



## CITY COUNCIL WORKSHOP AND REGULAR SESSION - MINUTES

Thursday, March 21, 2024 at 5:45 PM

City Hall | 3300 Corinth Parkway

View Live Stream: <https://www.cityofcorinth.com/city-council/page/city-council-workshop-and-regular-session-86>

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### STATE OF TEXAS COUNTY OF DENTON CITY OF CORINTH

On this, the 21st day of March 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  
Tina Henderson, Council Member  
Kelly Pickens, Council Member

#### **Council Members Absent:**

Scott Garber, Council Member  
Steve Holzwarth, Council Member

#### **Staff Members Present:**

Scott Campbell, City Manager  
Lana Wylie, City Secretary  
Emma Crotty, Economic Development Coordinator & Management Assistant  
Patricia Adams, City Attorney  
Guadalupe Ruiz, Director of Human Resources  
Melissa Dailey, Director of Development Services  
Michelle Mixell, Planning Manager  
Miguel Inclan, Planner  
Glenn Barker, Director of Public Works  
Tristan Cisco, Engineering Project Manager  
Haley Koehler, Senior Administrative Assistant  
Brenton Copeland, Chief Technology Officer  
Derek Dunnam, Technology Services Specialist  
Lance Stacy, City Marshal

#### **CALL TO ORDER**

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

#### **WORKSHOP AGENDA**

1. Conduct an informal discussion on the proposed MX-C Zoning text amendments.

The item was presented and discussed.

2. 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 6:03 P.M.

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

Mayor Heidemann called the Regular Session Meeting to order at 6:10 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 March 7, 2024, City Council Meeting.
2. Consider and act on an Interlocal Agreement for cooperative purchasing services with Equalis Group LLC, to participate in the cooperative programs administered by the group which currently includes our benefit consultant provider.

Motion made by Council Member Henderson: I move to approve the Consent Agenda as presented.  
Seconded by Mayor Pro Tem Burke.

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

### **BUSINESS AGENDA**

3. Consider and act on the award of a contract to D&D Commercial Landscape Management for mowing and related maintenance to all Corinth Rights of Way, Parks, and Facilities, and authorize the City Manager to sign the required documents.

Motion made by Council Member Pickens: I move to approve the contract with D&D Commercial Landscape Management for mowing and related maintenance to all Corinth Rights of Way, Parks, and Facilities, and authorize the City Manager to execute the necessary documents. Seconded by Council Member Henderson.

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

4. Consider and act on an ordinance accepting a Permanent Sanitary Sewer Easement of 0.1136 acres situated in the Brooks Beall Survey, Abstract No. 58, same being a portion of that certain tract 24 of land conveyed to Acme Brick Company from Acme Brick Company; and authorize the City Manager to sign necessary documents.

Motion made by Mayor Pro Tem Burke: I move to approve an ordinance accepting a Permanent Sanitary Sewer Easement of 0.1136 acres situated in the Brooks Beall Survey, Abstract No. 58, same being a portion of that certain tract 24 of land conveyed to Acme Brick Company from Acme Brick Company; and authorize the City Manager to sign necessary documents. Seconded by Council Member Pickens.

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

5. Consider and act on a Development Agreement Template to be used with all incoming developments as required by the Unified Development Code to establish regulatory standards, and authorize the City Manager to approve future agreements utilizing this template.

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

Voting Yea: Mayor Pro Tem Burke, 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.

Council Member Henderson  
Mayor Heidemann

### **PUBLIC HEARING**

6. 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, for the purpose of rezoning an approximate  $\pm 1.836$  acre tract of land located outside of the boundaries but immediately adjacent to PD-68, and more commonly identified as 2600 Lake Sharon Drive, Corinth, Denton County, Texas from SF-4, Single Family Residential, to the 2600 Lake Sharon Drive Planned Development District No. 70 ("PD-70"), to permit either Single Family Residential use consistent with the standards of PD-68 or a Licensed Child Care Center use. Case No. ZAPD24-0002 PD-70

The item was presented and discussed.

Mayor Heidemann opened the Public Hearing at 6:45 P.M. and closed it at 6:45 P.M.

No comments were made.

Motion made by Council Member Henderson: I move to approve Case No. ZAPD24-0002 – 2600 Lake Sharon Drive as presented. Seconded by Mayor Pro Tem Burke.

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

7. Conduct a Public Hearing to consider testimony and act on an ordinance for a rezoning request by the Applicant, Wolverine Interests LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, by rezoning approximately  $\pm 4.6$  acres generally located at the southeast corner of N. Corinth Street and Walton Drive from PD-21, a Planned Development with a base zoning district of C-2 Commercial, to a Planned Development with a base zoning district of MX-R Mixed Use

Residential, for the development of a mixed-use development.(Case No. ZAPD22-0009 – Corinth City Center Mixed Use Planned Development)

The item was presented and discussed.

Mayor Heidemann opened the Public Hearing at 7:16 P.M. and closed it at 7:16 P.M.

No comments were made.

Motion made by Council Member Pickens: I move to approve the case as presented and adopt an ordinance amending the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, from PD-21, a Planned Development with a base zoning district of C-2 Commercial on approximately ±4.6 acres generally located at the southeast corner of N. Corinth Street and Walton Drive, to a Planned Development with a base zoning district of MX-R Mixed Use Residential for the development of a mixed-use development (Case No. ZAPD22-0009 – Corinth City Center Mixed Use Planned Development) Seconded by Mayor Pro Tem Burke.

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

8. Conduct a Public Hearing to consider testimony and act on an ordinance to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, by amending the boundary of Planned Development No. 21 – The Parks of Corinth (PD-21), as adopted by Ordinance No. 99-03-18-05, to remove approximately ±4.6 acres generally located at the southeast corner of N. Corinth Street and Walton Drive. Case No. ZAPD23-0004 PD-21 Boundary Amendment

The item was presented and discussed.

Mayor Heidemann opened the Public Hearing at 7:19 P.M. and closed it at 7:19 P.M.

No comments were made.

Motion made by Mayor Pro Tem Burke: I move to approve Case No. ZAPD22-0004 – PD-21 Boundary Amendment, as presented, subject to the approval of Case No. ZAPD22-0009 – Corinth City Center. Seconded by Council Member Henderson.

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

9. Conduct a Public Hearing to present and discuss upcoming changes for the Water Conservation Plan and Drought Contingency Plan.

The item was presented and discussed.

Mayor Heidemann opened the Public Hearing at 7:28 P.M.

Mike King - 2610 Zachary, Corinth  
Austin Ortega - 2801 Custer Drive, Corinth

Mayor Heidemann closed the Public Hearing at 7:33 P.M.

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

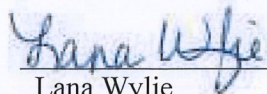
**Section 551.087 - Economic Development.** To deliberate or discuss regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with 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. Realty Capital 380 Agreement
- b. Wolverine Interests 380 Agreement

**K. ADJOURN**

Mayor Heidemann adjourned the Regular Session Meeting at 7:33 P.M.

Approved by the Council on the 4<sup>th</sup> day of April 2024.



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Lana Wylie  
City Secretary  
City of Corinth, Texas