



CITY COUNCIL WORKSHOP AND REGULAR SESSION - MINUTES

Thursday, February 20, 2025 at 5:45 PM

City Hall | 3300 Corinth Parkway

View live stream: <https://corinthtx.new.swagit.com/videos/335574>

STATE OF TEXAS COUNTY OF DENTON CITY OF CORINTH

On this, the 20th day of February 2025, the City Council of the City of Corinth, Texas, met at Corinth City Hall at 5:45 P.M., located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time, place, and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members to wit:

Council Members Present:

Bill Heidemann, Mayor
Sam Burke, Mayor Pro Tem
Scott Garber, Council Member
Lindsey Rayl, Council Member
Tina Henderson, Council Member
Kelly Pickens, 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
Jimmie Gregg, Police Captain
Chad Theissen, Fire Chief
Lee Ann Bunselmeyer, Director of Finance & Strategic Services
Glenn Barker, Director of Public Works
Melissa Dailey, Director of Development Services
Miguel Inclan, Planner
Matthew Lilly, Planner
Deep Gajjar, Planner
Cesar Balderas, Information Technology Services Manager
Derek Dunnam, Technology Services Specialist
Lance Stacy, City Marshal

CALL TO ORDER

Mayor Heidemann called the Workshop Session to order at 5:47 P.M.

WORKSHOP AGENDA

1. Provide a report on Law Enforcement Grants and Flock Camera System Update.

The item was presented and discussed.

2. Receive a presentation and hold a discussion on the Bike Plan and Complete Streets Program.

The item was presented and discussed.

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

No items for the Regular Session Agenda were discussed.

ADJOURN WORKSHOP

Mayor Heidemann adjourned the Workshop Session at 6:28 P.M.

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

Mayor Heidemann called the Regular Session Meeting to order at 6:32 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 February 6, 2025, City Council Meeting.
2. 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 to carry forward unspent funds from the previous fiscal year for the purchase of fire equipment; and providing an effective date.
3. 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.

Motion made by Council Member Garber: I make a motion to approve. Seconded by Council Member Henderson.

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

PUBLIC HEARING

4. Conduct a Public Hearing to consider testimony and act on a rezoning request by the Applicant, Brandon Chynoweth, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential to a Planned Development with a base zoning district of SF-2 Single Family Residential for the development of two (2) lots on approximately ±2.188 acres of land located at 3408 Parkridge Drive. (Case No. ZAPD25-0001: Honey Rock Hill)

Mayor Heidemann opened the Public Hearing at 6:38 P.M. and closed it at 6:38 P.M.

No comments were made.

Motion made by Council Member Pickens: I move to approve Case No. ZAPD25-0001 – Honey Rock Hill Planned Development as presented and direct staff to prepare an ordinance for adoption at a future meeting. Seconded by Council Member Henderson.

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

5. Conduct a Public Hearing to consider testimony and act on a rezoning request by the Applicant, Bridge Tower Homes LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from SF-2 Single Family Residential to a Planned Development with a base zoning district of SF-4 Single Family Residential for the development of ±97 lots on approximately ±17 acres located at 1960 Post Oak Drive. (Case No. ZAPD24-0010 Saddlebrook Planned Development)

Mayor Heidemann opened the Public Hearing at 7:14 P.M. and closed it at 7:23 P.M.

For - Joni Waverka - Post Oak
Against - Carl Malkiewicz - 2123 Demarsh Lane
For - Paige Almond - 1960 Post Oak Drive

Motion made by Council Member Pickens: I move to approve Case No. ZAPD24-0010 – Saddlebrook Planned Development as presented with the stipulation that 30% of homes will have a brick accent and a 15' buffer extension to the east and direct staff to prepare an ordinance for adoption at a future meeting. Seconded by Mayor Pro Tem Burke.

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

Voting Nay: Council Member Henderson

6. Conduct a Public Hearing to consider testimony and act on a city-initiated request to amend Unified Development Code (UDC) Subsection 3.05.16 – Drainage and Storm Water to add a requirement for drainage basins to be designed as retention ponds when located between a building and a street, and/or completely bounded by streets, and/or viewable from a public space. (Case No. ZTA25-0003)

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 approve Case No. ZTA25-0003 as presented and direct staff to prepare an ordinance for adoption at a future meeting. Seconded by Council Member Garber.

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

7. Conduct a Public Hearing to consider testimony and act on a city-initiated request to amend Unified Development Code (UDC) Subsection 3.05.19 C –Pedestrian Lighting, to add a new spacing maximum and amend the existing lighting standards. (Case No. ZTA25-0002)

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 Garber: I move to approve Case No. ZTA25-0002 as presented and direct staff to prepare an ordinance for adoption at a future meeting. Seconded by Council Member Rayl.

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

8. Conduct a Public Hearing to consider testimony and act on a city-initiated request to amend Unified Development Code (UDC) Subsections 2.06.02.M – Architectural Standards and 2.06.02 N - Tree Preservation and Landscaping. (Case No. ZTA25-0001)

Mayor Heidemann opened the Public Hearing at 7:43 P.M. and closed it at 7:43 P.M.

No comments were made.

Motion made by Council Member Garber: I move to approve Case No. ZTA25-0001 as presented and direct staff to prepare on ordinance for adoption at a future meeting. Seconded by Council Member Henderson.

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

BUSINESS AGENDA

9. Consider and act on approving a Tree Removal Permit for the Oxford at the Boulevard Phase 2 development project located at the northwest corner of Lake Sharon Drive and Corinth Parkway. (Case No. TREE2025-0005: Oxford at the Boulevard Phase 2)

Motion made by Mayor Pro Tem Burke: I move to approve Tree Permit No. TREE2025-0005 – Oxford at the Boulevard Phase 2, as presented. Seconded by Council Member Garber.

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

COUNCIL COMMENTS & FUTURE AGENDA ITEMS

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

Mayor Pro Tem Burke
Council Member Rayl
City Manager Campbell

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

EXECUTIVE SESSION**

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

Section 551.071 - Legal Advice. (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; and/or (2) a matter in which the duty of the attorney to the

government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflict with Chapter 551.

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. South I-35E and Lake Sharon Drive
- b. Realty Capital

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

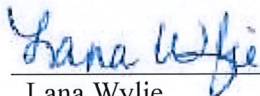
Mayor Heidemann recessed the Executive Session Meeting at 8:28 P.M. and immediately reconvened into the Regular Session Meeting.

No action was taken.

ADJOURN

Mayor Heidemann adjourned the meeting at 8:28 P.M.

Approved by the Council on the 20th day of March 2025.



Lana Wylie
City Secretary
City of Corinth, Texas