

****PUBLIC NOTICE****



CITY COUNCIL WORKSHOP AND REGULAR SESSION
Thursday, February 02, 2023 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 Session and Regular Meeting of the Corinth City Council.
- B. **CALL TO ORDER**
- C. **WORKSHOP AGENDA**
 - 1. Hold a discussion on future detention options and warrant collection activities for the City of Corinth.
 - 2. Discuss items on the Regular Session Agenda, including the consideration of Executive Session items.
- D. **ADJOURN WORKSHOP**
- E. **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.

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

- a. Project Lynchburg Creek.

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

- a. Planning & Zoning Commission.

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.

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

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

H. PROCLAMATIONS AND PRESENTATIONS

1. Award of a Certificate of Appreciation to Trent Tapley, Instructor, and Students Jason Spina, Angel Hernandez, and Stephen Klingsheim of LaGrone Academy for their collaborative efforts in design and creation of the new City Logo for the City Council Chambers.

I. 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.

J. CONSENT AGENDA

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

2. Consider and act on minutes from the January 19, 2023, City Council Meeting.
3. Consider and act on the purchase of five (5) automatic smart hydrant flushers through Core & Main LP in an amount not to exceed \$123,050 for fiscal year 2022-23 and authorize the City Manager to execute the necessary documents.
4. Consider and act on an Ordinance of the City of Corinth, Texas, calling for a Joint General Election with Denton County to be held on Saturday, May 6, 2023, for the purpose of electing a Mayor, one Council Member for Place 2, and Place 5 to serve as members of the Corinth City Council; and authorize the City Manager to execute the necessary documents to effectuate the intent of this Ordinance.

K. PUBLIC HEARING

5. Conduct a Public Hearing to consider testimony and act on a request to amend the City of Corinth Comprehensive Plan “Envision Corinth 2040,” adopted by Ordinance No. 20.07-16-22 and amended by Ordinance No. 20-12-17-40, to amend the Land Use & Development Strategy Map by changing the designation of the Corinthian Park Subdivision and the Boulevard Apartments Addition Subdivision located at the northwest corner of Lake Sharon Drive and Corinth Parkway, from the Mixed-Residential Place Type to the Mixed-Use TOD Place Type. Case No. CPA22-0002 – Land Use & Development Strategy Amendment: The Boulevard and Corinthian Park.
6. Conduct a Public Hearing to consider testimony and act on a rezoning request by the Applicant, Boulevard 2010, LLC, 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, to repeal Planned Development No. 30 (PD-30) and amend Planned Development No. 31 (PD-31) to accommodate a proposed expansion of an existing multifamily development on approximately ±19.55 acres located at the northwest corner of Lake Sharon Drive and Corinth Parkway. Case No. ZAPD22-0010 – Oxford at the Boulevard.

7. Conduct a Public Hearing to consider testimony and act on an ordinance amending the City of Corinth Comprehensive Plan “Envision Corinth 2040,” by amending the Land Use & Development Strategy Map by changing the Place Type designation of multiple parcels of land located within the City of Corinth. Case No. CPA22-0001 – Land Use Map Amendments
8. Conduct a Public Hearing to consider testimony and consider an ordinance amending Section 4.01, Sign Regulations, of the Unified Development Code to allow additional attached wall signs for non-residential developments. Case No. ZTA22-0002 – Sign Code Amendments

L. BUSINESS AGENDA

9. Consider and act on nominations, appointments, resignations, and removal of board and commission members.
10. Consider and act on an Ordinance of the City of Corinth approving an amendment to the fiscal year 2022-2023 budget and annual program of services to provide for the expenditure of funds to pay for the purchase of a Fire Medic Chassis; and providing an effective date.
11. Consider and act on the purchase of a 2023 Medic from Rush Truck Centers in an amount not to exceed \$320,700.

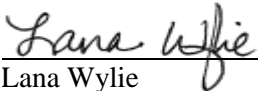
M. COUNCIL COMMENTS & FUTURE AGENDA ITEMS

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.

N. 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 30th day of January 2023, 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:	2/2/2023	Title:	Update Jail Operations
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input checked="" type="checkbox"/> Health & Safety <input checked="" type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission		

Item/Caption

Hold a discussion on future detention options and warrant collection activities for the City of Corinth.

Item Summary/Background/Prior Action

The City of Corinth does not operate a jail. The Police Department facility at the Public Safety Complex has three holding cells which are very short term (generally two hours maximum) and are utilized to temporarily detain an arrestee while officers’ complete paperwork, interviews, or other post-arrest tasks. The city recently retrofit each of the Corinth Police Department’s temporary holding cells with a sink and toilet. The idea was to provide short-term jail space should contracted detention facilities suddenly become unavailable, temporarily, or otherwise.

The city utilizes the Denton County Jail to lodge individuals arrested for felony or major misdemeanor charges. Persons taken into custody by Corinth police officers or the Municipal Court Marshal for minor misdemeanor or Municipal Court arrest warrants are lodged at Flower Mound City Jail. Flower Mound charges Corinth \$150 per prisoner for up to a 72-hour hold. During 2021 Corinth placed 37 prisoners at Flower Mound and paid \$5,550 for jail services. During the first six months of 2022 Corinth placed 20 individuals in the Flower Mound facility at a cost of \$3,000.

As the Denton County area grows in population, police agencies anticipating a reduction in available jail space are contemplating future detention needs. The Flower Mound police chief has advised that Corinth can expect his jail to accept Corinth prisoners *for the next 2-3 years*. Lewisville and Denton County have indicated that they are not presently interested in housing Corinth’s “minor crimes” prisoners. Little Elm is open to the possibility. Approximately two months ago the City of Denton indicated that they would consider the idea but have not responded since.

Staff will provide a presentation discussing future detention options and the City Marshal collection efforts on outstanding warrants.



CITY OF CORINTH Staff Report

Meeting Date:	2/2/2023	Title:	Presentation City Council Logo – Council Chambers
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission		

Item/Caption

Award of a Certificate of Appreciation to Trent Tapley, Instructor, and Students Jason Spina, Angel Hernandez, and Stephen Klingsheim of LaGrone Academy for their collaborative efforts in design and creation of the new City Logo for the City Council Chambers.

Item Summary/Background/Prior Action

LaGrone Academy, affiliated with Denton ISD provides students of Denton County with an outstanding career and technical educational opportunity. The academy has over 30 pathways designed to help students enter the work force and/or prepare them for their future education at college. As Building Services was searching for vendors to build the new logo for the council chambers, Lance Baker, Chief Building Inspector, fostered the idea of a student project along with Trent Tapley, Faculty member to LaGrone Academy to provide a sense of community involvement.

Financial Impact

\$1655. Materials Only

Applicable Policy/Ordinance

None

Staff Recommendation/Motion

Present the Certificates of Appreciation



CITY OF CORINTH Staff Report

Meeting Date:	2/2/2023	Title: Minutes Approval of Meeting Minutes
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development	
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission	

Item/Caption

Consider and act on minutes from the January 19, 2023, City Council Meeting.

Item Summary/Background/Prior Action

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

Staff Recommendation/Motion

Staff recommends approval of the minutes.



CITY COUNCIL WORKSHOP AND REGULAR SESSION - MINUTES

Thursday, January 19, 2023 at 5:45 PM

City Hall | 3300 Corinth Parkway

View meeting via Audio/Video: [Video](#)

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

On this, the 19th day of January 2023, 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
- Steve Holzwarth, Council Member
- Tina Henderson, Council Member
- Kelly Pickens, Council Member

Staff Members Present:

- Scott Campbell, City Manager
- Haley Koehler, Sr. Administrative Assistant
- Patricia Adams, City Attorney
- Jerry Garner, Police Chief
- Chad Thiessen, Fire Chief
- Lee Ann Bunselmeyer, Director of Finance & Strategic Services
- Glenn Barker, Director of Public Works
- John Webb, Director of Development Services
- Elise Back, Director of Economic Development
- Michelle Mixell, Planning Manager
- Shea Rodgers, Chief Technology Officer
- Brenton Copeland, Technology Services Manager
- James Trussell, Multimedia Specialist
- Sam Kading, Police Sergeant

CALL TO ORDER

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

WORKSHOP AGENDA

1. Presentation of the Planning & Zoning Commission Annual Report.
The item was presented and discussed.
2. Hold a discussion and give staff direction on solid waste collection services.
The item was presented and discussed.

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

Items 10 and 15 for the Regular Session were discussed.

ADJOURN WORKSHOP

Mayor Heidemann adjourned the Workshop Session at 6:10 P.M. and immediately convened into Executive Session.

EXECUTIVE SESSION**

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

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

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.
- b. RAK Real Estate Equities - Corinth LLC.
- c. Reality Capital Agreements.

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

Mayor Heidemann recessed the Executive Session at 6:38 P.M.

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

Mayor Heidemann called the Regular Session Meeting to order at 6:44 P.M.

PROCLAMATIONS AND PRESENTATIONS

- 1. Present Award of Exemplary Action – Rick Turner, Trey Turner and Aaron Firebaugh.

Chief Thiessen presented the Certificates of Exemplary Action to Rick Turner, Trey Turner, and Aaron Firebaugh.

- 2. Proclamation – Denton County Commissioner Ron Marchant

Mayor Heidemann read the Proclamation and presented it and a key to the city to Commissioner Marchant.

CITIZENS COMMENTS

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View comments via Audio/Video: [Video](#).

Alanna Fickes - 2712 Cherokee Trail, Corinth

CONSENT AGENDA

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

- 3. Consider and act on minutes from the October 20, 2022, City Council Meeting.
- 4. Consider and act on minutes from the December 1, 2022, City Council Meeting.
- 5. Consider and act on minutes from the December 15, 2022, City Council Meeting.
- 6. Consider and act on a Resolution reviewing and adopting the investment policy for funds for the City of Corinth and providing an effective date.
- 7. Consider and act on a Resolution reviewing and adopting the investment policy for funds for the Corinth Economic Development Corporation and providing an effective date.
- 8. Consider and act on a Resolution reviewing and adopting the investment policy for funds for the Corinth Crime Control & Prevention District and providing an effective date.
- 9. Consider and act on a Resolution reviewing and adopting the investment policy for funds for the Corinth Fire Control, Prevention & Emergency Medical Services District and providing an effective date.
- 10. Consider and act on a contract with National Water Main Cleaning Company for the installation of Cured In Place Piping (CIPP) for the sewer main the inverted siphon near the golf course in the amount not to exceed \$309,134 and authorize the City Manager to execute the necessary documents.
- 11. Consider and act on an agreement with Floyd Smith Concrete for concrete repairs on Clearview Drive, utilizing the City of Denton’s Contract, in an amount not to exceed \$337,683 for the fiscal year 2022-23, and authorize the City Manager to execute the necessary documents.
- 12. Consider and act on an Interlocal Cooperation Agreement between Denton County and the City of Corinth on behalf of the Corinth Police Department for use of Denton County’s radio communications system, Tier 3, for fiscal year 2022-23, in an amount not to exceed \$7,056.
- 13. Consider and act on an Interlocal Cooperation Agreement between Denton County and the City of Corinth on behalf of the Lake Cities Fire Department (LCFD) for use of Denton County’s radio communications system, Tier 3, for fiscal year 2022-23, in an amount not to exceed \$7,704.
- 14. Consider and act on an Interlocal Cooperation Agreement between Denton County and the City of Corinth Public Works Department for use of Denton County’s radio communications system, Tier 1, for fiscal year 2022-23, in an amount not to exceed \$2,496.
- 15. Consider and act on the Agreed Termination of the Chapter 380 Economic Development Incentive Agreement between the City of Corinth, the Corinth Economic Development Corporation and Paladin Partners, LLC for a proposed industrial project.

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

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

PUBLIC HEARING

- 16. Conduct a Public Hearing to consider testimony and act on a rezoning request by the Applicant, Greystar Development Central, LLC, 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 MX-C Mixed Use Commercial to a Planned Development comprised of two (2) base zoning districts consisting of MF-3 Multi-Family Residential (Tract 1), on approximately 25.12 acres and MX-C Mixed Use Commercial (Tract 2) on approximately 7.56 acres, with the collective site acreage totaling approximately 32.68 acres, located on the north side of Lake Sharon Drive between I-35E and Corinth Parkway. Case No. ZAPD22-0004 – Corinth Groves.

The item was presented and discussed.

Mayor Heidemann opened the Public Hearing at 7:44 P.M.

View comments via Audio/Video: [Video](#).

Orlin Chotev - 2015 Yellowstone Ln., Corinth - Against
 Melvin Locklear - 1602 Oakhollow Dr., Corinth - Against
 Melanie Bristow - 2013 Yellowstone Ln., Corinth - Against
All other residents who spoke did not fill out a request to speak.

Mayor Heidemann closed the Public Hearing at 8:03 P.M.

Motion made by Mayor Pro Tem Burke to approve as presented. Seconded by Council Member Holzwarth.

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

Voting Nay: Council Member Pickens

Council Member Garber requested an amendment to the motion to include, the building not being more than three stories. Seconded by Council Member Henderson.

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

Voting Nay: Mayor Pro Tem Burke, Council Member Pickens

BUSINESS AGENDA

- 17. Consider and act on a Resolution directing publication of notice of intention to issue combination tax and revenue certificates of obligation to provide funds for streets, drainage, parks, waterworks and sewer system improvements.

Motion made by Mayor Pro Tem Burke to approve Item 17 as presented. Seconded by Council Member Henderson.

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

- 18. Consider and act on the Chapter 380 Economic Development Agreement with RAK Real Estate Equities – Corinth LLC for the development of an industrial building at the southwest corner of North Corinth Street and Shady Shores Road in Corinth.

Motion made by Council Member Henderson to approve 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

- 19. Consider ratification of the Amended Unimproved Property Contract with RCM Corinth Land, LLC for the purchase of 20.859 acres for a mixed-use development.

This item was tabled to a future City Council Meeting.

- 20. Consider and act on an agreement between the City of Corinth and Pavlov Media, Inc., for the use of City property for development and location of broadband infrastructure and authorize the City Manager to execute the necessary documents.

Motion made by Council Member Garber to approve the agreement with Pavlov Media. Seconded by Council Member Pickens.

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.

View comments via Audio/Video: [Video](#).

No comments were made.

ADJOURN

Mayor Heidemann adjourned the Regular Session Meeting at 8:35 P.M.

AYES: All

Meeting adjourned.

Approved by Council on the _____ day of _____ 2023.

Lana Wylie, City Secretary
City of Corinth, Texas



CITY OF CORINTH
Staff Report

Meeting Date:	2/2/2023	Title: Purchase Automatic Smart Hydrant Flushers
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input checked="" type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development	
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission	

Item/Caption

Consider and act on the purchase of five (5) automatic smart hydrant flushers through Core & Main LP in an amount not to exceed \$123,050 for fiscal year 2022-23 and authorize the City Manager to execute the necessary documents.

Item Summary/Background/Prior Action

As part of the Public Works Intelligent Infrastructure Initiative (I3), the City is purchasing five (5) Smart Hydrant Flushers to reduce water loss and reduce manpower requirements to manage the City’s water quality. A Smart flushing system uses technology to enable flushing by scheduled flush times or in response to real-time analysis of water quality parameters. It allows communication and remote flushing and water quality management via existing Scada software. The system is also designed to provide an early warning system for water main breaks by monitoring pressure and provides the city with technology that will reduce manpower required to meet the Texas Commission on Environmental Quality (TCEQ) rules regarding flushing and water quality. This system will open and close valves with no manpower, but still, provide the backup security of communicating with Scada.

The consequence of not completing this project is that Public Works will require one employee to open and close fire hydrants daily. This will limit the amount of preventative maintenance the staff can perform.

Financial Impact

This project was budgeted using ARPA funds. This purchase was competitively bid and we received two bids for this purchase.

Staff Recommendation/Motion

Approve the purchase of five automatic smart hydrant flushers through Core & Main LP in an amount not to exceed \$123,050 and authorize the City Manager to execute the necessary documents.

CITY OF CORINTH ITB #1160
Automatic Flushing Devices & Sampling Stations

BID PROPOSAL FORM

Quantities indicated below are estimates based on the best available information. The City reserves the right to increase or decrease quantities to meet its needs without adjustment in prices proposed.

Variations from the aforementioned Specifications may be acceptable provided such differences are noted on the attached "Submittal Exception Form", and are deemed to be advantageous to the City.

In case of calculation error, unit pricing shall prevail.

ITEM NO.	QTY.	UOM	DESCRIPTION	UNIT PRICE	EXTENDED AMOUNT
1.	5	Lump Sum	Kupferle #9800i-WCB-24LISA – below ground solar powered see specifications for requirements (or approved equal)	\$24610.00	\$123,050.00
2.	5	Lump Sum	Total Chlorine Sensor	\$0	\$0
3.	5	Lump Sum	Analog 0-200 PSI Sensor	\$0	\$0
4.	5	Lump Sum	Wireless gateway (2 years of data service)	\$0	\$0
5.	5	Lump Sum	Engineering visit (initial setup/training)	\$0	\$0
6.	5	Lump Sum	3-year Warranty	\$0	\$0
7.	5	Lump Sum	Shipping	\$0	\$0
TOTAL BID				\$	<u>123,050.00</u>
Estimated delivery after receipt of purchase order <u>4-6 WEEKS ARO</u> days					

Core & Main LP PS Bid# 2347638

CITY OF CORINTH ITB #1160
Automatic Flushing Devices & Sampling Stations

COOPERATIVE PURCHASING

The City of Corinth encourages Cooperative Purchasing efforts among the governmental entities; therefore it would be in the Bidder's best interest to help the City of Corinth facilitate this cooperative effort.

Should other Governmental Entities decide to participate in this Contract, would you agree that all terms, conditions, specifications, and pricing would apply?

X Yes No

If you, the Bidder, checked yes, the following will apply:

Governmental Entities utilizing Inter-Governmental Contracts with the **City of Corinth** will be eligible, but not obligated, to purchase materials/services under the contract(s) awarded as a result of this solicitation. All purchases by Governmental Entities other than the **City of Corinth** will be billed directly to that Governmental Entity and paid by that Governmental Entity. The **City of Corinth** will not be responsible for another Governmental Entity's debts. Each Governmental Entity will order its own material/services as needed.

CITY OF CORINTH ITB #1160
Automatic Flushing Devices & Sampling Stations

VENDOR REFERENCES

Please list three (3) Government references, **other than the City of Corinth**, who can verify the quality of service your company provides. The City prefers references from customers/governmental entities of a similar size and with a scope of work consistent with this bid.

REFERENCE ONE

GOVERNMENT/COMPANY NAME: CITY OF PLANO
LOCATION: 1520 K AVE - PLANO - TX - 75074
CONTACT PERSON AND TITLE: NANCY CORWIN - BUYER II
TELEPHONE NUMBER: 972-941-7137
SCOPE OF WORK: MISC CONTRACTS
CONTRACT PERIOD: CURRENT

REFERENCE TWO

GOVERNMENT/COMPANY NAME: CITY OF DALLAS
LOCATION: 1500 MARILLA 3FS - DALLAS - TX - 75201
CONTACT PERSON AND TITLE: MARIO TORRES - BUYER III
TELEPHONE NUMBER: 214-671-9829
SCOPE OF WORK: MISC CONTRACTS
CONTRACT PERIOD: CURRENT

REFERENCE THREE

GOVERNMENT/COMPANY NAME: CITY OF CARROLLTON
LOCATION: 1945 E JACKSON RD, CARROLLTON, TX 75006
CONTACT PERSON AND TITLE: PATTY HELMS - PURCHASING MANAGER
TELEPHONE NUMBER: 972-466-3115
SCOPE OF WORK: WATER & SEWER PARTS CONTRACT
CONTRACT PERIOD: CURRENT

CERTIFICATE OF INTERESTED PARTIES

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2022-966481

Date Filed:
12/21/2022

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Core & Main LP
Richland Hills, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Corinth

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

1160
AUTOMATIC FLUSHING DEVICES & SAMPLING STATIONS

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Sleeper, Nathan	ST LOUIS, MO United States	X	
	Witkowski, Mark R.	ST LOUIS, MO United States	X	
	Zrebiec, J.L.	ST LOUIS, MO United States	X	
	Mazzarella, Kathleen	ST LOUIS, MO United States	X	
	Core & Main Intermediate GP, LLC	New York, NY United States	X	
	Berges, James	ST LOUIS, MO United States	X	
	Castellano, James	ST LOUIS, MO United States	X	
	Cowles, Bradford A.	ST LOUIS, MO United States	X	
	Gipson, Dennis	ST LOUIS, MO United States	X	
	LeClair, Stephen O.	ST LOUIS, MO United States	X	
	Newman, Margaret	ST LOUIS, MO United States	X	
	Rorick, Ian	ST LOUIS, MO United States	X	
	Schaller, John	ST LOUIS, MO United States	X	

CERTIFICATE OF INTERESTED PARTIES

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2022-966481

Date Filed:
12/21/2022

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Core & Main LP
Richland Hills, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
City of Corinth

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
1160
AUTOMATIC FLUSHING DEVICES & SAMPLING STATIONS

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is Bob O'Brien, and my date of birth is 8/2/1957.

My address is 7197 Latham Dr, Richland Hills, Tx, 76118, USA.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Tarrant County, State of Tx, on the 3 day of Jan, 2023.
(month) (year)

Bob O'Brien
Signature of authorized agent of contracting business entity
(Declarant)

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY
Date Received

1 Name of vendor who has a business relationship with local governmental entity.

CORE & MAIN LP

2 **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

NONE

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

Yes No N/A

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

Yes No N/A

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

NONE

6 Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Bob O'Brien
Signature of vendor doing business with the governmental entity

1-3-23
Date

CONFLICT OF INTEREST QUESTIONNAIRE For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

- (1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);
- (2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or
- (3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

- (1) the date that the vendor:
 - (A) begins discussions or negotiations to enter into a contract with the local governmental entity; or
 - (B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or
- (2) the date the vendor becomes aware:
 - (A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);
 - (B) that the vendor has given one or more gifts described by Subsection (a); or
 - (C) of a family relationship with a local government officer.

CERTIFICATION FORM

In submitting this bid, the bidder agrees and certifies to the following conditions:

1. The undersigned agrees that after the official opening this Bid becomes the property of the City of Corinth.
2. The undersigned affirms he has familiarized himself with the local conditions under which the work is to be performed; satisfied himself of the conditions of delivery, handling and storage of equipment and all other matters that may be incidental to the work, before submitting a bid.
3. The undersigned agrees, if this bid is accepted, to furnish any and all items/services upon which prices are offered, at the price(s) and upon the terms and conditions contained in the Specifications. The period for acceptance of this Bid will be 120 calendar days unless a different period is noted by the bidder.
4. The undersigned affirms that they are duly authorized to execute this contract, that this bid has not been prepared in collusion with any other Bidder, nor any employee of the City of Corinth, and that the contents of this bid have not been communicated to any other bidder or to any employee of the City of Corinth prior to the official opening of this bid.
5. The respondent certifies that no employee, representative, or agent of the firm offered or gave gratuities in any form (i.e. gifts, entertainment, etc.) to any council Member, official, or employee of the city of Corinth in order to secure favorable treatment or consideration in awarding, negotiating, amending or concluding a final agreement for this bid. The bidder agrees that and warrants that no employee, official, or member of the City Council is, or will be, peculiarly benefited, directly or indirectly, in this bid or any ensuing contract that may follow.
6. The bidder hereby certifies that he/she is not included on the U.S. Comptroller General's Consolidated List of Persons or Firms currently debarred for violations of various contracts incorporating labor standards/provisions.
7. Respondent verifies that it does not Boycott Israel, and agrees that during the term of this Agreement (Contract as applicable) will not Boycott Israel as that term is defined in Texas Government Code Section 808.001, as amended.
8. Respondent affirms, pursuant to Texas Government Code Chapter 2252, Subchapter F, that is it not identified on a list created by the Texas Comptroller of Public Accounts as a company known to have contracts with or provide supplies or services to a foreign terrorist organization.
9. Respondent/Vendor hereby assigns to purchaser any and all claims for overcharges associated with this Contract which arise under the antitrust laws of the United States, 15 USCA Section 1 et seq., and which arise under the antitrust laws of the State of Texas, Tex. Bus. & Com. Code, Section 15.01, et seq.
10. The undersigned affirms that he/she has read and understands the specifications, terms and conditions, all exhibits and attachments contained in this proposal package.
11. The undersigned understands they are responsible for submitting a copy of notification of any changes required for submission with their response.
12. The Contract is not valid until approved by Council, if applicable. When an award letter is issued, it becomes a part of this Contract.

Company Name: CORE & MAIN LP

Principal Place of Business Address, City, State, Zip: 7197 LATHAM DRIVE-RICHLAND HILLS, TX 76118

Principal Place of Business Phone Number: 817-595-0580 Fax Number: 817-589-0179

AUTHORIZED REPRESENTATIVE:

Bob O'Brien

Signature

BOB O'BRIEN

Printed Name

BOB.OBRIEN@COREANDMAIN.COM

Email Address

1-3-23

Date

BRANCH MANAGER

Title

817-595-0580

Phone



APPENDIX C

SUBMITTAL FORMS FEDERAL REQUIREMENTS

Vendor Instructions: This worksheet must be completed and returned with bid. The City of Corinth is required to obtain this information from vendors for all federally funded purchases. Bids will be disqualified if these forms are not completed and returned with your bid.

REQUIRED CONTRACT PROVISIONS FOR NON-FEDERAL CONTRACTS UNDER FEDERAL AWARDS - APPENDIX II TO 2 CFR PART 200

The following provisions are required when federal funds are expended by Customer for any contract resulting from this procurement process.

(A) Contracts for more than the simplified acquisition threshold currently set at \$250,000, which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by 41 U.S.C. 1908, must address administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as appropriate.

Does vendor agree? _____ Yes _____ No X _____ Not Applicable

(B) All contracts in excess of \$10,000 must address termination for cause and for convenience by the non-Federal entity including the manner by which it will be effected and the basis for settlement.

Does vendor agree? X _____ Yes _____ No _____ Not Applicable

(C) Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."

Does vendor agree? X _____ Yes _____ No _____ Not Applicable

(D) Davis-Bacon Act, as amended (40 U.S.C. 3141-3148). When required by Federal program legislation, all prime construction contracts in excess of \$2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.

Does vendor agree? _____ Yes _____ No X _____ Not Applicable

(E) Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708). Where applicable, all contracts awarded by the non-Federal entity in excess of \$100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

Does vendor agree? _____ Yes _____ No Not Applicable

(F) Rights to Inventions Made Under a Contract or Agreement. If the Federal award meets the definition of “funding agreement” under 37 CFR §401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that “funding agreement,” the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by the awarding agency.

Does vendor agree? _____ Yes _____ No Not Applicable

(G) Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended—Contracts and subgrants of amounts in excess of \$150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

Does vendor agree? _____ Yes _____ No Not Applicable

(H) Debarment and Suspension (Executive Orders 12549 and 12689)—A contract award (see 2 CFR 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), “Debarment and Suspension.” SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

Does vendor agree? Yes _____ No _____ Not Applicable

(I) Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)—Contractors that apply or bid for an award exceeding \$100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

Does vendor agree? Yes _____ No _____ Not Applicable

DOMESTIC PREFERENCEES FOR PROCUREMENTS
2 CFR § 200.322

- (J) As appropriate, and to the extent consistent with law, the contractor should, to the greatest extent practicable, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States. This includes, but is not limited to iron, aluminum, steel, cement, and other manufactured products.

For purposes of this clause:

Produced in the United States means, for iron and steel products, that all manufacturing processes, from the initial melting state through the application of coatings, occurred in the United States.

Manufactured products means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe, aggregates such as concrete; glass, including optical fiber; and lumber.

Does vendor agree? Yes No Not Applicable

PROCUREMENT OF RECOVERED MATERIALS
2 CFR § 200.323

- (K) In the performance of this contract, the Contractor shall make maximum use of products containing recovered materials that are EPA- designated items unless the product cannot be acquired
- (i) Competitively within a timeframe providing for compliance with the contract performance schedule;
 - (ii) Meeting contract performance requirements; or
 - (iii) At a reasonable price.

Information about this requirement, along with the list of EPA-designate items, is available at EPA's Comprehensive Procurement Guidelines web site, <https://www.epa.gov/smm/comprehensive-procurement-guideline-cpq-program>.

The Contractor also agrees to comply with all other applicable requirements of Section 6002 of the Solid Waste Disposal Act."

Does vendor agree? Yes No Not Applicable

RECORD RETENTION REQUIREMENTS FOR CONTRACTS PAID FOR WITH FEDERAL FUNDS
2 CFR § 200.334

When federal funds are expended by Customer for any contract resulting from this procurement process, the Vendor certifies that it will comply with the record retention requirements detailed in 2 CFR § 200.334. The Vendor further certifies that Vendor will retain all records as required by 2 CFR § 200.334 for a period of three years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

Does vendor agree? Yes No Not Applicable

CERTIFICATION OF ACCESS TO RECORDS – 2 C.F.R. §200.337

Vendor agrees that the Inspector General of the District or any of their duly authorized representatives shall have access to any books, documents, papers and records of Vendor that are directly pertinent to Vendor's discharge of its obligations under the Contract for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to Vendor's personnel for the purpose of interview and discussion relating to such documents.

Does vendor agree? Yes No Not Applicable

CERTIFICATION OF COMPLIANCE WITH THE ENERGY POLICY AND CONSERVATION ACT

When federal funds are expended by Customer for any contract resulting from this procurement process, Vendor certifies it will comply with the mandatory standards and policies relating to energy which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (42 U.S.C. 6321 et seq.; 49 C.F.R. Part 18)

Does vendor agree? Yes No Not Applicable

FEDERALLY FUNDED PURCHASES

By signing below, Contractor certifies that Contractor is in compliance with all applicable provisions for federally funded purchases.

Vendor agrees to comply with all federal, state, and local laws, rules, regulations and ordinances, as applicable. It is further acknowledged that vendor certifies compliance with all provisions, laws, acts, regulations, etc. as specifically noted above.

Vendor Name CORE & MAIN LP

Address 7197 LATHAM DRIVE-RICHLAND HILLS, TX 76118

Phone 817-595-0580 Email MICHEAL.SISSON@COREANDMAIN.COM

Name & Title of Authorized Representative BOB O'BRIEN - BRANCH MANAGER

Signature of Authorized Representative Bob O'Brien

Date 1-3-23

Federal Tax ID # 03-0550887



CITY OF CORINTH
Staff Report

Meeting Date:	2/2/2023	Title:	Ordinance General Election
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission		

Item/Caption

Consider and act on an Ordinance of the City of Corinth, Texas, calling for a Joint General Election with Denton County to be held on Saturday, May 6, 2023, for the purpose of electing a Mayor, one Council Member for Place 2, and Place 5 to serve as members of the Corinth City Council; and authorize the City Manager to execute the necessary documents to effectuate the intent of this Ordinance.

Item Summary/Background/Prior Action

The General Election for City Council Members is set forth by the Home Rule Charter and by the Texas Election Code and is required to be held on May 6, 2023, at which time the voters will elect persons to fill Council Member Places 2 and 5, and Mayor.

During the May 2022 General Election, the residents of Corinth approved a Charter Amendment to increase City Council term limits from two years to three years, with Council Members serving at large by majority vote. Ordinance No. 22-05-18-19 canvassed the results of the Charter Amendment Election and outlines the staggered terms for each Place.

Beginning at the May 2023 General Election, candidates may apply for a place on the ballot for Mayor, Council Place 2, or Council Place 5. The terms are as follows:

Mayor and Council Place 5 shall serve a three (3) year term.

Council Place 2 shall serve a two (2) year term, and continuously thereafter, the term of office for Council Place 2 shall be for three (3) years.

The Texas Election Code authorizes the governing bodies of political subdivisions to hold joint elections and this Ordinance orders a joint election and establishes and sets forth procedures for conducting the election.

Staff Recommendation/Motion

To approve the Ordinance calling a General Election for the purpose of electing a Mayor, City Council Place 2 and Place 5 to the City of Corinth City Council.

**CITY OF CORINTH, TEXAS
ORDINANCE NO. 23-02-02-xx**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS, ORDERING AND CALLING A JOINT GENERAL ELECTION WITH DENTON COUNTY TO BE HELD ON MAY 6, 2023 FOR THE PURPOSE OF ELECTING PERSONS TO FILL THE FOLLOWING OFFICES ON THE CORINTH CITY COUNCIL: MAYOR FOR A TERM OF THREE (3) YEARS, ONE (1) COUNCIL MEMBER FOR PLACE NO. 2 FOR A TERM OF TWO (2) YEARS, AND ONE (1) COUNCIL MEMBER FOR PLACE NO. 5 FOR A TERM OF THREE (3) YEARS; PROVIDING FOR THE INCORPORATION OF PREMISES; SPECIFYING THE DATE OF ELECTION; ESTABLISHING PROCEDURES FOR THE ELECTION; PROVIDING FOR ADMINISTRATION OF A JOINT GENERAL ELECTION BY DENTON COUNTY; PROVIDING FOR PUBLICATION AND POSTING OF NOTICE OF ELECTION; PROVIDING AN AGREEMENT WITH DENTON COUNTY; ESTABLISHING DATES FOR CANVASSING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Section 3.004 of the Texas Election Code, (the "Election Code"), provides that the governing body of a municipality shall be the authority to order a Joint General Election; and

WHEREAS, the City Council desires to and hereby calls a Joint General Election for the purpose of electing the Mayor and two (2) City Council members to the City of Corinth City Council, such election to be held as set forth by Charter and by the Texas Election Code; and

WHEREAS, the Joint General Election shall be held on May 6, 2023, at which time the voters will elect persons to fill the place of Mayor and City Council Places No. 2, and 5, of the Corinth City Council with the Mayor and Council Member No. 5 being elected for a term of three (3) years each and Council Member No. 2 being elected for a term of two (2) years; and

WHEREAS, the Texas Election Code authorizes the governing bodies of political subdivisions to hold joint elections; and

WHEREAS, the City is entering into an Interlocal Agreement for Election Services with Denton County to provide election administration meeting the requirements of the Election Code, a copy of which agreement shall be incorporated into this Ordinance upon approval and execution by Denton County and the City; and

WHEREAS, the Joint General Election shall be conducted in accordance with the Election Code under the jurisdiction of the Denton County Elections Administrator (the "Election Administrator"); and

WHEREAS, Section 85.004 of the Election Code provides that an election order and the election notice must state the location of the main early voting polling place; and

WHEREAS, by this Ordinance, it is the intention of the City Council to hold a joint general election, to designate early voting polling location, to set forth dates for canvassing of the Joint General Election and to establish and set forth the procedures for conducting the Election as required by the Texas Election Code and City Charter.

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

Section 1. Incorporation of Premises. The above recitals are true and correct and are hereby incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. Joint General Election Called. A Joint General Election, (the “Election”), is hereby ordered and called to elect one (1) Mayor for a term of three (3) years, one (1) Council Member to Place No. 2 for a term of two (2) years, and one (1) Council Member to Place No. 5 for a term of three (3) years on the City Council of the City of Corinth. The Election shall be held at the Corinth City Hall, 3300 Corinth Parkway, Corinth, Texas 76208, on the 6th day of May 2023, from 7:00 a.m. until 7:00 p.m.

Section 3. Application for Place on Ballot. Election Code Section 141.001, as amended, and Section 3.03 of the Corinth Home Rule Charter set forth the qualifications for a person to be eligible for a public elective office (“Qualified Persons”). Qualified Persons may file as candidates for office by filing a sworn application in the Office of the City Secretary not earlier than January 18, 2023, and not later than 5:00 p.m. on February 17, 2023 (the “Filing Period”). Applications will be accepted in the Office of the City Secretary during regular business hours during the Filing Period in accordance with the Election Code; except for February 17, 2023, on which date applications will be accepted from 7:30 a.m. until 5:00 p.m.

Section 4. Dates and Hours of Early Voting – Main Early Voting Location. The Election Administrator, Frank Phillips, shall serve as the Early Voting Clerk. Deputy early voting judges/clerks will be appointed as needed to process early voting mail and to conduct early voting. Further, the Elections Administrator and/or the Early Voting Clerk are hereby authorized to appoint the members of the Early Voting Ballot Board and the presiding judge and alternate judge in accordance with the requirements of the Election Code.

The main early voting place is located at Denton County Elections Administration, 701 Kimberly Drive, Suite A111, Denton, Texas 76208 and voting shall occur as provided herein. Early Voting hours are Monday, April 24, 2023 through Saturday, April 29, 2023 from 8:00 a.m. to 5:00 p.m.; Sunday, April 30, 2023 from 11:00 a.m. to 5:00 p.m.; and Monday, May 1, 2023 through Tuesday, May 2, 2023 from 7:00 a.m. to 7:00 p.m. Early Voting at Corinth City Hall, 3300 Corinth Parkway, Corinth, Texas 76208 shall occur on the same dates and times listed herein. Early voting shall be conducted by the Early Voting Clerk, at the main early voting polling location listed above.

Early voting by mail shall be conducted in conformance with the requirements of the Election Code. Ballot applications and ballots voted by mail shall be sent to one of the following: Frank Phillips,

Early Voting Clerk, 701 Kimberly Drive, Suite A100, Denton, Texas 76208 (the official mailing address of the Early Voting Clerk), P.O. Box 1720, Denton, TX 76202, Fax 940-498-3201, or email to elections@dentoncounty.gov. The voting precincts for the Election shall be designated by their respective county precinct numbers.

Early voting by personal appearance shall be conducted at the times on the dates and at the locations designated herein and on **Exhibit “A”** hereto (**described below**) in accordance with this section. Early voting location and times may be changed, or additional early voting locations may be added by the Denton County Elections Administrator without further action of the City Council or amendment to this Ordinance, as is necessary for the proper conduct of the Election.

Section 5. Governing Law and Qualified Voters. The Election shall be held in accordance with the Constitution of the State of Texas and the Election Code, and all resident qualified voters of the City shall be eligible to vote at the election.

Section 6. Publication and Posting of Notice of Election. Notice of the election shall be given as required by the Election Code, and the Charter of the City of Corinth. Notice shall be provided by posting a notice containing a substantial copy of this Ordinance in both English and Spanish at Corinth City Hall on the bulletin board used for posting notices of the meetings of the City Council and by publication of such notice one time in a newspaper of general circulation published within the City; the date of the publication to be not earlier than the 30th day or later than the 10th day before the Election day. The notice shall contain information as provided by the Election Administrator regarding polling places and early voting and such other matters as required by law.

Section 7. Denton County to Conduct Election / Election Contract. The Election shall be conducted in accordance with the Election Code under the jurisdiction of the Denton County Elections Administrator (the “Election Administrator”), pursuant to an Election Services Contract between the City and Denton County, and other participating entities, if any, as described therein, (the “Contract”), a copy of which Contract shall be incorporated herein as **Exhibit “A”** upon its final approval and execution by the City. Voting shall be by electronic method.

The Mayor, the City Manager or designee, is authorized to amend or supplement any and all contracts for the administration of the Election and any Special Election, including without limitation the Election Services Contract, to the extent required for the Election to be conducted in an efficient and legal manner as determined by the Election Administrator and in accordance with the Election Code. In the event that no election is necessary, the City Secretary shall notify the County and shall present the City Council a Resolution or Ordinance cancelling the election.

Section 8. Canvass of Election. Pursuant to Section 67.002 of the Election Code, the City Council will canvass the election not earlier than May 9, 2023, and not later than May 17, 2023. Notice of the time and place for canvass shall be posted on the official bulletin board of the City in the same manner as required by the Open Meetings Act for City Council meetings in accordance with Chapter 551 of the Local Government Code.

Section 9. Necessary Actions. The Mayor and the City Secretary of the City, in consultation with the City Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Election Code or other applicable law in carrying out and conducting the election, whether or not expressly authorized herein.

Section 10. Severability. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 11. Effective Date. This Ordinance shall be effective upon its adoption.

PASSED AND APPROVED this ___ day of February 2023.

CITY OF CORINTH

Bill Heidemann, Mayor

ATTEST:

Lana Wylie, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

EXHIBIT "A"
JOINT ELECTION AGREEMENT
BETWEEN THE CITY OF CORINTH, TEXAS AND DENTON COUNTY

Incorporated by Reference Upon Approval and Execution by the City of Corinth

THE STATE OF TEXAS COUNTY OF DENTON

JOINT ELECTION AGREEMENT AND CONTRACT FOR ELECTION SERVICES

This CONTRACT for election services is made by and between the Denton County Elections Administrator and the following political subdivisions, herein referred to as “participating authority or participating authorities” located entirely or partially inside the boundaries of Denton County:

Participating Authorities:

[entities]

This contract is made pursuant to Texas Election Code Sections 31.092 and 271.002 and Texas Education Code Section 11.0581 for a joint May 6, 2023 election to be administered by Frank Phillips, Denton County Elections Administrator, hereinafter referred to as “Elections Administrator.”

RECITALS

Each participating authority listed above plans to hold a General or Special Election on May 6, 2023. Denton County plans to hold county-wide voting for this General Election.

The County owns the Hart InterCivic Verity Voting System, which has been duly approved by the Secretary of State pursuant to Texas Election Code Chapter 122 as amended, and is compliant with the accessibility requirements for persons with disabilities set forth by Texas Election Code Section 61.012. The contracting political subdivisions (participating authorities) desire to use the County’s voting system and to compensate the County for such use and to share in certain other expenses connected with joint elections, in accordance with the applicable provisions of Chapters 31 and 271 of the Texas Election Code, as amended.

NOW THEREFORE, in consideration of the mutual covenants, agreements, and benefits to all parties, IT IS AGREED as follows:

I. ADMINISTRATION

The participating authorities agree to hold a “Joint Election” with Denton County and each other in accordance with Chapter 271 of the Texas Election Code and this agreement. The Elections Administrator shall coordinate, supervise, and handle all aspects of administering the Joint Election as provided in this agreement. Each participating authority agrees to pay the Elections Administrator for equipment, supplies, services, and administrative costs as provided in this agreement. The Elections Administrator shall serve as the administrator for the Joint Election; however, each participating authority shall remain responsible for the decisions and actions of its officers necessary for the lawful conduct of its election. The Elections Administrator shall provide advisory services in connection with decisions to be made and actions to be taken by the officers of each participating authority as necessary.

It is understood that other political subdivisions may wish to participate in the use of the County's Verity voting system and polling places, and it is agreed that the Elections Administrator may enter into other contracts for election services for those purposes, on terms and conditions generally similar to those set forth in this contract. In such cases, costs shall be pro-rated among the participants according to Section XI of this contract.

II. LEGAL DOCUMENTS

Each participating authority shall be responsible for the preparation, adoption, and publication of all required election orders, resolutions, notices, and any other pertinent documents required by the Texas Election Code and/or the participating authority's governing body, charter, or ordinances, except that the Elections Administrator shall be responsible for the preparation and publication of all voting equipment testing notices that are required by the Texas Election Code. Election orders should include language that would not necessitate amending the order if any of the Early Voting and/or Election Day polling places change.

Preparation of the necessary materials for notices and the official ballot shall be the responsibility of each participating authority, including translation to languages other than English. Each participating authority shall provide a copy of their respective election orders and notices to the Elections Administrator.

III. VOTING LOCATIONS

The Elections Administrator shall select and arrange for the use of and payment for all Early Voting and Election Day voting locations. Voting locations will be, whenever possible, the usual voting location for each election precinct in elections conducted by each participating authority, and shall be compliant with the accessibility requirements established by Election Code Section 43.034 and the Americans with Disabilities Act (ADA). The proposed voting locations are listed in Exhibit A of this agreement. In the event a voting location is not available or appropriate, the Elections Administrator will arrange for use of an alternate location. The Elections Administrator shall notify the participating authorities of any changes from the locations listed in Exhibit A.

IV. ELECTION JUDGES, CLERKS, AND OTHER ELECTION PERSONNEL

Denton County shall be responsible for the appointment of the presiding judge and alternate judge for each polling location. The Elections Administrator shall make emergency appointments of election officials if necessary.

Upon request by the Elections Administrator, each participating authority agrees to assist in recruiting bilingual polling place officials (fluent in both English and Spanish). In compliance with the Federal Voting Rights Act of 1965, as amended, each polling place containing more than 5% Hispanic population as determined by the 2020 Census shall have one or more election officials who are fluent in both the English and Spanish languages. If a presiding judge is not bilingual, and is unable to appoint a bilingual clerk, the Elections Administrator may recommend a bilingual worker for the polling place. If the Elections Administrator is unable to recommend or recruit a bilingual worker, the participating authority or authorities served by that polling

place shall be responsible for recruiting a bilingual worker for translation services at that polling place.

The Elections Administrator shall notify all election judges of the eligibility requirements of Subchapter C of Chapter 32 of the Texas Election Code, and will take the necessary steps to insure that all election judges appointed for the Joint Election are eligible to serve.

The Elections Administrator shall arrange for the training and compensation of all election judges and clerks. The Election judges and clerks who attend in-person voting equipment training and/or procedures training, shall be compensated at the rate of \$13 an hour. Election judges and clerks that elect to complete online training shall be compensated as a rate of a flat \$40. In the event that as Election judge or clerk completes both in-person and online training, they shall be compensated for the training resulting in the highest pay and will not be compensated for both trainings.

The Elections Administrator shall arrange for the date, time, and place for presiding election judges to pick up their election supplies. Each presiding election judge will be sent a letter from the Elections Administrator notifying them of their appointment, the dates/times and locations of training and distribution of election supplies, and the number of election clerks that the presiding judge may appoint.

Each election judge and clerk will receive compensation at the hourly rate established by Denton County pursuant to Texas Election Code Section 32.091 and overtime after 40 hours worked per week, if applicable. The election judge, or their designee, will receive an additional sum of \$25.00 for picking up the election supplies and equipment prior to Election Day and for returning the supplies and equipment to the central counting station after the polls close. Likewise, the Presiding Judge in Early Voting, or their designee, will receive an additional sum of \$25.00 for picking up the election supplies prior to the first day of Early Voting and for returning the supplies and equipment to the Elections Department after Early Voting has ended.

The compensation rates established by Denton County are:

Early Voting – Presiding Judge (\$15/hour), Alternate Judge (\$14/ hour), Clerk (\$13/ hour)

Election Day – Presiding Judge (\$15/hour), Alternate Judge (\$14/ hour), Clerk (\$13/ hour)

The Elections Administrator may employ other personnel necessary for the proper administration of the election, as well as, pre and post-election administration. In such cases, costs shall be pro-rated among participants of this contract. Personnel working in support of full-time staff will be expensed on a pro-rated basis and include a time period of one week prior to the election, during the election, and one week post-election. Personnel working in support of the Early Voting Ballot Board and/or central counting station on election night will be compensated at the hourly rate set by Denton County in accordance with Election Code Sections 87.005, 127.004, and 127.006.

If elections staff is required outside of the hours of the office’s normal scope of business, the entity(ies) responsible for the hours will be billed for those hours. The Elections Administrator will determine when those hours are necessary, the number of staff and whom are necessary, along with to whom the hours are to be billed. Cost for these hours will be billed at a rate of 1.5 times the staff’s hourly rate (See Sections XV #10). The Election Administrator has the right to waive these costs as they see fit.

V. PREPARATION OF SUPPLIES AND VOTING EQUIPMENT

The Elections Administrator shall arrange for delivery of all election supplies and voting equipment including, but not limited to, the County’s Verity voting system and equipment, official ballot paper, sample ballots, voter registration lists, and all forms, signs, maps and other materials used by the election judges at the voting locations. The Elections Administrator shall ensure availability of tables and chairs at each polling place and shall procure rented tables and chairs for those polling places that do not have tables and/or chairs. Any additional required materials (required by the Texas Election Code) must be provided by the participating authority, and delivered to the Elections Office thirty-three (33) calendar days (April 3, 2023) prior to Election Day. If this deadline is not met, the material must be delivered by the participating authority, to all Early Voting and Election Day locations affected, prior to voting commencing. The Elections Administrator shall be responsible for conducting all required testing of the voting equipment, as required by Chapters 127 and 129 of the Texas Election Code.

At each polling location, joint participants shall share voting equipment and supplies to the extent possible. The participating authorities shall share a mutual ballot in those precincts where jurisdictions overlap. Multiple ballot styles shall be available in those shared polling places where jurisdictions do not overlap. The Elections Administrator shall provide the necessary voter registration information, maps, instructions, and other information needed to enable the election judges in the voting locations that have more than one ballot style to conduct a proper election.

Each participating authority shall furnish the Elections Administrator a list of candidates and/or propositions showing the order and the exact manner in which the candidate names and/or proposition(s) are to appear on the official ballot (including titles and text in each language in which the authority’s ballot is to be printed). **Said list must be provided to the Elections Office within three (3) business days following the last day to file for a place on the ballot** or after the election is ordered, whichever is later. The list must be in a Word document, the information will preferably be in sentence case format, be in Arial 12 point font, and must contain candidate contact information for the purposes of verifying the pronunciation of each candidate’s name. Each participating authority shall be responsible for proofreading and approving the ballot insofar as it pertains to that authority’s candidates and/or propositions. Each participating authority shall be responsible for proofing and approving the audio recording of the ballot insofar as it pertains to that authority’s candidates and/or propositions. **The approval must be finalized with the Elections Office within five (5) calendar days of the receipt of the proofs, or the provided proofs shall be considered approved.**

The joint election ballots shall list the County’s election first. The joint election ballots that contain ballot content for more than one joint participant because of overlapping territory shall

be arranged with the appropriate school district ballot content appearing on the ballot following the County’s election, followed by the appropriate city ballot content, and followed by the appropriate water district or special district ballot content.

Early Voting by personal appearance and on Election Day shall be conducted exclusively on Denton County’s Verity voting system including provisional ballots.

The Elections Administrator shall be responsible for the preparation, testing, and delivery of the voting equipment for the election as required by the Election Code.

The Elections Administrator shall conduct criminal background checks on the relevant employees upon hiring as required by Election Code 129.051(g).

VI. EARLY VOTING

The participating authorities agree to conduct joint early voting and to appoint the Election Administrator as the Early Voting Clerk in accordance with Sections 31.097 and 271.006 of the Texas Election Code. Each participating authority agrees to appoint the Elections Administrator’s permanent county employees as deputy early voting clerks. The participating authorities further agree that the Elections Administrator may appoint other deputy early voting clerks to assist in the conduct of early voting as necessary, and that these additional deputy early voting clerks shall be compensated at an hourly rate set by Denton County pursuant to Section 83.052 of the Texas Election Code. Deputy early voting clerks who are permanent employees of the Denton County Elections Administrator or any participating authorities shall serve in that capacity without additional compensation.

Exhibit A of this document includes locations, dates, and times that voting will be held for Early Voting by personal appearance. Any qualified voter of the Joint Election may vote early by personal appearance at any one of the joint early voting locations. All requests for temporary branch polling places will be considered and determined based on the availability of facility and if it is within the Election Code parameters. All costs for temporary locations including coverage by Election Administration staff will be borne by the requesting authority. The Elections Administrator will determine when those hours are necessary, the number of staff and who are necessary, along with to whom the hours are to be billed. Cost for these hours will be billed at a rate of 1.5 times the staff’s hourly rate (See Sections XV #10). The Election Administrator has the right to waive these costs as they see fit.

The standard dates and hours for the May 6, 2023 election will be as follows:

- Monday, April 24, 2023 through Saturday, April 29, 2023; 8am – 5pm
- Sunday, April 30, 2023; 11am-5pm
- Monday, May 1, 2023 through Tuesday, May 2, 2023; 7am-7pm.

As Early Voting Clerk, the Elections Administrator shall receive applications for early voting ballots to be voted by mail in accordance with Chapters 31 and 86 of the Texas Election Code. Any requests for early voting ballots to be voted by mail received by the participating authorities

shall be forwarded immediately by fax or courier to the Elections Administrator for processing. The address of the Early Voting Clerk is as follows:

Frank Phillips, Early Voting Clerk
Denton County Elections
PO Box 1720
Denton, TX 76202
Email: elections@dentoncounty.gov

Any requests for early voting ballots to be voted by mail, and the subsequent actual voted ballots that are sent by a contract carrier (ie. UPS, FedEx, etc.) shall be delivered to the Early Voting Clerk at the Denton County Elections Department physical address as follows:

Frank Phillips, Early Voting Clerk
Denton County Elections
701 Kimberly Drive, Suite A101
Denton, TX 76208
Email: elections@dentoncounty.gov

The Elections Administrator shall post on the county website, the participating authority’s Early Voting Roster on a daily basis. In accordance with Section 87.121 of the Election Code, the daily roster showing the previous day’s early voting activity will be posted no later than 11:00 am each business day.

VII. EARLY VOTING BALLOT BOARD

Denton County shall appoint the Presiding Judge of an Early Voting Ballot Board (EVBB) to process early voting results from the Joint Election. The Presiding Judge, with the assistance of the Elections Administrator, shall appoint an Alternate Judge and one or more additional members to constitute the EVBB. The Elections Administrator shall determine the number of EVBB members required to efficiently process the early voting ballots.

VIII. CENTRAL COUNTING STATION AND ELECTION RETURNS

The Elections Administrator shall be responsible for establishing and operating the central counting station to receive and tabulate the voted ballots in accordance with the provisions of the Texas Election Code and of this agreement.

The participating authorities hereby, in accordance with Section 127.002, 127.003, and 127.005 of the Texas Election Code, appoint the following central counting station officials:

- Counting Station Manager: Brandy Grimes, Deputy Elections Administrator
- Tabulation Supervisor: Jason Slonaker, Technology Resources Coordinator
- Presiding Judge: Early Voting Ballot Board Judge
- Alternate Judge: Early Voting Ballot Board Alternate Judge

The counting station manager or their representative shall deliver timely cumulative reports of the election results as precincts report to the central counting station and are tabulated by posting on the Election Administrator's Election Night Results website. The manager shall be responsible for releasing unofficial cumulative totals and precinct returns from the election to the joint participants, candidates, press, and general public by distribution of hard copies at the central counting station (if requested) and by posting to the Election Administrator's Election Night Results website. To ensure the accuracy of reported election returns, results printed on the reports produced by Denton County's voting equipment will not be released to the participating authorities at the remote collection locations or from individual polling locations.

The Elections Administrator will prepare the unofficial canvass reports after all precincts have been counted and will deliver a copy of the unofficial canvass to each participating authority as soon as possible after all returns have been tabulated. The Elections Administrator will include the tabulation and precinct-by-precinct results that are required by Texas Election Code Section 67.004 for the participating authorities to conduct their respective canvasses. Each participating authority shall be responsible for the official canvass of its respective election(s), and shall notify the Elections Administrator, or their designee, of the date of the canvass, no later than three days after Election Day.

The Elections Administrator shall be responsible for conducting the post-election manual recount required by Section 127.201 of the Texas Election Code unless a waiver is granted by the Secretary of State. Notification and copies of the recount, if waiver is denied, will be provided to each participating authority and the Secretary of State's Office.

IX. PARTICIPATING AUTHORITIES WITH TERRITORY OUTSIDE DENTON COUNTY

Each participating authority with territory containing population outside of Denton County agrees that they Elections Administrator shall administer only the Denton County portion of those elections.

X. RUNOFF ELECTIONS

Each participating authority shall have the option of extending the terms of this agreement through its runoff election, if applicable. In the event of such runoff election, the terms of this agreement shall automatically extend unless the participating authority notifies the Elections Administrator in writing within three (3) business days of the original election.

Each participating authority shall reserve the right to reduce the number of early voting locations and/or Election Day voting locations in a runoff election.

Each participating authority eligible to hold runoff elections agrees that the date of the runoff election, if necessary, shall be Saturday, June 10, 2023, with early voting being held in accordance with the Election Code.

XI. ELECTION EXPENSES AND ALLOCATION OF COSTS

The participating authorities agree to share the costs of administering the Joint Election.

Allocation of general expenses, which are not directly attributable to an individual polling location, will be expensed by each participating authority's percentage of registered voters of the total registered voters of all participating authorities.

Expenses for Early Voting by personal appearance shall be allocated based upon the actual costs associated with each early voting location. Each participating authority shall be responsible for an equal portion of the actual costs associated with the early voting locations within their jurisdiction. Participating authorities that do not have a polling location within their jurisdiction shall pay an equal portion of the nearest polling location.

Election Day location expenses will be allocated based on each participating authority's percentage of registered voters assigned to each polling place. If a participating authority's election is conducted at more than one Election Day polling location there shall be no charges or fees allocated to the participating authority for the cost of the Election Day polling location in which the authority has fewer than 50% of the total registered voters served by that polling location, except that if the number of registered voters in all of the authority's polling locations is less than the 50% threshold, the participating authority shall share the expenses, based on their percentage of registered voters, of the polling location at which it has the greatest percentage of registered voters.

In the event that participating authorities with overlapping boundaries cannot make an agreement on Early Voting and/or Election Day locations, the requesting participating authority agrees to bear the entire expense of the location.

Each participating authority requesting additional hours, outside of the standard hours, for a location or locations, agree to split the cost of the additional open hours equally amongst the requesting participating authorities.

Costs for Early Voting by mail, in-person ballots, provisional ballots, and Poll Pad paper shall be allocated according to the actual number of ballots issued to each participating authority's voters and the cost shared equally amongst participating authorities of each ballot style.

Each participating authority agrees to pay the Elections Administrator an administrative fee equal to ten percent (10%) of its total billable costs in accordance with Section 31.100(d) of the Texas Election Code.

The Denton County Elections Administrator shall deposit all funds payable under this contract into the appropriate fund(s) within the county treasury in accordance with Election Code Section 31.100.

The Denton County Elections Administrator reserves the right to adjust the above formulas in agreement with an individual jurisdiction if the above formula results in a cost allocation that is inequitable.

If any participating authority makes a special request for extra Temporary Branch Early Voting by Personal Appearance locations as provided by the Texas Election Code, that entity agrees to pay the entire cost for that request.

Participating authorities having the majority of their voters in another county, and fewer than 500 registered voters in Denton County, and that do not have an Election Day polling place or early voting location within their Denton County territory shall pay a flat fee of \$400 for election expenses.

Election expenses, including but not limited to, overtime charges for Election Office staff, and any unforeseen expenses needed to conduct the election, will be borne by the participating authority or authorities, affected.

XII. WITHDRAWAL FROM CONTRACT DUE TO CANCELLATION OF ELECTION

Any participating authority may withdraw from this agreement and the Joint Election should it cancel its election in accordance with Sections 2.051 - 2.053 of the Texas Election Code. The withdrawing authority is fully liable for any expenses incurred by the Denton County Elections Administrator on behalf of the authority plus an administrative fee of ten percent (10%) of such expenses. Any monies deposited with the Elections Administrator by the withdrawing authority shall be refunded, minus the aforementioned expenses and administrative fees, if applicable.

It is agreed that any of the joint election early voting locations that are not within the boundaries of one or more of the remaining participating authorities, with the exception of the early voting location at the Denton County Elections Building, may be dropped from the joint election unless one or more of the remaining participating authorities agreed to fully fund such location(s). In the event that any early voting location is eliminated under this section, an addendum to the contract shall be provided to the remaining participants within five days after notification of all intents to withdraw have been received by the Elections Administrator.

XIII. RECORDS OF THE ELECTION

The Elections Administrator is hereby appointed general custodian of the voted ballots and all records of the Joint Election as authorized by Section 271.010 of the Texas Election Code.

Access to the election records shall be available to each participating authority as well as to the public in accordance with applicable provisions of the Texas Election Code and the Texas Public Information Act. The election records shall be stored at the offices of the Elections Administrator or at an alternate facility used for storage of county records. The Elections Administrator shall ensure that the records are maintained in an orderly manner so that the records are clearly identifiable and retrievable.

Records of the election shall be retained and disposed of in accordance with the provisions of Section 66.058 of the Texas Election Code. If records of the election are involved in any pending election contest, investigation, litigation, or open records request, the Elections Administrator shall maintain the records until final resolution or until final judgment, whichever is applicable.

It is the responsibility of each participating authority to bring to the attention of the Elections Administrator any notice of pending election contest, investigation, litigation or open records request which may be filed with the appropriate participating authority.

XIV. RECOUNTS

A recount may be obtained as provided by Title 13 of the Texas Election Code. By signing this document, the presiding officer of the contracting participating authorities agree that any recount shall take place at the office of the Elections Administrator, and that the Elections Administrator shall serve as Recount Supervisor, and the participating authority’s official or employee who performs the duties of a secretary under the Texas Election Code shall serve as Recount Coordinator.

The Elections Administrator agrees to provide advisory services to each participating authority as necessary to conduct a proper recount.

XV. MISCELLANEOUS PROVISIONS

1. It is understood that to the extent space is available, other districts and political subdivisions may wish to participate in the use of the County’s election equipment and voting places, and it is agreed that the Elections Administrator may contract with such other districts or political subdivisions for such purposes and that in such event there may be an adjustment of the pro-rata share to be paid to the County by the participating authorities.
2. The Elections Administrator shall file copies of this document with the Denton County Treasurer and the Denton County Auditor in accordance with Section 31.099 of the Texas Election Code.
3. Nothing in this contract prevents any party from taking appropriate legal action against any other party and/or other election personnel for a breach of this contract or a violation of the Texas Election Code.
4. This agreement shall be construed under and in accord with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Denton County, Texas.
5. In the event that one of more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
6. All parties shall comply with all applicable laws, ordinances, and codes of the State of Texas, all local governments, and any other entities with local jurisdiction.

- 7. The waiver by any party of a breach of any provision of this agreement shall not operate as or be construed as a waiver of any subsequent breach.
- 8. Any amendments of this agreement shall be of no effect unless in writing and signed by all parties hereto.
- 9. Failure for a participating authority to meet the deadlines as outline in this contract may result in additional charges, including but not limited to, overtime charges, etc.

Elections Staffing Hourly Rate (includes all benefit pay):

Absentee Voting Coordinator	\$43.137
Voter Registration Clerk	\$33.198 - \$35.590
Technology Resources Coordinator	\$46.790
Elections Technician	\$31.220 - \$37.234
Voter Registration Coordinator	\$40.308
Training Coordinator	\$45.243
Election Coordinator	\$37.234

XVI. COST ESTIMATES AND DEPOSIT OF FUNDS

The total estimated obligation for each participating authority under the terms of this agreement is listed below. The exact amount of each participating authority’s obligation under the terms of this agreement shall be calculated after the May 6, 2023 election (or runoff election, if applicable). The participating authority’s obligation shall be paid to Denton County within 30 days after the receipt of the final invoice from the Denton County Elections Administrator.

The total estimated obligation for each participating authority under the terms of this agreement shall be provided within 45 days after the last deadline for ordering an election:

[costs]

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XVII. JOINT CONTRACT ACCEPTANCE AND APPROVAL

IN TESTIMONY HEREOF, this agreement has been executed on behalf of the parties hereto as follows, to-wit:

- (1) It has on the 23rd day of January, 2023 been executed by the Denton County Elections Administrator pursuant to the Texas Election Code so authorizing;
- (2) It has on the 2nd day of February, 2023 been executed on behalf of the City of Corinth pursuant to an action of the Corinth City Council so authorizing;

ACCEPTED AND AGREED TO BY DENTON COUNTY ELECTIONS ADMINISTRATOR:

APPROVED:



 Frank Phillips, CERA

ACCEPTED AND AGREED TO BY THE CITY OF CORINTH:

APPROVED:

ATTESTED:

 Scott Campbell, City Manager

 Lana Wylie, City Secretary



CITY OF CORINTH
Staff Report

Meeting Date:	2/2/2023	Title:	Comprehensive Plan Land Use Map Amendment – Northwest Corner of Lake Sharon Drive and Corinth Parkway
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Owner Support:	<input checked="" type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission <p>On January 11, 2023, the Planning & Zoning Commission unanimously recommended approval the amendment to the Land Use & Development Strategy Map of the Comprehensive Plan by changing the designation of the Corinthian Park Subdivision and the Boulevard Apartments Addition Subdivision located at the northwest corner of Lake Sharon Drive and Corinth Parkway, from the Mixed-Residential Place Type to the Mixed-Use TOD Place Type.”</p>		

Item/Caption

Conduct a Public Hearing to consider testimony and act on a request to amend the City of Corinth Comprehensive Plan “Envision Corinth 2040,” adopted by Ordinance No. 20.07-16-22 and amended by Ordinance No. 20-12-17-40, to amend the Land Use & Development Strategy Map by changing the designation of the Corinthian Park Subdivision and the Boulevard Apartments Addition Subdivision located at the northwest corner of Lake Sharon Drive and Corinth Parkway, from the Mixed-Residential Place Type to the Mixed-Use TOD Place Type. Case No. CPA22-0002 – Land Use & Development Strategy Amendment: The Boulevard and Corinthian Park.



Existing Multifamily Complex Proposed Expansion

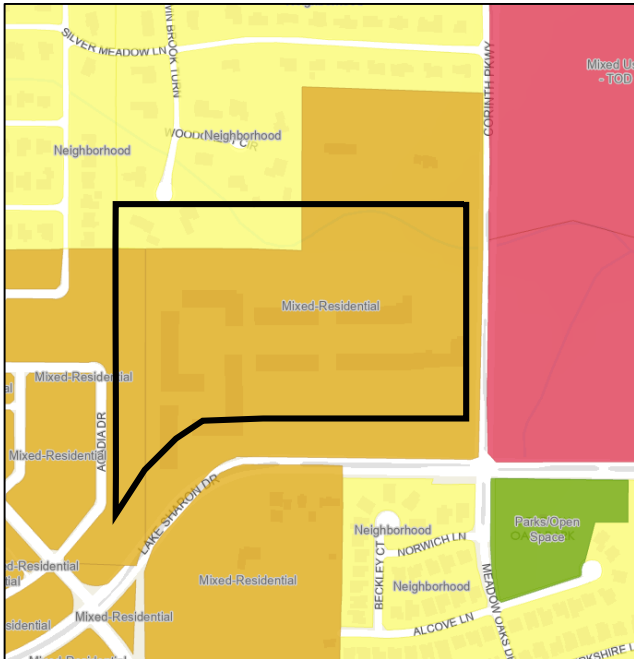
Location Map – Northwest Corner of Lake Sharon and Corinth Parkway

Item Summary/Background

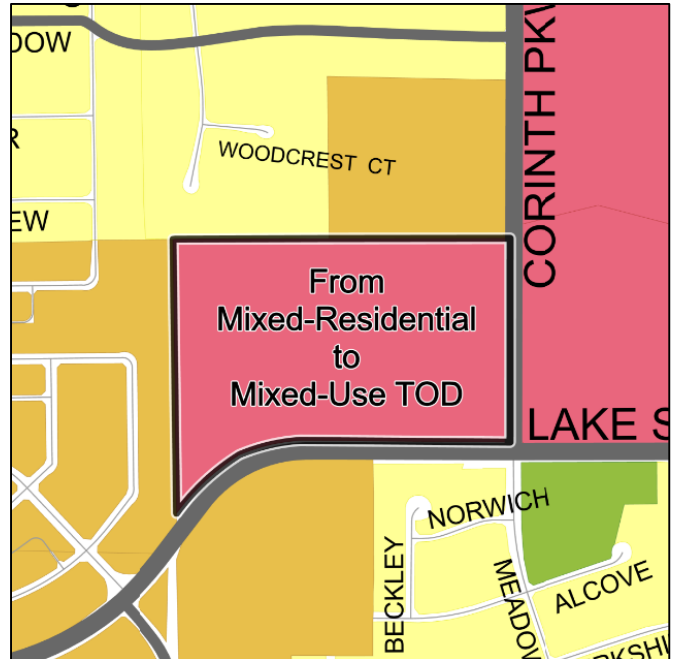
The Envision Corinth 2040 Comprehensive Plan was initially adopted on July 16, 2020, and subsequently amended on December 17, 2020, and May 5, 2022. It is the primary guiding document for the community and economic development efforts of the City of Corinth.

The purpose of this request is to amend the Land Use and Development Strategy Map contained within the Comprehensive Plan by changing the parcel designations for the Corinthian Park Subdivision and The Boulevard Apartments Addition Subdivision from the Mixed Residential Place Type to the Mixed-Use TOD Place Type.

The subject properties are located at the Northwest corner of Lake Sharon Drive and Corinth Parkway. For context, the land immediately opposite these properties on the East side of Corinth Parkway is currently designated as Mixed-Use TOD on the Land Use and Development Strategy Map, as seen below.



Existing Designation – Mixed Residential



Proposed Designation – Mixed-Use TOD

The Mixed Residential Place Type’s description, as denoted on the Comprehensive Plan, can be found in Figure 1, below:

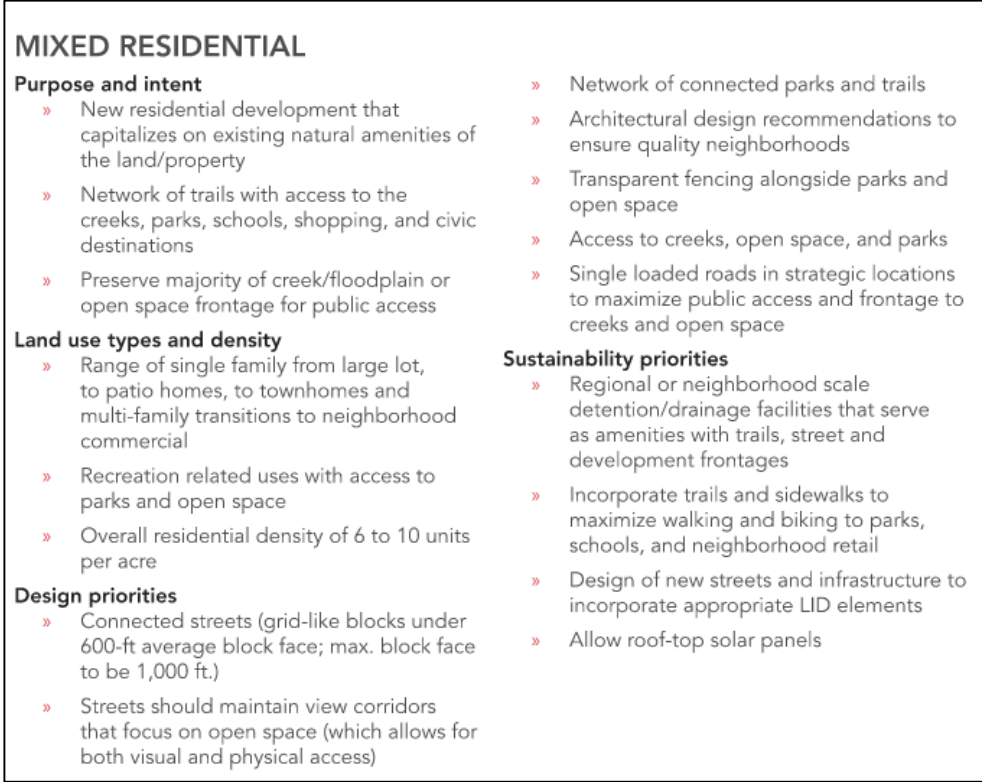


Figure 1 - Mixed Residential Place Type

The 15.066-acre site consisting of a 193-unit multifamily complex (The Boulevard Apartments Addition Subdivision) was approved in 2009 as Planned Development No. 31 (PD-31) and constructed in 2012. The 4.49-acre vacant tract (Corinth Park Subdivision) located at the corner of Lake Sharon Drive and Corinth Parkway, was zoned in 2006 under PD-30, for single-family attached (townhouse lots). In 2018, PD-30 was amended to provide for a modification of development standards and 56 single-family attached (townhouse) lots. The proposed townhouse development failed to materialize, and the property remains undeveloped.

The owners of the existing multifamily complex (PD-31-The Boulevard) recently purchased the vacant 4.49-acre tract and submitted a rezoning application requesting consideration to repeal PD-30 and amend PD-31 to consolidate the properties for the purpose of expanding the existing multifamily complex by adding 172 units in the 4.49-acre tract. The proposed expansion would result in an overall count of 365 units with an overall density of 18.67 DU/ac (dwelling units per acre).

The purpose of this request is to address a conflict between the current Place Type classification for these properties (Mixed Residential), and both the existing and proposed development patterns (see companion rezoning request agenda item). The Mixed Residential Place Type identifies a land use density range of 6 to 10 DU/ac, which is lower than the density approved for Corinthian Park (PD-30) at 12 DU/ac and 16.33 DU/ac for The Boulevard (PD-31), which are technically not in accordance with the Comprehensive Plan. It is important to note that the Mixed Residential Place Type was adopted after the zoning districts for these two properties were adopted by the City of Corinth.

Staff recommends that the lots within the Corinthian Park Subdivision and Boulevard Apartments Addition be reclassified under the Mixed-Use TOD Place Type, as the purpose and intent, design priorities, and land use types and density of said place type more accurately reflect the existing and proposed land uses, design, and character of the subject properties. The Mixed-Use TOD Place Type is currently shown on the east side of Corinth Pkwy and would be extended west to include the Boulevard Apartments Addition and Corinthian Park Subdivision lots. A description of the Mixed-Use TOD Place Type is included in Figure 2, below:

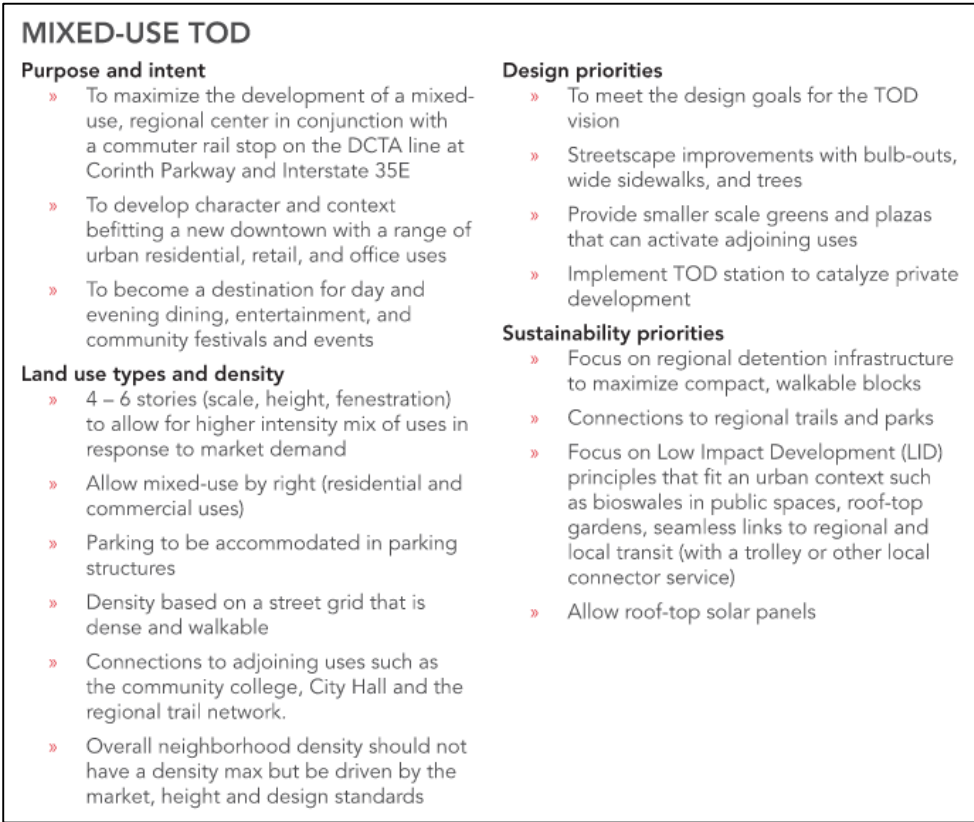


Figure 2 - Mixed-Use TOD

Planning and Zoning Commission Recommendation

On January 11, 2023, the Planning & Zoning Commission unanimously recommended approval the amendment to the Land Use & Development Strategy Map of the Comprehensive Plan by changing the designation of the Corinthian Park Subdivision and the Boulevard Apartments Addition Subdivision located at the northwest corner of Lake Sharon Drive and Corinth Parkway, from the Mixed-Residential Place Type to the Mixed-Use TOD Place Type.”

Staff Recommendation

Staff recommends approval of the amendment to change the designation of the Corinthian Park Subdivision and the Boulevard Apartments Addition Subdivision, from the Mixed Residential Place Type to the Mixed-Use TOD Place Type as presented and to direct staff to prepare and ordinance for the same.

Motion

“I move to approve the amendment to the Land Use & Development Strategy Map of the Comprehensive Plan by changing the designation of the Corinthian Park Subdivision and the Boulevard Apartments Addition Subdivision located at the northwest corner of Lake Sharon Drive and Corinth Parkway, from the Mixed-Residential Place Type to the Mixed-Use TOD Place Type and direct Staff to prepare an ordinance for the same.”

City of Corinth Land Use and Development Strategy

Future Land Use Classification

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

Road Classes

- Highway
- Major/Minor Arterial
- Collector
- Local

Revisions

Date	Ordinance #
12/17/2020	20-12-17-40
5/5/2022	22-05-05-13
TBD	-

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

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



CORINTH
TEXAS

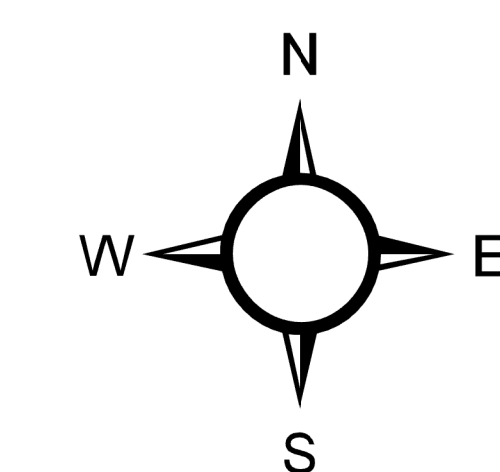


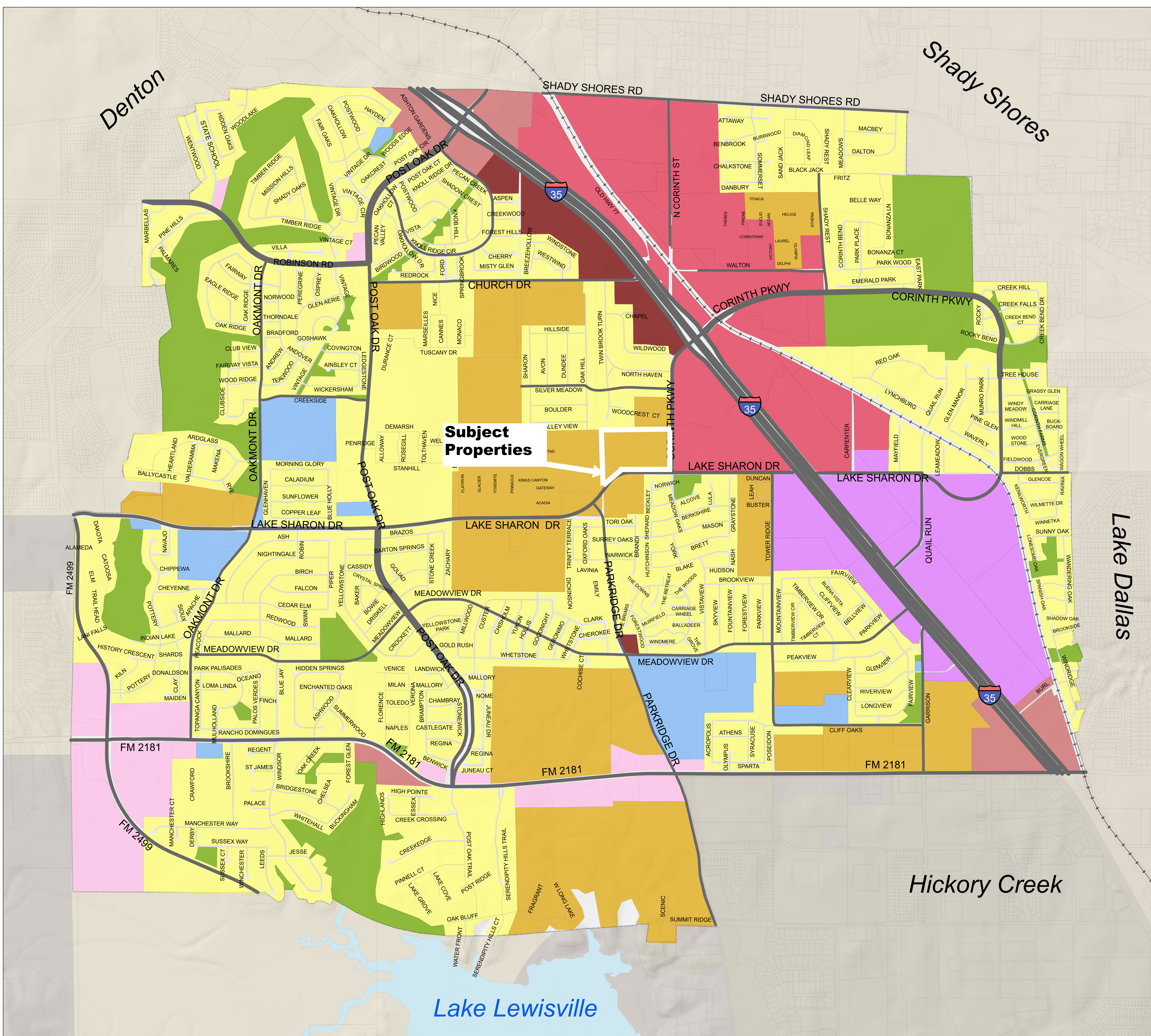
Exhibit A



5/18/2022

Print Date: 10/18/2022

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City of Corinth Land Use and Development Strategy

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

- Road Classes
- Highway
 - Major/Minor Arterial
 - Collector
 - Local

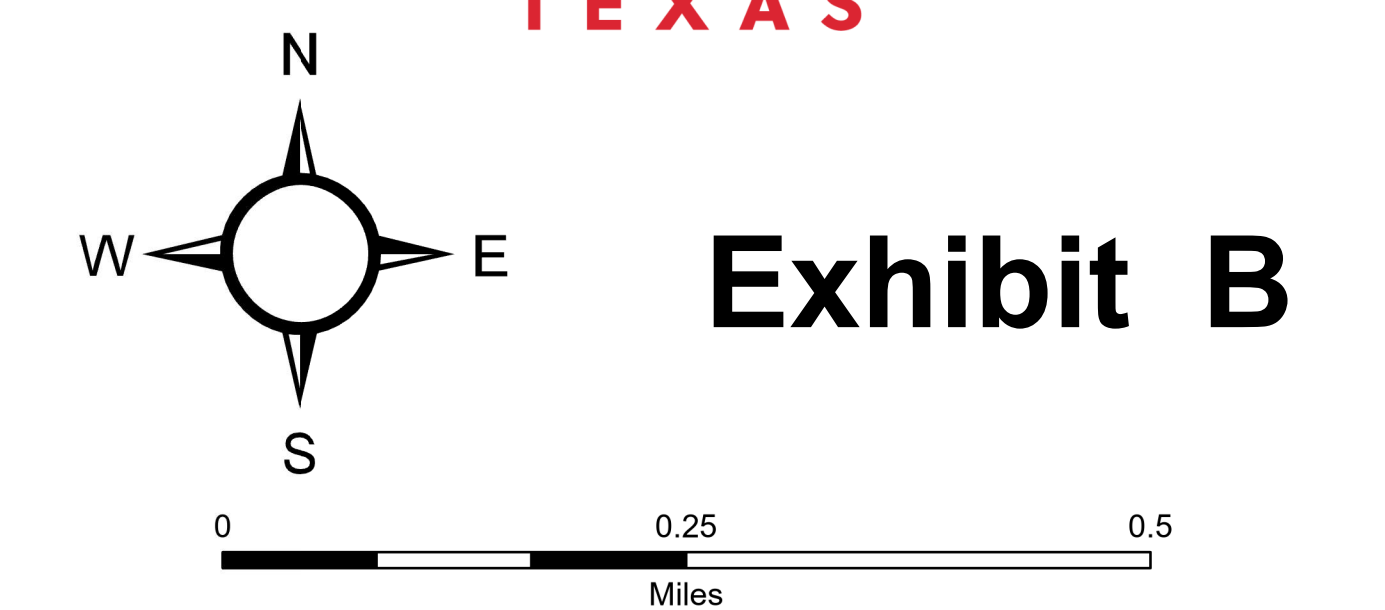
Revisions

Date	Ordinance #
12/17/2020	20-12-17-40
5/5/2022	22-05-05-13

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

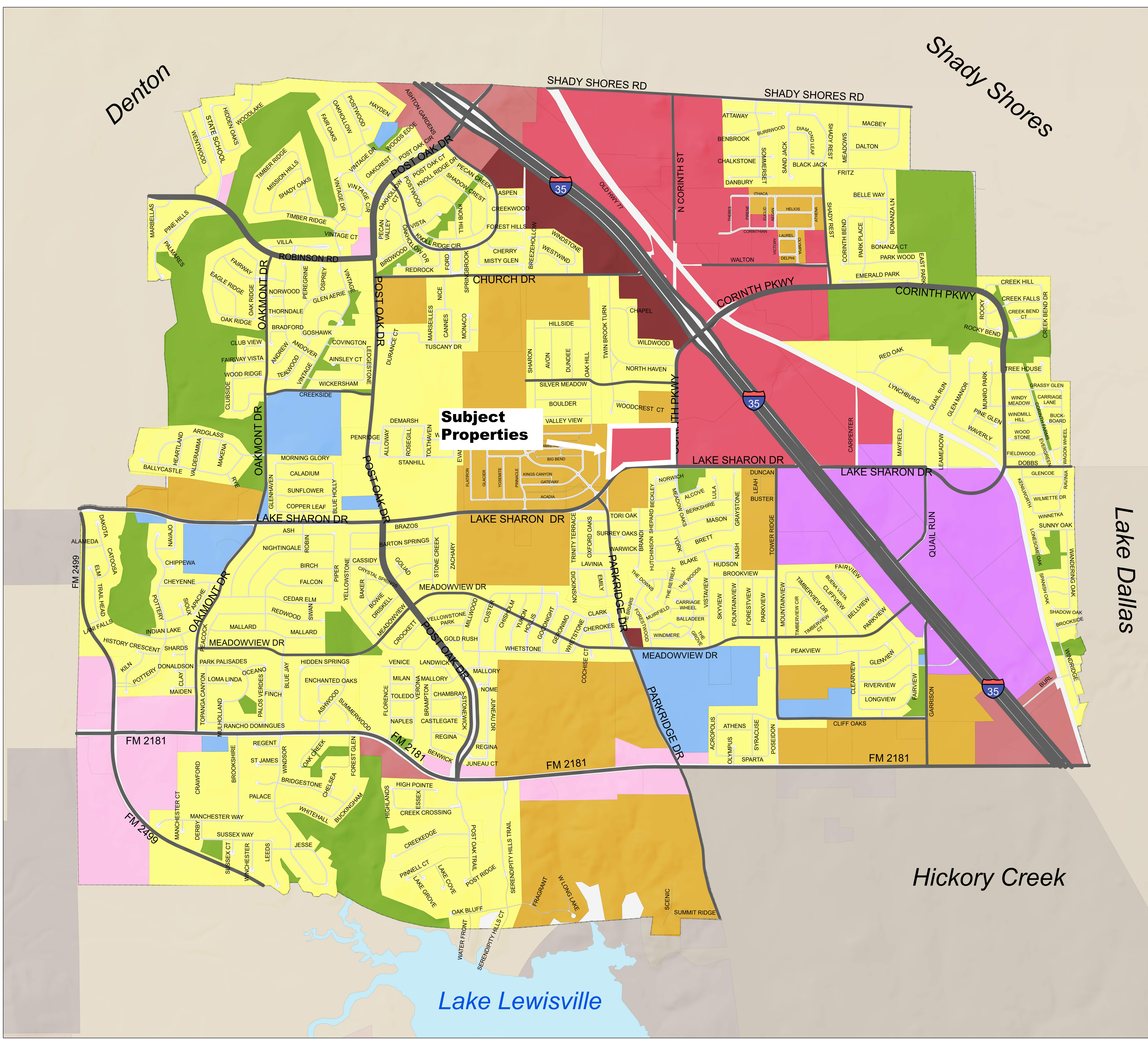


CORINTH
TEXAS



12/8/2022

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Denton

Shady Shores

Lake Dallas

Hickory Creek

Lake Lewisville

Subject Properties



MINUTES
PLANNING & ZONING COMMISSION
SPECIAL SESSION

Wednesday, January 11, 2023 at 6:30 PM

City Hall | 3300 Corinth Parkway

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

Commissioners Present:
Chair Alan Nelson
Vice Chair Mark Klingele
Rebecca Rhule
Adam Guck
Bradford Harrold

Commissioners Absent:
Rodney Thornton
KatieBeth Bruxvoort

Staff Members Present:
John Webb, Director of Development Services
Michelle Mixell, Planning Manager
Miguel Inclan, Planner
Matthew Lilly, Development Services Coordinator

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Alan Nelson called the meeting to order at 6:31 PM.

B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

Commissioners Guck and Harrold were designated as voting members.

C. PLEDGE OF ALLEGIANCE

D. BUSINESS AGENDA

1. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on an amendment to the City of Corinth Comprehensive Plan “Envision Corinth 2040,” adopted by Ordinance No. 20.07-16-22 and amended by Ordinance No. 20-12-17-40, to amend the Land Use & Development Strategy Map by changing the designation of the Corinthian Park Subdivision and the Boulevard Apartments Addition Subdivision located at the northwest corner of Lake Sharon Drive and Corinth Parkway, from the Mixed-Residential Place Type to the Mixed-Use TOD Place Type. Case No. CPA22-0002 – Land Use & Development Strategy Amendment: The Boulevard and Corinthian Park.

Miguel Inclan, Planner, provided Staff’s presentation to the Commission and gave the recommendation that the proposal be approved as presented.

Chair Nelson opened the Public Hearing at 6:38 PM.

Melanie Godwin, 1514 Nightingale Ln, explained that she is a long-term resident of Corinth and is against more development in the City.

Christi Clark, 2400 Beckley Ct, stated that she is against the vacant lot being redeveloped and feels that the current rate of the development in the city is too rapid.

Chair Nelson closed the Public Hearing at 6:44 PM.

Commissioner Rhule made a motion to recommend approval of the amendment to change the designation of the Corinthian Park Subdivision and the Boulevard Apartments Addition Subdivision from the Mixed-Residential Place Type to the Mixed-Use TOD Place Type. Seconded by Vice-Chair Klingele.

Motion passed unanimously: 5-for, 0-against.

2. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicant, Boulevard 2010, LLC, 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, to repeal Planned Development No. 30 (PD-30) and amend Planned Development No. 31 (PD-31) to accommodate a proposed expansion of an existing multifamily development on approximately ±19.55 acres located at the northwest corner of Lake Sharon Drive and Corinth Parkway. Case No. ZAPD22-0010 – Oxford at the Boulevard.

Michelle Mixell, Planning Manager, provided Staff's presentation to the Commission and gave the recommendation that the proposal be approved as presented with the added stipulation the Staff comments on specified exhibits be addressed.

Commissioner Rhule asked for clarification on whether the vacant lot is privately or publicly owned.

Mixell stated that the lot in question is privately owned and was purchased by the Applicant approximately one year ago.

Commissioner Rhule asked, in general, if a proposed development falls within the parameters of the existing zoning on that property, if that project would be automatically permitted.

Mixell explained that the current zoning of the vacant lot is SF-A with 56 townhouse lots and that if a new single-family attached housing project were proposed, it would be permitted by right.

Commissioner Harrold asked if there had been any interest in developing the site for single-family attached housing.

Mixell stated that she had spoke with several developers over her time with the City but that the existing infrastructure, which was designed for multi-family use, made development for a single-family attached product too difficult.

Brian Rumsey, Cross Architects, gave a presentation on behalf of the Applicant. He stated that the new proposal will clean up the existing infrastructure on the vacant lot. He explained that by pulling the buildings closer to the street and with the addition of the new sidewalks and pathways around the development, the complex will have a more pedestrian and connected feel. He explained that the existing curb cuts at the Corinthian Park Subdivision will be closed off and the existing exit-only drive in off of Lake Sharon Dr. will be modified for two-way access. He stated that the existing drainage between the two properties will be diverted into a box culvert and head-in parking will be constructed in its place. He went over the proposed

elevations and material percentages and explained that the expansion area will closely resemble the existing apartments.

Tony Swartz, Oxford Enterprises, gave a brief overview of his company and stated that the business holds onto their investments long term.

Justin Swartz, Oxford Enterprises, further summarized the scope of their company. He listed several of the amenities at the existing apartment complex and that current demand is pushing the proposed expansion.

Chair Nelson asked where the AC units will be located on the proposed apartment buildings.

Rumsey explained that all of the condensers will be located on the roofs, as is the case in the existing complex, and that these units will face internal to the site.

Chair Nelson asked for clarification on how the drainage ditch is being enclosed.

Rumsey explained that the drainage will be diverted into a box culvert and will drain into the existing detention pond.

Chair Nelson asked if the box culvert would be located in a drainage easement.

Rumsey confirmed that the proposed drainage would be in a drainage easement.

Cody Crannell, CCM Engineering, explained that all of the drainage in the expansion area will move underground and into the existing detention pond.

Commissioner Guck asked what illumination was being proposed and how it would look at night.

Rumsey explained that they have yet to discuss specifics on lighting along the sidewalks, but that they would be providing traditional building lighting and lighting at the entries. He stated that they would be open to discussing adding bollards along the sidewalks.

Commissioner Guck added sufficient lighting would make the area more welcoming and improve safety.

Chair Nelson opened the Public Hearing at 7:22 PM.

Melanie Godwin, 1514 Nightingale Ln, said that she was unaware of the neighborhood meeting and feels that this project will increase traffic along Lake Sharon Dr. She raised concerns with access to I-35 and does not want further development.

Melanie Bristow, 2013 Yellowstone Ln, asked how the neighborhood meeting was notified and that she was unaware that this meeting was held. She explained that she is not necessarily against additional apartments at this location but that she does not want 3-story apartments. She stated that the apartment complex owned by the Applicant off of FM 2181 has caused an increase in traffic, crime, and strain on public services and is aesthetically unpleasing. She concluded by asking that any new recommendations wait until the 2040 Comprehensive Plan is revised.

Tony Swartz stated that he objects to the point that his apartments are transient communities as most residents stay there between 2-5 years.

Christi Clark, 2400 Beckley Ct, stated that she believes that more residents in the area will increase traffic and raised concerns with traffic safety and noise from construction.

Chair Nelson closed the Public Hearing at 7:29 PM.

Commissioner Rhule asked for an update on the proposed Lake Sharon and I-35E service road improvements and if there was a timeline for when these improvements will begin.

Mixell confirmed that there are improvements proposed for Lake Sharon Dr. and I-35E that will connect Lake Sharon Dr. under the interstate and additional improvements will be made to expand the service roads.

Webb stated that the TX-DOT improvements are 60% designed construction is proposed to begin within 2 years.

Commissioner Rhule asked how residents are notified for public hearings.

Mixell explained that the City recommends that Applicants hold neighborhood meetings to gauge the opinions of surrounding property owners. She stated that 15 days prior to public hearings, the City advertises the public hearing by publishing a notification in a local newspaper, notification letters are sent to property owners within 200 feet of the proposed rezoning, and zoning change signs are posted by the Applicant on the property to be rezoned.

Commissioner Rhule asked why the apartment building at the northwest corner of Lake Sharon Dr and Corinth Pkwy is being proposed as 3-story given that the townhouse-style units in the Corinth Groves development were held to two stories.

Mixell explained that the setbacks of the single-family houses further east on Lake Sharon Dr. are shallower which is why Corinth Groves was asked to limit the townhouse-style units to two stories, yet at this location the single-family setbacks are deeper and can better accommodate the proposed three stories.

Commissioner Harrold asked for clarification that letters are sent to property owners within 200 feet.

Mixell confirmed this.

Commissioner Harrold asked if a traffic impact assessment is typically performed.

Mixell explained that City Engineer determined that the proposed improvements by the Applicant did not warrant the need for a TIA.

Vice-Chair Klingele made a motion to recommend approval 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, to repeal Planned Development No. 30 (PD-30) and amend Planned Development No. 31 (PD-31) to accommodate a proposed expansion of an existing multifamily development on approximately ±19.55 acres located at the northwest corner of Lake Sharon Drive and Corinth Parkway. Seconded by Commissioner Rhule.

Commissioner Harrold asked that the Commission ensure that the proposal is in alignment with the 2040 Comprehensive Plan.

Chair Nelson stated that he believed the proposal conformed with the Comprehensive Plan.

Commissioner Guck stated that if there was a specific part of the Comprehensive Plan that needed to be amended that they could address that, but for the most part the proposal appeared to be in conformance.

Motion passed unanimously. 5-for, 0-against.

3. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request to amend the City of Corinth Comprehensive Plan “Envision Corinth 2040,” by amending the Land Use & Development Strategy by changing the Place Type designation of multiple parcels of land located within the City of Corinth. Case No. CPA22-0001 – Land Use Map Amendments

John Webb, Director of Development Services, gave Staff’s presentation and explained that after conversations with City Council, market observations, and density concerns raised by citizens, it was determined that a number of areas in the Land Use and Development Strategy Map required changes in their Place Type designation.

Chair Nelson asked who owned the property in the seventh area.

Webb stated that it is owned by Lake Dallas ISD and is currently used as a learning center.

Chair Nelson asked if the school district had an interest in selling the property.

Webb stated that Staff had not been approached by the school district, but should it be sold, it would be more appropriate to have a less intense use than what is currently envisioned.

Chair Nelson stated that he would like to see more proposals from developers for the first area.

Webb stated that it was Staff’s intention with amending some of the language for the Mixed-Residential Place Type to provide a true mix of residential products and ensure that multi-family uses are not the dominant product on these sites.

Chair Nelson asked if it would be possible to change the Place Type designation of the first area to Neighborhood rather than leaving it as Mixed-Residential.

Webb explained that Staff is hesitant to do this due to existing zoning entitlements on this property that better adhere to the Mixed-Residential designation.

Chair Nelson asked what kind of lots would be permitted in the second area if the designation was changed to Neighborhood.

Webb stated that single-family and some townhouse lots would be permitted.

Commissioner Guck asked if there were any infrastructure updates proposed in the second area in the near future.

Webb stated that there is a drainage project currently underway in the older neighborhoods to get several single-family lots out of the floodplain.

Commissioner Harrold asked if Staff knew what the average dwelling unit per acre in the city was and if there was a target goal in the future.

Webb stated that he did not know this number, but this was something that Staff could determine from the 2020 Census data, but that he was unaware of an overall goal for unit density in the City.

Chair Nelson opened the Public Hearing at 7:56 PM.

Melanie Godwin, 1514 Nightingale Ln, feels that traffic will negatively impact the city with further development and stated that she does not understand why there is such a large push for development in the City.

Chair Nelson closed the Public Hearing at 7:58 PM.

Vice-Chair Klingele made a motion to recommend approval to amend the City of Corinth Comprehensive Plan "Envision Corinth 2040," by amending the Land Use & Development Strategy by changing the Place Type designation on the Future Land Use Map as follows: as depicted on Exhibit A, on Area 2, change the designation to Neighborhood, on Area 3, change the designation to Mixed-Residential, on Area 4, change the designation to Office/Employment, on Area 5, change the designation to Retail/Commercial, and on Area 7, change the designation to Office/Employment. Seconded by Commissioner Guck.

Motion passed unanimously: 5-for, 0-against.

4. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request to amend Section 4.01, Sign Regulations, of the Unified Development Code to allow additional attached wall signs for non-residential developments. Case No. ZTA22-0002 – Sign Code Amendments

Webb gave Staff's presentation and outlined the proposed change to the Sign Ordinance that would permit secondary signage on the side or rear of retail/commercial buildings that would not cover more than 5% of the façade area of the building face.

Chair Nelson stated that he felt that additional signage was reasonable.

Commissioner Guck asked when the other items for consideration related to amending the Sign Ordinance, enumerated in the Agenda Packet, would be brought before the Commission.

Webb explained that further amendments to the Sign Ordinance would be brought as a discussion item possibly in a workshop.

Commissioner Guck asked for confirmation that they would only be voting on the amendment related to the secondary signage.

Webb confirmed that this was the only item under consideration as of now.

Commissioner Guck asked if the same regulations pertaining to primary signage would apply to the secondary signage barring the difference in sizes.

Webb confirmed that the secondary signage would fall under the same regulations.

Chair Nelson asked if the new amendment would permit secondary signage on both the side and rear of the building.

Webb confirmed that signs would be permitted on the sides and rear.

Chair Nelson opened the Public Hearing at 8:06 PM.

Chair Nelson closed the Public Hearing at 8:06 PM.

Commissioner Rhule made a motion to recommend approval of the amendment to the Sign Ordinance as presented. Seconded by Commissioner Harrold.

Motion passed unanimously. 5-for, 0-against.

E. DIRECTORS REPORT

Webb gave the Director’s report and informed the Commissioners of an upcoming one-day conference in Grapevine. He reminded the Commission that the January Regular Session will be held on the 23rd and clarified what items would be addressed at that meeting.

F. ADJOURN REGULAR SESSION

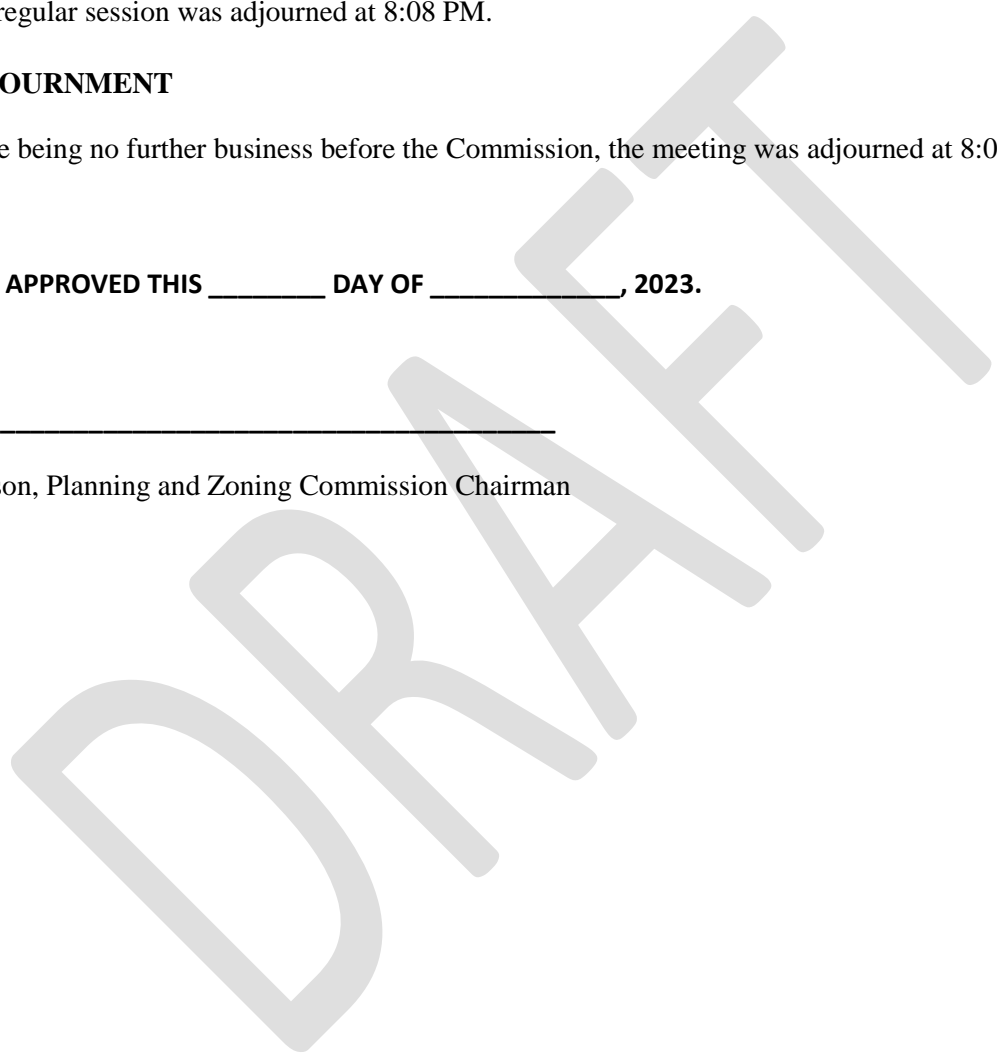
The regular session was adjourned at 8:08 PM.

G. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 8:08 PM.

MINUTES APPROVED THIS _____ DAY OF _____, 2023.

Alan Nelson, Planning and Zoning Commission Chairman



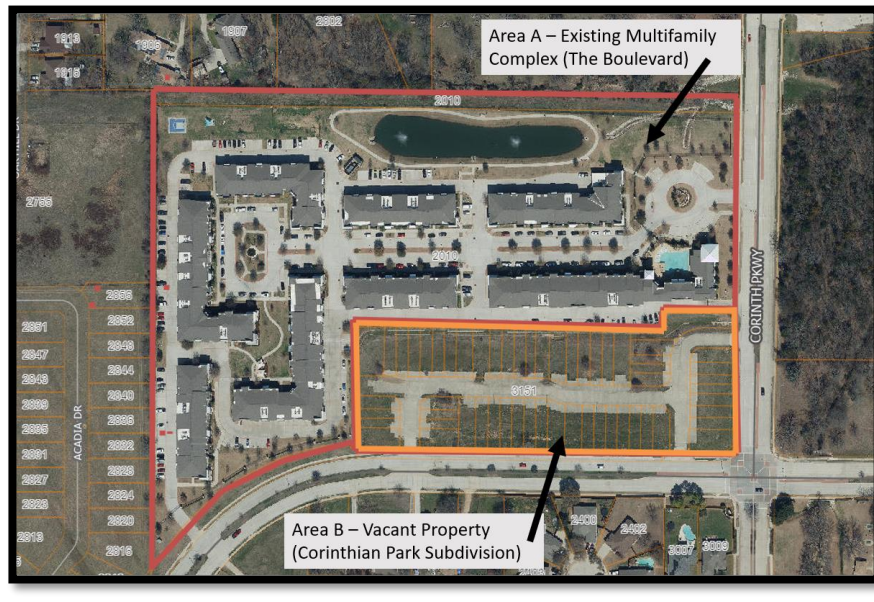


CITY OF CORINTH
Staff Report

Meeting Date:	2/2/2023	Title:	Oxford at the Boulevard Expansion Planned Development (PD) Rezoning Request (Case No. ZAPD22-0010)
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Owner Support:	<input checked="" type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission On January 11, 2023, the Planning & Zoning Commission unanimously recommended approval of the Oxford at the Boulevard PD application to the City Council. The motion included the applicant addressing minor staff comments prior to the City Council Public Hearing.		

Item/Caption

Conduct a Public Hearing to consider testimony and act on a rezoning request by the Applicant, Boulevard 2010, LLC, 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, to repeal Planned Development No. 30 (PD-30) and amend Planned Development No. 31 (PD-31) to accommodate a proposed expansion of an existing multifamily development on approximately ±19.55 acres located at the northwest corner of Lake Sharon Drive and Corinth Parkway. Case No. ZAPD22-0010 – Oxford at the Boulevard.



Location Map – Case No. ZAPD22-0010

■ Area A – Existing Complex

■ Area B - Proposed Expansion

Item Summary/Background/Prior Action

The owner of the existing 193-unit multifamily development (outlined in red and identified as Area A) seeks to expand the complex by developing the vacant ±4.49 acres located to the south at the northwest corner of Lake Sharon Drive and Corinth Parkway (outlined in orange and identified as Area B).

The vacant ±4.49-acre site (Area B) is currently zoned as PD-30, with a base zoning Single-Family Attached (SF-A) and is platted for 56 single-family attached lots (Corinthian Park Subdivision) approved in 2006.

The development history on this site is somewhat unusual in that the infrastructure and utilities were originally zoned multifamily, and a site plan was designed with infrastructure installed for multifamily units prior to the 2006 PD-30 rezoning to a base district of SF-A. It is Staff’s understanding that the design of the infrastructure caused subsequent challenges for development of the site as SF-A and the property. Further, it is understood that the amendment to PD-30 in 2018 attempted to remedy the situation though the site remained vacant.

The Planned Development application would repeal PD-30 and be submitted as an amendment to PD-31 created for the Oxford at the Boulevard multi-family complex.

On January 11, 2023, the Planning & Zoning Commission held a public hearing on this item and voted to recommended approval as presented with the staff stipulation that the minor staff comments, as noted on the exhibits contained in Attachment 1 of this Staff Report, be addressed prior to the City Council Public Hearing.

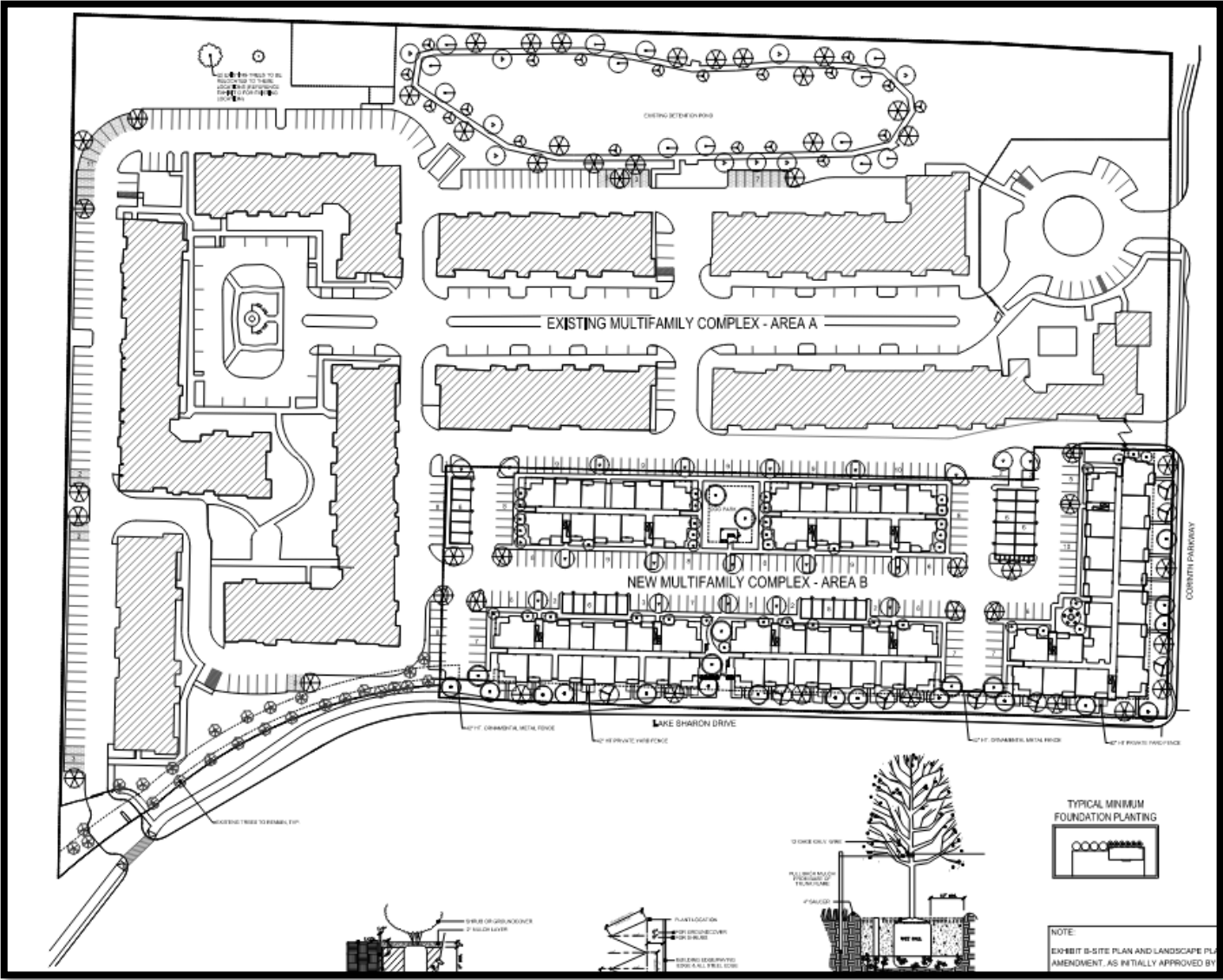


Excerpt from Exhibit D – Existing Site Conditions with PD Concept Plan Overlay

Proposal Overview

The rezoning proposal is to expand the existing complex (Area A) by adding 5 buildings with 172 units on the ±4.49 acres (Area B) to create an interconnected and unified development. The expansion area would consist of 114 one-bedroom units and 58 two-bedroom units along with 30 detached garages. When combined, the existing and expansion area would consist of a total of 365 units.

Buildings facing Lake Sharon Drive are proposed at two-stories with the building framing the corner of Lake Sharon Drive and Corinth Parkway being three-stories to create a unique sense of arrival at that intersection. The two remaining buildings located internal to the site will be three stories. The exhibit below shows how the proposed development of Area B will relate to the existing developed complex in Area A.



Excerpt from Exhibit C – Concept Landscape and Screening Plan

To accomplish the expansion, a number of key steps are outlined as part of the PD application. These items are summarized below, though are described in detail in the attached PD Design Statement (see Attachment 1).

1. Repeal PD-30
2. Amend PD-31 to:
 - a. Expand the boundaries of PD-31 to incorporate new land area ± 4.49 acres (Area B)
 - b. Establish unique Planned Development Standards (*detailed in Attachment 1*) for the design of the new expansion area (Area B)
 - c. Make slight modification to existing multifamily complex site design (Area A) to address external vehicular access (e.g., adding a right turn-lane along Corinth Parkway), create internal parking area circulation between Area A and Area B, revise existing parking and add additional off-street spaces in certain locations, and improve the stormwater retention pond function and landscaping. See Attachment 1, associated Exhibits B-PD Concept Plan and Exhibit C-Concept Landscape and Screening Plan that show a grayscale shading pattern in select areas to denote the key changes.
 - d. Maintain the existing PD-31 Planned Development Standards (adopted in 2009) that will continue to govern the site design of the existing multifamily complex (Area A).
 - e. Replat all lots contained within the vacant Corinthian Subdivision (Area B) and consolidate with The Boulevard subdivision lot (Area A) to create a new large single lot for the combined gross complex (existing multifamily development and new expansion)
 - f. Apply composite standards to govern the collective area of Areas A and B specifically to define the following:
 - 1) maximum density of project site at 18.67 Dwelling Units Per Acre (DU/A),
 - 2) minimum overall parking ratio of 1.74 space per unit, and
 - 3) minimum rate of 8% for private recreation.

Key Project Specifics

The proposed amendment to PD-31 is unique in that the existing development (Area A) will continue to be governed by the standards approved in the initial PD language as adopted in 2006 and Area B will follow a separate set of standards to accommodate a more urban development pattern that are tailored to create a more walkable streetscape that is reflective of the Transit Oriented Development patterns anticipated along Corinth Parkway and Lake Sharon. The table below presents a summary of the provisions.

SUMMARY OF DEVELOPMENT STANDARDS		
Development Standard Category	Existing PD-31 (Area A)/UDC Standards	Proposed Standards for Area B and Composite Standards affecting both Areas A and B (See Attachment 1-PD Design Statement for Detailed Standards)
Permitted Uses	Multifamily	Multifamily
Maximum Density	16.33/DU/A (PD-31- Area A)	18.67 /DU/A (composite of Area A and Area B)
Minimum Floor Area	900 sq. ft. per DU (PD-31 Area A)	650 sq. ft. per DU (Area B only)
Maximum Height	40’/2 stories (PD-31- Area A)	50’/3 stories (Area B only)
Landscape strips along building front, side, and rear and plantings (2.09.01.B.1.k.i and ii)	PD-31 (Area A bound by a <u>prior</u> approved Landscape Plan	Area B only: Building Front: min 8’ in width with 1 ornamental tree per unit and 8 shrubs (mix of evergreen/deciduous) per unit First floor patios/private yard areas fronting Lake Sharon Drive and Corinth Parkway will be enclosed with 42” high ornamental fence and have a gate with lead walk access out to trail/sidewalk

<p>Vehicle Parking and Garage Parking (2.09.03 and 2.04.07.C.5.)</p>	<p>1.53 spaces per unit permitted in the language of PD-31 -for Area A, though, the Area A is currently developed with 2.11 spaces per unit (exceeding the minimum standard). *Includes surface parking and garages</p>	<p>1.36 spaces per unit (Area B only), though when combined with Area A, the composite standard is 1.74 spaces per unit. *Includes surface parking and garages</p>
<p>Building Façade Material Standards (2.09.04)</p>	<p>General language</p>	<p>All building facades primarily visible from and located on Lake Sharon Drive and Corinth Parkway (except for windows, doors) one hundred (100) percent brick, stone, and stucco masonry materials. At least 60% stone and at least 20% remaining must be brick with max 5% stucco (excluding balconies and window trim). *See Attachment 1-PD Design Statement for interior building standards</p>
<p>Fencing and Screening (4.02.11.E.)</p>	<p>Ornamental Metal Fencing permitted to enclose entire site (PD-31 Area A)</p>	<p>Providing ornamental iron fencing for dwellings with private yards fronting Lake Sharon Dr/Corinth Parkway AND will continue the ornamental metal fencing to be consistent with existing Area A (Prior PD-31 did not require masonry wall)</p>
<p>Private Recreation</p>	<p>Requires minimum of 8% of the gross complex (this requirement is in addition to park and trail land dedication requirements)</p>	<p>Meets the minimum standard of 8% when combining Area A and Area B as a composite site. The new Area B will include dog park and small urban green with sitting area.</p>
<p>Park and Trail Land Dedication (3.05.10)</p>	<p>N/A</p>	<p>10' Trail along Lake Sharon Drive totaling 11,585 SF may be used to directly off-set a proportion of required trail/park land (1 ac/50 DU and/or fee-in-lieu-of at \$550/DU) with the provision of public pedestrian access easement should the trail extend within the landscape edge.</p>
<p>Other Design Considerations relative to Area A and Area B:</p>		
<p>Transportation/Circulation Improvements</p>	<ol style="list-style-type: none"> 1. Adding right turn lane to north primary access on Corinth Parkway 2. Adding left turn lane on Lake Sharon Drive into secondary access point 3. Closing off two existing curb cuts along Lake Sharon and combining two curb cuts on Corinth Parkway 4. No Traffic Impact Assessment is required (See Attachment 2- Traffic Threshold Worksheet 	

Regarding the architecture of the buildings, the applicant has proposed the following elevation concepts for the multifamily buildings as depicted below (also see Attachment 1 PD Design Statement, Planned Development Standards, Section 5.D.5 for specific language and Exhibit E-Elevations). Additionally, private yards will be enclosed with ornamental metal fence, and foundation plantings include ornamental trees and a mix of deciduous and evergreen shrubs.



Three-Story Building A – at Corner of Lake Sharon and Corinth Parkway



Two-Story Building C – fronting along Lake Sharon Drive

Compliance with the Comprehensive Plan

The rezoning request for the subject property, as presented, is in accordance with the “Land Use & Development Strategy designation of Mixed Use-TOD, assuming that the City Council approves the City-initiated amendment requesting the Envision 2040 Comprehensive Plan Land Use & Development Strategy Map Place Type designation from Mixed Residential to Mixed Use TOD designation thereby bring the project area into alignment with both the existing development pattern and what is envisioned at this location as a key “gateway” to the core City Center area of Corinth. Please reference Case No. CPA22-0002 which is a companion agenda item to this case.

Neighborhood Outreach

The applicant conducted a neighborhood meeting at their property on September 13, 2022, to seek input and address concerns from surrounding property owners. One resident attended the meeting.

Public Notice

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

- Publishment in the Denton Record-Chronicle

- Written public notices were mailed to the owners of all properties located within 200 feet of the subject property and to the Lake Dallas ISD
- The Applicant posted a “Notice of Zoning Change” signs along Corinth Parkway and Lake Sharon Drive
- The Public Hearing notice was posted on the City’s Website

Letters of Support/Protest

As of the date of this report, the City has received no letters of support and no letters of opposition.

Planning and Zoning Commission Recommendation

At their January 11, 2023, meeting, the Planning and Zoning Commission unanimously recommended approval of the Oxford at the Boulevard PD application to the City Council.

A copy of the draft January 11, 2023, Planning and Zoning Commission Meeting Minutes is contained in Attachment 3.

Staff Recommendation/Motion

Staff recommends approval as presented and direct Staff to prepare the Oxford at the Boulevard Planned Development Ordinance for adoption at the February 16, 2023, City Council meeting.

“I move to approve the request 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, to repeal Planned Development No. 30 (PD-30) and amend Planned Development No. 31 (PD-31) to accommodate a proposed expansion of an existing multifamily development on approximately ±19.55 acres located at the northwest corner of Lake Sharon Drive and Corinth Parkway and direct Staff to prepare the Oxford at the Boulevard Planned Development Ordinance for adoption at the February 16, 2023 City Council meeting”

Supporting Documentation

Attachment 1 – Oxford at the Boulevard PD Design Statement *(Applicant Document and exhibits)*

- **Figures**
 - Figure 1 – Boundaries of Area A and Area B
- **Exhibits**
 - Exhibit A – Legal Description
 - Exhibit B – PD Concept Plan (Area B and Revised Portions of Area A)
 - Exhibit C – Concept Landscape and Screening Plan (Area B and Revised Portions of Area A)
 - Exhibit D – Existing Site Conditions (Aerial with PD Concept Plan Overlay)
 - Exhibit E – Elevations
- **Appendix 1** – Prior Approved PD-31 (Ordinance #09-10-15-20), Exhibits Governing the Existing Multifamily Complex (Area A)
 - Exhibit B – Site Plan, Landscape Plan, Lighting Plan, Elevations
 - Exhibit C – The Boulevard Planned Development Multifamily Regulations

Attachment 2 - Traffic Threshold Worksheet - Approved by City Engineer

Attachment 3 – January 11, 2023, Planning and Zoning Commission Draft Meeting Minutes

OXFORD AT THE BOULEVARD ZONING MAP (REZONING) AMENDMENT PD DESIGN STATEMENT

PROJECT NAME:

Oxford at The Boulevard

LIST OF OWNERS/DEVELOPERS:

Oxford Boulevard II MF, LLC
Tony Swartz
Justin Swartz

PROJECT ACREAGE/LOCATION:

The project is located on the northwest corner of Lake Sharon Drive and Corinth Parkway, approximately 0.6 miles west of I-35E. The total area of the project is 19.55 acres. Area 'A' is 15.066 acres and Area 'B' is 4.49 acres. Mix-Use Comprehensive TOD lies adjacent to the east boundary. The property Club/leasing office access is from Corinth Parkway with one additional access from Corinth Parkway and a secondary access from Lake Sharon Drive.

Reference Exhibit D – Existing Site Conditions with PD Concept Plan Overlay - Area B with Revised Potions of Area A.



PROJECT OVERVIEW/DESCRIPTION/BACKGROUND:

The Oxford at the Boulevard Development (Area A), when expanded by incorporating (Area B), will serve to further the implementation strategy of the TOD Action Plan outlined in the Envision Corinth 2040 Plan through high-quality development that conforms with the site's future land use designation and brings a new product type to Corinth.

The Boulevard (Area A) is an existing 193 multifamily unit, forty feet (40'-0") maximum height, two-story apartment community designed under the existing PD-31 with an existing density of 12.8 units per acre. The community currently has 195 tuck-under garages and 182 open surface parking spaces and offers a parking ratio of 2.11 spaces per unit. The language of the original PD-31 permits a maximum density of 16.33 dwelling units per acre with a minimum floor area per apartment living area not less than 900 square feet which is a greater permissible density than what is currently developed on the site. Additionally, PD-31 permits a total parking ratio of 1.53 spaces per unit including garages which is less than the parking ratio currently provided on site for the existing development. The property has three gated access points, two are off Corinth Parkway and one access that is exit only is off Lake Sharon Drive.

The owner of the existing multifamily complex (Area A) seeks to incorporate the 4.49 acres to the immediate south (Area B-Current PD-30), to add 172 multifamily units consisting of 114 one-bedroom units and 58 two-bedroom units with an average 837 square feet. The combined total number of units is 365 on 19.55 acres with a density of 18.67 with a minimum floor area per apartment living area not less than 650 square feet and an average unit size of 837 square feet. The owner will also be adding thirty (30) detached garages and providing an overall parking ratio of 1.36 spaces per dwelling unit.

Area B is zoned PD-30 and has been partially developed with streets and utilities. The developer will be removing the streets and utilities.

The 172 additional units will be in five buildings with a combination of two and three story. The two buildings facing Lake Sharon Drive are two-story with a maximum height of forty feet (40'-0"). Three buildings are three-story and shall not be over fifty (50'-0") in height to the top of the roof. There are three curb cuts currently to access the property under PD-30, two of which are on Lake Sharon Drive, and one is on Corinth Parkway. All three curb cuts will be closed, and curb will be added back. All three buildings that face Corinth Parkway and Lake Sharon Drive will have first floor ground patios with access to the sidewalk on Corinth Parkway and Lake Sharon Drive.

On the property line that the two properties share, the parking spaces will be revised to allow more head in parking and add access points to the property.

Oxford at the Boulevard has proven to provide very desirable living for growing suburban areas adjacent to convenient retail, TOD, and high access. This neighborhood will provide the opportunity for young professionals, empty nesters as well as new and established families seeking a transition from conventional apartment living to call Corinth home.

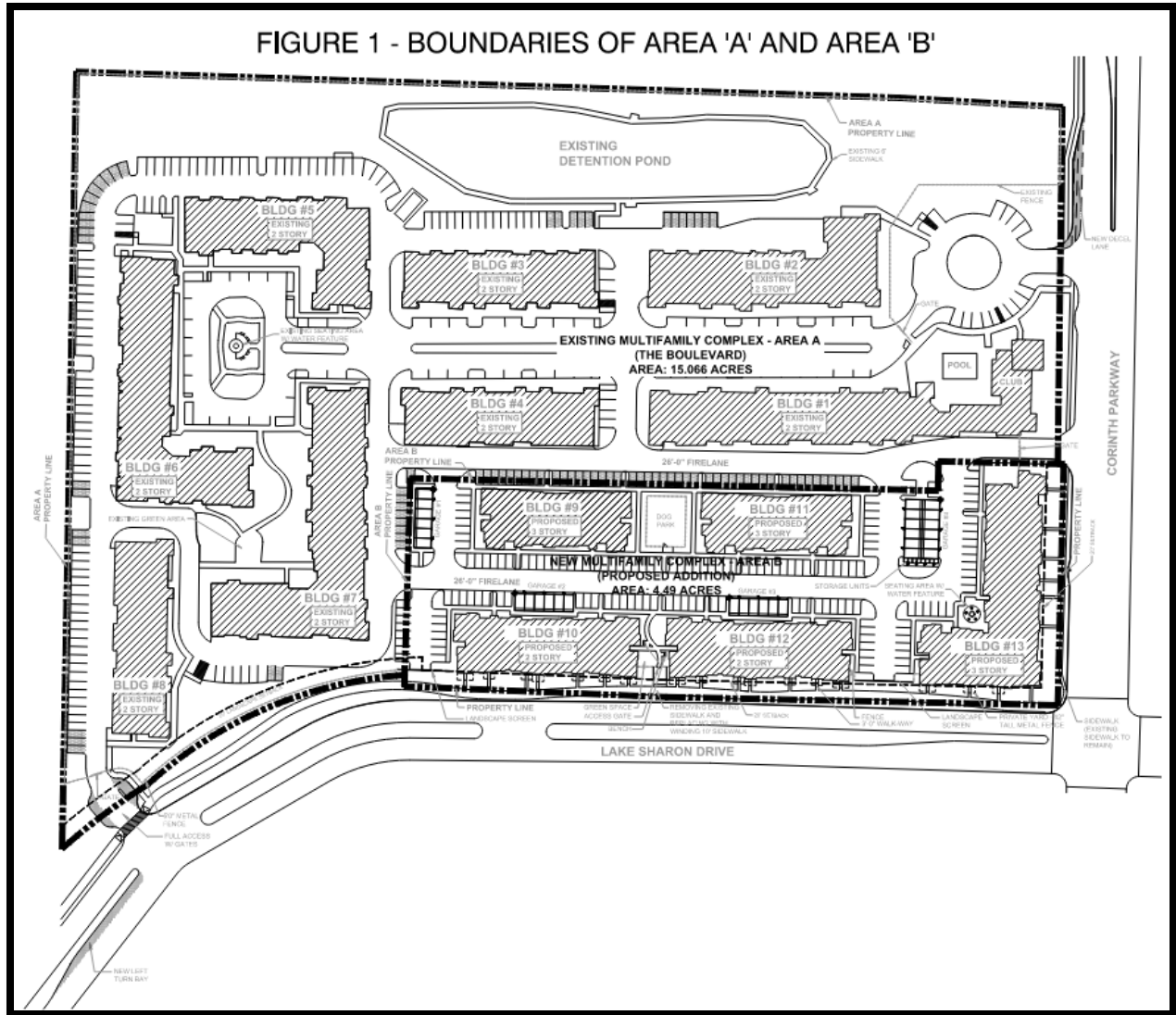
PLANNED DEVELOPMENT STANDARDS (**This section will become EXHIBIT "J" in the PD Ordinance*)

SECTION 1: COMPOSITE STANDARDS (AREA A AND AREA B)

The following provisions shall govern key aspects of the overall composite project site on a total of 19.55 acres (inclusive of Area A-Existing Multifamily Complex (15.066 acres) and Area B – New Multifamily Complex (4.49 acres)) as shown in **Figure 1** relative to the provision of parking (at an overall minimum rate of 1.74 spaces per dwelling unit), private recreation (at a minimum rate of 8% of the overall gross complex), and density (not to exceed a maximum of 18.67 dwelling units per acre).

When completed, the new multifamily complex proposed for Area B would be an expansion of the existing multifamily complex in Area A, which will be collectively known as Oxford at The Boulevard.

Figure 1. - Boundaries of Area A and Area B



SECTION 2: APPLICABILITY OF PREVIOUSLY APPROVED PD-31-ORDINANCE #09-10-15-20 (AREA A – EXISTING MULTIFAMILY COMPLEX)

Because the project involves improvements to portions of the existing multifamily complex (Area A) constructed under Planned Development Multifamily Regulations and previously approved as PD-31, Ordinance #09-10-15-20, the provisions and exhibits approved at that time (inclusive of Exhibit B – Site Plan, Landscape, Lighting, Elevations, and Exhibit C – The Boulevard Planned Development Regulations, as contained in Appendix 1 herein) shall continue to govern the Existing Multifamily Complex (Area A), except as specifically modified to accommodate additional parking, site access and circulation, landscaping, and wet retention pond improvements as depicted on Exhibit B - PD Concept Plan (Area B and Revised Portions of Area A), Exhibit C – Concept Landscape and Screening Plan (Area B and Revised Portions of Area A), Exhibit D - Existing Site Conditions (Aerial with PD Concept Plan Overlay (Area B with Revised Portions of Area A)).

The minor adjustments to the design of the original PD-31 exhibits (Exhibit B - Site Plan and Land Use Plan (contained in Appendix 1)) are identified on the aforementioned exhibits, are necessary to improve the overall site function and compatibility between Areas A and B, and include:

- (1) addition of thirty-two (32) surface parking spaces,
- (2) reconfiguration and improvements to the existing stormwater wet retention pond (both aesthetic and functional improvements),
- (3) addition of landscape plantings around the retention pond,
- (4) reconfiguration of the existing western access drive along Lake Sharon Drive to provide both ingress and egress, and
- (5) addition of shrubs to the existing head in parking fronting on Lake Sharon Drive, and
- (6) adding access points to within the parking from Area B to Area A.
- (7) adding deceleration lane on Corinth Parkway to main entry
- (8) add left turn lane on Lake Sharon Drive for access to secondary access
- (9) reconfigure access gate and turn around on the secondary access on Lake Sharon Drive

Note that, areas proposed to be improved/altered within Area A- Existing Multifamily Complex shall be subject to all other requirements of the UDC shall apply as may be required at time of Site Plan.

SECTION 3: REQUIREMENT TO PLAT

An expressed condition of this PD Amendment shall be the requirement to undergo the replatting process to consolidate the property within Area A and Area B into a single lot covering the entirety of the project site; thereby effectively consolidating Lot 1, Block A, The Boulevard Apartments Addition and all lots contained within the Corinthian Park subdivision prior to Site Plan approval, and no construction activity shall take place until the Plat has been approved and filed for record with Denton County.

SECTION 4: BASE DISTRICT (AREA B – NEW MULTIFAMILY COMPLEX)

The regulations set forth herein (also known as Exhibit “F”) establish development standards for multifamily residential uses within the boundaries of Area B - New Multifamily Complex of the resulting amended PD-31 to be known as Oxford at The Boulevard Planned Development District No. __ (“PD-31”), thereby amending Ordinance #09-10-15-20 (existing PD-31). The boundaries of Area B are identified by metes and bounds on Exhibit “A” - Legal Description. Area B shall be developed in accordance with a new set of Planned Development Standards outlined in this exhibit (Exhibit “F”) and shall follow a similar format as the original PD-31 regulations set forth in Ordinance #09-10-15-20, to the extent that current provisions of UDC Subsection 2.06.03.B, which require each Planned Development (PD) to identify a base zoning district, shall **not** apply. In lieu of this requirement, this exhibit (Exhibit “G”) contains specific sections outlining Permitted Uses and Use Regulations, Dimensional Regulations, and Developments Standards, which shall govern development within Area B-New Multifamily Complex.

SECTION 5: USES AND AREA REGULATIONS (AREA B – NEW MULTIFAMILY COMPLEX)

A. Purpose

Area B-New Multifamily Complex of PD-___ is intended to provide for a quality multi-family residential development, taking advantage of the location and the concepts outlined in the Envision Corinth 2040 Comprehensive Plan. A maximum of 172 dwelling units will be located in five (5), two and three-story buildings as set forth in **Exhibit “B” – PD Concept Plan**. The buildings shall be located in a manner to create a unified relationship with the adjacent Area A- Existing Multifamily Complex and to create a unique character along the streetscape with the provision of sidewalks from the private yards and buildings to promote walkability in accordance with the Active Transportation Plan and foster connectivity to the future commercial/retail uses along I-35E envisioned within the Comprehensive Plan.

B. Permitted Uses and Use Regulations

The Permitted Uses for Area B shall be “multifamily dwellings” only, as presented on Exhibit Concept Plan.

C. Dimensional Regulations

The Dimensional Regulations outlined in Table A below shall apply to all development within Area B – New Multifamily Complex.

Table A – Dimensional Requirements

Dimensional Requirements	Standards
Minimum Front Yard Setback	20’
Minimum Side Yard Setback	20’
Minimum Rear Yard Setback	0’
Garage Setback	N/A
Minimum Lot Area	4.49’
Maximum Density	38.30’
Minimum Lot Width	767’4”
Minimum Lot Depth	244’9”
Minimum Floor Area	650 sq ft
Maximum Height (feet/stories)	3 stories, 50’
Maximum Building Area	39%
Minimum Building Separation (1): Building to Building/Façade to façade	30’1”

(1) Building to Building Separation shall be a minimum of 30' 1" with the exception of area provided between buildings #10 and #12 which shall be a minimum of 38' for the portion fronting along Lake Sharon Drive to accommodate the urban green/park amenity, the separation between buildings #9 and #11 to be a minimum of 84' to accommodate the Dog Park, and a minimum of 8’ between garages and buildings as depicted on Exhibits B and C.

D. Development Standards

Except as otherwise modified below, the Development Standards for Area B – New Multifamily Complex shall be in accordance with the following sections of the UDC and all other requirements of the UDC shall apply to all development within this portion PD-31.

1. UDC Subsection 2.07.07. Accessory Buildings and Uses shall apply.
2. UDC Subsection 2.09.01. Landscaping Regulations, shall apply, except as modified below and generally depicted on Exhibit “C” – Concept Landscape and Screening Plan (Area B and Revised Portions of Area A):
 - a. The requirements of Subsection 2.09.01.B.1.k.i and ii., that require a twenty (20) foot landscape strip along front and rear of buildings and a fifteen-foot (15’) landscape strip along the side of buildings shall be altered to permit the following:
 - i. A minimum of an eight-foot (8’) landscaped strip (which may include a sidewalk, where applicable) shall be provided along the front, rear, and sides of the buildings as measured from the foundation and planted at a minimum rate of one (1) Ornamental tree and eight (8) shrubs (may include a mix of evergreen and deciduous) per ground floor unit.
 - ii. The required plant material may be located within the interior or exterior of the fenced private yards (where provided) and along the linear length of the building facade to create visual interest and buffer the private yard areas or first floor balconies along the streetscape.

- iii. Where provided, private yards shall be enclosed with a forty-two (42) ornamental metal fence and gate providing access to the sidewalk and/or trail as applicable. In such instances, private yard fencing may encroach into the required twenty-foot (20') landscape edge buffer by a maximum of eight-feet (8') along Lake Sharon Drive as generally depicted on Exhibit "C" – Concept Landscape and Screen Plan (Area B with Revised Portions of Area A), provided that an evergreen hedgerow is provided at key intervals to define the street edge and shade tree requirements are met.
- 3. UDC Subsection 2.09.02. Tree Preservation shall apply.
- 4. UDC Subsection 2.09.03. Vehicle Parking Regulations and 2.09.03.D Parking Space Schedule for Multi-Family Uses shall apply except as modified below:
 - a. To meet the minimum UDC requirements, parking is allowed to be calculated between the total parking available in both Area A and B. See parking tabulations on attached Exhibit B - PD Concept Plan. Area A has a parking ratio of 2.11 spaces per unit consisting of 195 tuck-under garages, 182 surface parking spaces with an additional 32 surface parking spaces proposed to be added to the existing property (Area A-Existing Multifamily Complex). Area B has a parking ratio of 1.36 spaces per unit consisting of 204 surface spaces and 30 detached garages. Both areas combined will provide 643 total parking spaces with a parking ratio of 1.74.
- 5. UDC 2.09.04. The Building Façade Material standards described in Subsection 2.09.04 of the UDC shall apply, except as modified below and shall be in general conformance with the Elevation renderings included in Exhibit E.
 - a. Exterior front and side façade wall materials facing Corinth Parkway and Lake Sharon Drive – 100% of each front façade (excluding doors and windows) shall consist of masonry construction materials including stone, brick, and stucco. However, at least 60% of the facade shall be stone and at least 20% of the remaining elevation must be brick with a maximum of 5% stucco, excluding balconies and window trim.
 - b. Building façade wall materials facing interior drives – 100% of each façade (excluding doors and windows) shall consist of masonry construction materials including stone, brick, and stucco. However, at least 60% of the facade shall be stone and at least 20% of the remaining elevation must be brick with a maximum of 20% stucco, excluding balconies and window trim.
 - c. Further, each building façade shall include at least four (4) of the following architectural elements:
 - i. Awnings/canopies/metal roofs
 - ii. Balconies (a minimum of 25 square feet in area)
 - iii. Dormers
 - iv. Offsets between an adjacent building facade (a minimum 12 inches to receive credit)
 - v. Varied front roof lines in building (a minimum 8-foot differences)
 - vi. Sconce lighting
 - vii. Decorative banding or molding
 - viii. Decorative overhands
 - ix. Eyebrow soldier courses
 - x. Gables
 - xi. Corbels
 - xii. Wood accents, vertical aiding accents
 - xiii. Bay windows
 - xiv. Front porch columns
 - xv. Ornamental metal handrails

- xvi. Horizontal banding across individual units of the building
 - xvii. Shutters
6. UDC Subsection 2.09.05. Residential Adjacency Standards shall apply.
 7. UDC Subsection 2.09.06. Nonresidential Architectural Standards shall apply.
 8. UDC Subsection 2.09.07. Lighting and Glare Regulations shall apply.
 9. UDC Subsection 4.01. Sign Regulations shall apply.
 10. UDC Subsection 4.02. Fence and Screening Regulations shall apply except that, subsection 4.02.11.E. requiring a masonry wall along an arterial street shall **not** apply to Lake Sharon Drive or Corinth Parkway.
 11. Front Yard Regulations.
 - a. No structure shall be located in the front yard.
 - b. No off-street parking shall be allowed in any front yard area. However, drives of ingress and egress from the public street to a parking area shall be allowed to cross the front yard from front to rear.
 12. Access. Access and circulation between Area B and Area A shall be as generally depicted on Exhibit B – PD Concept Plan (Area B with Revised Portions of Area A) with four (4) access points provided to connect Area A to Area B, allowing for three (3) existing curb cuts within Area B to be closed off. Area B will be accessed through Area A.
 13. Garages. Sixty (60) detached garages will be provided within Area B and constructed of 100% masonry, consisting of 30% stone and 70% brick.
 14. UDC Subsection 4.02.13. Screening of Outdoor Waste Storage for Nonresidential, Single Family Attached, and Multiple Family Residential Properties shall apply. Additionally, mechanical equipment, refuse containers, and waste storage areas shall be constructed, located, and screened to prevent interference with the peace, comfort, and repose of the occupants of any adjoining building or residence.
 - a. The location, construction, and screening of all mechanical equipment, refuse containers and waste storage shall be shown on the design drawings.
 15. Private Recreation. A minimum of 8% of the gross complex shall be devoted to recreational facilities (cumulative of Area A and Area B). This standard shall be met for Area B, by (a) including the areas shown as passive park area along Lake Sharon Drive between buildings #10 and #12 (totaling .05 acres) and the dog park located just north of the passive green between Buildings #9 and #11 (totaling .09 acres), and outdoor seating area with water feature in the corner of building #13 consisting of .02 acres. The existing recreation areas provided for in Area A that include a pool area, fitness, outdoor kitchen with grilling stations, dog park, yoga room, business center and wi-fi lounge, complementary coffee bar, Luxor package room, controlled access gates and an outdoor area along the northern portion of the property that includes walking trail with benches and large play areas.
 - a. Additionally, the proposed enhancement of the perimeter area of the existing wet retention pond (depicted in Area A on Exhibit ‘B’) shall include the following design features in order further satisfy the private recreation requirements for Area B:
 - i. Minimum six-foot (6’) meandering trail around the perimeter that includes defined landscaped pockets
 - ii. Sitting areas with benches, pedestrian decorative lighting,
 - iii. Shade trees (at a rate of 1 tree per 30 linear feet of trail) and ornamental trees (at a minimum rate of 1 tree per every 2 shade trees provided) located at intervals along the trail.
 - iv. The pond shall include a fountain feature.
 16. UDC Subsection 3.05.10. Park and Trail Dedications for Residentially Zoned Property shall apply and requires that Park and Trail dedication for Residentially Zoned Property be provided at a rate of 1 acre per/50 DU and/or fees-in-lieu-of or combination.

- a. Additionally, 1,179 Linear Feet of the ten-foot (10') wide trail or 11,585 SF in area (x Width) of linear length of the ten-foot (10') wide public trail proposed along Lake Sharon Drive shall be used to satisfy a direct portion of acreage and Fee in Lieu of for Park and Trail Dedication requirements of this subsection, provided that a public pedestrian access easement is provided for any portion of the trail located within the landscape edge buffer.

SUPPORTING DOCUMENTATION

FIGURES

FIGURE 1 - BOUNDARIES OF AREA A AND AREA B

EXHIBITS

- EXHIBIT A – LEGAL DESCRIPTION**
- EXHIBIT B – PD CONCEPT PLAN (AREA B AND REVISED PORTIONS OF AREA A)**
- EXHIBIT C – CONCEPT LANDSCAPE AND SCREENING PLAN (AREA B AND REVISED PORTIONS OF AREA A)**
- EXHIBIT D – EXISTING SITE CONDITIONS (Aerial with PD Concept Plan Overlay)**
- EXHIBIT E – ELEVATIONS**
- EXHIBIT F – PLANNED DEVELOPMENT STANDARDS**

APPENDIX 1 – PRIOR APPROVED PD-31 (ORDINANCE #09-10-15-20) EXHIBITS GOVERNING EXISTING MULTIFAMILY COMPLEX (AREA A)

- **EXHIBIT B – SITE PLAN, LANDSCAPE PLAN, LIGHTING PLAN, ELEVATIONS**
- **EXHIBIT C – THE BOULEVARD PLANNED DEVELOPMENT MULTIFAMILY REGULATIONS**

FIGURE 1 - BOUNDARIES OF AREA 'A' AND AREA 'B'

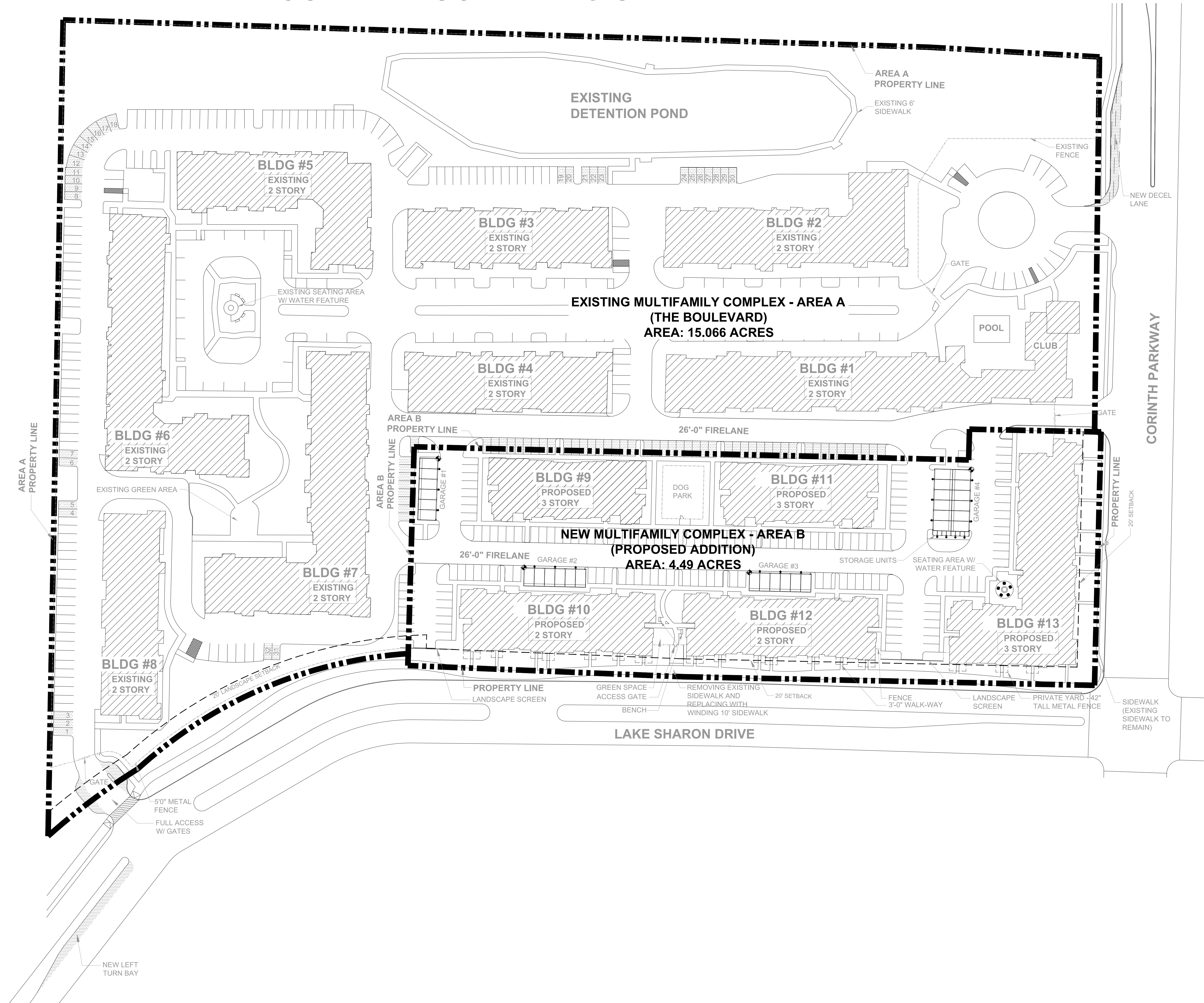


EXHIBIT A – LEGAL DESCRIPTION

BEING all that certain tract or parcel of land situated in the William Wilson Survey, Abstract Number 1383 and the M.E.P & P.R.R. Co. Survey, Abstract Number 915, in the City of Corinth, Denton County, Texas, being all of Lots 1 and 2X, Block A of The Boulevard Apartments Addition, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in Document Number 2011-208 of the Plat Records of Denton County, Texas and all of Lots 1-8, Block A, Lots 1-20, Block B, Lots 1-4, Block C, Lots 1-25, Block D and Lot 1, Block E of Corinthian Park, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in Cabinet X, Page 157 of the Plat Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a point for the southwest corner of said The Boulevard Apartment Addition and the southeast corner of that certain tract of land conveyed to Meritage Homes of Texas, LLC, as recorded under Instrument Number 2021-66579 of the Official Public Records of Denton County, Texas, said point also being in the north right-of-way line of Lake Sharon Drive, having a variable width right-of-way;

THENCE North 01 degrees 02 minutes 50 seconds East, with the west line of said The Boulevard Apartment Addition and the east line of said Meritage Homes tract, passing at distance of 620.88 feet the northeast corner of said Meritage Homes tract and the southeast corner of E. Blount Subdivision, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in Cabinet K, Page 268 of the Plat Records of Denton County, Texas, a total distance of 913.12 feet to a point for corner for the northwest corner of said The Boulevard Apartment Addition and the northeast corner of said E. Blount Addition, said point being in the south line of the Corinth Shores Estates, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof recorded in Cabinet A, Page 268 of the Plat Records of Denton County, Texas;

THENCE South 88 degrees 12 minutes 04 seconds East, with the north line of said The Boulevard Apartment Addition and the south line of said Corinth Shores Estates, a distance of 968.13 feet to an angle point in the north line of said The Boulevard Apartment Addition and being in the southeast corner of said Corinth Shores Estates and the southwest corner of that certain tract of land conveyed to Timber Ridge SF, LTD, as recorded in Document Number 2022-65473;

THENCE South 86 degrees 45 minutes 16 seconds East, continuing with the north line of said The boulevard Apartment Addition and the south line of said Timber Ridge tract, a distance of 968.13 feet to a point for the northeast corner of said The Boulevard Apartment Addition and being in the west right-of-way line of South Corinth Street, having a variable width right-of-way;

THENCE along the east line of said The Boulevard Apartment Addition and Corinthian Park and the west right-of-way line of South Corinth Street, the followings three (3) courses:

1. South 00 degrees 43 minutes 35 seconds West, a distance of 419.39 feet;
2. South 88 degrees 37 minutes 01 seconds East, a distance of 7.31 feet;

3. South 01 degrees 31 minutes 37 seconds West, a distance of 283.58 feet to a point for the southeast corner of said Corinthian Park and in the north right-of-way line of said Lake Sharon Drive;

THENCE along the south line of said Corinthian Park and The Boulevard Apartment Addition and the north right-of-way line of Lake Sharon Drive, the followings five (5) courses:

1. North 88 degrees 46 minutes 08 seconds West, a distance of 460.41 feet;
2. North 87 degrees 38 minutes 22 seconds West, a distance of 307.66 feet;
3. North 01 degrees 40 minutes 18 seconds East, a distance of 12.86 feet to the beginning of a non-tangent curve to the left, having a central angle of 38 degrees 20 minutes 23 seconds and a radius of 500.00 feet;
4. With said curve to the left whose chord bears South 66 degrees 54 minutes 07 seconds West, a distance of 328.37 feet, having an arc length of 334.58 feet to the beginning of a non-tangent curve to the left, having a central angle of 09 degrees 42 minutes 30 seconds and a radius of 742.00 feet;
5. With said curve to the left whose chord bears South 53 degrees 08 minutes 30 seconds West, a distance of 125.55 feet, having an arc length of 125.73 feet to the POINT OF BEGINNING and containing 19.567 acres of land.

LEGEND

PROPERTY LINE

SETBACK LINE

TARGET MARK

BUILDING KEY

1 - BUILDING NUMBER

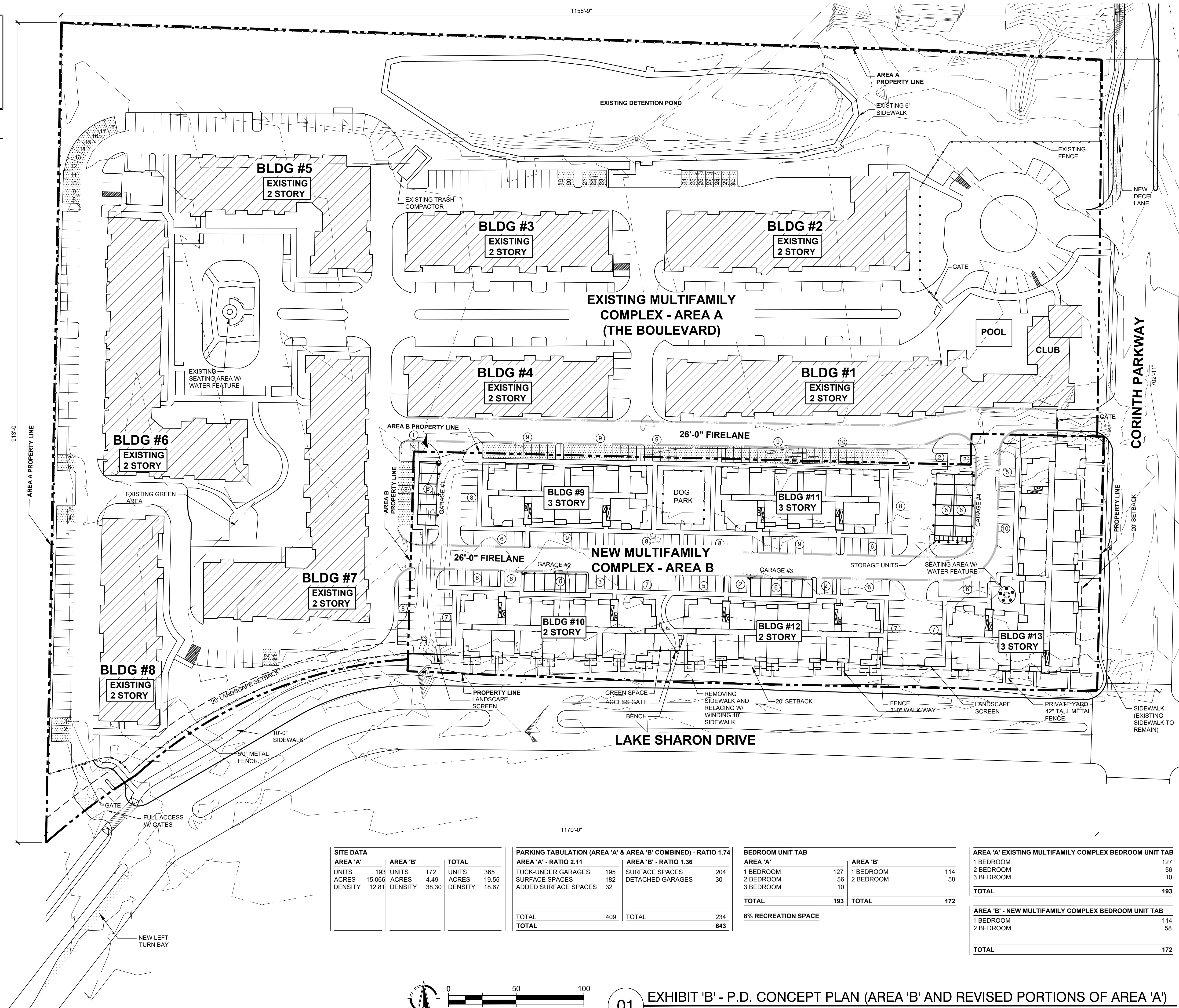
A - BUILDING TYPE

SITE DATA SUMMARY CHART

SITE DATA	EXISTING AREA A	NEW AREA B	TOTAL
ZONING	PD-31 (MF-A)	PD-30 (SF-A)	PD-30 & 31
EXISTING	PD-31	PD-31	PD-31
PROPOSED	PD-31	PD-31	PD-31
LAND USE DESIGNATION	MULTIFAMILY	SINGLE FAMILY RESIDENTIAL	MULTIPLE DESIGNATION
EXISTING	MULTIFAMILY	MULTIFAMILY	MULTIFAMILY
PROPOSED	MULTIFAMILY	MULTIFAMILY	MULTIFAMILY
GROSS ACREAGE	15.066 ACRES	4.49 ACRES	19.55 ACRES
NET ACREAGE	11.83 ACRES	4.49 ACRES	16.32 ACRES
NUMBER OF PROPOSED LOTS	1	1	2
PERCENTAGE OF SITE COVERAGE	24%	27%	25%
AREA OF OPEN SPACE	263,144 S.F.	58,783 S.F.	329,070 S.F.
PERCENTAGE OF OPEN SPACE	40%	30%	38%
PERCENTAGE OF LANDSCAPE	40%	30%	38%
AREA OF IMPERVIOUS COVERAGE	393,131 S.F.	136,802 S.F.	529,933 S.F.
PERCENTAGE OF IMPERVIOUS COVERAGE	60%	70%	62%
PROPOSED BUILDING AREA (FOOTPRINT)	156,414 S.F.	53,212 S.F.	53,212 S.F.
# OF SINGLE STORY BUILDINGS	0	0	0
# OF TWO STORY BUILDINGS	8	2	10
MAXIMUM BUILDING HEIGHT	40'-0"	50'-0"	
PROPOSED FLOOR AREA	185,592 S.F.	129,106 S.F.	315,698 S.F.
REQUIRED PARKING	405	230	630
PROVIDED PARKING			
STANDARD			PER CODE
HANDICAPPED			
TOTAL	409	234	643
INVENTORY PARKING	N/A	N/A	N/A
REQUIRED LOADING SPACES	N/A	N/A	N/A
PROVIDED LOADING SPACES	N/A	N/A	N/A
AREA OF OUTSIDE STORAGE	N/A	N/A	N/A
PERCENTAGE OF OUTSIDE STORAGE	N/A	N/A	N/A
START OF CONSTRUCTION	N/A	N/A	N/A
END OF CONSTRUCTION	N/A	N/A	N/A

NOTE:

EXHIBIT B - SITE PLAN AND LANDSCAPE PLAN (2 SHEETS) CONTAINED IN APPENDIX 1 OF THIS P.D. AMENDMENT, AS INITIALLY APPROVED BY ORDINANCE #09-10-15-20, PD-31-THE BOULEVARD, SHALL APPLY TO THE DESIGN OF "AREA A - EXISTING MULTIFAMILY COMPLEX", EXCEPT AS OTHERWISE DEPICTED ON CURRENT EXHIBIT "B" - PD CONCEPT PLAN (AREA B AND REVISED PORTIONS ON AREA A), WHERE, EXHIBITS "B" AND "C" INDICATE CERTAIN DESIGN MODIFICATIONS AND IMPROVEMENTS TO EXISTING PARKING, SITE ACCESS AND CIRCULATION, LANDSCAPING, AND THE WET RETENTION POND LOCATED WITHIN "AREA A".



SITE DATA

AREA 'A'	AREA 'B'	TOTAL
UNITS 193	UNITS 172	UNITS 365
ACRES 15.066	ACRES 4.49	ACRES 19.55
DENSITY 12.81	DENSITY 38.30	DENSITY 18.67

PARKING TABULATION (AREA 'A' & AREA 'B' COMBINED) - RATIO 1.74

AREA 'A' - RATIO 2.11	AREA 'B' - RATIO 1.36
TUCK-UNDER GARAGES 195	SURFACE SPACES 204
SURFACE SPACES 182	DETACHED GARAGES 30
ADDED SURFACE SPACES 32	
TOTAL 409	TOTAL 234
TOTAL 643	

BEDROOM UNIT TAB

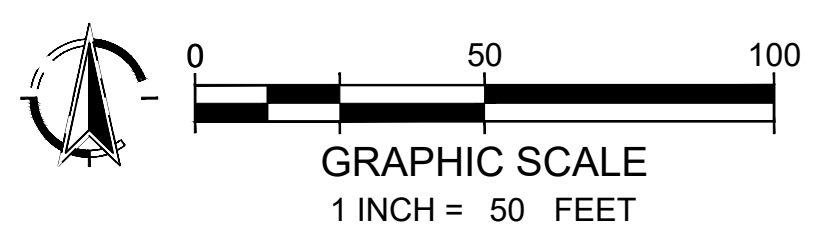
AREA 'A'	AREA 'B'
1 BEDROOM 127	1 BEDROOM 114
2 BEDROOM 56	2 BEDROOM 58
3 BEDROOM 10	
TOTAL 193	TOTAL 172

AREA 'A' EXISTING MULTIFAMILY COMPLEX BEDROOM UNIT TAB

1 BEDROOM 127
2 BEDROOM 56
3 BEDROOM 10
TOTAL 193

AREA 'B' - NEW MULTIFAMILY COMPLEX BEDROOM UNIT TAB

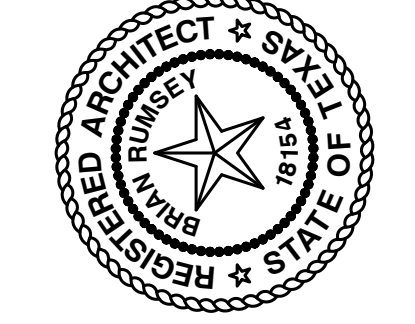
1 BEDROOM 114
2 BEDROOM 58
TOTAL 172



01 EXHIBIT 'B' - P.D. CONCEPT PLAN (AREA 'B' AND REVISED PORTIONS OF AREA 'A')

SCALE: 1" = 50'

11.01.2022



Cross architects

ARCHITECT:
 CROSS ARCHITECTS, PLLC
 879 JUNCTION DRIVE
 ALLEN, TEXAS 75013
 P: 972.398.6644
 WWW.CROSSARCHITECTS.COM

**OXFORD AT THE BOULEVARD
 CORINTH, TEXAS**

DEVELOPER / OWNER
 OXFORD ENTERPRISES
 8411 PRESTON ROAD
 SUITE 711
 DALLAS, TX 75225
 PHONE (214) 754-0577
 CONTACT: JUSTIN SWARTZ
 EMAIL: justin.swartz@oxfordenterprisesinc.com

PROJECT NUMBER:
21158

DRAWN BY: B. RUMSEY
 DATE: 11.01.2022

SCALE: INDICATED

REVISION:

SUBDIVISION:

ZONING: M

PROPOSED LAND USE:
 MULTIFAMILY

ISSUED FOR:
 P.D. CONCEPT PLAN

SHEET NUMBER
A1.0
 EXHIBIT 'B' -
 P.D. CONCEPT
 PLAN
 COPYRIGHT © 2022

CASE NO. ZAPD22-0010

ISSUES:

10-31-22	ZONING SUBMITTAL

REVISIONS:

12-02-22	ZONING COMMENTS
12-07-22	ZONING COMMENTS
12-19-22	ZONING COMMENTS
01-20-23	ZONING COMMENTS

CLIENT:
 Cross Architects
 879 Junction Dr.
 Allen, TX 75013

OXFORD AT THE BOULEVARD
 CORINTH, TEXAS

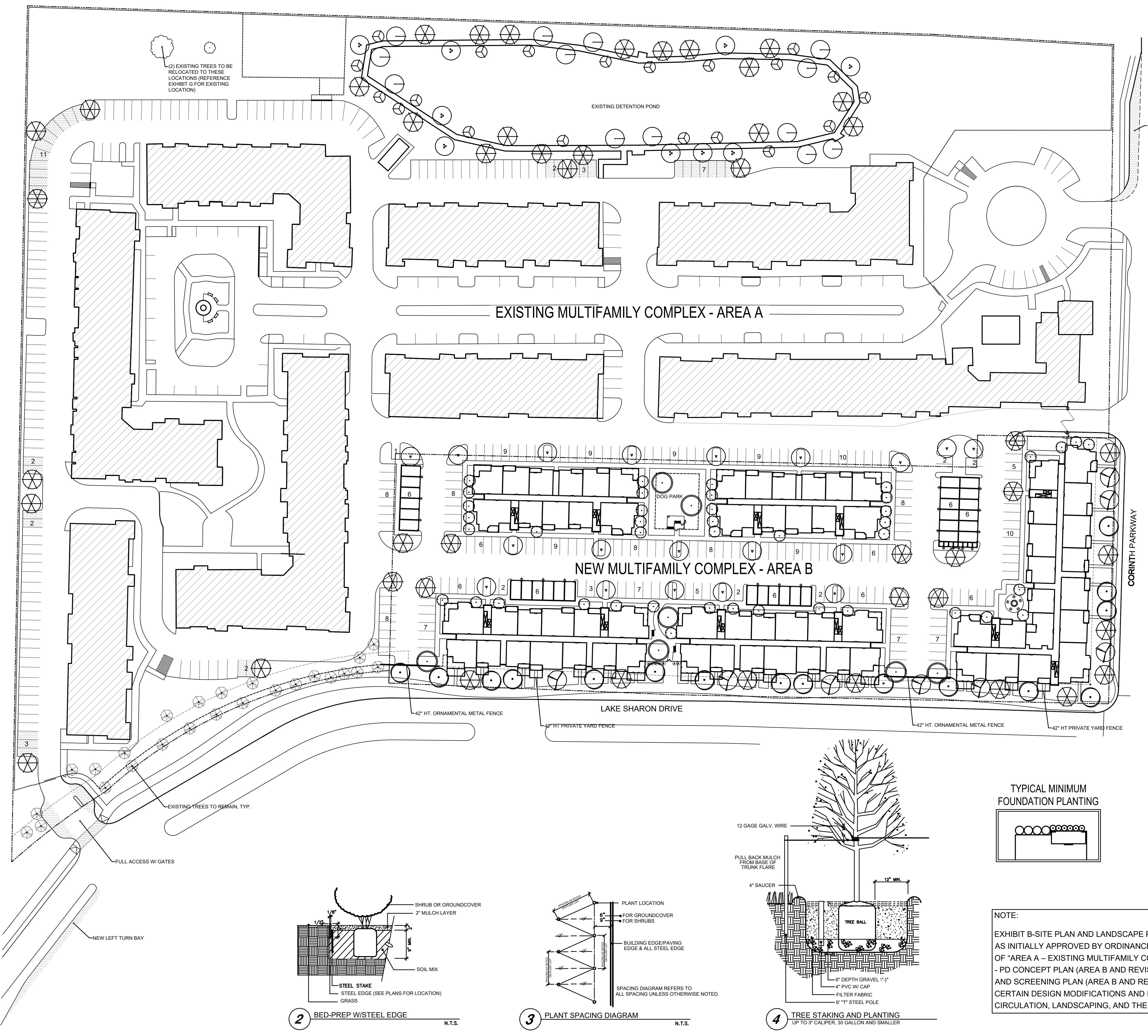
mgt
 landscape architects
 MEEKS DESIGN GROUP, INC.
 1755 N. COLLINS BLVD., SUITE 300
 RICHARDSON, TX 75080
 PH (972) 690-7474
 F (972) 690-7878



ZONING SUBMITTAL
 CORINTHIAN PARK
 PHASE 2
 CORINTH, TEXAS
 JOB NUMBER: CRO-XXXX

EXHIBIT C - CONCEPT LANDSCAPE AND SCREENING PLAN (AREA B) & REVISED PORTIONS OF AREA A

EXHIBIT C



LANDSCAPE REQUIREMENTS - AREA A
 PLAN MEETS OR EXCEEDS THE FOLLOWING CRITERIA:
WET RETENTION POND REQUIREMENTS
 REQUIRED: 1 SHADE TREE FOR EVERY 30 L.F. OF DETENTION POND LENGTH
 1,145 L.F. / 30 L.F. = 38.2 SHADE TREES
 1 ORNAMENTAL TREE FOR EVERY 2 SHADE TREES 38.2/2 = 19.1
 PROVIDED: 39 SHADE TREES AND 20 ORNAMENTAL TREES

LANDSCAPE REQUIREMENTS - AREA B
 PLAN MEETS OR EXCEEDS THE FOLLOWING CRITERIA:
SITE DATA
 LOT AREA: 195,906 S.F. (4.50 ACRES)
 BUILDING AREA: 78,396 S.F.
 OPEN SPACE: 72,691 S.F.

RIGHT OF WAY LANDSCAPE EDGE REQUIREMENTS:
 REQUIRED: (1) SHADE TREE FOR EVERY 30 L.F. OF STREET FRONTAGE
 A CONTINUOUS HEDGE (5 GALLON MIN. SHRUBS) FOR HEADLIGHT SCREENING (WHERE APPLICABLE)
 LAKE SHARON DRIVE: 1,228' L.F. / 30 L.F. = 40.9 SHADE TREES
 CORINTH PARKWAY: 283'-6" L.F. / 30 L.F. = 9.45 SHADE TREES
 PROVIDED:
 LAKE SHARON DRIVE: (26) SHADE TREES AND 15 EXISTING TREES
 CORINTH PARKWAY: (10) SHADE TREES

INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS: 234 SPACES
 REQUIRED: 20 S.F. OF LANDSCAPE AREA FOR EVERY PARKING SPACE = 4,680 S.F.
 (1) SHADE TREE FOR EVERY 10 PARKING SPACES - 23.4 TREES
 PROVIDED: 4,680+ S.F. OF LANDSCAPE AREA
 (31) SHADE TREES

SITE LANDSCAPE REQUIREMENTS
 REQUIRED: (1) SHADE TREE FOR EVERY 1,000 S.F. OF OPEN SPACE
 OPEN SPACE: 40,290 S.F. / 1,000 S.F. = 40.29 TREES
 8% OF THE GROSS SITE TO BE PRIVATE RECREATION
 195,906 S.F. GROSS SITE X 8% = 15,673 S.F.
 PROVIDED: (40+) SHADE TREES
 15,673+ S.F. PRIVATE RECREATION

BUILDING FOUNDATION LANDSCAPE REQUIREMENTS
 REQUIRED: A MINIMUM OF AN EIGHT FOOT (8') LANDSCAPED STRIP (WHICH MAY INCLUDE A SIDEWALK WHERE APPLICABLE) SHALL BE PROVIDED ALONG THE FRONT, REAR, AND SIDES OF THE BUILDINGS AS MEASURED FROM THE FOUNDATION.
 FOUNDATION LANDSCAPED PLANTINGS SHALL BE PROVIDED AT A MINIMUM RATE OF ONE (1) ORNAMENTAL TREE AND EIGHT (8) SHRUBS (MAY INCLUDE A MIX OF EVERGREEN AND DECIDUOUS) PER GROUND FLOOR UNIT.
 THE REQUIRED PLANT MATERIAL MAY BE LOCATED WITHIN THE INTERIOR OR EXTERIOR OF THE PRIVATE YARD FENCING AND ALONG OTHER PORTIONS OF THE BUILDING FACADE TO CREATE VISUAL INTEREST AND BUFFER THE PRIVATE YARD AREAS OR FIRST FLOOR BALCONIES ALONG THE STREETSCAPE.
 WHERE PROVIDED, PRIVATE YARDS, SHALL BE ENCLOSED WITH MAXIMUM FORTY-TWO INCH (42") HIGH ORNAMENTAL METAL FENCE AND GATE PROVIDING ACCESS TO THE SIDEWALK AND/OR TRAIL AS APPLICABLE.
 PROVIDED: 66 GROUND FLOOR UNITS
 66 X 8 = 528 (5) FIVE GALLON AND (3) THREE GALLON SHRUBS
 42 ORNAMENTAL TREES
 24 SHADE TREES

TYPICAL PLANT LIST

SITE TREES

CATHEDRAL LIVE OAK	QUERCUS VIRGINIANA
LIVE OAK	ULMUS PARVIFOLIA
LACEBARK ELM	PISTACIA CHINENSIS
BALD CYPRESS	TAXODIUM DISTICHUM
SHUMARD RED OAK	QUERCUS SHUMARDII
QUERCUS VIRGINIANA 'CATHEDRAL'	

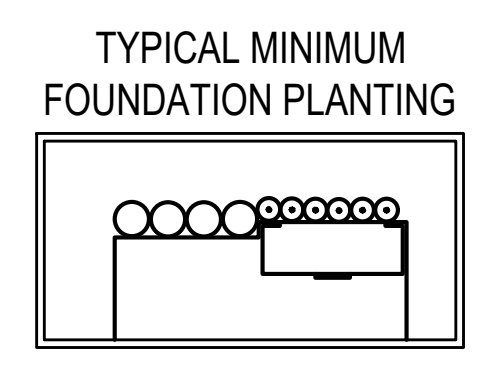
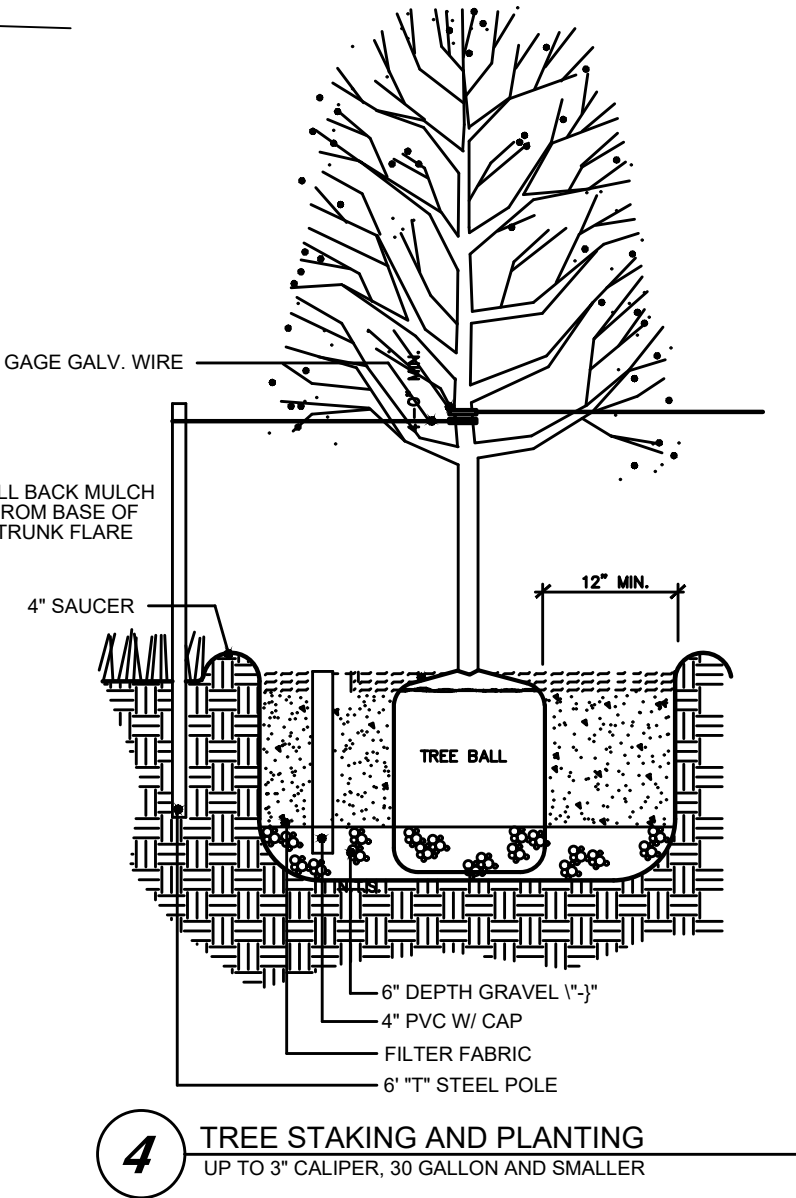
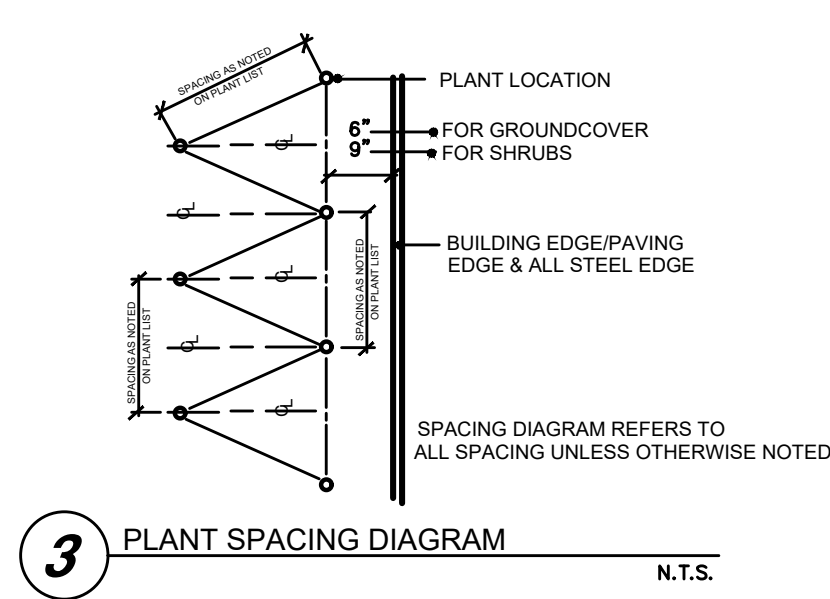
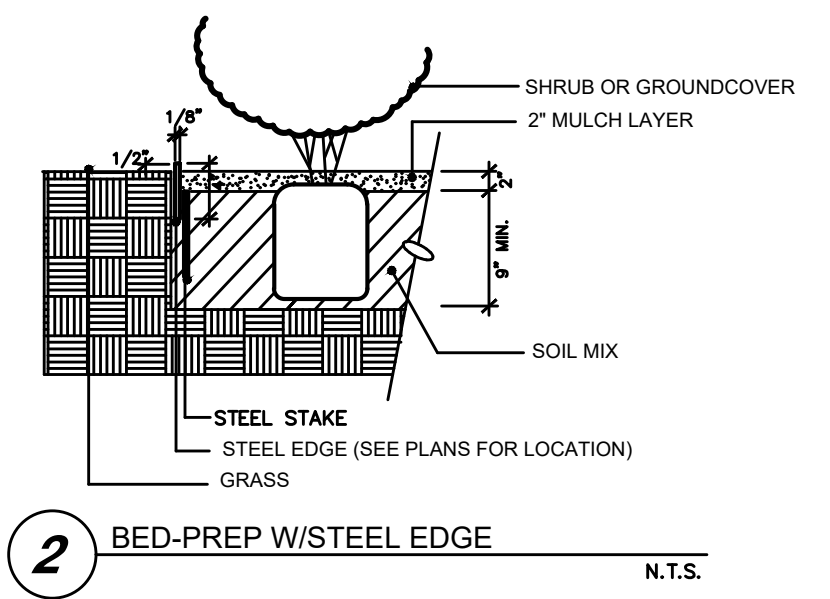
BUILDING FOUNDATION & SITE PLANTS

DWARF WAX MYRTLE	ABELIA X GRANDIFLORA
GLOSSY ABELIA	LEUCOPHYLLUM FRUTESCENS
TEXAS SAGE	MISCANTHUS SINENSIS
MAIDEN GRASS	SALVIA ROSMARINUS
ROSEMARY	NANDINA DOMESTICA
GULF MUHLY	MUHLENBERGIA CAPILLARIS
LOROPETALUM	LOROPETALUM CHINENSE
ANTHONY WATERER SPIRAEA	SPIRAEA X BUMALDA
AUTUMN SAGE	SALVIA GREGGII
DWARF YAUJON HOLLY	ILEX VOMITORIA 'NANA'
DWARF BURFORD HOLLY	ILEX CORNUTA
MYRTICA PUSILLA	

SCREENING SHRUBS

NELLIE R. STEVENS HOLLY	ILEX X 'NELLIE R. STEVENS'
-------------------------	----------------------------

NOTE:
 EXHIBIT B-SITE PLAN AND LANDSCAPE PLAN (2 SHEETS) CONTAINED IN APPENDIX 1 OF THIS PD AMENDMENT, AS INITIALLY APPROVED BY ORDINANCE #09-10-15-20, PD-31-THE BOULEVARD, SHALL APPLY TO THE DESIGN OF "AREA A - EXISTING MULTIFAMILY COMPLEX", EXCEPT AS OTHERWISE DEPICTED ON CURRENT EXHIBIT "B" - PD CONCEPT PLAN (AREA B AND REVISED PORTIONS OF AREA A) AND EXHIBIT "C" - PD CONCEPT LANDSCAPE AND SCREENING PLAN (AREA B AND REVISED PORTIONS OF AREA A), WHERE, EXHIBITS "B" AND "C" INDICATE CERTAIN DESIGN MODIFICATIONS AND IMPROVEMENTS TO EXISTING PARKING, SITE ACCESS AND CIRCULATION, LANDSCAPING, AND THE WET RETENTION POND LOCATED WITHIN "AREA A"



1 EXHIBIT C - CONCEPT LANDSCAPE AND SCREENING PLAN (AREA B) & REVISED PORTIONS OF AREA A

SCALE: 1"=50'-0"

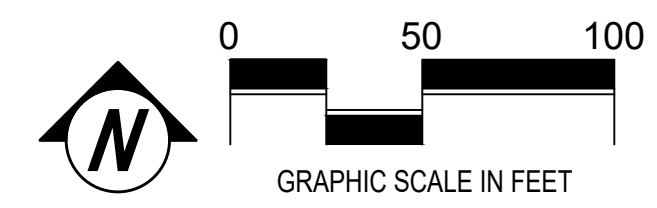
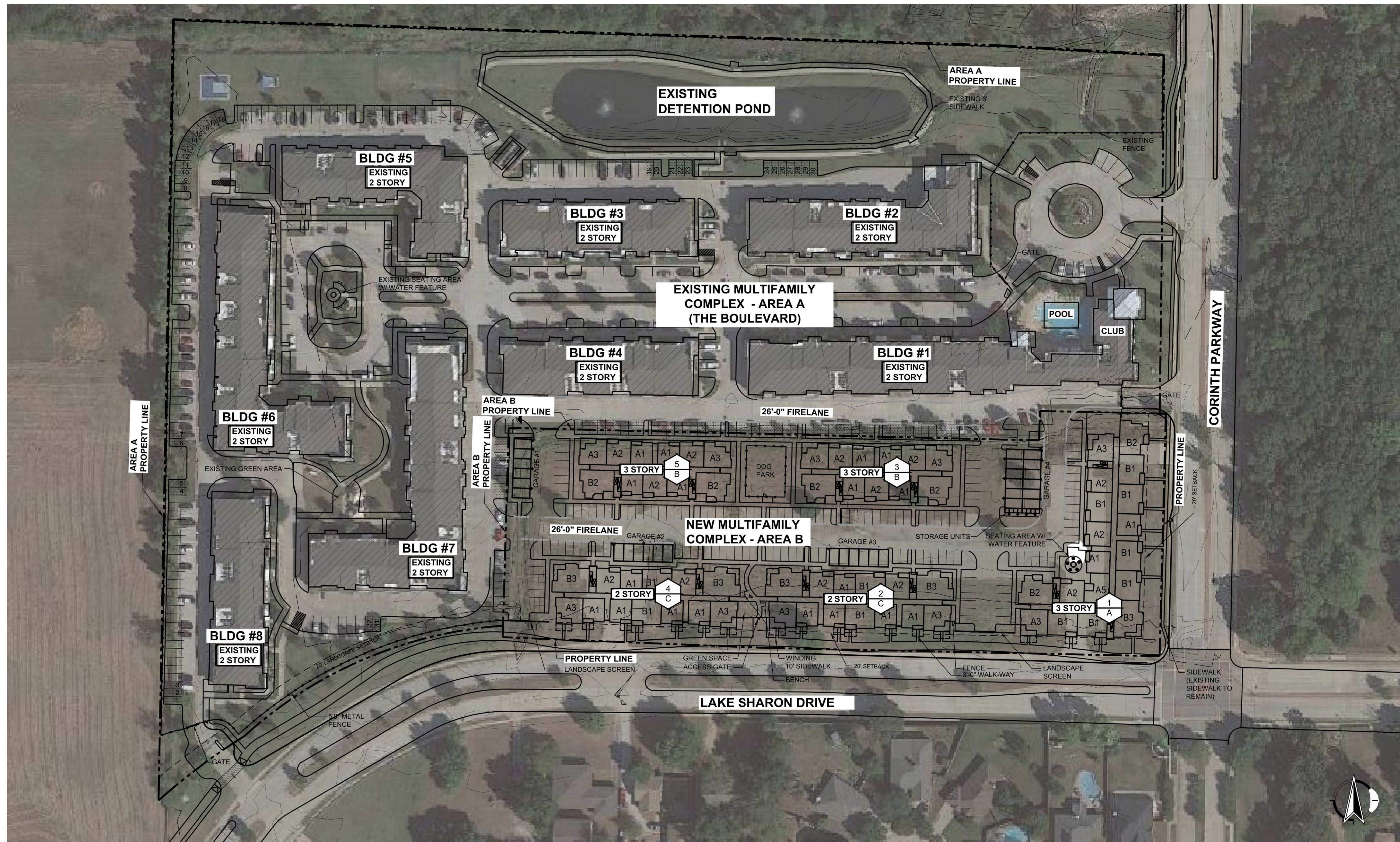


EXHIBIT D - EXISTING SITE CONDITIONS

(AERIAL WITH PD CONCEPT PLAN OVERLAY - AREA B WITH REVISED PORTIONS OF AREA A)





BLDG 'A' - REAR ELEVATION FRONTING INTERIOR STREET

BLDG 'A' REAR ELEVATION FRONTING INTERIOR STREET:
REAR ELEVATION MATERIAL STANDARDS WITHIN PD NARRATIVE:
BRICK: 11%
STONE: 56%
STUCCO: 32%



BLDG 'A' - FRONT ELEVATION FRONTING CORINTH PARKWAY

BLDG 'A' FRONT ELEVATION FRONTING CORINTH PARKWAY:
FRONT ELEVATION MATERIAL STANDARDS WITHIN PD NARRATIVE:
BRICK: 23%
STONE: 76%
STUCCO: 1%

EXHIBIT 'E'
REPRESENTATIVE ELEVATIONS
OXFORD AT THE BOULEVARD
BEING APPROXIMATELY 20.03 ACRES OF LAND
CITY OF CORINTH, DENTON COUNTY, TEXAS
DATE PREPARED: 10/21/2022
DATE REVISED: 10/22/2022
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE, ALLEN, TEXAS 75013
CONTACT: BRIAN RUMSEY
brumsey@crossarchitects.com



BLDG 'A' - LEFT ELEVATION FRONTING LAKE SHARON DRIVE

BLDG 'A' LEFT ELEVATION FRONTING LAKE SHARON DRIVE:
LEFT ELEVATION MATERIAL STANDARDS WITHIN PD NARRATIVE:
BRICK: 25%
STONE: 64%
STUCCO: 9%



BLDG 'A' - RIGHT ELEVATION FRONTING INTERIOR STREET

BLDG 'A' RIGHT ELEVATION FRONTING INTERIOR STREET:
RIGHT ELEVATION MATERIAL STANDARDS WITHIN PD NARRATIVE:
BRICK: 16%
STONE: 50%
STUCCO: 32%

EXHIBIT 'E'
REPRESENTATIVE ELEVATIONS
OXFORD AT THE BOULEVARD
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brumsey@crossarchitects.com



BLDG 'B' - REAR ELEVATION FRONTING INTERIOR STREET

BUILDING 'B' REAR ELEVATION FRONTING
 INTERIOR STREET:
 REAR FACADE MATERIAL Section K, Item 6.
 WITHIN PD NARRATIVE:
 BRICK: 10%
 STONE: 63%
 STUCCO: 26%



BLDG 'B' - FRONT ELEVATION FRONTING INTERIOR STREET

BLD 'B' FRONT ELEVATION FRONTING
 INTERIOR STREET:
 FRONT FACADE MATERIAL STANDARDS
 WITHIN PD NARRATIVE:
 BRICK: 27%
 STONE: 62%
 STUCCO: 10%

EXHIBIT 'E'
 REPRESENTATIVE ELEVATIONS
OXFORD AT THE BOULEVARD
 BEING APPROXIMATELY 20.03 ACRES OF LAND
 CITY OF CORINTH, DENTON COUNTY, TEXAS

DATE PREPARED: 10/21/2022
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 CONTACT: BRIAN RUMSEY
 brumsey@crossarchitects.com



BLDG 'B' - LEFT ELEVATION

**BUILDING 'B' LEFT ELEVATION:
LEFT FACADE MATERIAL STANDARDS
WITHIN PD NARRATIVE:
BRICK: 14%
STONE: 52%
STUCCO: 32%**



BLDG 'B' - RIGHT ELEVATION

**BLD 'B' RIGHT ELEVATION:
RIGHT FACADE MATERIAL STANDARDS
WITHIN PD NARRATIVE:
BRICK: 14%
STONE: 52%
STUCCO: 32%**

EXHIBIT 'E'
REPRESENTATIVE ELEVATIONS
OXFORD AT THE BOULEVARD
BEING APPROXIMATELY 20.03 ACRES OF LAND
CITY OF CORINTH, DENTON COUNTY, TEXAS
DATE PREPARED: 10/21/2022
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brumsey@crossarchitects.com



BLDG 'C' - REAR ELEVATION FRONTING INTERIOR STREET

BLDG 'C' REAR ELEVATION FRONTING INTERIOR STREET:
REAR ELEVATION MATERIAL STANDARDS WITHIN PD NARRATIVE:
BRICK: 11%
STONE: 64%
STUCCO: 24%



BLDG 'C' - FRONT ELEVATION FRONTING LAKE SHARON DRIVE

BLDG 'C' FRONT ELEVATION FRONTING LAKE SHARON DRIVE:
FRONT ELEVATION MATERIAL STANDARDS WITHIN PD NARRATIVE:
BRICK: 15%
STONE: 75%
STUCCO: 9%

EXHIBIT 'E'
REPRESENTATIVE ELEVATIONS
OXFORD AT THE BOULEVARD
BEING APPROXIMATELY 20.03 ACRES OF LAND
CITY OF CORINTH, DENTON COUNTY, TEXAS
DATE PREPARED: 10/21/2022
DATE REVISED: 10/22/2022
CROSS ARCHITECTS, PLLC
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CONTACT: BRIAN RUMSEY
brumsey@crossarchitects.com



BLDG 'C' - LEFT ELEVATION

BLDG 'C' LEFT ELEVATION:
LEFT ELEVATION MATERIAL STANDARDS
WITHIN PD NARRATIVE:
BRICK: 0%
STONE: 71%
STUCCO: 28%



BLDG 'C' - RIGHT ELEVATION

BLDG 'C' RIGHT ELEVATION:
RIGHT ELEVATION MATERIAL STANDARDS
WITHIN PD NARRATIVE:
BRICK: 0%
STONE: 71%
STUCCO: 28%

EXHIBIT 'E'
REPRESENTATIVE ELEVATIONS
OXFORD AT THE BOULEVARD
BEING APPROXIMATELY 20.03 ACRES OF LAND
CITY OF CORINTH, DENTON COUNTY, TEXAS
DATE PREPARED: 10/21/2022
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brumsey@cross architects.com



TYPICAL GARAGE - SIDE ELEVATION

TYPICAL GARAGE SIDE ELEVATION:
SIDE FACADE MATERIAL STANDARDS
WITHIN PD NARRATIVE:
BRICK: 70%
STONE: 30%
AT ALL SIDES, EXCLUDING GARAGE
DOORS.



TYPICAL GARAGE - REAR ELEVATION

TYPICAL GARAGE REAR ELEVATION:
REAR FACADE MATERIAL STANDARDS
WITHIN PD NARRATIVE:
BRICK: 70%
STONE: 30%
AT ALL SIDES, EXCLUDING GARAGE
DOORS.



TYPICAL GARAGE - FRONT ELEVATION FRONTING INTERIOR STREET

TYPICAL GARAGE FRONT ELEVATION:
FRONT FACADE MATERIAL STANDARDS
WITHIN PD NARRATIVE:
BRICK: 70%
STONE: 30%
AT ALL SIDES, EXCLUDING GARAGE
DOORS.

EXHIBIT 'E'
REPRESENTATIVE ELEVATIONS
OXFORD AT THE BOULEVARD
BEING APPROXIMATELY 20.03 ACRES OF LAND
CITY OF CORINTH, DENTON COUNTY, TEXAS

DATE PREPARED: 10/21/2022
DATE REVISED: 10/22/2022

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CONTACT: BRIAN RUMSEY
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GARAGE W/ STORAGE - SIDE ELEVATION

TYPICAL GARAGE W/ STORAGE SIDE ELEVATION:
 SIDE FACADE MATERIAL STANDARDS WITHIN PD NARRATIVE:
 BRICK: 70%
 STONE: 30%
 AT ALL SIDES, EXCLUDING GARAGE DOORS.



GARAGE W/ STORAGE - SIDE ELEVATION (STORAGES)

TYPICAL GARAGE W/ STORAGE SIDE ELEVATION (STORAGES):
 SIDE FACADE MATERIAL STANDARDS WITHIN PD NARRATIVE:
 BRICK: 70%
 STONE: 30%
 AT ALL SIDES, EXCLUDING GARAGE DOORS.



GARAGE W/ STORAGE - FRONT / REAR ELEVATION FRONTING INTERIOR STREET

TYPICAL GARAGE W/ STORAGE FRONT ELEVATION:
 FRONT FACADE MATERIAL STANDARDS WITHIN PD NARRATIVE:
 BRICK: 70%
 STONE: 30%
 AT ALL SIDES, EXCLUDING GARAGE DOORS.

EXHIBIT 'E'
 REPRESENTATIVE ELEVATIONS
OXFORD AT THE BOULEVARD
 BEING APPROXIMATELY 20.03 ACRES OF LAND
 CITY OF CORINTH, DENTON COUNTY, TEXAS

DATE PREPARED: 10/21/2022
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CROSS ARCHITECTS, PLLC
 879 JUNCTION DRIVE, ALLEN, TEXAS 75013
 CONTACT: BRIAN RUMSEY
 brumsey@crossarchitects.com

APPENDIX 1

Previously Approved PD-31 - Ordinance #09-10-15-20
Exhibits B and C as Applicable to Area A
Existing Multifamily Complex (Area A)– The Boulevard

- Exhibit B – Site Plan, Landscape, Lighting, and Elevations
- Exhibit C - Planned Development Multifamily Regulations

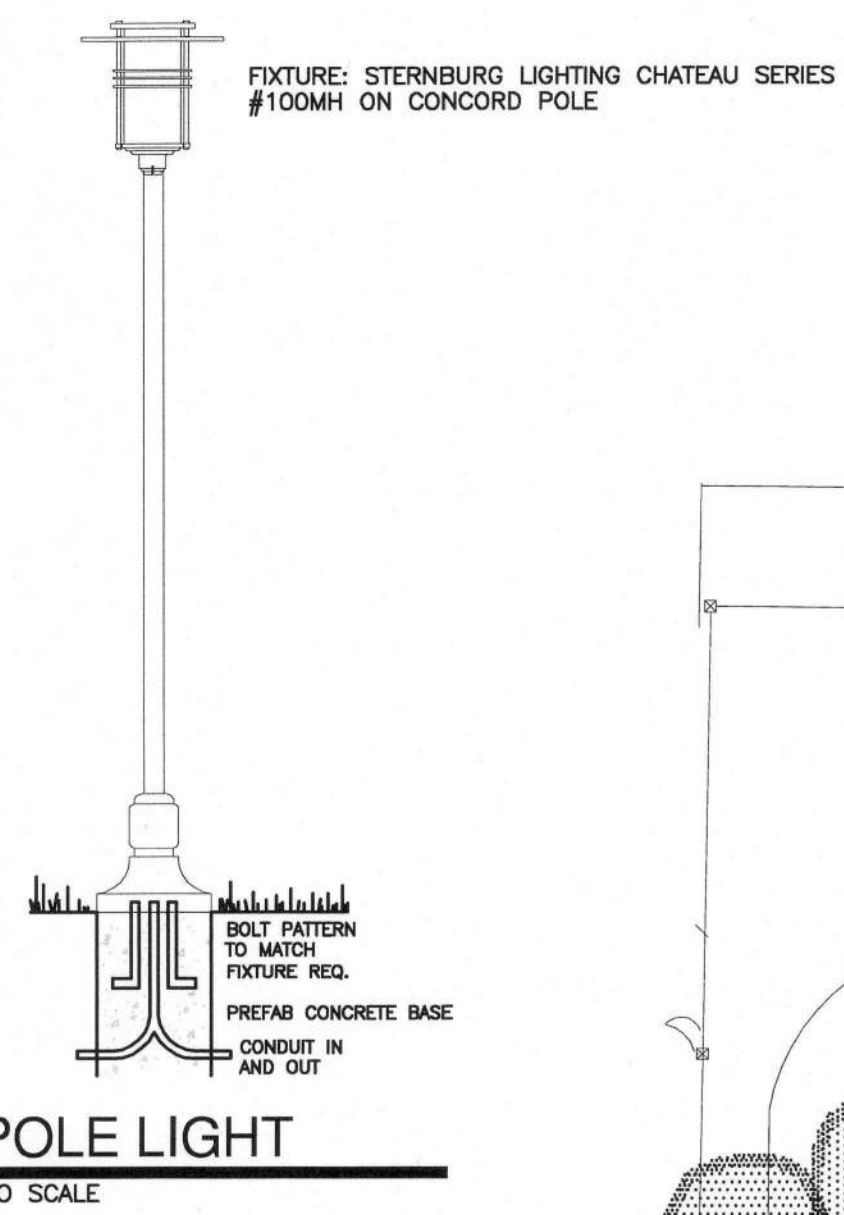


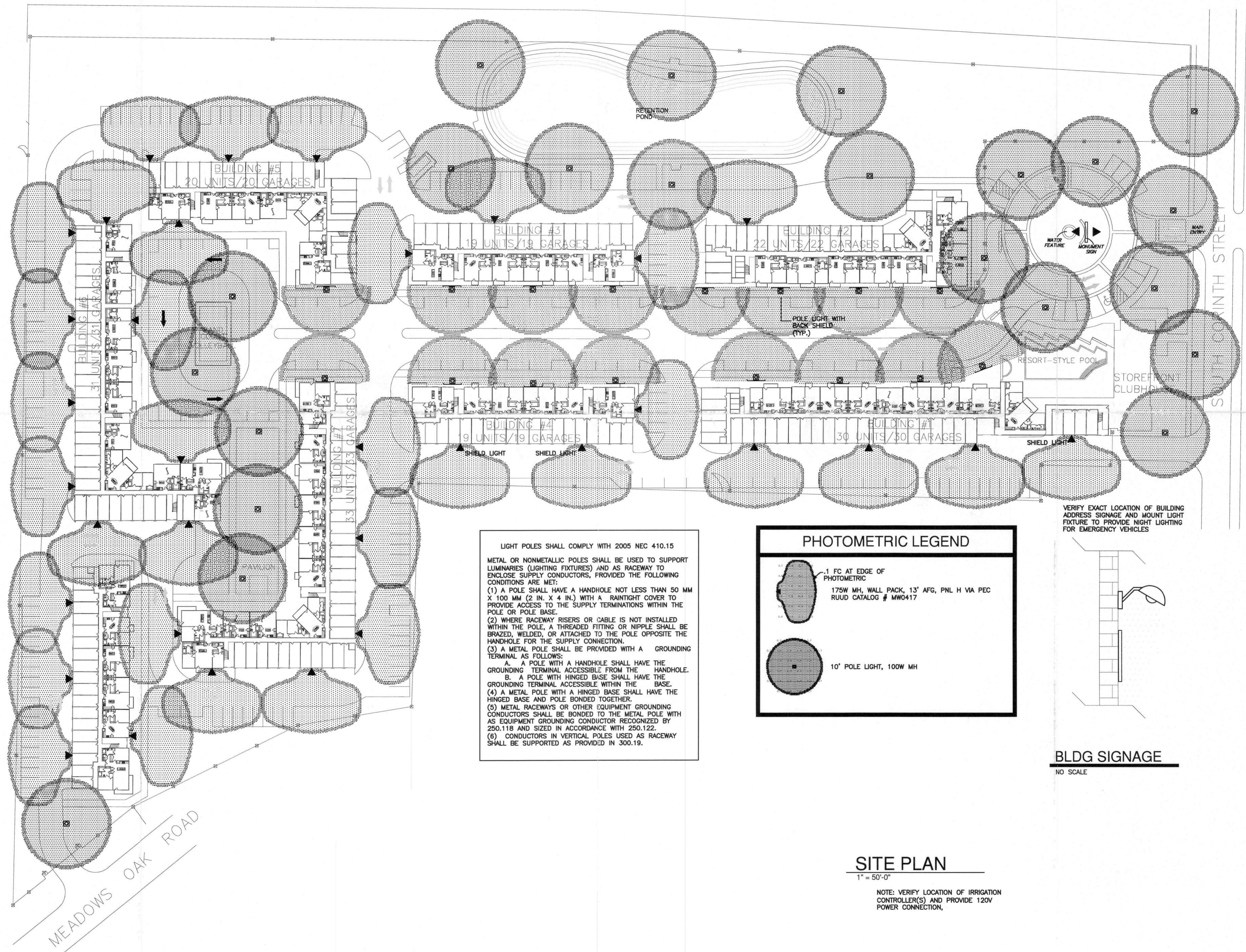
TABLE 9.4.5 LIGHTING POWER DENSITIES FOR BUILDING EXTERIORS ASHRAE 90.1

Uncovered Parking Areas	
Parking Lots and drives	0.15 W/sq.ft.
Building Grounds	
Walkways less than 10 feet wide	1.0 W/linear ft.
Walkways 10 feet wide or greater	
Plaza areas	0.2 W/sq.ft.
Special Feature Areas	
Building Entrances and Exits	
Main entries	30 W/linear foot of door width
other doors	20 W/linear foot of door width

LEGEND AND NOTES

- POWER COMPANY SECONDARIES, "HOLD FOR LAYOUT"
- METER CENTERS, SEE 1/8" DRAWINGS
- PWR CO PAD MTD XFMR, VERIFY EXACT LOCATION PROVIDE PROTECTION FROM CAR DAMAGE WITH STEEL/CONCRETE BOLLARDS AROUND TRANSFORMERS PER POWER CO'S SPECIFICATIONS.
- MOTORIZED GATE, 3/4" 3#10, 30/2 PNL H (VERIFY) VERIFY ROUGH IN DIMENSIONS AND PROVIDE POWER & CONTROL WIRING PER MANUFACTURER'S SPECIFICATIONS. MOTOR OPERATED GATES REQUIRE A MEANS OF EMERGENCY OPENING BY FIRE DEPARTMENT AND MEANS OF OPENING IF THERE IS A LOSS OF POWER.
- CARD READER/TELEPHONE, 3/4" EC TO CLUB/TEL JB VERIFY ROUGH IN DIMENSIONS AND PROVIDE PER MFG'S SPECIFICATIONS. CHECK ARCH DWGS FOR PEDESTRIAN GATES AND ROUGH IN AS SHOWN.
- 40 WP FLUOR GROUND MOUNTED ENTRY SIGN VIA PEC
- DECORATIVE SURFACE MOUNT, TWIN PL11 (UNO) VIA PEC MOUNT 6"-8" A.F.G.
- 1 FC AT EDGE OF PHOTOMETRIC
- 175W HPS, WALL PACK, 17' AFG, PNL H VIA PEC RUUD CATALOG # MW0417 PROVIDE TOP SHIELD ON LIGHTS AS NOTED
- 10' POLE LIGHT, 100W HPS (ALSO SHOWN WITH FULL BACK SHIELD)

PER CITY OF CORINTH ORDINANCES:
 *INCANDESCENT LIGHTS MAY ONLY BE USED FOR DECORATIVE PURPOSE AND ARE NOT ALLOWED TO EXCEED 25W
 *LIGHTING NOT TO EXCEED 5FC AS MEASURED FROM THE ADJACENT PROPERTY
 *LIGHTING NOT TO EXCEED 20FC AT ANY POINT ON PROPERTY



LIGHT POLES SHALL COMPLY WITH 2005 NEC 410.15

METAL OR NONMETALLIC POLES SHALL BE USED TO SUPPORT LUMINARIES (LIGHTING FIXTURES) AND AS RACEWAY TO ENCLOSE SUPPLY CONDUCTORS, PROVIDED THE FOLLOWING CONDITIONS ARE MET:

- (1) A POLE SHALL HAVE A HANDHOLE NOT LESS THAN 50 MM X 100 MM (2 IN. X 4 IN.) WITH A RAIN-TIGHT COVER TO PROVIDE ACCESS TO THE SUPPLY TERMINATIONS WITHIN THE POLE OR POLE BASE.
- (2) WHERE RACEWAY RISERS OR CABLE IS NOT INSTALLED WITHIN THE POLE, A THREADED FITTING OR NIPPLE SHALL BE BRAZED, WELDED, OR ATTACHED TO THE POLE OPPOSITE THE HANDHOLE FOR THE SUPPLY CONNECTION.
- (3) A METAL POLE SHALL BE PROVIDED WITH A GROUNDING TERMINAL AS FOLLOWS:
 - A. A POLE WITH A HANDHOLE SHALL HAVE THE GROUNDING TERMINAL ACCESSIBLE FROM THE HANDHOLE.
 - B. A POLE WITH HINGED BASE SHALL HAVE THE GROUNDING TERMINAL ACCESSIBLE WITHIN THE BASE.
- (4) A METAL POLE WITH A HINGED BASE SHALL HAVE THE HINGED BASE AND POLE BONDED TOGETHER.
- (5) METAL RACEWAYS OR OTHER EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED TO THE METAL POLE WITH AN EQUIPMENT GROUNDING CONDUCTOR RECOGNIZED BY 250.118 AND SIZED IN ACCORDANCE WITH 250.122.
- (6) CONDUCTORS IN VERTICAL POLES USED AS RACEWAY SHALL BE SUPPORTED AS PROVIDED IN 300.19.

PHOTOMETRIC LEGEND

- 1 FC AT EDGE OF PHOTOMETRIC
- 175W MH, WALL PACK, 13' AFG, PNL H VIA PEC RUUD CATALOG # MW0417
- 10' POLE LIGHT, 100W MH

BLDG SIGNAGE
NO SCALE

SITE PLAN
1" = 50'-0"

NOTE: VERIFY LOCATION OF IRRIGATION CONTROLLER(S) AND PROVIDE 120V POWER CONNECTION.

EXHIBIT "B"
ORDINANCE #09-10-15-20
SITE PLAN - LIGHTING

REVISIONS

RECEIVED
OCT 8 2009

STATE OF TEXAS
BILLY R. PATTERSON
42890
LICENSED PROFESSIONAL ENGINEER
10-28-09

RAYMOND ENGINEERING
32938 TAMINA RD, STE 101 OFFICE: (281)440-7211
MAGNOLIA, TX 77354 FAX: (281)766-1977
E-MAIL: BillPatterson@RaymondEngineering.com

THE BOULEVARD
CORINTH, TEXAS

DATE
10.27.09 PERMIT ISSUE

CONTROL SEQUENCE
- - -

SHEET NUMBER
E-1.1



CLUBHOUSE ELEVATION

SCALE: 3/16" = 1'-0"

THE BOULEVARD
CORINTH, TEXAS 75014
800.661.7461

EXHIBIT

ARTISAN
3111 S. W. 10th St.
Address: 2344 Stone Highway 121, Suite 100
Phone: 800.661.7461
Fax: 800.661.7461

Callier | Tolson | French
Architects

DATE:	
SCALE:	
PROJECT:	
CLIENT:	
DESIGNER:	
DATE:	
SCALE:	
PROJECT:	
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DESIGNER:	
DATE:	
SCALE:	

1/2" = 1'-0"

**THE BOULEVARD
PLANNED DEVELOPMENT MULTIFAMILY REGULATIONS****SECTION 1: AREA REGULATIONS**

- (1) Front Yard:
 - a) There shall be a front yard on lots containing dwelling units having a minimum depth of thirty feet (30').
 - b) No structure shall be located in the front yard unless as an element of permissible landscaping.
 - c) No off-street parking shall be allowed in any front yard area. However, drives of ingress and egress from the public street to a parking area shall be allowed to cross the front yard from front to rear.
- (2) Side Yard: There shall be a side yard distance of thirty feet (30') from the side lot line to the nearest foundation.
- (3) Rear Yard: There shall be a rear yard distance of thirty feet (30') from the back lot line to the nearest foundation.
- (4) Unusable Land Areas: The unusable land area is that area of land located within the subdivision which is also located within the one hundred (100) year flood plain as indicated on current Federal Insurance Rate Maps (FIRM), or as determined by a current Federal Emergency Management Agency (FEMA) study, or as determined by a flood study conducted by the Developer or the City, and within which any uses permitted within the current zoning are prohibited by current federal, state and local laws regulating activity within the one hundred (100) year flood plain. Any pond, creek or other unusable land area may be changed or modified in accordance with any applicable federal, state or local laws, rules and regulations. All required setback areas shall be measured from the edge of the usable land available for development.
- (5) Overhang and Fireplaces: The maximum setback requirements shall apply in all cases, except that fireplaces, eaves, bays and balconies may extend up to a maximum of three and one-half feet (3-1/2') into the required front, side or rear yard.
- (6) Width of Lot: The minimum width of the lot shall be one hundred and fifty feet (150') throughout the depth of the lot from front to rear.
- (7) Depth of Lot: The minimum lot depth shall not be less than one hundred and fifty feet (150').
- (8) Area of Lot: Every lot shall have an area of not less than one and one half (1 1/2) acres.
- (9) Minimum Floor Area: The average floor area per apartment living unit shall not be less than nine hundred (900) square feet.
- (10) Number of Dwelling Units: The maximum number of dwelling units per acre shall not exceed sixteen and thirty-three hundredths (16.33) units.

EXHIBIT "C"

- (11) **Building Height:** No apartment building shall exceed two (2) standard stories in height, but in no case more than forty feet (40'). No accessory building shall exceed one standard story.
- (12) **Garages:** All apartments shall have at least a one-car enclosed garage, 240 square feet minimum, attached or detached, per dwelling unit.
- (13) **Parking Regulations:** Total project parking, including attached garages, shall be 1.53 spaces per bedroom.
- (14) **Fire Lanes:** There shall be a fire lane of not less than twenty-four feet (24') in width within fifty feet (50') of every building served. This shall be on at least one side of the building and cannot be obstructed. The Boulevard (running east to west between buildings 1 & 2 and between buildings 3 & 4) and one way fire lanes will have a minimum width of twenty feet (20').
- (15) **Landscape Areas:**
- a) A fifteen foot (15') strip along the front of the buildings as measured from the average foundation not including balconies. This strip may contain the sidewalk. The rear of the buildings contain the driveway approaches for the garages.
 - b) A ten foot (10') strip along all other sides of the buildings as measured from the foundation. This strip may contain the sidewalk.
 - c) That area adjacent to building corners determined by extending the front, rear, and side landscape limits to their point of intersection.
- (16) **Landscape Requirements:**
- a) **Landscaping along rights-of-way:** Landscape edge with one shade tree (3" caliper) or ornamental tree per 500 square feet shall be planted and maintained.
 - b) **Parking lot tree:** One shade tree (3" caliper) or ornamental tree shall be planted and maintained for every 15 parking spaces.
 - c) **Shrubs:** Shrub screen where parking lot abuts landscape edge, shrub screen along property line adjacent to residential use. The screen shall meet the requirements set forth in the Landscape Ordinance.
 - d) **Landscape maintenance:**
 - 1) The property owner shall maintain all landscaping within the 15.23 acre site including all drainage easements and open spaces.
 - 2) All plant material shall be maintained in a healthy and growing condition and must be replaced with plant material of similar variety and size if damaged, destroyed or removed.
 - 3) Landscaped areas shall be kept free of trash, litter, weeds, and other such materials or plants not part of the landscaping.
 - 4) An automatic irrigation system is required for all landscaping.
 - 5) All cut areas, front, side and rear must have sod for erosion control.

EXHIBIT "C"

- 6) Any developer desiring to install and maintain landscaping materials and irrigation facilities within the city right-of-way must first receive approval from the public works department.
- 7) Entryway or amenity features within city right-of-way may be developed if maintained and financed by a homeowners' association or commercial property owners' association. Such features are not permitted unless the documents establishing responsibility for the feature(s) are submitted, reviewed and approved by the City.

SECTION 2: RECREATION AREAS - All apartment complexes shall have at least one (1) recreation area, located so as to be free of traffic hazards, easily accessible to all complex residents, and centrally located where topography permits.

- (1) Not less than eight percent (8%) of the gross complex area shall be devoted to recreational facilities, generally in a central location. In large complexes these may be decentralized. Recreation areas include space for community buildings and community uses, such as adult recreation and child play areas, and swimming pools, but do not include vehicle parking, commercial, maintenance and utilities areas. This requirement is separate and distinct from the requirement to dedicate park land or pay a fee in lieu thereof.
- (2) When playground space is provided, it shall be so designated and shall be protected from traffic, thoroughfares and parking areas. Such space shall be maintained in a sanitary condition and free of dangerous conditions and hazards.
- (3) Swimming pools shall be subject to approval by the City after taking into consideration the location and size of the plot, the site, the detailed plans of such swimming pool and any required accessories, and such other factors as may be required for the health, safety and general welfare of the community. In addition, the City may require that any swimming pool, including mechanical equipment, be located at such distance from any property line as not to interfere with the peace, comfort and repose of the occupants of any adjoining building or residence. Any lights illuminating such swimming pools shall be so erected as to eliminate direct rays and minimize reflected rays of light on adjoining premises.

SECTION 3: MECHANICAL EQUIPMENT AND WASTE STORAGE - Mechanical equipment, refuse containers and waste storage areas shall be constructed, located and screened so as to in no way interfere with the peace, comfort, and repose of the occupants of any adjoining building or residence. The location, construction and screening of all mechanical equipment and refuse containers shall be shown on the design drawings.

SECTION 4: SPECIAL REQUIREMENTS - Storage Area: Every apartment unit shall have a storage area in the garage of not less than twenty (20) square feet of floor area and eight feet (8') high, exclusive of interior closet space, and shall comply with ARTICLE XIII, SECTION 2, paragraph 3 of the Corinth Comprehensive Zoning Ordinance.

ATTACHMENT 2:

TRAFFIC THRESHOLD WORKSHEET - APPROVED

Traffic Impact Analysis

Project Name: [The Oxford at the Boulevard Expansion](#)

Threshold Worksheet

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

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

Total Parking Spaces: 643
 Total Driveways: 3
 643 spaces/3=214 spaces/drive

****While the development exceeds this criteria, City staff has indicated that a deceleration lane can be installed on Corinth Parkway in lieu of a traffic study.**

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

365 total units (phases 1 & 2) 7.32 trips per unit = 2,672 trips
 2,672 trips/2 driveways=860.6 trips/drive
 Does not exceed criteria

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

PM Peak Trips (max) = 245 Total Trips = 144 Ingres/101 Egress
 144 Ingress/ 2 Ingress Driveways = 72 Trips
 Does not exceed criteria

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

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

Cody Crannell 

12/16/22

Design Engineer's Signature

Date

Cody Crannell, PE#105947

Print Name & License Number

CCM Engineering, Firm #605

Firm & Registration Number

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

Name: _____
 Title: _____ Da

CORINTH ENGINEERING

APPROVED


APPROVED AS CORRECTED


REVISE AND RESUBMIT

REJECTED

FOR INFORMATION ONLY

THIS PLAN HAS BEEN REVIEWED AND AUTHORIZED FOR CONSTRUCTION. FINAL APPROVAL WILL BE ISSUED SUBJECT TO FIELD VERIFICATION. ANY APPROVAL ISSUED FROM THE ENGINEERING DIVISION DOES NOT RELEASE THE DEVELOPER OR PROPERTY OWNER FROM FULL COMPLIANCE WITH ALL OTHER APPLICABLE CITY CODES AND ORDINANCES.

BY  DATE 12/12/2022



No TIA is required if deceleration lane is provided for on Corinth Parkway.
 Note: due to roundabout at Lake Sharon & Parkridge, the WB right lane will act as a deceleration lane into the driveway on Lake Sharon.



ATTACHMENT 3:

**1/11/2023 PLANNING & ZONING COMMISSION
SPECIAL SESSION MINUTES**



**MINUTES
PLANNING & ZONING COMMISSION
SPECIAL SESSION**

Wednesday, January 11, 2023 at 6:30 PM

City Hall | 3300 Corinth Parkway

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

Commissioners Present:
Chair Alan Nelson
Vice Chair Mark Klingele
Rebecca Rhule
Adam Guck
Bradford Harrold

Commissioners Absent:
Rodney Thornton
KatieBeth Bruxvoort

Staff Members Present:
John Webb, Director of Development Services
Michelle Mixell, Planning Manager
Miguel Inclan, Planner
Matthew Lilly, Development Services Coordinator

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Alan Nelson called the meeting to order at 6:31 PM.

B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

Commissioners Guck and Harrold were designated as voting members.

C. PLEDGE OF ALLEGIANCE

D. BUSINESS AGENDA

1. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on an amendment to the City of Corinth Comprehensive Plan “Envision Corinth 2040,” adopted by Ordinance No. 20.07-16-22 and amended by Ordinance No. 20-12-17-40, to amend the Land Use & Development Strategy Map by changing the designation of the Corinthian Park Subdivision and the Boulevard Apartments Addition Subdivision located at the northwest corner of Lake Sharon Drive and Corinth Parkway, from the Mixed-Residential Place Type to the Mixed-Use TOD Place Type. Case No. CPA22-0002 – Land Use & Development Strategy Amendment: The Boulevard and Corinthian Park.

Miguel Inclan, Planner, provided Staff’s presentation to the Commission and gave the recommendation that the proposal be approved as presented.

Chair Nelson opened the Public Hearing at 6:38 PM.

Melanie Godwin, 1514 Nightingale Ln, explained that she is a long-term resident of Corinth and is against more development in the City.

Christi Clark, 2400 Beckley Ct, stated that she is against the vacant lot being redeveloped and feels that the current rate of the development in the city is too rapid.

Chair Nelson closed the Public Hearing at 6:44 PM.

Commissioner Rhule made a motion to recommend approval of the amendment to change the designation of the Corinthian Park Subdivision and the Boulevard Apartments Addition Subdivision from the Mixed-Residential Place Type to the Mixed-Use TOD Place Type. Seconded by Vice-Chair Klingele.

Motion passed unanimously: 5-for, 0-against.

2. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicant, Boulevard 2010, LLC, 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, to repeal Planned Development No. 30 (PD-30) and amend Planned Development No. 31 (PD-31) to accommodate a proposed expansion of an existing multifamily development on approximately ±19.55 acres located at the northwest corner of Lake Sharon Drive and Corinth Parkway. Case No. ZAPD22-0010 – Oxford at the Boulevard.

Michelle Mixell, Planning Manager, provided Staff's presentation to the Commission and gave the recommendation that the proposal be approved as presented with the added stipulation the Staff comments on specified exhibits be addressed.

Commissioner Rhule asked for clarification on whether the vacant lot is privately or publicly owned.

Mixell stated that the lot in question is privately owned and was purchased by the Applicant approximately one year ago.

Commissioner Rhule asked, in general, if a proposed development falls within the parameters of the existing zoning on that property, if that project would be automatically permitted.

Mixell explained that the current zoning of the vacant lot is SF-A with 56 townhouse lots and that if a new single-family attached housing project were proposed, it would be permitted by right.

Commissioner Harrold asked if there had been any interest in developing the site for single-family attached housing.

Mixell stated that she had spoke with several developers over her time with the City but that the existing infrastructure, which was designed for multi-family use, made development for a single-family attached product too difficult.

Brian Rumsey, Cross Architects, gave a presentation on behalf of the Applicant. He stated that the new proposal will clean up the existing infrastructure on the vacant lot. He explained that by pulling the buildings closer to the street and with the addition of the new sidewalks and pathways around the development, the complex will have a more pedestrian and connected feel. He explained that the existing curb cuts at the Corinthian Park Subdivision will be closed off and the existing exit-only drive in off of Lake Sharon Dr. will be modified for two-way access. He stated that the existing drainage between the two properties will be diverted into a box culvert and head-in parking will be constructed in its place. He went over the proposed

elevations and material percentages and explained that the expansion area will closely resemble the existing apartments.

Tony Swartz, Oxford Enterprises, gave a brief overview of his company and stated that the business holds onto their investments long term.

Justin Swartz, Oxford Enterprises, further summarized the scope of their company. He listed several of the amenities at the existing apartment complex and that current demand is pushing the proposed expansion.

Chair Nelson asked where the AC units will be located on the proposed apartment buildings.

Rumsey explained that all of the condensers will be located on the roofs, as is the case in the existing complex, and that these units will face internal to the site.

Chair Nelson asked for clarification on how the drainage ditch is being enclosed.

Rumsey explained that the drainage will be diverted into a box culvert and will drain into the existing detention pond.

Chair Nelson asked if the box culvert would be located in a drainage easement.

Rumsey confirmed that the proposed drainage would be in a drainage easement.

Cody Crannell, CCM Engineering, explained that all of the drainage in the expansion area will move underground and into the existing detention pond.

Commissioner Guck asked what illumination was being proposed and how it would look at night.

Rumsey explained that they have yet to discuss specifics on lighting along the sidewalks, but that they would be providing traditional building lighting and lighting at the entries. He stated that they would be open to discussing adding bollards along the sidewalks.

Commissioner Guck added sufficient lighting would make the area more welcoming and improve safety.

Chair Nelson opened the Public Hearing at 7:22 PM.

Melanie Godwin, 1514 Nightingale Ln, said that she was unaware of the neighborhood meeting and feels that this project will increase traffic along Lake Sharon Dr. She raised concerns with access to I-35 and does not want further development.

Melanie Bristow, 2013 Yellowstone Ln, asked how the neighborhood meeting was notified and that she was unaware that this meeting was held. She explained that she is not necessarily against additional apartments at this location but that she does not want 3-story apartments. She stated that the apartment complex owned by the Applicant off of FM 2181 has caused an increase in traffic, crime, and strain on public services and is aesthetically unpleasing. She concluded by asking that any new recommendations wait until the 2040 Comprehensive Plan is revised.

Tony Swartz stated that he objects to the point that his apartments are transient communities as most residents stay there between 2-5 years.

Christi Clark, 2400 Beckley Ct, stated that she believes that more residents in the area will increase traffic and raised concerns with traffic safety and noise from construction.

Chair Nelson closed the Public Hearing at 7:29 PM.

Commissioner Rhule asked for an update on the proposed Lake Sharon and I-35E service road improvements and if there was a timeline for when these improvements will begin.

Mixell confirmed that there are improvements proposed for Lake Sharon Dr. and I-35E that will connect Lake Sharon Dr. under the interstate and additional improvements will be made to expand the service roads.

Webb stated that the TX-DOT improvements are 60% designed construction is proposed to begin within 2 years.

Commissioner Rhule asked how residents are notified for public hearings.

Mixell explained that the City recommends that Applicants hold neighborhood meetings to gauge the opinions of surrounding property owners. She stated that 15 days prior to public hearings, the City advertises the public hearing by publishing a notification in a local newspaper, notification letters are sent to property owners within 200 feet of the proposed rezoning, and zoning change signs are posted by the Applicant on the property to be rezoned.

Commissioner Rhule asked why the apartment building at the northwest corner of Lake Sharon Dr and Corinth Pkwy is being proposed as 3-story given that the townhouse-style units in the Corinth Groves development were held to two stories.

Mixell explained that the setbacks of the single-family houses further east on Lake Sharon Dr. are shallower which is why Corinth Groves was asked to limit the townhouse-style units to two stories, yet at this location the single-family setbacks are deeper and can better accommodate the proposed three stories.

Commissioner Harrold asked for clarification that letters are sent to property owners within 200 feet.

Mixell confirmed this.

Commissioner Harrold asked if a traffic impact assessment is typically performed.

Mixell explained that City Engineer determined that the proposed improvements by the Applicant did not warrant the need for a TIA.

Vice-Chair Klingele made a motion to recommend approval 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, to repeal Planned Development No. 30 (PD-30) and amend Planned Development No. 31 (PD-31) to accommodate a proposed expansion of an existing multifamily development on approximately ±19.55 acres located at the northwest corner of Lake Sharon Drive and Corinth Parkway. Seconded by Commissioner Rhule.

Commissioner Harrold asked that the Commission ensure that the proposal is in alignment with the 2040 Comprehensive Plan.

Chair Nelson stated that he believed the proposal conformed with the Comprehensive Plan.

Commissioner Guck stated that if there was a specific part of the Comprehensive Plan that needed to be amended that they could address that, but for the most part the proposal appeared to be in conformance.

Motion passed unanimously. 5-for, 0-against.

3. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request to amend the City of Corinth Comprehensive Plan “Envision Corinth 2040,” by amending the Land Use & Development Strategy by changing the Place Type designation of multiple parcels of land located within the City of Corinth. Case No. CPA22-0001 – Land Use Map Amendments

John Webb, Director of Development Services, gave Staff’s presentation and explained that after conversations with City Council, market observations, and density concerns raised by citizens, it was determined that a number of areas in the Land Use and Development Strategy Map required changes in their Place Type designation.

Chair Nelson asked who owned the property in the seventh area.

Webb stated that it is owned by Lake Dallas ISD and is currently used as a learning center.

Chair Nelson asked if the school district had an interest in selling the property.

Webb stated that Staff had not been approached by the school district, but should it be sold, it would be more appropriate to have a less intense use than what is currently envisioned.

Chair Nelson stated that he would like to see more proposals from developers for the first area.

Webb stated that it was Staff’s intention with amending some of the language for the Mixed-Residential Place Type to provide a true mix of residential products and ensure that multi-family uses are not the dominant product on these sites.

Chair Nelson asked if it would be possible to change the Place Type designation of the first area to Neighborhood rather than leaving it as Mixed-Residential.

Webb explained that Staff is hesitant to do this due to existing zoning entitlements on this property that better adhere to the Mixed-Residential designation.

Chair Nelson asked what kind of lots would be permitted in the second area if the designation was changed to Neighborhood.

Webb stated that single-family and some townhouse lots would be permitted.

Commissioner Guck asked if there were any infrastructure updates proposed in the second area in the near future.

Webb stated that there is a drainage project currently underway in the older neighborhoods to get several single-family lots out of the floodplain.

Commissioner Harrold asked if Staff knew what the average dwelling unit per acre in the city was and if there was a target goal in the future.

Webb stated that he did not know this number, but this was something that Staff could determine from the 2020 Census data, but that he was unaware of an overall goal for unit density in the City.

Chair Nelson opened the Public Hearing at 7:56 PM.

Melanie Godwin, 1514 Nightingale Ln, feels that traffic will negatively impact the city with further development and stated that she does not understand why there is such a large push for development in the City.

Chair Nelson closed the Public Hearing at 7:58 PM.

Vice-Chair Klingele made a motion to recommend approval to amend the City of Corinth Comprehensive Plan "Envision Corinth 2040," by amending the Land Use & Development Strategy by changing the Place Type designation on the Future Land Use Map as follows: as depicted on Exhibit A, on Area 2, change the designation to Neighborhood, on Area 3, change the designation to Mixed-Residential, on Area 4, change the designation to Office/Employment, on Area 5, change the designation to Retail/Commercial, and on Area 7, change the designation to Office/Employment. Seconded by Commissioner Guck.

Motion passed unanimously: 5-for, 0-against.

4. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request to amend Section 4.01, Sign Regulations, of the Unified Development Code to allow additional attached wall signs for non-residential developments. Case No. ZTA22-0002 – Sign Code Amendments

Webb gave Staff's presentation and outlined the proposed change to the Sign Ordinance that would permit secondary signage on the side or rear of retail/commercial buildings that would not cover more than 5% of the façade area of the building face.

Chair Nelson stated that he felt that additional signage was reasonable.

Commissioner Guck asked when the other items for consideration related to amending the Sign Ordinance, enumerated in the Agenda Packet, would be brought before the Commission.

Webb explained that further amendments to the Sign Ordinance would be brought as a discussion item possibly in a workshop.

Commissioner Guck asked for confirmation that they would only be voting on the amendment related to the secondary signage.

Webb confirmed that this was the only item under consideration as of now.

Commissioner Guck asked if the same regulations pertaining to primary signage would apply to the secondary signage barring the difference in sizes.

Webb confirmed that the secondary signage would fall under the same regulations.

Chair Nelson asked if the new amendment would permit secondary signage on both the side and rear of the building.

Webb confirmed that signs would be permitted on the sides and rear.

Chair Nelson opened the Public Hearing at 8:06 PM.

Chair Nelson closed the Public Hearing at 8:06 PM.

Commissioner Rhule made a motion to recommend approval of the amendment to the Sign Ordinance as presented. Seconded by Commissioner Harrold.

Motion passed unanimously. 5-for, 0-against.

E. DIRECTORS REPORT

Webb gave the Director’s report and informed the Commissioners of an upcoming one-day conference in Grapevine. He reminded the Commission that the January Regular Session will be held on the 23rd and clarified what items would be addressed at that meeting.

F. ADJOURN REGULAR SESSION

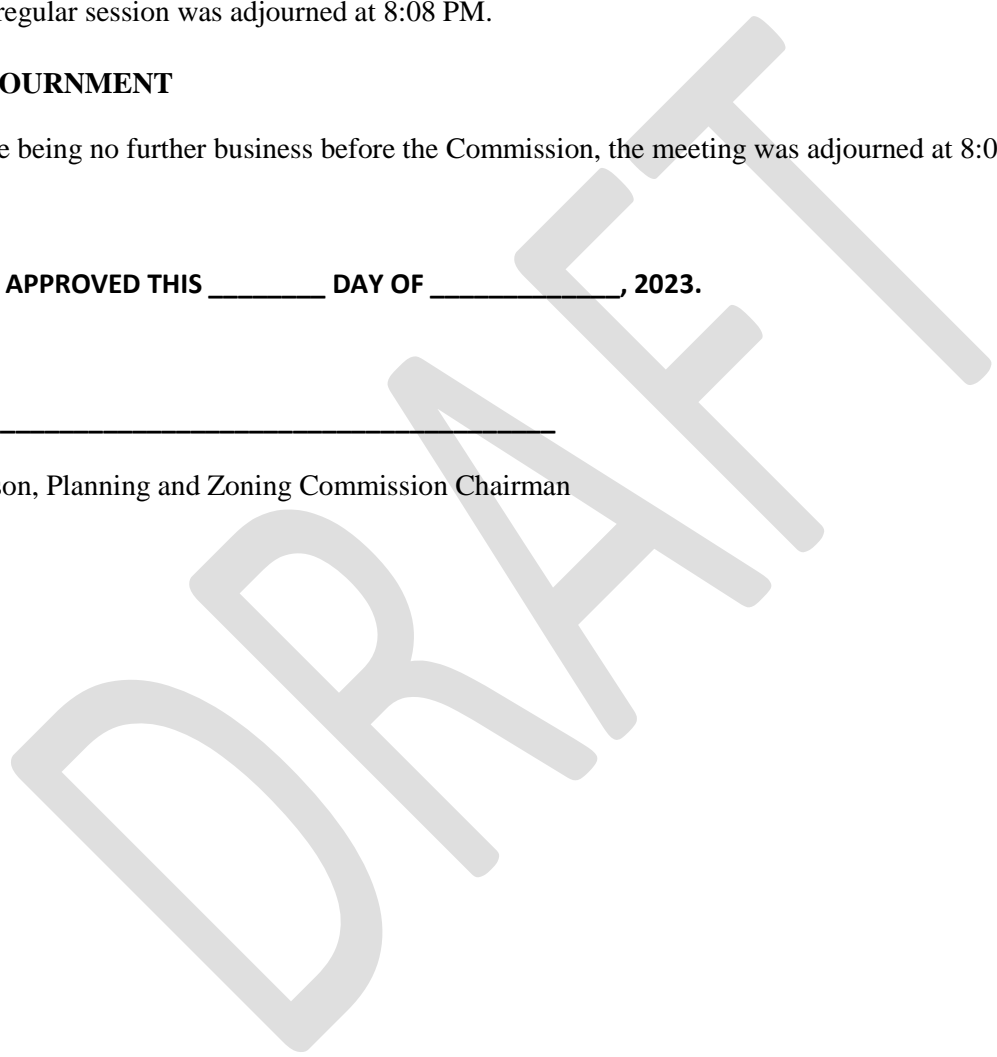
The regular session was adjourned at 8:08 PM.

G. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 8:08 PM.

MINUTES APPROVED THIS _____ DAY OF _____, 2023.

Alan Nelson, Planning and Zoning Commission Chairman





CITY OF CORINTH
Staff Report

Meeting Date:	2/2/2023	Title:	Comprehensive Plan Amendment – Multiple Parcels
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Owner Support:	<input checked="" type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission On January 11, 2023, the Planning and Zoning Commission unanimously recommended approval of the proposed amendments as proposed by staff.		

Item/Caption

Conduct a Public Hearing to consider testimony and act on an ordinance amending the City of Corinth Comprehensive Plan “Envision Corinth 2040,” by amending the Land Use & Development Strategy Map by changing the Place Type designation of multiple parcels of land located within the City of Corinth. Case No. CPA22-0001 – Land Use Map Amendments

Item Summary/Background/Prior Action

The purpose of this request is to consider amending the future land designations of several areas of the City as identified in the “Envision Corinth 2040 Comprehensive Plan.” Consideration of these amendments were requested by the City Council and were discussed during City Council Work Shops on April 7, 2022 and on December 1, 2022.

The table below identifies the 1) location, 2) Future Land Use Plan designation per the 2040 Plan, 3) Existing Land Use, and 4) the rationale/comments for the change and the staff recommendation. The numbers on the list correspond to the locations on the attached Exhibit A.

Location	Future Land Use Designation	Existing Land Uses	Comments/Staff Recommendation
1. North side of Lake Sharon Dr., west of Oakmont Dr. (Endeavor)	Mixed-Residential (6-10 dwelling units per acre)	Vacant	Site bordered on the north by the Oakmont CC Golf Course The existing zoning of PD-6 & PD-24 permits neighborhood commercial at the corner with the balance of the property zoned for patio homes, townhomes and duplexes <i>Recommend no change</i>

Location	Future Land Use Designation	Existing Land Uses	Comments/Staff Recommendation
<p>2. North and south sides of Lake Sharon Dr. between Post Oak Dr. and Parkridge Drive</p>	<p>Mixed Residential</p>	<p>North side of Lake Sharon Dr. - vacant & developing single family neighborhoods South side of Lake Sharon Dr. - Predominately vacant, 2 homes and gas wells</p>	<p>Property surrounded by existing or developing single-family neighborhoods. The 455-lot Ashford Park development is a significant deviation from Mixed Residential <i>Recommend the Future Land Use Map be changed to "Neighborhood"</i></p>
<p>3. East side of N. Corinth St., between NCTC and Shady Shores Rd.</p>	<p>Mixed Use - TOD</p>	<p>Low Density SF</p>	<p>Majority of the site was recently rezoned for the Greenway Trails PD for low density MF. NCTC provides a buffer between the desired higher density TOD-type development at Agora. The area north of NCTC should be developed in a less dense manner in respect to the existing single family neighborhoods to the east <i>Recommend the Future Land Use Map be changed to Mixed-Residential</i></p>
<p>4. West side of N. Corinth St., between Pinnell Square and Shady Shores Rd, and extending along the south side of Shady Shores Rd</p>	<p>Mixed Use – TOD</p>	<p>Vacant, City Public Works facility, and Commercial</p>	<p>This area has one of the best opportunities in the city to accommodate higher employment and light industrial users. The entire area is zoned Industrial and generally is not suitable for additional high density residential. <i>Recommend the Future Land Use Map be changed to Office/Employment</i></p>
<p>5. East side I-35E, north of Corinth Street</p>	<p>Mixed Use – TOD</p>	<p>Limited number of vacant parcels, Modular home sales, RV sales and service, pending self-storage facility</p>	<p>While this area on I-35E has multiple redevelopment opportunities, the narrow depths between I-35E and the DCTA railroad limit true mixed-use residential opportunities. Higher intensity non-residential uses appear to be more appropriate <i>Recommend the Future Land Use Map be changed to Retail/Commercial to mirror the west side of I-35E</i></p>

Location	Future Land Use Designation	Existing Land Uses	Comments/Staff Recommendation
<p>6. South side of FM 2181 west of Parkridge Dr. (Culbertson & Long Lake properties)</p>	<p>Mixed Residential</p>	<p>Vacant</p>	<p>The Culbertson property is zoned SF-2 Single Family. The Long Lake property is zoned PD-36 for SF-3 Single Family and C-2 Commercial. The sites are constrained by sanitary sewer/lift station capacities. Realistic development will require some increased residential density but not higher density multi-family.</p> <p><i>Recommend no change to the Future Land Use Map but make a future text change in the document to limit the density of specific multi-family uses in large PD projects</i></p>
<p>7. NEC of Meadowview Dr. and Parkridge Dr.</p>	<p>Retail/Commercial</p>	<p>LISD Education Center</p>	<p>The structure on the two-acre site has been used as a learning center by Lake Dallas ISD. The current zoning is SF-4 for min. 7,500 sq. ft lots. The “Retail/Commercial” designation is too intensive in recognition of the surrounding SF neighborhoods. At two acres, the site cannot be reasonably be developed as a new SF neighborhood but could be replatted with lots fronting onto Parkridge and Meadowview (not preferable). The better use for the site is a small garden office which is supported by the “Office/Employment” land use designation.</p> <p><i>Recommend the Future Land Use Map be changed to “Office/Employment”</i></p>

Public Notice

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

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

Staff Recommendation

Staff recommends approval as submitted, changing the designations on Areas 2, 3, 4, 5, and 7.

Motion

“I move to approve an ordinance amending the City of Corinth Comprehensive Plan “Envision Corinth 2040,” by amending the Land Use & Development Strategy by changing the Place Type designation on the Future Land Use Map as follows:

As depicted on Exhibit A,

On Area 2, change the designation to “Neighborhood”

On Area 3, change the designation to “Mixed-Residential”

On Area 4, change the designation to "Office/Employment”

On Area 5, change the designation to "Retail/Commercial”

On Area 7, change the designation to "Office/Employment”

Supporting Documentation

Attachment 1 – Exhibit A (Map of subject parcels)

Attachment 2 - Ordinance

City of Corinth Land Use and Development Strategy

Future Land Use Classification

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

Road Classes

- Highway
- Major/Minor Arterial
- Collector
- Local

Revisions

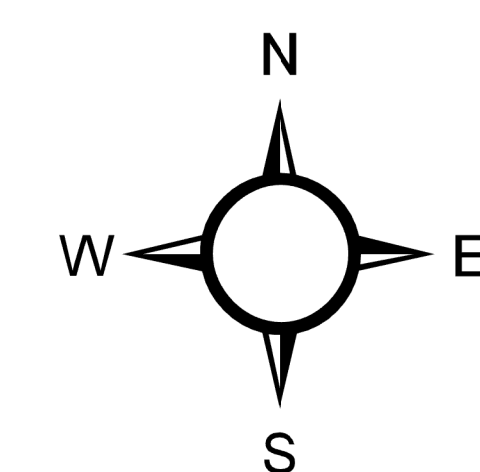
Date	Ordinance #
12/17/2020	20-12-17-40
5/5/2022	22-05-05-13
TBD	-

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

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



CORINTH
TEXAS



0 0.25 0.5
Miles

5/18/2022

Print Date: 10/18/2022

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

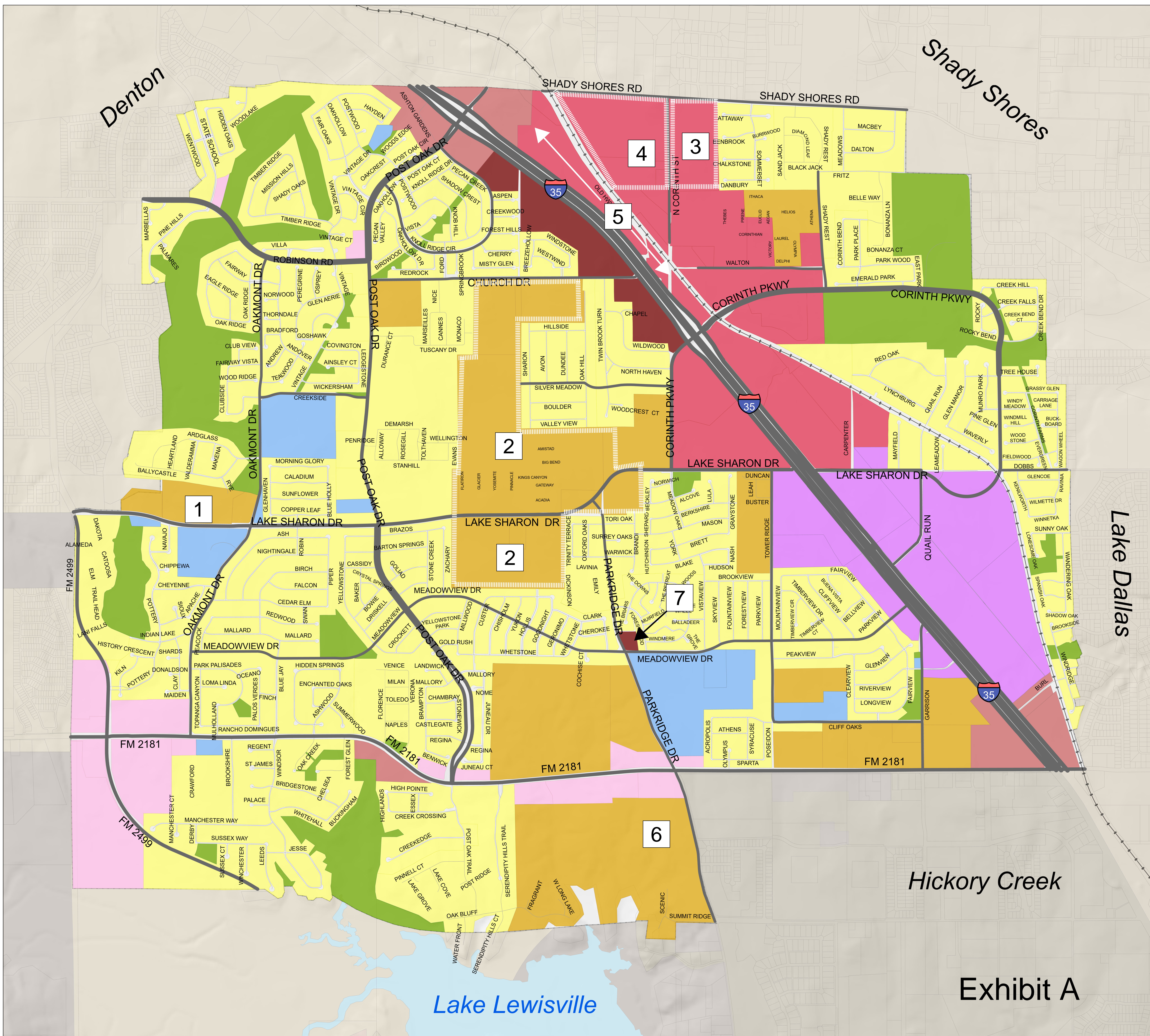


Exhibit A

CITY OF CORINTH, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING THE CITY'S COMPREHENSIVE PLAN, ENTITLED "ENVISION CORINTH: 2040 COMPREHENSIVE PLAN" ("THE COMPREHENSIVE PLAN") BY AMENDING THE LAND USE AND DEVELOPMENT STRATEGY MAP AS SET FORTH IN SECTION 4, "LAND USE AND DEVELOPMENT STRATEGY" THEREOF, BY REDESIGNATING THE PLACE TYPE ON APPROXIMATELY ±227.89 ACRES GENERALLY LOCATED WEST OF I-35E, SOUTH OF CHURCH DRIVE, NORTH OF MEADOWVIEW DRIVE, AND EAST OF POST OAK DRIVE FROM THE MIXED RESIDENTIAL PLACE TYPE TO THE NEIGHBORHOOD PLACE TYPE; REDESIGNATING THE PLACE TYPE ON APPROXIMATELY ±30.99 ACRES GENERALLY LOCATED EAST OF NORTH CORINTH STREET AND SOUTH OF SHADY SHORES ROAD FROM THE TOD PLACE TYPE TO THE MIXED RESIDENTIAL PLACE TYPE; REDESIGNATING THE PLACE TYPE ON APPROXIMATELY ±68.73 ACRES GENERALLY LOCATED WEST OF NORTH CORINTH STREET AND SOUTH OF SHADY SHORES ROAD FROM THE TOD PLACE TYPE TO THE OFFICE/EMPLOYMENT PLACE TYPE; REDESIGNATING THE PLACE TYPE ON APPROXIMATELY ±38.33 ACRES GENERALLY LOCATED EAST OF I-35E, SOUTH OF SHADY SHORES ROAD, AND WEST OF THE KATY TRAIL FROM THE TOD PLACE TYPE TO THE RETAIL/COMMERCIAL PLACE TYPE; REDESIGNATING THE PLACE TYPE ON APPROXIMATELY ±1.91 ACRES GENERALLY LOCATED AT THE NORTHEAST CORNER OF MEADOW DRIVE AND PARKRIDGE DRIVE FROM THE RETAIL/COMMERCIAL PLACE TYPE TO THE OFFICE/EMPLOYMENT PLACE TYPE; PROVIDING FOR THE INCORPORATION OF PREMISES, PROVIDING AN AMENDMENT TO THE COMPREHENSIVE PLAN AND PROVIDING FOR THE ADOPTION OF THE LAND USE AND DEVELOPMENT STRATEGY MAP (UPDATED FEBRUARY, 2023); PROVIDING THAT THE AMENDMENT IS FOR THE COMPREHENSIVE PLAN ONLY; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE, PROVIDING A SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, on January 11, 2023, the Corinth Planning and Zoning Commission (the "Commission") conducted a public hearing regarding proposed amendments to the

Comprehensive Plan to redesignate the Place Type designations on various tracts of land in the City depicted in Exhibits “A-1,” “A-2,” “B-1,” “B-2,” “C-1,” “C-2,” “D-1,” “D-2,” “E-1,” AND E-2” (the “Properties”) on the Land Use and Development Strategy Map in the Comprehensive Plan; and

WHEREAS, the Commission reviewed the proposed changes and the appropriateness to overall land development in consideration of the objectives of the Comprehensive Plan, and taking into consideration the location of the Properties in relation to highways, thoroughfares and adjacent land uses and determined that the proposed redesignations were appropriate for the Properties given their location and those concepts outlined in the Comprehensive Plan as well as surrounding land use designations by promoting the appropriate type uses specifically tailored to residential, office, retail and employment-generating uses; and

WHEREAS, after public hearing and due deliberation, the Commission has recommended that the City Council adopt the proposed amendments to redesignate future land use Place Types on the Properties in the Comprehensive Plan as reflected on the Land Use and Development Strategy Map; and

WHEREAS, after conducting a public hearing on February 2, 2023, the City Council determined that the recommendation of the Commission should be approved, found that compliance with all requirements of Section 1.03.03 “Comprehensive Plan Adoption or Amendment” of the Comprehensive Plan had occurred, found that the proposed amendments and additions to the Comprehensive Plan are appropriate, that it is in the public’s best interest and in support of the health, safety, morals, and general welfare of the citizens of Corinth that the amendments be adopted, and that the Land Use and Development Strategy Map in the Comprehensive Plan for the subject Properties should be amended as set forth in this Ordinance, including all Exhibits hereto.

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

SECTION 1
INCORPORATION OF PREMISES

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

SECTION 2
AMENDMENTS

2.01Section 4, “Land Use and Development Strategy” of “The Envision Corinth: 2040 Comprehensive Plan” (the “Comprehensive Plan”), is hereby amended so that the “Land Use and Development Strategy Map” contained therein and adopted as part of the Comprehensive Plan is amended to reflect the following changes to Place Types for each Property as identified below:

- (A) The Mixed Residential Place Type designation of the Property described as approximately ±227.89 acres generally located west of I-35E, south of Church Drive, north of Meadowview Drive, and east of Post Oak Drive and depicted in Exhibit “A-1” shall be redesignated to the Neighborhood Place Type designation as depicted in Exhibit “A-2”; and
- (B) The TOD Place Type designation of the Property described as approximately ±30.99 acres generally located east of North Corinth Street and south of Shady Shores Road and depicted in Exhibit “B-1” shall be redesignated to the Mixed Residential Place Type designation as depicted in Exhibit “B-2”; and
- (C) The TOD Place Type designation of the Property described as approximately ±68.73 acres generally located west of North Corinth Street and south of Shady Shores Road and depicted in Exhibit “C-1” shall be redesignated to the Office/Employment Place Type designation as depicted in Exhibit “C-2”; and
- (D) The TOD Place Type designation of the Property described as approximately ±38.33 acres generally located east of I-35E, south of Shady Shores Road, and west of The Katy Trail and depicted in Exhibit “D-1” shall be redesignated to the Retail/Commercial Place Type designation as depicted in Exhibit “D-2”; and
- (E) The Retail/Commercial Place Type designation of the Property described as approximately ±1.91 acres generally located at the northeast corner of Meadow Drive and Parkridge Drive and depicted in Exhibit “E-1” shall be redesignated to the Office/Employment Place Type designation as depicted in Exhibit “E-2”.

Exhibits “A-1”, “A-2”, “B-1”, “B-2”, “C-1”, “C-2”, “D-1”, “D-2”, “E-1” and “E-2”, attached hereto are adopted hereby and incorporated herein and the Land and Development Strategy Map adopted as part of Section 4 of the Comprehensive Plan shall be amended to reflect the foregoing redesignation of in the Comprehensive Plan.

2.02. The “Land Use and Development Strategy Map” adopted as part of Section 4, “Land Use and Development Strategy”, of the Comprehensive Plan is hereby replaced with the “Land Use and Development Strategy Map (Updated February 2023)” set forth in **Exhibit “F”**, attached hereto and incorporated herein, to depict the Place Type redesignations set forth in Section 2.01, and the Comprehensive Plan of the City shall be amended so that Section 4, the “Land Use and Development Strategy” section of the Comprehensive Plan shall contain the “Land Use and Development Strategy Map (Updated February 2023)” as set forth in **Exhibit “F”** which is hereby adopted.

SECTION 3 **COMPREHENSIVE PLAN AMENDMENT ONLY**

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

SECTION 4

CUMULATIVE REPEALER

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

SECTION 5
SAVINGS CLAUSE

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

SECTION 6
SEVERABILITY CLAUSE

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

SECTION 7
EFFECTIVE DATE

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH
THIS 2nd DAY OF FEBRUARY, 2023.**

APPROVED:

Bill Heidemann, Mayor

Ordinance No. _____

Page 5 of 16

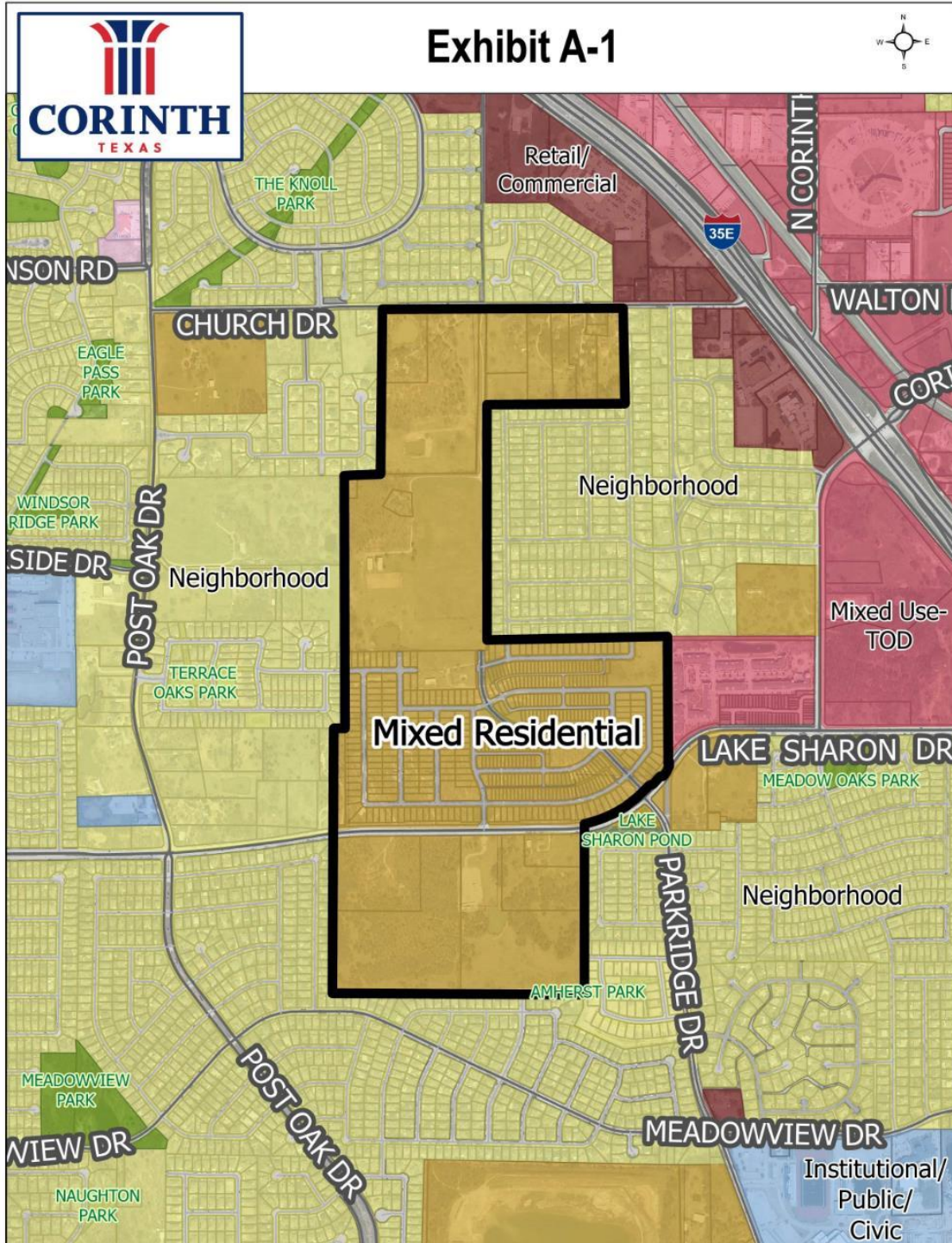
ATTEST:

Lana Wylie, City Secretary

APPROVED AS TO FORM:

Patricia Adams, City Attorney

Exhibit A-1
(Current Place Type Designation)



**Exhibit A-2
(Proposed Place Type Designation)**

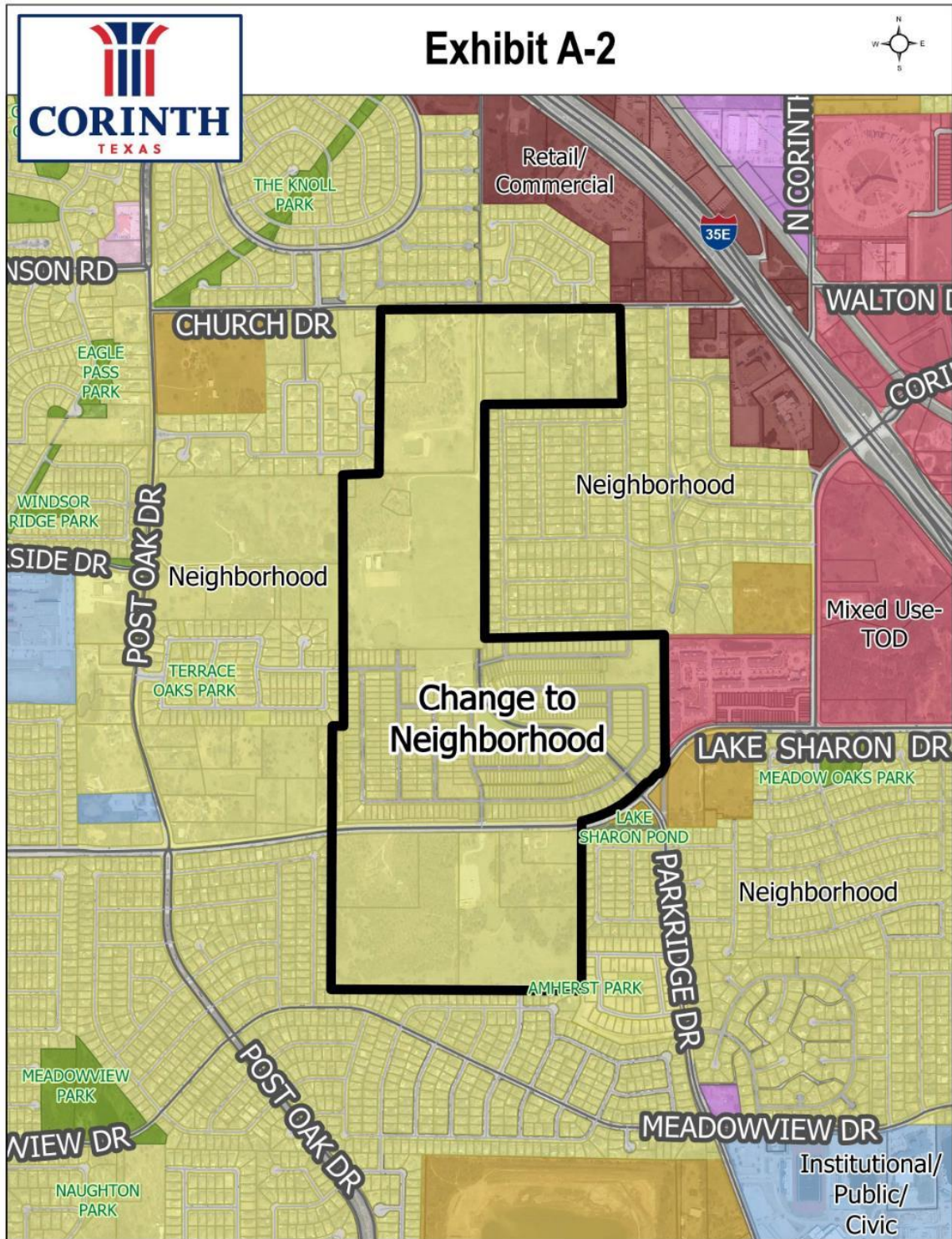
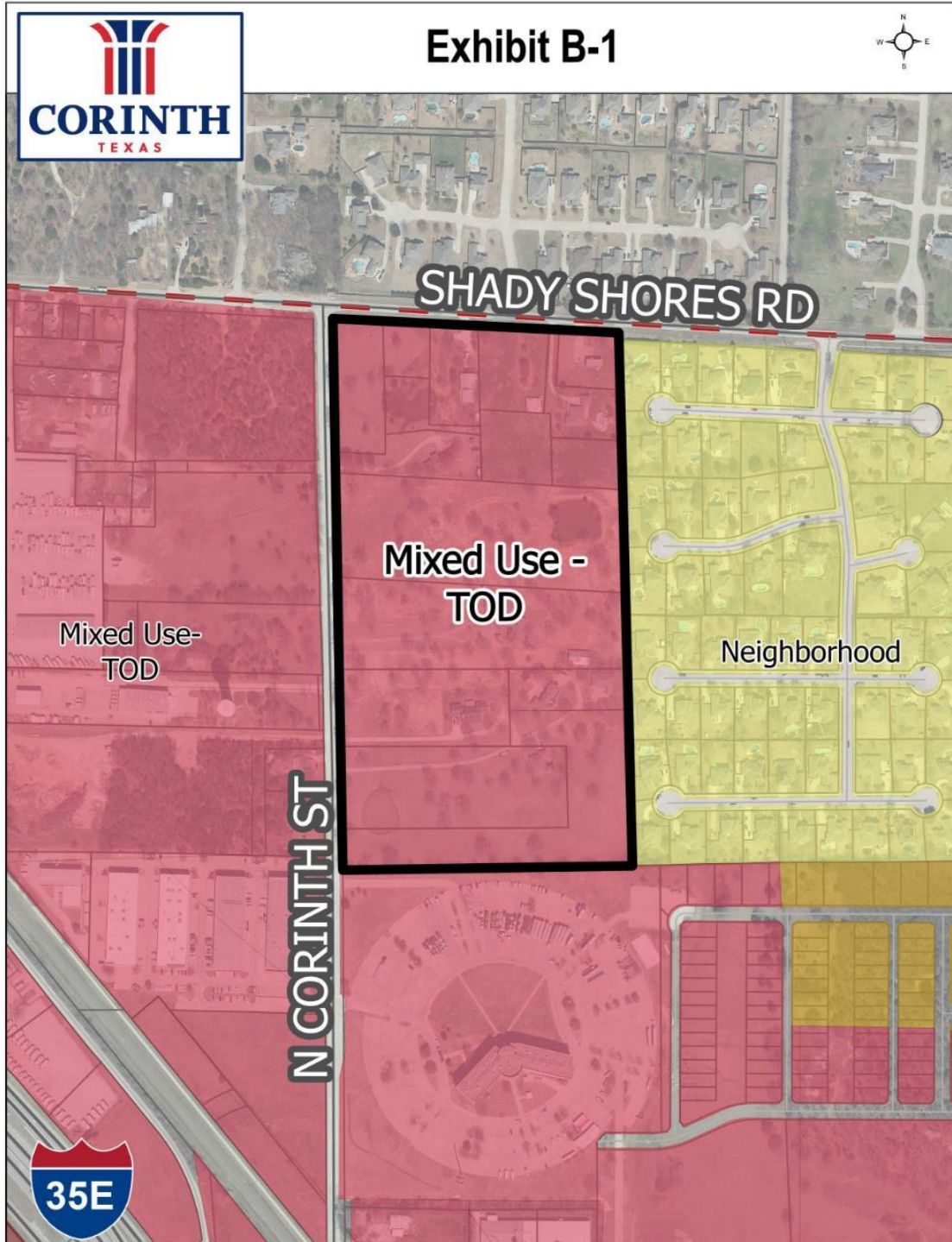
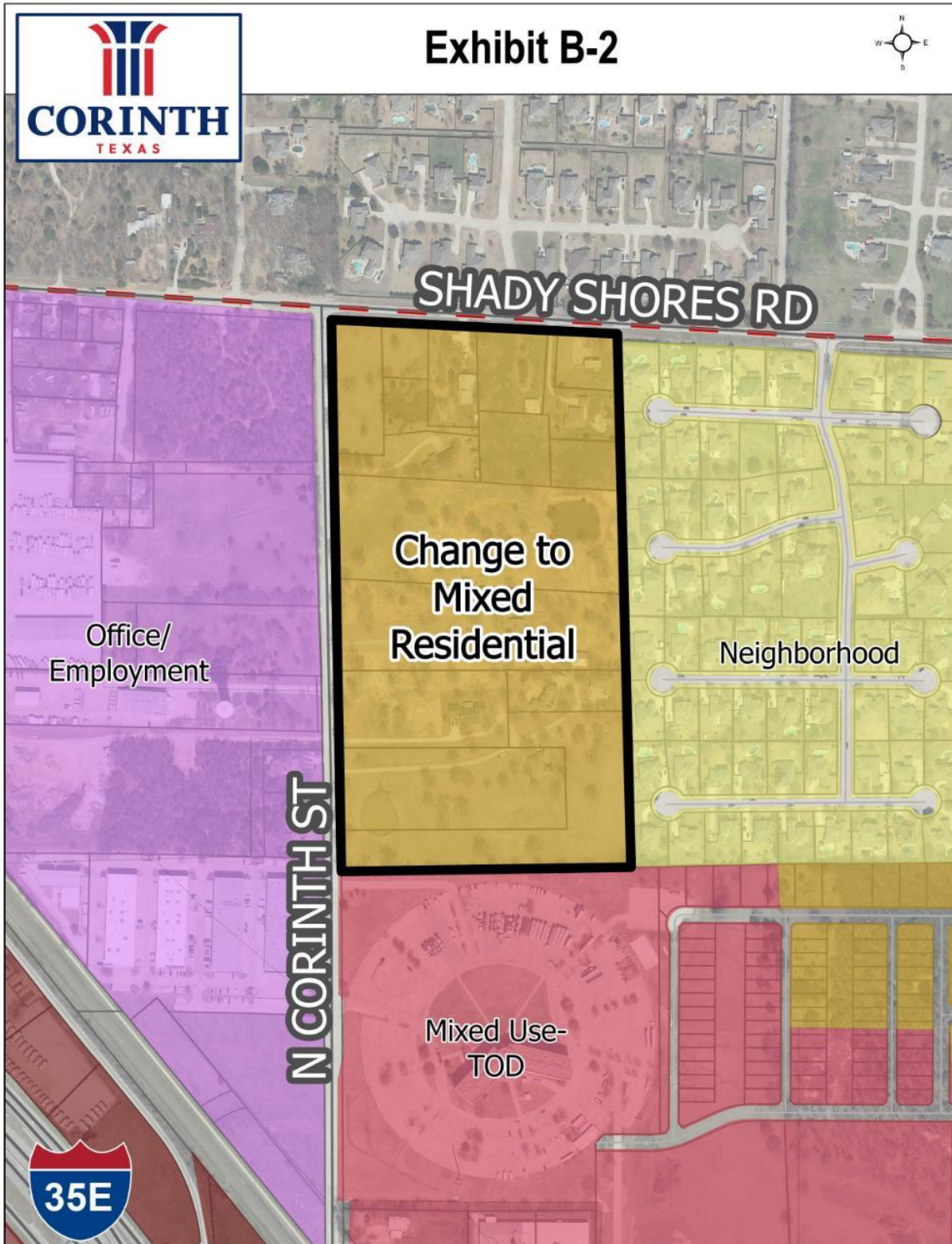


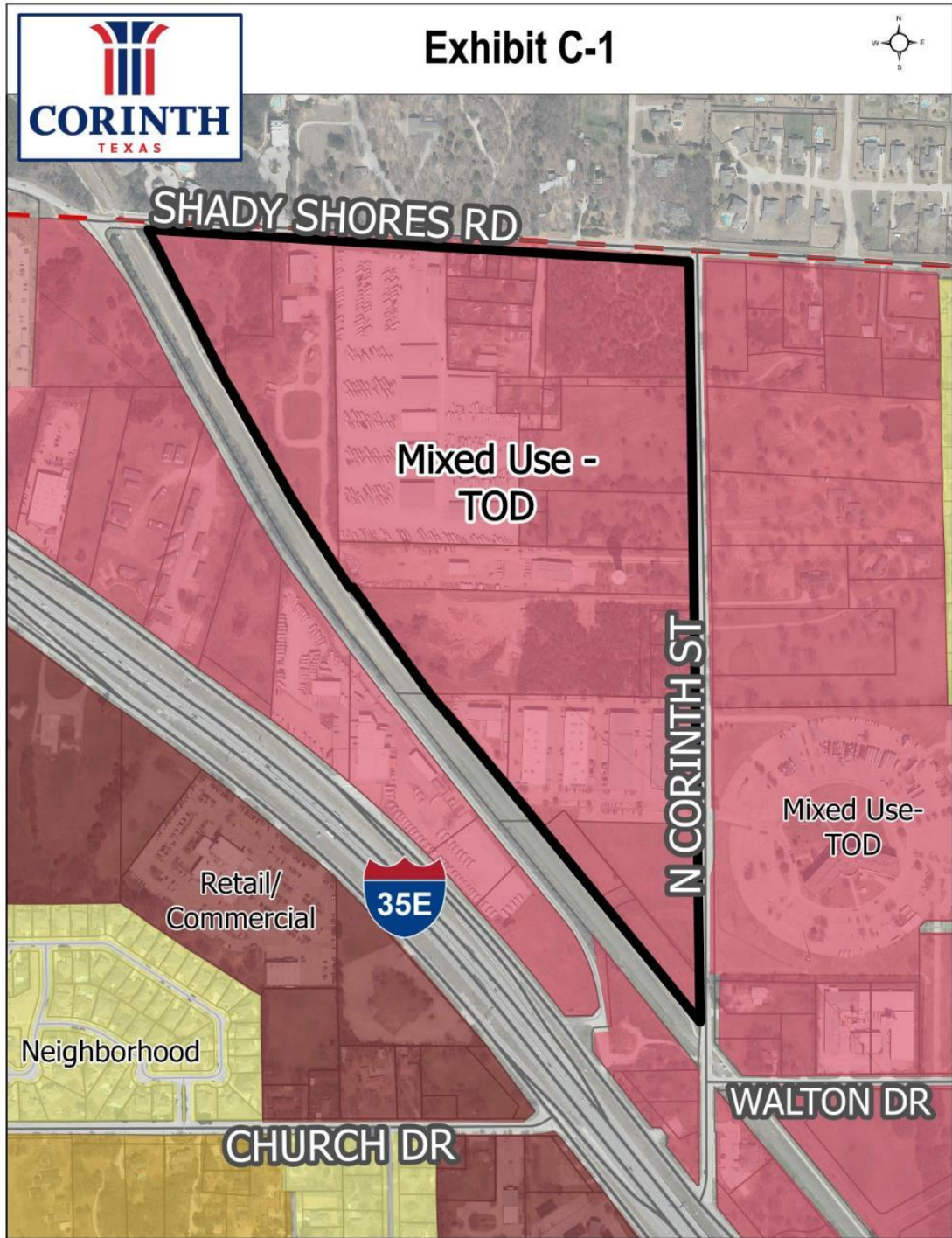
Exhibit B-1
(Current Place Type Designation)



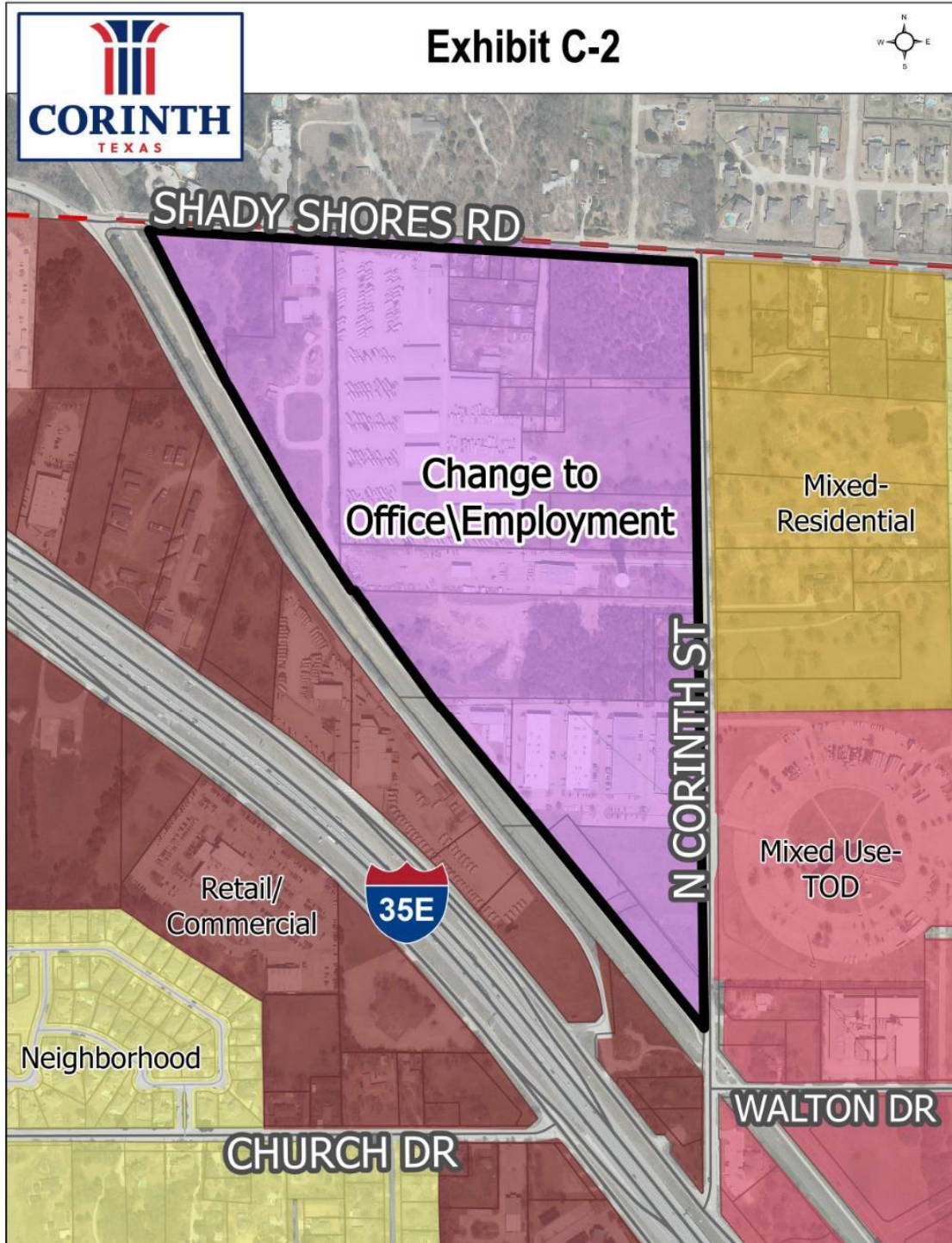
**Exhibit B-2
(Proposed Place Type Designation)**



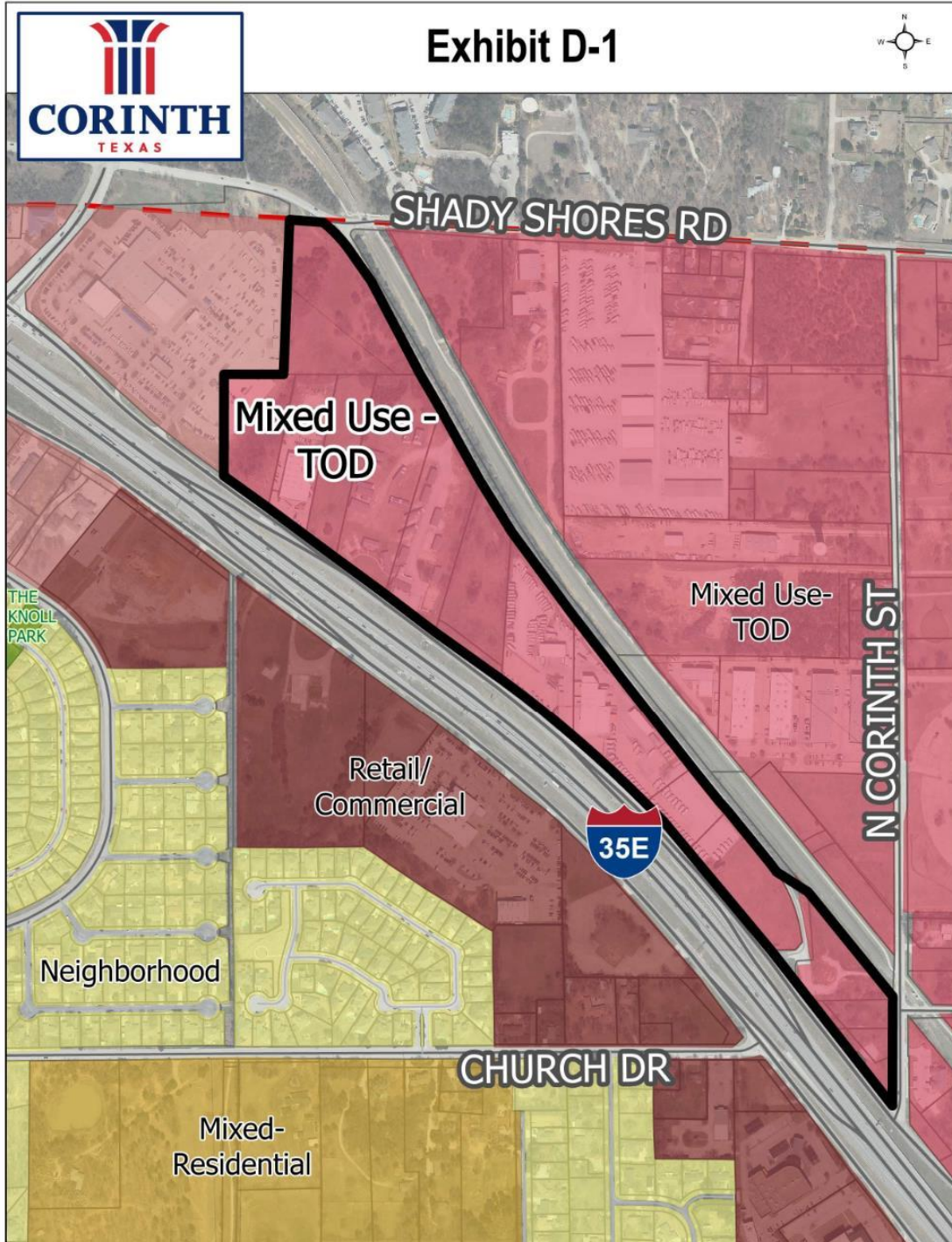
**Exhibit C-1
(Current Place Type Designation)**



**Exhibit C-2
(Proposed Place Type Designation)**



**Exhibit D-1
(Current Place Type Designation)**



**Exhibit D-2
(Proposed Place Type Designation)**

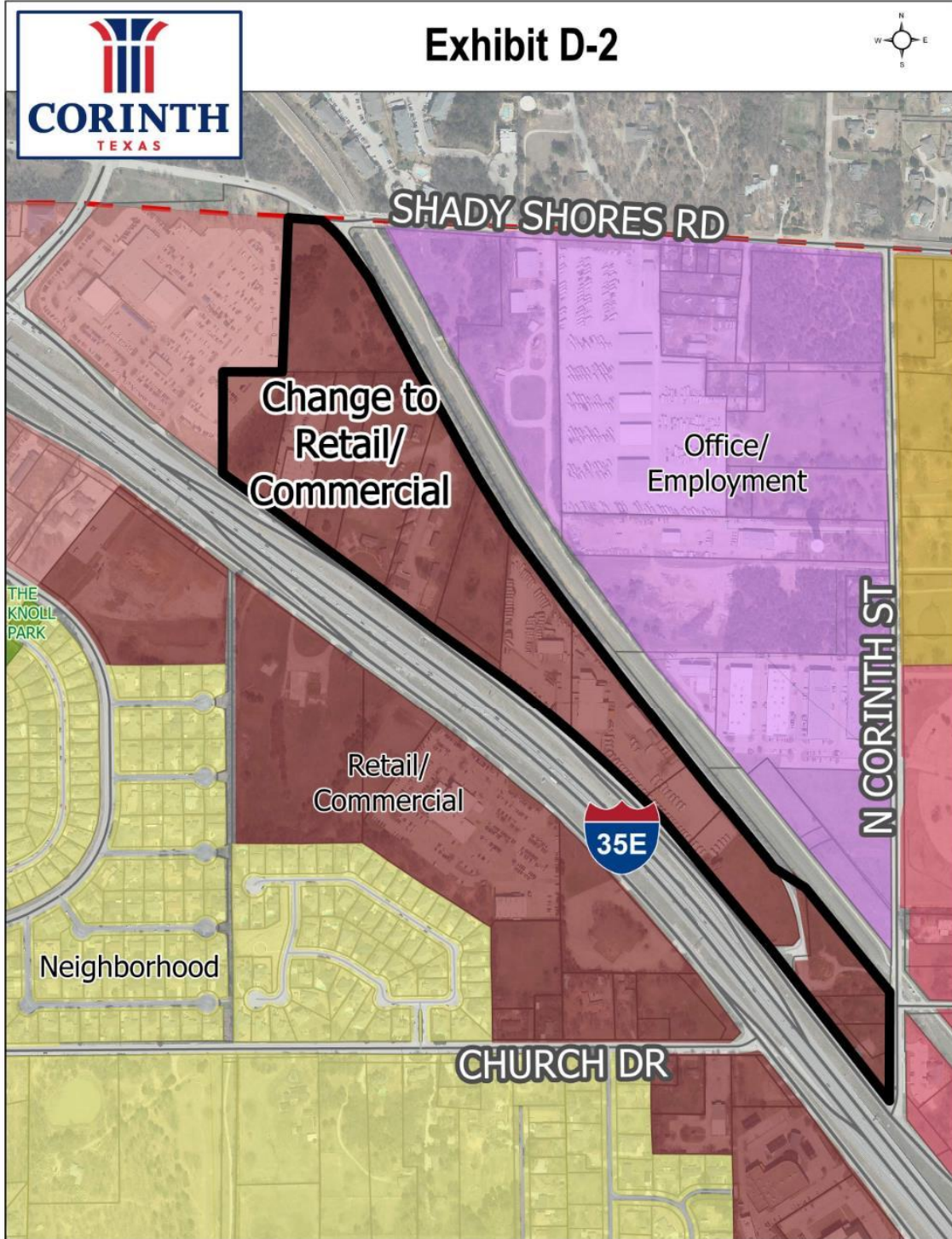
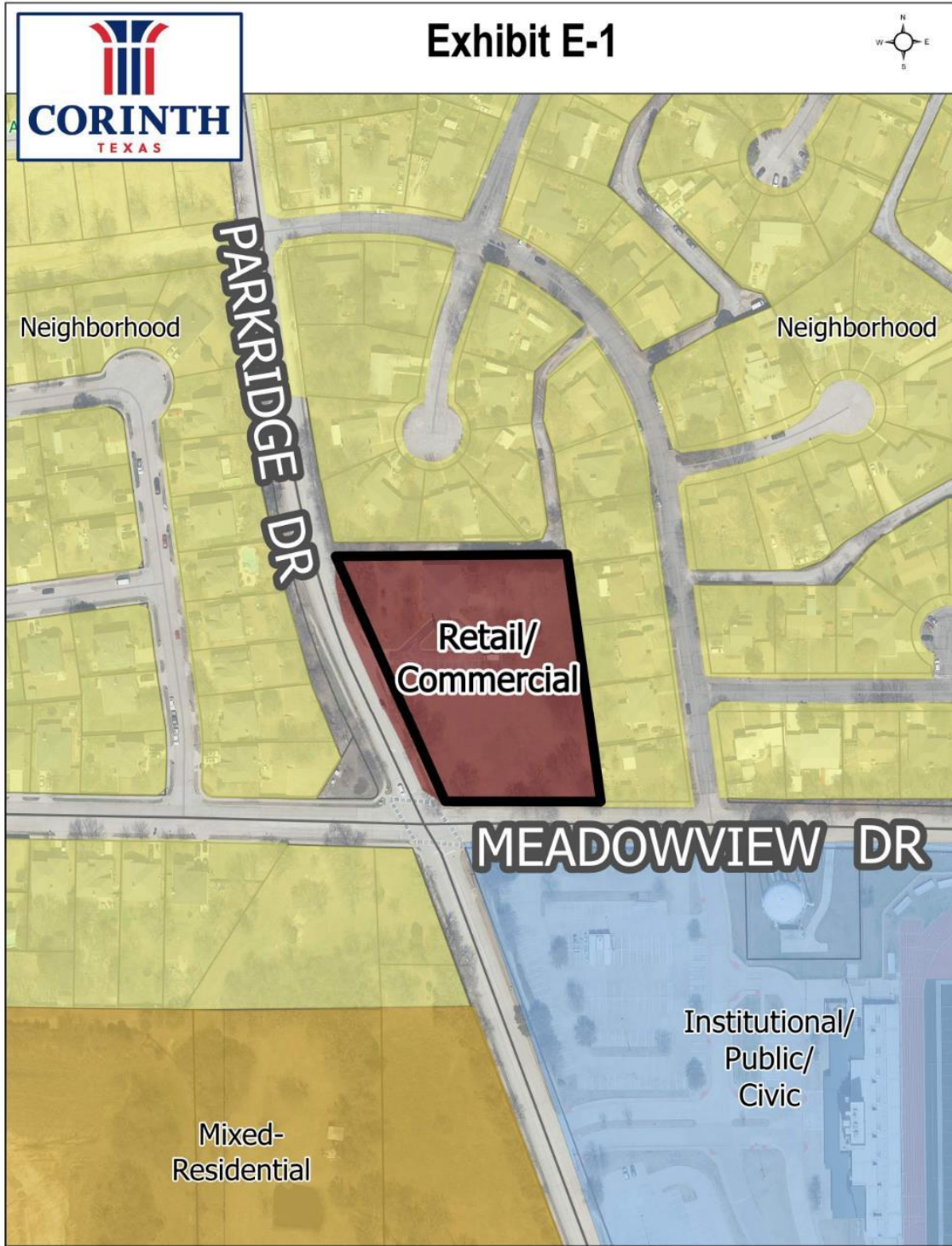


Exhibit E-1
(Current Place Type Designation)



**Exhibit E-2
(Proposed Place Type Designation)**

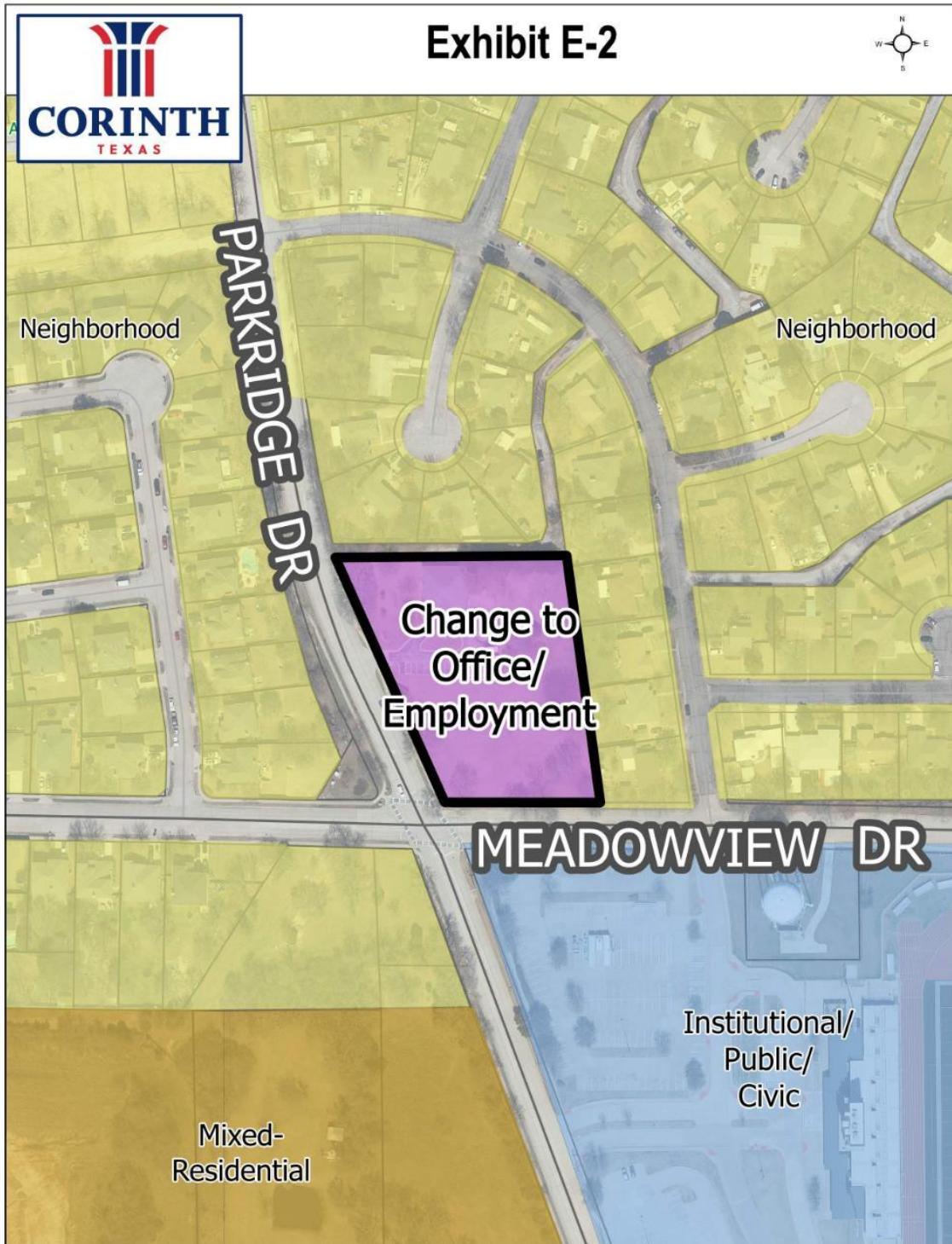
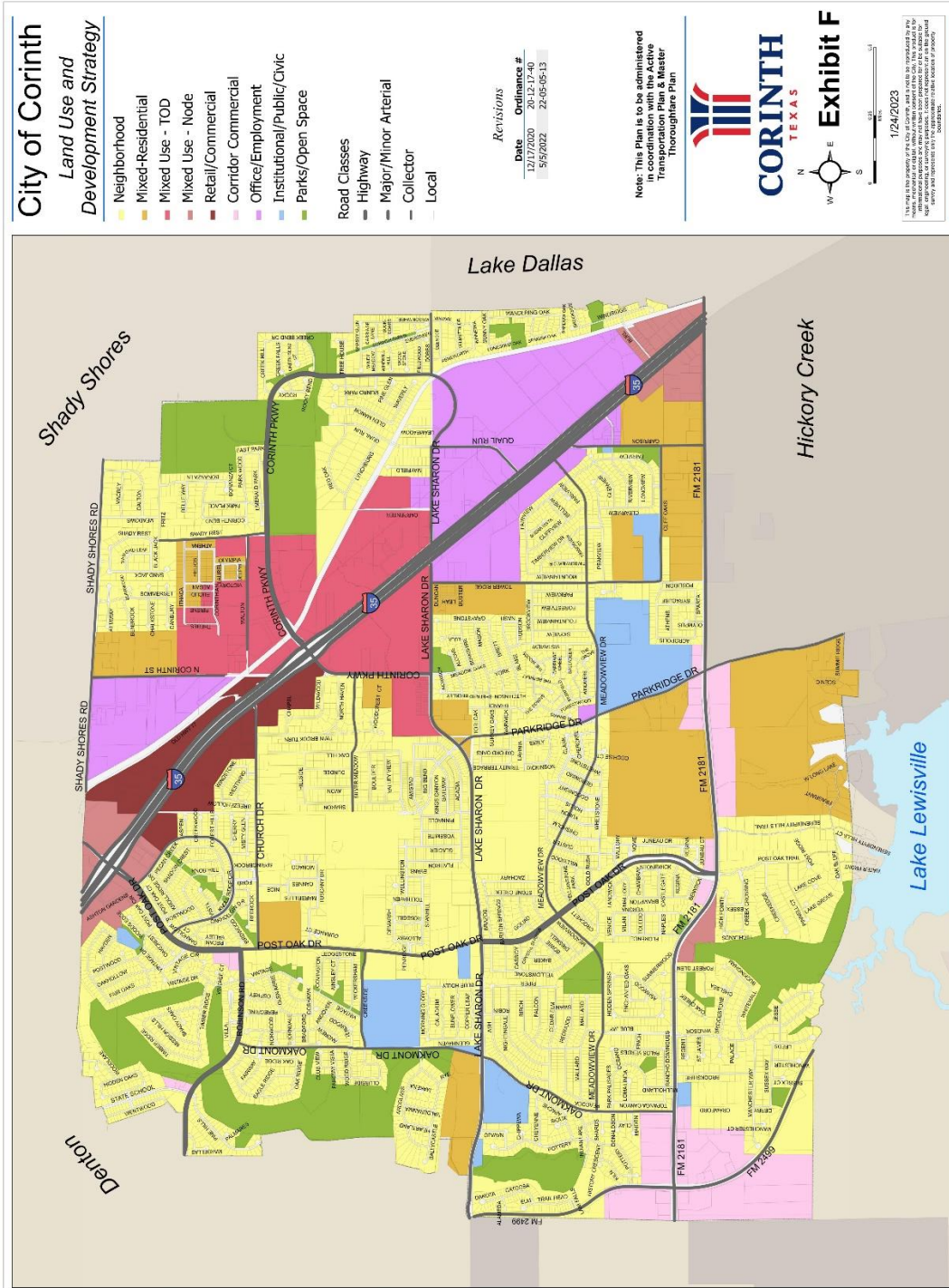


Exhibit F Land Use and Development Strategy Map (Updated February, 2023)





CITY OF CORINTH
Staff Report

Meeting Date:	2/2/2023	Title:	UDC Sign Code Amendments
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
Owner Support:	<input checked="" type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission On January 11, 2023, the Planning and Zoning Commission unanimously recommended approval of the proposed amendments as submitted by staff.		

Item/Caption

Conduct a Public Hearing to consider testimony and consider an ordinance amending Section 4.01, Sign Regulations, of the Unified Development Code to allow additional attached wall signs for non-residential developments. Case No. ZTA22-0002 – Sign Code Amendments

Item Summary/Background/Prior Action

With the recent development of commercial buildings, it has become apparent of the need to re-evaluate our sign regulations in terms of providing additional flexibility in some instances and tightening some requirements to enhance community image. A near term need is to allow additional wall (attached) signage for businesses that occupy the “end cap” of buildings and/or have rear facades that face public streets. Currently, a business is only permitted one (1) wall sign per street frontage. When a building “backs” or “sides” to a street, such as pictured below, the business typically desires to have their one (1) allowable wall sign at their front entry, which may not be visible from the street. Additional wall signage is not permitted. Staff recommends additional signage at 50% of the size of the primary sign area along the side or rear buildings, if located 150 feet or more from residential properties. The proposed amendment was presented to the City Council on December 15, 2022 during a Work Shop meeting.



Retail tenants at Millennium Backing to Lake Sharon/Dobbs Road



Side of retail tenant at Millennium facing I-35E



Side of future restaurant tenant at Magnolia Center facing I-35E

The proposed changes to the sign code to allow additional signage are noted in ~~strike throughs~~ and in red below:

Excerpts from Subsection 4.01 Sign Regulations

4.01.15 General Sign Regulations

B. Attached Sign Unless otherwise specifically provided herein, an attached sign shall comply with the regulations set forth in this subsection.

1. Generally
 - a. A person commits an offense if the person attaches a sign or causes a sign to be attached to a light fixture, pole, curb, sidewalk, gutter, street, utility pole, public building, fence, railing, public telephone pole, tree or any other structure other than as specified as an allowable sign in this Article 4.
 - b. The direct painting of signs on buildings is prohibited except for signs used for building identification which are less than three (3) square foot in area.
 - c. All signs must be on-premises signs.
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 Heights
200 feet or less	24 inches
201-250 feet	30 inches
251-300 feet	36 inches
301 feet 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 Clarification for further clarification).	

3. Maximum Area for Attached Signs. Total effective area of attached signs shall not exceed the following:
 - a. An attached sign or signs shall not exceed or cover more than 10 percent of the facade area of a building face or area or the total aggregate of attached signs on a building.
 - b. In each case, an attached sign or the aggregate of attached signs shall not exceed 400 square feet in effective area (see Section 4.01.23. Methods of Sign Area Measurements for further clarification).
4. Number of Attached Signs.
 - a. A business shall be allowed one (1) registered logo and/or logo type sign or name of the registered business (Sign, Attached) ~~per street frontage~~ **on the façade of the primary entrance of the business.**
 - b. **Additional signage shall be permitted on the side and rear of a building per the following stipulations:**
 - i. **Shall be a minimum of 150 feet from any property zoned or used for residential uses.**

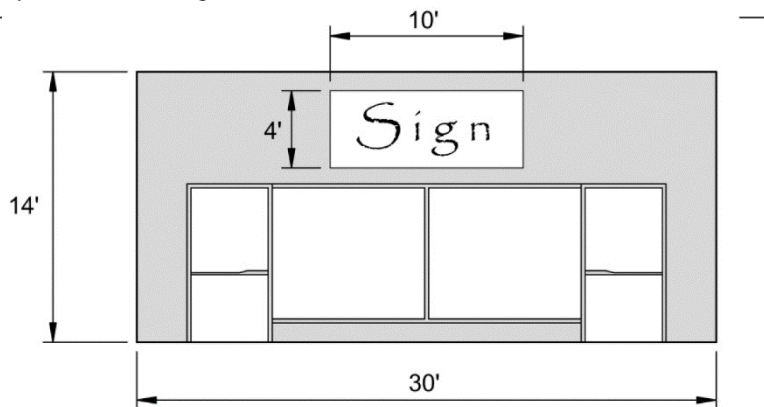
- ii. Shall contain the registered logo and/or logo type sign or name of the registered business of single tenant business.
 - iii. If a multi-tenant business, the registered logo and/or logo type sign or name of any registered business within the multi-tenant business shall be permitted.
 - iv. The attached sign or signs shall not exceed or cover more than five percent (5%) of the facade area of the building face.
5. Attached Sign Width.
- a. The width of an attached sign may not exceed the middle fifty percent (50%) of the width of any lease space.
 - b. In the event the lease space facade is horizontally articulated, the fifty percent (50%) rule shall apply to the allowed sign to be located on any single plane facade (see Section 401.23. Methods of Sign Area Measurements for further clarification).
6. Illumination for Attached Signs.
- a. An attached sign may only be illuminated with internal lighting.
 - b. Exterior letters with exposed neon lighting are not allowed.
 - c. EMCs are prohibited. A person commits an offense if a person displays an EMC.
7. Protrusion of Attached Signs. An attached sign may not protrude farther than eighteen inches (18") from the building, excluding signs attached to canopies; this excludes a sign attached to a canopy.
8. Residential Adjacency. An attached sign shall not be allowed on any facade (other than the main front of the building) which faces property zoned for single family residential use if the sign is within one hundred fifty (150') feet of the property line of the residential property.

4.01.23. - Methods of Sign Area Measurements

Exhibit 1 - Attached Signs for Tenant (Lease) spaces

Maximum Allowed Area: 42 sq. ft. (30' x 14') = 420 sq. ft. or 420 sq. ft. x 10% = 42 sq. ft.

Measured Area Shown: 40 sq. ft. (10' x 4')



The new Exhibit 2 below depicts the amount of signage that would be permitted on the side of an existing building in Corinth.

Exhibit 2 - Attached Signs for Tenant (Lease) spaces on side or rear facade

Maximum Allowed Area of Sign: .05 x 1,575 sq. ft. (area of facade below) = 79 sq. ft.



Public Notice

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

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

Staff Recommendation

Staff recommends approval as submitted.

Motion

“I move to approve an ordinance amending Section 4.01, Sign Regulations, of the Unified Development Code to allow additional attached wall signs for non-residential developments. Case No. ZTA22-0002 – Sign Code Amendments

Supporting Documentation

Attachment 1 - Ordinance

**CITY OF CORINTH, TEXAS
ORDINANCE NO. 23-XX-XX-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CORINTH (“UDC”) BY AMENDING SUBSECTION 4.01.15 (B)(4), “NUMBER OF ATTACHED SIGNS” OF SUBSECTION 4.01.15 (B) “ATTACHED SIGNS” OF SUBSECTION 4.01.15 “GENERAL SIGN REGULATIONS” OF SUBSECTION 4.01 “SIGN REGULATIONS” OF SECTION 4 “SIGN AND FENCE/SCREENING REGULATIONS” BY AMENDING THE REQUIREMENTS FOR THE NUMBER OF “ATTACHED SIGNS;” PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENTS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS/CONFLICT CLAUSE; PROVIDING A PENALTY CLAUSE WITH A PENALTY OF FINE UP TO \$2,000 FOR EACH VIOLATION THAT OCCURS AND FOR EACH DAY SUCH VIOLATION CONTINUES; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Corinth (the “City”) is a home-rule municipality located in Denton County, Texas created in accordance with the provisions of Chapter 9 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas and its home rule charter; and

WHEREAS, the City Council has determined that the Unified Development Code should be amended to permit additional attached signs on the sides and rear of non-residential buildings for the benefit of economic development, as well as to afford greater visibility to patrons, while also placing restrictions for the preservation of surrounding uses and to avoid visual clutter; and

WHEREAS, both the City Council and Planning and Zoning Commissions held public hearings to allow public input and considered the amendments to the Sign Regulations contained within the Unified Development Code of the City of Corinth as set forth herein, the City Council has determined and finds that the proposed amendments outlined herein are reasonable and necessary for the regulation of land use and land development and for the protection and preservation of public health, safety and welfare.

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

SECTION 1
INCORPORATION OF PREMISES

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

SECTION 2
AMENDMENTS

4.01. Subsection 4.01.15 (B)(4), “Number of Attached Signs” of Subsection 4.01.15 (B) “Attached Sign” of Subsection 4.01.15 “General Sign Requirements” of “Subsection 4.01 “Sign Regulations” of Section 4 “Sign and Fence/Screening Regulations” of the Unified Development Code of the City of Corinth is hereby repealed in its entirety and a new Subsection 4.01.15(B)(4), “Number of Attached Signs” is hereby adopted and shall be and read as follows with all other provisions of Section 4 not expressly amended hereby remaining in full force and effect:

“4. Number of Attached Signs.

- a. A business shall be allowed one (1) registered logo and/or logo type sign or name of the registered business (Sign, Attached) on the façade of the primary entrance of the business.
- b. Additional signage shall be permitted on the side and rear of a building:
 - i. When the side or rear building façade is located a minimum of 150 feet from any property zoned or used for residential uses; and
 - ii. If a single tenant business, the additional signage contains the registered logo and/or logo type sign or name of the registered business of the single tenant business; or
 - iii. If a multi-tenant business, the registered logo and/or logo type sign or name is that of any registered business within the multi-tenant business; and
 - iv. The attached sign or signs do not exceed or cover more than five percent (5%) of the facade area of the side or rear building face for single tenant businesses or allocated to the tenant space for multi-tenant businesses.”

SECTION 3
CUMULATIVE REPEALER

This Ordinance shall be cumulative of the Unified Development Code and all other Ordinances of the City of Corinth and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance or where expressly repealed hereby. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

SECTION 4
SEVERABILITY

If any section, subsection, clause, phrase, or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent be held by a court of competent

jurisdiction to be invalid, void, or unconstitutional, the remaining sections, subsections, clauses, phrases, and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 5
SAVINGS/CONFLICT

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

SECTION 6
PENALTY

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

SECTION 7
PUBLICATION/EFFECTIVE DATE

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

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS on this the 2nd day of February, 2023.

Bill Heidemann, Mayor

ATTEST:

Lana Wylie, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney



CITY OF CORINTH
Staff Report

Meeting Date:	2/2/2023	Title: Appointment Boards and Commissions
Strategic Goals:	<input checked="" type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development	
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission	

Item/Caption

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

Georgianna McCoig resigned from Keep Corinth Beautiful, Place 9.

Rodney Thornton resigned from Planning and Zoning Commission, Place 5.

Advisory board interviews were conducted in August 2022. The City Council interviewed the candidates listed below. These candidates were not initially selected for their requested Board, Commission, or Committee. Staff contacted the candidates to gauge interest in serving and received a positive response.

Keep Corinth Beautiful Board: Sam Shropshire, Dian Rutherford, Caryolyn Hayward

Planning & Zoning Commission: Orlin Cotev, Brian Head, Crystin Jones

Staff Recommendation/Motion

N/A



CITY OF CORINTH
Staff Report

Meeting Date:	1/27/2023	Title:	Fire Equipment
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission N/A		

Item/Caption

Consider and act on an Ordinance of the City of Corinth approving an amendment to the fiscal year 2022-2023 budget and annual program of services to provide for the expenditure of funds to pay for the purchase of a Fire Medic Chassis; and providing an effective date

Item Summary/Background/Prior Action

The Annual Program of Services was adopted on September 22, 2022, by the City Council. During the fiscal year it was determined that it was in the best interest of the city to replace a 2017 medic. Due to supply issues, vendors are requiring the purchase of the medic chassis prior to beginning the build of the apparatus.

The proposed budget amendment is for the purchase of chassis for the new medic in the amount of \$90,000. Financing for the remaining portion of the medic will be presented to Council in late 2023 or early 2024.

Financial Impact

The budget amendment proposes the use of fund balance from the General Fund of \$90,000.

Applicable Policy/Ordinance

Section 9.05 Supplemental Appropriations of the City Charter allows that “if during the fiscal year the City Manager certifies that there are revenues available in excess of those estimated in the budget or funds otherwise available in unencumbered reserves, the Council by ordinance may make supplemental appropriations for the year up to the amount of these available funds.”

Staff Recommendation/Motion

Staff recommends approval of the Ordinance amending the fiscal year 2022-23 Annual Program of services for the purchase of a Fire Chassis in the amount of \$90,000.

ORDINANCE NO. 23-02-02-

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS APPROVING AN AMENDMENT TO ORDINANCE NO. 22-09-22-33 REGARDING THE FISCAL YEAR 2022-2023 CITY OF CORINTH BUDGET AND ANNUAL PROGRAM OF SERVICES TO PROVIDE FOR EXPENDITURES OF FUNDS TO PAY FOR A FIRE CHASSIS, 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, the City Council adopted a budget and appropriated resources for the budget year beginning October 1, 2022, and ending September 30, 2023 by Ordinance No. 22-09-22-33; and

WHEREAS, the current adopted budget for fiscal year 2022-2023 does not have adequate funding to pay \$90,000 for the purchase of a Fire Chassis; and

WHEREAS, the City Council deems it appropriate and necessary to amend the budget to reflect expenditures from the General Fund Balance of \$90,000 for the purchase of a Fire Chassis; and

WHEREAS, the City Council finds that this budget amendment is consistent with § 9.05 of the City Charter and the proposed change in the budget is for a municipal purpose;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CORINTH HEREBY ORDAINS:

SECTION I

The findings set forth in the above preamble to this Ordinance are true and correct.

SECTION II

Ordinance No. 22-09-22-33 the budget for the fiscal year beginning October 1, 2022, and ending September 30, 2023, shall be amended as follows:

Ninety Thousand Dollars (\$90,000) shall be appropriated into the Expenditures Line Items for the Lake Cities Fire Department.

The City of Corinth Budget and Annual Program of Services is hereby amended to increase the Lake Cities Fire Department budget by **\$90,000** for the annual contribution for the purchase of a Fire Chassis. Further, the City Council affirms its approval of the expenditure of funds for the aforementioned purposes.

SECTION IV

The City Secretary is hereby directed to attach a copy of this Ordinance to Ordinance No. 22-09-22-33.

SECTION V

Pursuant to Section 102.009(d) of the Texas Local Government Code, the municipal budget officer is directed to file a true copy of this amendment with the Denton County Clerk. If the mayor objects to this ordinance, it shall be adopted by a majority of the entire City Council.

SECTION VI

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

PASSED AND APPROVED ON THIS THE 2ND DAY OF FEBRUARY 2023.

SEAL

Bill Heidemann, Mayor

ATTEST:

Lana Wylie, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Patricia Adams, City Attorney



CITY OF CORINTH
Staff Report

Meeting Date:	2/2/2023	Title:	Fire Equipment Purchase
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		
Owner Support:	<input type="checkbox"/> Planning & Zoning Commission <input type="checkbox"/> Economic Development Corporation <input type="checkbox"/> Parks & Recreation Board <input type="checkbox"/> TIRZ Board #2 <input type="checkbox"/> Finance Audit Committee <input type="checkbox"/> TIRZ Board #3 <input type="checkbox"/> Keep Corinth Beautiful <input type="checkbox"/> Ethics Commission N/A		

Item/Caption

Consider and act on the purchase of a 2023 Medic from Rush Truck Centers in an amount not to exceed \$320,700.

Item Summary/Background/Prior Action

This item recommends the purchase of a medic from Rush Truck Centers of Ohio, Inc. located at 3950 Parkwest Drive Columbus, OH for \$320,700. Due to current supply issues, a down payment of \$90,000 for the purchase of chassis is required at the time the order is placed. Upon completion of the fire apparatus, the remaining balance will be due. The financing or payment of the remaining amount will be included in the 2023-2024 budget.

Staff Recommendation/Motion

Staff recommends approval of the purchase of a 2023 Medic.

Customer Name
FAN/FIN#

Purchase Agreement

This PURCHASE AGREEMENT made this 25th day of January, 2023 between
Rush Truck Centers of Ohio, Inc. located at 3950 Parkwest Drive Columbus, OH 43228 - ("Vendor") and
__Lake Cities Fire Department located at 3501 FM 2181 Corinth, Texas 76208 ("Customer"). WHEREAS,
Vendor desires to sell and Customer desires to purchase certain products, and/or services more specifically
described in Q3286-1 dated 1/20/2023 for the total amount of \$_320,700.00 (hereafter "Products"),

Chassis details

- **Chassis Make: 2023**
- **Chassis Model: International CV515**
- **Body Code (Mac Haik Only):**
- **Qty ordered: 1**
- **Quoted chassis price (each): 90,000.00**

NOW THEREFORE, the parties hereto, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby agree as follows:

1. Vendor agrees to sell and schedule pickup/delivery as described Q3286-1 dated 1/20/23 and Customer shall purchase from Vendor, the Products for the prices as set forth in detail on Q3286-1 dated 1/20/23.
2. The sale of the Products is governed by the terms and conditions set forth on Exhibit A, which is attached hereto and made a part hereof.
3. The Term of this Agreement shall commence on 01/23/2023 and expire 1 year from execution date.
4. If the parties have entered into any additional covenants, promises, terms and conditions not otherwise specified herein or in any schedule or Exhibit hereto, said special provisions shall be set forth in Exhibit A. If there shall be any conflict within the provisions of this Agreement, the following order of priority shall apply: this PURCHASE AGREEMENT, Exhibit A, Customer's purchase order, Vendor's invoice.

IN WITNESS WHEREOF, the undersigned have executed and delivered this Agreement as of the day and year first above written.

Title Information

Enter Exactly as it needs to appear

Owner

Name: _____

Address: _____

Lien Holder (If Applicable)

Name: _____

Address: _____

Customer Name
FAN/FIN#

Purchase Agreement Signature Page

Insert Customer Name

Sign: _____

Print: _____

Title: _____

Date: _____

Insert Vendor Name (if applicable)

Sign: _____

Print: _____

Title: _____

Date: _____

Frazer, Ltd.

Sign:  _____

Print: Adam Fischer

Title: Vice President, Sales & Marketing

Date: _____

Customer Name
FAN/FIN#

LIST OF EXHIBITS:
EXHIBIT A: Standard Terms and Conditions
EXHIBIT A

Standard Terms and Conditions

INVOICING AND PAYMENT TERMS: Vendor shall submit one (1) original invoice per payment due. The invoice(s) shall include the items listed in accordance with the quote mentioned in the Sale Agreement with reference to the Customer's Purchase Order Number.

If the Sale Agreement provides for any progress (or advance) payments based on specific milestones or activities, Vendor's invoice shall certify to the accomplishment or performance by Vendor of said milestone or activity, and that Customer has obtained a security interest in such Products to the extent of such payment.

Payment shall be due upon receipt of the invoice and delivery of the unit to the Customer unless previously negotiated.

CANCELLATION POLICY: Cancellation of orders must be received 120 days prior to the agreed upon delivery date. If the order is canceled within the 120 day window, a fee of 25% of the total purchase order price will apply.

DELIVERY TERMS: The products listed in the estimate are to be delivered Free On Board (FOB) Destination to Houston, TX. Customer representative(s) will pick up the unit at upfitter location, 7219 Rampart St., Houston, TX 77081 and transport it to their final destination at customer expense unless otherwise specified in the Vendor quote.

TERMINATION FOR CAUSE: Customer may terminate this Sale Agreement and any corresponding Purchase Order, or any part thereof, for cause including, but not limited to the following Vendor actions: (1) any default or breach of any of the terms and conditions of the Sale Agreement, (2) failure to provide Customer, upon request, a reasonable assurance of future performance, or (3) bankruptcy, dissolution, or suspension of payments by judicial decree. If Vendor does not cure such failure within a period of five (5) days or such a longer period as Customer may authorize in writing after the date such notice is sent to Vendor, then termination may proceed.

Vendor may also terminate this Sale Agreement and any corresponding Purchase Order for cause, and Vendor will not be in breach of same, in the event any supplier to Vendor fails to deliver Products and/or component parts in a timely fashion and Vendor cannot make alternate accommodations in order to comply with the Parties' agreed upon completion and delivery dates.

CHANGE ORDERS: Vendor has the right to modify the Purchase Order requirements and conditions as needed and will advise Customer in writing of such requested changes. Vendor shall not proceed with any changes without Customer's written authorization. Any request by Customer to change the terms or conditions of the Purchase Order, including product specifications, options, and price, must be made in advance of the production job order release. Any changes made after the release of the production job order will incur a \$350 fee per change order made in a 24 hour period and will be included on a secondary invoice. Vendor reserves the right to refuse changes requested by the Customer.

PROPRIETARY INFORMATION, CONFIDENTIALITY AND ADVERTISING: All commercial, financial or technical information in any form that Vendor provides to Customer shall be deemed proprietary and confidential and Customer shall not disclose such information to third parties without Vendor's written consent. Termination of the Sale Agreement shall not relieve Customer of this confidentiality obligation. Upon Vendor's request, Customer shall return all confidential information to Vendor along with any reproductions, in whole or in part. The confidentiality obligation does not apply to information that is in the public domain through no fault of Customer.

Customer Name
FAN/FIN#

to information lawfully within Customer's possession prior to the date of the Purchase Order, as evidenced by Customer's written records.

INDEMNIFICATION: Customer shall fully release, indemnify, defend and hold harmless Vendor, its co-venturers, its contractors, and their respective affiliates, and Vendor's and their respective directors, officers and employees (including agency personnel) ("Vendor Group") from and against any and all claims arising out of the Customer's purchase, use, sale or incorporation of any Products purchased from Vendor into Customer's products or equipment wherein it is claimed or alleged that Vendor's Products are defective or violate any warranty, standard of care, industry standard or governmental regulation or term or condition of any Purchase Order without regard to any allegation of negligence on the part of the Vendor Group as it pertains to Vendor's Products.

Vendor shall fully release, indemnify, defend and hold harmless Customer, its co-venturers, its contractors, and their respective affiliates, and the Customer's and their respective directors, officers and employees (including agency personnel) ("Customer Group") from and against any and all claims arising out of the Customer's purchase, use, sale or incorporation of any Products purchased from Vendor into Customer's products or equipment wherein it is claimed or alleged that Vendor's Products are defective or violate any warranty, standard of care, industry standard or governmental regulation or term or condition of any Purchase Order without regard to any allegation of negligence on the part of the Customer Group as it pertains to Vendor's Products.

Customer Initials: _____

LIMITATIONS ON DAMAGES: In the event of any dispute, disagreement or breach alleged by Customer on the part of Vendor, Customer's exclusive and sole remedy shall be repair or replacement, if practical, of the module, or component part, by Vendor. If Vendor is not able to effectuate a repair, replacement, or cure that brings the module, or component part, into compliance with the Parties' agreement, then Vendor shall refund the sale price to Customer. In no event shall Vendor be liable to Customer, or to any third-party acting through Customer, for any additional, consequential or punitive damages, or damages for lost sales, revenue or profits claimed by Customer or any third-party acting through Customer.

FORCE MAJEURE: A force majeure delay shall mean any delay or other unforeseeable causes beyond the reasonable control of the party affected, provided that any such delay is not caused, in whole or in part, by the acts or omissions of the party so delayed and further provided that such party is unable to make up for such delay with reasonable diligence and speed. If any such cause delays Vendor's performance, the delivery date or time for completion may be extended by a period of time reasonably necessary to overcome the effect of such delay; however, Vendor shall take all reasonable measures to mitigate the effects of the force majeure event and to minimize such delay. A party affected by a force majeure event shall notify the other party of such force majeure event within forty-eight (48) hours of its knowledge of such event for the event to be considered a bona fide force majeure event.

TITLE AND RISK OF LOSS: Title to the Products shall transfer to Customer upon receipt of Products by Customer or its agent unless otherwise stated in the Sale Agreement. Notwithstanding the above, risk of loss of the Products shall remain with Vendor until delivered to Customer.

WAIVER: Vendor's failure to exercise or enforce any right in the Purchase Order, or any other right or privilege under law, or Vendor's waiver of any breach by Customer shall not constitute a waiver or modification of any terms, conditions, privileges or rights whether of the same or similar type, unless Vendor gives such waiver in writing.

Customer Name
FAN/FIN#

LIENS: Vendor waives and relinquishes all existing and future liens and claims (statutory or otherwise) for the Products specified in the Purchase Order, and warrants that the Products will be free and clear of all liens, claims or encumbrances of any kind.

INSPECTION, REVIEW AND WITNESSING: Customer and/or the ultimate owner of the Products have the right to inspect and attend testing of the Products at Vendor's premises (or its supplier's or subcontractor's premises) with reasonable advance notice. If any inspection is made on the premises of Vendor or its supplier, Vendor, without additional charge, shall provide all reasonable facilities and assistance for the safety and convenience of the inspectors in the performance of their duties.

APPLICABLE LAW AND VENUE: The Sale Agreement shall be governed and interpreted in accordance with the laws of the State of Texas, without reference to any principle of conflict of laws. Customer and Vendor expressly exclude the application of the Convention on International Sale of Goods to the Sale Agreement. Venue for all judicial, administrative, or regulatory proceedings shall be Houston, Harris County, Texas.

OWNERSHIP OF DOCUMENTS: Title to all drawings, specifications, calculations, technical data and other documents that Customer submits in accordance with the Purchase Order shall vest with Vendor. Vendor shall have the right to use such documents for any purpose pertaining to the manufacture, assembly, and delivery of the Products.

Title to all drawings, specifications, calculations, technical data, and other documents that Vendor submits to the Customer shall vest with the Customer. Customer shall have the right to use such documents for any purpose pertaining to the installation, operation, and maintenance of the Products.

INSURANCE: Vendor shall comply with the project insurance requirements for which the Products are being provided. Customer shall provide specific reasonable levels required as soon as such levels are available, which shall not exceed \$1,000,000 for any non-statutory category other than excess liability umbrella, which shall not exceed \$4,000,000. When requested by Customer, Vendor shall provide certificates of insurance as proof of same.

SURVIVAL: The provisions of the following Paragraphs of these Terms and Conditions shall survive any cancellation or termination of the Purchase Order: (Proprietary Information, Confidentiality and Advertising), (Indemnification), (Liens), and (Applicable Law and Venue).