



CITY COUNCIL WORKSHOP AND REGULAR SESSION - MINUTES

Thursday, August 03, 2023 at 5:00 PM

City Hall | 3300 Corinth Parkway

View Meeting via Audio/Video: <https://www.cityofcorinth.com/city-council/page/city-council-workshop-and-regular-session-79>

STATE OF TEXAS COUNTY OF DENTON CITY OF CORINTH

On this, the 3rd day of August 2023, the City Council of the City of Corinth, Texas, met in Workshop & Regular Session at the Corinth City Hall at 5:00 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
Steve Holzwarth, 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
Jerry Garner, Police Chief
Lee Ann Bunselmeyer, Director of Finance & Strategic Services
Juanita Ortiz, Assistant Director of Finance & Strategic Services
Glenn Barker, Director of Public Works
John Webb, Director of Development Services
Michelle Mixell, Planning Manager
Elise Back, Director of Economic Development
Justin Horrер, Technology Services Specialist
Cesar Balderas, Technology Services Specialist III
Garrett Skrehart, GIS Manager
Lance Stacy, City Marshal

CALL TO ORDER

Mayor Heidemann called the Workshop Meeting to order at 5:00 P.M.

WORKSHOP AGENDA

1. Receive a presentation, hold a discussion, and give staff direction on the cost of service and rate design study for the City's water and wastewater utility.

The item was presented and discussed.

2. Discuss and receive Council input regarding upcoming Strategic Planning effort.

The item was not presented.

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

No items for the Regular Session Meeting were discussed.

ADJOURN WORKSHOP

Mayor Heidemann adjourned the Workshop Session at 5:53 P.M. and 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.

- a. Zoning Case No. ZAPD22-0008 - Hillside Corinth.
- b. Chapter 380 Agreement - Realty Capital Management.

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

Mayor Heidemann recessed the Executive Session at 6:41 P.M.

No action was taken.

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

Mayor Heidemann convened into the Regular Session Meeting at 6:47 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.

Rev. Wayne Hammit, Hope Lutheran Church - 2550 Post Oak Drive
Mina Sacks - 1713 Birch Lane
Alanna Fickes - 2712 Cherokee
Sterling Sacks - 1713 Birch Lane

PUBLIC HEARING

1. Conduct a Public Hearing to consider testimony and act on a rezoning request by the Applicant, Ridinger Associates, 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 69 single family lots on approximately ±20 acres generally located on the east side of Post Oak Drive, north of the Terrace Oaks Subdivision, and south of the Provence Subdivision. (Case No. ZAPD22-0008 – Hillside Corinth)

The item was presented by John Webb, Development Services Director, and the developer.

Mayor Heidemann opened the Public Hearing at 7:24 P.M.

Don Glockel - 2101 Lake Sharon Drive - Declined to speak

Mike King - 2610 Zachary

Susan Griffith - 3108 Alcove Lane

David Byrne - 2204 Tuscany Drive

Joe Bednar - 2501 Post Oak - Declined to speak

Richard Weir - 2008 Ledgestone Drive

Amy Henson - 2400 Tuscany Drive

Nancy Byrne - 2204 Tuscany Drive

Janice Faris - 2204 Tuscany Drive

Mayor Heidemann closed the Public Hearing at 7:32 P.M.

Motion made by Council Member Garber to deny. Seconded by Mayor Pro Tem Burke.

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

BUSINESS AGENDA

2. Consider and act on the First Amended and Restated Chapter 380 Economic Development Agreement with Realty Capital Management for 20.859 acres for a mixed-use development.

This item was presented last. The item was tabled.

Motion made by Mayor Pro Tem Burke to table the item. Seconded by Council Member Henderson.

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

3. Consider and act on a Site Plan request by the Applicant, Tate Braun, on behalf of the property owner, RCM Corinth Land, LLC, for the development of approximately \pm 13 acres located at the southwest corner of Corinth Parkway and the I-35E service road to permit the construction of 312 multifamily units, limited ground floor retail, and related amenities. Case No. SPC23-0001: Parkway Lofts.

The item was presented by John Webb, Development Services Director and the developer.

Council Member Garber requested to meet in Executive Session.

Mayor Heidemann recessed the Regular Session Meeting at 7:24 P.M. and immediately convened into Executive Session.

EXECUTIVE SESSION**

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Mayor Heidemann recessed the Executive Session at 7:32 P.M. and reconvened into the Regular Session Meeting.

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

Motion made by Mayor Pro Tem Burke: move to approve the Site Plan subject to the conditions 1 through 7 identified by the Staff Report in the agenda packet with a modification to condition number 5 to be as follows: Council approval of architectural standards as outlined in PD-59 Section 6 prior to the issuance of a building permit, with the renderings and elevations specifically subject to Council approval. Seconded by Council Member Pickens.

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

4. Consider and act on an Ordinance of the City of Corinth approving an amendment to the fiscal year 2022-2023 budget and annual program of services to provide for the transfer of land sale proceeds from the Economic Development Corporation and the Corinth Economic Development Foundation to the General Fund; and providing an effective date.

This item was presented second.

Motion made by Mayor Pro Tem Burke to approve Ordinance No. 23-08-03-27 amending the fiscal year 2022-23 Annual Program of Services for the transfer of funds from the proceeds of land sales. Seconded by Council Member Henderson.

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

COUNCIL COMMENTS & FUTURE AGENDA ITEMS

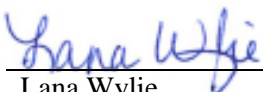
The purpose of this section is to allow each Council Member the opportunity to provide general updates and/or comments to fellow Council Members, the public, and/or staff on any issues or future events. Also, in accordance with Section 30.085 of the Code of Ordinances, at this time, any Council Member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

City Manager Campbell

ADJOURN

Mayor Heidemann adjourned the Regular Session Meeting at 8:57 P.M.

Approved by the Council on the 7th day of September 2023.



Lana Wylie
City Secretary
City of Corinth, Texas