Zachary Dr.

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: Rebecca Criswell Date: 2/27/22

Street Address: 2604 Zachary Dr. Corinth, TX 76210

Rebecca Cl

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: Brett Criswell Date: 2/27/22

Street Address: 2604 Zachary Dr

RECEIVED
MAY 04 2022
BY:

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I implore the City of Corinth to consider the impact to the current families and homes.

Respectfully,

Name: Lauren Kraus (Tryling) Date: 2/28/22

Street Address: 2618 Zachary Dr. Corinth, TX

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: Daniel Brown Date: 3/6/22

Street Address: 2704 Zachary Drive Corinth, TX 76210

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: Fahren Brown Date: 3/6/22

Street Address: 2704 Zachary Drive Corinth, TX 76210

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Tina Green

Name: Tina Green Date: 3.7.22

Street Address: 2620 Zachary Dr.

RECEIVED
MAY 04 2022
BY:

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Respectfully, Lucinda Harper

Name: [signature] Date: 3/6/22

Street Address: 2603 Zachary Dr.

RECEIVED
MAY 04 2022
BY:_____

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Respectfully,

Name: Gina King Gina King Date: 4/14/22

Street Address: 7410 Zachary Dr.

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: Dock Harper Date: 3/6/22

Street Address: 2602 Zachary Dr

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BY:_____

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Respectfully, Dennis Holmes

Name: Dennis Holmes Date: 3/6/22

Street Address: 2713 Zachary DR. Corinth TX 76210

RECEIVED
MAY 04 2022
BY:

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Name: Greg ATwell Date: 3-6-22

Street Address: 2617 Zachary Drive, Corinth Tx 76210

RECEIVED
MAY 04 2022
BY:

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Name: Chris L. Blake Date: 2-22-2022

Street Address: 2600 Zachary Dr., Corinth Tx 76210

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BY:

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Respectfully,

Name: Gail Payne Date: 2/22/2022

Street Address: 1916 Pipit Dr, Corinth

RECEIVED
MAY 04 2022
BY:_____

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Respectfully,

Name: Ryan KENNEDY Date: 02-22-22

Street Address: 2113 Demarsh Ln. Corinth, TX 76210

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: JENNA KENNEDY Date: 02-22-22

Street Address: 2113 Demarsh Ln. Corinth, TX 76210

RECEIVED
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BY:

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Respectfully,

Name: Kacie Pasicka Date: 2/23/2022

Street Address: 2406 Evans Rd. Corinth, Tx. 76210

RECEIVED
MAY 04 2022
BY:_____

# Letter of Concern from an Impacted Citizen

To all those involved,

I am part of a community, an actual community, of families and homes. With the current apartment development being proposed, my family will be exposed to heightened crime, noise, traffic, light and loss of privacy. My home and family will be impacted by the loss of equity in our property. We will lose out having more neighbors and instead be burdened with a transient group of people and a business that only cares about its next dollar. The established character of our community, what has been built over decades, will be lost.

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7) There are already multiple other locations already available for multi-family in the Corinth 2040 plan

I implore the City of Corinth to consider the impact to the current families and homes.

Respectfully,

Name: Andrew Pasieka Date: 2/23/2022

Street Address: 2406 Evans Rd, Corinth Tx. 76210

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: JOSHUA BERRY Date: 2-22-22

Street Address: 2109 BRAZOS DR, CORINTH, TX, 76210

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: Daniel Hager Date: 4/22/22

Street Address: 2104 Brazos Dr. Corinth, TX 76210

RECEIVED
MAY 04 2022
BY:_____

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Respectfully,

Name: Brian Keen Date: 2/21/2022

Street Address: 1020 Meadows Dr. Corinth TX 76208

RECEIVED
MAY 04 2022
BY:_____

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Respectfully,

Name: Jennifer Taylor Date: 02/21/2022

Street Address: 2400 Whetstone Dr. Corinth, TX 76210

RECEIVED
MAY 04 2022
BY:

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Respectfully, Heather Harger

Name: Heather Harger Date: 2/21/22

Street Address: 2109 Brazos Dr. Corinth 76210

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MAY 04 2022
BY:

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Respectfully,

Name: Stephanie Colakese Date: 2/24/22

Street Address: 1602 Knoll Ridge Circle Corinth, TX 76210

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: David Cable Date: 2-24-22.

Street Address: 1602 WINDMILL RIDGE CIRCLE.
CORINTH TX 76210

RECEIVED
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BY:

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Name: Aaron Fikes Date: 2/23/2022

Street Address: 2712 Chevrolet Tr. Corinth, TX 76210

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BY:

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Respectfully,

Name: JOSHUA DANIELS Date: 3/16/22

Street Address: 2003 Brazos Dr, Corinth, Tx 76210

RECEIVED
MAY 04 2022

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Name: Keshia O'Daniel Date: 3/16/2022

Street Address: 2003 Brazos Drive, Corinth 76210

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Name: Alanna Fickes Date: 2/23/22

Street Address: 2712 Cherokee Trail Corinth, TX 76210

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Respectfully,

Name: Jean M. Patch Jean M Patch Date: May 1, 2022

Street Address: 1617 Fairway Vista Dr. Corinth, TX 76210

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BY:

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Name: Mike Clark - MC Date: 2/27/22

Street Address: 2400 Beckley Ct

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MAY 04 2022

# Letter of Concern from an Impacted Citizen

To all those involved,

I am part of a community, an actual community, of families and homes. With the current apartment development being proposed, my family will be exposed to heightened crime, noise, traffic, light and loss of privacy. My home and family will be impacted by the loss of equity in our property. We will lose out having more neighbors and instead be burdened with a transient group of people and a business that only cares about its next dollar. The established character of our community, what has been built over decades, will be lost.

I am part of a community of homes and families, we are asking the City of Corinth to not rezone the area North of Custer Rd and South of Lake Sharon to anything other than single family homes. Of the equivalent standard and community that currently surrounds it. This is the very center, physically, of all of the surrounding neighborhoods. It is the philosophical heart, and dependent on what goes there, the rest of the 300+, not just the 97 bordering, homes will become directly or indirectly impacted.

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7) There are already multiple other locations already available for multi-family in the Corinth 2040 plan

I implore the City of Corinth to consider the impact to the current families and homes.

Respectfully,

Name: Christi Clark - C. Clark Date: 2/27/22

Street Address: 2400 Beckley Ct

RECEIVED
MAY 04 2022

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Respectfully,

Name: Cloyd & Kendra Taylor Date: 3/6/22

Street Address: 2808 Goodnight Trl — Corinth

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BY:

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Respectfully,

Name: Allena Kimbell Date: 3-9-22

Street Address: 69 The Retreat Corinth TX 76210

# Hello Neighbors!

If you are opposed to this proposed Development, please sign, scan & email this letter to mikebigcountryking@yahoo.com OR you may drop it off to me (Dena Kupiec) at 2617 Trinity Terrace.

Thank you!

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MAY 04 2022
BY:

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Respectfully, Jessica Goodfield

Name: Jessica Goodfield Date: March 6, 2022

Street Address: 2703 Tori Oak Trail

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Respectfully,

Name: Melissa Moore Date: 3-8-22

Street Address: 2709 Tori Oak Trail

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Respectfully,

Name: Wesley Anderson Date: 16 MARCH 2022

Street Address: [redacted] 3503 Bookshire Run, Corinth, TX 76210

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MAY 04 2022

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Respectfully,

Name: Amber Nichols Date: March 16, 2022

Street Address: 3503 Brookshire Run, Corinth, TX 76210

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Respectfully,

Name: Fred & Anne Bald Date: 2-21-2022

Street Address: 2702 Warwick Dr. Corinth, TX 76210

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BY:

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Name: Hector Chaidez Date: 03/05/2022

Street Address: 2708 Warwick Dr. Corinth, TX 76210

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Respectfully, DAVID LIVELY

Name: _____ Date: 3-4-22

Street Address: 2706 WARWICK DR

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Respectfully,

Name: Christy Lewis Date: 3/6/22

Street Address: 2803 Hollis Dr. Corinth

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Respectfully,

Name: David Zydek Date: March 6th, 2022

Street Address: 2805 Hollis Dr Corinth TX 76210

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Name: [signature] Date: 2-20-22

Street Address: 2520 Meadowview Dr. Corinth Tx.

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Respectfully,

Name: Robert Stonecipher Date: 2-20-22

Street Address: 2520 MEADOWVIEW DR. CORINTH TEXAS.

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BY:_____

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lore the City of Corinth to consider the impact to the current families and homes.

ctfully,

3211 Enchanted Oaks Cir.
Corinth, TX 76210

Date: 2-22-22

Letter of Concern from an Impacted Citizen

RECEIVED
MAY 04 2022
By

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spectfully, 3211 Enchanted Oaks Cir, Corinth Tx 76210

me: Marsha Marshall Date: 02.21.2022

RECEIVED
MAY 04 2022
BY:

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Respectfully,

Name: Sara Gardner Date: 2-21-2022

2810 N. Haven Dr.
Corinth, TX 76210

# Letter of Concern from an Impacted Citizen

RECEIVED
JUN 06 2022
BY:

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Respectfully,

Name: [illegible] Date: 5/4/22

Street Address: 2619 Zachary Dr.

# Letter of Concern from an Impacted Citizen

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JUN 06 2022
BY:_____

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Respectfully,

Name: Jason Schmidt Date: 5/4/2022

Street Address: 2705 Zachary, Corinth, TX 76210

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JUN 0 6 2022
BY:_____

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Respectfully,

Name: SARA SCHMIDT Sara Schmidt Date: 5/4/22

Street Address: 2705 ZACHARY DR., CORINTH, TX 76210

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Respectfully,

Name: Nicholas & Melanie Abood Date: 05/04/22

Street Address: 2707 Zachary Dr Corinth Tx 76210

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JUN 0 6 2022
BY:_____

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Name: Jim Scoltock Date: 5/4/2022

Street Address: 2613 ZACHARY DR Corinth

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Name: Bruce Schultes Date: 5/4/22

Street Address: 2613 Zachary Dr. Corinth TX 76210

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Respectfully,

Name: Marco Agredano Date: May 22nd 2022

Street Address: 2703 Zachary Dr.

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JUN 06 2022
BY:_____

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Respectfully,

Name: Gabriela Martinez Date: 05-22-22

Street Address: 2703 Zachary Drive, Corinth, Tx

Gabriela Martinez

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Name: [signature] Date: 5/10/22

Street Address: 1712 Andrew Cd.

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**Respectfully,**

Name: Cindy Lee / LeRay Vinton Date: 5/9/22

Street Address: 3009 Alcove In Corinth, TX 76210.

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Name: Christy Bohnenstiehl Date: 5/9/2022

Street Address: 2711 Fountainview Dr. Corinth, TX 76210

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BY:_____

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I am part of a community, an actual community, of families and homes. With the current apartment development being proposed, my family will be exposed to heightened crime, noise, traffic, light and loss of privacy. My home and family will be impacted by the loss of equity in our property. We will lose out having more neighbors and instead be burdened with a transient group of people and a business that only cares about its next dollar. The established character of our community, what has been built over decades, will be lost.

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I am part of a community of neighbors who do not wish to see the property be developed. However, we realize this is unrealistic. So we ask the City of Corinth to help focus on our community's safety, development, and privacy. Most importantly, we are asking for new neighbors. Not a business, not temporary residents, other families. Families we will meet, create friendships, and share meals with. A real community; a better stronger Corinth.

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7) There are already multiple other locations already available for multi-family in the Corinth 2040 plan

I implore the City of Corinth to consider the impact to the current families and homes.

Respectfully,

Name: Wendy Dixon Date: 3-28-2022

Street Address: 1925 Wickersham Lane Corinth, TX 76210

# Letter of Concern from an Impacted Citizen

RECEIVED
JUN 06 2022
BY:_____

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Respectfully,

Name: [signature] Date: 5-5-22

Street Address: 1515 OAK HILL DR

RECEIVED
JUN 06 2022
BY:_____

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Respectfully,

3211 Enchanted Oaks Cir.
Corinth, TX 76210

RECEIVED
JUN 0 6 2022
BY:_____

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Respectfully, 3211 Enchanted Oaks Cir, Corinth Tx 76210
Marsha Marshall 06.21.2022

# Letter of Concern from an Impacted Citizen

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RECEIVED
JUN 06 2022
BY:_____

Respectfully,

Name: Sara Barden Date: 2-21-2022

2810 N. Haven Dr.
Corinth, TX 76210

Please have each of you sign a separate letter if you are a married couple.

Hey you guys, Please see the attached letter,

---------- Forwarded message ---------
From: <mikebigcountryking@yahoo.com>
Date: Tue, Apr 5, 2022 at 9:30 PM
Subject: RE: Letter of Concern
To: Bridget Petty <bpred39@gmail.com>

On Apr 6, 2022, at 8:08 AM, Aaron Petty <aaronpettyv@mygrande.net> wrote:

<Letter of Concern from an Impacted Citizen_BP.pdf>
<Letter of Concern from an Impacted Citizen_AP.pdf>

RECEIVED
JUN 06 2022
BY:_____

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I implore the City of Corinth to consider the impact to the current families and homes.

Respectfully,

Name: Bridget Petty Date: 5-5-22

Street Address: 4402 Bally Castle, Corinth, TX 76210

RECEIVED
JUN 06 2022
BY:

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I implore the City of Corinth to consider the impact to the current families and homes.

Respectfully,

Name: Anna Petty Date: 5-5-22

Street Address: 1402 SALLY OAKS LN, CORINTH, TX 76210

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RECEIVED
JUN 06 2022
BY:

Respectfully,

Name: [signature] Date: 5-5-22

Street Address: 915 OAK HILL DR

# Letter of Concern from an Impacted Citizen

RECEIVED
JUN 06 2022
BY:_____

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I implore the City of Corinth to consider the impact to the current families and homes.

Respectfully, Daren K. Carter

Name: Daren & Kristina Carter Date: 5/5/2022

Street Address: 2220 Yellowstone Ln.

Letter of Concern from an Impacted Citizen

RECEIVED
JUN 06 2022
BY:

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Respectfully,

Name: Ellice Lovelady Date: 3/12/22

Street Address: 2604 Clark Dr.
Corinth TX 76210

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JUN 0 6 2022
BY:

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Respectfully,

Name: Mike & Danielle Tolson Date: 3/13/22

Street Address: 2803 Goodnight Trail, Corinth, TX

# Letter of Concern from an Impacted Citizen

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JUN 0 6 2022
BY:

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Respectfully,

Name: Amy Duffey Date: 13-MAR-2022

Street Address: 2607 Clark Dr Corinth, Tx 76210

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JUN 0 6 2022
BY:_____

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Respectfully,

Name: ANA E BARRIO Date: 3/13/2022

Street Address: 2603 clark Dr CORINTH TX 76210

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BY:

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Respectfully,

Name: Annelis Perez Zayas Date: 03/13/2022

Street Address: 2605 Clarck Dr, Corinth, TX, 76210

# Letter of Concern from an Impacted Citizen

RECEIVED
JUN 06 2022
BY:_____

To all those involved,

I am part of a community, an actual community, of families and homes. With the current apartment development being proposed, my family will be exposed to heightened crime, noise, traffic, light and loss of privacy. My home and family will be impacted by the loss of equity in our property. We will lose out having more neighbors and instead be burdened with a transient group of people and a business that only cares about its next dollar. The established character of our community, what has been built over decades, will be lost.

I am part of a community of homes and families, we are asking the City of Corinth to not rezone the area North of Custer Rd and South of Lake Sharon to anything other than single family homes. Of the equivalent standard and community that currently surrounds it. This is the very center, physically, of all of the surrounding neighborhoods. It is the philosophical heart, and dependent on what goes there, the rest of the 300+, not just the 97 bordering, homes will become directly or indirectly impacted.

I am part of a community of neighbors who do not wish to see the property be developed. However, we realize this is unrealistic. So we ask the City of Corinth to help focus on our community's safety, development, and privacy. Most importantly, we are asking for new neighbors. Not a business, not temporary residents, other families. Families we will meet, create friendships, and share meals with. A real community; a better stronger Corinth.

To reiterate, I am opposed to the building of multi-family units / apartments on the land North of Custer Rd and South of Lake Sharon Rd for the following reasons:

1) A decrease in the market value of homes and a net loss of equity for current residents
2) Increased traffic congestion, noise, and accidents due to the rapid increase of vehicles
3) Increased crime and population effects on schools and other public services
4) The complete destruction of the 'green space' and mature trees as well as the disposition of wild animals
5) The loss/destruction of the neighborhood and established community character
6) Once the property is rezoned, the developer can change the concept or sell to another company
7) There are already multiple other locations already available for multi-family in the Corinth 2040 plan

I implore the City of Corinth to consider the impact to the current families and homes.

Respectfully,

Name: Juan Melendez Date: 3/13/22

Street Address: 2601 Clark dr Corinth 76210

214.608-1542

melendezjj@yahoo.com

## Miguel Inclan

**Subject:** RE: Response to proposed zoning change

**From:** Nlozon <nlozon@aol.com>
**Sent:** Tuesday, June 14, 2022 6:12 PM
**To:** John Webb <John.Webb@cityofcorinth.com>
**Subject:** Response to proposed zoning change

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am attaching my completed response to the zoning change for the property directly behind my home. I am VERY concerned about the negative affects the proposed zoning change would have on our neighborhood. My concerns include an increase in crime due to the density of population multi-family homes would bring, the increase in traffic, the negative affect on property values as well as increased stress levels for my household. I also work from home so the noise of construction will have a negative affect for an extended period of time. There is also a concern that the additional population will have negative effects on utilities, including water, and internet service.

I plan on attending the meeting on the 27th of June.

Thank you.

Sincerely,

Nancy Lozon

CORINTH
PLANNING & DEVELOPMENT

**Planning and Zoning Commission Meeting**
**Date: MONDAY, JUNE 27, 2022 AT 6:30 P.M.**

**City Council Regular Meeting**
**Date: THURSDAY, JULY 21, 2022 AT 6:30 P.M.**

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

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Additional information regarding this request can be found on the Upcoming Public Hearings page of the City of Corinth website at: https://www.cityofcorinth.com/planning-development/page/upcoming-public-hearings

As a property owner within two hundred (200) feet of this property, you are invited to attend this meeting in-person and voice your opinion at the public hearing. You are not required to be present, but all interested parties wanting to be heard should participate through the time and method stated above.

Additionally, your opinion regarding the request on the property described above may be expressed by notation on this form or by letter. You may support or oppose this request; your opposition will be considered a protest. Written comments must be received by the **City of Corinth Planning and Development Department at 3300 Corinth Parkway, Corinth, Texas 76208 (3 days prior to public hearing).** Comments may also be sent by email to **John Webb, Planning and Development Director, at john.webb@cityofcorinth.com.** Additionally, if you have any questions regarding this request, you may call **940-498-3260** for assistance.

I am writing in **(Check as applicable) Support:** ___ **Opposition:** ✓ of the proposal.

While the proposed developement has been changed and is better than the initial plans I am still in opposition to apartments. Would prefer single family homes only.
Thank You.

**Name/Address/City: (Please Print) (Required)**

Nancy Lozon
2805 Custer Dr.
Corinth, TX 76210

RECEIVED
JUN 15 2022
BY:

***Please note: Effective 9/1/2021, the option to provide Public Comments via remote session is no longer available.**

RECEIVED
June 16, 2022

**From:** John Webb
**Sent:** Thursday, June 16, 2022 1:11 PM
**To:** Miguel Inclan
**Cc:** Michelle Mixell
**Subject:** FW: Opposition to LSMR zone change

For the files

---

**From:** Austin Ortega <austinortega@gmail.com>
**Sent:** Thursday, June 16, 2022 11:27 AM
**To:** John Webb <John.Webb@cityofcorinth.com>
**Subject:** Opposition to LSMR zone change

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I received the letter in the mail requesting response to the proposed rezoning for the Lake Sharon Mixed Residential. I am in strong opposition to the rezoning. The area should remain SF-4.

Thanks,
--
**Austin Ortega**
*http://www.linkedin.com/in/austinortega*

**From:** John Webb
**Sent:** Thursday, June 16, 2022 1:09 PM
**To:** Miguel Inclan
**Cc:** Michelle Mixell
**Subject:** FW: LSMR opposition!

RECEIVED
June 16, 2022

For the file.

---

**From:** chris larson <chris.larson@hotmail.com>
**Sent:** Thursday, June 16, 2022 11:58 AM
**To:** John Webb <John.Webb@cityofcorinth.com>
**Subject:** LSMR opposition!

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Webb,

Please note that I am NOT in favor of the zoning change for LSMR! I have several reasons that I am opposed to the change, and will be at the public hearing to voice them.

Thank you,

Christine Larson
2702 Zachary Dr

Sent from my T-Mobile 5G Device

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PLANNING & DEVELOPMENT

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I am writing in **(Check as applicable) Support:** ____ **Opposition:** X of the proposal.

SEE ATTACHED 2 PAGE LETTER

**Name/Address/City: (Please Print) (Required)**
JOE SHACKELFORD & WIFE - CYNTHIA J WILLIAMS
2803 CUSTER DR
CORINTH, TX 76210

RECEIVED
JUN 17 2022
BY:

*Please note: Effective 9/1/2021, the option to provide Public Comments via remote session is no longer availabl

TO: John Webb, Planning & Development Director June 14, 2022

RE: Amendment of zoning classification of approximately +-58 ac located south of Lake Sharon Dr

We, my husband and myself, Joe Shackelford and Cynthia J Williams residing at 2803 Custer Dr, Corinth, Tx completely and totally **oppose** this development for the following reasons.

Losing the "natural" appeal to our community. Previously we were a small town but close enough to the big cities, so we still felt rural.

The schools are already struggling to provide for the best interest of our kids. Adding more kids to the mix, especially quickly, will further complicate the already existing struggles. The property taxes generated by multi-family does not keep up with the additional students generated from it and will require a property tax hike.

Our tax rates and property values are already at unreasonable values and our neighborhoods are not designed to have a huge influx of traffic. High Density "Multi-Family Dwellings" (aka APARTMENTS) dilute the local tax base. And many of the properties already struggle with foundation issues, our land is unstable. Let's not keep adding more problem homes and further inflating our taxes. Dramatically increased population due to apartments require more local infrastructure (Roads, Water/Sewer, Electric, Natural Gas, Telecommunication, Police, Fire, etc.), there is just not enough infrastructure to support this development, also drainage issues need to be addressed. The city needs to do a lot more improvements before adding anything more to our electric, water, and roads.

And what kind of people are going to want to buy a single-family home that butts right up against a mini-city of apartments? Those are all going to be scooped up by some out-of-state corporation and turned into rentals.

Non-owner occupied residences (apartments, townhouses, duplexes, short-term leased houses) lower property values of existing single-family households and lead to more crime. This is supported by years of academic research. The choice of fencing is lousy. Wood fencing is going to be discolored and sagging in a few years and no one will be around to fix it. The developer should be required to put in stone, brick or adobe. Also, the retention pond/ponds should be developed by the Corp of Engineers Code and on top of that who is going to be responsible for the upkeep of these pond/ponds regarding cleaning, keeping them mosquito free, etc.

There is much concern regarding the wells that are on this property and there needs to be clarification regarding "setback" distances from the wells. The developer is currently using 300 feet per his required financing thru HUD 222. Many surrounding cities use a 1200 feet setback. One city official stated "Well Corinth only has the (2) wells (investigating if this is truthful) so, we need confirmation on setback distances for safety purposes. In our opinion one well or 1000 wells is irrelevant, safety is number one priority.

(TURN OVER)

The surrounding undeveloped land is a HUGE asset to our property values & way-of-life. More importantly, it is a HUGE *necessity* to migrating wildlife. Our lakes, rivers, grasslands, and trees are critical to millions of animals on the move. And this developer will just bulldoze the whole 58 acres, trees and all, and it will be nothing but a concrete prairie and eye sore.

Joe Shackelford

2803 Custer Dr., Corinth, Tx 76210

Cynthia J Williams (wife)

2803 Custer Dr., Corinth, Tx 76210

**From:** John Webb
**Sent:** Friday, June 17, 2022 11:20 AM
**To:** Miguel Inclan
**Subject:** FW: Re zoning

Another for the file.

---

**From:** TOM EDWARD <manofvalor_99@yahoo.com>
**Sent:** Friday, June 17, 2022 11:17 AM
**To:** John Webb <John.Webb@cityofcorinth.com>
**Subject:** Re zoning

**Received**
06/20/2022 7:53:51 AM

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello John
My name is Tommy Brazel at 2608 trinity terrace. My wife and I opposed ro rezo ingredients of the LSMR. The lake Sharon mixed residential project. Thank you any questions feel free to contact me.
Tommy Brazel

Sent from Yahoo Mail on Android

**From:** John Webb
**Sent:** Monday, June 20, 2022 2:25 PM
**To:** Dena Kupiec
**Cc:** Miguel Inclan; Michelle Mixell
**Subject:** RE: Lake Sharon Mixed Residential

Ms. Kupiec,

Thank you for taking the time to provide your comments. They will be made part of the record for the case and be forwarded to the Planning and Zoning Commission.

John

-----Original Message-----
From: Dena Kupiec <kitkup09@yahoo.com>
Sent: Monday, June 20, 2022 10:26 AM
To: John Webb <John.Webb@cityofcorinth.com>
Subject: Lake Sharon Mixed Residential

Received
06/20/2022 2:28:48 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Webb,

I am writing to oppose the Proposed Zoning Change for the referenced Property. My family resides at 2617 Trinity Terrace which directly backs up to this Property. Listed below are my concerns.

Traffic- with the 400 plus homes going in on Lake Sharon, the townhomes on Lake Sharon & Parkridge, the townhomes on Parkridge & Meadowview and the townhomes on Corinth Pkwy. (Across from the old police station) and the addition of this proposed development, there will be a large increase in traffic.

Infrastructure - something that is already vulnerable and will only be made more so with all the new developments.

School capacity- I've been told by several school employees that they are already "busting at the seams".

Crime- it is a fact that crimes are more common in Apartment Communities. Also, concern that our Fire & Police Departments will not have the staff to handle the growth.

Noise & Lights are also a concern as a homeowner backing up to this.

We built our first home here 20 plus years ago to raise a family & get out of the concrete jungle of N. Dallas. 7 years ago we moved down the street in the same neighborhood knowing that the property in question was zoned for Single Family. It's troubling that the City wants to maximize land space with

Multi Family units for financial benefit to the City vs. what's best for the many longtime residents. I, as well as many would like this property to remain zoned for Single Family only.

I would appreciate a confirmation that this email has been received.

Thank you,

Dena Kupiec
214.697.1107

Sent from my iPhone

CORINTH
PLANNING & DEVELOPMENT

**Planning and Zoning Commission Meeting**
**Date: MONDAY, JUNE 27, 2022 AT 6:30 P.M.**

**City Council Regular Meeting**
**Date: THURSDAY, JULY 21, 2022 AT 6:30 P.M.**

RECEIVED
JUN 20 2022
BY:

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I am writing in **(Check as applicable) Support:** ____ **Opposition:** X of the proposal.

WE ARE IN Opposition TO this development. My MAIN CONCERNS ARE the increased TRAFFIC ON MEADOWVIEW. ITS ALREADY A Busy Road. THE DUST + NOISE. For the NEXT TWO YEARS. THAT will come with CONSTRUCTION. I'M WORRIED ABOUT the STRAIN on the utilities (electric, water, ECT) & schools + RAISED TAXES, WHAT will HAPPEN TO the VALUE OF our Homes?? LETS NOT FORGET ABOUT All the TREES that will Be Killed.

**Name/Address/City: (Please Print) (Required)**

*See Next Page*

Robert + Mary Stonecipher 2520 [redacted] MEADOWVIEW DR. Corinth, TX 76210

*Please note: Effective 9/1/2021, the option to provide Public Comments via remote session is no longer available

WE ARE ALSO CONCERNED with the STRAIN + COST TO OUR CITY SERVICES (Police, Fire, WATER DEPARTMENT, Road Repairs). THE City ALREADY Needs ALOT of Repairs to Sidewalks, Roads, ect. Where will the Money come From.??. AFTER reading your Letter, it Seems Like The ZONing Commission HAS ALready MADE up their minds. Why would A City Council meeting ALready Be Scheduled FOR this MATTER? IT Needs to PASS ZONing FIRST!! DON'T Forget THAT You Represent the citizens OF CORINTH. THE city See's dollar signs when it comes TO Development. THIS is NOT ALWAYS the BEST thing FOR the community. Please Be fair + consider this opposition.

## Miguel Inclan

**From:** John Webb
**Sent:** Tuesday, June 21, 2022 7:41 AM
**To:** Miguel Inclan
**Subject:** FW: Opposition to Rezoning Lake Sharon Property
**Attachments:** A148AF62-7ADC-4F4C-A204-44ECC0B31336.jpeg

For the file

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**From:** Jason Schmidt <zx793@sbcglobal.net>
**Sent:** Monday, June 20, 2022 11:35 PM
**To:** John Webb <John.Webb@cityofcorinth.com>
**Subject:** Opposition to Rezoning Lake Sharon Property

RECEIVED
JUN 21 2022
BY:

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

I'm writing to state my opposition to the Lake Sharon property (details attached) rezoning to include multi family properties. As someone with a home quite close to the proposed development, I hope that our voices are heard on this subject and that this amendment will not be approved.

Thank you for your time. If you have any questions please let me know.

Thanks,
Jason Schmidt
2705 Zachary,
Corinth, TX 76210

214-223-9382

CORINTH
PLANNING & DEVELOPMENT

**Planning and Zoning Commission Meeting**
**Date: MONDAY, JUNE 27, 2022 AT 6:30 P.M.**

**City Council Regular Meeting**
**Date: THURSDAY, JULY 21, 2022 AT 6:30 P.M.**

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

_____

_____

_____

_____

_____

**Name/Address/City: (Please Print) (Required)**



***Please note: Effective 9/1/2021**

## Miguel Inclan

**From:** John Webb
**Sent:** Tuesday, June 21, 2022 7:43 AM
**To:** Miguel Inclan
**Subject:** FW: Opposition to amending zoning classification

For the file

---

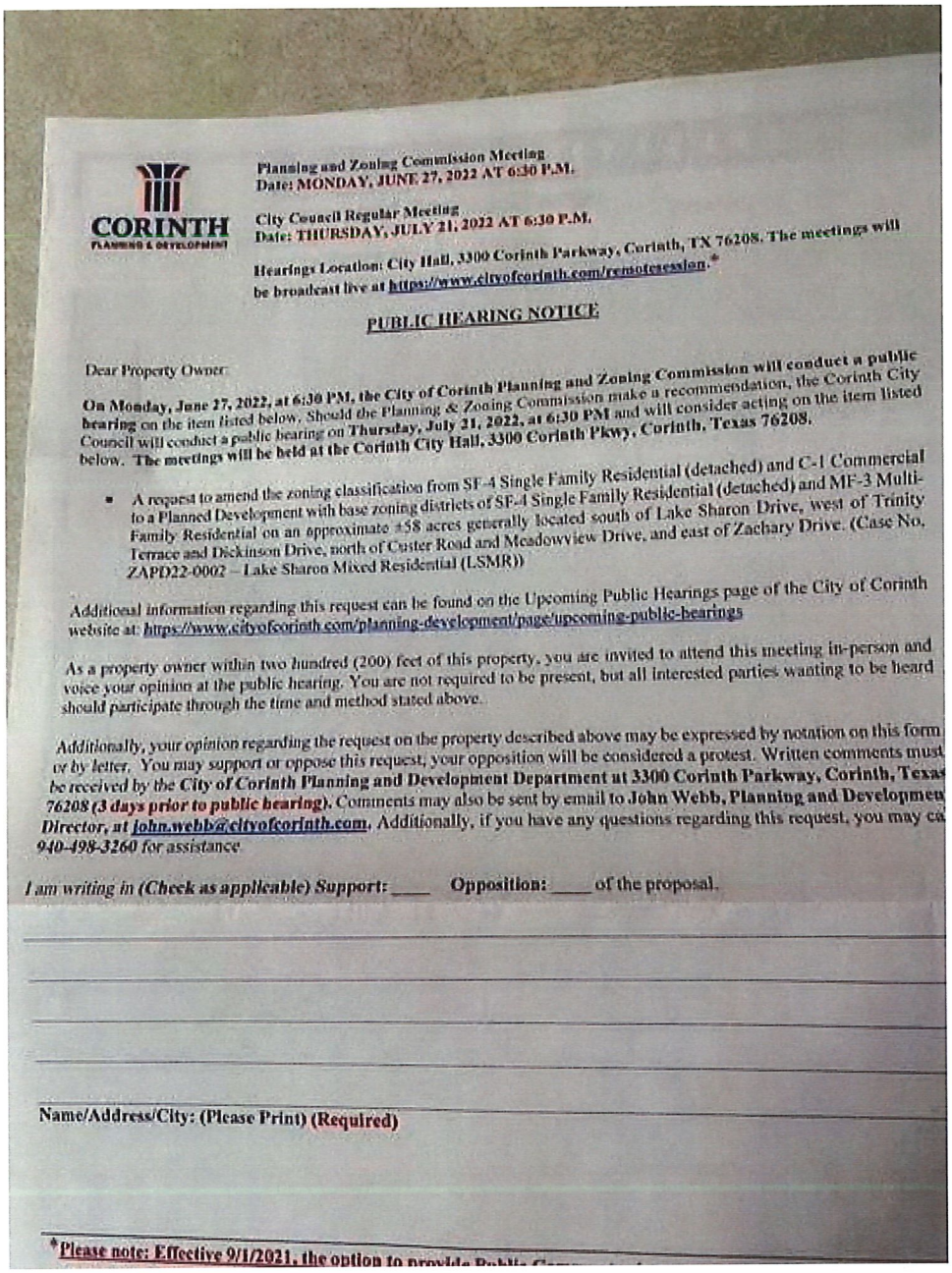
**From:** Sara Schmidt <sarawedberg@gmail.com>
**Sent:** Monday, June 20, 2022 11:34 PM
**To:** John Webb <John.Webb@cityofcorinth.com>
**Subject:** Opposition to amending zoning classification

RECEIVED
JUN 21 2022
BY:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening. I hope that you are doing well. My name is Sara Schmidt and I reside at 2705 Zachary Dr. I am writing to state my opposition to the possible amendment of the zoning classification. Under no circumstances do I want to live with 200 feet of a multi-family residence. I have reviewed the information presented by the developer. I appreciate the image of single-family housing and a senior development, but the majority of residents would reside in multi-family housing. Again, I do not want to raise my children across the street from multi-family housing.

Thank you for your time,
Sara Schmidt
2705 Zachary Dr.
Corinth, TX 76210



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

**Name/Address/City: (Please Print) (Required)**

*Please note: Effective 9/1/2021, the option to provide Public

Make it a great day!

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I am writing in **(Check as applicable) Support:** ____ **Opposition:** ✓ of the proposal.

CONCERNS: INCREASE TRAFFIC; COSTS TO TRAFFIC PATROLING
BUILD DISTANCE TO CLOSE TO OIL WELL.
" SINGLE FAMILY - SF4 SINGLE HOUSING ONLY "
EFFECT TO TAXES. TO PROPERTY VALUES

**Name/Address/City: (Please Print) (Required)**

Robert HANSKA
2619 ZACHARY Dr
CORINTH, TX 76210

RECEIVED
JUN 21 2022
BY:

*Please note: Effective 9/1/2021, the option to provide Public Comments via remote session is no longer availab

RECEIVED
June 24, 2022

**From:** John Webb
**Sent:** Friday, June 24, 2022 7:54 AM
**To:** Aida Dougherty
**Cc:** Miguel Inclan; Michelle Mixell
**Subject:** RE: Apartments Lake Sharon Drive

Thank you taking the time to provide these comments. They will be provided to the Planning and Zoning Commission and made part of the record for this case.

-----Original Message-----
From: Aida Dougherty <joedeedah@aol.com>
Sent: Thursday, June 23, 2022 11:02 PM
To: John Webb <John.Webb@cityofcorinth.com>
Subject: Apartments Lake Sharon Drive

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey John,
We live on Custer Drive and would prefer to see the field and trees as it is. It is nice and peaceful and relaxing, if y'all decide to build homes, we would nice single family homes. We would rather not see apartments behind us, but if y'all go forward with this,then we would rather see an 8 foot cedar fence stained, instead of a contractor grade 6 foot fence. It would be nice if it could stay wilderness or a wildlife area, that is part of the reason we moved to Corinth, for the small town feel, instead of the urban blight of the big city. Please keep us updated. Thanks for listening,
Joe and Aida Dougherty
2819 Custer Drive
Corinth, Texas, 76210

Sent from my iPhone

RECEIVED
August 22, 2022

CORINTH
PLANNING & DEVELOPMENT

**Planning and Zoning Commission Meeting**
**Date: MONDAY, August 22, 2022 at 6:30 P.M.**

**City Council Regular Meeting**
**Date: THURSDAY, September 15, 2022 at 6:30 P.M.**

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

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I am writing in **(Check as applicable) Support:** ____ **Opposition:** X of the proposal.

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

Frank Cleek
2611 Trinity Terrace
Corinth, TX 76210

**Signature: (REQUIRED)**

Frank Cleek

*Please note: Effective 9/1/2021, the option to provide Public Comments via remote session is no longer availabl

CORINTH
PLANNING & DEVELOPMENT

**Planning and Zoning Commission Meeting**
**Date: MONDAY, August 22, 2022 at 6:30 P.M.**

RECE
August 11, 2022

**City Council Regular Meeting**
**Date: THURSDAY, September 15, 2022 at 6:30 P.M.**

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I am writing in **(Check as applicable) Support:** ____ **Opposition:** X of the proposal.

_____

_____

_____

_____

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

Sara Wauters
2614 Trinity Terr
Corinth, TX 76210

**Signature: (REQUIRED)**

*Please note: Effective 9/1/2021, the option to provide Public Comments via remote session is no longer available.

RECEIVED
August 1, 2022



TO: John Webb, Planning & Development Director August 1, 2022

RE: Amendment of zoning classification of approximately +-58 ac located south of Lake Sharon Dr

We, my husband and myself, Joe Shackelford and Cynthia J Williams residing at 2803 Custer Dr, Corinth, Tx completely and totally **oppose** this development for the following reasons.

Losing the "natural" appeal to our community. Previously we were a small town but close enough to the big cities, so we still felt rural.

The schools are already struggling to provide for the best interest of our kids. Adding more kids to the mix, especially quickly, will further complicate the already existing struggles. The property taxes generated by multi-family does not keep up with the additional students generated from it and will require a property tax hike.

Our tax rates and property values are already at unreasonable values and our neighborhoods are not designed to have a huge influx of traffic. High Density "Multi-Family Dwellings" (aka APARTMENTS) dilute the local tax base. And many of the properties already struggle with foundation issues, our land is unstable. Let's not keep adding more problem homes and further inflating our taxes. Dramatically increased population due to apartments require more local infrastructure (Roads, Water/Sewer, Electric, Natural Gas, Telecommunication, Police, Fire, etc.), there is just not enough infrastructure to support this development, also drainage issues need to be addressed. The city needs to do a lot more improvements before adding anything more to our electric, water, and roads.

And what kind of people are going to want to buy a single-family home that butts right up against a mini-city of apartments? Those are all going to be scooped up by some out-of-state corporation and turned into rentals.

Non-owner occupied residences (apartments, townhouses, duplexes, short-term leased houses) lower property values of existing single-family households and lead to more crime. This is supported by years of academic research. The choice of fencing is lousy. Wood fencing is going to be discolored and sagging in a few years and no one will be around to fix it. The developer should be required to put in stone, brick or adobe. Also, the retention pond/ponds should be developed by the Corp of Engineers Code and on top of that who is going to be responsible for the upkeep of these pond/ponds regarding cleaning, keeping them mosquito free, etc.

There is much concern regarding the wells that are on this property and there needs to be clarification regarding "setback" distances from the wells. The developer is currently using 300 feet per his required financing thru HUD 222. Many surrounding cities use a 1200 feet setback. One city official stated "Well Corinth only has the (2) wells (investigating if this is truthful) so, we need confirmation on setback distances for safety purposes. In our opinion one well or 1000 wells is irrelevant, safety is number one priority.

The surrounding undeveloped land is a HUGE asset to our property values & way-of-life. More importantly, it is a HUGE *necessity* to migrating wildlife. Our lakes, rivers, grasslands, and

trees are critical to millions of animals on the move. And this developer will just bulldoze the whole 58 acres, trees and all, and it will be nothing but a concrete prairie and eye sore.

Joe Shackelford

2803 Custer Dr., Corinth, Tx 76210

Cynthia J Williams (wife)

2803 Custer Dr., Corinth, Tx 76210

CORINTH
PLANNING & DEVELOPMENT

**Planning and Zoning Commission Meeting**
**Date: MONDAY, August 22, 2022 at 6:30 P.M.**

**City Council Regular Meeting**
**Date: THURSDAY, September 15, 2022 at 6:30 P.M.**

RECEIVED
AUG 29 2022
BY: .....

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

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I am writing in **(Check as applicable) Support:** ____ **Opposition:** X of the proposal.

Robert Renken
2600 Trinity Terrace
Corinth, TX 76210

**Name/Address/City: (Please Print) (REQUIRED)** **Signature: (REQUIRED)**

*Please note: Effective 9/1/2021, the option to provide Public Comments via remote session is no longer availab

RECEIVED
August 15, 2022

CORINTH
PLANNING & DEVELOPMENT

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I am writing in **(Check as applicable) Support:** ____ **Opposition:** ✓ of the proposal.

Rita L Root

**Name/Address/City: (Please Print) (REQUIRED)** **Signature: (REQUIRED)**

Rita L. Root owner
2829 Custer
Corinth, TX 76210

***Please note: Effective 9/1/2021, the option to provide Public Comments via remote session is no longer available.**

RECEIVED
September 6 2022

**From:** John Webb
**Sent:** Tuesday, September 6, 2022 7:49 AM
**To:** Miguel Inclan
**Cc:** Michelle Mixell; Matthew Lilly
**Subject:** FW: the proposed development on Lake Sharon Drive

---

**From:** Andrea Yager <dayager@gmail.com>
**Sent:** Saturday, September 3, 2022 12:52 PM
**To:** Bill Heidemann <Bill.Heidemann@council.cityofcorinth.com>; Sam Burke <Sam.Burke@council.cityofcorinth.com>; scott.garger@council.cityofcorinth.com; Steve Holzwarth <Steve.Holzwarth@council.cityofcorinth.com>; Tina Henderson <Tina.Henderson@council.cityofcorinth.com>; Kelly Pickens <Kelly.Pickens@council.cityofcorinth.com>; Lee Ann Bunselmeyer <LeeAnn.Bunselmeyer@cityofcorinth.com>; City Secretary <City.Secretary@cityofcorinth.com>; Katherine Lindsey <Katherine.Lindsey@cityofcorinth.com>; Elise Back <Elise.Back@cityofcorinth.com>; Glenn Barker <Glenn.Barker@cityofcorinth.com>; Jerry Garner <Jerry.Garner@cityofcorinth.com>; Chad Thiessen <Chad.Thiessen@lakecitiesfire.com>; John Webb <John.Webb@cityofcorinth.com>; Guadalupe Ruiz <Guadalupe.Ruiz@cityofcorinth.com>
**Subject:** the proposed development on Lake Sharon Drive

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

# I AM OPPOSED

ANDREA YAGER ~~~~ 2008 BARTON SPRINGS DRIVE ~~~~ CORINTH

RECEIVED
August 16, 2022

CORINTH
PLANNING & DEVELOPMENT

**Planning and Zoning Commission Meeting**
**Date: MONDAY, August 22, 2022 at 6:30 P.M.**

**City Council Regular Meeting**
**Date: THURSDAY, September 15, 2022 at 6:30 P.M.**

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I am writing in **(Check as applicable) Support:** ___ **Opposition:** ✓ of the proposal.

I do not want multi-family homes. Also with the oil wells on the property there is a safety concern with development being so close to the wells and pipelines.

Nancy Lozon - 2805 Custer Dr, Corinth — Nancy Lozon

**Name/Address/City: (Please Print) (REQUIRED)** **Signature: (REQUIRED)**

*Please note: Effective 9/1/2021, the option to provide Public Comments via remote session is no longer available.

RECEIVED
Jun
Section H, Item 5.

**From:** John Webb
**Sent:** Thursday, June 16, 2022 1:10 PM
**To:** Miguel Inclan
**Cc:** Michelle Mixell
**Subject:** FW: Opposition to zoning change request

For the files.

---

**From:** David Goodwin <dgoodwin0699@gmail.com>
**Sent:** Thursday, June 16, 2022 11:55 AM
**To:** John Webb <John.Webb@cityofcorinth.com>
**Subject:** Opposition to zoning change request

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am opposed to the rezoning for the LSMR (Lake Sharon Mixed Residential) project.

David Goodwin
1646 Ash lane
Corinth

I thought we had our city all zoned appropriately for a master plan developed after spending a lot of time and money. Why would we toss that plan now because of some developer who is not aligned with our plan? How does this change benefit the taxpayers? Where is the transparency?

We still have yet to hear an independent reporting on the potential impact to our infrastructure- schools, electric, fire and police protection, roads/traffic control and home values.

**From:** John Webb
**Sent:** Thursday, June 16, 2022 5:34 PM
**To:** Miguel Inclan
**Cc:** Michelle Mixell
**Subject:** FW: LSMR rezoning

Please file this.

---

**From:** Alanna Fickes <alanna.fickes@gmail.com>
**Sent:** Thursday, June 16, 2022 3:23 PM
**To:** John Webb <John.Webb@cityofcorinth.com>
**Cc:** bigmikecountryking@yahoo.com
**Subject:** LSMR rezoning

Received
06/17/2022 8:37:06 AM

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mr. Webb,

I'm writing to inform you that I **oppose** the zoning change for the "Lake Sharon Mixed Residential" project. It should be a site full of **only homes** so individuals and young families can put down roots in Corinth. Thereby, helping this community be all that it can be while living the American Dream by buying a home, raising a family, and seeing the value of the house increase into a beneficial tool for their retirement.

Thank you for your time and consideration. Have a great day!

Humbly His,
Alanna Fickes
2712 Cherokee Trail
Corinth, TX 76210

**From:** John Webb
**Sent:** Thursday, June 16, 2022 5:12 PM
**To:** Miguel Inclan
**Cc:** Michelle Mixell
**Subject:** FW:

Please file this in both the Lake Sharon case and the Quarry MF case file folders

---

**From:** Todd Landrum <todd.landrum@gmail.com>
**Sent:** Thursday, June 16, 2022 4:44 PM
**To:** John Webb <John.Webb@cityofcorinth.com>
**Subject:**

**Received**
06/17/2022 8:37:27 AM

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

John,

I'm emailing to say that I oppose the lake Sharon mixed residential zoning change.

We live in the fairview west neighborhood. We also oppose the Parkview mixed residential just across the street from the high-school.

Thanks,
Todd Landrum
2703 Whetstone Dr, Corinth, TX 76210

City of Corinth Planning & Zoning Commission Members
3300 Corinth Parkway
Corinth, TX 76208
RE: the proposed/planned development at Lake Sharon Drive

I am disheartened and dismayed that you would give even a moment's consideration to this project.
I am sure you are aware that the new construction, in addition to the building already in progress around Corinth, of such a large enclave will cause great noise pollution for months, if not years, in an otherwise fairly quiet neighborhood. Bulldozers, cement trucks, workers coming and going in their personal vehicles, delivery trucks transporting building supplies and interior finishings all will disrupt the neighborhood and surrounding neighborhoods for the duration of the project. There will be air pollution from disturbed soil and engine exhaust. Pedestrians, bicyclists, even the existing day-to-day traffic in the area will be impacted by the construction. How many portable toilets will there be?

What specific plan do you have for handling the construction debris?

What solutions do you have in place for the increased demand on our roads, not from just the increased traffic during the building phase, but the stress put on roads from the weight of truck after truck transporting cement, roofing shingles, lumber, plumbing, brick, windows and doors, flooring, etc.?

What specific plans do you have in place now to handle the increased demand for water and sewers to each building?

What specific plans do you have in place now to handle our already fragile energy grid, electric and gas lines? This month, before mid-June 2022, there were power outages. What happens when you approve dozens more units needing electricity and gas for cooling, heating, cooking?

What specific plans do you have in place now to stop increasing the property tax on established homes?

What specific plans do you have in place now to increase our police, fire, and first responder personnel and where will you build the facilities they will need to accommodate more vehicles and more office space for personnel? There will be an increased need for doctors, nurses, office staff and perhaps an expansion of Denton Regional Hospital. How will you resolve this? Don't say it isn't our problem because the hospital is in Denton. It will be our problem when we can't get into the ER for emergency treatment because of lack of space and personnel.

What specific plans do you have in place now to accommodate the possible/likely increased need for classrooms and teachers, transport busses and drivers, and parking for school personnel?

How many trees will be removed and how many will be replaced in the landscaping of the buildings? Trees are important. They combat climate change, clean the air, reduce our carbon footprint, prevent water pollution, prevent soil erosion, conserve energy by providing shade, provide habitat for wildlife, reduce ozone levels, trap debris and dust which stick to their leaves, provide food…pine nuts, apples, syrup, edible leaves and flowers, nuts, fruits, etc., cool streets - their shade can reduce surface temperatures by 20 to 45 degrees.

Andrea Yager

2008 Barton Springs Drive
Corinth

RECEIVED
JUN 16 2022
BY:

# Letter of Concern from an Impacted Citizen

To all those involved,

I am part of a community, an actual community, of families and homes. With the current apartment development being proposed, my family will be exposed to heightened crime, noise, traffic, light and loss of privacy. My home and family will be impacted by the loss of equity in our property. We will lose out having more neighbors and instead be burdened with a transient group of people and a business that only cares about its next dollar. The established character of our community, what has been built over decades, will be lost.

I am part of a community of homes and families, we are asking the City of Corinth to not rezone the area North of Custer Rd and South of Lake Sharon to anything other than single family homes. Of the equivalent standard and community that currently surrounds it. This is the very center, physically, of all of the surrounding neighborhoods. It is the philosophical heart, and dependent on what goes there, the rest of the 300+, not just the 97 bordering, homes will become directly or indirectly impacted.

I am part of a community of neighbors who do not wish to see the property be developed. However, we realize this is unrealistic. So we ask the City of Corinth to help focus on our community's safety, development, and privacy. Most importantly, we are asking for new neighbors. Not a business, not temporary residents, other families. Families we will meet, create friendships, and share meals with. A real community; a better stronger Corinth.

To reiterate, I am opposed to the building of multi-family units / apartments on the land North of Custer Rd and South of Lake Sharon Rd for the following reasons:

1) A decrease in the market value of homes and a net loss of equity for current residents
2) Increased traffic congestion, noise, and accidents due to the rapid increase of vehicles
3) Increased crime and population effects on schools and other public services
4) The complete destruction of the 'green space' and mature trees as well as the disposition of wild animals
5) The loss/destruction of the neighborhood and established community character
6) Once the property is rezoned, the developer can change the concept or sell to another company
7) There are already multiple other locations already available for multi-family in the Corinth 2040 plan

I implore the City of Corinth to consider the impact to the current families and homes.

RECEIVED
JUN 21 2022
BY:

Respectfully,

Name: Michelle Roan Date: 6/21/22

Street Address: 2802 Chisholm Trail Corinth, Tx 76210

# Letter of Concern from an Impacted Citizen

To all those involved,

I am part of a community, an actual community, of families and homes. With the current apartment development being proposed, my family will be exposed to heightened crime, noise, traffic, light and loss of privacy. My home and family will be impacted by the loss of equity in our property. We will lose out having more neighbors and instead be burdened with a transient group of people and a business that only cares about its next dollar. The established character of our community, what has been built over decades, will be lost.

I am part of a community of homes and families, we are asking the City of Corinth to not rezone the area North of Custer Rd and South of Lake Sharon to anything other than single family homes. Of the equivalent standard and community that currently surrounds it. This is the very center, physically, of all of the surrounding neighborhoods. It is the philosophical heart, and dependent on what goes there, the rest of the 300+, not just the 97 bordering, homes will become directly or indirectly impacted.

I am part of a community of neighbors who do not wish to see the property be developed. However, we realize this is unrealistic. So we ask the City of Corinth to help focus on our community's safety, development, and privacy. Most importantly, we are asking for new neighbors. Not a business, not temporary residents, other families. Families we will meet, create friendships, and share meals with. A real community; a better stronger Corinth.

To reiterate, I am opposed to the building of multi-family units / apartments on the land North of Custer Rd and South of Lake Sharon Rd for the following reasons:

1) A decrease in the market value of homes and a net loss of equity for current residents
2) Increased traffic congestion, noise, and accidents due to the rapid increase of vehicles
3) Increased crime and population effects on schools and other public services
4) The complete destruction of the 'green space' and mature trees as well as the disposition of wild animals
5) The loss/destruction of the neighborhood and established community character
6) Once the property is rezoned, the developer can change the concept or sell to another company
7) There are already multiple other locations already available for multi-family in the Corinth 2040 plan

I implore the City of Corinth to consider the impact to the current families and homes.

RECEIVED
JUN 21 2022
BY:

Respectfully,

Name: Thomas Roan Date: 6/21/2022

Street Address: 2802 Chisholm Trail, Corinth, TX 76210

RECEIVED
August 1, 2022

**From:** John Webb
**Sent:** Monday, August 1, 2022 7:48 PM
**To:** Alanna
**Cc:** Miguel Inclan; Michelle Mixell; Matthew Lilly
**Subject:** Re: Against multi-family project on Lake Sharon

Alanna,
Thanks for taking the time to send your comments. We will ensure your comments are made a part of the record and provided to the Planning & Zoning Commission and City Council.

John

> On Aug 1, 2022, at 4:59 PM, Alanna <alanna.fickes@gmail.com> wrote:
>
> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
>
>
> Hi Mr. Webb,
>
> Thank you for all the hard work you and your team are doing to make Corinth a great place to live and own a business in!
>
> It's because of that, I am against the newest proposal of the multi-family project on Lake Sharon. (I was also against the old one.)
>
> With single family homes being built across the street, and exiting homes around it, putting a multi-family development smack dab in the middle seems wrong. Along with many other negatives… Traffic will be horrible!
>
> I would also like the 2040 City of Corinth plan to reflect only single family in that area as well. This will bring families to the area that want to stay longer than a year and invest in Corinth!
>
> Thank you for your consideration and time.
>
> Humbly His,
> Alanna Fickes
> 2712 Cherokee Trail
> Corinth, TX 76210
>

City of Corinth Planning & Zoning Commission Members
3300 Corinth Parkway
Corinth, TX 76208
RE: the proposed/planned development at Lake Sharon Drive

I am sure you are aware that the new construction, in addition to the building already in progress around Corinth, of such a large enclave will cause great noise and air pollution for months, if not years, in an otherwise fairly quiet neighborhood. Bulldozers, cement trucks, workers coming and going in their personal vehicles, delivery trucks transporting building supplies and interior finishings, all will disrupt the neighborhood and surrounding neighborhoods for the duration of the project. There will be air pollution from disturbed soil and engine exhaust. Pedestrians, bicyclists, even the existing day-to-day traffic in the area will be impacted by the construction.

*What specific plan do you have for handling the construction debris?

*What solutions do you have in place for the increased demand on our roads, not from just the increased traffic during the building phase, but the stress put on roads from the weight of truck after truck transporting cement, roofing shingles, lumber, plumbing, brick, windows and doors, flooring, etc.?

*What specific plans do you have in place now to handle the increased demand for water and sewers to each building?

*What specific plans do you have in place now to handle our already fragile energy grid, electric and gas lines? Last month, before mid-June 2022, there were power outages. What happens when you approve dozens more units needing electricity and gas for cooling, heating, cooking?

*How will the additional household trash be handled---is the current facility sufficient? Will we need to hire more workers?

*What specific plans do you have in place now to stop increasing the property tax on established homes?

*What specific plans do you have in place now to increase our police, fire, and first responder personnel and where will you build the facilities they will need to accommodate more vehicles and more office space for personnel? There will be an increased need for doctors, nurses, office staff and perhaps an expansion of Denton Regional Hospital. How will you resolve this? Don't say it isn't our problem because the hospital is in Denton. It will be our problem when we can't get into the ER for emergency treatment because of lack of space and personnel.

*What specific plans do you have in place now to accommodate the possible/likely increased need for classrooms and teachers, transport busses and drivers, and parking for school personnel?

*How many trees will be removed and how many will be replaced in the landscaping of the buildings?

Trees are important to combat climate change, clean the air, reduce our carbon footprint, prevent water pollution, prevent soil erosion, conserve energy by providing shade to hard surfaces and the ground, provide habitat for wildlife, reduce ozone levels, trap debris and dust which stick to their leaves, provide food...pine nuts, apples, syrup, edible leaves and flowers, nuts, fruits, etc., and they cool streets - their shade can reduce surface temperatures by 20 to 45 degrees. Replacing trees with hard surfaces...driveways, roads, buildings, and the vehicles traveling through and parking on streets and in driveways in the development will definitely affect the mini-climate within the development but we know with certainty that all the above will affect more than the acreage under consideration.

Please consider carefully the changes that will follow projects such as the Lake Sharon Development. Approval or denial or revision of all developments is up to those who are elected to represent us. Our voices will be heard, if not now, in the future.

Andrea Yager
Barton Springs Dr
Corinth, TX

# ATTACHMENT 4 – LETTERS AND EMAILS IN SUPPORT RECEIVED AS OF SEPTEMBER 7, 2022

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

RECEIV
June 21,
Section H, Item 5.

# Letter of Support for LSMR

I GARY Duffey support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- Single-family lots are larger than neighboring lots. These homes will likely sell for significantly more than neighboring homes
- Amazing amenities for LSMR residents AND
- 100 neighboring families will receive access to amenities for 1 year for ONLY $5/month/household
- Preserving hundreds of native trees

[redacted]
Email

2900 CHISHOLM TR, Corinth, TX 76210
Address

Gary Duffey
Signature

AMENITIES:

| | | | | | |
|---|---|---|---|---|---|
| - | Fitness Center | - | Pool | - | Hot Tub |
| - | Splash Pad | - | Dog Park/s | - | Paw Spa |
| - | Pickleball Courts | - | Tennis Court | - | Basketball Court |
| - | Playgrounds | - | Guest Suites | - | Theater |
| - | Event Rooms | - | Greenhouse | - | Flex Fitness Room |

Please email completed letter to **sean@asvalo.com**

RECEIVED
Ju
Section H, Item 5.

# Letter of Support for LSMR

I Pramila Puri support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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[redacted].com

Email

2912 CHISHOLM TRAIL, Corinth, TX 76210

Address

Puri

Signature

AMENITIES:

| | | | | | |
|---|---|---|---|---|---|
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RECEIVED
June
Section H, Item 5.

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I Sylvia Cox support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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[redacted].com

Email

2925 Chisholm Trl., Corinth, TX 76210

Address

Sylvia Cox

Signature

AMENITIES:

| | | |
|---|---|---|
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Please email completed letter to **sean@asvalo.com**

RECEIVED
June 21
Section H, Item 5.

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I Chance Doherty support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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_____

Email

2917 Chisholm Trail, Corinth, TX 76210

Address

Signature

AMENITIES:

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|---|---|---|---|---|---|
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Please email completed letter to **sean@asvalo.com**

# Letter of Support for LSMR

I MIKE BENEDETTI support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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_____

Email

2914 CHISHOLM TRAIL, Corinth, TX 76210

Address

Signature

AMENITIES:

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Please email completed letter to **sean@asvalo.com**

RECEIVED
J Section H, Item 5.

# Letter of Support for LSMR

I Andrea Ferguson support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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Email

2918 Chisholm Tr., Corinth, TX 76210

Address

Signature

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Please email completed letter to **sean@asvalo.com**

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- Upgraded perimeter fence (on property line with neighboring single-family homes)

[redacted]

Email

2802 Cochise Ct, Corinth, TX 76210

Address

Signature

Please email completed letter to **sean@asvalo.com**

RECEIVED
June 21, 2022
Section H, Item 5.

# Letter of Support for LSMR

I Tonni Scrivner support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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Email

2903 Yukon DR, Corinth, TX 76210

Address

Signature

AMENITIES:

| | | |
|---|---|---|
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Please email completed letter to **sean@asvalo.com**

RECEIVED
June 2
Section H, Item 5.

# Letter of Support for LSMR

I Bryan Wilson support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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Email

2908 Yukon Dr., Corinth, TX 76210

Address

Signature

AMENITIES:

| | | | | | |
|---|---|---|---|---|---|
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Please email completed letter to **sean@asvalo.com**

RECEIVED
June 21, 2



# Letter of Support for LSMR

I Mike Hasan support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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Email

2913 Yukon Dr, Corinth, TX 76210

Address

Signature

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Please email completed letter to **sean@asvalo.com**

RECEIVED
June 21,
Section H, Item 5.

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I, Darlene Mayer support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- Upgraded perimeter fence (on property line with neighboring single-family homes)

Email

2809 Clark Dr., Corinth, TX 76210

Address

Signature

Please email completed letter to **sean@asvalo.com**

RECEIVED
June 2
Section H, Item 5.

# Letter of Support for LSMR

I Kim Dolezalek support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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[redacted]

Email

2810 Clark Dr., Corinth, TX 76210

Address

Signature

Please email completed letter to **sean@asvalo.com**

RECEIVED
June 21,


# Letter of Support for LSMR

I Dustin Ward support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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Email

2807 Clark Dr, Corinth, TX 76210

Address

Signature

Please email completed letter to **sean@asvalo.com**

RECEIVED
June 21, 2



# Letter of Support for LSMR

I Kris Nelson support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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[redacted]

Email

2803 Clark dr., Corinth, TX 76210

Address

Kris Nelson

Signature

Please email completed letter to **sean@asvalo.com**

RECEIVED
June 21,
Section H, Item 5.

# Letter of Support for LSMR

I David Jamison support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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[redacted]

Email

2713 Clark Dr, Corinth, TX 76210

Address

Signature

Please email completed letter to **sean@asvalo.com**

RECEIV
June 21,


# Letter of Support for LSMR

I Derrick Bell support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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_____

Email

2706 Clark Dr, Corinth, TX 76210

Address

Signature

Please email completed letter to **sean@asvalo.com**

RECEIVED
June 2
Section H, Item 5.

# Letter of Support for LSMR

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Email

2700 Clark Drive, Corinth, TX 76210

Address

Candra S

Signature

Please email completed letter to **sean@asvalo.com**

RECEIVED
June 21, 20



# Letter of Support for LSMR

I LARRY MCCLELLAN support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

Benefits:

- An estimated $2,500,000 in property taxes will help lighten the burden on Corinth residents for property taxes and will help fund Lake Dallas ISD, the fire department, police, etc.
- An estimated $15,000,000 in discretionary income – a portion of which will support local businesses, local jobs, etc.
- Amazing amenities for LSMR residents AND
- 100 neighboring families will receive access to amenities for 1 year for ONLY $5/month/household
- Upgraded perimeter fence (on property line with neighboring single-family homes)

Email

2907 CUSTER DR, Corinth, TX 76210

Address

Signature

Please email completed letter to **sean@asvalo.com**

RECEIVED
June 21, 2



# Letter of Support for LSMR

I Bernard Smith support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- Upgraded perimeter fence (on property line with neighboring single-family homes)

Email

2921 Custer Dr, Corinth, TX 76210

Address

Signature

Please email completed letter to **sean@asvalo.com**

RECEIVED
June 21, 2



# Letter of Support for LSMR

I Shaunte Thompson support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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_____

Email

2911 Custer Dr, Corinth, TX 76210

Address

Shaunte Thompson

Signature

Please email completed letter to **sean@asvalo.com**

RECEIVED
June 2
Section H, Item 5.

# Letter of Support for LSMR

I Eric Oss support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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[redacted]

Email

2923 Custer Drive, Corinth, TX 76210

Address

[redacted]

Signature

Please email completed letter to **sean@asvalo.com**

RECEIVED
June 2
Section H, Item 5.

# Letter of Support for LSMR

I Laura Collier support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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[redacted]

Email

2817 Goodnight Trl, Corinth, TX 76210

Address

Laura Collier

Signature

Please email completed letter to **sean@asvalo.com**

# Letter of Support for LSMR

RECEIVED
June 21, 2022

I Bryan Collier support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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n/a

Email

2817 Goodnight Trl, Corinth, TX 76210

Address

Bryan Collier

Signature

Please email completed letter to **sean@asvalo.com**

RECEIVED
June 21, 2
Section H, Item 5.

# Letter of Support for LSMR

I David Teague support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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N/A
Email

2720 Meadowview Dr, Corinth, TX 76210
Address

Signature

Please email completed letter to **sean@asvalo.com**

RECEIVED
June 2
Section H, Item 5.

# Letter of Support for LSMR

I James Hoefert support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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Email

2715 Meadowview Dr., Corinth, TX 76210

Address

Signature

Please email completed letter to **sean@asvalo.com**

RECEIVED
June 21
Section H, Item 5.

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I Garey Moose support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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[redacted]com

Email

2714 Meadow View dr, Corinth, TX 76210

Address

Signature

Please email completed letter to **sean@asvalo.com**

# Letter of Support for LSMR

RECE
June 21, 2022

I Elva Mora support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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Email

2714 Meadowview, Corinth, TX 76210

Address

Signature

Please email completed letter to **sean@asvalo.com**

# Letter of Support for LSMR

RECEI
June 21,



I Darius Steverson support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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Email

2711 Meadowview Drive, Corinth, TX 76210

Address

Signature

Please email completed letter to **sean@asvalo.com**

RECEIVED
June 21, 2
Section H, Item 5.

# Letter of Support for LSMR

I Aleyda Pesqueira support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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Email

2707 Meadowview dr, Corinth, TX 76210
Address

Signature

Please email completed letter to **sean@asvalo.com**

# Letter of Support for LSMR

RECEIVE
June 21, 2



I James Kashka support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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[redacted]om

Email

2103 Meadowview Dr., Corinth, TX 76210

Address

Signature

Please email completed letter to **sean@asvalo.com**

RECEIVED
June 21, 20



# Letter of Support for LSMR

I Renee Felton support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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Email

2718 whetstone Dr., Corinth, TX 76210

Address

Signature

Please email completed letter to **sean@asvalo.com**

# Letter of Support for LSMR

RECEIVE
June 21, 2022



I Emily Metzger support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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[redacted]

Email

2716 Whetstone Dr., Corinth, TX 76210

Address

Emily Metzger

Signature

Please email completed letter to **sean@asvalo.com**

# Letter of Support for LSMR

RECEIV
June 21, 2022
Section H, Item 5.

I N Grayson Barnes support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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Email

2706 Whenona dr, Corinth, TX 76210

Address

Signature

Please email completed letter to **sean@asvalo.com**

# Letter of Support for LSMR

RECE
June 21



I James Reece support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- Amazing amenities for LSMR residents AND
- 100 neighboring families will receive access to amenities for 1 year for ONLY $5/month/household
- Preserving hundreds of native trees

Email

2602 Whetstone Dr., Corinth, TX 76210

Address

Signature

AMENITIES:

| | | | | | |
|---|---|---|---|---|---|
| - | Fitness Center | - | Pool | - | Hot Tub |
| - | Splash Pad | - | Dog Park/s | - | Paw Spa |
| - | Pickleball Courts | - | Tennis Court | - | Basketball Court |
| - | Playgrounds | - | Guest Suites | - | Theater |
| - | Event Rooms | - | Greenhouse | - | Flex Fitness Room |

Please email completed letter to **sean@asvalo.com**

RECEIVED
Jun
Section H, Item 5.

# Letter of Support for LSMR

I Levi Brand support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- Preserving hundreds of native trees

Email

2502 Whetstone, Corinth, TX 76210

Address

Signature

AMENITIES:

| | | |
|---|---|---|
| - Fitness Center | - Pool | - Hot Tub |
| - Splash Pad | - Dog Park/s | - Paw Spa |
| - Pickleball Courts | - Tennis Court | - Basketball Court |
| - Playgrounds | - Guest Suites | - Theater |
| - Event Rooms | - Greenhouse | - Flex Fitness Room |

Please email completed letter to **sean@asvalo.com**

RECEIVED
22
Section H, Item 5.

# Letter of Support for LSMR

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_____

Email

2500 Whetstone Dr, Corinth, TX 76210

Address

Signature

AMENITIES:

| | | |
|---|---|---|
| - Fitness Center | - Pool | - Hot Tub |
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Please email completed letter to **sean@asvalo.com**

RECEIVED
Jun 21 2022
Section H, Item 5.

# Letter of Support for LSMR

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Email

1400 Whetstone Dr, Corinth, TX 76210

Address

Signature

Please email completed letter to **sean@asvalo.com**

RECE
June 2


# Letter of Support for LSMR

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Email

2131 WHITSTONE DR., Corinth, TX 76210

Address

Signature

Please email completed letter to **sean@asvalo.com**

# Letter of Support for LSMR

REC
June 21, 2022



I CAM support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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Email

2124 Millwood Dr, Corinth, TX 76210

Address

Signature

Please email completed letter to **sean@asvalo.com**

RECEIVED
June


# Letter of Support for LSMR

I Janean M Taylor support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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Email

2313 Taylor Circle, Corinth, TX 76210
Address

Janean M Taylor
Signature

Please email completed letter to **sean@asvalo.com**

RECEIVED
Ju
Section H, Item 5.

Rickie Taylor

# Letter of Support for LSMR

I Rickie W Taylor support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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Email

2313 Taylor Cir, Corinth, TX 76210
Address

Rickie W Taylor
Signature

Please email completed letter to **sean@asvalo.com**

REC
June
Section H, Item 5.

# Letter of Support for LSMR

I DON CADENHEAD support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- Preserving hundreds of native trees

Email

2600 LAKE SHARON, Corinth, TX 76210

Address

Signature

AMENITIES:

| | | | | | |
|---|---|---|---|---|---|
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| - | Event Rooms | - | Greenhouse | - | Flex Fitness Room |

Please email completed letter to **sean@asvalo.com**

# Letter of Support for LSMR

RECEIVED
June
Section H, Item 5.

I Sean Drummond support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- An estimated $2,500,000 in property taxes will help lighten the burden on Corinth residents for property taxes and will help fund Lake Dallas ISD, the fire department, police, etc.
- An estimated $15,000,000 in discretionary income – a portion of which will support local businesses, local jobs, etc.
- Single-family lots are larger than neighboring lots. These homes will likely sell for significantly more than neighboring homes
- Amazing amenities for LSMR residents AND
- 100 neighboring families will receive access to amenities for 1 year for ONLY $5/month/household
- Preserving hundreds of native trees

Email

3300 S Overstreet Dr, Corinth, TX 76210

Address

Signature

AMENITIES:

| | | | | | |
|---|---|---|---|---|---|
| - | Fitness Center | - | Pool | - | Hot Tub |
| - | Splash Pad | - | Dog Park/s | - | Paw Spa |
| - | Pickleball Courts | - | Tennis Court | - | Basketball Court |
| - | Playgrounds | - | Guest Suites | - | Theater |
| - | Event Rooms | - | Greenhouse | - | Flex Fitness Room |

Please email completed letter to **sean@asvalo.com**

RECEIVED
June
Section H, Item 5.

# Letter of Support for LSMR

I Claudia Beaton support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- 100 neighboring families will receive access to amenities for 1 year for ONLY $5/month/household
- Upgraded perimeter fence (on property line with neighboring single-family homes)

Email

1824 Avon Dr., Corinth, TX 76210

Address

Signature

Please email completed letter to **sean@asvalo.com**

# Letter of Support for LSMR

I Darrin McCurdy support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- Upgraded perimeter fence (on property line with neighboring single-family homes)

[redacted]

Email

3100 Blue Jay Dr Corinth, TX 76210

Address

Darrin McCurdy

Signature

Please email completed letter to sean@asvalo.com

RECEIVED
Jun
Section H, Item 5.

# Letter of Support for LSMR

I David L. Graham support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- Amazing amenities for LSMR residents AND
- 100 neighboring families will receive access to amenities for 1 year for ONLY $5/month/household
- Preserving hundreds of native trees

Email

1710 N. Haven Dr, Corinth, TX 76210

Address

Signature

AMENITIES:

| | | |
|---|---|---|
| - Fitness Center | - Pool | - Hot Tub |
| - Splash Pad | - Dog Park/s | - Paw Spa |
| - Pickleball Courts | - Tennis Court | - Basketball Court |
| - Playgrounds | - Guest Suites | - Theater |
| - Event Rooms | - Greenhouse | - Flex Fitness Room |

Please email completed letter to **sean@asvalo.com**

# Letter of Support for LSMR

I LINDA GRAHAM support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- Preserving hundreds of native trees

[redacted]

Email

1710 N. HAVEN DR, Corinth, TX 76210

Address

Linda Graham

Signature

AMENITIES:

| | | |
|---|---|---|
| - Fitness Center | - Pool | - Hot Tub |
| - Splash Pad | - Dog Park/s | - Paw Spa |
| - Pickleball Courts | - Tennis Court | - Basketball Court |
| - Playgrounds | - Guest Suites | - Theater |
| - Event Rooms | - Greenhouse | - Flex Fitness Room |

Please email completed letter to **sean@asvalo.com**

RECEIVED
Jun
Section H, Item 5.

# Letter of Support for LSMR

I Amanda Garai support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- Upgraded perimeter fence (on property line with neighboring single-family homes)

Email

2421 Crockett Pl, Corinth, TX 76210
Address

Signature

Please email completed letter to **sean@asvalo.com**

# Letter of Support for LSMR

RECEIVED
Jun
Section H, Item 5.

I DAVID LIVELY support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- Preserving hundreds of native trees

_____

Email

2706 WARWICK DR, Corinth, TX 76210

Address

Signature

AMENITIES:

| | | |
|---|---|---|
| - Fitness Center | - Pool | - Hot Tub |
| - Splash Pad | - Dog Park/s | - Paw Spa |
| - Pickleball Courts | - Tennis Court | - Basketball Court |
| - Playgrounds | - Guest Suites | - Theater |
| - Event Rooms | - Greenhouse | - Flex Fitness Room |

Please email completed letter to **sean@asvalo.com**

RECEIVED
Jun
Section H, Item 5.

# Letter of Support for LSMR

I James Dale support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- Preserving hundreds of native trees

Email

2714 Warwick Drive, Corinth, TX 76210

Address

Signature

AMENITIES:

| | | |
|---|---|---|
| - Fitness Center | - Pool | - Hot Tub |
| - Splash Pad | - Dog Park/s | - Paw Spa |
| - Pickleball Courts | - Tennis Court | - Basketball Court |
| - Playgrounds | - Guest Suites | - Theater |
| - Event Rooms | - Greenhouse | - Flex Fitness Room |

Please email completed letter to **sean@asvalo.com**

RECEIVED
Ju
Section H, Item 5.

# Letter of Support for LSMR

I Susan K. Dale support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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_____

Email

2714 Warwick Dr., Corinth, TX 76210

Address

Susan K Dale

Signature

AMENITIES:

| | | |
|---|---|---|
| - Fitness Center | - Pool | - Hot Tub |
| - Splash Pad | - Dog Park/s | - Paw Spa |
| - Pickleball Courts | - Tennis Court | - Basketball Court |
| - Playgrounds | - Guest Suites | - Theater |
| - Event Rooms | - Greenhouse | - Flex Fitness Room |

Please email completed letter to **sean@asvalo.com**

RECEIVED
Section H, Item 5.

# Letter of Support for LSMR

I Elizabeth Chamberlain support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- Preserving hundreds of native trees

Email

2716 Warwick Dr., Corinth, TX 76210

Address

Elizabeth Chamberlain

Signature

AMENITIES:

| | | | | | |
|---|---|---|---|---|---|
| - | Fitness Center | - | Pool | - | Hot Tub |
| - | Splash Pad | - | Dog Park/s | - | Paw Spa |
| - | Pickleball Courts | - | Tennis Court | - | Basketball Court |
| - | Playgrounds | - | Guest Suites | - | Theater |
| - | Event Rooms | - | Greenhouse | - | Flex Fitness Room |

Please email completed letter to **sean@asvalo.com**

RECEIVED
Section H, Item 5.

# Letter of Support for LSMR

I Jim Wingo support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- Preserving hundreds of native trees

_____

Email

2715 Warwick Dr, Corinth, TX 76210

Address

James Cutrer

Signature

AMENITIES:

| | | |
|---|---|---|
| - Fitness Center | - Pool | - Hot Tub |
| - Splash Pad | - Dog Park/s | - Paw Spa |
| - Pickleball Courts | - Tennis Court | - Basketball Court |
| - Playgrounds | - Guest Suites | - Theater |
| - Event Rooms | - Greenhouse | - Flex Fitness Room |

Please email completed letter to **sean@asvalo.com**

RECEIVED
Ju
Section H, Item 5.

# Letter of Support for LSMR

I Ken Gordon support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- Preserving hundreds of native trees

Email

2609 Parkridge, Corinth, TX 76210

Address

Ken Gordon

Signature

AMENITIES:

| | | | | | |
|---|---|---|---|---|---|
| - | Fitness Center | - | Pool | - | Hot Tub |
| - | Splash Pad | - | Dog Park/s | - | Paw Spa |
| - | Pickleball Courts | - | Tennis Court | - | Basketball Court |
| - | Playgrounds | - | Guest Suites | - | Theater |
| - | Event Rooms | - | Greenhouse | - | Flex Fitness Room |

Please email completed letter to **sean@asvalo.com**

# Letter of Support for LSMR

I Brandon Olecha support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- Preserving hundreds of native trees

Email

2607 Parkridge Dr, Corinth, TX 76210

Address

Signature

AMENITIES:

| | | | | | |
|---|---|---|---|---|---|
| - | Fitness Center | - | Pool | - | Hot Tub |
| - | Splash Pad | - | Dog Park/s | - | Paw Spa |
| - | Pickleball Courts | - | Tennis Court | - | Basketball Court |
| - | Playgrounds | - | Guest Suites | - | Theater |
| - | Event Rooms | - | Greenhouse | - | Flex Fitness Room |

Please email completed letter to **sean@asvalo.com**

# Letter of Support for LSMR

I Carlton Jones support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- Preserving hundreds of native trees

CarltonJo12@gmail.com
Email

2603 Parkridge Dr, Corinth, TX 76210
Address

Signature

AMENITIES:

| | | | | | |
|---|---|---|---|---|---|
| - | Fitness Center | - | Pool | - | Hot Tub |
| - | Splash Pad | - | Dog Park/s | - | Paw Spa |
| - | Pickleball Courts | - | Tennis Court | - | Basketball Court |
| - | Playgrounds | - | Guest Suites | - | Theater |
| - | Event Rooms | - | Greenhouse | - | Flex Fitness Room |

Please email completed letter to **sean@asvalo.com**

RECEIVED
Jun
Section H, Item 5.

# Letter of Support for LSMR

I Jennifer Greenlee support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- Preserving hundreds of native trees

Email

2609 Oxford Oaks Lane, Corinth, TX 76210

Address

Signature

AMENITIES:

| | | | | | |
|---|---|---|---|---|---|
| - | Fitness Center | - | Pool | - | Hot Tub |
| - | Splash Pad | - | Dog Park/s | - | Paw Spa |
| - | Pickleball Courts | - | Tennis Court | - | Basketball Court |
| - | Playgrounds | - | Guest Suites | - | Theater |
| - | Event Rooms | - | Greenhouse | - | Flex Fitness Room |

Please email completed letter to **sean@asvalo.com**

RECEIVED
Jun
Section H, Item 5.

# Letter of Support for LSMR

I Lacey Churchill support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- Preserving hundreds of native trees

Email

2611 Oxford Oaks Ln, Corinth, TX 76210

Address

Signature

AMENITIES:

| | | |
|---|---|---|
| - Fitness Center | - Pool | - Hot Tub |
| - Splash Pad | - Dog Park/s | - Paw Spa |
| - Pickleball Courts | - Tennis Court | - Basketball Court |
| - Playgrounds | - Guest Suites | - Theater |
| - Event Rooms | - Greenhouse | - Flex Fitness Room |

Please email completed letter to **sean@asvalo.com**

# Letter of Support for LSMR

REC
June 21, 2022

I Luke Scribner support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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Email

2611 Oxford Oaks, Ln, Corinth, TX 76210

Address

Signature

AMENITIES:

| | | |
|---|---|---|
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| - Splash Pad | - Dog Park/s | - Paw Spa |
| - Pickleball Courts | - Tennis Court | - Basketball Court |
| - Playgrounds | - Guest Suites | - Theater |
| - Event Rooms | - Greenhouse | - Flex Fitness Room |

Please email completed letter to **sean@asvalo.com**

# Letter of Support for LSMR

I @Emirado Aponte support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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Email

2712 Warwick, Corinth, TX 76210

Address

Signature

AMENITIES:

| | | |
|---|---|---|
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| - Splash Pad | - Dog Park/s | - Paw Spa |
| - Pickleball Courts | - Tennis Court | - Basketball Court |
| - Playgrounds | - Guest Suites | - Theater |
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Please email completed letter to **sean@asvalo.com**

# Letter of Support for LSMR

I Juan Salinas support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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Email

2521 meadowview Dr., Corinth, TX 76210

Address

Signature

AMENITIES:

| | | | | | |
|---|---|---|---|---|---|
| - | Fitness Center | - | Pool | - | Hot Tub |
| - | Splash Pad | - | Dog Park/s | - | Paw Spa |
| - | Pickleball Courts | - | Tennis Court | - | Basketball Court |
| - | Playgrounds | - | Guest Suites | - | Theater |
| - | Event Rooms | - | Greenhouse | - | Flex Fitness Room |

Please email completed letter to **sean@asvalo.com**

RECEIVED
June
Section H, Item 5.

# Letter of Support for LSMR

I Michael J. Crumes support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- Preserving hundreds of native trees

Email

2522 Meadowview Dr., Corinth, TX 76210

Address

Signature

AMENITIES:

| | | | | | |
|---|---|---|---|---|---|
| - | Fitness Center | - | Pool | - | Hot Tub |
| - | Splash Pad | - | Dog Park/s | - | Paw Spa |
| - | Pickleball Courts | - | Tennis Court | - | Basketball Court |
| - | Playgrounds | - | Guest Suites | - | Theater |
| - | Event Rooms | - | Greenhouse | - | Flex Fitness Room |

Please email completed letter to **sean@asvalo.com**

# Letter of Support for LSMR

I Monique Crowes support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

Benefits:

- An estimated $2,500,000 in property taxes will help lighten the burden on Corinth residents for property taxes and will help fund Lake Dallas ISD, the fire department, police, etc.
- An estimated $15,000,000 in discretionary income – a portion of which will support local businesses, local jobs, etc.
- Single-family lots are larger than neighboring lots. These homes will likely sell for significantly more than neighboring homes
- Amazing amenities for LSMR residents AND
- 100 neighboring families will receive access to amenities for 1 year for ONLY $5/month/household
- Preserving hundreds of native trees

Email

2522 Meadowview Dr., Corinth, TX 76210

Address

Monique Crowes

Signature

AMENITIES:

| | | | | | |
|---|---|---|---|---|---|
| - | Fitness Center | - | Pool | - | Hot Tub |
| - | Splash Pad | - | Dog Park/s | - | Paw Spa |
| - | Pickleball Courts | - | Tennis Court | - | Basketball Court |
| - | Playgrounds | - | Guest Suites | - | Theater |
| - | Event Rooms | - | Greenhouse | - | Flex Fitness Room |

Please email completed letter to **sean@asvalo.com**

RECEIVED
June
Section H, Item 5.

# Letter of Support for LSMR

I Michael Barreras support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- Preserving hundreds of native trees

[redacted]

Email

2711 Zachary Dr. Corinth, TX 76210

Address

6/15/22

Signature

AMENITIES:

| | | |
|---|---|---|
| - Fitness Center | - Pool | - Hot Tub |
| - Splash Pad | - Dog Park/s | - Paw Spa |
| - Pickleball Courts | - Tennis Court | - Basketball Court |
| - Playgrounds | - Guest Suites | - Theater |
| - Event Rooms | - Greenhouse | - Flex Fitness Room |

Please email completed letter to **sean@asvalo.com**

RECEIVED
June


# Letter of Support for LSMR

I MARK FISCHER support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- Preserving hundreds of native trees

Email

2701 ZACHARY DR, Corinth, TX 76210

Address

6-11-22

Signature

AMENITIES:

| | | | | | |
|---|---|---|---|---|---|
| - | Fitness Center | - | Pool | - | Hot Tub |
| - | Splash Pad | - | Dog Park/s | - | Paw Spa |
| - | Pickleball Courts | - | Tennis Court | - | Basketball Court |
| - | Playgrounds | - | Guest Suites | - | Theater |
| - | Event Rooms | - | Greenhouse | - | Flex Fitness Room |

Please email completed letter to **sean@asvalo.com**

RECEIVED
Jul
Section H, Item 5.

# Letter of Support for LSMR

I DENNIS HOLMES support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- Preserving hundreds of native trees

Email

2713 ZACHARY DRIVE, Corinth, TX 76210

Address

Dennis Holmes 6/4/22

Signature

AMENITIES:

| | | |
|---|---|---|
| - Fitness Center | - Pool | - Hot Tub |
| - Splash Pad | - Dog Park/s | - Paw Spa |
| - Pickleball Courts | - Tennis Court | - Basketball Court |
| - Playgrounds | - Guest Suites | - Theater |
| - Event Rooms | - Greenhouse | - Flex Fitness Room |

Please email completed letter to **sean@asvalo.com**

RECEIVED
Section H, Item 5.

# Letter of Support for LSMR

I A. Michelle Holmes support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes for sale, townhomes for rent, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- 100 neighboring families will receive access to amenities for 1 year for ONLY $5/month/household
- Preserving hundreds of native trees

Email

2713 Zachary Dr. Cor, Corinth, TX 76210
Address

A. Michelle Holmes 6/4/22
Signature

AMENITIES:

| | | |
|---|---|---|
| - Fitness Center | - Pool | - Hot Tub |
| - Splash Pad | - Dog Park/s | - Paw Spa |
| - Pickleball Courts | - Tennis Court | - Basketball Court |
| - Playgrounds | - Guest Suites | - Theater |
| - Event Rooms | - Greenhouse | - Flex Fitness Room |

Please email completed letter to **sean@asvalo.com**

RECEIVED
Ju
Section H, Item 5.

# Letter of Support for LSMR

I Chris Lenay support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- 100 neighboring families will receive access to amenities for 1 year for ONLY $5/month/household
- Upgraded perimeter fence (on property line with neighboring single-family homes)

Email

2701 Tori Oak, Corinth, TX 76210

Address

Signature

Please email completed letter to **sean@asvalo.com**

RECEIVED
June
Section H, Item 5.

# Letter of Support for LSMR

I Mike Tolson support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- 100 neighboring families will receive access to amenities for 1 year for ONLY $5/month/household
- Upgraded perimeter fence (on property line with neighboring single-family homes)

[redacted]

Email

2803 Goodnight Tr., Corinth, TX 76210

Address

Signature

Please email completed letter to **sean@asvalo.com**

# Letter of Support for LSMR

I Cody Gonzales support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- Upgraded perimeter fence (on property line with neighboring single-family homes)

Email

2701 custer dr., Corinth, TX 76210

Address

Cody Gonz

Signature

Please email completed letter to **sean@asvalo.com**

# Letter of Support for LSMR

I Patrick Aaron Marcum support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- 100 neighboring families will receive access to amenities for 1 year for ONLY $5/month/household
- Upgraded perimeter fence (on property line with neighboring single-family homes)

Email

2517 Meadowview Drive, Corinth, TX 76210

Address

Signature

Please email completed letter to **sean@asvalo.com**

RECEIVED
June 21, 2022

# Letter of Support for LSMR

I Norman L Burdorf support the development of Lake Sharon Mixed Residential (LSMR), the project proposed by Sean Alibrando with Asvalo Real Estate on the land located at 2300 Lake Sharon Drive, Corinth, TX 76210. I understand this project includes housing for sale and for rent including single family homes, townhomes, and apartments including 130 units exclusively for people aged 62 and older. This signed letter supersedes any previous correspondence which may have indicated my opposition to this project.

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- 100 neighboring families will receive access to amenities for 1 year for ONLY $5/month/household
- Upgraded perimeter fence (on property line with neighboring single-family homes)

Email

2524 MEADOW VIEW DR Corinth, TX 76210

Address

Signature 23 MAY 2022

Please email completed letter to **sean@asvalo.com**

RECEIVED
August 20, 2022

CORINTH
PLANNING & DEVELOPMENT

**Planning and Zoning Commission Meeting**
**Date: MONDAY, August 22, 2022 at 6:30 P.M.**

**City Council Regular Meeting**
**Date: THURSDAY, September 15, 2022 at 6:30 P.M.**

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

## PUBLIC HEARING NOTICE

Dear Property Owner:

**On Monday, August 22, 2022, at 6:30 PM, the City of Corinth Planning and Zoning Commission will conduct a public hearing** on the item listed below. Should the Planning & Zoning Commission make a recommendation, the Corinth City Council will conduct a public hearing on **Thursday, September 15, 2022, at 6:30 PM** and will consider acting on the item listed below. **The meetings will be held at the Corinth City Hall, 3300 Corinth Pkwy, Corinth, Texas 76208.**

- A request to amend the zoning classification from SF-4 Single Family Residential (detached) and C-1 Commercial to a Planned Development with base zoning districts of SF-4 Single Family Residential (detached) and MF-3 Multi-Family Residential on an approximate ±58 acres generally located south of Lake Sharon Drive, west of Trinity Terrace and Dickinson Drive, north of Custer Road and Meadowview Drive, and east of Zachary Drive. (Case No. ZAPD22-0002 – Lake Sharon Mixed Residential (LSMR))

Additional information regarding this request can be found on the Upcoming Public Hearings page of the City of Corinth website at: https://www.cityofcorinth.com/planning-development/page/upcoming-public-hearings

As a property owner within two hundred (200) feet of this property, you are invited to attend this meeting in-person and voice your opinion at the public hearing. You are not required to be present, but all interested parties wanting to be heard should participate through the time and method stated above.

Additionally, your opinion regarding the request on the property described above may be expressed by notation on this form or by letter. You may support or oppose this request; your opposition will be considered a protest. Signed written comments must be received by the **City of Corinth Planning and Development Department at 3300 Corinth Parkway, Corinth, Texas 76208 (3 days prior to public hearing).** Signed comments may be scanned and sent by email to **Michelle Mixell, Planning Manager, at michelle.mixell@cityofcorinth.com. Additionally, if you have any questions regarding this request, you may call 940-498-3261 for assistance.**

I am writing in **(Check as applicable) Support:** X **Opposition:** ____ of the proposal.

TIME TO MOVE THE City FORWARD

THE PROPOSITION IS MORE THAN FAIR.

DENNIS Holmes 2713 ZACHARY DR Corinth, TX 76210 Dennis Holmes

**Name/Address/City: (Please Print) (REQUIRED)** **Signature: (REQUIRED)**

***Please note: Effective 9/1/2021, the option to provide Public Comments via remote session is no longer available.**

# CITY OF CORINTH
## Staff Report

| | |
|---|---|
| **Meeting Date:** | 9/15/2022 **Title:** UDC Misc. Text Amendments (ZTA22-0001) |
| **Ends:** | ☐ Resident Engagement ☒ Proactive Government ☐ Organizational Development<br>☐ Health & Safety ☐Regional Cooperation ☒ Attracting Quality Development |
| **Governance Focus:** | *Focus*: ☐ Owner ☐ Customer ☐ Stakeholder |
| | *Decision:* ☐ Governance Policy ☐ Ministerial Function |
| **Owner Support:** | ☐ Planning & Zoning Commission ☐ Economic Development Corporation<br>☐ Parks & Recreation Board ☐ TIRZ Board #2<br>☐ Finance Audit Committee ☐ TIRZ Board #3<br>☐ Keep Corinth Beautiful ☐ Ethics Commission<br>N/A |

**Item/Caption**

Conduct a public hearing to consider testimony and act on proposed amendments to the City's Unified Development Code (UDC) regarding Subsection 2.07.03 – Use Chart; Subsection 2.09.02 – Tree Preservation; Subsection 3.03.03 – Final Plat; Subsection 4.01.15 – General Sign Requirements; and Subsection 5.02 – Words and Terms Defined (ZTA22-0001 – UDC Misc. Text Amendments)

**Item Summary/Background**

Staff is proposing various amendments to the Unified Development Code (UDC) in regard to 1) a request from an applicant for a new business in the City, 2) "housekeeping/streamlining" items, and 3) community image improvements. The following is a summary of the proposed amendments; the specific amending language for each subsection is provided in Attachment 1.

Use Chart and Words and Terms Defined. Staff has been approached by a company desiring to provide commercial drone service for the delivery of food from local restaurants to residents in the Lake Cities area (an example of the service pictured below). This typically operates as an accessory use on a commercial property and will consist of a small structure for the operator of the drones and for storage of the drones. The operator will be required to receive Federal Aviation Administration (FAA) approval for the service. Another operator is currently providing delivery service from a location at the intersection of FM 423 and Eldorado Pkwy in Little Elm. The Town of Little Elm has reported no problems with the service. The Use Chart needs to be amended to allow the service as a permitted use in certain non-residential zoning districts with a new definition meeting all FAA rules. Staff is also recommending a "housekeeping" amendment to remove the numbering of each definition in the UDC to simplify future additions or deletions to the list of the terms.

Tree Preservation. The Tree Preservation provisions of UDC Subsection 2.09.02 were revised in May 2022. Since that time, Staff has applied the provisions of the ordinance and have identified a few minor text errors and several areas needing modifications as follows:

1. Method of measuring a multi-stem/trunked tree
2. Situations where Healthy Protected Tree Credits would not be offered.
    a. Within utility easements,
    b. Drainage easements where underground and/or surface structures and other appurtenances are located or proposed, or
    c. Trees identified to be removed within a drainage study
3. Confirm that credits will be offered for Healthy Protected Trees located within the Floodplain when the area is not to be disturbed, will remain in a natural state, and is incorporated as a natural feature and amenity as part of site design.
4. Clarify the Standard Deduction Credit would apply remaining mitigation requirements after credits applied with the exception of mitigation required for Heritage Trees removed. This would verify that preservation credits could only be used to off-set 50% of mitigation resulting from the removal of a Heritage Tree. In the manner that the current ordinance is written, the Standard Deduction Credit could be used to off-set more than the 50% for Heritage Trees.
5. Restructure the language establishing the timing and requirement for a financial guarantee to be provided at the time of issuing a Tree Removal Permit if "mass grading" occurs on site and a project is proposed in phases to assure replanting of trees occurs if "replanting" is offered as a form of mitigation.

Final Plat. This is a request to streamline this subsection by making minor additions and edits to provisions of the Unified Development Code. The amendments are related to conditions of plat approval and updating signature blocks required on plats. These amendments will provide Staff with the ability to approve minor alterations to approved Final Plats without Planning & Zoning Commission reconsideration and avoid confusion regarding outdated and irrelevant plat signature block requirements. The plat signature modifications are as follows:

1. Correcting a typo on the Owner's Statement for Fire Lane Easement.

2. Repealing two existing signature blocks (Subsection 3.03.03.M.6: Certificate of Final Plat Approval (For Final Plats with Required Public Improvements Installed Before Approval) and Subsection 3.03.03.M.7: Certificate of Completion and Authorization to File). These signature blocks contain language that is no longer applicable.

3. Replace the signature block of Subsection 3.03.03.M.5: Certificate of Final Plat Approval (For Final Plats with Required Public Improvements Installed After Approval) with a Certificate of Plat Approval signature block. The proposed signature block replaces the Chair's signature block with the Director's signature.

Sign Requirements. Staff is requesting to modify and add new provisions to the sign requirements to improve community image and grant applicants more flexibility when designing their signs. Currently, the minimum letter/logo for attached signs is six (6) inches. This has created a conflict with some businesses which prefer to utilize more of their sign face area for their logo and reduce the size of the letters. Staff is recommending this requirement be removed as it does not serve a public purpose. The minimum size of the required attached address of a business is regulated by the Fire Code to ensure visibility.

The second modification would remove a discrepancy in the ordinance regarding landscaping requirements for monument signs on corner lots. One section of the ordinance exempts landscaping adjacent to monument signs; while another section requires the landscaping. Staff believes the landscaping increases the visual appeal of monument signs and recommends the exemption section be removed.

The third requested amendment is adding provisions regulating window signs to establish guidelines, including a maximum percentage of window coverage. Currently, there are no regulations addressing window signs and Staff is concerned with the increase in window signage observed in the City. This is a proactive attempt to address the matter before a visual pollution nuisance level is reached as seen in the example below.

## Financial Impact

Permitting the commercial drone delivery service will have a positive financial impact on the sale of goods in Corinth, thus increasing sales tax revenue.

## Prior Action

On August 22, 2022, the Planning & Zoning Commission voted unanimously (4-0) to recommend approval of the item as submitted.

**Staff Recommendation**

Staff recommends approval of the requested amendments as submitted. An ordinance reflecting theses amendments will be prepared for City Council action on a future agenda.

**Motion**

I move to approve the proposed amendments to the Unified Development Code and request staff to prepare an ordinance of the same.

**ATTACHMENT 1**

**PROPOSED UDC AMENDMENTS**

(red – new text)

**Subsection 2.07.03 – Use Chart**

The Use Chart shall be amended by adding a new use being,

"Drone, Commercial Delivery Service" and depicted as a permitted use, "P" in the following districts: C-1, Commercial; C-2, Commercial; C-3, Commercial; I, Industrial; MX-C, Mixed Use Commercial; and PD, Planned Development (#20).

**Subsection 2.09.02 - Tree Preservation**

- Clarify language in **Subsection 2.09.02.C.15.** as follows:

  **15. Tree** –A self-supporting, woody, perennial plant which may have one or more stems or trunks in which case the cumulative total diameter of those trunks shall be calculated in determining the whether the trunk of the tree is six inches (6") in diameter or greater.

- Correct text error in **2.09.02.G.2.** as follows:

  **2. Measurement of Existing Protected Trees.** All existing tree measurements are in caliper inches as measured at ~~found~~ four and one-half (4 ½) feet DBH above the natural ground level.

- Correct text error and clarify language of **Subsection 2.09.02.G.4.** as follows:

  4. **Credits for Protected Tree Preservation Efforts.** The following Credit Sliding Scale is intended to encourage the preservation of Protected Trees and wildlife habitat through the thoughtful incorporation of such into the overall design of a site. Credits are offered based on the percentage of total Healthy Protected Tree CI preserved on the Property AND preserved in deeded open space lots to remain in perpetuity and cared for by the HOA and/or POA as applicable. Such credits may also be applied to mixed use, multi-family, and non-residential developments where Healthy Protected Tree(s) are preserved and incorporated into the overall site design in a manner that is "context sensitive" and furthers sustainability of natural areas and habitat within park greens, plazas, linear connections, or other such common site amenities that serve to support a gathering space(s) within a development. Note that a 50% credit is the maximum that may be applied to off-set required mitigation resulting from a Heritage Tree removed. Additionally, credits shall not be offered for Healthy Protected Trees located within utility easements and/or drainage easements, or when trees will be required to be removed based on a drainage study. However, credits may be considered for Healthy Protected Trees located within drainage easements provided that no underground and/or surface structures and other appurtenances are located or proposed. In such instances, where such credits may be offered, the CI of the Healthy Protected Trees to be preserved shall not be included in the calculation of the "Saved Healthy Protected Tree Base Credit" percentage as outlined in Table 16-B, below. Healthy Protected Trees preserved within the

Floodplain may be considered for credit provided that the area is not to be disturbed, will remain in a natural state, and is incorporated as a natural feature and amenity as part of the site design.

- Clarify language of **Subsection 2.09.02.G.4. -Table 16-B: Credits for Healthy Protected Tree Preservation Efforts, item 9.** as follows:

9. **Standard Deduction Credit:** The purpose of the Standard Deduction Credit is to reward preservation efforts where a certain base percentage of Healthy Protected Tree CI are preserved on site and effectively incorporated into overall site design by creating a feature such as common open space or green space and demonstrating conservation and context sensitive design. The deduction credit shall be calculated as follows: When the saved base of Protected Trees CI is greater than 10% then the remaining mitigation may be reduced by an additional 10% e.g., if the base percentage (%) saved = 25% then the mitigation may be reduced by (25% + 10%) = 35% of ~~any~~ the remaining mitigation requirements after applicable credits above are applied, with the exception of mitigation required for Heritage Trees removed which is capped at 50% credit as noted in Subsection 2.09.02.G.4. above.

- Clarify language of **Subsection 2.09.02.G.5.f.** as follows:

f. **Timing of replanting and fees.** Any approved "fees-in-lieu-of" and/or any approved form of financial guarantee required to assure future tree replanting for phased development, where mass grading is proposed, shall be paid at the time of issuance of Tree Removal Permit (*prior to release for construction)*. The required replanting of mitigation trees shall occur prior to final inspection and any issuance of Acceptance of Public Improvements or Certificate of Occupancy. ~~and prior to the filing of a Final Plat for all single-family Residential Subdivisions. If mass grading occurs on a site that is proposed for phased development/construction, the required replanting for the phase shall be installed prior to final inspection and any issuance of Acceptance of Public Improvements or Certificate of Occupancy. Trees required to be replanted in later phases shall be subject to an escrow account to guarantee future replanting.~~

**Subsection 3.03.03 – Final Plat**

H. Action by Planning and Zoning Commission The Commission shall:

1. Review the Final Plat Application, the findings of the Director of Planning, and any other information available.
   a. From all such information, the Commission shall determine whether the Final Plat conforms to the applicable regulations of these Subdivision Regulations.
2. Act within thirty (30) calendar days following the Official Submission Date, unless the Applicant submits a Waiver of Right to 30-Day Action as outlined in 3.02.01. D.
   a. If no decision is rendered by the Commission within the thirty (30) day period described above or such longer period as may have been agreed upon, the Final Plat, as submitted, shall be deemed to be approved by the Commission.
3. Take one of the following actions:
   a. Approve the Final Plat;

b. Approve the Final Plat with conditions, which shall mean that the Final Plat shall be considered to have been approved once such conditions are fulfilled, and until the conditions are satisfied, it is considered denied; or

c. Deny the Final Plat.

4. A motion to approve a Final Plat shall be subject to the following conditions, whether or not stated in the motion to approve:

a. All required fees shall be paid.

b. All covenants required by ordinances have been reviewed and approved by the City.

c. On-site easements and rights-of-way have been dedicated and filed of record and properly described and noted on the proposed plat.

d. All required abandonments of public rights-of-way or easements that must be approved by the City Council and the abandonment ordinance numbers are shown on the plat.

e. Abandonment documents for all other easements not requiring City Council approval have been filed of record and properly described and noted on the plat.

~~e~~f. Original tax certificates have been presented from each taxing unit with jurisdiction of the real property showing the current taxes are paid.

g. Staff is authorized to approve any additions and/or alterations to the easements, dedications, and plat notes included in the Final Plat.

M. Signature Blocks Unless otherwise modified by the Director of Planning, the following signature blocks shall be used in conjunction with the Final Plat. The Plat shall contain the signature blocks required by the Plat Application Checklist, as may amended by the Director of Development Services.

2. Owner's Statement for Fire Lane Easement.

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire ~~lane~~ in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire lane in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use

Owner (Printed Name): _____

Owner (Signature): _____

Date: _____

**Figure 19: Owner's Statement for Fire Lane Easement**

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire ~~Jane~~ lane in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with the City Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the City Ordinance. The maintenance of pavement in accordance with City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire lane in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

Owner (Printed Name): _____

Owner (Signature): _____

Date: _____

5. Certificate of ~~Final Plat~~ Approval ~~(For Final Plats with Required Public Improvements Installed After Approval).~~

CERTIFICATE OF FINAL PLAT APPROVAL

(FOR FINAL PLATS WITH REQUIRED Public Improvements INSTALLED AFTER APPROVAL)

Approved

_____ _____

Chairman, Planning and Zoning Commission Date

City of Corinth, Texas

The undersigned, the City Secretary of the City of Corinth, Texas, hereby certifies that the foregoing Final Plat of the _____Subdivision or Addition to the City of Corinth was submitted to the Planning and Zoning Commission on the _____ day of _____ ,_____ , and the Commission, by formal action, then and there accepted the Final Plat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying construction plans, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this _____day of _____, _____ .

_____

City Secretary

City of Corinth, Texas

**CERTIFICATE OF APPROVAL**

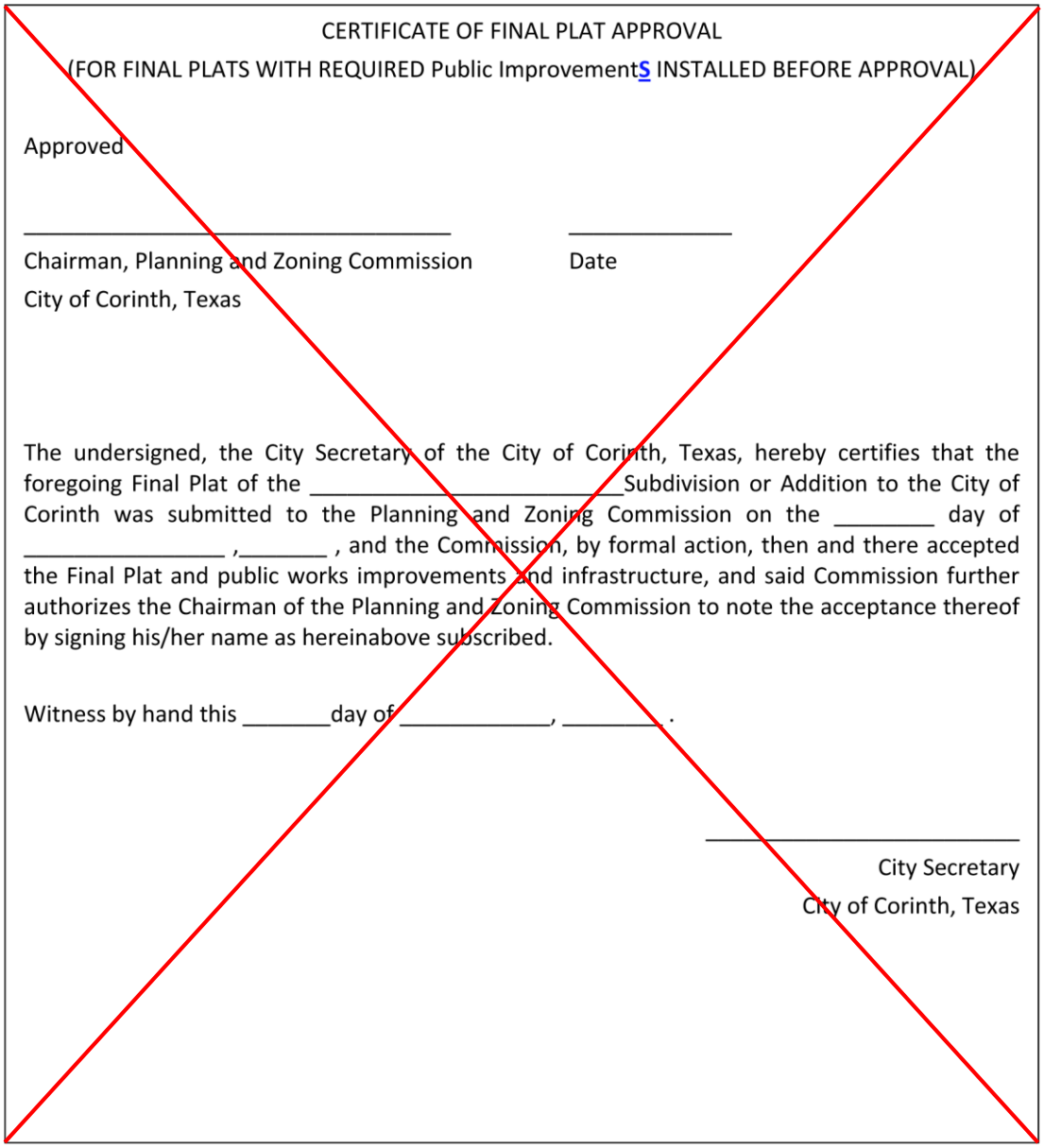
**APPROVED** the _____ day of _____, 20____, by the Planning and Zoning Commission of the City of Corinth, Texas.

_____ Director of Planning & Development

_____ City Secretary

**Figure 22: Certificate of Final Plat Approval**

~~6. Certificate of Final Plat Approval (For Final Plats with Required Public Improvements Installed Before Approval).~~



CERTIFICATE OF FINAL PLAT APPROVAL

(FOR FINAL PLATS WITH REQUIRED Public ImprovementS INSTALLED BEFORE APPROVAL)

Approved

_____ _____

Chairman, Planning and Zoning Commission Date

City of Corinth, Texas

The undersigned, the City Secretary of the City of Corinth, Texas, hereby certifies that the foregoing Final Plat of the _____Subdivision or Addition to the City of Corinth was submitted to the Planning and Zoning Commission on the _____ day of _____ ,_____ , and the Commission, by formal action, then and there accepted the Final Plat and public works improvements and infrastructure, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this _____day of _____, _____ .

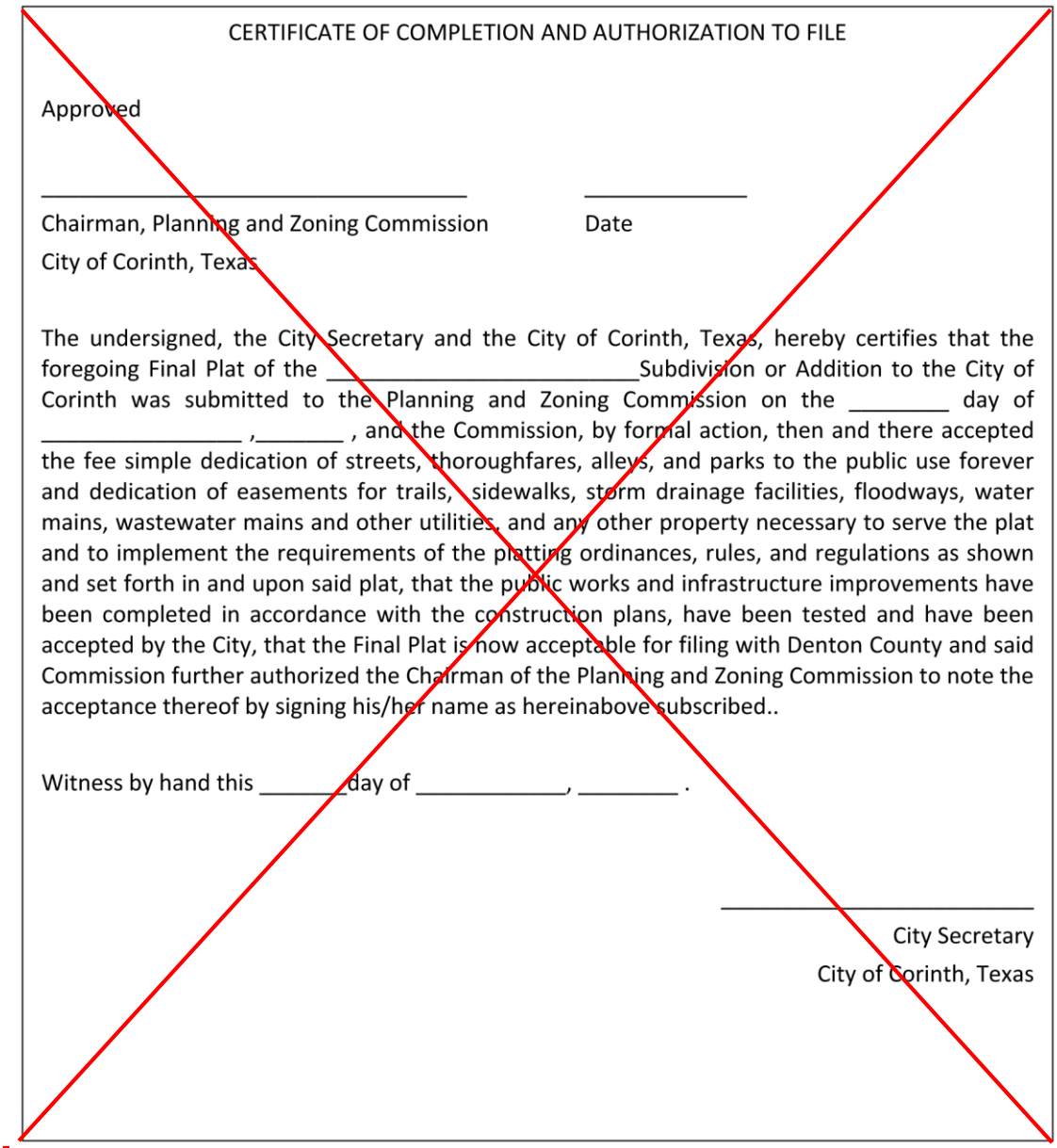
_____

City Secretary

City of Corinth, Texas

**~~Figure 23: Certificate of Final Plat Approval~~**

~~7. Certificate of Completion and Authorization to File.~~



CERTIFICATE OF COMPLETION AND AUTHORIZATION TO FILE

Approved

_____ _____

Chairman, Planning and Zoning Commission Date

City of Corinth, Texas

The undersigned, the City Secretary and the City of Corinth, Texas, hereby certifies that the foregoing Final Plat of the _____Subdivision or Addition to the City of Corinth was submitted to the Planning and Zoning Commission on the _____ day of _____ ,_____ , and the Commission, by formal action, then and there accepted the fee simple dedication of streets, thoroughfares, alleys, and parks to the public use forever and dedication of easements for trails, sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations as shown and set forth in and upon said plat, that the public works and infrastructure improvements have been completed in accordance with the construction plans, have been tested and have been accepted by the City, that the Final Plat is now acceptable for filing with Denton County and said Commission further authorized the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed..

Witness by hand this _____day of _____, _____ .

_____

City Secretary

City of Corinth, Texas

**~~Figure 24: Certificate of Completion and Authorization to File~~**

**Subsection 4.01.15 – General Sign Regulations**

B – Attached Sign:

2. ~~Minimum/~~Maximum Letter/Logo Height for Attached Signs. ~~The minimum height allowed for letters or logos shall be six (6) inches.~~ The maximum height allowed for letters or logos shall be based on the following criteria:

| Table 29: Maximum Letter Height | |
|---|---|
| **Distance from Right-of-Way*** | **Maximum Letter/Logo Height** |
| 200 ft. | 24 inches |
| 201—250 ft. | 30 inches |
| 251—300 ft. | 36 inches |
| 301 ft. and greater | 42 inches |
| * For any lease space which does not front on a street, the maximum letter/logo height shall be based on the distance from the vehicular driveway access (see Section 4.01.24. Selected Sign Graphic Clarifications for further clarification). | |

C – Monument Sign (Sign, Monument):

5. Number of Signs.
   a. Each site may have no more than one (1) sign oriented to each street on which the site has frontage with a maximum of two (2) signs per site.
   b. Corner Lots.
      i. One (1) corner monument sign is allowed for a site fronting two (2) intersecting streets unless existing infrastructure, other improvements or site constraints prohibit single sign placement; two signs may be permitted if approved as part of a Unified Sign Plan.
      ~~ii. Landscaping ratio of 1:1 shall not be required for corner lots (see Section 2.09.01, Landscaping Regulations for Landscaping Requirements for Corner Lots).~~
   c. Monument signs may be no closer than five hundred (500) feet on-site.

D – Multi-Tenant Monument Signs (Signs, Multi-tenant Monument):

5. Number of Signs.
   a. A site may have no more than one (1) sign oriented to each street on which the site has frontage, with a maximum of two (2) signs per site.
   b. Corner Lots.

i. One (1) corner monument sign is permitted for a site fronting two (2) intersecting streets unless existing infrastructure, other improvements or site constraints prohibit single sign placement; two signs may be approved as part of a Unified Sign Plan.

~~ii. Landscaping ratio of 1:1 shall not be required for corner lots (see Section 2.09.01, Landscaping Regulations for Landscaping Requirements for Corner Lots).~~

c. Monument signs may be no closer than five hundred (500) feet on-site.

E – Monument Sign (Sign, Monument) – I-35E:

5. Number of Signs.

a. A site may have no more than one (1) sign oriented to each street on which the site has frontage with a maximum of two (2) signs per site.

b. Corner Lots

i. One (1) corner monument sign is allowed for a site fronting two (2) intersecting streets unless existing infrastructure, other improvements or site constraints prohibit single sign placement; two (2) signs are permitted if approved as part of a Unified Sign Plan.

~~ii. Landscaping ratio of 1:1 shall not be required for corner lots (see Section 2.09.01, Landscaping Regulations for Landscaping Requirements for Corner Lots).~~

c. Monument signs may be no closer than five hundred (500) feet on-site.

F – Multi-Tenant Monument Sign (Sign, Multi-Tenant Monument) – I-35E:

5. Number of Signs.

a. A site may have no more than one (1) sign oriented to each street on which the site has frontage with a maximum of two (2) signs per site.

b. Corner Lots

i. One (1) corner monument sign is allowed for a site fronting two (2) intersecting streets unless existing infrastructure, other improvements or site constraints prohibit single sign placement; two (2) signs are permitted if approved as part of a Unified Sign Plan.

~~ii. Landscaping ratio of 1:1 shall not be required for corner lots (see Section 2.09.01, Landscaping Regulations for Landscaping Requirements for Corner Lots).~~

c. Monument signs may be no closer than five hundred (500) feet on-site.

G – Monument Sign (Sign, Monument) – F.M. 2181 and F.M. 2499:

5. Number of Signs.

a. A site may have no more than one (1) sign oriented to each street on which the site has frontage with a maximum of two (2) signs per site.

b. Corner Lots

i. One (1) corner monument sign is allowed for a site fronting two (2) intersecting streets unless existing infrastructure, other improvements or site constraints prohibit single sign placement; two (2) signs are permitted if approved as part of a Unified Sign Plan.

~~ii. Landscaping ratio of 1:1 shall not be required for corner lots (see Section 2.09.01, Landscaping Regulations for Landscaping Requirements for Corner Lots).~~

c. Monument signs may be no closer than five hundred (500) feet on-site.

H – Multi-Tenant Monument Sign (Sign, Multi-Tenant Monument) – F.M. 2181 and F.M. 2499:

5. Number of Signs.

a. A site may have no more than one (1) sign oriented to each street on which the site has frontage with a maximum of two (2) signs per site.

b. Corner Lots

i. One (1) corner monument sign is allowed for a site fronting two (2) intersecting streets unless existing infrastructure, other improvements or site constraints prohibit single sign placement; two (2) signs are permitted if approved as part of a Unified Sign Plan.

~~ii. Landscaping ratio of 1:1 shall not be required for corner lots (see Section 2.09.01, Landscaping Regulations for Landscaping Requirements for Corner Lots).~~

c. Monument signs may be no closer than five hundred (500) feet on-site.

J. Window Sign (Sign, Window)

1. General. Window Signs shall be affixed to any surface of a window (interior or exterior) or within two (2) feet of the interior window glazing.

2. Maximum Area. The combined aggregate of all window signs (including signs excluded under subsection 4.01.15 J.5 below) shall not exceed twenty-five (25) percent of the total window area per façade/elevation per tenant.

3. Maximum Letter/Logo Height. The maximum height allowed for letters or logos shall be eighteen (18) inches.

4. Illumination for Window Signs. Illuminated window signs shall not be allowed within three (3) feet of the interior window glazing with the exception of the open/closed signs.

5. Maximum Number of Signs. Two (2) signs per leasing space, excluding the following:

a. Signs defining the address, name, proprietor, telephone number, and hours of operation of the business.

b. Signs required by local, state and federal law.

c. Open/Closed signs.

K~~.J.~~ Flag Pole

1. General. All flag poles over twenty-five (25) feet in height must be permitted.

2. Minimum Setback. Fifteen (15) feet off property line.

3. Maximum Height. Thirty-five (35) feet.

4. Maximum Area. N/A.

5. Number of Poles. Three (3).

**Subsection 5.02 – Words and Terms Defined**

Subsection 5.02 Words and Terms Defined shall be amended by repealing and reinstating all terms and definitions in their entirety in alphabetical order without numbering.

Subsection 5.02 Words and Terms Defined shall be amended by adding a new term and definition being,

….

"Drone, Commercial Delivery Service - An unmanned aerial vehicle including a storage and/or operations structure used to transport food, medical supplies, or other goods and which the service is in conformance with all rules and regulations of the Federal Aviation Administration (FAA) and any other Federal and State rules and regulations as they exist or may be amended. The use may be a primary or an accessory use on the permitted property."

# CITY OF CORINTH
## Staff Report

| | |
|---|---|
| **Meeting Date:** | 9/15/2022 **Title:** Ordinance \| Update of the Parks & Recreation Board Ordinance |
| **Ends:** | ☐ Resident Engagement ☒ Proactive Government ☐ Organizational Development<br>☐ Health & Safety ☐Regional Cooperation ☐Attracting Quality Development |
| **Governance Focus:** | *Focus*: ☒ Owner ☐ Customer ☐ Stakeholder |
| | *Decision:* ☐ Governance Policy ☒ Ministerial Function |
| **Owner Support:** | ☐ Planning & Zoning Commission ☐ Economic Development Corporation<br>☐ Parks & Recreation Board ☐ TIRZ Board #2<br>☐ Finance Audit Committee ☐ TIRZ Board #3<br>☐ Keep Corinth Beautiful ☐ Ethics Commission |

**Item/Caption**

Consider and act on an Ordinance of the City Council of the City of Corinth, Texas, amending various sections of Chapter 33 "Boards, Commissions and Departments" of Title III "Administration" of the Code of Ordinances of the City of Corinth to provide for amendments related to the membership of the Keep Corinth Beautiful Commission; adding a member to the Commission and providing for a subcommittee of the Commission to serve as the Parks and Recreation Board; providing for related amendments; and providing an effective date.

**Item Summary/Background/Prior Action**

This Ordinance combines the Park and Recreation Board with the Keep Corinth Beautiful Commission to improve volunteer involvement. The new Keep Corinth Beautiful Commission will be comprised of ten members. The Commission will include a Parks & Recreation subcommittee. Parks & Recreation members will be selected by the Keep Corinth Beautiful Commission.

**Staff Recommendation/Motion**

Staff Recommends the approval of the Ordinance combining the Keep Corinth Beautiful Commission and the Parks and Recreation Board.

**CITY OF CORINTH, TEXAS**
**ORDINANCE NO. 22-09-15-XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS, AMENDING CHAPTER 33 "BOARDS, COMMISSIONS AND DEPARTMENTS" OF TITLE III "ADMINISTRATION" OF THE CODE OF ORDINANCES OF THE CITY OF CORINTH BY REPEALING SECTION 33.01 "CREATION; APPOINTMENT; COMPENSATION" AND ADOPTING A NEW SECTION 33.01 TO BE ENTITLED "CREATION; APPOINTMENT" TO PROVIDE FOR AMENDMENTS RELATED TO THE MEMBERSHIP OF THE KEEP CORINTH BEAUTIFUL COMMISSION; REPEALING AND REPLACING SECTION 33.02 "PURPOSE AND DUTIES" TO PROVIDE FOR AMENDMENTS RELATED TO THE DUTIES OF THE KEEP CORINTH BEAUTIFUL COMMISSION; AMENDING SECTION 33.03 "TERM OF OFFICE" TO ADD AN ADDITIONAL MEMBER TO THE KEEP CORINTH BEAUTIFUL COMMISSION; REPEALING SECTION 33.10 "CREATION; APPOINTMENT; COMPENSATION" AND ADOPTING A NEW SECTION 33.10 "CREATION; APPOINTMENT" TO PROVIDE FOR AMENDMENTS RELATED TO THE MEMBERSHIP OF THE PARKS AND RECREATION BOARD; AMENDING SECTION 33.12 "TERM OF OFFICE" TO PROVIDE AMENDMENTS TO THE TERMS OF OFFICE OF THE PARKS AND RECREATION BOARD; AMENDING SECTION 33.13 "MEETINGS; OFFICERS" TO PROVIDE FOR AMENDMENTS RELATED TO THE APPOINTMENTS OF OFFICERS OF THE PARKS AND RECREATION BOARD; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** the City of Corinth 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**, in 2004, the City Council adopted Resolution No. 04-09-02-19, establishing the Keep Corinth Beautiful Commission ("KCB"); and

**WHEREAS,** in 2019, the City Council adopted Ordinance No. 19-08-22-30, amending Chapter 33 of the Code of Ordinances establishing the Parks and Recreation Board ("Parks Board"); and

**WHEREAS**, the City Council has determined that it wishes to add one (1) addition member to the KCB and to combine membership of the KCB and to utilize a subcommittee of the membership of the KCB to serve as the Parks Board; and

**WHEREAS**, the changes to a combined membership and subcommittee plan requires amendments to Chapter 33, "Board, Commissions and Departments" of the Code of Ordinances; and

**WHEREAS**, the duties of the Park Board are to remain the same; however, KCB will select the members of the Park Board from the membership of the KCB;

**WHEREAS**, the Council has reviewed the proposed changes and determined that the proposed

combination of membership and designation of a subcommittee of KCB to serve as members of the Park Board will create efficiency and serve the best interests of the public.

**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.
## AMENDMENT

**2.01.** Section 33.01 "Creation; Appointment; Compensation" of Chapter 33 "Boards, Commissions and Departments" of Title III "Administration" of the Code of Ordinances of the City of Corinth, Texas is hereby repealed in its entirety and a new Section 33.01 "Creation; Appointment" is hereby adopted to be and read as follows with all other provisions of Chapter 33 not herein amended to remain in full force and effect:

**"§33.01. CREATION; APPOINTMENT**.

There is hereby created the Keep Corinth Beautiful Commission to serve as an advisory board of the City (hereinafter the "Commission"). A subcommittee of the membership of the Commission shall serve as the Parks and Recreation Board of the City (hereinafter "Board")."

**2.02.** Section 33.02 "Purpose and Duties" of Chapter 33 "Boards, Commissions and Departments" of Title III "Administration" of the Code of Ordinances of the City of Corinth, Texas is hereby repealed in its entirety and a new Section 33.02, "Purpose and Duties" is hereby adopted to be and read as follows with all other provisions of Chapter 33 not herein amended to remain in full force and effect:

**"§33.02. Purpose and Duties.**

(A) Keep Corinth Beautiful Commission. The Commission shall recommend policies related to litter prevention, beautification and community improvement, and the minimization of solid waste to the City Council so all city activities might follow a common purpose. The Commission shall have the following responsibilities:
   (1) Actively promote community beautification efforts, litter prevention, and waste reduction.
   (2) Determine and recommend to the City Council management and program priorities on a citywide basis.
   (3) Recommend enforcement and additional program alternatives.
   (4) Monitor city performance from data collected and examined under the Keep Texas Beautiful, Inc. Affiliate System guidelines and make an annual report to the City Council.
   (5) Maintain membership in Keep Texas Beautiful as an affiliate.

(B) Establishment of KCB Sub-Committees. To accomplish these responsibilities, the Commission may establish sub-committees to assist with the performance of the Commission's duties, including but not limited to, the areas of finance/fundraising, cleanup, and/or trails coordination.

(C) KCB Sub-Committee Membership. A Commission member shall serve as chair of each sub-committee, and the sub-committee may have an unspecified number of community volunteers chosen by the Commission to serve as working sub-committee members.

(D) Parks and Recreation Board. A subcommittee of five (5) members of the Commission shall be formed for the purpose of serving as the Parks and Recreation Board of the City. The Board shall be governed by the provisions set forth in Sections 33.10 to Section 33.15 of this Chapter, as amended from time to time. The Board members shall be selected from the membership of the Commission and shall be appointed to service on the Board for staggered terms that shall be concurrent with each member's term on the Commission."

**2.03**. Section 33.03, "Term of Office" of Chapter 33 "Boards, Commissions and Departments" of Title III "Administration" of the Code of Ordinances of the City of Corinth, Texas is hereby repealed in its entirety and a new Section 33.03, "Term of Office" of Chapter 33 is hereby adopted to be and read in its entirety as follows:

"33.03 – TERM OF OFFICE.

(A) The Commission shall be comprised of ten (10) members to be nominated and approved by the City Council, and such members shall be members at large.

(B) Five (5) members of the Commission shall be appointed in even-numbered years and five (5) members shall be appointed in odd-numbered years. Each appointment shall be for a two (2) year term, or in the event of a vacancy, the appointment shall be for the remainder of the unexpired term. No Commission member shall serve more than four successive terms; provided however, that an unexpired term to which a Commission member is appointed shall not be counted as a term for purposes of calculating the term limit provided in this section.

**2.04.** Section 33.10 "Creation; Appointment; Compensation" of Chapter 33 "Boards, Commissions and Departments" of Title III "Administration" of the Code of Ordinances of the City of Corinth, Texas is hereby repealed in its entirety and a new Section 33.10 "Creation; Appointment" is hereby adopted to be and read as follows with all other provisions of Chapter 33 not herein amended to remain in full force and effect:

**"§33.10. CREATION; APPOINTMENT; COMPENSATION.**

There is hereby created from the membership of the Keep Corinth Beautiful Commission (the "Commission" or "KCB"), a subcommittee of five (5) members of the Commission who shall serve as the City of Corinth Parks and Recreation Board to serve

as an advisory board of the city (hereinafter referred to as "Parks and Recreation Board" or "Board")."

**2.05.** Section 33.12 "Term of Office" of Chapter 33 "Boards, Commissions and Departments" of Title III "Administration" of the Code of Ordinances of the City of Corinth, Texas is hereby amended to read as follows with all other provisions of Chapter 33 not herein amended to remain in full force and effect:

**"§33.12. TERM OF OFFICE.**

(A) Members and Terms. The Board shall be comprised of five members, each of whom shall be a qualified voter of the city, and who shall be appointed by the Keep Corinth Beautiful Commission for two-year staggered terms that run concurrently with such members term on the Commission. Places on the Board shall be numbered one through five. Members shall serve at the pleasure of Council and without compensation. Members shall serve until their successors are appointed.

(B) Vacancies. Vacancies on the Board shall be filled by appointment by the Commission from the membership of the Commission as appointed by City Council and shall serve for the length of the unexpired term. The Board may submit recommendations to the City Council for filling vacancies.

(C) Officers/Bylaws. Within thirty (30) days of appointment, the Parks and Recreation Board shall meet in regular session to select a Chairperson and a Vice-Chairperson from among its members, each of whom shall serve for one-year terms until their successors are selected in accordance with Section 33.13. The Board shall adopt bylaws to govern the holding of its meetings which, at a minimum, shall encompass the following:

(1) The manner of holding and calling of Regular and Special meetings;
(2) A majority of the members of the Board shall constitute a quorum;
(3) Any member not attending meetings regularly shall be reported to the City Council which may, at its discretion, remove the Board member and appoint a replacement;
(4) Three consecutive unexcused absences from a meeting shall result in forfeiture of the member's place without the need for action of the Board or of the City Council; and
(5) The minutes of each Board meeting shall be maintained in the manner required for all other boards and commissions of the city and shall be filed with the City Secretary or City Manager."

**2.06.** Section 33.13 "Meetings; Officers" of Chapter 33 "Boards, Commissions and Departments" of Title III "Administration" of the Code of Ordinances of the City of Corinth, Texas is hereby amended to read as follows with all other provisions of Chapter 33 not herein amended to remain in full force and effect:

**§ 33.13 MEETINGS; OFFICERS.**

"The Board shall hold an organizational meeting in October of each year and shall elect a Chairman and Vice-Chairman from among its members before proceeding to any other matters of business. Additional meetings of the Board shall be called as determined appropriate by the Chairman, Staff or at direction of a majority of the Board. The officers shall serve for a term of one (1) year."

**SECTION 3.**
**CUMULATIVE REPEALER**

This Ordinance shall be cumulative of all provisions of all existing ordinances and resolutions and of the Code of Ordinances of the City of Corinth, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such existing ordinances, resolutions, and code, in which event the conflicting provisions of such ordinances and Code are hereby repealed.

**SECTION 4.**
**SEVERABILITY**

It is hereby declared by the City Council of the City of Corinth that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this ordinance.

**SECTION 5.**
**EFFECTIVE DATE**

This Ordinance shall take effect immediately upon its passage and approval in accordance with law and City Charter.

**PASSED AND APPROVED this _____ day of _____, 2022.**

_____
Bill Heidemann, Mayor

ATTEST:

_____
Lana Wylie, City Secretary

APPROVED AS TO FORM:

_____
Patricia A. Adams, City Attorney

# CITY OF CORINTH
## Staff Report

| | |
|---|---|
| **Meeting Date:** | 9/15/2022 **Title:** Appointments \| Boards, Commissions, and Committees |
| **Ends:** | ☒ Resident Engagement ☒ Proactive Government ☐ Organizational Development<br>☐ Health & Safety ☐Regional Cooperation ☐Attracting Quality Development |
| **Governance Focus:** | *Focus*: ☒ Owner ☐ Customer ☐ Stakeholder |
| | *Decision:* ☐ Governance Policy ☒ Ministerial Function |
| **Owner Support:** | ☐ Planning & Zoning Commission ☐ Economic Development Corporation<br>☐ Parks & Recreation Board ☐ TIRZ Board #2<br>☐ Finance Audit Committee ☐ TIRZ Board #3<br>☐ Keep Corinth Beautiful ☐ Ethics Commission |

**Item/Caption**

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

**Item Summary/Background/Prior Action**

Boards and commissions play an important role in assisting the City Council with fulfilling its obligations to the residents of Corinth. Participation on a board or commission provides residents an opportunity to understand the governmental process and perform a vital role in the communication process between the residents of Corinth and elected officials.

Advisory board interviews were conducted August 22, 23 and 29, 2022 for places on the Board of Adjustments, Board of Construction Appeals, Corinth Economic Development Corporation, Ethics Committee, Finance Audit Committee, Keep Corinth Beautiful/ Parks Board, and Planning and Zoning.

The boards and commissions have the following seats open for nomination.

- Economic Development Corporations – Places 2, 4, 6
- Planning & Zoning Commission – Places 2, 4, 6
- Board of Adjustment/Board of Construction Appeals – Places 2, 4, 6
- Keep Corinth Beautiful/Parks Board – Places 2, 4, 6, 8
- Finance Audit Committee – Places 2, 4
- Ethics Committee – Places 2, 4

A board, commission or committee member may be removed and the board, commission or committee member's position may be declared vacant if any member misses three (3) consecutive regularly scheduled meetings or misses more than 25% of the regular meetings during a term year. The authority of the City Council to remove or replace members is not limited to term expiration.

# CITY OF CORINTH
## Staff Report

| | |
|---|---|
| **Meeting Date:** | 9/15/2022 **Title:** Appointment \| P&Z Commission Chair & Vice Chair |
| **Ends:** | ☒ Resident Engagement ☒ Proactive Government ☐ Organizational Development<br>☐ Health & Safety ☐Regional Cooperation ☐Attracting Quality Development |
| **Governance Focus:** | *Focus*: ☒ Owner ☐ Customer ☐ Stakeholder |
| | *Decision:* ☒ Governance Policy ☐ Ministerial Function |
| **Owner Support:** | ☐ Planning & Zoning Commission ☐ Economic Development Corporation<br>☐ Parks & Recreation Board ☐ TIRZ Board #2<br>☐ Finance Audit Committee ☐ TIRZ Board #3<br>☐ Keep Corinth Beautiful ☐ Ethics Commission |

**Item/Caption**

Consider and act on the appointment of Chair and Vice Chair for the Planning & Zoning Commission.

**Item Summary/Background/Prior Action**

With the new board terms starting, the City Council must appoint members of the Planning & Zoning Commission to serve as Chair and Vice Chair for a one-year term.