

**STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH**

On this, the 18th day of February 2021, the City Council of the City of Corinth, Texas, met in Regular Session at the Corinth City Hall at 7:00 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:

Bob Hart, City Manager
Lana Wylie, City Secretary
Patricia Adams, Messer – Fort – McDonald
Jason Alexander, Economic Development Corporation Director
Helen-Eve Beadle, Planning & Development Director
George Marshall, City Engineer
Michelle Mixell, Planning & Development Manager
Miguel Inclan, Planner
Lee Ann Bunselmeyer, Finance, Communications & Strategic Services Director
Jerry Garner, Police Chief
Shea Rodgers, Technology Services Manager
James Trussell, Multi-Media Production Intern
Lance Stacy, City Marshal

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

Mayor Heidemann called the meeting to order at 7:00 P.M. The Invocation was delivered by City Manager Hart, followed by the Pledge of Allegiance and the Texas Pledge.

PROCLAMATION:

1. **Item withdrawn**

CONSENT AGENDA

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

2. **Consider and act on minutes from January 21, 2021, special session.**
3. **Consider and act on minutes from January 28, 2021, workshop session.**

4. Consider and act on minutes from January 28, 2021, regular session.
5. Consider and act on minutes from February 4, 2021, workshop session.
6. Consider and act on minutes from February 4, regular session.
7. Consider and act on minutes from February 11, 2021, special session.
8. Consider and act on a Joint Election Agreement and Contract for Election Services with Denton County for the General and Special Election to be held May 1, 2021.
9. Consider and act on an Ordinance of the City Council of the City of Corinth, Texas, amending Section 38.12, "Processing Fees For Payment By Credit Card", of Chapter 38, "City Policies and Fees", of Title III, "Administration", of the City's Code Of Ordinances to revise the Credit Card Payment Processing Fees; amending the Master Fee Schedule to reflect the same; providing for The incorporation of premises; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing a savings clause; and providing an effective date.

Council Member Henderson – Move to approve the Consent Agenda as presented. Council Member Garber seconded the motion.

AYES: Burke, Garber, Holzwarth, Henderson, Pickens

NOES: None

ABSENT: None

MOTION CARRIED

CITIZENS COMMENTS:

In accordance with the Open Meetings Act, Council is prohibited from acting on or discussing (other than factual responses to specific questions) any items brought before them at this time. Citizen's comments will be limited to 3 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. Please complete a Public Input form if you desire to address the City Council. All remarks and questions addressed to the Council shall be addressed to the Council as a whole and not to any individual member thereof. Section 30.041B Code of Ordinance of the City of Corinth.

There were no citizen comments.

PUBLIC HEARING:

10. Conduct a Public Hearing to consider testimony and take action on a rezoning request by the Applicant, Meritage Homes, on behalf of the owners, Elmo M. & Darlene S. Blount, and F.F. Taylor Farms, LP, to amend the zoning classification from SF-4 Single Family Residential, SF-2 Single Family Residential, PD-5 Planned Development District for SF-3 Single Family Residential and SF-4 Single Family Residential, and PD-39 for SF-4 Single Family Residential to a Planned Development (PD-57) on an approximate ±82.96 acres of land, with a base zoning district of SF-4 Single Family Residential, generally located north of Lake Sharon Drive, South of Valley View Drive, west of North Corinth Street, east of Evans Road, and south of Church

Drive. (Ashford Park PD #ZAPD20-0003)

Helen-Eve, Planning and Development Director, Michelle Mixell, Planning and Development Manager, and George Marshall, City Engineer, shared a presentation and discussed the project with the City Council. Matthew Pagoria, with Meritage Homes, also addressed the City Council, discussing tree preservation, elevations, street extension, and amenities of the development. A copy of the presentation is attached.

Mayor Heidemann opened the Public Hearing at 8:04 P.M.

Mayor Heidemann closed the Public Hearing at 8:05 P.M.

Council Member Garber – Move to approve the rezoning request for Meritage Homes, to amend the zoning classification from SF-4, SF-2, PD-5 for SF-3 and SF-4 and PD-39 for SF-4 to a Planned Development (PD-57) on approximately 82.96 acres of land, with a base zoning district of SF-4, generally located north of Lake Sharon Drive, south of Valley View Drive, west of North Corinth Street, east of Evans Road, and south of Church Drive. Council Member Holzwarth seconded the motion.

AYES: Burke, Garber, Holzwarth, Henderson, Pickens

NOES: None

ABSENT: None

MOTION CARRIED

BUSINESS AGENDA:

- 11. Consider approval of entering into a Developmental Agreement with Meritage Homes of Texas, LLC., for the construction of Parkridge Dr. from Lake Sharon Dr. to the Development's northern property line, Lake Sharon Dr. at Parkridge Roundabout, and necessary waterlines along Parkridge Dr. as shown on the City Capital Improvement Plans, necessitated by their proposed development Ashford Park, and authorizing the City Manager to execute any necessary documents.**

George Marshall, City Engineer, provided a presentation to the City Council regarding the Meritage Homes Developmental Agreement for the construction of Parkridge Dr. from Lake Sharon to the development's northern property line. A copy of the presentation is attached.

Mayor Pro Tem Burke – Move to approve the Developmental Agreement between the City and Meritage Homes of Texas, for the construction of roads and water lines for Ashford Park, and authorizing the city manager to execute the necessary documents. Council Member Garber seconded the motion.

AYES: Burke, Garber, Holzwarth, Henderson, Pickens

NOES: None

ABSENT: None

MOTION CARRIED

- 12. Consider and act upon an Alternative Compliance Application for Tree Preservation for the CoServ Addition on ±7.45 acres located at 7701 S I-35 e. (CoServ AC21-0002)**

Miguel Inclan, Planner, shared a presentation with the City Council. A copy of the presentation is attached. CoServ is adding additional parking and addressing security issues.

Council Member Garber – Move to approve the Alternative Compliance Application for Tree Preservation for the CoServ Addition on 7.45 acres located at 7701 S I-35E. Council Member Pickens seconded the motion.

AYES: Burke, Garber, Holzwarth, Henderson, Pickens

NOES: None

ABSENT: None

MOTION CARRIED

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.

Mayor Pro Tem Burke thanked City Manager Hart and Mayor Heidemann for their efforts during the winter storm.

Council Member Garber thanked the City Manager Hart for the relationships he has built with Denton County Judge Eads and State Representative Stuckey. He also thanked the staff for their effort during the winter storm.

Council Member Holzwarth agreed with the previous comments and is appreciative to be a part of a great team.

Council Member Henderson also agreed with the previous comments and a special thank you to the Public Works Department.

Council Member Pickens also agreed with the previous comments.

City Manager Hart updated the City Council, at the beginning of the meeting, of the 270 residents without electricity, 263 residents have been restored. The EOC will be active through Saturday.

Mayor Heidemann thanked the staff. He discussed the cohesion withing the organization and the comradery amongst the team. He also shared his appreciation for Denton Mayor Hudspeth, Bill Utter Ford, and CoServ for their support during the winter event.

There was no closed session during the regular session.

CLOSED SESSION

The City Council will convene in closed session to consider any matters regarding matters pursuant to Chapter 551 of the Texas Government Code.

Section 551.071. (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 Bar of Texas clearly conflicts with the Texas Open Meetings Act.

Section 551.072. To deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in

negotiations with a third person.

- a. Right-of-way consisting of 1.56 acres located at 6881 South I-35E and along Dobbs Road within the H. Garrison Survey, Abstract No. 507, within the City of Corinth, Denton County, Texas. (M/B)
- b. Right-of-way consisting of .198 acres located at 6801 S I-35E and 3404 Dobbs Road along Dobbs Road within the H. Garrison Survey, Abstract No. 507, within the City of Corinth, Denton County, Texas. (F)
- c. Being approximately 7 acres of land, more or less, located in the J.P. Walton Survey, Abstract No. 1389, City of Corinth, Denton County, Texas (H).
- d. Being approximately 13 acres of land, more or less, in the North Central Texas College Addition No. 2, Block A, Lot 1R (N).

Section 551.074. 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.

Section 551.087. 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 prospect.

a. Project Agora

After discussion of any matters in closed session, any final action or vote taken will be in public by the City Council. City Council shall have the right at any time to seek legal advice in Closed Session from its Attorney on any agenda item, whether posted for Closed Session or not.

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

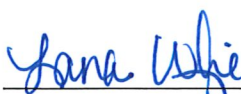
ADJOURN:

Mayor Heidemann adjourned the meeting at 8:32 P.M.

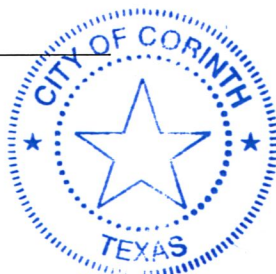
AYES: All

Meeting adjourned.

Approved by Council on the 15th day of April 2021.



Lana Wylie, City Secretary
City of Corinth, Texas



From: Lynne Hollahan <lynnehollahan@mac.com>
Sent: Tuesday, January 26, 2021 10:24 AM
To: Miguel Inclan
Subject: public hearing held 1/25/21

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live at 2707 Tori Oak Trail. My property backs up to the pond at the corner of Lake Sharon & Parkridge. I was the first speaker at the meeting last night. I have had a lot of time to go over in my head all I heard at the meeting. I have read and re-read the letter I received from the City and it appears individuals could only support the proposition or oppose it. I have decided I may have used the wrong term "opposed" but expressed just my questions.

My concerns are about the so called cottage homes. Based on what the developer called them, that the target owners would be retired people. Does that mean the community of said homes would be called an adult only community? I am concerned about the size of the lots and lack of apparent parking. I am also concerned about the increased traffic on Parkridge as I stated last night.

Based on a lot of hind sight from the meeting and potential misunderstanding I would like to have my opposition position changed to questioning - if that is possible.

Thank you for your consideration.

Lynne Hollahan



Planning and Zoning Commission **City Hall and Video Conference Meeting**
Date: **MONDAY, JANUARY 25, 2021 AT 6:30 P.M.**

City Council Regular **City Hall and Video Conference Meeting**
Date: **THURSDAY, FEBRUARY 18, 2021 AT 7:00 P.M.**

Hearings Location: City Hall, 3300 Corinth Parkway, Corinth, TX 76208 and remotely at <https://www.cityofcorinth.com/remotesession>

Dear Property Owner:

On **Monday, January 25, 2021, at 6:30 PM**, the City of Corinth Planning and Zoning Commission will hold a public hearing to consider testimony and make a recommendation to the Corinth City Council on the items listed below, and on **Thursday, February 18, 2021, at 7:00 PM**, the Corinth City Council will hold a public hearing to consider testimony and consider the approval of an Ordinance regarding the item listed below:

A rezoning request by Meritage Homes on behalf of the owners, Elmo M. & Darlene S. Blount, and F.F. Taylor Farms, LP, to amend the zoning classification from SF-4 Single Family Residential, SF-2 Single Family Residential, PD-5 Planned Development District for SF-3 Single Family Residential and SF-4 Single Family Residential, and PD-39 for SF-4 Single Family Residential to a Planned Development on an approximate 82.96 acres of land, with a base zoning district of SF-4 Single Family Residential legally described as E. Blount Subdivision, Lot 1, (21.013 acres, 2250 Sharon Drive), and an approximate 61.947 acres of land (2303, 2305, 2307 Lake Sharon Drive and 2310 Parkridge Drive) within the William Wilson Survey, Abstract No. 1383, Corinth, Texas. **The property is generally located north of Lake Sharon Drive, South of Valley View Drive, west of North Corinth Street, east of Evans Road, and south of Church Drive. (Meritage Lake Sharon PD ZAPD20-0003)**

As a property owner within two hundred (200) feet of this property, you are invited to attend this meeting, either in person or through video conference, and voice your opinion at the public hearing. You are not required to be present, but all interested parties wanting to be heard should participate through the time and methods stated above.

Additionally, your opinion regarding the request on the property described above may be expressed by notation on this form or by letter. You may support or oppose this request; your opposition will be considered a protest. Written comments must be received by the **City of Corinth Planning and Development Department at 3300 Corinth Parkway, Corinth, Texas 76208 (protests must be received 3 days prior to public hearings)**. Comments may also be sent by email to **Miguel Inclan, Planner, at miguel.inclan@cityofcorinth.com**. Additionally, if you have any questions regarding the proposed item you may call 940-498-3263 for assistance.

I am writing in (Check as applicable) Support: Opposition: of the proposal.

Believe this will be improvement or asset for the city

FOY TAYLOR & SONS FARMS
MANAGEMENT LLC
PO BOX 188
LAKE DALLAS, TX 75065-0188

Name/Address/City: (Please Print) (Required)

Rickie W Taylor 2313 Taylor Circle Corinth, TX 76210

In accordance with Section 418.016 of the Texas Government Code, the Corinth Planning and Zoning Commission and the City Council may participate in this meeting remotely in compliance with the Texas Open Meetings Act and under the provisions provided by the Governor of Texas in conjunction with the Declaration of Disaster enacted March 13, 2020 and as amended on March 24, 2020.

From: Jeffrey Zemler <zemlerj@hotmail.com>
Sent: Monday, February 1, 2021 2:20 PM
To: Miguel Inclan
Subject: Public Hearing - #ZAPD20-0003 Meritage Homes/Ashford Park PD, Planned Development

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing in opposition to the proposed rezoning request. As a homeowner at 2802 Warwick Drive, I believe that the development would be detrimental to my property and to my way of life.

- 1) To begin with, I believe that this development would detract from what the city is trying to establish. The development across Post Oak from me (Amherst) was well thought out. Its homes are going to be single family residences of moderate cost. These homes reflect the people and homes in the neighborhood. The development is also enclosed by a brick fence. I understand that the Ashford Park development is going to enclose its property with a wooden fence with brick columns. Brick will last longer and looks better.
 - 2) Due to the dense nature of the development, traffic on Post Oak and Lake Sharron will increase. The traffic estimates offered I believe are too conservative and do not reflect actual living conditions, as both homeowners usually work.
 - 3) I vigorously oppose the roundabout. Making a left turn from Lake Sharron onto Post Oak will now be more difficult and dangerous. I predict that many drivers will begin to go through the existing developments to avoid the roundabout, which will make homeowners angry, and they should be because of the ill-conceived nature of the roundabout. Stoplights are my suggestion.
 - 4) Finally, I do not believe that homes with little-to-no lot lines reflect the type of single-family dwellings that this city should champion. Yards are essential for establishing pride in one's community. Realtors and chambers of commerce do not point to the rows of zero-lot line homes as a selling point for a community. They point to the homes with the lovely yards. I am not opposed to homes on this land. I am opposed to the plan that is contemplated.
- Sincerely,

Dr. Jeffrey A. Zemler, Ph.D.
2802 Warwick Dr.
Corinth, TX 76210
zemlerj@hotmail.com
jzemler.com

Author: *A Family for the Time: Robert Carter Nicholas, George Nicholas, and the Critical First Decade of the United States* (Sunbury Press)

Author: *James Madison, the South, and the Trans-Appalachian West, 1783-1803* (Lexington Books)

From: Kristin McCann <kmccann1028@gmail.com>
Sent: Sunday, January 17, 2021 11:16 PM
To: Miguel Inclan
Subject: Rezoning request by Meritage Homes

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Miguel,

Good evening! I am writing my comments instead of mailing them in regarding the proposed development on Lake Sharon Drive, South of Valley View Drive, west of North Corinth St, east of Evans Rd and south of Church Drive.

Proposal stance: Opposed

Comment: We reside on Wellington Lane- our street will now be used as a main thoroughfare to access these new homes. The addition of 459 houses will create added noise, traffic and be a safety hazard to my two young children. The addition will take away from the calm outdoors that currently exists. We 100% oppose this addition and development.

Kristin and Jack McCann
2219 Wellington Lane Corinth TX 76210

From: Polly <ksaabe@aol.com>
Sent: Monday, January 25, 2021 2:30 PM
To: Miguel Inclan
Subject: Zoning change regular session 1/25/21 questions

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I will be online listening to the meeting this evening and had a couple questions:

Per your map, street L connects to Sharon Dr and street M connects to Oak Hills Dr. The existing road infrastructure in this neighborhood is not sufficient to handle that increase in traffic. All access to the new community should be from Lake Sharon or Corinth Parkway directly.

My house backs directly up to that field. This is a peaceful and serene neighborhood. Adding access to this new area from our neighborhood would mean a lot more traffic through here. Think of the roads, barely wide enough for two cars, no streetlights, no curbs. There is no reason to disturb our neighborhood when there are perfectly good access roads to get to this new subdivision.

Is it possible, please, to leave our neighborhood alone?

I know it doesn't matter but I wanted to live in this area because of its serenity and country type feel. I am extremely disappointed about this new community. I would vote NO on the zoning change.

Thank you for your time.

Polly & David
Valley View Drive

[Sent from the all new Aol app for iOS](#)



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I am writing in (Check as applicable) Support: Opposition: of the proposal.

Please see attached document.

Name/Address/City: (Please Print) **(Required)**
Sterling Sacks

SACKS, STERLING & MINA
1713 BIRCH LN
CORINTH, TX 76210-4130

REC'D JAN 02 2021

In accordance with Section 418.016 of the Texas Government Code, the Corinth Planning and Zoning Commission and the City Council may participate in this meeting remotely in compliance with the Texas Open Meetings Act and under the provisions provided by the Governor of Texas in conjunction with the Declaration of Disaster enacted March 13, 2020 and as amended on March 24, 2020.

January 20, 2021

City of Corinth Council and Planning/Zoning Commission,

I am writing to protest the proposed development by Meritage Homes described as north of Lake Sharon Dr., south of Valley View Dr., west of North Corinth St., east of Evans Rd., and south of Church Dr. (Meritage Lake Sharon PD ZAPD20-003)

I am in opposition to the plan that is being proposed due to the high density lots that Meritage Homes wishes to build on. Lots that are 30' and 50' wide are designed to fit as many houses as possible into one place.

Such a plan would not be an asset to Corinth, as a city nor to resident Corinthians. Such a development would produce:

- 1) An unsightly development that resembles row housing of an inner city and reduces the beauty of Corinth and Lake Sharon Dr.
- 2) Because of the unsightly row houses, property values nearby (and possibly all of Corinth) would be negatively effected.
- 3) The high density row houses would create congestion on and around Lake Sharon Dr. because of the large number of people that would be able to occupy that relatively small area.

A prime example of a type of development that would be an asset to Corinth can be found on Post Oak Dr. Its name is Provence. The Provence neighborhood hosts lots that are roomy and desirable. Corinth's property values and neighborhood beauty are both increased by its existence.

A secondary example of a neighborhood that is an asset to Corinth can also be found on Post Oak Dr. Its name is Terrace Oaks. Terrace Oaks lots are a bit smaller (making it a lesser example) but it is a fine neighborhood that adds value to Corinth.

The concept plan put forward by Meritage Homes would not be an asset to Corinth. Indeed such a development would be a liability.

REC'D JAN 02 2021

Sincerely,

Sterling Sacks