



CITY COUNCIL WORKSHOP AND REGULAR SESSION – MINUTES

Thursday, March 17, 2022 at 5:45 PM

City Hall | 3300 Corinth Parkway

STATE OF TEXAS COUNTY OF DENTON CITY OF CORINTH

On this, the 17th day of March 2022, the City Council of the City of Corinth, Texas, met in Workshop & Regular Session at the Corinth City Hall at 5:45 PM, 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
Kelly Pickens, Council Member

Council Members Absent:

Tina Henderson, Council Member

Staff Members Present:

Bob Hart, City Manager
Katherine Lindsey, Assistant to the City Manager/Deputy City Secretary
Patricia Adams, City Attorney
Lee Ann Bunselmeyer, Finance, Communications & Strategic Services Director
Elise Back, Economic Development Director
John Webb, Planning and Development Director
George Marshall, City Engineer
Michelle Mixell, Planning and Development Manager
Jerry Garner, Chief of Police
Cleve Joiner, Building Official
Lance Stacy, City Marshall
David Rodriguez, Assistant Fire Marshall
James Trussell, Multimedia Specialist
Lance Baker, Chief Building Official
Jared Byrd, Building Inspector

CALL TO ORDER

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

WORKSHOP AGENDA

1. Interview a candidate for placement on the Keep Corinth Beautiful Board.

The City Council interviewed Ms. McCoig for a place on the Keep Corinth Beautiful Board.

2. Staff to provide a report on year end Police Department 2021 Reports.

The item was presented and discussed.

3. Discuss regular meeting items on Regular Session Agenda, including the consideration of closed session items as set forth in the Closed Session Agenda items below.

No items for the Regular Session Meeting were discussed.

ADJOURN WORKSHOP

Mayor Heidemann adjourned the Workshop Session at 6:15 PM.

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

Mayor Heidemann called the Regular Session Meeting to order at 6:21 PM.

CITIZENS COMMENTS

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

There were no comments made.

CONSENT AGENDA

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

1. Consider and act on minutes from the February 17, 2022, City Council Meeting.
2. Consider and act on minutes from the March 3, 2022, City Council Meeting.
3. Consider and act on an appointment to the Keep Corinth Beautiful Board.

Motion made by Council Member Garber to approve the consent agenda as presented, Seconded by Council Member Pickens.

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

BUSINESS AGENDA

4. Hear a presentation, discuss and take appropriate action to accept the annual external audit and the Annual Comprehensive Financial Report presented by Eide Bailly, LLP.

Motion made by Council Member Garber to approve the Annual Comprehensive Financial Report as presented. Seconded by Mayor Pro Tem Burke.

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

5. Consider and act on a renewed Interlocal Agreement (ILA) between the City of Corinth and the Town of Shady Shores to provide law enforcement services to residents and businesses of Shady Shores for five years, commencing October 1, 2022.

Motion made by Mayor Pro Tem Burke to approve the ILA between the City of Corinth and the Town of Shady Shores to provide law enforcement services for a period of five years, commencing October 1, 2022. Seconded by Council Member Garber.

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

6. Consider and act on an Ordinance amending the Zoning Ordinance and Zoning Map of the City of Corinth, from SF-3 Single Family to Planned Development-60 (PD-60), with a base zoning district of SF-A Single Family Residential Attached (townhouses), on approximately ±8.251 acres located on the west side of Corinth Parkway and north of Lake Sharon Drive. (Case No. ZAPD21-0004 – Timber Ridge)

Motion made by Mayor Pro Tem Burke to approve Ordinance No. 22-03-17-10, adopting the Timber Ridge Planned Development (PD-60) as presented in Attachment 1, however with the change to Section 4, UDC Subsection 2.09.04 Building Façade Material Standards shall apply as modified as follows: 75% of each façade (excluding doors and windows) shall consist of masonry construction materials or fiber-reinforced cementitious board. However, no more than 30% of the façade shall be fiber-reinforced cementitious board. Seconded by Council Member Garber.

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

7. Consider and act on an Ordinance amending the City's Code of Ordinances, Chapter 150, adopting the 2021 International Construction Codes with Local Amendments, Standards, and Certain Appendices; including the Building Code; Residential Building Code; Fire Code; Plumbing Code; Fuel Gas Code; Mechanical Code; Energy Code; Existing Building Code; Fire Code; Property Maintenance Code and the 2020 National Electrical Code (NEC).

Motion made by Council Member Garber to approve Ordinance No. 22-03-17-11 adopting the 2021 International Construction Codes, the 2021 International Fire Code, and the 2020 National Electric Code with the local Amendments and standards. Seconded by Council Member Pickens.

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

8. Consider and act on an Ordinance of the City of Corinth, Texas, cancelling the May 7, 2022, general city council election; providing for issuance of Certificate of Election; and declaring each unopposed candidate elected to office.

Motion made by Mayor Pro Tem Burke to approve Ordinance No. 22-03-17-12, cancelling the May 7, 2022, General city council election, providing for issuance of Certificate of Election declaring each unopposed candidate elected to office. Seconded by Council Member Garber.

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

PUBLIC HEARING

9. Conduct a Public Hearing, consider and act on a request to amend the City of Corinth's Comprehensive Plan "Envision Corinth 2040," to amend the Future Land Use & Development Strategy Map by changing the

designation of Lots 1-11 (approximately 6 acres) within the Lake Vista Business Park Subdivision located on the north side of Lake Sharon Drive (formerly Dobbs Road), between I-35 and Mayfield Circle, from the Mixed-Residential Place Type to the Office/Employment Place Type, and consider directing staff to prepare an ordinance of the same. (CPA21-0001-Mixed-Residential to Employment/Office).

Mayor Heidemann opened the Public Hearing for Item 9 at 7:35 PM. There were no comments made. Mayor Heidemann closed the Public Hearing for Item 9 at 7:37 PM.

Motion made by Council Member Garber to approve the Comprehensive Plan amendment to change the Future Land Use & Development Strategy Map designation of Lots 1-11, within the Lake Vista Business Park Subdivision, from the Mixed Residential Place Type to the Office/Employment Place Type and to direct staff to prepare an Ordinance of the same. Seconded by Mayor Pro Tem Burke.

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

10. Conduct a Public Hearing, consider and act on a request to amend the Zoning Ordinance and Zoning Map of the City of Corinth from MX-C Mixed Use Commercial to a Planned Development with a base zoning district of MX-C Mixed Use Commercial, on approximately ±2.2 acres located within the Lake Vista Business Park Subdivision on the north side of Lake Sharon Drive (formerly Dobbs Road), between I-35 and Mayfield Circle, and consider directing staff to prepare an ordinance of the same. (Case No. ZAPD21-0003 – Lake Vista Business Park Lots 8-11)

Mayor Heidemann opened the Public Hearing for Item 10 at 7:38 PM. There were no comments made. Mayor Heidemann closed the Public Hearing for Item 10 at 7:39 PM.

Mayor Pro Tem Burke motioned to approve Item 10 zoning change to Lake Vista Business Park Lots 8 through 11 to approve as presented and direct staff to prepare an Ordinance of the same. Seconded by Council Member Garber.

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

11. Conduct a Public Hearing, consider and act on a request to amend the zoning classification from SF-4 Single Family Residential (detached) to a Planned Development with a base zoning district of SF-4 Single Family Residential (detached), on an approximate ±9.65 acres generally located on the south side of Lake Sharon Drive and east of Parkridge Drive, and consider directing staff to prepare an ordinance of the same. (Case No. ZAPD22-0001 – Taylor Estates)

Mayor Heidemann opened the Public Hearing for Item 11 at 8:17 PM.

Four residents spoke in opposition of the item. One resident submitted a written comment in opposition of the item. No residents spoke in favor of the item.

Public Comments

Monica Golden, 3016 Alcove Lane

We understand that opening up our street was a part of the plan, but plans do change as new trends. The increase in traffic will be very problematic and dangerous to our subdivision. This not only problem for Alcove Lane but for the entire Meadow Oaks community. What you're proposing is to create more traffic at the main entrance to Meadow Oaks as well as next to our community park for families like to take their young children to play regularly. You're also creating more danger for the residents that choose to walk for exercise or pleasure with their family and/or pets, as well as increasing our parks traffic which is maintained by our HOA. While

there being ample accessible points from Lake sharing and Park Ridge, there should be no reason for Alcove Lane to be open, adding unnecessary dangers to the Meadow Oaks community, as well as Alcove Lane itself. Also, and, in regards to an emergency, if there were an emergency with the amount of cars already parked on Alcove Lane, it would be difficult for a fire engine to reach that neighborhood from that point. They would probably have to take another route. I just ask that you please help us save our community street. Thank you.

Christi Clark, 2400 Beckley Court

With Alcove being open, I don't directly live on that street, but in that cul-de-sac that leads to Alcove. That is where my kids ride their bikes, who rides with his friends. It's the only block I let him to go around by himself and I don't want the increased traffic or the safety feature of him being by himself with cars going up and down. It's already packed full of cars that are parked on the street. There will not be room for emergency vehicles. As far as the subdivision goes, and I am concerned with the increased traffic. My backyard backs up to Lake Sharon. It's already bad enough in the summer for people knocking our fence to drive our dogs crazy. We've found trash in our yard, and I don't want to increase that. My question to the subdivision HOA is for them to help us pay for the parks. It's very easy. I think it's only fair that if they're going to use our park that they help pay for maintenance that we have paid for. And also the traffic study, my concern with that too, because you don't know how many people zoom through that stop sign at Meadow Oaks and Lake Sharon. People just fly through that stop sign all the time. That was done during the time when the time nobody was doing it but it happens a lot more than you think. I worry about the truck noise is already back up with the 450 homes being built. We have trucks coming through at six, six-thirty in the morning, waking you up. I worry about the noise as well. Thank you.

Morgan Strause, 3010 Alcove Lane

My husband and I have lived on Alcove Lane for 24 years. It is our first home, it is our forever home. We would like to see Alcove Lane stay closed. This whole meeting, the city has been talking about variances that you are going to grant to developers. What about the existing neighborhood? Alcove Lane does not need to be open just because something has been written years ago whenever the plan was developed. When we moved to the neighborhood in the City of Corinth, we were supposed to have park space for each neighborhood. Well, things change and now that doesn't happen. We continue to have probably the best park in the city because our HOA takes care of it. When you are talking about opening Alcove Lane, you are talking about increase in traffic. If you are talking about houses that have four bedrooms, you know you are going to have extra drivers, so not only are you having two car families, now you have kids with cars. They are going to come through Alcove Lane. There is no reason to open it because the property itself has already two existing entrances. You have Lake Sharon, which is going to be the main entrance, and you have the one on Park Ridge. Now in their plan in the development, and I want to say I don't have a problem with the development coming in. Geehan builds a great home. No problem there. We will talk about the backyard here in just a minute. On their plan, you have houses, I think it is Lot 21, which is kind of a little bit of a pie shape and Lot 22. The Parkridge entrance now goes there. They can scoot a house around, it is not going to be that bad, block off Alcove for good and now you have two entrances into what they are seeing as an upscale neighborhood -- make it an enclave. You have houses 10 feet off the back of Beckley, and I do not know Tori Oaks, they probably have a problem with it too but what happens to those existing homeowners' privacy when you have a two story building on the other side of your fence. Just really like the city to consider keeping Alcove closed, having the developers shift around the house so they can indeed go out the exit that already exists on Parkridge. Thank you.

Richard Roby, 3107 Mason Avenue.

My biggest concern is with the setbacks, we keep making these changes and making the houses smaller, the houses are a lot smaller. We are just going to keep -- when is it going to be 15 feet, when is it going to be five feet. We need to grow responsibly and look at a better way to do this. We are saying there are going to take away a little bit from the house -- there has to be an option, maybe take a house out, take two houses out. To move it back five feet, there is only a few feet of square footage that is taken from the house so it has to be an

option. With the parks, we need to, and this might be something we need to address more, well again with the 50 or 45 homes that need a park we need to look at ways to -- that we keep getting more houses than parks. If we keep making all these smaller subdivisions, we will never get another park to add to there. To the growing trends you say that more kids that are buying houses they want smaller backyard. That may or may not be true. Where is the proof? Where is the evidence of polling? Everyone I know, we all want bigger homes, bigger yards, bigger lots. My biggest concern, again to reiterate, is that we need to look at a different way to keep the developer happy and make us happy by keeping our setbacks. We can't be just changing everything just because everybody wants the change.

Mayor Heidemann verbally acknowledged a letter from Corey and Ian Trinidad who live on 3006 Alcove Lane stating that they were against changes. The email read: We are not able to attend the public hearing tonight on discussing the plan to open Alcove Ln to the new subdivision Taylor Estates. My family is against opening up the street. We love our quiet street and our neighbors. When we were looking to buy 7 years ago we were looking for a home and nice neighborhood to raise children. The reasons we chose our house is because of the dead end, our own little section close to the entrance of the neighborhood and walking distance to the park. My childhood home was the same way. As children we were able to play outside in front of our homes safely without all of the cut through traffic. I was happy that my child would have the same experience. We believe by opening up our street to the new neighborhood it will increase foot and car traffic down our street which in turn decreases the safety of the children and families spending time outside and enjoying our street and park. There are two existing driveways to the property already. Utilize what is already in place. It doesn't make sense to route traffic through our neighborhood by cars cutting through Norwich Ln, Beckley Ct and Alcove Ln. to get to Taylor Estates. If they are coming from the freeway and come to the intersection of Lake Sharon and S Corinth St, all they have to do is make a right turn then a left into their neighborhood. Its a straight shot. We do not need increase traffic on our street. Please do NOT open up Alcove Ln.

Mayor Heidemann closed the Public Hearing for Item 11 at 8:27 PM.

The item was discussed by the City Council.

Council Member Garber motioned to approve as presented and direct staff to prepare an Ordinance of the same. Seconded by Mayor Pro Tem Burke.

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

12. Conduct a Public Hearing, consider and act on a request to amend the City's Unified Development Code (UDC), Subsection 2.09.02 Tree Preservation including Purpose, Scope, Definitions, Applicability, Exemptions, Tree Removal Permit, Mitigation Requirements (replacement rates and preservation credits), Protection Measures at Time of Construction, Protection and Maintenance after Development, and Administration of Tree Fund, and consider directing staff to prepare an ordinance of the same. (ZTA20-0001-Tree Preservation)

Mayor Heidemann opened a public hearing for Item 12 and tabled it until April 21.

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.

Bob Hart reminded the City Council of the Open House on Saturday from 9:00 AM - 1:00 PM. He said that it would be nice to have the City Council there to meet people. All departments will have tables out in the lobby. Council Members can answer questions, get their questions answered.

ADJOURN

Mayor Heidemann adjourned the Regular Session Meeting at 8:43 PM.

Approved by Council on the 5th day of May 2022.

Katherine Lindsey

Katherine Lindsey

City of Corinth

Assistant to the City Manager/Deputy City Secretary