



CITY COUNCIL WORKSHOP AND REGULAR SESSION - MINUTES

Thursday, July 17, 2025 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-111>

STATE OF TEXAS COUNTY OF DENTON CITY OF CORINTH

On this, the 17th day of July 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
Patricia Adams, City Attorney
Chad Thiessen, Fire Chief
Wendell Mitchell, Police Chief
Lee Ann Bunselmeyer, Director of Finance & Strategic Services
Glenn Barker, Director of Public Works
Melissa Dailey, Director of Development Services
Matthew Lilly, Planner
Deep Gajjar, Planner
Brenton Copeland, Chief Technology Officer
Derek Dunnam, Technology Services Specialist
Lance Stacy, City Marshal

CALL TO ORDER

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

WORKSHOP AGENDA

1. Receive a presentation and update from the Denton County Transportation Authority (DCTA) regarding New Member and Contracted Services Policy, A-Train Enhancement Program, and Future Considerations for the City of Corinth.

The item was presented and discussed.

2. Receive a report, hold a discussion, and provide staff direction on the Fire Control, Prevention, and Emergency Medical Services District.

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 6:21 P.M.

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

Mayor Heidemann called the Regular Session Meeting to order at 6:30 P.M.

PROCLAMATIONS AND PRESENTATIONS

1. Receive a presentation from Robert Medigovich, Municipal Coordinator with Community Waste Disposal, on the organization's efforts to support Texas Hill Country disaster relief.

The item was presented.

2. Life Saving Presentation for Officer Michael Clark.

Chief Mitchell presented the life-saving award to Officer Clark.

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.

3. Consider and act on minutes from the June 5, 2025, City Council Meeting.
4. Consider and act on minutes from the June 19, 2025, City Council Meeting.
5. Consider and act on minutes from the July 1, 2025, City Council Meeting.
6. 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 amend the street regulations of Subdistrict C of Planned Development 73 (PD-73) with base zoning districts of MX-C Mixed Use Commercial and SF-2 Single Family Residential on approximately ±106.5 acres, with the subject properties being generally located south of FM 2181, west of Parkridge Drive, and east of Serendipity Hills Trail.

Motion made by Council Member Garber: I move 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

7. Conduct a Public Hearing to consider testimony and act on an Ordinance amending the Subdivision Regulations Section of the Unified Development Code, Section 3.05.19 governing Underground Utilities to require the burial of utility lines within all new developments, and providing an effective date. (City initiated)

Mayor Heidemann opened the Public Hearing at 6:42 P.M. and closed it at 6:42 P.M.

No comments were made.

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

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 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 from C-2 Commercial to a Planned Development with a base zoning district of C-2 Commercial, for the property described as an approximate \pm 1.96 acres located at the Northeast corner of Parkridge Drive & FM 2181, City of Corinth, TX. (Case No. ZAPD25-0005 – Applicant – Crestview Companies)

Mayor Heidemann opened the Public Hearing at 6:47 P.M. and closed it at 6:47 P.M.

No comments were made.

Motion made by Council Member Garber: I move to approve Ordinance No. 25-07-17-28, Case No. ZAPD25-0005, as presented. Seconded by Mayor Pro Tem Burke.

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

9. 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, to rezone approximately \pm 2.0 acres from I Industrial to MX-C Mixed Use Commercial, with the subject property being located at 5759 S I-35E.

Mayor Heidemann opened the Public Hearing at 6:51 P.M. and closed it at 6:51 P.M.

No comments were made.

Motion made by Council Member Henderson: I move to approve Ordinance No. 25-07-17-29, Case No. ZMA25-0001, as presented. Seconded by Council Member Pickens.

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

10. 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, to rezone approximately \pm 1.0 acre from I Industrial to MX-C Mixed Use Commercial, with the subject property being located at 1218 N Corinth Street.

Mayor Heidemann opened the Public Hearing at 6:54 P.M. and closed it at 6:54 P.M.

No comments were made.

Motion made by Council Member Garber: I move to approve Ordinance No. 25-07-17-30, Case No. ZMA25-0002, as presented. Seconded by Council Member Rayl.

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

11. 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, to rezone approximately ± 7.1 acres from I Industrial and C-2 Commercial to MX-C Mixed Use Commercial, with the subject properties being generally located at 7865 S Stemmons Freeway. (City initiated)

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

No comments were made.

Motion made by Council Member Rayl: I move to approve Ordinance No. 25-07-17-31, Case No. ZMA25-0003, as presented. Seconded by Council Member Pickens.

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

12. Conduct a Public Hearing to consider testimony and act on an Ordinance authorizing a Specific Use Permit as an amendment to the Zoning Ordinance, a part of the Unified Development Code of the City, to allow for a restaurant with a drive through service for Dairy Queen located on an approximate ± 1.14 acres generally located North of FM 2181, East of Parkridge Drive, and South of Lake Dallas High School.

Mayor Heidemann opened the Public Hearing at 7:08 P.M. and closed it at 7:11 P.M.

Daniel Lee - 3307 Acropolis Dr.

Motion made by Mayor Pro Tem Burke: I move to approve Ordinance No. 25-07-17-32, Case No. SUP25-0001, 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

13. Conduct a Public Hearing to consider testimony and act on an Ordinance amending multiple sections of the Subdivision Regulations Section of the Unified Development Code, including UDC Subsection 1.02.02 – Planning and Zoning Commission, UDC Subsection 1.02.04 – Director of Planning, UDC Subsection 3.02.01 – Plat Processing Procedures, and UDC Subsection 3.03.02 – Preliminary Plat, allowing for applicants to request multiple 30-day extensions of the time for plat approval, remove the requirement for a new application upon disapproval of a plat or subdivision plan application, and allow for administrative approval of preliminary plats and providing an effective date.

Mayor Heidemann opened the Public Hearing at 7:20 P.M. and closed it at 7:20 P.M.

No comments were made.

Motion made by Council Member Pickens: I move to approve Ordinance No. 25-07-17-33, Case No. ZTA25-0002, as presented. 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

14. 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 reimbursement of impact fees to Meritage Homes; and providing an effective date.

Motion made by Council Member Garber: I move to approve Ordinance No. 25-07-17-34, amending the Fiscal Year 2024-2025 Annual Program of Services for reimbursement of impact fees to Meritage Homes. Seconded by Mayor Pro Tem Burke.

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.

Council Member Pickens

Mayor Heidemann recessed the Regular Session Meeting at 7:26 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 governmental body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflict with Chapter 551.

a. Haislip Condemnation

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. City Manager duties/oversight regarding personnel and department structure.

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. CoServ Developer Participation and Escrow Agreement
- b. Bootleggers Project

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

Mayor Heidemann recessed the Executive Session Meeting at 7:59 P.M. and immediately reconvened into the Regular Meeting.

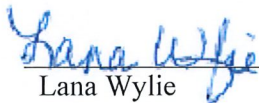
Motion made by Council Member Pickens: I move to approve the first amendment to the developer participation and escrow agreement between the city, Denton County Electric Cooperative Inc., and CoServ Investments, LP, as discussed in Executive Session. Seconded by Mayor Pro Tem Burke.

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

ADJOURN

Mayor Heidemann adjourned the meeting at 7:59 P.M.

Approved by the Council on the 7th day of August 2025.



Lana Wylie
City Secretary
City of Corinth, Texas