



CITY COUNCIL WORKSHOP AND REGULAR SESSION - MINUTES

Thursday, December 19, 2024 at 5:45 PM

City Hall | 3300 Corinth Parkway

View live stream: <https://corinthtx.new.swagit.com/videos/323271>

STATE OF TEXAS COUNTY OF DENTON CITY OF CORINTH

On this, the 19th day of December 2024, the City Council of the City of Corinth, Texas, met at Corinth City Hall at 5:45 P.M., located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time, place, and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members to wit:

Council Members Present:

Bill Heidemann, Mayor
Sam Burke, Mayor Pro Tem
Lindsey Rayl, Council Member
Tina Henderson, Council Member
Kelly Pickens, Council Member

Council Members Absent:

Scott Garber, Council Member

Staff Members Present:

Scott Campbell, City Manager
Lana Wylie, City Secretary
Emma Crotty, Economic Development Coordinator & Management Assistant
Patricia Adams, City Attorney
Wendell Mitchell, Police Chief
Lee Ann Bunselmeyer, Director of Finance & Strategic Services
Glenn Barker, Director of Public Works
Tristan Cisco, Engineering Project Manager
Melissa Dailey, Director of Development Services
Michelle Mixell, Planning Manager
Miguel Inclan, Planner
Matthew Lilly, Planner
Cesar Balderas, Information Technology Services Manager
Presley Sequeira, Technology Services Project Manager
Lance Stacy, City Marshal

CALL TO ORDER

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

WORKSHOP AGENDA

1. Receive a presentation and hold a discussion with Freese and Nichols on the Bike Plan and Complete Streets Program.

The item was presented and discussed.

2. Receive a presentation and hold an informal discussion regarding a proposed Planned Development (PD) Concept Plan for a single-family development on approximately 16.77 acres on the east side of Post Oak Drive, south of Church Street and north of Lake Sharon Drive. (Case No. ZAPD24-0010 – Saddlebrook PD)

The item was not presented.

3. Receive a presentation and hold an informal discussion regarding City initiated rezoning request to MX-C for an approximately 2.2-acre tract located on N Corinth St at Shady Shores Drive (Case No. ZMA24-0008– Rezoning to MX-C)

The item was presented and discussed.

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

No items for the Regular Session Agenda were discussed.

ADJOURN WORKSHOP

Mayor Heidemann recessed the Workshop Session at 6:30 P.M.

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

Mayor Heidemann called the Regular Session Meeting to order at 6:36 P.M.

CITIZENS COMMENTS

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

No citizen comments were made.

CONSENT AGENDA

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

1. Consider and act on minutes from the November 14, 2024, City Council Special Workshop Session.
2. Consider and act on minutes from the November 21, 2024, City Council Special Workshop Session.
3. Consider and act on minutes from the December 5, 2024, Joint City Council and Corinth Economic Development Corporation Meeting.
4. Consider and act on minutes from the December 5, 2024, City Council Special Workshop Session.
5. Consider and act on an Ordinance approving an exclusive contract for Solid Waste and Recycling services for the City of Corinth with Community Waste Disposal.
6. Consider and act on an Ordinance amending Section 52.07, Garbage Collection Fees, of the Corinth Code of Ordinances relating to charges for certain refuse and recycling services; providing that this ordinance shall be

cumulative of all ordinances of the City of Corinth; providing a savings clause; and providing an effective date.

7. Consider and act on an Ordinance amending Title IX, General Regulations, Chapter 91, Animals, Administration and Enforcement of the Code of Ordinances by adding Section 91.36 Local Rabies Animal Control Authority; and provide an effective date.
8. Consider and act on an Ordinance amending the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to rezone approximately ±5.7 acres from Planned Development 36 (PD-36) to SF-2 Single Family Residential, with the subject property being generally located west of Scenic Drive, east of Oak Bluff Drive, and south of FM 2181. (Case No. ZMA24-0007 PD-36 to SF-2)
9. Consider and act on an Ordinance amending the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, to rezone approximately ±108 acres from Planned Development 36 (PD-36) and C-2 Commercial to Planned Development (PD-73) with base zoning districts of MX-C Mixed Use Commercial and SF-2 Single Family Residential, with the subject properties being generally located south of FM 2181, west of Parkridge Drive, and east of Serendipity Hills Trail. (Case No. ZAPD24-0007 Canyon Lake Ranch Planned Development)
10. Consider and act on a Professional Engineering Services Agreement with Shield Engineering Group, PLLC, for the 2024 Downtown Drainage Master Plan, in an amount not to exceed \$293,900, and authorize the City Manager to execute the necessary documents.
11. Consider and act on a request for approval of a contract change order for Custodial Services Bid Number 1159 with CTJ Maintenance, Inc.

Council Member Hendson inquired about Item 12. This item was removed from the Consent Agenda.

Motion made by Mayor Pro Tem Burke: I move to approve the Consent Agenda, Items 1-11. Seconded by Council Member Rayl.

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

Item 12 was discussed and acted on separately.

12. Consider and act on an Ordinance of the City of Corinth approving an amendment to the fiscal year 2024-2025 budget and annual program of services for repairs to the Public Works Facility; and providing an effective date.

Motion made by Mayor Pro Tem Burke: I move to approve Item 12. Seconded by Council Member Rayl.

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

PUBLIC HEARING

13. Conduct a Public Hearing to consider testimony and act on an Ordinance amending the Zoning Ordinance of the City of Corinth, being a part of the Unified Development Code, to amend the building elevations of Planned Development 67 (PD-67) on approximately ±6.5 acres, with the subject properties being located at 3650 Corinth Pkwy. (Case No. ZAPD24-0009 PD-67 Bridgeview Corinth Elevations Amendment)

Mayor Heidemann opened the Public Hearing at 6:50 P.M. and closed it at 6:50 P.M.

Developer, Drew Guillot addressed the Council.

Motion made by Council Member Henderson: I move to approve Case No. ZAPD24-0009 – PD 67 Bridgeview Corinth Elevations Amendment as presented and direct staff to prepare an ordinance. Seconded by Mayor Pro Tem Burke.

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

14. Conduct a Public Hearing to consider testimony and act on an Ordinance amending the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code on a City initiated request on behalf of the property owner, Miguel Angel & Antonio Murillo to rezone 2 properties totaling approximately ±2.2 acres from SF-2 Single Family to MX-C Mixed Use Commercial, with the subject properties being located at the northeast corner of N Corinth St and Shady Shores Rd. (Case No. ZMA24-0008 MX-C Rezoning)

Mayor Heidemann opened the Public Hearing at 6:59 P.M. and closed it at 7:21 P.M.

The following offered Public Input:

Against – Don Williams – 100 Sunset Circle, Shady Shores
Against – Larry Wardon – 3301 Benbrook Cove, Corinth
Against – Ed Barnes – 3403 Attaway Circle, Corinth
Against – Rae Wardon – 3301 Benbrook Cove, Corinth
Against – Jeanne Curlin – 3404 Chalkstone Circle, Corinth
Against – Did not provide name – 3304 Attaway Cove, Corinth
Against – Bob Baker – 1121 North Corinth Street, Corinth
Against – Richard Gajewski – 3305 Attaway Cove, Corinth
Against – Ed Beaver – 3307 Attaway Cove, Corinth

Motion made by Mayor Pro Tem Burke: I move to approve Case No. ZMA24-0008 as presented. Seconded by Council Member Rayl.

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

15. Conduct a Public Hearing to consider testimony and act on a request to amend UDC Subsection 2.06.02.K – Building Height. (Case No. ZTA24-0008 UDC MX-C Building Height Amendment)

Mayor Heidemann opened the Public Hearing at 7:34 P.M. and closed it at 7:34 P.M.

No comments were made.

Motion made by Council Member Henderson: I move to Case No. ZTA24-0008 as presented. Seconded by Council Member Pickens.

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

16. Conduct a Public Hearing, consider testimony, and act on an Ordinance amending UDC Subsection 3.04 – Construction Plans and Procedures to require Development Agreements to be associated with Construction Plan approval and to clarify timing of Construction Release. (Case No. ZTA24-0007 UDC Construction Plans and Procedures Amendment)

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

No Comments were made.

Motion made by Council Member Pickens: I move to approve Case No. ZTA24-0007 as presented. Seconded by Mayor Pro Tem Burke.

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

BUSINESS AGENDA

17. Consider and act on updating the Development Agreement Template to align with the amended UDC Section 3.04 and authorize the City Manager to approve future agreements utilizing this template.

Motion made by Mayor Pro Tem Burke: I move to approve the updated Development Agreement Template and authorize the City Manager to approve future agreements using this template. Seconded by Council Member Henderson.

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

18. Consider and act on a request a contract change order for the engineering of Walton Drive, Contract No. 198348 with Walter P. Moore.

Motion made by Council Member Henderson: I move to approve the requested contract change orders for the engineering of Walton Drive, resulting in an additional cost of \$18,440, in accordance with Texas Local Government Code, Section 252.048. Seconded by Council Member Pickens.

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

19. Consider and act upon an Alternative Compliance-Tree Preservation request by the Applicant/Property Owner, MMD Development, to exclude Healthy Protected Trees removed from the proposed building footprint from the tree mitigation calculations and a waiver of remaining mitigation fees on approximately ± 2.67 acres located at 5024 South I-35E. (Case No. AC24-0004)

Motion made by Council Member Henderson: I make the motion to approve the Alternative Compliance Request for Building Footprint Exclusion and the waiver of remaining mitigation, with the condition that the Applicant plant the nine replacement trees as shown in the proposed Landscape Plan and that any subsequent tree mitigation resulting from construction activities be mitigated at a rate of 5:1. Seconded by Mayor Pro Tem Burke.

Voting Yea: Council Member Henderson

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

COUNCIL COMMENTS & FUTURE AGENDA ITEMS

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

Mayor Pro Tem Burke
Council Member Rayl
Council Member Pickens
Mayor Heidemann

The Executive Session did not take place.

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 governmental 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. Chapter 380 Agreement - Kairos Real Estate

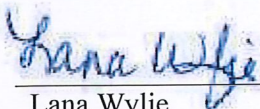
RECONVENE IN OPEN SESSION TO TAKE ACTION, IF NECESSARY, ON EXECUTIVE SESSION ITEMS

The Executive Session did not take place.

L. ADJOURN

Mayor Heidemann adjourned the meeting at 8:03 P.M.

Approved by the Council on the 16th day of January 2025.



Lana Wylie
City Secretary
City of Corinth, Texas