

\*\*\*\*PUBLIC NOTICE\*\*\*\*



**CITY COUNCIL WORKSHOP AND REGULAR SESSION**

**Thursday, March 20, 2025 at 5:45 PM**

**City Hall | 3300 Corinth Parkway**

**View live stream: [www.cityofcorinth.com/remotesession](http://www.cityofcorinth.com/remotesession)**

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**Pursuant to section 551.127, Texas Government Code, one or more council members or employees may attend this meeting remotely using videoconferencing technology.**

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**A. NOTICE IS HEREBY GIVEN** of a Workshop Session and Regular Meeting of the Corinth City Council.

**B. CALL TO ORDER**

**C. WORKSHOP AGENDA**

1. Receive a report, hold a discussion, and provide staff direction on the findings from the recently completed Facilities Conditions Assessment
2. Receive a report, hold a discussion, and provide staff direction on the 2024 comprehensive review of the City's Communication and Special Event efforts.
3. Discuss items on the Regular Session Agenda, including the consideration of Executive Session items.

**D. ADJOURN WORKSHOP**

**E. CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE & TEXAS PLEDGE**

**F. 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.

**G. 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 20, 2025, Joint Special Session with the City Council and the Corinth Economic Development Corporation Meeting.
2. Consider and act on minutes from the February 20, 2025, City Council Meeting.
3. 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, 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  $\pm 2.188$  acres of land located at 3408 Parkridge Drive. (Case No. ZAPD25-0001: Honey Rock Hill)
4. Consider and act on an Ordinance amending Unified Development Code (UDC) Subsections 2.06.02.M – Architectural Standards and 2.06.02 N - Tree Preservation and Landscaping. (Case No. ZTA25-0001)

5. Consider and act on an Ordinance amending Unified Development Code (UDC) Subsection 3.05.19.C – Street Lighting (ZTA25-0002) 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)
6. Consider and act on an Ordinance amending 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)
7. 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 ±17 acres from SF-2 Single Family Residential to a Planned Development (PD-74) with a base zoning district of SF-4 Single Family Residential for the development of ±97 single family residential lots, with the subject properties being generally located at 1960 Post Oak Drive. (Case No. ZAPD24-0010 Saddlebrook Planned Development)
8. Consider and act on a Professional Engineering Services Agreement with Birkhoff, Hendricks, & Carter LLP for the 3A Lift Station Upgrade Design defined by the City of Corinth’s Impact Fee Plan, the Shady Rest 18” Sewer Line Design defined by the City of Corinth’s Impact Fee Plan, and General Engineering Services and Plan Review, in an amount not to exceed \$485,741 and authorize the City Manager to execute the necessary documents.
9. Consider and act on easement documentation for a Permanent Drainage Easement of 7.01 acres and a Temporary Construction Easement situated in the William C. Garrison Survey, Abstract No. 508, recorded in Cabinet 1, Page 151 of the Plat Records of Denton County, Texas from RWH Heritage Trust; and authorize the City Manager to sign necessary documents.

## **H. BUSINESS AGENDA**

10. Hold a presentation, discuss and take appropriate action to accept the annual external audit and the Annual Comprehensive Financial Report presented by Eide Bailly, LLP.
11. Consider and act on a Professional Engineering Services Agreement with Quiddity Engineering, LLC for the Letter of Map Revision (LOMR) for the Transit Oriented District and Agora Park Developments and its submittal to FEMA, in an amount not to exceed \$73,250, and authorize the City Manager to execute the necessary documents.
12. Consider and act upon an Alternative Compliance-Tree Preservation request by the Applicant, Parkridge Investment Group LLC, to waive the remaining tree mitigation fees for the development of an 11,240 square foot retail building on approximately ±1.2 acres located at 3180 Parkridge Drive. (Case No. AC25-0001)

## **I. 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.

## **J. 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.

- a. Zoning Ordinances
- b. Contractual Obligations

**Section 551.072 - Real Estate.** To deliberate the purchase, exchange, lease, or value of real property if deliberations in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- a. 1500-1600 block of North Corinth Street

**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.

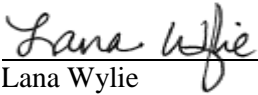
- a. Canyon Lake Ranch

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

**L. ADJOURN**

**\*\*The City Council reserves the right to recess into closed session at any time during the course of this meeting to discuss any of the matters posted on this agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Section 551.071, "Consultation with Attorney" for the purpose of receiving legal advice.**

Posted on this 17th day of March 2025, at 5:30 P.M., on the bulletin board at Corinth City Hall.

  
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Lana Wylie  
City Secretary  
City of Corinth, Texas