******PUBLIC NOTICE******

PLANNING & ZONING COMMISSION REGULAR SESSION

Monday, March 27, 2023 at 6:30 PM

City Hall | 3300 Corinth Parkway

AGENDA

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

C. PLEDGE OF ALLEGIANCE

D. CONSENT AGENDA

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

1. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on February 27, 2023.

2. Consider and act on a request by the applicant, Tamara Perfilev, for a Minor Replat of Lot 2R Block E of the Provence Addition Subdivision and a called 0.326 acres of Lot 1 Block A of the Haislip Family Farm Subdivision, into Lot 2R1 Block A of the Provence Addition Subdivision, being a total of ±1.231 acres situated in the William Garrison Survey, Abstract No. 508. The property is located at 2402 Tuscany Drive. (Case No. MRP23-0001 – Provence Block E Lot 2R1)

E. BUSINESS AGENDA

3. Consider and act on a request by the applicant, mma, inc., for a Preliminary Plat of the Corinth Groves Subdivision, being ±32.677 acres situated in the H. Garrison Survey, Abstract No. 507. The property is located north of Lake Sharon Drive, west of I-35E and east of Corinth Parkway. (Case No. PP23-0001 – Corinth Groves.)

4. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the City of Corinth to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, from Planned Development No. 1 (PD-1) with a base zoning district of C-1 to C-2 Commercial, on approximately ±10.9 acres located at the southwest corner of FM 2181 and Parkridge Drive. (Case No. ZMA23-0001 – PD-1 to C-2)

5. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a zoning request by the Applicant, William Sullivan, Jr., to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, by amending Planned Development No. 26 (PD-26) and incorporating an additional ±3.5 acres into PD-26 with a base zoning district of C-2 Commercial for the expansion of parking and the redesign and addition of multiple buildings and structures on approximately ±12.5 acres generally located at 5920 S I-35E and the northwest corner of S I-35E and Church Drive. Case No. ZAPD22-0006 – American Eagle Harley Davidson & Wheeler Yard

F. DIRECTOR'S REPORT

G. ADJOURNMENT

The Planning & Zoning Commission reserves the right to recess into executive or closed session to seek the legal advice of the City's attorney pursuant to Chapter 551 of the Texas Government Code on any matter posted on the agenda. After discussion of any matters in closed session, any final action or vote taken will be public by the Commission.

As a majority of the Council Members of the City of Corinth may attend the above described meeting, this notice is given in accordance with Chapter 551 of the Texas Government Code. No official action will be taken by the City Council at this meeting.

I, the undersigned authority, do hereby certify that the meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: **Friday**, **March 24**, **2023 at 11:00 AM**.

John S Webb

John Webb, AICP
Director of Planning and Development Services
City of Corinth, Texas

March 24, 2023
Date of Notice

Corinth City Hall is wheelchair accessible. Person with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 940-498-3200, or fax 940-498-7576 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

BRAILLE IS NOT AVAILABLE

MINUTES
PLANNING & ZONING COMMISSION
REGULAR SESSION
Monday, February 27, 2023, at 6:30 PM
City Hall | 3300 Corinth Parkway

On this, the 27th day of February, the Planning & Zoning Commission of the City of Corinth, Texas, met in Regular Session at the Corinth City Hall at 6:30 P.M., located at 3300 Corinth Parkway, Corinth, Texas.

Commissioners Present:
Chair Alan Nelson
Vice Chair Mark Klingele
KatieBeth Bruxvoort
Rebecca Rhule
Adam Guck
Crystin Jones

Commissioners Absent:
Bradford Harrold

Staff Members Present:
John Webb, Director of Development Services
Michelle Mixell, Planning Manager
Miguel Inclan, Planner
Matthew Lilly, Development Services Coordinator

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Alan Nelson called the meeting to order at 6:30 PM.

B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

Chair Nelson introduced Commissioner Jones as a new alternate voting member and stated that Commissioner Guck had been promoted to a regular voting member.

C. PLEDGE OF ALLEGIANCE

D. CONSENT AGENDA

1. Consider the approval of minutes for the Planning & Zoning Commission Special Session held on January 11, 2023.

2. Consider the approval of minutes for the Planning & Zoning Commission Regular Session held on January 23, 2023.

3. Consider the approval of minutes for the Planning & Zoning Commission Special Workshop Session held on February 6, 2023.

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4. Consider and act upon a Conveyance Plat for Greenway Trails, consisting of one (1) lot and right-of-way dedication, being ±14.168 acres of land generally located east of North Corinth Street, south of Shady Shores Road, and north of North Central Texas College. (Case No. CONV23-0001)

Motion to approve consent agenda by Commissioner Klingele, seconded by Commissioner Rhule.

Motion passed unanimously: 5-for, 0-against.

E. BUSINESS AGENDA

5. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicant, Homeyer Engineering, Inc., to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, from MX-C Mixed-Use Commercial to a Planned Development with a base zoning district of MX-C Mixed-Use Commercial, to accommodate a proposed expansion of the Destiny RV Resort, on approximately ±18.96 acres located at 7100 S I-35E. Case No. ZAPD22-0005 – Destiny RV.

Miguel Inclan, Planner, provided Staff's presentation to the Commission and gave the recommendation that the proposal be approved as presented.

Chair Nelson asked how the cutoff date for those exempted from the 24-month maximum stay had changed since the prior meeting.

Inclan stated that the cutoff date had been changed by the Applicant from January 1, 2019, to July 1, 2021, increasing the amount of people that would be exempted from the maximum stay requirements. He clarified that the 24-month maximum stay would begin to apply upon the approval of the PD.

Helen-Eve Beadle, Beadle Planning & Design, gave a presentation on behalf of the Applicant and provided a brief summary of the proposal. She stated that the Applicant had decided to reduce the maximum stay from 36 to 24 months and exempted licensees from the maximum stay requirement who had been at the park since before July 1, 2021, when the Applicant purchased the property. She explained that though the RV park does not necessarily resemble what was envisioned in the Comprehensive Plan, it did still meet some of the described design priorities as a lodging use and through the proposed improvements. She concluded by alluding to the fact that notification letters had been sent to surrounding property owners several times and no letters of opposition had been received.

Vice-Chair Klingele asked how many more pads would be exempted from the maximum stay requirements as a result of the date change.

Beadle replied that 75 pads in total would be exempted.

Chair Nelson asked how many pads were exempted with the January 1, 2019, cutoff date.

Beadle replied that 35 pads would have been exempted under that date, so an additional 40 pads would be included under the July 1, 2021, cutoff date.

Commissioner Guck asked if the Applicant felt confident in being able to provide yearly enrollment data to the City.

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Beadle confirmed that this data would be provided on a yearly basis.

Commissioner Rhule asked if the fenced area for pets referenced in the PD Design Statement would be in one location or per pad.

Beadle stated that each pad would be permitted to have a fenced in area for pets.

Commissioner Rhule asked how the Applicant would be monitoring concerns from residents of the Fairview Subdivision, such as licensees hanging clothing or items on that fence line.

Beadle stated that management had reached out to licensees to ensure that clothing would not be hung on this fence line and that this issue would be heavily monitored moving forward.

Commissioner Bruxvoort made a motion to recommend approval as presented. Seconded by Vice-Chair Klingele.

Vice-Chair Klingele thanked the Applicant for including improvements for public safety within the existing RV park in their proposal.

Motion passed unanimously: 5-for, 0-against.

6. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the Applicant, Rockbrook Development, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, from SF-2 Single Family Residential to a Planned Development with a base zoning district of MF-1 Multi-Family Residential, on approximately ±9.007 acres generally located on the west side of Parkridge Drive, between Meadowview Drive and FM 2181. Case No. ZAPD21-0002 – Quarry Multi-Family.

Michelle Mixell, Planning Manager, provided Staff's presentation and gave the recommendation that the proposal be approved as presented.

Commissioner Rhule asked if trails as defined in the Comprehensive Plan were essentially the same as a sidewalk.

Mixell explained that a trail was defined as a 6- to 10-foot-wide side path. She stated that the Applicant would be providing 8-foot wide trails along the southside of Quarry Drive and along the westside of Parkridge Drive.

Commissioner Rhule asked if both of these trails would be running alongside a street.

Mixell confirmed this.

Jason Rose, J Rose Architects & Builders, stated that the proposal was for a 90-unit multi-family development with a mix of duplex-style and townhouse-style units. He explained that his company would be the developer and the builder for this proposal and provided a background on his company and previous developments. He stated that the target demographic was singles and young couples looking for a product that acted as a step between an apartment and a house. He explained that he spoke with the Lake Dallas School District who stated they were at the plateau of their student population and explained that this product does not typically attract families with children. He stated that they performed a TIA when the unit count was anticipated to be 127 units and found that there was a very minimal impact on the existing traffic. He stated that he reached out to many

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of the surrounding property owners, including the Acme Quarry, to inform them of his proposed development and collected several letters of support for the proposal. He concluded by explaining that his development could help attract new commercial development along FM 2181 and would also act as a buffer between the commercial uses and the existing single-family neighborhoods.

Chair Nelson asked if there would be a stop sign at the intersection of Quarry Drive and Parkridge Drive.

Rose confirmed that this intersection would have a stop sign but that this may change in the future when Quarry Drive expands further west.

Chair Nelson asked if there would be a median along Quarry Drive.

Rose stated that there would not be a median. Rose stated that he included 4 pocket parks along the frontage of Parkway Drive which would include benches and vegetation.

Chair Nelson asked if there would be a secondary entrance for each unit in addition to the front door.

Rose stated that there would be a front door and a secondary exit through the garage.

Commissioner Rhule asked how the decision was made to incorporate the entirety of the pond into the proposal.

Rose explained that this decision was made on the recommendation of the City Engineer to prevent the property line running through the pond and to allow for the construction of a controlled outflow.

Commissioner Rhule asked what recreational activities, amenities, and nodes would be provided and what the difference was between the three.

Rose explained that this language was based off of the Comprehensive Plan and that he would be providing trails to the pond and docks, a dog park, an amenitized dry detention pond, and pocket parks. He stated that all three terms essentially referred to the same thing, which are the amenities for the residents.

Commissioner Rhule asked if the trails around the pond and throughout the development would be ADA accessible and available to any visitor.

Rose stated that he intends for all amenities to be ADA accessible but that due to the grading challenges around the pond, his desire to preserve the natural beauty, and the increase in liability, he would not be providing a trail around the pond.

Commissioner Rhule asked if the Applicant would be discouraging people from walking around the pond.

Rose stated that it was his intention to provide enough areas for people to walk and gather that there would not be a desire to walk around the pond. He explained that he wanted to preserve the pond as a natural feature and that he also wanted to protect the privacy of the property owner to the south.

Commissioner Rhule asked if there was a fence along the southern boundary line.

Rose stated that there was an existing fence that runs through the pond but that it would be moved and replaced to reflect the new property line.

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Vice-Chair Klingele asked where the AC units would be located.

Rose stated that the AC units would be located in the rear portion of the side yards next to the garages on the duplex units and along the sides of the townhouse-style units.

Vice-Chair Klingele asked if the units would be sprinklered and include riser rooms and fire department connections.

Rose stated that the townhouse-style units would be sprinklered but that the duplexes did not require sprinklers by the current fire code. He explained that by not sprinkling the duplex units, there would be significant cost savings and would make the units more affordable for potential buyers. He further explained that he did not believe this was a life safety issue as there were a number of egress points from these units.

Commissioner Jones asked how tall the private yard fences would be.

Rose stated that these would be 4' tall wrought iron fences with two gates.

Commissioner Jones raised concerns with the possibility of pets escaping from these yards and causing disputes between neighbors.

Rose stated that his management would handle any disputes between neighbors but that this was not a problem he had dealt with in the past.

Dan Derton, 2716 Meadowview Drive, stated that he had signed a letter of support in 2021 because he believed the proposal was for fewer units than what was being presented. He raised concerns with traffic along Parkridge Drive, noise from the dog park, and light pollution. He concluded by asking if the units would be owned or rented.

Mixell explained that it was Staff's understanding that the units would be condominiums owned by the residents and that the development would have an HOA.

Sarah Gesell, 2818 Goodnight Trail, raised concerns with traffic at the intersection of Meadowview Drive and Parkridge Drive and with the density of the proposed development. She stated that there was a lot of pedestrian traffic around the high school and from the single-family development to the north. She stated that she was not against development but felt this was the wrong location for the proposed use.

Jared Dale, 2807 Goodnight Trail, stated that he was for development in the community, but that it needed to be the right type of development. He specified that he was against high-density developments in this location and felt that the proposed development would not be cohesive with the existing community. He asked for clarification on the style of housing that would be in the development and felt that the area would not support high-density use.

Greg Shappa, 2713 Skyview Drive, raised concerns with additional traffic on Parkridge Drive and Meadowview Drive. He stated that he liked the appearance of the proposal and supported the existence of an HOA, but felt the density was too high.

Brenda Western, 2804 Cochise Court, raised concerns with traffic and water drainage from the proposed development. She expressed that she felt this type of development was not in demand at the proposed price point and was unsure if it would remain a viable product into the future.

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Orlin Chotev, 2015 Yellowstone Lane, stated that he disliked the density of the proposal and was against the deforestation of the property. He stated that he felt there was a large discrepancy between the vision of the Council and City and the community on the type of development that was desired in Corinth.

Chair Nelson asked what the net impact of traffic from the proposed development would be as determined by the TIA.

Mixell stated that she did not know this information, but the City Engineer had reviewed the TIA and determined that no further improvements were required.

Chair Nelson asked if there had been any conversation to include a traffic signal at the intersection of Parkridge Drive and Quarry Drive.

Mixell stated that this had not been discussed.

Inclan provided the information from the TIA and clarified that the assessment had been completed under the assumption of 127 units rather than the currently proposed 90 units.

Commissioner Rhule asked what the threshold was for requiring improvements and how close the assessed number was to the threshold.

Inclan stated that the threshold was 60 trips per hour and that the TIA showed 47 trips per hour under the assumption of 127 units.

Commissioner Rhule asked if an HOA could prohibit rentals in the development.

The City Attorney replied that an HOA would probably not be able to prohibit rentals lawfully.

Commissioner Rhule asked if a survey had been issued to gauge interest in amending the Comprehensive Plan.

Inclan stated that no such survey had been completed.

Commissioner Rhule stated that she had seen surveys in the past related to updating certain ordinances.

Inclan confirmed that surveys have been issued in the past when certain ordinances were updated.

Commissioner Rhule clarified that all of the Commissioners and City Councilors were residents of the city.

Commissioner Guck asked what correspondences could be considered as on the record or off the record.

Inclan stated that only written statements to the city or spoken words at public hearings are included in the public record.

Commissioner Rhule asked if that meant that people need to attend meetings or submit their opinions in writing for their opinions to be recorded and considered.

Inclan confirmed this and stated that people outside of the 200’ buffer in which notifications of public hearings are sent can still submit a letter or email stating their opinion or speak on the record during public hearings.

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Chair Nelson asked if there would be any language in the CCRs to restrict long-term or short-term rentals within the development.

Rose stated that this language would not be included in the CCRs due to legal constraints but that there would be language to prevent the posting of rental signs in yards. He stated that it was his intention for the units to be for-sale but that he was unaware of a way to prevent rentals in any neighborhood.

Chair Nelson asked if there would be language in the CCRs regarding the number of unrelated residents within a household.

Rose confirmed that this language would be included.

Rose stated that the dog park had been located as far away from the surrounding residents as was possible within the current design. He stated that he did not believe the majority of traffic in and out of the site would be going through the single-family neighborhoods.

Commissioner Guck stated that most current traffic along Parkridge Drive came from FM 2181 and that most of the traffic from the proposed development would be flowing in the opposite direction.

Commissioner Rhule asked how traffic along Parkridge Drive would be addressed during the construction phase.

Rose stated that there would always be some conflict during construction, but that overall construction would be low intensity with the site being developed in small pieces at a time.

Commissioner Guck asked what the expected timelines for Phase 1 and Phase 2 were.

Rose stated that he envisioned Phase 1 beginning construction in about a year and would stretch over 4 or 5 years but that the timeline was dependent on the economy.

Commissioner Bruxvoort asked if the Applicant would go over the style of housing being envisioned in the development.

Rose stated that he liked unique styles with different colors, textures, and materials. He explained that the facades would be composed of cementitious board, brick, and stone but that materials would vary from building to building.

Inclan described the duplex-style and townhouse-style elevations and indicated that each building would be composed of a minimum of 40% masonry.

Commissioner Bruxvoort asked how drainage from the site would be mitigated both during and after construction.

Rose stated that their goal was to direct all of the drainage from the site into the existing pond, with the dry detention pond accumulating water from Phase 2 and then draining into the larger pond. He clarified that no drainage would flow into the surrounding residential areas.

Commissioner Bruxvoort asked if drainage would be one of the main priorities during the design and construction phase.

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Rose stated that drainage was a major priority and explained that there are ordinances and devices in place that would be utilized to mitigate storm water during construction.

Commissioner Bruxvoort asked why one of the residents who had previously spoken with the Applicant had been under the impression that the development would be smaller than what was being presented.

Rose stated that he believed that the resident may have met with a different developer but that the original design that he had shared with residents had actually had a higher unit count than what was currently being proposed. He stated that he would do whatever was within his power to mitigate impacts on neighboring properties.

Commissioner Bruxvoort asked if he had dealt with disputes with neighboring property owners in the past or experienced any issues related to drainage during construction, and if so, how he had handled these situations.

Rose stated that his largest priority was communication and that he wanted everyone around the development to be aware of what was being proposed.

Commissioner Jones asked if the existing pond would be stocked for fishing and accessible to the public.

Rose stated that due to liability, the pond would only be available to residents and that the pond was stocked naturally.

Commissioner Jones stated that she appreciated the Applicant preserving the natural feel of the pond but asked if the area surrounding the pond would be cleared of vegetation.

Rose stated that they would be removing some vegetation around the areas where people would walk but that he intended to keep the pond as natural as possible.

Vice-Chair Klingele made a motion to approve the proposal as presented. Seconded by Commissioner Rhule.

Motion passed unanimously; 5-for, 0-against.

Chair Nelson called the meeting to recess at 8:17 PM.

Chair Nelson resumed the meeting at 8:27 PM.

7. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a zoning request by the Applicant, William Sullivan, Jr., to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, by amending Planned Development No. 26 (PD-26) and incorporating an additional ±3.5 acres into PD-26 with a base zoning district of C-2 Commercial for the expansion of parking and the redesign and addition of multiple buildings and structures on approximately ±12.5 acres generally located at 5920 S I-35E and the northwest corner of S I-35E and Church Drive. Case No. ZAPD22-0006 – American Eagle Harley Davidson & Wheeler Yard.

Michelle Mixell, Planning Manager, provided Staff's presentation. She referenced the comparison chart included in the Staff report which enumerated the requested deviations by the Applicant as well as the differences from the PD approved in 2020. She stated that given the unique nature of the proposal and the large number of deviations being requested by the Applicant, staff would not be providing a formal recommendation and would instead leave final discretion to the Commission.

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Chair Nelson asked how tall the proposed covered riding academy would be.

Mixell stated that this would be a 40-foot-tall open-air structure with a metal roof and solar farm.

Chair Nelson asked if the eave height or the ridge height would be 40 feet.

Mixell stated that she had previously misspoke and clarified that the ridge height would be 30 feet with the eave height being 20 feet and that this structure would cover the majority of the existing rear parking lot.

Chair Nelson asked if Staff was recommending moving the sidewalk along the service road inside the landscape buffer.

Mixell confirmed this.

Chair Nelson asked if the sidewalk would be continued around the perimeter of the off-site parking lot.

Mixell stated that there would be a sidewalk around this parking lot but that a definitive crossing point across Church Drive had yet to be determined.

Chair Nelson asked for confirmation on the location of the off-site parking lot.

Mixell pointed out this area on the concept plan.

Chair Nelson asked if the Fire Department had any concerns with deeding back the right-of-way for the hammerhead on Chapel Place.

Mixell stated that this was not a concern from the Fire Department, but that residents had indicated that drivers used the hammerhead to turn around several times a week.

Chair Nelson asked how existing traffic on Chapel Place would be affected if the hammerhead was eliminated.

Mixell explained that this would likely result in drivers using resident's driveways to turn around instead.

Chair Nelson asked what the building setback was on the proposed addition to the collision center.

Mixell stated that the concept plan showed a 15-foot setback at this location but that a 10-foot minimum rear setback was being proposed in the PD Design Statement and that the language in the PD Design Statement would govern over what was portrayed in the exhibit. She stated that Staff was asking if the 10-foot minimum rear setback were to be approved, that it only be permitted in this one location with the existing 28-foot minimum rear setback being maintained everywhere else.

Chair Nelson asked for the locations where Staff was recommending a vegetative screen.

Mixell stated that Staff was recommending that an opaque vegetative screen around the site where adjacent to residential lots.

Commissioner Rhule asked how the "multi-use" term applied to the riding academy.

Mixell stated that would be a question for the Applicant but that the term was currently undefined in the PD Design Statement.

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Commissioner Rhule asked if the Applicant was asking for a 10-foot or 15-foot minimum rear setback behind the collision center addition.

Mixell reiterated that the PD Design Statement defined a 10-foot minimum rear setback, and the concept plan depicted a 15-foot minimum rear setback, but that the language in the PD Design Statement would govern as the actual standard.

Commissioner Rhule asked if a 28-foot building setback was being maintained for the riding academy as depicted on the concept plan.

Inclan displayed the setbacks as shown on the concept plan which represented the 28-foot setback being maintained.

Commissioner Rhule asked if a crosswalk or other traffic calming devices would be utilized to accommodate a singular, safe pedestrian crossing at Church Drive.

Mixell stated that they had worked with the Applicant to reduce the number of curb cuts to help with vehicular traffic and circulation. She explained that typical driver expectation was for pedestrian crossings at intersections rather than mid-block and that Staff would need to work further with the Applicant to define a safe crossing point.

Commissioner Rhule asked if the Police Department had provided any information regarding noise complaints.

Mixell explained that Staff had yet to receive any information from the Police Department but had reached out to the Code Enforcement Officer who had no knowledge of noise complaints in the area.

Willy Sullivan, American Eagle Harley Davidson, pointed out the existing and improved facilities on the site and explained that this proposal had been in the works since 2015. He stated that traffic from past uses on the site, including a day care and wedding venue, was able to be accommodated by the existing street infrastructure. He pointed out what was approved under the 2020 PD and explained that in the ensuing period he had made the decision to expand the restaurant use, include additional parking to accommodate the anticipated 2,000 customers per day on weekends, and incorporate several other changes based off observations from existing Harley Dealerships that had implemented the model in Florida. He explained that the extension in operating hours for the riding academy was to provide more flexibility and stated that the multi-use purpose for this area was not to hold concerts but to have events such as a farmers' market. He stated that they had enclosed the entire stage and incorporated sound absorbing materials for further noise control. He stated that they had performed noise measurements at prior events and determined that they were well under the decibel limit dictated by the noise ordinance.

Chair Nelson asked if it was the Applicant's intention to completely enclose the pavilion area.

Sullivan stated that the pavilion would be open air with fans and heaters throughout the area.

Chair Nelson asked if sound from the stage would be directed primarily towards the interstate given the proposed screening on the north, west, and south sides of the pavilion.

Sullivan stated that this was correct.

Chair Nelson asked if there was only one open area from the pavilion facing the neighborhood.

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Sullivan confirmed that the entrance into the pavilion was the only open portion of the pavilion facing the residences.

Chair Nelson asked if the restaurant venue would be utilizing the dealership parking lot for spill over parking when they hold larger events.

Sullivan stated that the site would be split into two separate lots with the dealership and Wheeler Yard operating independently of each other and utilizing separate parking. He explained that an agreement could be reached between the two businesses which would allow for the sharing of parking or maintenance companies but that this would be determined at a later date.

Sullivan stated that he would have liked to include the 20-foot landscape buffer adjacent to the residential lots but that he had to reduce it in size to accommodate the necessary parking for the site.

Commissioner Bruxvoort asked if a portion of the parking near the Harley Dealership would be for motorcycles only.

Sullivan explained that the parking spaces would be standard 10-foot by 20-foot spaces that could be used by motorcycles or automobiles.

Commissioner Guck asked if the covered riding area would be utilized for different uses such as live music events. He asked if it would be possible to include an exemption in the PD Design Statement which would prohibit live music in this area.

Sullivan stated that they had no intention of live music events being held in the covered parking area and that the infrastructure was not in place to support that kind of use. He explained that the main use of this structure would be to provide shade for the riding academy but would occasionally be used for additional parking and events such as farmers markets which would not create a lot of noise pollution.

Chair Nelson asked if the covered riding academy would include fire protection.

Sullivan stated that he was unsure if additional fire protection would be required.

Chair Nelson asked that Staff confirm with the Fire Marshall and Building Official to determine if additional fire protection will be needed.

Commissioner Rhule asked that a definitive definition of the muti-use area be included. She pointed out that the Florida dealerships which the Applicant had used as examples were not located near residential areas. She stated that she had concerns with the amount of traffic and noise being produced from both past events and proposed future events and that she would like to see more real-world examples of effective noise mitigation methods and materials.

Commissioner Rhule asked if the Applicant had an estimate of the decibel levels that would be produced once noise mitigation measures were in place.

Sullivan provided the example of Marty B's which had a new single-family development under construction directly behind it. He also stated that one of the Harley Dealerships shown as an example had a new residential development under construction nearby and gave examples of other areas in the metroplex which had event

venues adjacent to residential areas. He stated that he would do everything in his power to mitigate sound, including enclosing the stage.

Commissioner Rhule stated that she understood and appreciated the Applicant's points but clarified that the examples he provided had developed in the opposite manner as to what was being proposed, in that the event venues were already existing with residential developments then being built around them.

Commissioner Rhule asked if the Applicant would consider limiting activities to certain days and times during the week in order to provide breaks for surrounding residences. Additionally, she asked how many jobs the dealership currently generated and how many would be generated by the proposed venue.

Sullivan explained that the venue would generate approximately 100 additional jobs.

Commissioner Rhule asked if the Applicant would consider having employees park in the off-site parking lot and allowing customers to utilize the parking spaces that are on-site in order to improve pedestrian safety. She stated that her main concerns were for the amount of noise and traffic that would be generated and asked if a TIA had been performed.

Sullivan stated that he did not necessarily know how to address the concerns but explained that the site was already zoned for the proposed use. He pointed out other nearby developments in the city which included multi-family and retail uses which would be adjacent to existing residential neighborhoods and stated that there would always be problems when residential and retail areas met. He stated that he believed the proposed venue would be unbelievable, but that he was unsure if this was the appropriate location for such a use.

Commissioner Rhule asked what kind of lighting fixtures would be required and utilized at the site and what kind of art approval would be required.

Sullivan stated that they did not have specifics for the lighting at that time but would be adhering to what the code required.

Commissioner Rhule asked if there would be any times when people would be gathering or tailgating in the parking lots near the residential fences.

Sullivan stated that he had not considered this but that he did not foresee this being an issue.

Chair Nelson asked how many total parking spaces were being proposed.

Sullivan stated they were proposing approximately 500 parking spaces.

Chair Nelson stated that he was not overly concerned with noise affecting the surrounding residences given that the stage would be enclosed and if an evergreen landscape buffer is installed.

Sullivan stated that he did not think conditions for the neighbors would be any different than they were currently but that they would be holding events or hosting live music most days of the week. He brought up the point that the highway currently generates a large amount of noise and that he would most likely not be proposing this project if not for this fact.

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Commissioner Rhule stated that she lived about a mile away from the site and was unable to hear the highway but could clearly hear music from the dealership. She asked that definitive data be provided demonstrating that the proposed noise mitigation measures would effectively reduce the noise.

Sullivan stated that several variables affect the amount of noise spilling onto neighboring properties including landscaping, buildings and building materials, wind, and weather. He stated that they were trying to take all of these factors into consideration but that the noise from bands currently being generated was well within code requirements. He stated that it boiled down to the question of whether the proposal was simply a bad project for that location.

Commissioner Jones asked if the applicant could compile a list of proposed materials to be used at the location for noise mitigation.

Sullivan stated that he would try to provide this information.

Chair Nelson asked if the Applicant's architect would be utilizing an AVL consultant.

Sullivan stated that the Wheeler Yard owner would be hiring an AVL consultant.

Chair Nelson asked if it would be possible for the Applicant to have an AVL consultant speak to the design of the project in order to help satisfy some of the concerns revolving around noise mitigation.

Commissioner Rhule stated that she was appreciative of the Applicant including green initiatives in their proposal.

Chair Nelson asked what the diameter of the 100-foot flag poles would be and how large the flags would be.

Sullivan replied that the diameter of the flag poles would be around 3 feet and that the flags themselves would be 50 feet by 30 feet.

Chair Nelson asked if the Applicant had concerns with the flagpoles being too close to each other.

Sullivan stated that he believed this would not be a problem and that he had worked with his architect to ensure that there would be enough room between the flags.

Marina Mata, 2803 Chapel Place, stated that she shared two fence lines with the Harley Dealership and pointed out that the Harley Dealerships in Florida provided as examples were not near residential areas. She explained that she was opposed to eliminating the hammerhead at the end of Chapel Place due to the number of cars that utilize it on a weekly basis. She asked that the existing wooden fence be replaced by an 8-foot cinderblock wall to aid in noise mitigation and as a safety precaution. She explained that she had witnessed several crimes in the existing parking lot and had concerns that people leaving the brewery would possibly be inebriated. She stated that she was not against development but that she did not feel that development should negatively impact the surrounding properties. She requested that the proposal be denied or modified at that time.

Kent Kneading, 2711 Church Drive, stated that he could clearly hear the music from the Harley Dealership in his home but only occasionally hears noise from the interstate. He explained that he would not have purchased his property if he had known about what was being proposed and felt that the proposed development would decrease his property value. He stated that he was in favor of a restaurant being at this location but was concerned about excessive noise and partying. He also raised concerns with the traffic that would be flowing

DRAFT

through his neighborhood due to the proposed venue and felt that additional modifications were needed for the proposal.

Michael Atteberry, 1709 Wildwood Street, stated that his property was directly behind the proposed shade structure for the riding academy and that he was concerned the structure would cast a large shadow on his yard. He stated that he would like for a taller fence to be installed, expressed concerns with the noise generated from the dealership, and stated that he felt that the Harley Dealership was not a good neighbor.

Brent Ashley, 1603 North Haven Drive, stated that his parents own several other properties along North Haven and that he and his parents were opposed to the proposed development. He stated that he felt that additional measures needed to be taken for noise mitigation, asked how the utility right-of-way would be addressed in the setback encroachment, and expressed concerns with existing sewer problems in the area and parking spilling over into the neighborhood.

Tim Miller, 1701 North Haven Drive, stated that he believed the sound could be properly mitigated, but that his main concern was with traffic going through the neighborhood.

Vice-Chair Klingele made a motion to continue the public hearing and table the proposal to the March 27, 2023 meeting. Seconded by Commissioner Bruxvoort.

Commissioner Bruxvoort stated that she was appreciative of the residents staying as late as they did to voice their opinions.

Commissioner Guck stated that he appreciated everyone's stamina and keeping all of their comments civil.

Motion passed unanimously; 5-for, 0-against.

F. DIRECTORS REPORT

Webb gave his report and informed the Commission that the City Council had approved the Village Square planned development. He added that the only public hearing scheduled for the March 27th Planning & Zoning Commission meeting was for Harley-Davidson.

G. ADJOURN REGULAR SESSION

The regular session was adjourned at 10:41 PM.

H. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 10:41 PM.

MINUTES APPROVED THIS _____ DAY OF _____, 2023.

_____

Alan Nelson, Planning and Zoning Commission Chairman

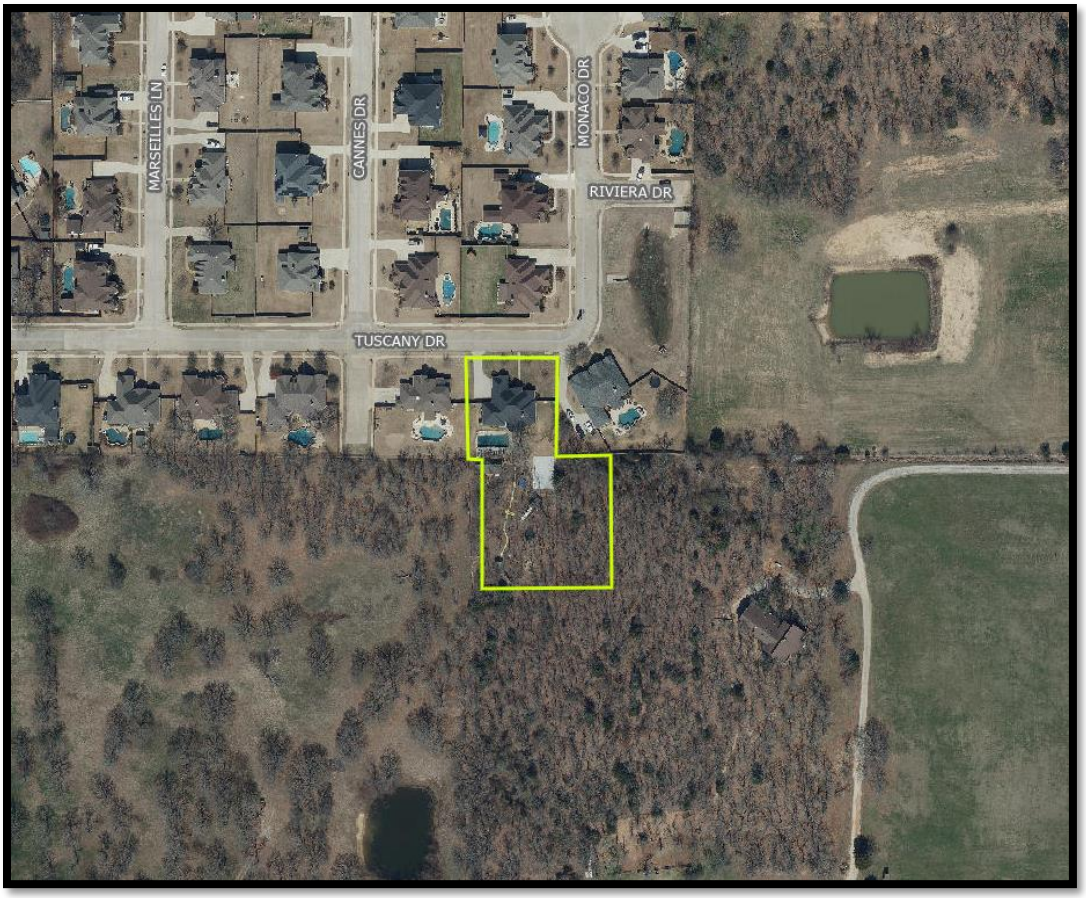
DRAFT

CITY OF CORINTH
Staff Report

Meeting Date:	3/27/2023	**Title:**	Minor Replat – Lot 2R1 Block E Provence Addition (MRP23-0001)
Strategic Goals:	☒ Resident Engagement ☐ Proactive Government ☐ Organizational Development ☐ Health & Safety ☐Regional Cooperation ☐Attracting Quality Development		

Item/Caption

Consider and act on a request by the applicant, Tamara Perfilev, for a Minor Replat of Lot 2R Block E of the Provence Addition Subdivision and a called 0.326 acres of Lot 1 Block A of the Haislip Family Farm Subdivision, into Lot 2R1 Block A of the Provence Addition Subdivision, being a total of ±1.231 acres situated in the William Garrison Survey, Abstract No. 508. The property is located at 2402 Tuscany Drive. (Case No. MRP23-0001 – Provence Block E Lot 2R1)



Aerial Location Map

Item Summary/Background/Prior Action

The purpose of the Replat is to consolidate Lot 2R Block E Provence Addition and a portion of Lot 1 Block A Haislip Family Farm into one (1) lot totaling ±1.231 acres. The property owners purchased 0.326 acres and desire to incorporate that property into their existing single-family residential lot. The zoning districts applicable to this consolidated lot are SF-3 Single Family Residential and Planned Development No. 5 – Taylor-Haislip-Blount (Base Zoning: SF-3)

The proposed lot will be served by existing infrastructure, and there are no improvements required.

The proposed Minor Replat is in conformance with zoning and subdivision standards of the Unified Development Code.

Financial Impact

None

Applicable Policy/Ordinance

- Unified Development Code
- PD-5 (Ordinance No. 86-9-15-28)

Staff Recommendation

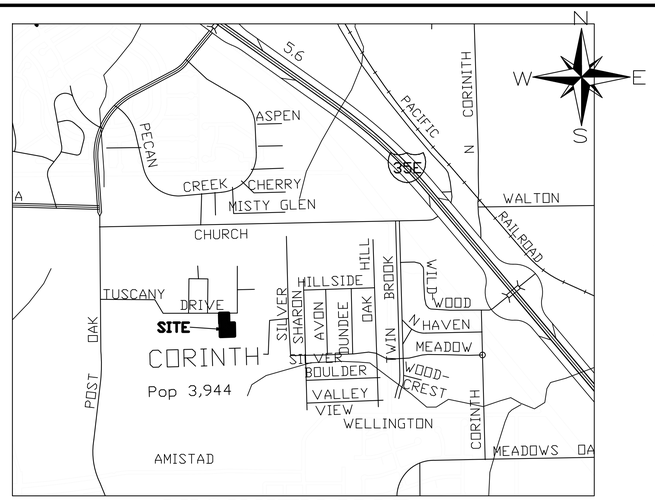
Staff Recommends approval as presented subject to the standard conditions required to be a part of a motion to approve a Final Plat or Replat application as stipulated in Subsection 3.03.03 H.4 of the Unified Development Code:

Motion

"I move to approve Case No. MRP23-0001 – Minor Replat of Lot 2R Block E of the Provence Addition Subdivision and a called 0.326 acres of Lot 1 Block A of the Haislip Family Farm Subdivision, into Lot 2R1 Block A of the Provence Addition Subdivision, as presented, subject to the standard conditions of approval required by UDC Subsection 3.03.03 H.4"

Attachments

1. Proposed Minor Replat of Lot 2R1 Block E Provence Addition.



VICINITY MAP

SCALE 1"= 1000'

GENERAL NOTES:

1. 1/2 INCH IRON PINS WITH YELLOW PLASTIC CAPS STAMPED "METROPLEX 10023300" SET AT ALL INTERIOR LOT CORNERS.

2. THE PURPOSE OF THIS REPLAT IS TO ADD ADDITIONAL ACREAGE TO THE EXITING LOT AND MOVE THE LOT LINE.

3. BEARINGS ARE BASED ON GPS OBSERVATIONS USING THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83) NORTH CENTRAL TEXAS ZONE.

4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0393H, DATED JUNE 19, 2020. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.

5. THE MAINTENANCE AND OPERATION OF ANY ROADWAY, DRAIN LINES, SCREENING WALL, DENTITION AREA ON LOT 2R 16' AND 7.5' DRAINAGE EASEMENTS, AND STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AND OR ITS OWNERS.

6. THERE IS NO LIEN HOLDER ON THIS PROPERTY.

CERTIFICATE OF SURVEYOR OR ENGINEER

STATE OF TEXAS §
COUNTY OF DENTON §

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY UNDER MY SUPERVISION ON THE GROUND.

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

BRAD G. SHELTON
REGISTERED LAND SURVEYOR NO. 5750

STATE OF TEXAS §
COUNTY OF DENTON §

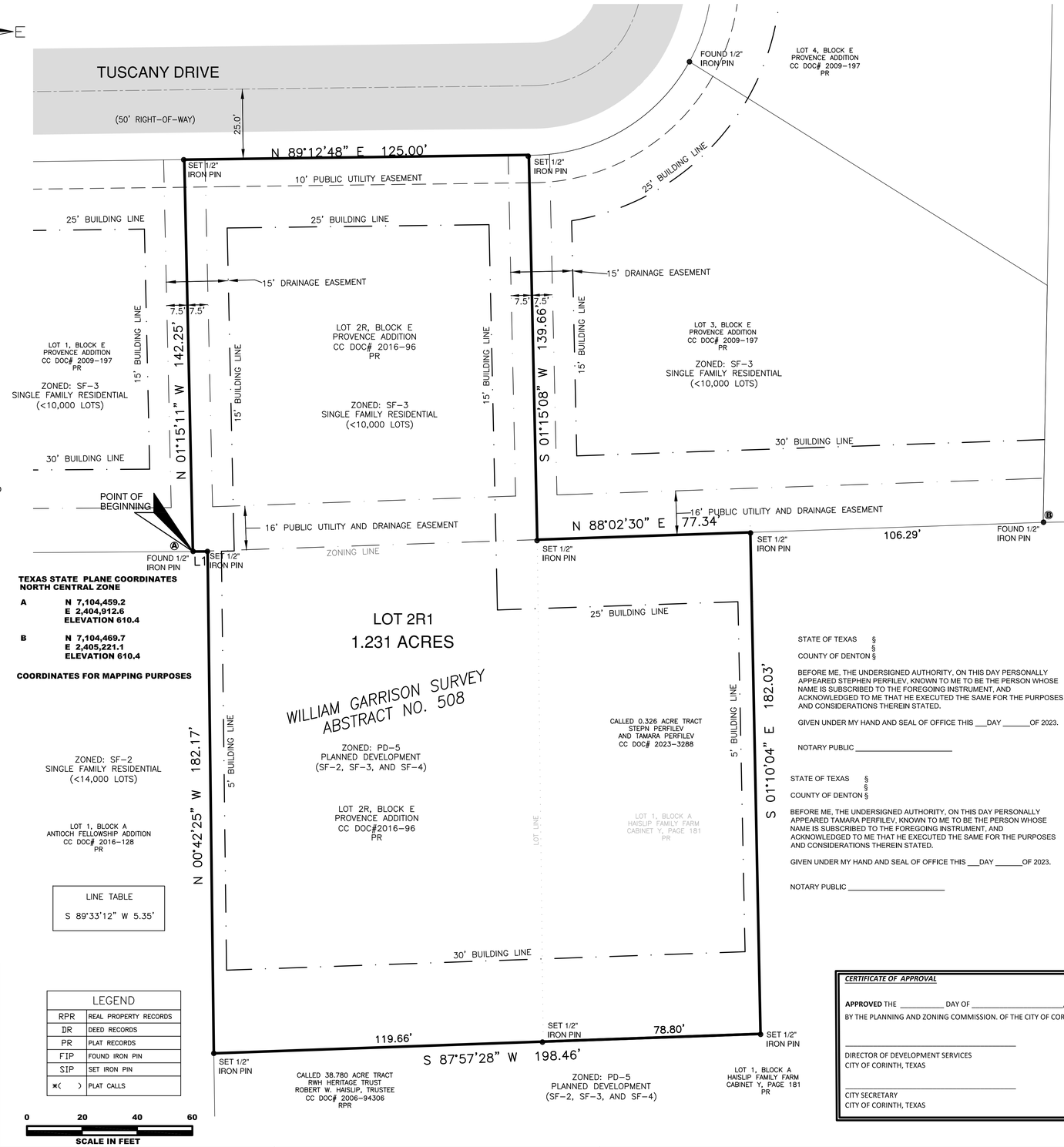
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD G. SHELTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___DAY _____OF 2023.

NOTARY PUBLIC _____

ZONING REGULATIONS CITY OF CORINTH DEVELOPMENT CODE	
ZONED: PD-5 PLANNED DEVELOPMENT (SF-2, SF-3, AND SF-4)	
MINIMUM FRONT YARD SET BACK	25 FEET
MINIMUM SIDE YARD	5 FEET TO 15 FEET
CORNER LOT	15 FEET TO 25 FEET
MINIMUM REAR YARD	20 FEET

ZONING REGULATIONS CITY OF CORINTH DEVELOPMENT CODE	
ZONED: SF-3 SINGLE FAMILY RESIDENTIAL (<10,000 LOTS)	
MINIMUM FRONT YARD SET BACK	25 FEET
MINIMUM SIDE YARD	7.5 FEET
CORNER LOT	15 FEET
MINIMUM REAR YARD	20 FEET



TEXAS STATE PLANE COORDINATES
NORTH CENTRAL ZONE

A **N 7,104,459.2**
E 2,404,912.6
ELEVATION 610.4

B **N 7,104,469.7**
E 2,405,221.1
ELEVATION 610.4

COORDINATES FOR MAPPING PURPOSES

LINE TABLE

S 89°33'12" W 5.35'

LEGEND	
RPR	REAL PROPERTY RECORDS
DR	DEED RECORDS
PR	PLAT RECORDS
FIP	FOUND IRON PIN
SIP	SET IRON PIN
*( )	PLAT CALLS

0 20 40 60
SCALE IN FEET

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
§
COUNTY OF DENTON §

WE, STEPHAN PERVILEV AND TAMARA PERFILEV, ARE THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE WILLIAM GARRISON SURVEY, ABSTRACT NUMBER 508, DENTON COUNTY, TEXAS, BEING ALL OF LOT 2R, BLOCK E, PROVENCE ADDITION, AN ADDITION TO THE CITY OF CORINTH, DENTON COUNTY TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER COUNTY CLERK DOCUMENT NUMBER 2016-96, PLAT RECORDS, DENTON COUNTY, TEXAS, AND BEING PART OF LOT 1, BLOCK A, HAISLIP FAMILY FARM ADDITION, AN ADDITION TO THE CITY OF CORINTH, DENTON COUNTY TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET Y, PAGE 181, PLAT RECORDS, DENTON COUNTY, TEXAS, PART OF SAID LOT ALSO BEING SAID LOT ALSO BEING A CALLED 0.326 ACRE TRACT DESCRIBED IN A DEED TO STEPN PERFILEV AND TAMARA PERFILEV, RECORDED UNDER DOCUMENT NUMBER 2023-3288, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON AT THE WESTERN MOST SOUTHWEST CORNER OF LOT 2R, AND BEING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK E, OF SAID PROVENCE ADDITION, AND BEING ON THE NORTH LINE OF LOT 1, BLOCK A, ANTIOCH FELLOWSHIP ADDITION, AND ADDITION TO THE CITY OF CORINTH, DENTON COUNTY TEXAS, ACCORDING TO THE PLAT THERE OF RECORDED UNDER COUNTY CLERK DOCUMENT NUMBER 2016-128, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 01 DEGREES 15 MINUTES 11 SECONDS WEST, WITH THE WEST LINE OF LOT 2R AND THE EAST LINE OF LOT 1, BLOCK E, A DISTANCE OF 142.25 FEET TO A SET1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300", AT THE NORTHERN MOST NORTHWEST CORNER OF LOT 2R AND AT THE NORTHEAST CORNER OF LOT 1, BLOCK E, AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF TUSCANY DRIVE (50 FOOT RIGHT-OF-WAY);

THENCE NORTH 89 DEGREES 12 MINUTES 48 SECONDS EAST, WITH THE NORTH LINE OF LOT 2R AND THE SOUTH LINE OF TUSCANY DRIVE, A DISTANCE OF 125.00 FEET, TO A SET1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300", AT THE NORTHEAST CORNER OF LOT 2R AND BEING AT THE NORTHWEST CORNER OF LOT 3, BLOCK E OF SAID PROVENCE ADDITION;

THENCE SOUTH 01 DEGREES 15 MINUTES 08 SECONDS WEST, WITH THE EAST LINE OF LOT 2R AND THE WEST LINE OF LOT 3, A DISTANCE OF 139.66 FEET, TO A SET 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300", AT THE NORTHWEST CORNER OF SAID 0.326 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 3, AND ALSO BEING ON THE NORTH LINE OF SAID LOT 1, BLOCK A, HALSLIP FAMILY FARMS;

THENCE NORTH 88 DEGREES 02 MINUTES 30 SECONDS EAST, WITH THE NORTH LINE OF SAID 0.326 ACRE TRACT AND THE SOUTH LINE OF LOT 3, A DISTANCE OF 77.34 FEET TO A SET1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300", FOR CORNER;

THENCE SOUTH 01 DEGREES 10 MINUTES 04 SECONDS EAST, WITH THE EAST LINE OF SAID 0.326 ACRE TRACT, A DISTANCE OF 182.03 FEET, TO A SET 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300", AT THE SOUTHEAST CORNER OF SAID 0.326 ACRE TRACT;

THENCE SOUTH 87 DEGREES 57 MINUTES 28 SECONDS WEST, PASSING AT A DISTANCE OF 78.80 FEET, A SET1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300", AT THE SOUTHEAST CORNER OF LOT 2R AND THE SOUTHWEST CORNER OF SAID 0.326 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 198.46 FEET TO A SET1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300"; AT THE SOUTHWEST CORNER OF LOT 2R, AND BEING ON THE EAST LINE OF LOT 1, BLOCK A, ANTIOCH FELLOWSHIP ADDITION;

THENCE NORTH 00 DEGREES 42 MINUTES 25 SECONDS WEST, WITH THE WEST LINE OF LOT 2R AND THE EAST LINE OF LOT 1, BLOCK A, ANTIOCH FELLOWSHIP ADDITION, A DISTANCE OF 182.17 FEET TO A SET1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300", AT AN INNER ELL CORNER LOT 2R AND AT THE NORTHEAST CORNER OF LOT 1, BLOCK A, ANTIOCH FELLOWSHIP ADDITION;

THENCE SOUTH 89 DEGREES 33 MINUTES 12 SECONDS WEST, WITH A SOUTH LINE OF LOT 2R AND THE NORTH LINE OF LOT 1, BLOCK A, ANTIOCH FELLOWSHIP ADDITION, A DISTANCE OF 5.35 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 1.231 ACRES OF LAND.

AND DESIGNATED HEREIN AS LOT 2R1 OF PROVENCE ADDITION, TO THE CITY OF CORINTH, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, PARKS, AND TRAILS, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, FLOODWAYS, WATER MAINS, WASTEWATER MAINS AND OTHER UTILITIES, AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE AND DESIGN CRITERIA THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER: STEPHAN PERFILEV

_____
OWNER: TAMARA PERFILEV

DATE: _____

STATE OF TEXAS §
§
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHEN PERFILEV, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___DAY _____OF 2023.

NOTARY PUBLIC _____

STATE OF TEXAS §
§
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TAMARA PERFILEV, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___DAY _____OF 2023.

NOTARY PUBLIC _____

MINOR REPLAT
OF
LOT 2R1
BLOCK A
PROVENCE ADDITION
BEING LOT 2R, BLOCK A, OF PROVENCE ADDITION AND BEING ALL OF A 0.326 ACRE TRACT IN THE WM. GARRISON SURVEY, ABSTRACT NO. 508 SAID TRACT BEING PART OF LOT 1, BLOCK A HAISLIP FAMILY FARM CITY OF CORINTH, DENTON COUNTY, TEXAS

CERTIFICATE OF APPROVAL

APPROVED THE _____ DAY OF _____, 2023,
BY THE PLANNING AND ZONING COMMISSION. OF THE CITY OF CORINTH, TEXAS.

_____
DIRECTOR OF DEVELOPMENT SERVICES
CITY OF CORINTH, TEXAS

_____
CITY SECRETARY
CITY OF CORINTH, TEXAS

FIRM NO. 10023300

DATE	REVISIONS	BY:
03/13/2023	UPDATED PER CITY OF CORINTH COMMENTS	RLW
03/08/2023	UPDATED PER CITY OF CORINTH COMMENTS	RLW

DWN. RLW | CKD. BGS | SCALE 1"=20' | DATE 11/09/2022

Metroplex Surveying, Inc.
940-387-0506 223 W. HICKORY, DENTON, TEXAS 76201 info@metroplexsurveying.com

OWNER:
STEPHAN PERFILEV
TAMARA PERFILEV
2404 TUSCANY DRIVE
CORINTH, TEXAS 76210
PH:(940)453-9736
TPERFILEV@YAHOO.COM

SURVEYOR:
BRAD G. SHELTON
223 W. HICKORY ST.
DENTON, TX. 76201
PH:(940)387-0506
INFO@METROPLEXSURVEYING.COM

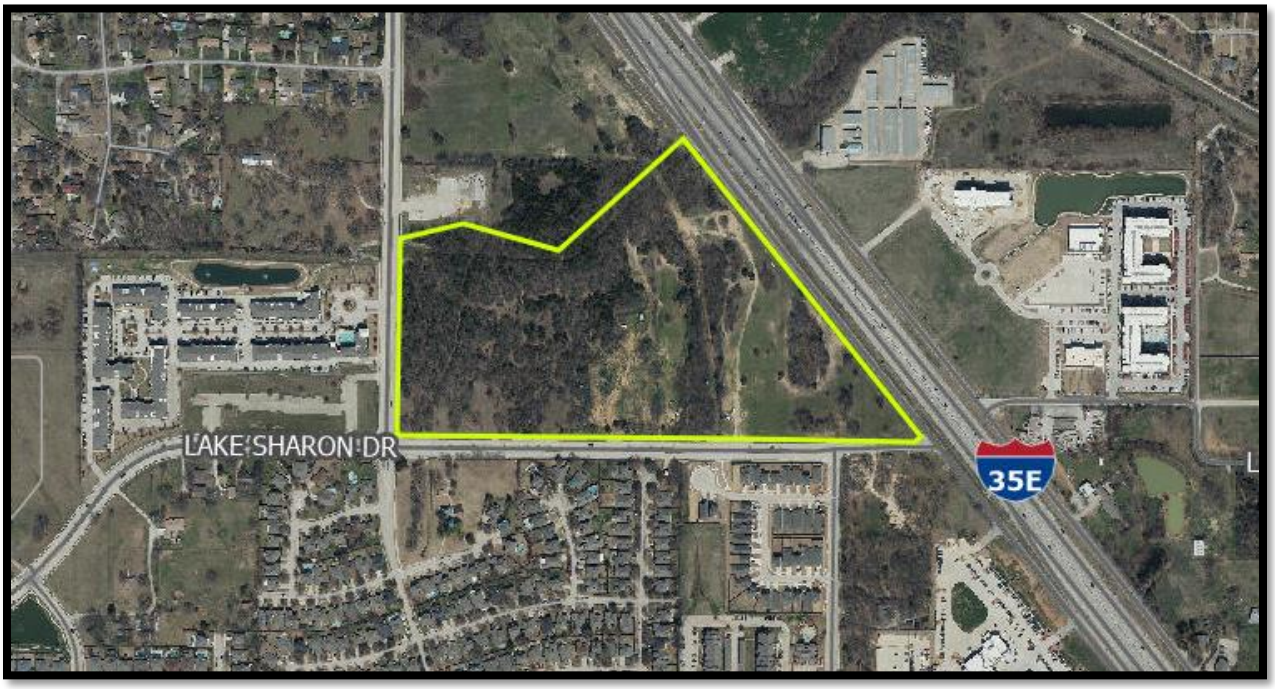
SHEET 1 OF 1
JOB No. 38256

CITY OF CORINTH
Staff Report

Meeting Date:	3/27/2023	**Title:**	Extension Request – Preliminary Plat: Corinth Groves (PP23-0001)
Strategic Goals:	☒ Resident Engagement ☐ Proactive Government ☐ Organizational Development ☐ Health & Safety ☐Regional Cooperation ☒ Attracting Quality Development		

Item/Caption

Consider and act on a request by the applicant, mma, inc., for a Preliminary Plat of the Corinth Groves Subdivision, being ±32.677 acres situated in the H. Garrison Survey, Abstract No. 507. The property is located north of Lake Sharon Drive, west of I-35E and east of Corinth Parkway. (Case No. PP23-0001 – Corinth Groves.)



Aerial Location Map

Item Summary/Background/Prior Action

The purpose of this Preliminary Plat is to establish two (2) lots for a mixed-use development. The property is zoned Planned Development No. 64 – Corinth Groves (Base Zoning: MF-3 Multi-Family Residential and MX-C Mixed-Use Commercial). As with all plats, this application is subject to the 30-day state-mandated deadline for action.

Due to the nature and number of deficiencies identified in the proposed preliminary plat and preliminary engineering plans during the review process, Staff conferred with the Applicant to discuss whether they could address all comments prior to the March 27, 2023, Planning & Zoning Commission meeting. Per State Law, the Commission must take action on a plat application within 30 days of submittal (commonly referred to as the "30-day shot clock") unless the applicant voluntarily

requests an extension Staff informed the applicant that the item would be presented with a recommendation of denial due to nonconformance with zoning and subdivision standards of the Unified Development Code (UDC).

To avoid a recommendation of denial, the Applicant formally requested an extension per UDC Subsection 3.02.01 D(b) – Extension by Agreement, which reads: "(b) Extension by Agreement. The applicant may request in writing and the Planning Commission, may approve the request for an extension of the time for Plat or Subdivision Plan approval required by subsection (a) or (b) for a period not to exceed thirty (30) days. The written request must be made within fifteen (15) days of the date the application is filed and approved by the Commission prior to the time for a decision on the application required by subsection (a) or (b)."

If the Planning & Zoning Commission approves the extension request, the Applicant will work to revise the application and exhibits prior to the April 24, 2023, Planning & Zoning Commission meeting. Because the UDC limits extension requests to one (1) per application, the Commission is required to take action at the April meeting.

If the Planning & Zoning Commission does not approve the extension request, Staff requests that the Commission vote to deny the Application to meet the timing requirements of the Texas Local Government Code.

Financial Impact

None

Applicable Policy/Ordinance

- Unified Development Code
- Texas Local Government Code

Staff Recommendation

Staff Recommends the Commission approve the applicant's request for a 30-day extension request.

Motion

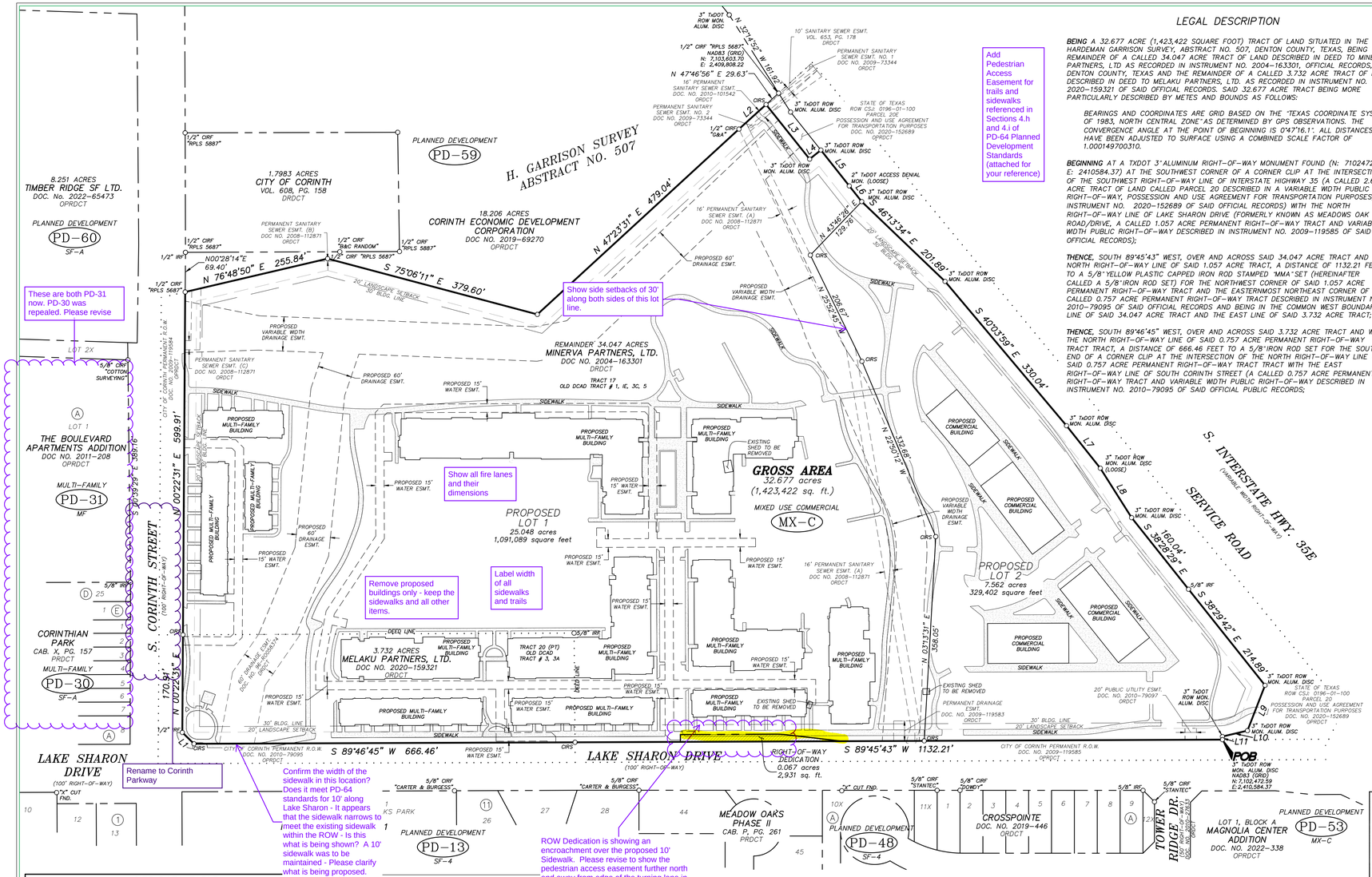
"I move to approve the request for a 30-day extension for Case No. PP23-0001 – Corinth Groves Preliminary Plat."

Alternative Action by the Planning and Zoning Commission

The Planning and Zoning Commission may deny the application.

Attachments

1. Proposed Preliminary Plat with Staff Comments
2. Proposed Engineering Plans with Staff Comments
3. Proposed Engineering Plans with Consulting Engineer Comments
4. Extension Request Letter



Add Pedestrian Access Easement for trails and sidewalks referenced in Sections 4.h and 4.i of PD-64 Planned Development Standards (attached for your reference)

These are both PD-31 now. PD-30 was repealed. Please revise

Show side setbacks of 30' along both sides of this lot line.

Show all fire lanes and their dimensions

Remove proposed buildings only - keep the sidewalks and all other items.

Label width of all sidewalks and trails

Rename to Corinth Parkway

Confirm the width of the sidewalk in this location? Does it meet PD-64 standards for 10' along Lake Sharon - It appears that the sidewalk narrows to meet the existing sidewalk within the ROW - Is this what is being shown? A 10' sidewalk was to be maintained - Please clarify what is being proposed.

ROW Dedication is showing an encroachment over the proposed 10' Sidewalk. Please revise to show the pedestrian access easement further north and away from edge of the turning lane in this location - a landscape edge buffer area needs to be maintained between the curb and sidewalk.

LEGAL DESCRIPTION

BEING A 32.677 ACRE (1,423,422 SQUARE FOOT) TRACT OF LAND SITUATED IN THE HARDEMAN GARRISON SURVEY, ABSTRACT NO. 507, DENTON COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 34.047 ACRE TRACT OF LAND DESCRIBED IN DEED TO MINERVA PARTNERS, LTD AS RECORDED IN INSTRUMENT NO. 2004-163301, OFFICIAL RECORDS, DENTON COUNTY, TEXAS AND THE REMAINDER OF A CALLED 3.732 ACRE TRACT OF LAND DESCRIBED IN DEED TO MELAKU PARTNERS, LTD. AS RECORDED IN INSTRUMENT NO. 2020-159321 OF SAID OFFICIAL RECORDS. SAID 32.677 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE"AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°47'16.1". ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000149700310.

BEGINNING AT A TXDOT 3"ALUMINUM RIGHT-OF-WAY MONUMENT FOUND (N: 7102472.59, E: 2410584.37) AT THE SOUTHWEST CORNER OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35 (A CALLED 2.638 ACRE TRACT OF LAND CALLED PARCEL 20 DESCRIBED IN A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES, INSTRUMENT NO. 2020-152689 OF SAID OFFICIAL RECORDS) WITH THE NORTH RIGHT-OF-WAY LINE OF LAKE SHARON DRIVE (FORMERLY KNOWN AS MEADOWS OAK ROAD/DRIVE, A CALLED 1.057 ACRE PERMANENT RIGHT-OF-WAY TRACT AND VARIABLE WIDTH PUBLIC RIGHT-OF-WAY DESCRIBED IN INSTRUMENT NO. 2009-119585 OF SAID OFFICIAL RECORDS);

THENCE, SOUTH 89°45'43" WEST, OVER AND ACROSS SAID 34.047 ACRE TRACT AND WITH NORTH RIGHT-OF-WAY LINE OF SAID 1.057 ACRE TRACT, A DISTANCE OF 1132.21 FEET TO A 5/8"YELLOW PLASTIC CAPPED IRON ROD STAMPED "MMA"SET (HEREINAFTER CALLED A 5/8"IRON ROD SET) FOR THE NORTHWEST CORNER OF SAID 1.057 ACRE PERMANENT RIGHT-OF-WAY TRACT AND THE EASTERNMOST NORTHEAST CORNER OF A CALLED 0.757 ACRE PERMANENT RIGHT-OF-WAY TRACT DESCRIBED IN INSTRUMENT NO. 2010-79095 OF SAID OFFICIAL RECORDS AND BEING IN THE COMMON WEST BOUNDARY LINE OF SAID 34.047 ACRE TRACT AND THE EAST LINE OF SAID 3.732 ACRE TRACT;

THENCE, SOUTH 89°46'45" WEST, OVER AND ACROSS SAID 3.732 ACRE TRACT AND WITH THE NORTH RIGHT-OF-WAY LINE OF SAID 0.757 ACRE PERMANENT RIGHT-OF-WAY TRACT TRACT, A DISTANCE OF 666.46 FEET TO A 5/8"IRON ROD SET FOR THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID 0.757 ACRE PERMANENT RIGHT-OF-WAY TRACT TRACT WITH THE EAST RIGHT-OF-WAY LINE OF SOUTH CORINTH STREET (A CALLED 0.757 ACRE PERMANENT RIGHT-OF-WAY TRACT AND VARIABLE WIDTH PUBLIC RIGHT-OF-WAY DESCRIBED IN INSTRUMENT NO. 2010-79095 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, NORTH 45°50'04" WEST, CONTINUING OVER AND ACROSS SAID 3.732 ACRE TRACT AND WITH SAID CORNER CLIP, A DISTANCE OF 28.47 FEET TO A 1/2" YELLOW PLASTIC CAP FOUND STAMPED "BRITTAIN & CRAWFORD"FOR THE NORTH END OF SAID CORNER CLIP;

THENCE, NORTH 00°22'31" EAST, CONTINUING OVER AND ACROSS SAID 3.732 ACRE TRACT AND WITH THE EAST RIGHT-OF-WAY LINE OF SAID 0.757 ACRE PERMANENT RIGHT-OF-WAY TRACT TRACT, A DISTANCE OF 170.91 FEET TO A 5/8"IRON ROD SET FOR THE COMMON NORTHERNMOST NORTHEAST CORNER OF SAID 0.757 ACRE PERMANENT RIGHT-OF-WAY TRACT AND THE SOUTHEAST CORNER OF A CALLED 0.5730 ACRE PERMANENT RIGHT-OF-WAY TRACT AND VARIABLE WIDTH PUBLIC RIGHT-OF-WAY DESCRIBED IN INSTRUMENT NO. 2009-119584 OF SAID OFFICIAL RECORDS AND BEING IN THE COMMON NORTH BOUNDARY LINE OF SAID 3.732 ACRE TRACT AND THE SOUTH BOUNDARY LINE OF THE AFORESAID 34.047 ACRE TRACT;

THENCE, NORTH 00°22'31" EAST, OVER AND ACROSS SAID 34.047 ACRE TRACT AND WITH THE EAST RIGHT-OF-WAY LINE OF SAID 0.5730 ACRE PERMANENT RIGHT-OF-WAY TRACT, A DISTANCE OF 599.91 FEET TO A 1/2"ORANGE PLASTIC CAPPED IRON ROD STAMPED "RPLS 5687"FOUND FOR THE COMMON NORTHEAST CORNER OF SAID 0.5730 ACRE PERMANENT RIGHT-OF-WAY TRACT, THE SOUTHEAST CORNER OF A CALLED 0.071 ACRE PERMANENT RIGHT-OF-WAY TRACT DESCRIBED IN INSTRUMENT NO. 2010-8848 OF SAID OFFICIAL RECORDS AND THE SOUTHERNMOST SOUTHWEST CORNER OF A CALLED 18.206 ACRE TRACT OF LAND DESCRIBED IN DEED TO CORINTH ECONOMIC DEVELOPMENT CORPORATION AS RECORDED IN INSTRUMENT NO. 2019-69270 OF SAID OFFICIAL RECORDS AND BEING IN THE NORTH BOUNDARY LINE OF SAID 34.047 ACRE TRACT;

THENCE, WITH THE COMMON NORTH BOUNDARY LINE OF SAID 34.047 ACRE TRACT AND THE SOUTH BOUNDARY LINE OF SAID 18.206 ACRE TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

NORTH 76°48'50" EAST, A DISTANCE OF 255.84 FEET TO A 1/2"ORANGE PLASTIC CAPPED IRON ROD STAMPED "RPLS 5687"FOUND FOR ANGLE POINT,

SOUTH 75°06'11" EAST, A DISTANCE OF 379.60 FEET TO A SANITARY SEWER MANHOLE FOUND FOR ANGLE POINT,

NORTH 47°23'31" EAST, A DISTANCE OF 479.04 FEET TO A 1/2"ORANGE PLASTIC CAPPED IRON ROD STAMPED "RPLS 5687"FOUND FOR AN ANGLE POINT, AND

NORTH 47°46'56" EAST, A DISTANCE OF 64.02 TO A 5/8"IRON ROD SET FOR THE WEST CORNER OF A CALLED 0.073 ACRE TRACT CALLED PARCEL 20E DESCRIBED IN THE AFORESAID POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES INSTRUMENT, FROM WHICH A 1/2"ORANGE PLASTIC CAPPED IRON ROD STAMPED "RPLS 5687"FOUND (N: 7103603.70, E: 2409808.22) BEARS NORTH 47°46'56"EAST, A DISTANCE OF 29.63 FEET;

THENCE, WITH THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL 20E AND THE AFORESAID PARCEL 20, OVER AND ACROSS SAID 34.047 ACRE TRACT THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

SOUTH 38°33'32" EAST, A DISTANCE OF 122.21 FEET TO A TXDOT 3"ALUMINUM RIGHT-OF-WAY MONUMENT FOUND,

NORTH 51°10'13" EAST, A DISTANCE OF 25.26 FEET TO A TXDOT 3"ALUMINUM RIGHT-OF-WAY MONUMENT FOUND,

SOUTH 38°21'12" EAST, A DISTANCE OF 80.03 FEET TO A LOOSE TXDOT 2" ALUMINUM POINT OF ACCESS DENIAL MONUMENT FOUND,

SOUTH 38°23'37" EAST, A DISTANCE OF 34.97 FEET TO A TXDOT 3"ALUMINUM RIGHT-OF-WAY MONUMENT FOUND,

SOUTH 46°13'34" EAST, A DISTANCE OF 201.89 FEET TO A TXDOT 3"ALUMINUM RIGHT-OF-WAY MONUMENT FOUND,

SOUTH 40°03'59" EAST, A DISTANCE OF 330.04 FEET TO A TXDOT 3"ALUMINUM RIGHT-OF-WAY MONUMENT FOUND,

SOUTH 38°28'44" EAST, A DISTANCE OF 95.01 FEET TO A LOOSE TXDOT 3" ALUMINUM RIGHT-OF-WAY MONUMENT FOUND,

SOUTH 32°18'50" EAST, A DISTANCE OF 102.33 FEET TO A TXDOT 3"ALUMINUM RIGHT-OF-WAY MONUMENT FOUND,

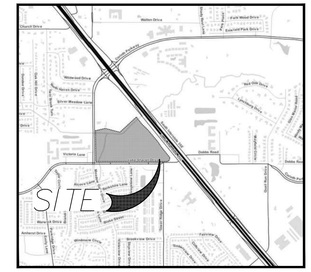
SOUTH 38°28'29" EAST, A DISTANCE OF 160.04 FEET TO 5/8"IRON ROD FOUND,

SOUTH 38°29'42" EAST, A DISTANCE OF 214.89 FEET TO A TXDOT 3"ALUMINUM RIGHT-OF-WAY MONUMENT FOUND,

SOUTH 21°10'32" WEST, A DISTANCE OF 84.99 FEET TO A TXDOT 3"ALUMINUM RIGHT-OF-WAY MONUMENT FOUND,

SOUTH 76°44'18" WEST, A DISTANCE OF 45.03 FEET TO A TXDOT 3"ALUMINUM RIGHT-OF-WAY MONUMENT FOUND,

SOUTH 00°25'31" EAST, A DISTANCE OF 5.39 TO THE **POINT OF BEGINNING** AND BEING 32.677 ACRES OR 1,423,422 SQUARE FEET OF LAND, MORE OR LESS.



VICINITY MAP

NO SCALE

100 0 50 100

1 inch = 100 ft.

Must be at scale of 1" = 2000' or larger covering an area of at least one mile.

LEGEND/ABBREVIATIONS

CIRS	5/8" CAPPED IRON ROD SET STAMPED "MMA" (UNLESS OTHERWISE NOTED)
CIRF	CAPPED IRON ROD FOUND
DRDCT	DEED RECORDS DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS DENTON COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
UE	UTILITY EASEMENT
BL	BUILDING LINE
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
FND.	FOUND
IRF	IRON ROD FOUND
MFF	MINIMUM FINISHED FLOOR ELEVATION
*	FEMA ELEVATION CERTIFICATE NOT REQUIRED
Doc. No.	COUNTY CLERK'S DOCUMENT NUMBER
ZONING	EX. USE MX-C CLASSIFICATION

PD-64: Corinth Groves (MF-3 and MX-C)

CERTIFICATE OF APPROVAL

APPROVED the _____ day of _____, 20____, by the Planning and Zoning Commission of the City of Corinth, Texas.

_____ **Director of Planning & Development**

_____ **City Secretary**

Please change to Director of Development Services

Fix signature block to make more legible and not be cut off

SITE DATA TABLE

MULTI-FAMILY LOT

SITE DATA	
CURRENT ZONING	MX-C
BASE ZONING	MF-3
SITE AREA	25.048 AC
BUILDING COVERAGE (ALL BUILDINGS)	50% MAX.
DENSITY	18 DU/AC

SITE DATA TABLE

COMMERCIAL LOT

SITE DATA	
CURRENT ZONING	MX-C
BASE ZONING	MX-C
SITE AREA	7.562 AC
BUILDING COVERAGE	50% MAX.

LAND USE TABLE

LAND USE	LOTS	ACREAGE	
RIGHT-OF-WAY	N/A	0.067	2,931
RESIDENTIAL	1	25.048	1,091,089
COMMERCIAL	1	7.562	329,402
TOTAL	2	32.677	1,423,422

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 45°50'04" W	28.47'
L2	N 47°46'56" E	64.02'
L3	S 38°33'32" E	122.21'
L4	N 51°10'13" E	25.26'
L5	S 38°21'12" E	80.03'
L6	S 38°23'37" E	34.97'
L7	S 38°28'44" E	95.01'
L8	S 32°18'50" E	102.33'
L9	S 21°10'32" W	84.99'
L10	S 76°44'18" W	45.03'
L11	S 00°25'31" E	5.39'

* GENERAL NOTES *

1. ALL CORNERS CALLED "CIRS" ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "MMA".
2. BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°47'16.1". ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000149700310.
3. BY SCALED MAP LOCATION, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREA OF MINIMAL FLOOD HAZARD, ZONE AE AND ZONE AE FLOODWAY ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48121C0393H, MAP EFFECTIVE JUNE 19, 2020.
4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ANY BUILDING, PARK, EQUIPMENT, POOLS, PLANTING, LAWNS, OR LEGAL INTERESTS WITHIN THE SUBDIVISION.

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire lane in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use

Owner (Printed Name): _____

Owner (Signature): _____

Date: _____

SURVEYOR'S CERTIFICATE

THAT I, LON E. WHITTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CORINTH, TEXAS.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Released for review by

_____ DATE: FEBRUARY 28, 2023

LON E. WHITTEN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5893

STATE OF TEXAS)(
COUNTY OF TARRANT)(

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LON E. WHITTEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS __ DAY OF _____, 2023.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

OWNERS:

MINERVA PARTNERS, LTD
4143 MAPLE AVE., STE. 325
DALLAS, TX 75219
TEL: (214) 770-2888
EMAIL: sg@moloufinterests.com
CONTACT: STEVE GREGORY

MELAKU PARTNERS, LTD
4143 MAPLE AVE., STE. 325
DALLAS, TX 75219
TEL: (214) 770-2888

DEVELOPER:

GREYSTAR DEVELOPMENT CENTRAL, LLC
600 E. LAS COLINAS BLVD., STE. 2100
IRVING, TX 75039
TEL: (214) 451-5698
EMAIL: jthulin@greystar.com
CONTACT: JR THULIN

PRELIMINARY PLAT

LOTS 1 & 2, BLOCK A

CORINTH GROVES

BEING 32.677 ACRES OF LAND SITUATED IN THE H. GARRISON SURVEY
ABSTRACT NO. 507
CITY OF CORINTH
DENTON COUNTY, TEXAS

1 COMMERCIAL LOT
1 RESIDENTIAL LOT

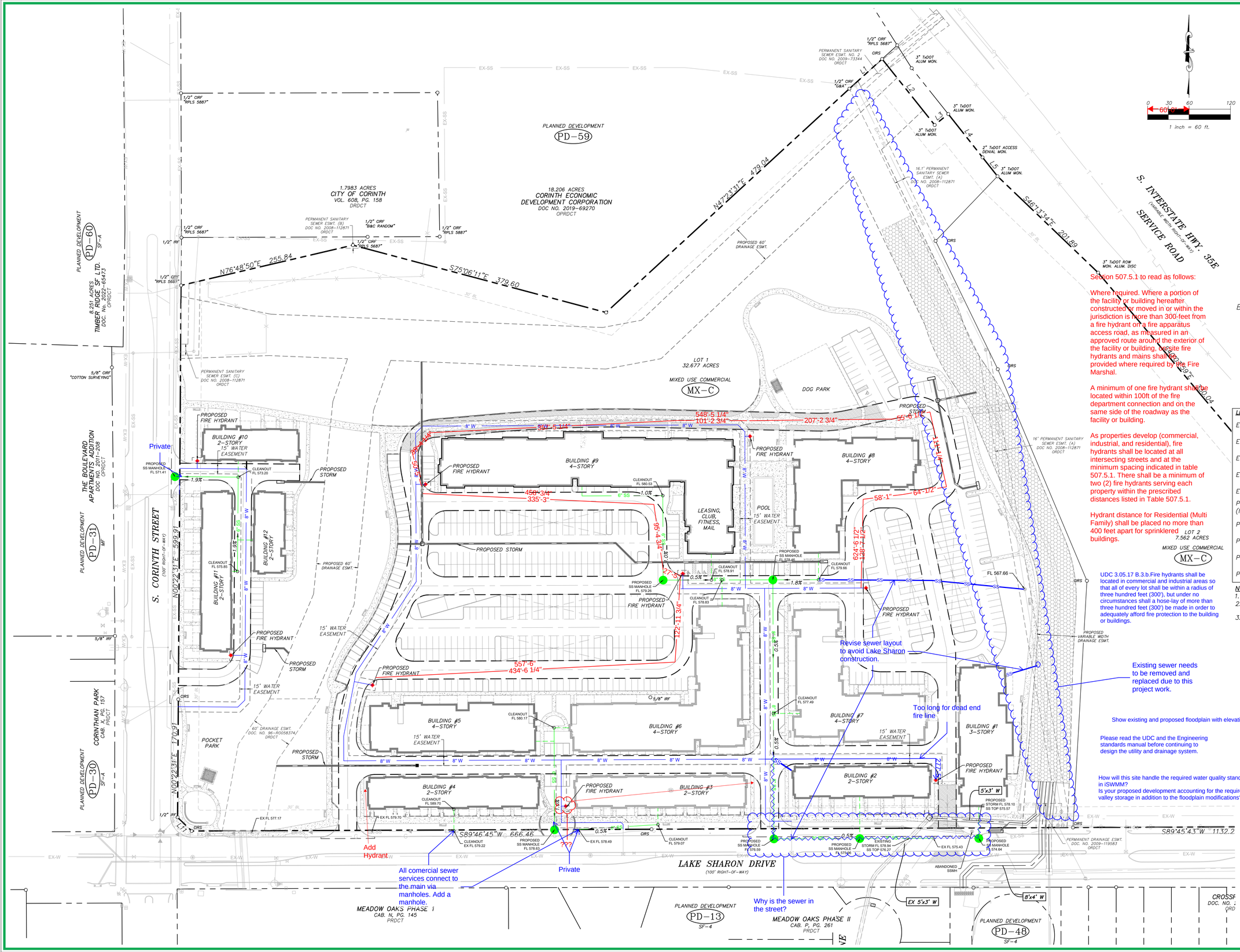
FEBRUARY 2023

SURVEYOR/ENGINEER:

mmma
civil engineering surveying landscape architecture planning
tbpels registration number: f - 2759
tbpels registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com
CONTACT: JACOB SUMPTER, AICP
COPYRIGHT © 2023 MMA, INC.
SHEET 1 OF 1

MMA PROJECT NO. 3431-00-02

PLOTTED BY: JENNIFER STORZ DATE: 2/28/2023 11:01 AM PATH: P:\3431-00\2000\Land Surveying\005 Platting\3431-00-02 Preliminary Plat.dwg



Section 507.5.1 to read as follows:

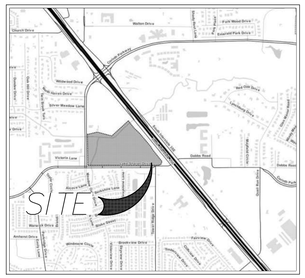
Where required. Where a portion of the facility or building hereafter constructed or moved in or within the jurisdiction is more than 300-feet from a fire hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the facility or building, onsite fire hydrants and mains shall be provided where required by the Fire Marshal.

A minimum of one fire hydrant shall be located within 100ft of the fire department connection and on the same side of the roadway as the facility or building.

As properties develop (commercial, industrial, and residential), fire hydrants shall be located at all intersecting streets and at the minimum spacing indicated in table 507.5.1. There shall be a minimum of two (2) fire hydrants serving each property within the prescribed distances listed in Table 507.5.1.

Hydrant distance for Residential (Multi Family) shall be placed no more than 400 feet apart for sprinklered buildings.

UDC 3.05.17 B.3.b.Fire hydrants shall be located in commercial and industrial areas so that all of every lot shall be within a radius of three hundred feet (300'), but under no circumstances shall a hose-lay of more than three hundred feet (300') be made in order to adequately afford fire protection to the building or buildings.



VICINITY MAP
NO SCALE

CORINTH GROVES MULTI-FAMILY PRELIMINARY UTILITY PLAN

AN ADDITION TO THE CITY OF CORINTH
DENTON COUNTY, TEXAS
BEING 32.677 ACRES OF LAND SITUATED IN THE H. GARRISON SURVEY, ABSTRACT NO. 507

LOTS 1 & 2 BLOCK A

1 RESIDENTIAL LOT
1 COMMERCIAL LOT

FEBRUARY 2023

LEGEND:

EXIST. WATER LINE	W
EXIST. FIRE HYDRANT	
EXIST. VALVE	
EXIST. SANITARY SEWER LINE	EX-SS
EXIST. SS MANHOLE	S
PROP. FIRE HYDRANT ASSEMBLY (INCLUDES ALL FITTINGS)	
PROP. GATE VALVE	
PROP. WATER LINE	W
PROP. SANITARY SEWER LINE	SS
PROP. SANITARY SEWER MANHOLE	SS

NOTES

1. ALL WATER LINES ARE 8" UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWER SERVICES ARE 6" PVC (SDR-26) UNLESS OTHERWISE NOTED.
3. ALL EXISTING WATER AND SEWER LOCATIONS IN STREET ARE BASED ON THE CITY OF CORINTH RECORD DRAWINGS.

OWNER:

MINERVA PARTNERS, LTD
4143 MAPLE AVE., STE. 325
DALLAS, TX 75219
TEL: (214) 770-2888
EMAIL: sg@maloufinterests.com

CONTACT: STEVE GREGORY

DEVELOPER:

GREYSTAR DEVELOPMENT CENTRAL, LLC
600 E. LAS COLINAS BLVD., STE. 2100
IRVING, TX 75039
TEL: (972) 444-2197
EMAIL: kendall.hatch@greystar.com
CONTACT: KENDALL HATCH

SURVEYOR/ENGINEER:

mma
civil engineering surveying landscape architecture planning
tbpels registration number: f - 2759
tbpels registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com
CONTACT: ROB CRONIN, PE
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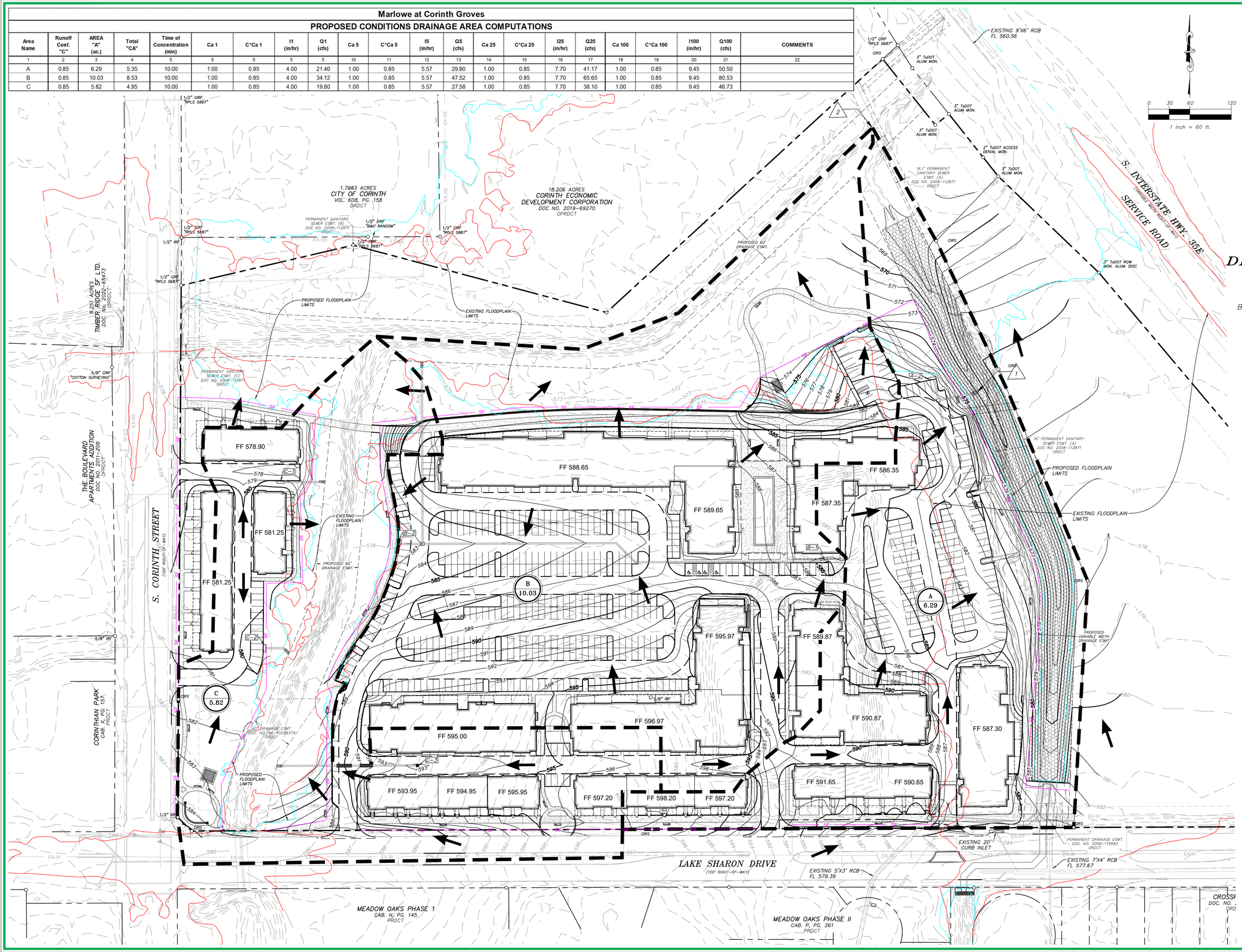
02/28/2023 SHEET 1 OF 2

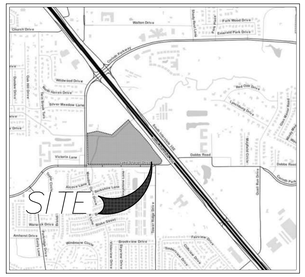
PLOTTED BY: KASSANDRA GAMEZ DATE: 2/28/2023 4:37 PM PATH: P:\843-00\0700 Land Development\700 Preliminary Plat\Plot Sheets\UTILITY PLAN.dwg

Marlowe at Corinth Groves

PROPOSED CONDITIONS DRAINAGE AREA COMPUTATIONS

Area Name	Runoff Coef. "C"	AREA "A" (ac.)	Total "CA"	Time of Concentration (min)	Ca 1	C*Ca 1	I1 (in/hr)	Q1 (cfs)	Ca 5	C*Ca 5	I5 (in/hr)	Q5 (cfs)	Ca 25	C*Ca 25	I25 (in/hr)	Q25 (cfs)	Ca 100	C*Ca 100	I100 (in/hr)	Q100 (cfs)	COMMENTS
1	2	3	4	5	5	5	5	5	10	11	12	13	14	15	16	17	18	19	20	21	22
A	0.85	6.29	5.35	10.00	1.00	0.85	4.00	21.40	1.00	0.85	5.57	29.80	1.00	0.85	7.70	41.17	1.00	0.85	9.45	50.50	
B	0.85	10.03	8.53	10.00	1.00	0.85	4.00	34.12	1.00	0.85	5.57	47.52	1.00	0.85	7.70	65.65	1.00	0.85	9.45	80.53	
C	0.85	5.82	4.95	10.00	1.00	0.85	4.00	19.80	1.00	0.85	5.57	27.58	1.00	0.85	7.70	38.10	1.00	0.85	9.45	46.73	





VICINITY MAP

NO SCALE

CORINTH GROVES MULTI-FAMILY PRELIMINARY DRAINAGE AREA MAP & SWMP

AN ADDITION TO THE CITY OF CORINTH
DENTON COUNTY, TEXAS
BEING 32.677 ACRES OF LAND SITUATED IN THE
H. GARRISON SURVEY, ABSTRACT NO. 507

LOTS 1 & 2 BLOCK A

1 RESIDENTIAL LOT
1 COMMERCIAL LOT

FEBRUARY 2023

LEGEND:

EXISTING MAJOR CONTOUR	640
EXISTING MINOR CONTOUR	641
PROPOSED MINOR CONTOUR	640
PROPOSED MAJOR CONTOUR	641
PROPOSED STORM	
DRAINAGE AREA BOUNDARY	
DRAINAGE AREA LABEL (NAME / AREA (ACRES))	A1 / 2.6
INLET DESIGNATION	A-1
FLOW AREA	
DESIGN POINT	1
SILT FENCE	SF

NOTES

REFER TO FLOOD STUDY SUBMITTED BY MMA, INC. FOR MARLOWE AT CORINTH GROVES, DATED NOVEMBER 2022, FOR THE OVERALL PROPOSED DRAINAGE AREA MAP.

OWNER:

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4143 MAPLE AVE., STE. 325
DALLAS, TX 75219
TEL: (214) 770-2888
EMAIL: sg@maloufinterests.com

CONTACT: STEVE GREGORY

DEVELOPER:

GREYSTAR DEVELOPMENT CENTRAL, LLC
600 E. LAS COLINAS BLVD., STE. 2100
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EMAIL: kendall.hatch@greystar.com
CONTACT: KENDALL HATCH

SURVEYOR/ENGINEER:

mlma
civil engineering surveying landscape architecture planning
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fax: 817-274-8757
www.mmatexas.com
CONTACT: ROB CRONIN, PE

02/28/2023 SHEET 2 OF 2

PLOTTED BY: KASSANDRA GAMEZ DATE: 2/28/2023 4:07 PM PATH: P:\451-00\-02\700 Land Development\700 Preliminary Plat\Plat Sheets\DRAINAGE AREA MAP.dwg

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS

11910 Greenville Ave., Suite 600 Dallas, Texas 75243 Phone (214) 361-7900 www.bhcllp.com

JOHN W. BIRKHOFF, P.E.
GARY C. HENDRICKS, P.E., R.P.L.S.
JOE R. CARTER, P.E.
ANDREW MATA, JR., P.E.

DEREK B. CHANEY, P.E., R.P.L.S.
CRAIG M. KERKHOFF, P.E, CFM
JUSTIN R. IVY, P.E.
COOPER E. REINBOLD, P.E

March 10, 2023

Michelle L. Mixell, AICP, CNU-A
Planning Manager / Development Services
City of Corinth
3300 Corinth Parkway
Corinth, Texas 76208

RE: PP23-0001 – Corinth Groves Preliminary Plat

Dear Ms. Mixell;

We have reviewed the Preliminary Plat for the Corinth Groves dated February 2023, prepared by MMA, Inc. Our review is for general compliance with the City of Corinth's development requirements and good engineering practice. Our review does not relieve the design engineer of his responsibilities as the engineer of record in accordance with the Texas Engineering Practice Act. We offer the following comments from our first review of the preliminary plat:

Preliminary Plat

1. Refer to the utility comments below for waterlines that would affect water easements.
2. Sidewalks that connect to adjacent properties should be placed within Pedestrian Access easements or note stated on plat that public access is granted to said sidewalks.
3. If any Park Areas are to be dedicated, please indicate those areas.
4. Bearing and distances should be shown on all proposed easements.
5. Show all proposed all firelane easements.
6. Distances are missing from the south line in the area of the decel lane right-of-way dedication. Refer to plat drawing.

Utility Plan

1. Please provide utility information for Lot 2.
2. Provide a legend for all hatch pattern areas.
3. Waterline layout should eliminate 90 deg bends and replace with 45 deg bends where possible.
4. Assuming buildings are sprinkled, please verify fire hydrant spacing meets the 500ft along the firelane requirement.
5. Fire hydrants shall be placed 2' to 3' off the firelane behind the curb.
6. Fire hydrants shall be placed along tangent sections and shall be 10' away from any curb return.
7. Proposed water line at the rear of Building 9 should be moved further north away from the building for maintenance purposes.
8. Proposed water line located between Building 9 and pool should be relocated from this area for future maintenance purposes. This line should be looped around Building 8 and connected to dead-end line south of Building 8.

9. Sanitary sewer line which is located within Lake Sharon, south of Building 2, should be rerouted on the north side of Building 2, then south on the west side of Building 1, and then connects with existing sanitary sewer in Lake Sharon.
10. Water line which dead-ends on the east side of Building 2, should be extended and connected to existing water line in Lake Sharon.
11. Sanitary Sewer located south of Building 10 should have a manhole installed instead of a cleanout at the change in sewer direction.
12. Waterline on the west side of Building 11 and south side of Building 10, should be placed in an easement inside the property up to the connection to existing system point.
13. All sanitary sewer lines shown shall be considered private, however, shall be installed according to City standards and specifications.
14. Please review mark-up for any additional comments.

Grading & Drainage Plan

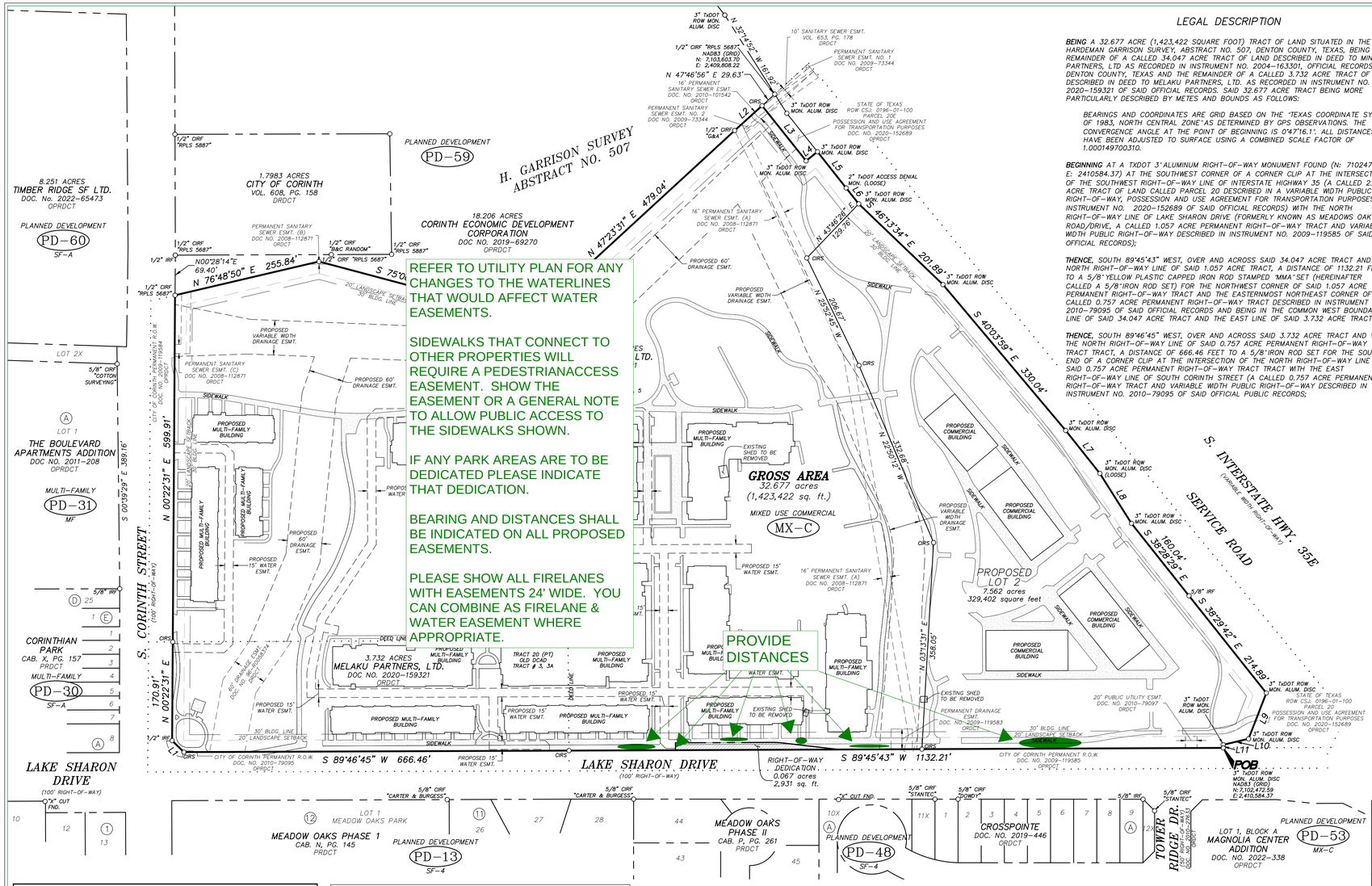
1. Excessive grades were noted along firelanes and sidewalks.
2. Indicate location of proposed detention areas.
3. Indicate the 100 yr BFE for all floodplain areas.
4. Provide grading and drainage for Lot 2.

Please be advised that addressing the above comments or concerns may create additional new comments, therefore, we reserve the right to make such additional comments based on the revised plans. If you should have any questions regarding the comments, please do not hesitate to contact us.

Sincerely,

Marc Bentley, P.E., CFM

Cc: Project file 2023105-103



REFER TO UTILITY PLAN FOR ANY CHANGES TO THE WATERLINES THAT WOULD AFFECT WATER EASEMENTS.

SIDEWALKS THAT CONNECT TO OTHER PROPERTIES WILL REQUIRE A PEDESTRIANACCESS EASEMENT. SHOW THE EASEMENT OR A GENERAL NOTE TO ALLOW PUBLIC ACCESS TO THE SIDEWALKS SHOWN.

IF ANY PARK AREAS ARE TO BE DEDICATED PLEASE INDICATE THAT DEDICATION.

BEARING AND DISTANCES SHALL BE INDICATED ON ALL PROPOSED EASEMENTS.

PLEASE SHOW ALL FIRELANES WITH EASEMENTS 24' WIDE. YOU CAN COMBINE AS FIRELANE & WATER EASEMENT WHERE APPROPRIATE.

PROVIDE DISTANCES

LEGAL DESCRIPTION

BEING A 32.677 ACRE (1,423,422 SQUARE FOOT) TRACT OF LAND SITUATED IN THE HARDEMAN GARRISON SURVEY, ABSTRACT NO. 507, DENTON COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 34.047 ACRE TRACT OF LAND DESCRIBED IN DEED TO MINERVA PARTNERS, LTD AS RECORDED IN INSTRUMENT NO. 2004-163301, OFFICIAL RECORDS, DENTON COUNTY, TEXAS AND THE REMAINDER OF A CALLED 3.732 ACRE TRACT OF LAND DESCRIBED IN DEED TO MELAKU PARTNERS, LTD. AS RECORDED IN INSTRUMENT NO. 2020-159321 OF SAID OFFICIAL RECORDS. SAID 32.677 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE"AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°47'16.1". ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000149700310.

BEGINNING AT A TXDOT 3"ALUMINUM RIGHT-OF-WAY MONUMENT FOUND (N: 7102472.59, E: 2410584.37) AT THE SOUTHWEST CORNER OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35 (A CALLED 2.638 ACRE TRACT OF LAND CALLED PARCEL 20 DESCRIBED IN A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES, INSTRUMENT NO. 2020-152689 OF SAID OFFICIAL RECORDS) WITH THE NORTH RIGHT-OF-WAY LINE OF LAKE SHARON DRIVE (FORMERLY KNOWN AS MEADOWS OAK ROAD/DRIVE, A CALLED 1.057 ACRE PERMANENT RIGHT-OF-WAY TRACT AND VARIABLE WIDTH PUBLIC RIGHT-OF-WAY DESCRIBED IN INSTRUMENT NO. 2009-119585 OF SAID OFFICIAL RECORDS);

THENCE, SOUTH 89°45'43" WEST, OVER AND ACROSS SAID 34.047 ACRE TRACT AND WITH NORTH RIGHT-OF-WAY LINE OF SAID 1.057 ACRE TRACT, A DISTANCE OF 1132.21 FEET TO A 5/8"YELLOW PLASTIC CAPPED IRON ROD STAMPED "MMA"SET (HEREINAFTER CALLED A 5/8"IRON ROD SET) FOR THE NORTHWEST CORNER OF SAID 1.057 ACRE PERMANENT RIGHT-OF-WAY TRACT AND THE EASTERNMOST NORTHEAST CORNER OF A CALLED 0.757 ACRE PERMANENT RIGHT-OF-WAY TRACT DESCRIBED IN INSTRUMENT NO. 2010-79095 OF SAID OFFICIAL RECORDS AND BEING IN THE COMMON WEST BOUNDARY LINE OF SAID 34.047 ACRE TRACT AND THE EAST LINE OF SAID 3.732 ACRE TRACT;

THENCE, SOUTH 89°46'45" WEST, OVER AND ACROSS SAID 3.732 ACRE TRACT AND WITH THE NORTH RIGHT-OF-WAY LINE OF SAID 0.757 ACRE PERMANENT RIGHT-OF-WAY TRACT TRACT, A DISTANCE OF 666.46 FEET TO A 5/8"IRON ROD SET FOR THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID 0.757 ACRE PERMANENT RIGHT-OF-WAY TRACT TRACT WITH THE EAST RIGHT-OF-WAY LINE OF SOUTH CORINTH STREET (A CALLED 0.757 ACRE PERMANENT RIGHT-OF-WAY TRACT AND VARIABLE WIDTH PUBLIC RIGHT-OF-WAY DESCRIBED IN INSTRUMENT NO. 2010-79095 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, NORTH 45°50'04" WEST, CONTINUING OVER AND ACROSS SAID 3.732 ACRE TRACT AND WITH SAID CORNER CLIP, A DISTANCE OF 28.47 FEET TO A 1/2" YELLOW PLASTIC CAP FOUND STAMPED "BRITTAIN & CRAWFORD"FOR THE NORTH END OF SAID CORNER CLIP;

THENCE, NORTH 00°22'31" EAST, CONTINUING OVER AND ACROSS SAID 3.732 ACRE TRACT AND WITH THE EAST RIGHT-OF-WAY LINE OF SAID 0.757 ACRE PERMANENT RIGHT-OF-WAY TRACT TRACT, A DISTANCE OF 170.91 FEET TO A 5/8"IRON ROD SET FOR THE COMMON NORTHERNMOST NORTHEAST CORNER OF SAID 0.757 ACRE PERMANENT RIGHT-OF-WAY TRACT AND THE SOUTHEAST CORNER OF A CALLED 0.5730 ACRE PERMANENT RIGHT-OF-WAY TRACT AND VARIABLE WIDTH PUBLIC RIGHT-OF-WAY DESCRIBED IN INSTRUMENT NO. 2009-119584 OF SAID OFFICIAL RECORDS AND BEING IN THE COMMON NORTH BOUNDARY LINE OF SAID 3.732 ACRE TRACT AND THE SOUTH BOUNDARY LINE OF THE AFORESAID 34.047 ACRE TRACT;

THENCE, NORTH 00°22'31" EAST, OVER AND ACROSS SAID 34.047 ACRE TRACT AND WITH THE EAST RIGHT-OF-WAY LINE OF SAID 0.5730 ACRE PERMANENT RIGHT-OF-WAY TRACT, A DISTANCE OF 599.91 FEET TO A 1/2"ORANGE PLASTIC CAPPED IRON ROD STAMPED "RPLS 5687"FOUND FOR THE COMMON NORTHEAST CORNER OF SAID 0.5730 ACRE PERMANENT RIGHT-OF-WAY TRACT, THE SOUTHEAST CORNER OF A CALLED 0.071 ACRE PERMANENT RIGHT-OF-WAY TRACT DESCRIBED IN INSTRUMENT NO. 2010-8848 OF SAID OFFICIAL RECORDS AND THE SOUTHERNMOST SOUTHWEST CORNER OF A CALLED 18.206 ACRE TRACT OF LAND DESCRIBED IN DEED TO CORINTH ECONOMIC DEVELOPMENT CORPORATION AS RECORDED IN INSTRUMENT NO. 2019-69270 OF SAID OFFICIAL RECORDS AND BEING IN THE NORTH BOUNDARY LINE OF SAID 34.047 ACRE TRACT;

THENCE, WITH THE COMMON NORTH BOUNDARY LINE OF SAID 34.047 ACRE TRACT AND THE SOUTH BOUNDARY LINE OF SAID 18.206 ACRE TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

NORTH 76°48'50" EAST, A DISTANCE OF 255.84 FEET TO A 1/2"ORANGE PLASTIC CAPPED IRON ROD STAMPED "RPLS 5687"FOUND FOR ANGLE POINT,

SOUTH 75°06'11" EAST, A DISTANCE OF 379.60 FEET TO A SANITARY SEWER MANHOLE FOUND FOR ANGLE POINT,

NORTH 47°23'31" EAST, A DISTANCE OF 479.04 FEET TO A 1/2"ORANGE PLASTIC CAPPED IRON ROD STAMPED "RPLS 5687"FOUND FOR AN ANGLE POINT, AND

NORTH 47°46'56" EAST, A DISTANCE OF 64.02 TO A 5/8"IRON ROD SET FOR THE WEST CORNER OF A CALLED 0.073 ACRE TRACT CALLED PARCEL 20E DESCRIBED IN THE AFORESAID POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES INSTRUMENT, FROM WHICH A 1/2"ORANGE PLASTIC CAPPED IRON ROD STAMPED "RPLS 5687"FOUND (N: 7103603.70, E: 2409808.22) BEARS NORTH 47°46'56"EAST, A DISTANCE OF 29.63 FEET;

THENCE, WITH THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL 20E AND THE AFORESAID PARCEL 20, OVER AND ACROSS SAID 34.047 ACRE TRACT THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

SOUTH 38°33'32" EAST, A DISTANCE OF 122.21 FEET TO A TXDOT 3"ALUMINUM RIGHT-OF-WAY MONUMENT FOUND,

NORTH 51°10'13" EAST, A DISTANCE OF 25.26 FEET TO A TXDOT 3"ALUMINUM RIGHT-OF-WAY MONUMENT FOUND,

SOUTH 38°21'12" EAST, A DISTANCE OF 80.03 FEET TO A LOOSE TXDOT 2" ALUMINUM POINT OF ACCESS DENIAL MONUMENT FOUND,

SOUTH 38°23'37" EAST, A DISTANCE OF 34.97 FEET TO A TXDOT 3"ALUMINUM RIGHT-OF-WAY MONUMENT FOUND,

SOUTH 46°13'34" EAST, A DISTANCE OF 201.89 FEET TO A TXDOT 3"ALUMINUM RIGHT-OF-WAY MONUMENT FOUND,

SOUTH 40°03'59" EAST, A DISTANCE OF 330.04 FEET TO A TXDOT 3"ALUMINUM RIGHT-OF-WAY MONUMENT FOUND,

SOUTH 38°28'44" EAST, A DISTANCE OF 95.01 FEET TO A LOOSE TXDOT 3" ALUMINUM RIGHT-OF-WAY MONUMENT FOUND,

SOUTH 32°18'50" EAST, A DISTANCE OF 102.33 FEET TO A TXDOT 3"ALUMINUM RIGHT-OF-WAY MONUMENT FOUND,

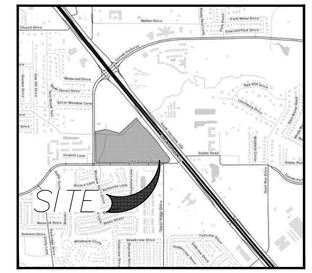
SOUTH 38°28'29" EAST, A DISTANCE OF 160.04 FEET TO 5/8"IRON ROD FOUND,

SOUTH 38°29'42" EAST, A DISTANCE OF 214.89 FEET TO A TXDOT 3"ALUMINUM RIGHT-OF-WAY MONUMENT FOUND,

SOUTH 21°10'32" WEST, A DISTANCE OF 84.99 FEET TO A TXDOT 3"ALUMINUM RIGHT-OF-WAY MONUMENT FOUND,

SOUTH 76°44'18" WEST, A DISTANCE OF 45.03 FEET TO A TXDOT 3"ALUMINUM RIGHT-OF-WAY MONUMENT FOUND,

SOUTH 00°25'31" EAST, A DISTANCE OF 5.39 TO THE **POINT OF BEGINNING** AND BEING 32.677 ACRES OR 1,423,422 SQUARE FEET OF LAND, MORE OR LESS.



VICINITY MAP

NO SCALE

100 0 50 100 200

1 inch = 100 ft.

LEGEND/ABBREVIATIONS

CIRS	5/8" CAPPED IRON ROD SET STAMPED "MMA" (UNLESS OTHERWISE NOTED)
CIRF	CAPPED IRON ROD FOUND
DRDCT	DEED RECORDS DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS DENTON COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
UE	UTILITY EASEMENT
BL	BUILDING LINE
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
FND.	FOUND
IRF	IRON ROD FOUND
MFF	MINIMUM FINISHED FLOOR ELEVATION
*	FEMA ELEVATION CERTIFICATE NOT REQUIRED
Doc. No.	COUNTY CLERK'S DOCUMENT NUMBER
ZONING	EX. USE MX-C CLASSIFICATION

CERTIFICATE OF APPROVAL

APPROVED the _____ day of _____, 20____, by the Planning and Zoning Commission of the City of Corinth, Texas.

_____ Director of Planning & Development

_____ City Secretary

SITE DATA TABLE	
MULTI-FAMILY LOT	
SITE DATA	
CURRENT ZONING	MX-C
BASE ZONING	MF-3
SITE AREA	25.048 AC
BUILDING COVERAGE (ALL BUILDINGS)	50% MAX.
DENSITY	18 DU/AC

SITE DATA TABLE	
COMMERCIAL LOT	
SITE DATA	
CURRENT ZONING	MX-C
BASE ZONING	MX-C
SITE AREA	7.562 AC
BUILDING COVERAGE	50% MAX.

LAND USE TABLE

LAND USE	LOTS	ACREAGE	SQUARE FEET
RIGHT-OF-WAY	N/A	0.067	2,931
RESIDENTIAL	1	25.048	1,091,089
COMMERCIAL	1	7.562	329,402
TOTAL	2	32.677	1,423,422

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 45°50'04" W	28.47'
L2	N 47°46'56" E	64.02'
L3	S 38°33'32" E	122.21'
L4	N 51°10'13" E	25.26'
L5	S 38°21'12" E	80.03'
L6	S 38°23'37" E	34.97'
L7	S 38°28'44" E	95.01'
L8	S 32°18'50" E	102.33'
L9	S 21°10'32" W	84.99'
L10	S 76°44'18" W	45.03'
L11	S 00°25'31" E	5.39'

* GENERAL NOTES *

1. ALL CORNERS CALLED "CIRS" ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "MMA".
2. BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°47'16.1". ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000149700310.
3. BY SCALED MAP LOCATION, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREA OF MINIMAL FLOOD HAZARD, ZONE AE AND ZONE AE FLOODWAY ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48121C0393H, MAP EFFECTIVE JUNE 19, 2020.
4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ANY BUILDING, PARK, EQUIPMENT, POOLS, PLANTING, LAWNS, OR LEGAL INTERESTS WITHIN THE SUBDIVISION.

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire lane in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use

Owner (Printed Name): _____

Owner (Signature): _____

Date: _____

SURVEYOR'S CERTIFICATE

THAT I, LON E. WHITTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CORINTH, TEXAS.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Released for review by

_____

LON E. WHITTEN DATE: FEBRUARY 28, 2023
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5893

STATE OF TEXAS)(
COUNTY OF TARRANT)(

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LON E. WHITTEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS __ DAY OF _____, 2023.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

OWNERS:

MINERVA PARTNERS, LTD
4143 MAPLE AVE., STE. 325
DALLAS, TX 75219
TEL: (214) 770-2888
EMAIL: sg@moloufinterests.com

CONTACT: STEVE GREGORY

MELAKU PARTNERS, LTD
4143 MAPLE AVE., STE. 325
DALLAS, TX 75219
TEL: (214) 770-2888

DEVELOPER:

GREYSTAR DEVELOPMENT CENTRAL, LLC
600 E. LAS COLINAS BLVD., STE. 2100
IRVING, TX 75039
TEL: (214) 451-5698
EMAIL: jthulin@greystar.com
CONTACT: JR THULIN

PRELIMINARY PLAT

LOTS 1 & 2, BLOCK A

CORINTH GROVES

BEING 32.677 ACRES OF LAND SITUATED IN THE H. GARRISON SURVEY ABSTRACT NO. 507 CITY OF CORINTH DENTON COUNTY, TEXAS

1 COMMERCIAL LOT
1 RESIDENTIAL LOT

FEBRUARY 2023

SURVEYOR/ENGINEER:

mmma
civil engineering surveying landscape architecture planning
tbpels registration number: f - 2759
tbpels registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com
CONTACT: JACOB SUMPTER, AICP
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SHEET 1 OF 1

MMA PROJECT NO. 3431-00-02

PLOTTED BY: JENNIFER STORZ DATE: 2/28/2023 11:01 AM PATH: P:\3431-00\2500\Land Surveying\05 Plattings\3431-00-02 Preliminary Plat.dwg

WHERE ARE THE UTILITIES FOR LOT 2?

PROVIDE A LEGEND FOR HATCH PATTERNS ON PAVEMENT

WATER LINE LAYOUT SHOULD ELIMINATE 90 DEG BENDS AND INSTALL 45 DEG BENDS

ASSUMING BUILDINGS ARE SPRINKLED, VERIFY 500 FT FIRE HYDRANT SPACING ALONG FIRELANE

FIRE HYDRANTS SHALL BE 2'-3' OFF THE FIRELANE BEHIND THE CURB.

FIRE HYDRANTS SHALL BE PLACED ALONG TANGENT SECTIONS AND 10' FROM ANY CURB RETURN.

PD 64 INDICATES "PARK AREA" CALL OUTS. ARE THESE PARK AREAS PUBLIC OR PRIVATE? IF PUBLIC, SHOULD DEDICATION.

FOR MAINTENANCE PURPOSES, WATER LINE SHOULD NOT BE PLACED IN THIS LOCATION.

FOR MAINTENANCE PURPOSES, WATER LINE SHOULD BE MOVED AWAY FROM BUILDING.

WATER LINE SHOULD BE LOOPED IN ORDER TO PROVIDE ADEQUATE FIRE PROTECTION.

RELOCATE WATER TO WITHIN PROPERTY LIMITS.

INSTALL MANHOLE

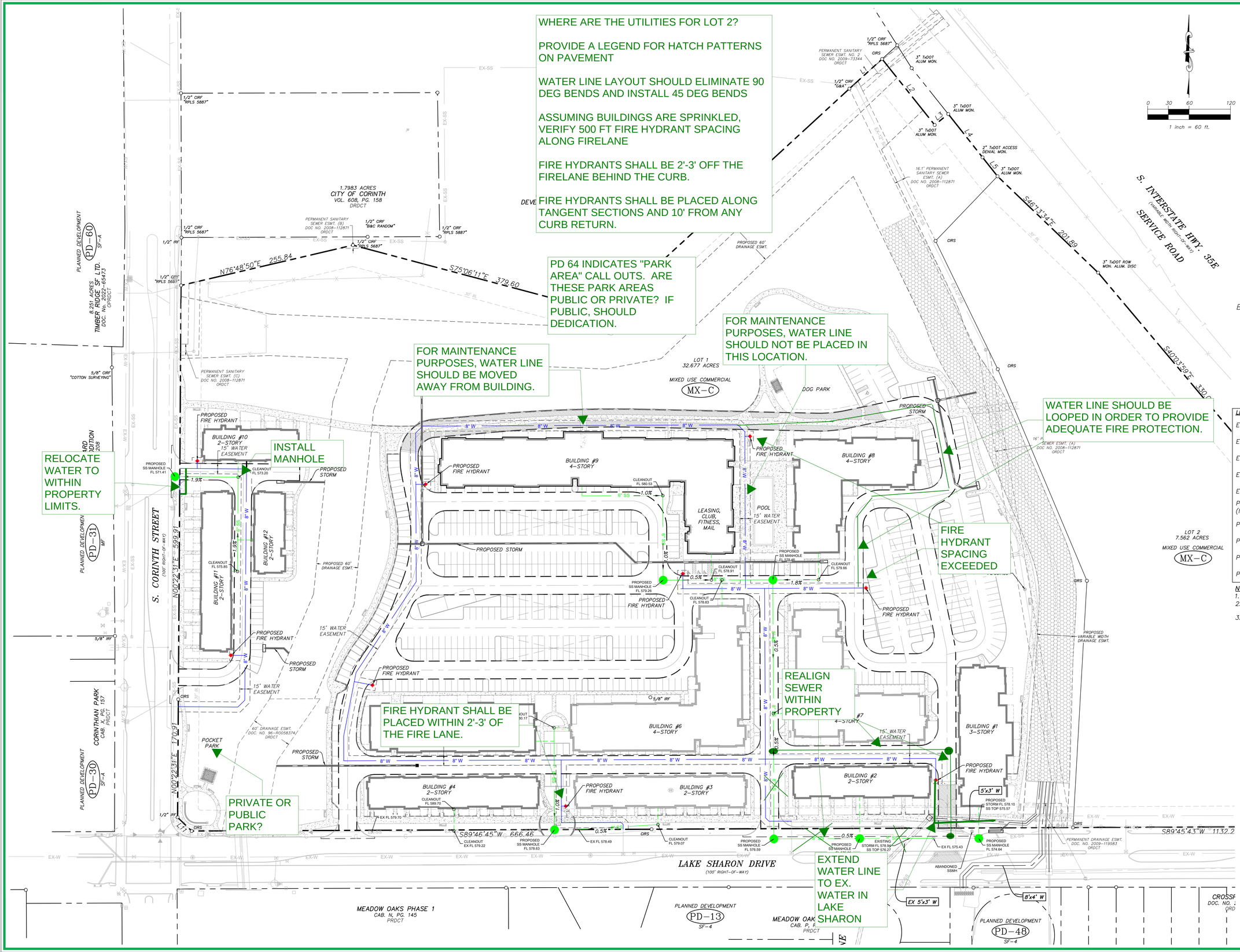
FIRE HYDRANT SPACING EXCEEDED

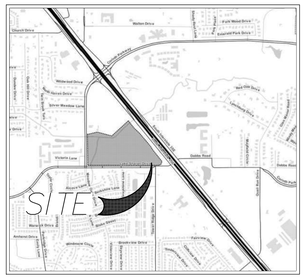
REALIGN SEWER WITHIN PROPERTY

FIRE HYDRANT SHALL BE PLACED WITHIN 2'-3' OF THE FIRE LANE.

PRIVATE OR PUBLIC PARK?

EXTEND WATER LINE TO EX. WATER IN LAKE SHARON





VICINITY MAP
NO SCALE

CORINTH GROVES MULTI-FAMILY PRELIMINARY UTILITY PLAN

AN ADDITION TO THE CITY OF CORINTH
DENTON COUNTY, TEXAS
BEING 32.677 ACRES OF LAND SITUATED IN THE
H. GARRISON SURVEY, ABSTRACT NO. 507

LOTS 1 & 2 BLOCK A

1 RESIDENTIAL LOT
1 COMMERCIAL LOT

FEBRUARY 2023

LEGEND:

EXIST. WATER LINE	W
EXIST. FIRE HYDRANT	
EXIST. VALVE	
EXIST. SANITARY SEWER LINE	EX-SS
EXIST. SS MANHOLE	S
PROP. FIRE HYDRANT ASSEMBLY (INCLUDES ALL FITTINGS)	
PROP. GATE VALVE	
PROP. WATER LINE	W
PROP. SANITARY SEWER LINE	SS
PROP. SANITARY SEWER MANHOLE	SS

NOTES

1. ALL WATER LINES ARE 8" UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWER SERVICES ARE 6" PVC (SDR-26) UNLESS OTHERWISE NOTED.
3. ALL EXISTING WATER AND SEWER LOCATIONS IN STREET ARE BASED ON THE CITY OF CORINTH RECORD DRAWINGS.

OWNER:

MINERVA PARTNERS, LTD
4143 MAPLE AVE., STE. 325
DALLAS, TX 75219
TEL: (214) 770-2888
EMAIL: sg@maloufinterests.com

CONTACT: STEVE GREGORY

DEVELOPER:

GREYSTAR DEVELOPMENT CENTRAL, LLC
600 E. LAS COLINAS BLVD., STE. 2100
IRVING, TX 75039
TEL: (972) 444-2197
EMAIL: kendall.hatch@greystar.com
CONTACT: KENDALL HATCH

SURVEYOR/ENGINEER:

mlma
civil engineering surveying landscape architecture planning
tbpels registration number: f - 2759
tbpels registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmlmatexas.com
CONTACT: ROB CRONIN, PE

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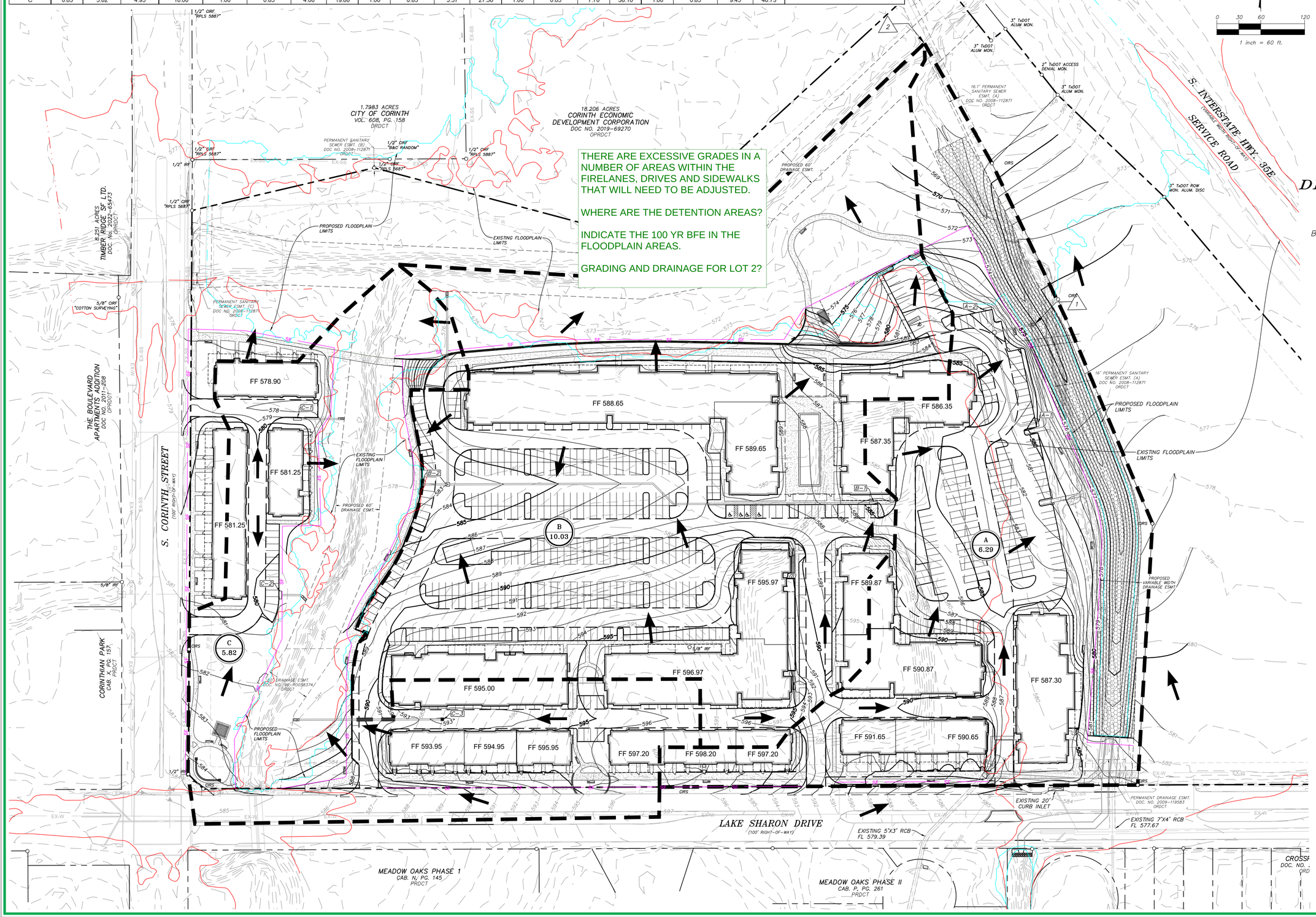
02/28/2023 SHEET 1 OF 2

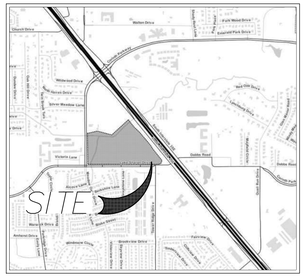
PLOTTED BY: ALESSANDRA GAMEZ DATE: 2/28/2023 4:37 PM PATH: P:\3431-00-02700 Land Development\706 Preliminary Plat\Plot Sheets\UTILITY PLAN.dwg

Marlowe at Corinth Groves

PROPOSED CONDITIONS DRAINAGE AREA COMPUTATIONS

Area Name	Runoff Coef. "C"	AREA "A" (ac.)	Total "CA"	Time of Concentration (min)	Ca 1	C*Ca 1	I1 (in/hr)	Q1 (cfs)	Ca 5	C*Ca 5	I5 (in/hr)	Q5 (cfs)	Ca 25	C*Ca 25	I25 (in/hr)	Q25 (cfs)	Ca 100	C*Ca 100	I100 (in/hr)	Q100 (cfs)	COMMENTS
1	2	3	4	5	5	5	5	5	10	11	12	13	14	15	16	17	18	19	20	21	22
A	0.85	6.29	5.35	10.00	1.00	0.85	4.00	21.40	1.00	0.85	5.57	29.80	1.00	0.85	7.70	41.17	1.00	0.85	9.45	50.50	
B	0.85	10.03	8.53	10.00	1.00	0.85	4.00	34.12	1.00	0.85	5.57	47.52	1.00	0.85	7.70	65.65	1.00	0.85	9.45	80.53	
C	0.85	5.82	4.95	10.00	1.00	0.85	4.00	19.80	1.00	0.85	5.57	27.58	1.00	0.85	7.70	38.10	1.00	0.85	9.45	46.73	





VICINITY MAP

NO SCALE

CORINTH GROVES MULTI-FAMILY PRELIMINARY DRAINAGE AREA MAP & SWMP

AN ADDITION TO THE CITY OF CORINTH
DENTON COUNTY, TEXAS
BEING 32.677 ACRES OF LAND SITUATED IN THE
H. GARRISON SURVEY, ABSTRACT NO. 507

LOTS 1 & 2 BLOCK A

1 RESIDENTIAL LOT
1 COMMERCIAL LOT

FEBRUARY 2023

LEGEND:

EXISTING MAJOR CONTOUR	640
EXISTING MINOR CONTOUR	641
PROPOSED MINOR CONTOUR	640
PROPOSED MAJOR CONTOUR	641
PROPOSED STORM	
DRAINAGE AREA BOUNDARY	
DRAINAGE AREA LABEL (NAME / AREA (ACRES))	A1 / 2.6
INLET DESIGNATION	A-1
FLOW AREA	
DESIGN POINT	1
SILT FENCE	SF

NOTES

REFER TO FLOOD STUDY SUBMITTED BY MMA, INC. FOR MARLOWE AT CORINTH GROVES, DATED NOVEMBER 2022, FOR THE OVERALL PROPOSED DRAINAGE AREA MAP.

OWNER:

MINERVA PARTNERS, LTD
4143 MAPLE AVE., STE. 325
DALLAS, TX 75219
TEL: (214) 770-2888
EMAIL: sg@maloufinterests.com

CONTACT: STEVE GREGORY

DEVELOPER:

GREYSTAR DEVELOPMENT CENTRAL, LLC
600 E. LAS COLINAS BLVD., STE. 2100
IRVING, TX 75039
TEL: (972) 444-2197
EMAIL: kendall.hatch@greystar.com
CONTACT: KENDALL HATCH

SURVEYOR/ENGINEER:

mlma
civil engineering surveying landscape architecture planning
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arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com
CONTACT: ROB CRONIN, PE

02/28/2023 SHEET 2 OF 2

PLOTTED BY: KASSANDRA GAMEZ DATE: 2/28/2023 4:07 PM PATH: P:\451-00\-02\700 Land Development\700 Preliminary Plat\Plot Sheets\DRAINAGE AREA MAP.dwg

March 15, 2023

Mr. Miguel Inclan
Development Services
City of Corinth
3300 Corinth Parkway
Corinth, TX 76208

RE: Corinth Groves Preliminary Plat (PP23-0001)

Mr. Inclan,

Per UDC Subsection 3.02.01D(b), mma, inc., on behalf of the property owner and developer, formally request a 30 day extension for the above mentioned preliminary plat application.

Thank you for your consideration of our request.

Sincerely,

Jacob Sumpter, AICP
President
mma, inc.

ARLINGTON
519 E. Border Street
Arlington, Texas 76010

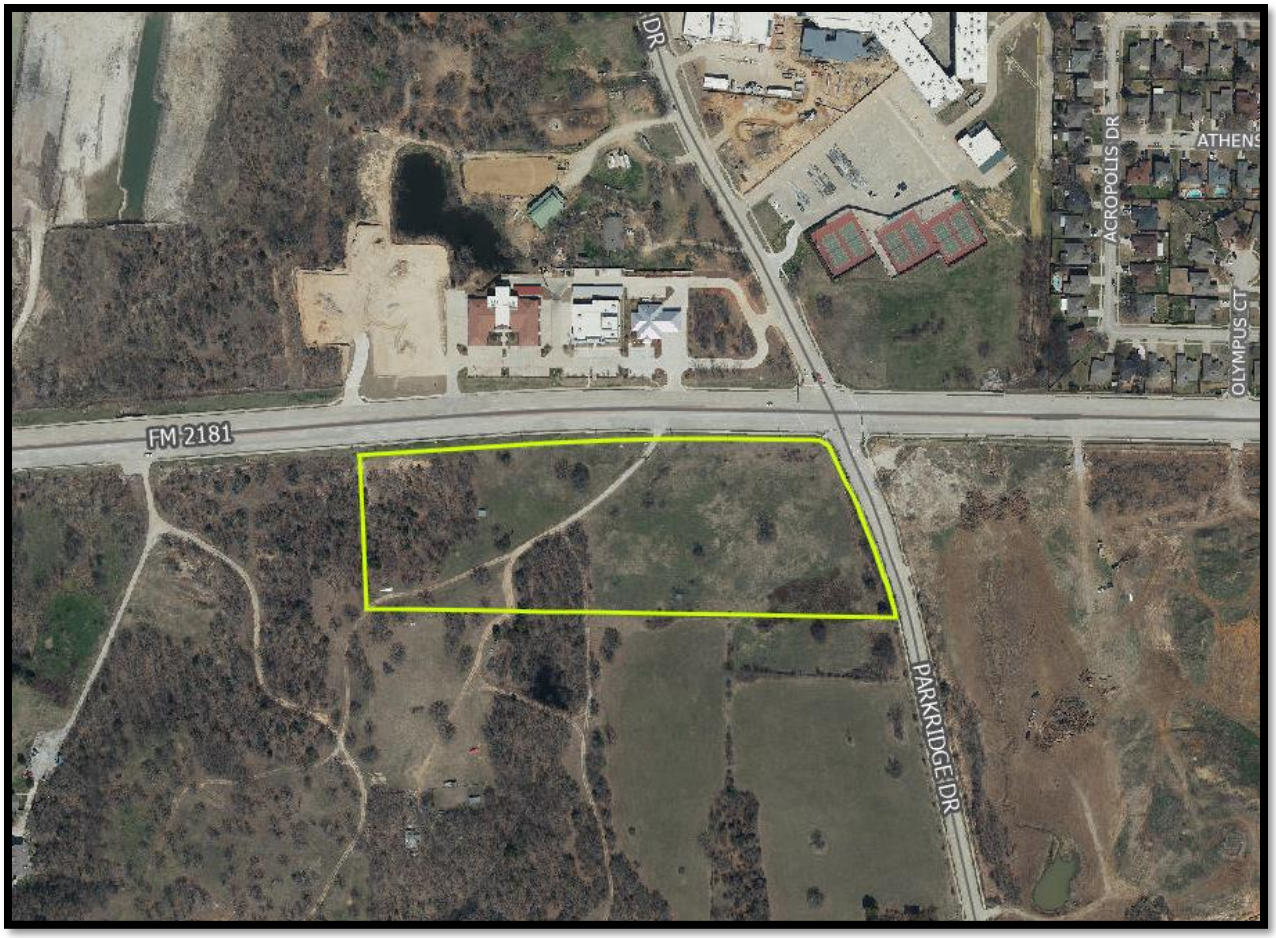
BURLESON
201 W. Ellison Street, Suite 202
Burleson, Texas 76028

CITY OF CORINTH
Staff Report

Meeting Date:	3/27/2023	**Title:**	Zoning Map Amendment [Rezoning] – PD-1 to C-2 (ZMA23-0001)
Strategic Goals:	☐ Resident Engagement ☒ Proactive Government ☐ Organizational Development ☐ Health & Safety ☐Regional Cooperation ☒ Attracting Quality Development		

Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a rezoning request by the City of Corinth to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, from Planned Development No. 1 (PD-1) with a base zoning district of C-1 to C-2 Commercial, on approximately ±10.9 acres located at the southwest corner of FM 2181 and Parkridge Drive. (Case No. ZMA23-0001 – PD-1 to C-2)



Aerial Location Map

Item Summary/Background/Prior Action

The purpose of this rezoning is to change the zoning district on the subject property from Planned Development No. 1 (PD-1) with a base zoning district of C-1 Commercial to the C-2 Commercial district. PD-1 (attached) was adopted on February 2, 1985, and the site has remained undeveloped. The PD-1 Ordinance contains an outdated concept plan for a typical suburban retail center and ties the development of the site to the permitted uses and other applicable development standards of the 1984 Zoning and Subdivision Ordinances which were in effect at the time this PD was adopted.

Although it was determined that the Concept Plan contained in PD-1 is not controlling, the existence of the plan in the PD has hindered the marketing of the property. The property owner supports removing the PD-1 designation as the change would result in a development more in line with the expectations set out by the Envision Corinth Comprehensive Plan.

Development of this site is subject to the Site Plan approval process, which requires compliance with applicable UDC Zoning and Subdivision regulations.

Compliance with the Comprehensive Plan

The rezoning request for the subject property is in accordance with the Land Use & Development Strategy designation of Corridor Commercial.

Public Notice

Notice of the public hearing was provided in accordance with the City Ordinance and State Law by,

- Publication in the Denton Record-Chronicle.
- Written public notices were mailed to the owners of all properties located within 200 feet of the subject property.
- Posted "Notice of Zoning Change" sign.
- The Public Hearing notice was posted on the City's Website.

Letters of Support/Protest

As of the date of this report, the City has received one (1) letter of support and no letters of opposition from property owners within 200 feet of the subject property.

Financial Impact

By removing the outdated Planned Development zoning, the site is more marketable for non-residential uses and would enhance the tax base.

Applicable Policy/Ordinance

- Unified Development Code
- PD-1 (Ordinance No. 85-2-28-2)

Staff Recommendation

Staff Recommends approval as presented.

Motion

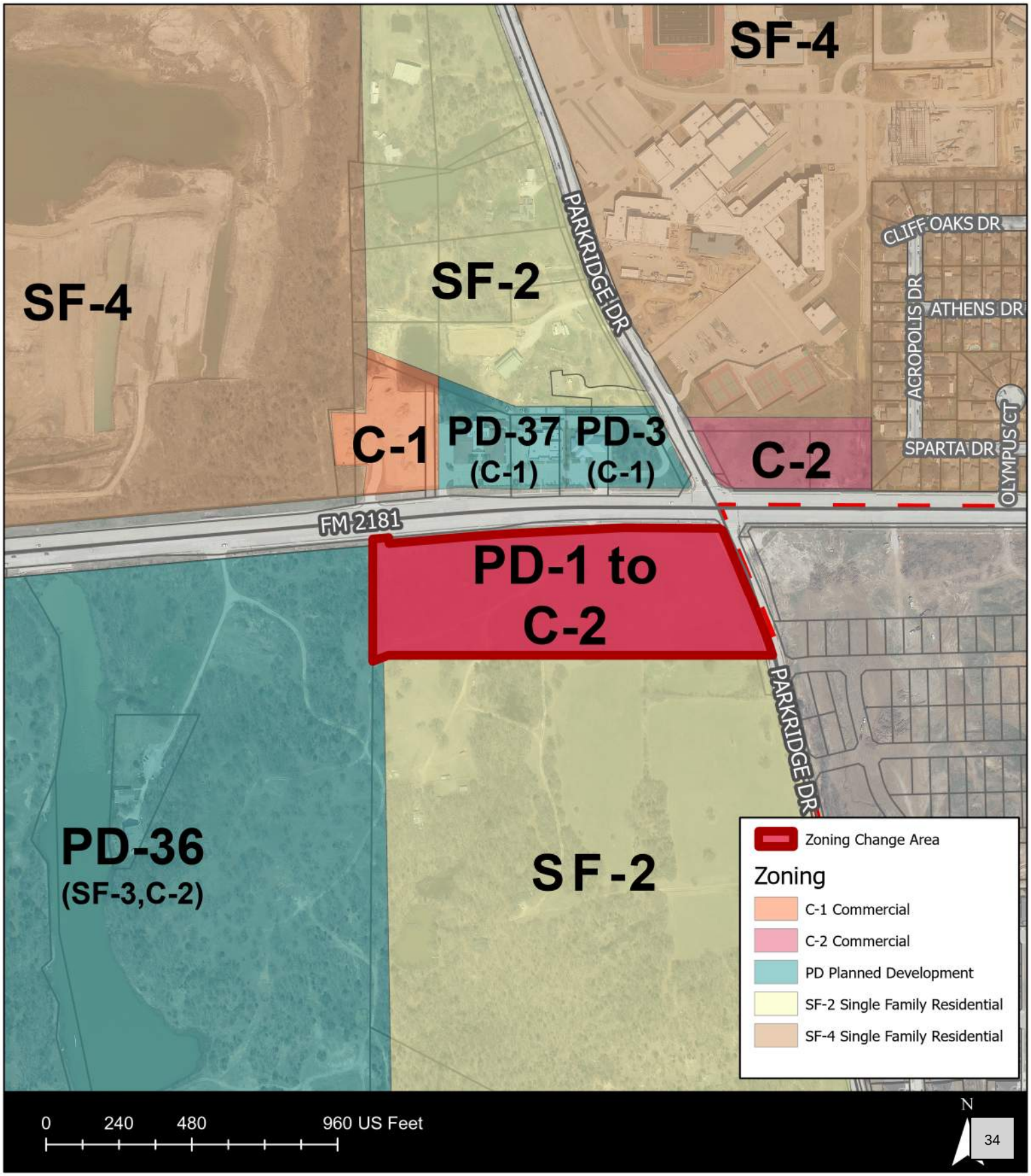
"I move to recommend approval of Case No. ZMA23-0001, rezoning the subject property from PD-1 to C-2 Commercial."

Attachments

1. Zoning Change Exhibit
2. Existing PD-1 Ordinance
3. Letter of Support from Adjacent Property Owner

Zoning Change

PD-1 to C-2



CORINTH
TEXAS

SW CORNER OF PARKRIDGE AND FM 2181
PLANNED DEVELOPMENT NO. 1
BASE ZONING DISTRICT: C-1
ORDINANCE NO. 85-2-28-2
(ADOPTED 2-28-1985)

City of Corinth ▪ 3300 Corinth Parkway ▪ Corinth, Texas 76208
940-498-3200 ▪ www.cityofcorinth.com

SW Cor FM 2181 and Parkridge 78

FILE NO._____

ORDINANCE NO. 85-2-28-2

AN ORDINANCE AMENDING THE ZONING LAWS OF THE TOWN OF CORINTH, TEXAS, BY CHANGING THE ZONING FROM SF-2 (SINGLE FAMILY-2) DISTRICT TO A PD (PLANNED DEVELOPMENT) DISTRICT FOR C-1 USES ON A 11.562 ACRE TRACT OF LAND LOCATED AT THE SOUTHWEST CORNER OF F.M. 2181 AND SYCAMORE ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS, AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

WHEREAS, the City Planning and Zoning Commission and the Governing Body of the Town of Corinth, in compliance with the State law with reference to the creation of "Planned Districts" under the zoning ordinance regulations (Ordinance No. 84-11-5-17) and zoning map have given the requisite notices by United States mail, publication and otherwise; and after a full and fair hearing to all of the property owners generally and particularly to those interested persons situated in the affected area and in the vicinity thereof, the Governing Body finds that the public health, safety and general welfare will be best served by the creation of the "Planned District" set out hereinafter and subject to the conditions and restrictions set out hereinafter;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF CORINTH, TEXAS:

SECTION ONE. The City zoning regulations of the Town of Corinth, Texas, and the official zoning map of the Town of Corinth, Texas, are hereby amended insofar as the hereinafter described property is concerned, which is presently zoned "SF-2, Single Family-2 District, and it shall be used as a "Planned District" for retail and office use, subject to the special conditions and restrictions hereinafter set out.

Said property is described as follows:

Commencing at the southeast corner of said MEP & PRR Survey running thence north 0°07'43" east with a fence line, 1509.28 feet to a cross tie fence corner, said corner being the true place of the beginning of the land to be herein described; thence north 02°19'55" east with a fence line 380.26 feet to a iron pin found on this survey on the south right of way line of FM 2181; thence with the south right of way the following courses: north 85°55'15" east 174.81 feet to a post, north 86°11'15" east 173.85 feet to a post, north 82°08'19" east 124.91 feet to a post; north 88°20'08" east 198.82 feet to a post, thence 89°42'56" 202.85 feet to a post; south 88°26'53" for 203.09 feet to a post; thence south 53°31'27" east for 18.32 feet to an intersecting of the herein described then west right of way line and the Sycamore Road; thence south 20°47'38" east with said right of way 472.87 feet to a post on the south line grantor; thence north 88°31'38" west with the south line of the grantor and a fence 1242.63 feet to the beginning, containing 11.44 acres, but subject to a 10 foot easement for utilities along the north line of the tract being the south right of way of FM 2181.

SECTION TWO. That said property shall be subject to the following conditions and restrictions:

1. That the use and development of this property shall conform to all regulations of a C-1 (Commercial-1) zoning district except as otherwise indicated on the concept plan attached hereto, marked exhibit "A" and made part of this ordinance for legal purposes.

2. A final site plan or development plan shall be required to be approved by the Planning and Zoning Commission and Board of Aldermen in public meetings prior to construction on this site.

SECTION THREE. That definitions given in the zoning regulations contained in the City Code of the Town of Corinth, Texas, shall be applicable to such of those terms as are used herein.

SECTION FOUR. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION FIVE. In any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this ordinance. The Board of Aldermen of the Town of Corinth hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION SIX. Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance of the Town of Corinth, Texas, as amended hereby, shall, upon conviction in the Municipal Court of the Town of Corinth, Texas, be punished by a fine not to exceed the sum of Two Hundred Dollars ($200.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

SECTION SEVEN. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law in such cases provides.

PASSED AND APPROVED THIS 28th day of January, A.D., 1985.

Shirley Spellerberg

Shirley Spellerberg, Mayor
Town of Corinth

ATTEST:

Alice Beamer

City Secretary

Section E, Item 4.

FIELDS, EDWARDS & ASSOCIATES, INC.
ENGINEERS AND SURVEYORS

STANFORD B.D. HAUPTMANN P.E. RPS PRESIDENT
GREGORY K. EDWARDS P.E. VICE PRESIDENT
DON COY MANAGER SURVEYORS

JOYCE GREEN RPS
THOS B. KING RPS

1123 FORT WORTH DRIVE • DENTON, TEXAS 76205 • (817) 383-1416 • 387-0421
METRO 430-1692

05 March 1985

Mr. B.L. Archer and/or Assigns
3525 Cedar Springs
Dallas, TX 75219

Re: 11.4402 Acres Zoned PD-C-1 Use
S.W. Corner 2181 and Sycamore Rd.

Dear Mr. Archer:

Attached hereto is an initial P.D. Concept Plan which has been approved by the Town of Corinth. It is the Town's understanding that the Town will cooperate with the developer of the property in modifying the Concept Plan to meet C-1 development needs so long as the coverage ratio will not exceeed .4 nor conflict with any Town ordinances.

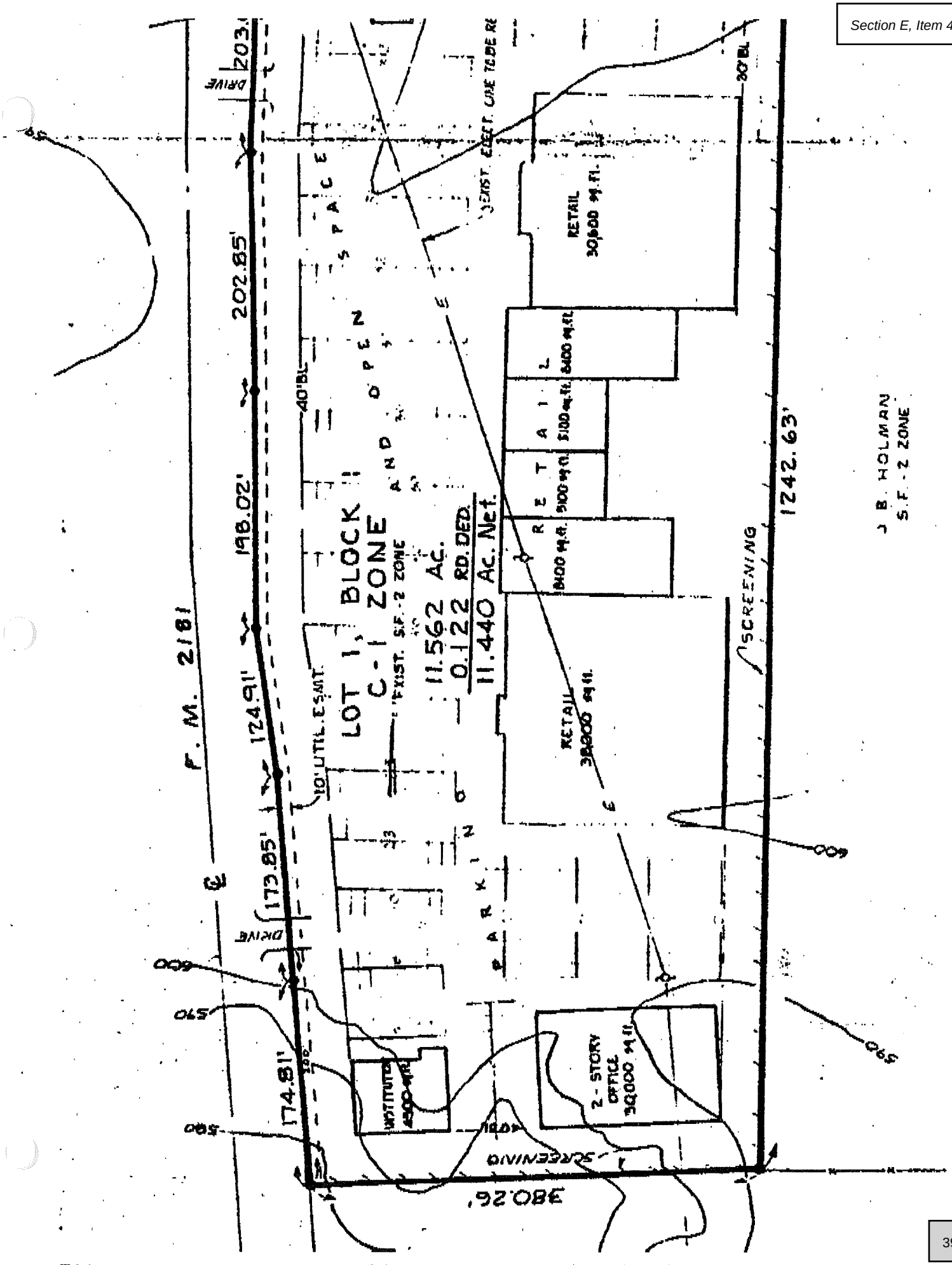
It is also the Town's understanding that the tract will be developed according to the Concept Plan for C-1 (Commercial), retail, and office use. The modified development plan must be approved by the Corinth P&Z Board and the governing body before any change takes affect.

Very truly yours,

Shirley Spellerberg

Shirley Spellerberg, Mayor
Town Of Corinth

SS/sm



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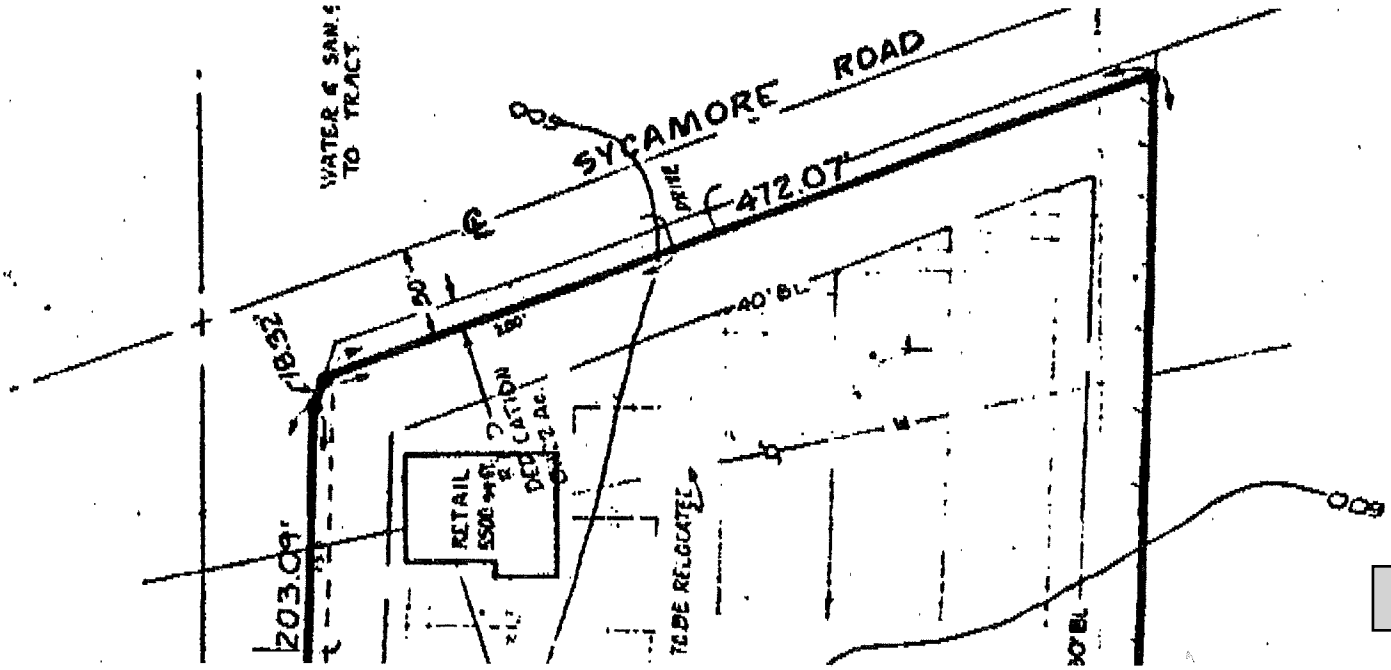
7-16-1998 11:23AM FROM GRAY CO. REALTORS 2142200596 P.2


SYCAMORE ROAD
472.07'
18.32'
203.09'
40' BL
RETAIL
TO BE RELOCATED

RECEIVED: 7-16-98; 11:11AM; 2142200596 => CITY OF CORINTH; #3
7-16-1998 11:24AM FROM GRAY CO. REALTORS 2142200596 P.3

NOTES: 1. MAXIMUM FLOOR AREA RATIO: 0.4

2. PARKING AND LOADING TO BE IN ACCORDANCE WITH TOWN OF CORINTH STANDARDS.

3. THE DESIGN AND CONSTRUCTION OF BUILDINGS AND PARKING AREAS WILL BE OF COMPATIBLE ARCHITECTURAL STYLE TO ACHIEVE VISUAL AND AESTHETIC HARMONY WITHIN THE DISTRICT.

4. CONTOUR LINES INTERPOLATED FROM THE U.S.G.S. DATAM MAP DATED 1960.

A-915

AS

DEVE

THE A
3525
DALLA

NO	DATE

M.E

SCALE 1" = 100' DA

FIELDS, ED

1123 FORT WORTH

(817) 383-1416
(817) 387-0431

Concept Pla

DEVELOPER

HE ARCHER CO.
525 CEDAR SPRINGS
ALLAS, TX. 75219

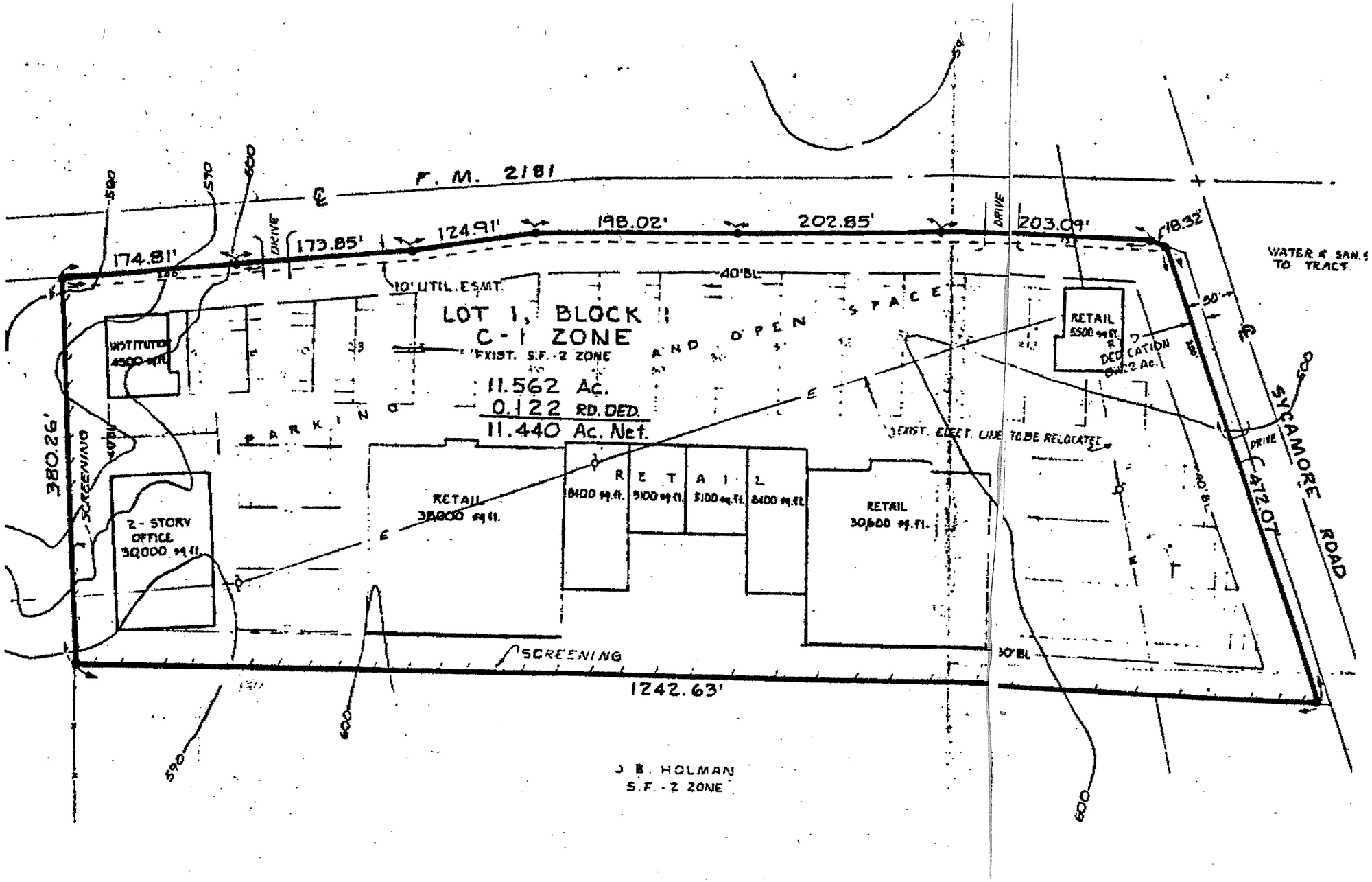
DESCRIPTION	APPRV
REVISIONS	

M.E.P.+P. R.R. CO. SURVEY A-915

DATE 12-14-84	Design by	Drawn by JML	
DS, EDWARDS & ASSOCIATES, INC. ENGINEERS & SURVEYORS			
WORTH DRIVE		DENTON, TEXAS 76205	
1416 0421	METRO 490-1892	JOB NO. 6792	

Allan 8412-1-2700 Corinth

7-16-1998 11:23AM FROM GRAY CO. REALTORS 2142200596 P.2



CORINTH
PLANNING & DEVELOPMENT

Planning and Zoning Commission Meeting
Date: MONDAY, March 27, 2023, at 6:30 P.M.

City Council Regular Meeting
Date: THURSDAY, April 20, 2023, at 6:30 P.M.

RECEIVED
MAR 20 2023
BY: MC

Hearings Location: City Hall, 3300 Corinth Parkway, Corinth, TX 76208. The meetings will be broadcast live at https://www.cityofcorinth.com/remotesession.

PUBLIC HEARING NOTICE

Dear Property Owner:

On Monday, March 27, 2023, at 6:30 PM, the City of Corinth Planning and Zoning Commission will conduct a public hearing on the item listed below. Should the Planning & Zoning Commission make a recommendation, the Corinth City Council will conduct a public hearing on **Thursday, April 20, 2023, at 6:30 PM** and will consider acting on the item listed below. **The meetings will be held at the Corinth City Hall, 3300 Corinth Pkwy, Corinth, Texas 76208.**

- A request to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, from Planned Development No. 1 (PD-1) to C-2 Commercial, on approximately ±10.9 acres located at the southwest corner of FM 2181 and Parkridge Drive. Case No. ZMA23-0001 – PD-1 to C-2.

Additional information regarding this request can be found on the Upcoming Public Hearings page of the City of Corinth website at: https://www.cityofcorinth.com/planning-development/page/upcoming-public-hearings

As a property owner within two hundred (200) feet of this property, you are invited to attend this meeting in-person and voice your opinion at the public hearing (please note you are not required to attend).

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. Signed written comments must be received by the **City of Corinth Planning and Development Department at 3300 Corinth Parkway, Corinth, Texas 76208 (3 days prior to public hearing).** Signed comments may be scanned and sent by email to **Michelle Mixell, Planning Manager, at planning@cityofcorinth.com.** Additionally, if you have any questions regarding this request, you may call **940-498-3262** for assistance.

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

_____

_____

_____

_____

_____

Name/Address/City: (REQUIRED)

M. C. Culbertson III
(Please Print)

Signature: (REQUIRED)

MC Culbertson
(Signature)

CITY OF CORINTH
Staff Report

Meeting Date:	3/27/2023	**Title:**	American Eagle Harley Davidson & Wheeler Yard PD-26 Amendment
Strategic Goals:	☐ Resident Engagement ☐ Proactive Government ☐ Organizational Development ☐ Health & Safety ☐Regional Cooperation ☒ Attracting Quality Development		

Item/Caption

Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a zoning request by the Applicant, William Sullivan, Jr., to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, by amending Planned Development No. 26 (PD-26) and incorporating an additional ±3.5 acres into PD-26 with a base zoning district of C-2 Commercial for the expansion of parking and the redesign and addition of multiple buildings and structures on approximately ±12.5 acres generally located at 5920 S I-35E and the northwest corner of S I-35E and Church Drive. Case No. ZAPD22-0006 – American Eagle Harley Davidson & Wheeler Yard

Location Map
5920 S I-35E & the northwest corner of I-35E and Church Drive

Recent Items

At their February 27th meeting, the Planning and Zoning Commission voted to table the above referenced item and continue the public hearing to March 27, 2023, to afford the applicant an opportunity to address design and use-related concerns.

The following are topics of concern raised during the meeting:

- Landscape buffering/Screening
- Noi**se**
- Hours of Operation/Multi-Use Definition
- Traffic/Pedestrian crossing/Chapel Place Turnaround/Access
- Rear Yard Setback

On March 16, 2023, Staff met with the Applicant to review these items. At that meeting, the Applicant agreed to address many of the concerns and indicated that the revised plans would be presented at the March 27th public hearing.

Table A-Comparison Chart (see Attachment 1) was previously provided to the Commission to aid in understanding the key differences between the design standards of the **Approved 2020 PD-26,** and this proposed **PD**. The third column lists Staff Comments (as previously provided on the Staff Report for the February 27th meeting) pertaining to each item. A fourth column has been added to provide a composite listing of the additional questions and concerns raised by the Commission and residents at the February 27th Public Hearing and in follow-up correspondence received after the public hearing. This chart is intended to serve as a reference during the Applicant's presentation and when deliberating the possible recommendation to City Council. The applicant received this amended chart on March 14th.

While Staff has not received a revised submittal package, it is understood from the March 16th meeting with the Applicant that it is their intent to show how they are addressing many of the items of concern outlined in Table A during the public hearing. As Staff has not had the opportunity to review and verify any proposed design or text changes, Staff requests that should the Commission recommend approval to City Council, a stipulation be added to the motion to require the Applicant to provide a fully updated submittal on or before April 4, 2023 to allow Staff the opportunity to review and prepare the final report for the April 20, 2023 City Council public hearing.

Below is a list of specific items discussed with the Applicant on March 16th, with the Applicant's response listed in **bold.** The list does not contain all the items outlined in the updated Table A-Comparison Chart. It is anticipated that the Applicant will address the other items not listed below during their presentation.

- Landscaping materials to be added within the buffer areas adjacent to the Corinth Shores Estates subdivision Lots 1-8 (plant materials to be evergreen and planted at a minimum height of 8' to reach a 100% opaque vegetative screen and a minimum mature height of 12'-15' within two (2) years of planting. This vegetative screen will serve to reduce noise and light trespass from the venue as well as offer a visual/physical screen. **[Applicant agreed to the above language and will maintain several of the existing mature trees and fill in gaps with plant material as noted above. Additionally, the Applicant agreed to provide an 8-foot high wooden fence around adjacent residential Lot 8 (Corinth Shores Estates), maintain the 10' buffer around Lot 8 (Corinth Shores Estates), and eliminate the request for a deed back of the ROW of the hammerhead on Chapel Place and show that area with a 10' buffer – (see Table A-items 9. Fencing (related to buffering), 14. Landscape Buffer, and 19. Turnaround at end of Chapel Place)]**

- Plant material (evergreen shrub screen and shade trees to be planted within the reduced buffers along Church Drive and I-35E between the parking area and sidewalk. A 5-foot sidewalk to be located within the 10-foot buffer area with pedestrian access easement. The Landscape Edge Buffer along Church Drive and I-35E will include a continuous evergreen shrub row with shade trees planted 30' on center within defined gaps in shrub row and shall be located within the minimum 5-foot planting strip between the sidewalk and parking lot to screen vehicle headlights and between the sidewalk and the detention basin to define the street edge. **[Per a follow-up discussion**

with Applicant's Architect, it is understood that the Applicant agreed to language above (see Table A-item 15-Landscape Edge Buffer Street Right-of-Way)]

- Noise to be addressed – Audio Visual Lighting (AVL) Study (Stage/Pavilion and Covered Riding Academy) to demonstrate how to mitigate sound impacts (soundproofing material, landscaping, enclosures, etc.) **[Applicant is in the process of addressing this item and has indicated to Staff that this will be discussed during the presentation at the public hearing. The applicant provided a decibel chart (Attachment 2) depicting measurements taken during a recent event (see Table A-item 16)]**

- Hours of Operation/Uses to be defined
  - **a.** Riding Academy Training Course **[Applicant indicated the desire for a 9:00 pm end of use time though would offer language to restrict bands or loud noise producing events to clarify "multi-use." Applicant indicated to Staff that this item will be addressed further at the public hearing (see Table A-item 2)]**
  - **b.** Pavilion/Brewpub – Confirm the proposed hours of operation for restaurant/brewpub and concerts/events) **[Applicant indicated that this will be discussed during the presentation at the public hearing (see Table A – item 4. Pavilion and item 6. Restaurant)]**

- Traffic/Pedestrian Crossing to be addressed in Traffic **Study [Agreed to conduct a traffic study and include an evaluation and recommendation for the appropriate pedestrian crossing on Church Drive. Applicant indicated to Staff that this item will be discussed further at the public hearing (see Table A-items 13. Off-Premise Parking Lot)**

- Address Rear Yard Setback/Encroachment **[Applicant is requesting that the rear yard setback be shown at 20' (to match the base zoning district standard) with permission to permit a maximum 10' encroachment into the rear yard to accommodate the corner of the storage building expansion as shown on PD Concept Plan (see Table A-18 – Dimensional Standards)]**

- Add note to PD Concept Plan and PD Design Statement indicating that, "Mutual access, maintenance, and fire lane easements shall be established at the time of Platting and Site Plan with the first phase of development along the entire length of the fire lanes as depicted on Exhibit D, PD Concept Plan to ensure common access and use between Parcel #1 and Parcel #2." **[Applicant agreed to include language above]**

Summary/Background/Prior Action

The applicant is requesting to amend the American Eagle Harley Davidson (AE HD) PD-26 Concept Plan and standards as previously approved on January 23, 2020. The subject property has been the subject of numerous PD amendments since initially approved in 2001, with amendments occurring in 2007, 2014, 2016, and in 2020, the last of which repealed and replaced the prior plans/provisions. The site design approved in the 2020 PD-26 amendment was not constructed.

In 2021, the Applicant began discussions with Staff to amend the 2020 Concept Plan and associated PD text to expand the scope of the project to provide for a more regional destination-type use that would include a restaurant/brew pub, enhanced pavilion with a 2nd floor mezzanine, meeting space, a partially enclosed stage, expanded riding academy, and additional on-site and off-site parking. To achieve these elements, the applicant has incrementally assembled additional parcels over the past year (both immediately adjacent to the current facility and on the north side of Church Drive) to provide additional parking for the proposed expanded venue.

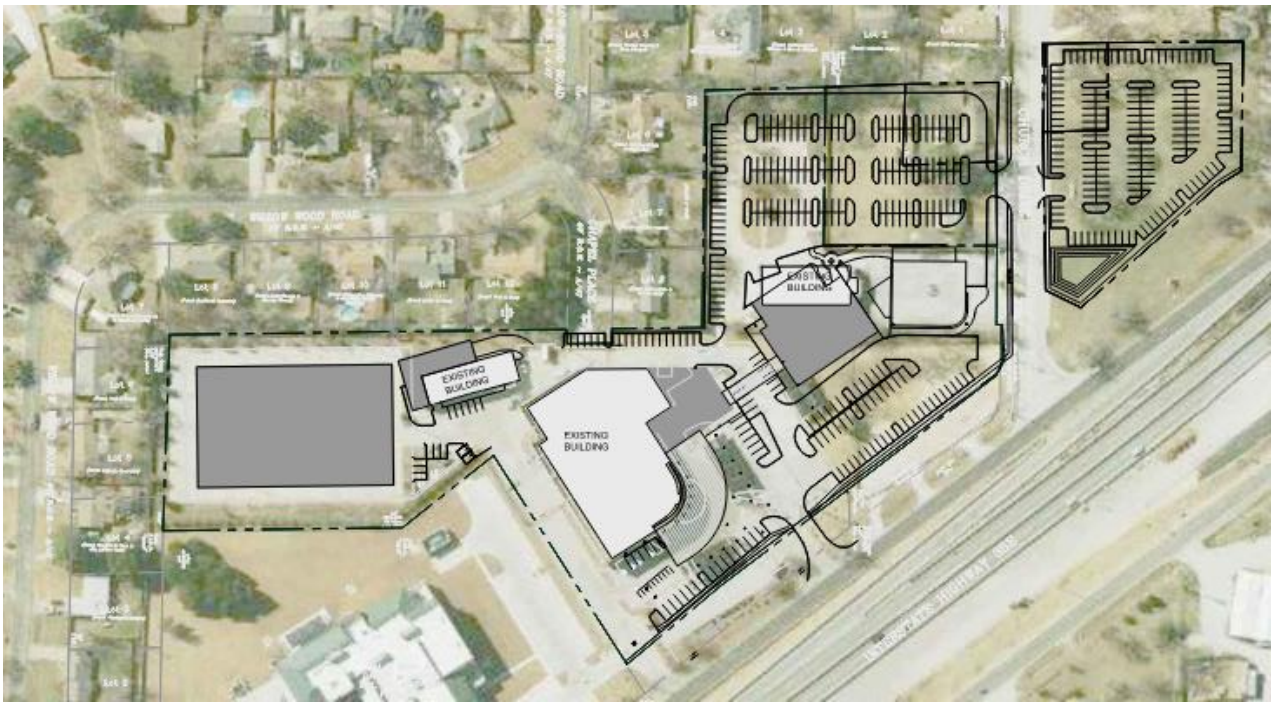
The project includes a number of deviations from both the C-2 zoning district and previously approved PD-26 in order to create the unique American Eagle Harley Davidson & Wheeler Yard destination that reflects the theme and character depicted on **Exhibits C and D** (Conceptual Landscape Plan and PD Concept Plan) and further illustrated on **Exhibits E, F, and G** (Exterior Elevations, Architectural Renderings, and Signage) contained in **Attachment 3**.

Reference Attachment 3 - PD Design Statement (*starting on page 3 of that attachment*) which describes the proposed project in detail.

Excerpt from Attachment 3 – Exhibit F - Architectural Renderings. View looking west from I-35E.

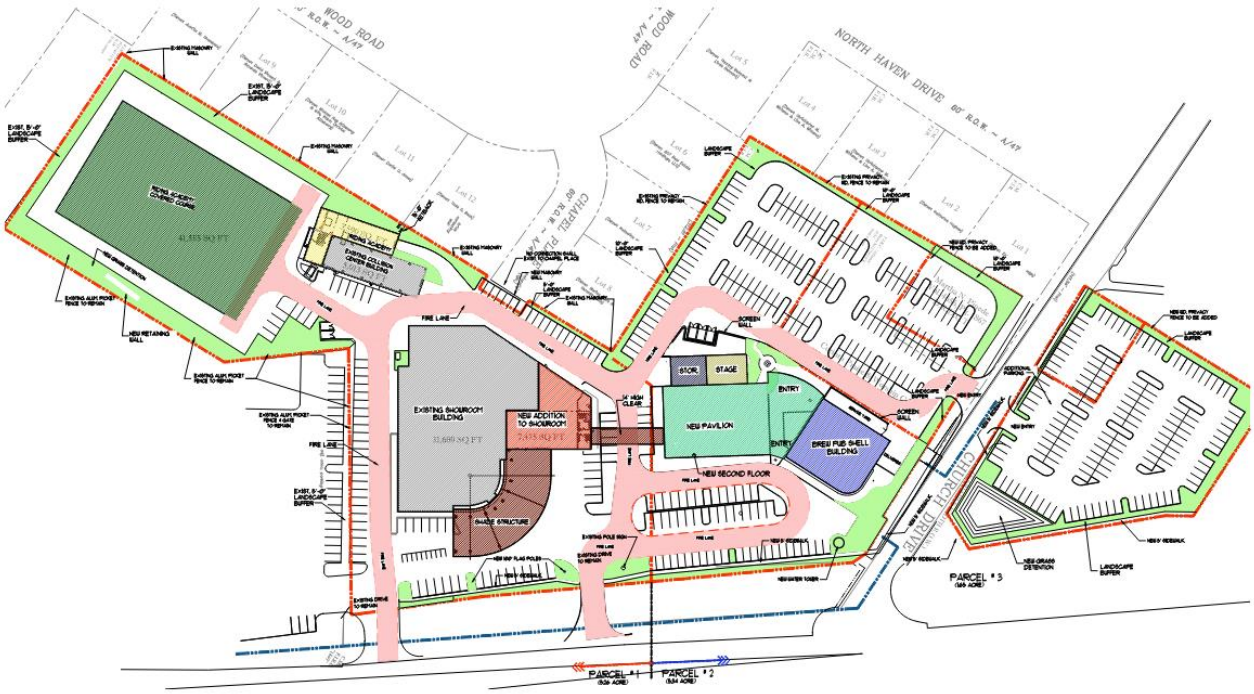
In terms of site layout, circulation, parking, and use, the proposal is generally in keeping with the underlying spirit of the UDC requirements and the Comprehensive Plan. The Comprehensive Plan recommends Retail/Commercial Place Type which envisions large format retail, restaurant, and entertainment uses for this area on I-35E.

The excerpt of Exhibit B, Existing Site Conditions with the project overlay provides a good overview of how the project will change from what is currently existing on the site. The areas shown in "gray" represent added structures/buildings or additions to existing buildings. This exhibit also depicts the new parking configuration relative to surrounding conditions.



Excerpt from Attachment 3 – Exhibit B, Existing Conditions with Proposed Project Overlay

EXHIBIT DOES NOT REFLECT THE CHANGES AGREED TO BY THE APPLICANT ON MARCH 16, 2023



Excerpt from Attachment 3 – Exhibit D, PD Concept Plan (exhibit presented at 2-17-23 P&Z Public Hearing)

EXHIBIT DOES NOT REFLECT THE CHANGES AGREED TO BY THE APPLICANT ON MARCH 16, 2023

Compliance with the Comprehensive Plan

The 2040 Comprehensive Plan designates this area as Retail Commercial Place Type which envisions among other aspects "regional scale commercial with mostly large format retail with restaurants and entertainment uses up to 3-stories that allow for roof-top solar panels and that incorporate sidewalks to maximize walking, and that have the potential to generate ad valorem, sales tax revenue, and jobs." The project as proposed is consistent with the design elements described in the Comprehensive Plan.

Neighborhood Outreach

On June 22, 2022, the applicant held a neighborhood meeting at City Hall. Staff understands that the applicant sent notifications out to all property owners within 200 feet of the subject site. Several residents attended and expressed their concerns with noise and late hours of operation.

Public Notice

Notice of the public hearing was provided in accordance with the City Ordinance and State Law by,

- Publishment in the Denton Record-Chronicle
- Written public notices were mailed to the owners of all properties located within 200 feet of the subject property and to the Denton ISD
- The Applicant posted a "Notice of Zoning Change" signs along Church Drive and I-35 E.
- The Public Hearing notice was posted on the City's Website

Letters of Support/Protest

As of the publishing date of this report, the City has received no letters of support and three (3) letters of opposition from property owners located within 200 feet of the subject property (see Attachment 5 - 200' Zoning Buffer). Letters received after this date will be presented to the Planning Commission at the time of Public Hearing

Staff Recommendation

Should the Planning and Zoning Commission vote to recommend approval to the City Council, Staff recommends that the motion include specific stipulations as may be requested by the Commission, including a stipulation requiring the Applicant to provide a fully updated submittal on or before April 4, 2023.

Motion

"I move to _____(see Possible Motion Options below)_____ of Case No. ZAPD22-0006–American Eagle Harley Davidson & Wheeler Yard

Possible Motions by the Planning and Zoning Commission

- Recommend approval as presented
- Recommend approval with additional stipulations (state each stipulation)
- Continue the Public Hearing and table action on the request to a definitive or non-defined date
- Recommend denial of the request

Supporting Documentation

Attachment 1 – Table – Comparison Chart (Updated to include a fourth column incorporating Commissioner/Resident Comments from the February 27, 2023, Public Hearing and follow-up correspondence**)**
Attachment 2 – Decibel Chart Statement (*Applicant exhibit*)
Attachment 3 – American Eagle Harley Davidson & Wheeler Yard PD Design Statement (*Applicant Document and exhibits*)

- Exhibit "A" – Legal Description
- Exhibit "B" – Existing Site Conditions [with PD Concept Plan Overlay]
- Exhibit "C" – Conceptual Landscape Plan
- Exhibit "D" – PD Concept Plan
- Exhibit "E" – Exterior Elevations
- Exhibit "F" – Architectural Renderings
- Exhibit "G" – Proposed Signage Package

Attachment 4 – Approved 2020 PD-26 (for reference)
Attachment 5 – 200-foot Zoning Buffer Exhibit and Correspondence from Property Owners within 200 feet of the subject property
Attachment 6 – Letters of Opposition with 200-Foot Zoning Buffer

ATTACHMENT 1:

TABLE A – COMPARISON CHART (UPDATED)

Table A – Comparison Chart (Updated to include a fourth column incorporating Commissioner/Resident Comments from the February 27, 2023, Public Hearing and follow-up correspondence)

COMPARISON CHART WITH COMMISSION/RESIDENT COMMENTS Adopted 2020 PD-26 & Proposed 2023 PD-26 (Changes/Additions)			
PD-26 (APPROVED 2020)	**PD-26 (PROPOSED 2023)**	**STAFF COMMENTS FOR CONSIDERATION**	**COMMISSIONER/RESIDENT COMMENTS**
1. Display and Sales. Outside display of motorcycles for sale and a motorcycle service and repair shop, within the building.	**1. Display and Sales.** Inside and outside display and sale of motorcycles, parts, & general merchandise and a motorcycle service & repair shop.	Clarify what is being proposed for outside display and sale of parts and general merchandise for the new use. Confirm the location of "service and repair of motorcycles" is to take place within the building – This specific language was removed with the 2023 proposal.	(Commissioner): • Clarify the language regarding the following: is the proposed change asking to a) display motorcycles inside, b) sell motorcycles outside, and c) sell parts and general merchandise inside and outside?
2. Riding Academy Training Course. Allow the use of the rear parking lot designated as " Riders Edge Training Area" as a motorcycle training area between the hours of 8:00 A.M. and **7: 00 P.M.**, Monday-Sunday.	**2. Covered Riding Academy Training Course.** Adding a 41,555 square foot 30' steel roof structure with open air sides to cover existing rear parking lot and shield riders from weather. Roof structure will serve as a platform for a solar farm. Rear parking lot designated as a motorcycle training area and/or **multi-use area** between the hours of 8:00 A.M. and **9:00 P.M.**, Monday-Sunday.	Covered structure permits extended time in evenings for riders to **9:00 PM** Monday – Sunday and an expand use of the area a **multi-use**. The term **multi-use** is not defined. Confirm the type of uses that will occur in that location.	(Commissioner): • Maintain current operating hours of Riding Academy Training Course from 8:00 am to 7:00 pm. Extending to 9:00 pm, especially during the week, impacts the quality of life for adjacent residents (ex. babies sleeping, kids' bedtime on school nights) • Define the term "multi-use" – the word alone is broad, vague, and allows for anything and everything. Define what is not permitted, e.g. _____ inclusions and _____ exclusions. (Commissioner): • Should stipulate that the space is for riding academy-related activities and multi-use activities (such as event overflow), but nothing involving music/loud noise amplification and projection. (Commissioner): • One of the concerns noted by the (residents) seemed to be the potential for an excessive noise level; instead of the new proposed time of 8am - 9pm; stick to the original approved time in 2020 of 8am to 7pm Monday - Sunday. Applicant did state that the probability of the classes going past 7pm would be rare but to allow for flexibility should it be needed. I believe there would be more support from the single-family homes behind the property if there was a lesser time limit on the time of classes. • Or a second option could be classes from the original approved proposal in 2020 of 8am - 7pm Sunday - Thursday; 9am-9pm Friday-Saturday. It was mentioned a few times by the concerned citizens that there would never be a break from all the noise. This could potentially help with that concern and again, give the applicant more support from the single-family homes behind the property. (Resident Comment at PH):

			• Concern for noise of motorcycles – no longer just using electric motorcycles – using large motorcycles that create noise over 90 decibels
3. Shade Structures. Allow up to seven (7) permanent shade structures on the site to cover parking areas.	**3. Shade Structures.** Additional permanent shade structures located at the dealership entry	The proposal removes the reference to a defined number of permitted shade structures.	(Commissioner): • State a definitive number of pavilions.
4. Pavilion. Allow for a pavilion to be constructed and used for events, parking, and shade. Examples of potential events include concerts, farmers markets, festivals, drive- in movies, and weddings. A pavilion is in addition to the seven (7) permanent shade structures. <u>Events shall be conducted in accordance with all City ordinance requirements, including without limitation permitting requirements, if applicable</u>**.** Pavilion shall incorporate insulation on the ceiling elements to mitigate sound leaving the pavilion.	**4. Pavilion.** Pavilion **with second level and mezzanine** to be used for events, parking, and shade**.** Examples of potential events include concerts, farmers markets, festivals, movie screenings, weddings, car and bike shows. "Stage will be insulated and partially enclosed to mitigate sound travel." "Use of noise reducing materials and passive design methods as to limit noise pollution to adjacent residential area"	Added height to the pavilion to accommodate the second level. Altered language regulating noise to be more general though appears to allow for a broader application of mitigation methods and materials. Removed reference to events being conducted in accordance with all City ordinances.	(Commissioner): • Clarify the use of Pavilion for parking. Provide details on "noise reducing materials and passive design methods as to limit noise pollution" beyond the broad, vague statement and provide data to prove efforts will work. • Include prior language from 2020 PD-26 indicated events shall be conducted in accordance with City Ordinance Do not remove the exclusion from city ordinances. Agree with staff's comments for consideration. (P&Z Comment at PH): • Provide an AVL study by the Architect demonstrating how noise impact will be mitigated considering materials and the surroundings. (Resident Comment at PH): • Concerns for noise from use reverberating through the open area of metal pavilion, stage, highway, etc. How will this be mitigated?
5. Signs. Allow for signage on all buildings, generally as illustrated on Exhibit " B" (see Attachment 2).	**5. Signs**. Signage on all buildings, generally as illustrated on Exhibit E .	The proposed venue is unique in Corinth as the number, type, and scale of signage being proposed are significantly greater than what is permitted in the UDC. Also proposing an off-premise/stand-alone monument sign (see Attachment 1 – PD Design Statement, Exhibit G (page 55, sign type #21)). This sign would be located at the off-site parking lot on the north side of Church Street.	(Commissioner): • How will "art" signage be handled/allowed? • This excludes general brand logos and directional signs but refers to the giant flying eagle, etc. Illustrate the proposed off-premise/stand-alone monument sign.
6. Restaurant. Allow for a restaurant building(s).	**6. Restaurant.** Restaurant building(s) with microbrewery/pub, satellite serving kitchen, satellite bar, and speak easy event space.	Added uses to create a destination venue.	(Commissioner): • What are the hours of operation allowed for by the city and planned by the applicant for the restaurant, brewery, satellite kitchen and bar, speakeasy, etc.? <u>STAFF NOTE: Code of Ordinances allows sale of alcohol until 2:00 AM. TABC requires Late Hours Certificate to allow sale until 2:00 AM (granted by right if City Ordinance allows late hours).</u> • Document outlining proposed activities with the day(s) of the week and hours of occurrence and number in attendance (with the understanding this is only an estimate) (Commissioner):

			• Restaurant needs to have set hours posted for when concerts/events should take place. Can the Applicant provide a set time schedule for this?
7. Classroom/Storage. Allow for a classroom building(s). Allow for an additional storage/ garage building.	**7. Classroom/Storage.** Additional classroom building(s) and motorcycle storage to be used for motorcycle driving instruction in conjunction with the covered riding course.	Removing an existing building and proposing additions to existing buildings as shown on Exhibit B, Existing Site Conditions with Project Overlay and Exhibit D, PD Concept Plan.	
8. Electric Vehicles. Allow for electric vehicle charging stations.	**8. Electric Vehicles.** Electrical charging stations	No change	(Commissioner): • State and illustrate the locations and quantity of electric charging stations.
9. Fencing. Allow for existing wooden fence with metal support poles adjacent to the portion of the property that is bordering residential lots to the west and south. Fencing shall comply with applicable ordinance requirements, including without limitation, requirements for materials, height, and permitting. **New fencing shall be of masonry construction and built to the City' s screening wall standards.**	**9. Fencing.** Replace existing wooden fence sections adjacent to the existing single-family lots (Lots 1 through 8) with wooden fencing (as needed).	Type of replacement fencing changed from Masonry as is Approved in the 2020 PD to Wooden in Proposed 2023 PD text. Staff's opinion is that wooden fencing would likely have a lessor impact and disturbance to any remaining vegetation within buffer area. Staff had requested that the Applicant provide an "evergreen vegetative screen" to be planted along the wooden fence line within the buffer area that is proposed to be reduced in width to provide for added parking spaces. The vegetative screen request was declined by the Applicant.	(Commissioner): • Require a wooden fence with a vegetative screen. Agree with staff's comments for consideration. (Commissioner): • Fencing is critical to ensure some form of noise cancellation has been provided between applicant property and adjacent properties. (Commissioner): • Applicant requested changing the proposed 2020 masonry fence to a wooden fence. Either the fence or the hedge needs to be done to accommodate the noise concerns from surrounding residents (Resident Comment at PH): • Requests that the existing fencing be replaced with an 8' masonry screening wall with vegetative screen
10. Roof Sculpture. Allow for a lighted motorcycle sculpture to be placed on roof of main show room.	**10. Roof Sculpture.** A large lighted motorcycle sculpture to be placed on roof of the existing Harley-Davidson facility or the pavilion/restaurant addition, to be used for advertising/branding purposes as illustrated in Exhibit "G".	Adding alternative location for sculpture	
11. Fuel Storage. Allow for fuel storage tanks (not for public use/ sale).	**11. Fuel Storage.** The fuel storage tanks (not for public use/sale) are existing.	No change	
12. Water Cistern Feature. Allow for a water cistern with logo/signage to be used for water harvesting and/ or landmark purposes (not for public use, not for cell device use, on- site logo/ signage only)	**12. Water Cistern Feature.** Water cistern with logo/signage to be used for water harvesting and/or landmark purposes (not for public use, not for cell device use, on-site logo/signage only).	No change	(Commissioner): • Illustrate the water cistern with logo(s), measurements, and location. Would this logo add to or is it already included in the quantity of signage already proposed?

13. Off-Premise Parking Lot. Not required in 2020 PD.	**13. Off-Premise Parking.** Off-Premise Parking Lot - Assembled several additional C-2 zoned properties for additional parking located on the north side of Church Drive.	Added off-premise parking lot as a permitted use in the PD-26 district	(P&Z Comment at PH): • Consider designating the off-premise parking lot as employee parking to a) allow guests to park closest to the venue and b) employ guest and traffic safety measures (*defining the crosswalk considering pedestrian safety*) with primary users of the overflow lot to be employees who are familiar with the location, traffic, etc. (Commissioner): • Request a definitive crosswalk or street sign be placed at the main corner to alert traffic of pedestrian crossing.
14. Landscape Buffer (nonresidential adjacent to residential). UDC 2.09. 01.A.6 requires a 20' wide landscape buffer between nonresidential Areas Adjacent to Residential Areas	**14. Landscape Buffer** (nonresidential adjacent to commercial)**.** Proposing to reduce the width of existing landscape buffer along the fence line separating the parking lot of the commercial uses from the adjacent single family residential Lots 1 through 8 as follows: (1) 5' width along residential Lot 8 (including the terminus of Chapel Place (should City Council deed back the land currently used as a hammerhead turnaround on Chapel Place). Reduced to add parking spaces. Proposing 10' width along Lots 1-7. Show that will maintain existing shrubs remaining in the 10' buffer. No added vegetative screening is proposed. Reduced to add parking spaces.	Staff had requested that a vegetative screen of evergreen plant material (mature height of 15' to 20') be installed with A reduced buffer width – The vegetative screen would help mitigate light trespass and noise from the parking area and entertainment venue. - **This request was declined by the Applicant.**	(P&Z Comment at PH): • Maintain the required 20' buffer and 15'-20' tall vegetation.
15. **Landscape Edge Buffer Street-Right-of-Way.** UDC C-2 District 2.09.01.A.1 – Required landscaping along Street Right-of-Way: • 20' in width along Arterial Streets (I-35) 15' in width along Collector Streets (Church Drive)	**15. Landscape Edge Buffer Street-Right-of-Way.** Proposing a landscape edge buffer width of 10' along: • I-35 (reduced from 20' to 10') • Church Drive (reduced from 15' to 10') A new 5' sidewalk is being provided within the area of the landscape edge buffer (per Staff request). Adjacent to I-35E, it is immediately adjacent to the parking lot pavement/curb. No shrubs are being provided along I-35E south of Church Drive to screen vehicle headlights in parking lots (page 7 of PD Design Statement indicates that existing trees will remain) No shade trees are being provided along the north side of Church Drive. PD Design Statement (page 7 indicates that screening will be provided)	The I-35E frontage road is affected by the TxDOT right-of-way acquisition. The reduced width of the buffer is requested by the Applicant as a compromise to maintain parking while providing sidewalk within the buffer area. While Staff supports the reduced buffer area due to the impact of the TxDOT ROW acquisition, we suggest the following for consideration: (1) Relocate the sidewalk along I-35E (south side of Church Drive) to allow for a continuous shrub row and shade trees be planted between the parking lot and the sidewalk thereby defining the street edge and screening vehicle headlights. UDC 2.09.01.A.1.b., requires screening of vehicle headlights when along parking lots. (2) Show a continuous shrub row and shade trees to be planted between the parking lot and the sidewalk along both sides of Church Drive and I-35E frontage road (north side of Church Drive between sidewalk and parking lot and between the sidewalk and detention basin)	(Commissioner): • Agree with staff's comments for consideration. (Commissioner): • Applicant should incorporate staff's comments to prevent potential distractions from the lights and noise coming from the restaurant/riding academy.
16. Noise. The Motion in the City Council Minutes of the meeting on January 23, 2020, added a stipulation "allowing for a	**16. Noise.** Use of noise reducing materials and passive design methods as to limit noise pollution to adjacent residential area.	Applicant included a general statement within the Permitted Uses and Use Regulations section of proposed PD text.	(P&Z Comment at PH): • Provide a specific, not a general statement, and provide defined standards to alleviate broad, vague elements.

pavilion to be constructed with insulating roof materials of R19 or greater.			No defined standards provided.	• Have an AVL (audio-visual lighting) consultant to speak to the design of the pavilion to alleviate concerns related to noise. (Commissioner): • Provide data from the hired professionals (ex. architect) and manufacturers, distributors and/or merchants on the noise mitigation designs and materials of the Riding Academy Training Course, Pavilion and Stage; demonstrate the proposed additions will either maintain or reduce the current noise level (Resident Comment at PH): • At the 2020 council meeting, the Police Chief stated that they received many noise complaints about Harley on the weekends and during events. Asked if the dealership is within the decibel limit, how close is it to the limit (stated that they rarely hear noise from the highway but constantly hear motorcycles and music from the dealership)
17. Flagpoles. No departure requested at that time. (35 feet max height per UDC 4.01.16.10.J.)		**17. Flagpoles.** Proposing a flagpole **height at 100 feet** from the 35-foot max. height permitted in UDC.	Consider aesthetics/compatibility – What is envisioned and appropriate for this location? Commonly accepted rules for flying the U.S. flag at night require the flag to be illuminated.	(Commissioner): • Define specifically what flags will be flown. If an HD flag is flown, that should be considered as additional signage and factored into the allowed signage count. Will the flags be illuminated? What protocols/processes are in place to abide by the Federal Flag Code, including illumination, maintenance, and disposal?
18. Dimensional Standards. (As depicted on the Approved 2020 PD-26 PD Concept Plan Exhibit):		**18. Dimensional Standards.** (see Table 1 in Attachment 1 – PD Design Statement, page 6.)	The majority of the new standards requested for change revert back to the base zoning district C-2 with the exception of the rear yard (see comments below)	(Commissioner): • Agree with staff's comments for consideration. • Stipulate that the rear yard reduction is only to permit the encroachment of the building as shown on PD Concept Plan, hold the setback at minimum of 28' with this exception. [Applicant to clarify if 10' or 15' as the building is shown at 15' on the PD Concept Plan not at 10' as listed in the chart #18.d.]
a.	Min Front Yard: **80'**	Min Front Yard: **40'**	Same as C-2 base district	
b.	Min Side Yard: **100'**	Min Side Yard: **0'/15' adjoining residential/commercial**	Same as C-2 base district	
c.	Corner Lot: **10'/15' adjoining residential**	Corner Lot: **15'/15' adjoining residential/commercial**	Increased minimum side yard by 5'	
d.	Min Rear Yard: **28'**	Min Rear Yard: **10'**	Proposing to reduce the minimum rear yard setback by 18' beyond what was established in 2020 PD and 10' beyond what is the minimum in the base C-2 district. Consider adding stipulation that the 10' rear yard reduction is only to permit the encroachment of the proposed addition to the existing Collision Center Building with the "new riding academy" addition. Note however, on the PD Concept Plan Otherwise, the 28' min rear yard as established in 2020 shall be maintained for all other buildings/structures.	
e.	Max Height: **30'**	Max Height: **40'**	40' is consistent with C-2 Base Zoning District	

19. Turnaround at end of Chapel Place – Corinth Shores Subdivision. A hammerhead turnaround shown on 2020 Approved PD reflecting the 2001 ROW dedication to create the turnaround for traffic on this residential street)	**19. Turnaround at end of Chapel Place – Corinth Shores Subdivision.** Hammerhead turnaround removed and replaced with parking spaces on the AE HD site. This would require a deed back of the ROW to the dealership. Masonry wall is proposed to be installed to create a continuous connection to surrounding wall at the newly proposed property line.	Applicant is requesting right-of-way deed back from the City Council to permit additional parking on site – this would create a dead-end street with no turn-around on Chapel Place. Key points: (1) The Fire Marshal has no issue with the elimination of the turnaround as the Fire Department does not use it for such. Under the provisions of the UDC, a new street would not be permitted without a turnaround.	(Commissioner): • Revisit the best solution to reduce impact, current or additional, to adjacent and/or impacted residents. (Commissioner): • How many spaces would the applicant truly be losing should this deed not be granted back? Based on standard parking space dimensions. • Can those additional spots be added on the SE side of the riding academy? (Resident Comments at PH (*resides northside of Chapel Place at the turnaround*)): • On weekly basis, 15-20 cars/motorcycles come down Chapel Place trying to get to Harley and then use the hammerhead to turn around. • If the hammer head is taken away, the traffic will have to use either their yard, their neighbor's yard, or their driveway to turn around • If the bar/grill will attract as much attention as expected, the traffic of 15-20 cars will increase to 30-40 cars and motorcycles a week, tearing up yards leaving them and their neighbors to pay the price for expansion. • HD purchased several plats of the property across from Church for additional parking, asked what difference 3 or 4 additional spots would make • Suggested HD partner with DATCU for spill over parking [shared parking arrangement]
20. Architectural Materials/ Elevations. See Attachment 2 – Concept Elevation, Exhibit D – Appears to provide a mix of materials (existing and proposed buildings) though no materials labeled.	**20. Architectural Materials/ Elevations.** The new Wheeler Yard/Brewpub/ Riding Academy Covered Structure area proposed with painted pre-engineered metal roofing, metal wall panels, and metal siding (see Attachment 1 – Exhibit E (pages 33 - 36). The materials proposed for the expansion to the existing Harley Davidson buildings have not been labeled (see Attachment 1 – Exhibit F (pages 38, 39, 40, 41, 43, and 52)	Note that no detailed rear elevation has been provided showing the expansion of the existing Collision Center Building which will include an addition of 3,590 sq. ft. to house the Ridging Academy – This expansion is proposed to be located within 15' of the existing property line adjacent to the single-family neighborhood to the west. (also see 19.d. above regarding the request to encroach within the minimum established rear yard setback area).	(Commissioner): • Provide the detail for the rear elevation. (Resident Comment at PH): • Concern for height of riding academy shade structure creating a shadow over their rear yard and the sound impact from the covered metal structure

Additional Requests and Notes from Commissioners:

- Prevention efforts for customers parking along Church, Northhaven, and Wildwood streets (and perhaps other neighboring streets depending on the size of their event)
- Concerns with security, in most special event locations/concerts there is a requirement of additional police enforcement. Will the Applicant during concerts/events/etc. provide their own additional security for the safety of those attending the event or is this something that will be provided by the City as part of a special event permit?

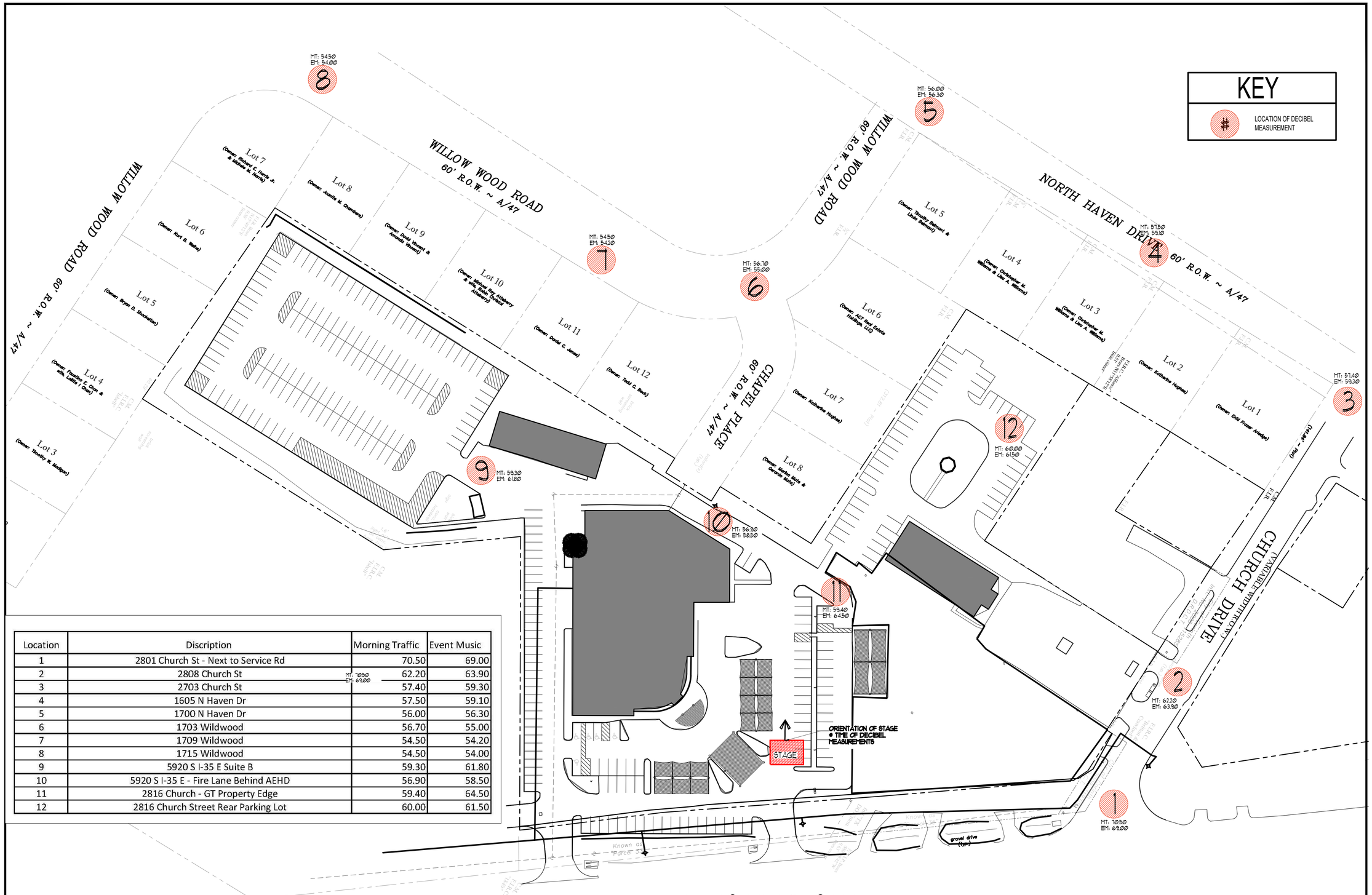
Additional Comments from Residents:

- Resident stated that they had witnessed people getting intoxicated and having sex in the rear parking lot in the past
- Resident stated that previous traffic for the chapel and daycare were not constant and daily as it would be for the restaurant and venue
- Raised concerns with a bar being so close to residences and people driving intoxicated
- Suggested that the Applicant possibly create a shared parking agreement with DATCU for spill over parking

ATTACHMENT 2:

APPLICANT DOCUMENT

DECIBEL CHART



Location	Discription	Morning Traffic	Event Music
1	2801 Church St - Next to Service Rd	70.50	69.00
2	2808 Church St	62.20	63.90
3	2703 Church St	57.40	59.30
4	1605 N Haven Dr	57.50	59.10
5	1700 N Haven Dr	56.00	56.30
6	1703 Wildwood	56.70	55.00
7	1709 Wildwood	54.50	54.20
8	1715 Wildwood	54.50	54.00
9	5920 S I-35 E Suite B	59.30	61.80
10	5920 S I-35 E - Fire Lane Behind AEHD	56.90	58.50
11	2816 Church - GT Property Edge	59.40	64.50
12	2816 Church Street Rear Parking Lot	60.00	61.50

EXISTING SITE

SCALE : 1" = 50'-0"

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ISSUED FOR:
PD

PROJECT:
AMERICAN EAGLE
HARLEY DAVIDSON
RENOVATION
5920 S Interstate 35, Corinth, TX 76210

SOFARELLI & ASSOCIATES ARCHITECTURE
MICHAEL F. SOFARELLI JR. A.I.A.
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Revisions:

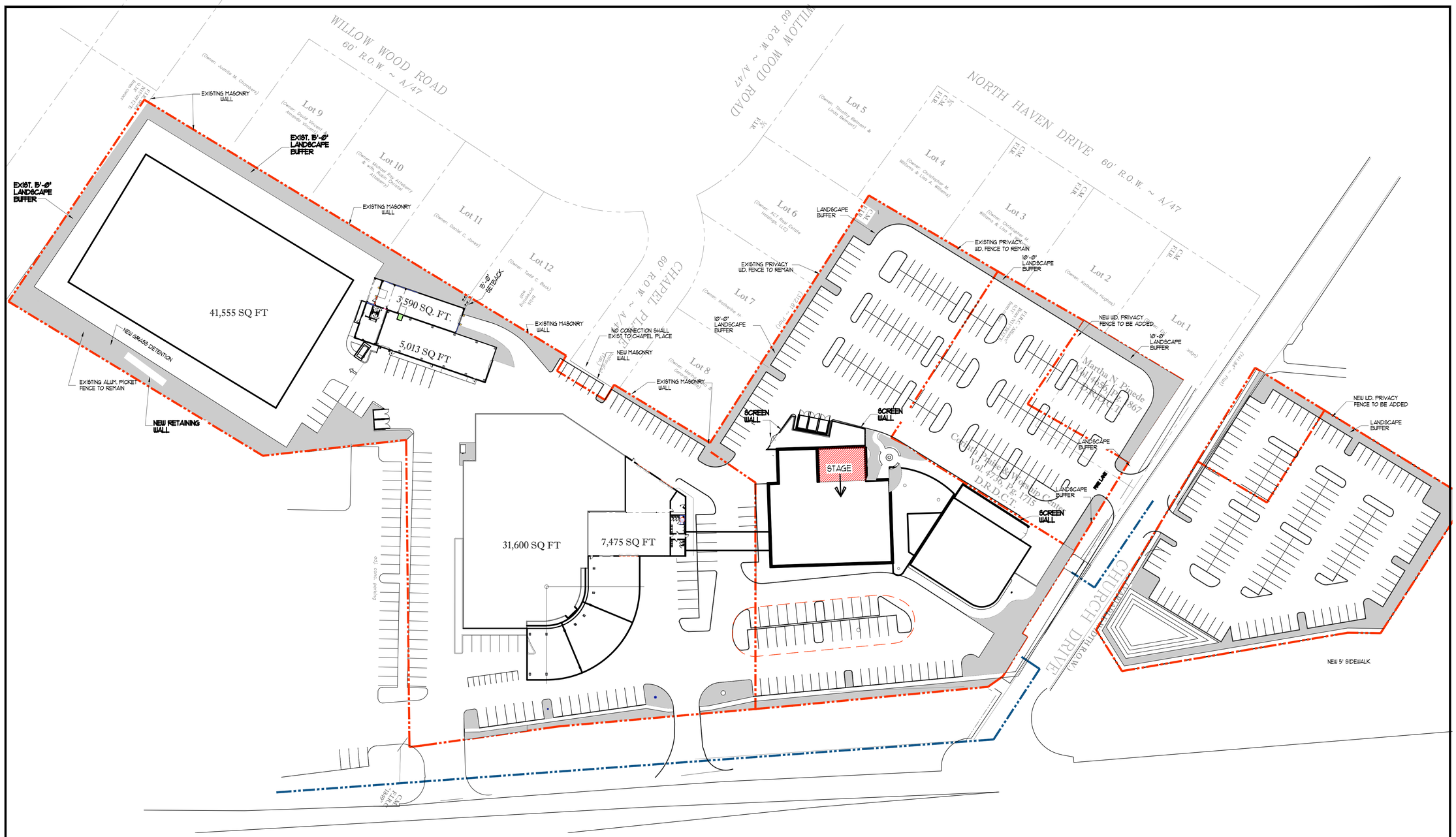
Content:
EXISTING SITE PLAN

Filename:
EAGLE HD

Date:
01-20-2023

Proj. no.
18060

Sheet:
DB-1



PROPOSED SITE

SCALE : 1" = 50'-0"

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18060

Sheet:
DB-2

ATTACHMENT 3:

APPLICANT DOCUMENT

AMERICAN EAGLE HARLEY DAVIDSON & WHEELER YARD

PLANNED DEVELOPMENT (PD) DESIGN STATEMENT & EXHIBITS

AMERICAN EAGLE HARLEY - DAVIDSON & THE WHEELER YARD

DESCRIPTION

ATTACHMENT 1 - PLANNED DEVELOPMENT DESIGN SATEMENT

EXHIBIT “A” - LEGAL DESCRIPTION PROPERTY ID: 38738

SURVEY ID: 111217

PERMANENT RIGHT OF WAY ID: 38892

EXHIBIT “B” - EXISTING SITE CONDITIONS

EXHIBIT “C” - CONCEPTUAL LANDSCAPE AND SCREENING PLAN

EXHIBIT “D” - PD CONCEPT PLAN

EXHIBIT “E” - EXTERIOR ELEVATIONS

EXHIBIT “F” - ARCHITECTURAL RENDERINGS

EXHIBIT “G” - PROPOSED SIGNAGE PACKAGE

CORINTH, TEXAS

CASE NO. ZAPD22-0006

ISSUED FOR:
PRESENTATION

PROJECT:
AMERICAN EAGLE
HARLEY DAVIDSON
& WHEELER YARD
5920 N Interstate 35, Corinth, TX 76210

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ATTACHMENT 1

CASE NO. ZAPD22-0006

PLANNED DEVELOPMENT DESIGN STATEMENT

AMERICAN EAGLE HARLEY DAVIDSON & WHEELER YARD

02-15-2023

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DS- 3	PD DESIGN STATEMENT (CONT.)
DS- 4	PD DESIGN STATEMENT (CONT.)
DS- 5	PD DESIGN STATEMENT (CONT.)
DS- 6	PD DESIGN STATEMENT (CONT.)
DS- 7	PD DESIGN STATEMENT (CONT.)
DS- 8	PD DESIGN STATEMENT (CONT.)
DS- 9	PD DESIGN STATEMENT (CONT.)

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ISSUED FOR:
PRESENTATION

PROJECT:
AMERICAN EAGLE
HARLEY DAVIDSON
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5920 N Interstate 35, Corinth, TX 76210

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DS-0

PD DESIGN STATEMENT
American Eagle Harley Davidson

SECTION 1 - OVERVIEW

A. PROJECT NAME/TITLE: American Eagle Harley Davidson

B. LIST OF OWNERS/DEVELOPERS:

- **Owner/Developer:** William & Donna Sullivan
- **Architect:** Michael Sofarelli
- **Engineer:** CCM Engineering

C. PROJECT ACREAGE AND LOCATION:

- **Tract 1 (Existing):** Property IDs: 583051, 222832, 161091; 8.27 acre
- **Tract 2 (New Addition):** Property ID: 38738; 0.86 acre
- **Tract 3 (New Addition):** Property ID: 111217; 1.41 acre
- **Tract 4 (New Addition):** Property ID: 38892; 0.26 acre
- **Tract 5 (New Addition)**: Property ID: 38742; 0.31 acre

D. PROJECT OVERVIEW:

- The purpose of this project is to add a restaurant & microbrewery, speak-easy, storage (as an accessory event space for the restaurant and events center), event pavilion with attached covered stage and 2nd level events space, new motorcycle showroom addition, new shade structures, a motorcycle driving classroom with motorcycle storage, a covered motorcycle driving course, various aesthetic features, and additional parking. The proposed new additions will provide the City of Corinth with a multipurpose entertainment and hospitality center that will be an asset to the city.
- A new restaurant of approximately 8,500 S.F. will be connected at the Northern end of the property South of Church Street. The restaurant will provide family dining with a "Brew-Pub" theme. This is a single-story structure with a modern barn imagery constructed out of steel and glass components.
- The former wedding hall will be demolished.
- A small event space above the brew pub will be as a "Speak-Easy". The purpose and function of the "Speak Easy" is a private event space served from the adjacent restaurant. This event space is an accessory meeting and dining space to the restaurant. The variety of spaces with different sizes and character will give the public a variety of experiences and opportunities to utilize the campus.
- A 2-Story open-air pavilion at the ground level of approximately 11,500 S.F. will be constructed north of the existing Harley showroom and attached to the southern portion of the proposed restaurant. The pavilion will house an enclosed stage area, covered spectator area, satellite bar and kitchen, restaurant dining, and children's play area on the ground floor. The second level will house a special event/meeting center of approximately 3,765 S.F. along with 5,370 S.F. covered mezzanine viewing area. The pavilion will be gathering place for dining, music venues, conferences, meetings, and special events with an adjacent restaurant servicing the public's needs.

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Date: 02-15-2023

Proj. no. 18060

Sheet: DS-1

- A used bike sales showroom of approximately 7,475 S.F. will be added to the North end of the existing Harley-Davidson service center. This addition will match the existing showroom structure and design.
- A shade structure of approximately 9,200 S.F. will be added across the front of the Harley-Davidson showroom. The shade structure is a steel canopy curved to match the geometry of the existing showroom. This will provide shade for motorcycle parking and motorcycle display.
- A covered walkway shade structure of approximately 1,100 S.F. will be added to provide shade and protection from weather while entering the facilities.
- The existing motorcycle driving course in the southwest corner of the site will be covered with a 41,555 S.F. steel roof structure and open-air sides providing protection from the elements. The structure itself will provide the platform for a solar farm.
- An indoor classroom and motorcycle storage of approximately 3,590 S.F. area will be added to the southern portion of the collision center. This addition will serve the motorcycle riding academy and match the existing building design.
- The existing dealership and storage buildings will remain in their current respective uses.

USE:	AREA (SF):
Restaurant/microbrewery	8,500 SF
New Showroom Addition	7,475 SF
Event Pavilion (Including Stage & Mezzanine Area) • **Stage and Green Room** • **2nd Floor Meeting Area** • **Mezzanine**	16,211 SF • 2385 SF • 3845 SF • 4000 SF
New Shade Structures	9,200 SF
New Storage	1,500 SF
Riding Academy Covered Course	41,555 SF
New Riding Academy Classroom	3,859 SF
Second Floor Meeting Area	3,765 SF
Covered Walkway	1,100 SF
Speak-Easy	1,200 SF

E. PROJECT DESCRIPTION:

- **WHY <u>BASE ZONING DISTRICT</u> WAS SELECTED:**
  i. The original Harley Davison "C-2" commercial zoning was selected for base zoning as it already includes most of the provisions needed for the existing business and proposed additional uses.
- **WHY THE NEW PD DISTRICT WILL LEAD TO EXCEPTIONAL QUALITY AND INNOVATION FOR THE PROPOSED DESIGN:**
  i. The new PD will allow for all proposed uses for the Harley Davison and Wheeler Yard Campus to be under one zoning while also allowing for the motorcycle sales and event center to be on separate parcels. See platting section of PD document and Exhibit "D" for further explanation.
  ii. The provisions allowed per this PD will allow for American Eagle Harley Davidson and Wheeler Yard to be an exciting new event center in the city of Corinth, capable of hosting a variety of different functions that will be a benefit to the community while

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HARLEY DAVIDSON
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also continuing to be courteous neighbors to the surrounding adjacent residential area.

SECTION 2 – PROJECT DESIGN

A. DEVELOPMENT REGULATIONS:

The following "Development Regulations" represent special development regulations, and specific departures or modifications, as well as waivers from the regulations outlined in Unified Development Code (UDC) in order to permit the unique design and afford flexibility and innovation of design that require certain departures from the "based zoning" regulations to create the project as presented in Exhibit C - PD Concept Plan and other associated plans. All departures from the UDC are as listed below:

1. **Permitted Use and Use Regulations.** UDC Section 2.07.03 shall apply, as well as all items listed below.

PERMITTED USES:

- Allow for inside and outside display and sale of motorcycles, parts, & general merchandise and a motorcycle service & repair shop.
- New addition to the existing main dealership showroom, to be used for motorcycle display and sale.
- Covered riding course building over Riding Academy Covered Course to be used to shield riders from the weather during training course with use of noise reducing materials and passive design methods as to limit noise pollution to adjacent residential area.
- Installation of solar panels on the covered riding course building.
- Use of the rear parking lot designated as "Riding Academy Covered Course" as a motorcycle training area and/or multi-use area between the hours of 8:00 A.M. and 9:00 P.M, Monday-Sunday.
- Additional permanent shade structures about the dealership entry on the site to be used as such.
- Pavilion with second level and mezzanine to be used for events, parking, and shade. Examples of potential events include concerts, farmers markets, festivals, movie screenings, weddings, car and bike shows. Stage will be insulated and partially enclosed to mitigate sound travel.
- Signage on all buildings, generally as illustrated on Exhibit E.
- Restaurant building(s) with microbrewery/pub, satellite serving kitchen, satellite bar, and speak easy event space.
- Additional classroom building(s) and motorcycle storage to be used for motorcycle driving instruction in conjunction with the covered riding course.
- Wooden fence with wooden support posts adjacent to the portion of the property that is bordering residential lots to the west and south to be used for screening.
- A large lighted motorcycle sculpture to be placed on roof of the existing Harley-Davidson facility OR the pavilion/restaurant addition, to be used for advertising/branding purposes as illustrated in Exhibit "G".
- Fuel storage tanks (not for public use/sale) are existing.
- Water cistern with logo/signage to be used for water harvesting and/or landmark purposes (not for public use, not for cell device use, on-site logo/signage only).

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- Additional off-premise parking on parcel with Property ID: 111217.
- Additional off-premise parking on parcel with Property ID: 38892.
- Additional adjacent parking on parcel with property ID: 38738
- Additional adjacent parking on parcel with property ID: 38742
- Additional meeting/conference room areas within the pavilion.
- Use of noise reducing materials and passive design methods as to limit noise pollution to adjacent residential area.
- 100’ maximum height for flagpoles.
- Electrical charging stations will remain.

2. **Dimensional Regulations.** UDC Section 2.08.04 shall apply except for the following:

   That Minimum Side-yard Setbacks to allow for 0’ Setbacks in all circumstances as defined in Table 1 below and illustrated in Exhibit “D”.
   Justification: 0’ side-yard setbacks are desired so as to place lot lines down the building line of two adjacent buildings. See **Platting** under **OTHER DEVELOPMENT CONSIDERATIONS** below for further justification. This setback deviation will only be applicable for between Parcels 1 and 2 for future separation. 10’ corner lot setbacks are desired so that city parking requirements can be met.

Table 1 – Dimensional Requirements

Regulation:	C-2 Base District:	2020 PD-26 Previous PD:	Proposed Dimensional Standards/Modifications:
Minimum Front Yard Setback	40’	80’	40’
Minimum Side Yard Setback: **Interior Lot**	0’/15’ adjoining residential	100’	0’/10’ adjoining residential
Corner Lot	10’/15’ adjoining residential	10’/15’ adjoining residential	10’/15’ adjoining residential/commercial
Minimum Rear Yard Setback	20’	28’	10’
Minimum Lot Area	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.
Maximum Density			
Minimum Lot Width:	175’	175’	175’
Minimum Lot Depth	120’	120’	120’
Minimum Floor Area			
Maximum Height (feet/stories)	2.5 stories/40’	30’	2.5 stories/40’
Maximum Building Area (all buildings)	50%	28%	50%
Other:			

3. **Accessory Building and Uses**. UDC Section 2.07.07 Accessory Building and Uses shall apply.

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4. **Landscaping Regulations.** Landscaping Regulations. UDC Section 2.09.01 Landscape Regulations shall apply, except as modified or departed below:

   Section 2.09.01.A.1.a.i.(a) – Modified: Landscape buffer width adjacent to Arterial Street, Freeway, or Expressway shall be modified from the required Twenty (20) feet to approximately Ten (10) feet on all parcels along the highway. Trees will be grouped in lieu of the linear placement requirement on the south two parcels.
   Justification: This minimal modification will allow: a) the Harley-Davidson dealership adequate space to install the designed front Canopy Shade structure and adequate front parking for both the Harley-Davidson dealership and the Wheeler Yard. b) This will allow space for the Corinth required highway sidewalk to be installed. c) The tree grouping is a regulation option and will allow visibility to the unique new structures.

   Section 2.09.01.A.1.a.i.(b) – Modified: Landscape buffer along the north parcel of Church Street will be reduced from the required Fifteen (15) feet to Ten (10) feet with no trees. Required screening will be applied.
   Justification: The buffer reduction will allow for a maximum, safer, and more efficient parking design. The tree requirement departure will allow for the city required sidewalk to be installed.

   Section 2.09.01.A.3.b – Modified: The required minimum Fifteen (15) foot wide landscaped edge for corner lots will be reduced to Ten (10) feet.
   Justification: The buffer reduction will allow for a maximum, safer, and more efficient parking design. The tree requirement departure will allow for the city required sidewalk to be installed.

   Section 2.09.01.A.6 – Modified: The Twenty (20) foot required landscape buffer will be modified to Ten (10) feet on lots 1 – 7, north side lot 8, and the west side or the north parking lot. The east side of lot 8 will be reduced to Five (5) feet.
   Justification: The buffer reduction will allow for a maximum, safer, and more efficient parking design. Existing trees with the modified buffer will remain.

5. **Tree Preservation**. UDC Section 2.09.03 Tree Preservation regulations shall apply.

6. **Vehicular Parking Regulations.** UDC Section 2.09.03. Vehicular Parking Regulations shall apply with the following modification or departure: Off-premise parking on parcels with ID 111217 and 38892.
   Justification: The off-premise parking lot will be used for overflow parking for events and to meet city parking regulation requirements. Existing fencing will be matched to maintain continuity with the existing neighborhood fencing while providing screening and sound mitigation for the proposed additions.

7. **Building Façade Material Standards**. UDC Section 2.09.04 Building Façade Material Standards shall apply with the following modifications:

   Wheeler Yard
   - The proposed roof is a sloped metal roof with a factory treated finish.
   - All roof top equipment will be concealed with a screening system.
   - Peaked roof system with overhangs

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Entry

- The building itself has multiple points of entry all of which are protected.
- The conditioned portion of the restaurant has a sheltered entry including a vestibule Façade.
- The building incorporates a “Tripartite” design composition using a metal skin composed of 3 different colors as illustrated in “Exhibit E”. This also includes the use of overhangs, visors, screening, glazing, and open areas providing views to the internal areas of the pavilion.
- Over-all the structure utilizes canopies, awnings, overhangs, peaked roofs, outdoor patios, display windows, landscaped seating areas, and exposed structural elements reinforcing the overall design flavor.

Justification: Maximum areas and length are exceeded with the use of informational and directional signage. This coincides with the multiple and various activities that take place on the property. The type and placement of the signage is meant to communicate the theme of the establishment which is very active and interactive

Showroom and Used Bike Expansion. UDC Section 2.09.06 Regulations shall apply with the following modifications:

Roof

- The existing showroom and used bike addition utilize a flat roof system with a parapet to screen all mechanical equipment.

Entry

- The entries into both areas utilize shade structures in conjunction with recessed doors including a vestibule into the main showroom.

Façade

- The facades for this area composed of a painted cementitious finish utilizing a tripartite color scheme.
- The facades of structure are layered behind shade covered walks including glazing.
  Justification: Maximum areas and length are exceeded with the use of informational and directional signage. This coincides with the multiple and various activities that take place on the property. The type and placement of the signage is meant to communicate the theme of the establishment which is very active and interactive

8. **Nonresidential Architectural Standards.** UDC Section 2.09.06 shall apply with the following modifications:
   - The proposed buildings do not include masonry or stone elements
   - The buildings do incorporate a “Tripartite” Building Design Composition throughout
   - The roof standards will be met as described in “Section H”
     Justification: The new buildings are carrying the “Tripartite” theme forward in keeping with the existing buildings that are currently displaying the three (3) horizontal bands of corporate colors.

9. **Residential Adjacency Standards.** UDC Section 2.09.05 Residential Adjacency Standards does not apply due to exemption B. Applicability, 3. “Non-residential uses adjacent to Interstate 35 shall be exempt from the residential adjacency standards.”

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10. **Screening of Outdoor Waste Storage for Nonresidential, Single-Family Attached, and Multi-Family Residential Properties.** UDC Section 4.02.13 shall apply.

    - Loading areas are concealed.
    - Trash receptacles are concealed.

11. **Lighting and Glare Regulations.** UDC Section 2.09.07. shall apply.

12. **Sign Regulations**. **UDC Section 4.01 Shall Apply With the Following Modification:**
    - All signs depicted in renderings shall be permitted per this PD. Reference Exhibit "G" for signage locations, type, and sizes.
      Justification: Maximum areas and length are exceeded with the use of informational and directional signage. This coincides with the multiple and various activities that take place on the property. The type and placement of the signage is meant to communicate the theme of the establishment which is very active and interactive. Greater flagpole visibility is desired to increase civic and national pride.

UDC 4.01 SIGNAGE CHART

SHOWROOM		
	ALLOWED	**PROPOSED**
MAX AREA	400 SQF.	1472 SQFT.
NO. OF SIGNS	1	6 EXISTING, 8 NEW
ATTACHED SIGN WIDTH	50% WIDTH = 153' 4"	164' 8"
PROTRUSION	18" MAX	LESS THAN 18"
MAXIMUM FLAGPOLE HEIGHT	35'	100'
WHEELER YARD		
	ALLOWED	**PROPOSED**
MAX AREA	400 SQF.	2447.3 SQFT.
NO. OF SIGNS	1	8 LOGO, 6 INFORMATIONAL, 1 MONUMENT
ATTACHED SIGN WIDTH	50% WIDTH = 250' 10"	142' 1"
PROTRUSION	18" MAX	LESS THAN 18"
RIDING ACADEMY/ COLLISION		
	ALLOWED	**PROPOSED**
MAX AREA	400 SQF.	479.65 SQFT.
NO. OF SIGNS	1	1 LOGO, 4 DIRECTIONAL
ATTACHED SIGN WIDTH	50% WIDTH = 74' 3"	100' 2"
PROTRUSION	18" MAX	LESS THAN 18"

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13. **Fence and Screening Regulations.** UDC Section 4.02.11.B and UDC Section 4.02.11.F shall be modified accordingly: Existing wood fencing to remain, additional wood fencing will be added to match existing where required. Existing fence to be repaired/replaced to match existing where necessary due to wear. All fencing described above will be to provide screening to adjacent residential area.
Justification: To mitigate harm to existing trees and residential property and to match existing residential fencing.

B. OTHER DEVELOPMENT CONSIDERATIONS:

1. **Phasing**. There will be no phasing for this site. Industry standard construction sequence methods may be applied.

2. **Platting**: Site will be subdivided by plat into three parcels. 1) The existing dealership, motorcycle showroom and riding course will exist on one parcel. 2) The restaurant, event center, stage, and additional two parking parcels will exist on a separate parcel. 3) The two proposed parking parcels north of Church will be platted into a single lot. (Exhibit "D")

3. **Impacts.**
   a. **Traffic Impact Assessment:** TIA can be completed upon request from city if necessary-.
   b. **Drainage/Stormwater Management:** Existing drainage patterns will be maintained.
   c. **Floodplain/Wetlands:** N/A
   d. **Detention required for sites over 1 acre:** Existing detention volume will be maintained. Additional detention will be provided for newly constructed impervious structures.
   e. **Utilities:** One domestic water tap and one fire tap will be installed for the restaurant/pavilion. One domestic water tap will be installed for the classroom addition. One domestic water tap will be installed for the speak-easy section of restaurant. One sewer tap will be installed for the restaurant/pavilion. One sewer tap will be installed for the classroom addition. One sewer tap will be installed for the speak-easy section of restaurant. Existing Oncor on-site facilities are to be moved off from the proposed building pads into a new easement, to be approved by Oncor.

SECTION 3 - BACKGROUND INFORMATION

A. **EXISTING SITE CONDITIONS.**
The site is currently an existing Harley Davidson dealership, with three existing commercially zoned parcels being incorporated into the site per this PD. (**Reference Exhibit B - Existing Site Conditions)**

Existing Conditions:
- Street boundaries: Church Dr. and i35E frontage road.
- Surrounding properties: Adjacent properties and residential, zoned SF-2 and SF-3.
- Tree cover/Wetlands/Streams/Floodplain: There are scattered trees throughout the site. There is not a 100- year flood plain/WOUS on site.
- Drainage: There is an existing detention area in the Riding Academy Covered Course parking lot to the south. The lots of north of Church St. drain to existing street inlets.
- Existing easements: There is an existing 24' fire lane and utility easements on site that is to be maintained.

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- Existing lift stations/pump stations/etc.: None.
- Existing signage/buildings/etc.: Some existing commercially based signage. See list of existing buildings below:
  - Harley Davidson Showroom (to remain)
  - Wedding venue building (to be removed)
  - Existing collision center to remain.
- Existing site access
  - Harley Davidson: Two existing drives off of i35E frontage road.
  - Commercial tracts (south of Church Dr.): Four existing driveways on Church Dr.
  - Commercial tract (north of Church Dr.): No existing driveways.
  - Postage Stamp Lot (Abandoned Telecommunications building; north of Church Dr.): One existing driveway.
- Other: Current Riding Course parking lot to south also serves as a motorcycle training driving course.

B. **CURRENT ZONING.**
The tracts are currently zoned PD-26 with base zoning C-2, which permits a range of uses by right including among automobile sales, restaurant use, food-truck use, outside display, and outside storage.

C. **FUTURE LAND USE.** The site is intended to be a multi-use sales and event center. The site will hold onto to the existing motorcycle sales and riding course uses, while adding a restaurant, microbrewery, speak easy (as part of the restaurant), event pavilion, covered riding course, and meeting center. The campus will be capable of hosting a wide variety of different exciting events for the Corinth community while also continuing to be a friendly and respectful neighbor to the adjacent residential area.

SECTION 4 - SUPPORTING APPLICATION DOCUMENTS

Exhibit A – Legal description

A. Exhibit B – Existing Site Conditions
B. Exhibit C – Conceptual Landscape Design
C. Exhibit D – PD Concept Plan
D. Exhibit E – Exterior Elevations
E. Exhibit F –Architectural Renderings
F. Exhibit G – Proposed Signage Package

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A revised Legal Description for the entire property to be rezoned is needed to delineate the area of the northern tract and the area of the southern tract for inclusion in the final approved PD Ordinance.

EXHIBIT "A"

CASE NO. ZAPD22-0006

LEGAL DESCRIPTION

PROPERTY ID: 38738

AMERICAN EAGLE HARLEY DAVIDSON & WHEELER YARD

02-15-2023

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LD- 1	LEGAL DESCRIPTION
LD- 2	LEGAL DESCRIPTION (CONT.)
LD- 3	LEGAL DESCRIPTION (CONT.)
LD- 4	LEGAL DESCRIPTION (CONT.)
LD- 5	OFF-SITE PARKING (CONT.)

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EXHIBIT A
Metes and Bounds Description

FIELD NOTE DESCRIPTION
9.395 Acre Tract

BEING 9.395 acres out of the J.B. Thedford Survey, Abstract Number 1308, City of Corinth, Denton County, Texas, all of a tract of land conveyed to 2-10 Properties, LLC by deed recorded in Instrument Number 201544912, Deed Records, Denton County, Texas, also being all of Lot 1R, Happily Ever After Addition, an addition to the City of Corinth, as recorded in Cabinet R, Page 351, Plat Records, Denton County, Texas and being a portion of Lot 1, Block 1, Harley Davidson - Corinth Addition, an addition to the City of Corinth, as recorded in Cabinet Y, Page 212, Plat Records, Denton County, Texas, and being more particularly described by metes and bounds as follows: (Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.000150630):

BEGINNING at a 1/2 inch iron rod with cap stamped, "Britton & Crawford" found for the northwest corner of the herein described tract, same being the southwest corner of a tract of land described by deed to the City of Corinth, as recorded under Instrument Number 2008-118301, D.R.D.C.T, said point also being in the present south line of Church Drive;

THENCE North 89 degrees 40 minutes 20 seconds East with the north line of said 2-10 Properties, with the south right of way line of Church Drive (Variable Width Right of Way) a distance of 49.56 feet to a "TX DOT" monument found for a corner at the intersection of said Church Drive and Interstate Highway 35E (Variable Width Right of Way);

THENCE South 67 degrees 11 minutes 49 seconds East with said intersection, a distance of 19.45 feet to a "TX DOT" monument found for corner on the west right of way line of said Interstate Highway 35E;

THENCE South 37 degrees 30 minutes 51 seconds East with the west right of way of said Interstate Highway 35E, same being the east line of said 2-10 Properties tract, a distance of 210.18 feet to a 1/2 inch rebar found for corner;

THENCE South 37 degrees 13 minutes 50 seconds East with the west right of way line of said Interstate Highway 35E tract, same being the east line of said 2-10 Properties tract, a distance of 36.46 feet to a "TX DOT" monument found for the southeast corner of said 2-10 Properties tract, same being the northeast corner of said Lot 1, and being the westernmost corner of a tract of land known as "Parcel 33" as described in Exhibit Prepared by Surveying and Mapping Inc, dated February 3, 2012, (Job Number 29036E-08);

THENCE South 37 degrees 03 minutes 46 seconds East with the west right of way line of said Interstate Highway 35E, same being the northeast line of said Lot 1 and being the south line of a tract of land known as "Parcel 33" as described in Exhibit Prepared by Surveying and Mapping

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Inc, dated February 3, 2012, (Job Number 29036E-08), a distance of 213.75 feet to a 1/2 inch rebar capped "ASC" set for corner;

THENCE South 39 degrees 57 minutes 54 seconds East with the west right of way line of said Interstate Highway 35E, same being the northeast line of said Lot 1, a distance of 150.05 feet to a 1/2 inch rebar capped "ASC" set for corner;

THENCE South 38 degrees 26 minutes 15 seconds East, with the west right of way line of said Interstate Highway 35E, same being the northeast line of said Lot 1, a distance of 12.07 feet to a 1/2 inch rebar capped "ASC" set for the northernmost east corner of said Lot 1, also being a point on the northwest line of Lot 1, Block A DATCU - Corinth, an addition to the City of Corinth, as recorded in Instrument Number 2015-021, Plat Records, Denton County, Texas and being the southeast corner of a tract of land known as "Parcel 33" as described in Exhibit Prepared by Surveying and Mapping Inc, dated February 3, 2012, (Job Number 29036E-08);

THENCE South 57 degrees 22 minutes 52 seconds West departing the west right of way line of said Interstate Highway 35E, with the northwest line of said second referenced Lot 1, a distance of 328.67 feet to a 1/2 inch rebar capped "Isbell" found for an interior "ell" corner of said first referenced Lot 1, same being an interior "ell" corner of said second referenced Lot 1;

THENCE South 38 degrees 20 minutes 22 seconds East with a west line of said second referenced Lot 1, same being an east line of said first referenced Lot 1, a distance of 154.21 feet to a 1/2 inch rebar capped "Isbell" found for an interior "ell" corner of said first and second referenced Lot 1;

THENCE South 00 degrees 46 minutes 14 seconds East with the southwest line of said second referenced Lot 1, same being the southeastern line of said first referenced Lot 1, a distance of 318.36 feet to a 1/2 inch rebar capped "Isbell" found for the southeast corner of said first referenced Lot 1, same being the southwest corner of said second referenced Lot 1, also lying on the north line of Lot 4, Block 4 of Corinth Shore Estates, an addition to the City of Corinth, as recorded in Cabinet A, Page 47, Plat records, Denton County, Texas;

THENCE North 88 degrees 04 minutes 34 seconds West with the south line of said first referenced Lot 1, with the north line of Block 4 of said Corinth Shore Estates, a distance of 260.29 feet to a point for the southwest corner of said first referenced Lot 1 from which a 1/2 inch rebar bears North 15 degrees 49 minutes 12 seconds East, 0.38 feet;

THENCE North 00 degrees 45 minutes 34 seconds West with the east line of said Block 4, same being the southern most east line of said first referenced Lot 1, a distance of 527.95 feet to a 1/2 inch rebar capped "ASC" set for corner lying on the south right of way line of Chapel Place (60 foot right of way);

THENCE North 89 degrees 14 minutes 26 seconds East with the south right of way line of said Chapel Place a distance of 19.00 feet to an "X" set in concrete for corner;

THENCE North 00 degrees 45 minutes 34 seconds West with the east right of way line of said Chapel Place, a distance of 60.07 feet to an "X" set in concrete for corner;

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ISSUED FOR:
PRESENTATION

PROJECT:
AMERICAN EAGLE
HARLEY DAVIDSON
& WHEELER YARD
5920 N Interstate 35, Corinth, TX 76210

SOFARELLI & ASSOCIATES ARCHITECTURE
MICHAEL F. SOFARELLI JR. A.I.A.
6365 142nd AVENUE NORTH
CLEARWATER, FLORIDA 33760 P. 727-530-3535
EMAIL : sofarell@verizon.net

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THENCE South 89 degrees 14 minutes 26 seconds West with the north right of way line of said Chapel Place, a distance of 19.00 feet to a 1/2 inch rebar capped "ASC" set for the southeast corner of Lot 8, Block 5, Corinth Shores Estates, an addition to the City of Corinth, Denton County, Texas as recorded in Cabinet A, Page 47, Plat Records, Denton County, Texas;

THENCE North 00 degrees 45 minutes 34 seconds West departing the north right of way line of said Chapel Place, with the east line of said Lot 8, a distance of 119.97 feet to a 1/2 inch rebar capped "ASC" set for the north east corner of said Lot 8, same being the southeast corner of said Lot 1R, and lying on the west line of said first referenced Lot 1;

THENCE North 89 degrees 19 minutes 22 seconds West departing the west line of said first referenced Lot 1, with the most southern north line of said Block 5, with the south line of said Lot 1R, a distance of 314.67 feet to a 1/2 inch rebar found for the southwest corner of said Lot 1R, same being the north west corner of Lot 6, Block 5 of said Corinth Shores Estates, and lying on the east line of Lot 4, Block 5 of said Corinth Shores Estates;

THENCE North 01 degrees 31 minutes 54 seconds West with the west line of said Lot 1R, same being the east line of said Block 5, a distance of 160.11 feet to a point for the southernmost northwest corner of said Lot 1R, also being a point on the east line of Lot 3, Block 5 of said Corinth Shores Estates, and being the southwest corner of a tract of land conveyed to Corinth Praise and Worship Center, as recorded by deed in Volume 4736, Page 1715, Deed Records, Denton County, Texas, from which a 1/2 inch rebar capped "ALLIANCE" bears North 11 degrees 58 minutes 12 seconds East, a distance of 0.51 feet;

THENCE North 01 degrees 37 minutes 08 seconds West along a west line of 9.395 acre tract, a distance of 108.17 along a western line of said 9.395 acre tract.

THENCE N 00°04’44” E 124.51 feet with said east line of said Block 5 to an iron rod found for corner in the south line of Church Drive, a public roadway having a right-of-way of 50.0 feet, the northeast corner of Lot 1, Block 5 of Corinth Shores Estates, an addition to the City of Corinth, Denton County, Texas according to the plat thereof recorded in Volume 2, Page 108, Plat Records, Denton County, Texas bears S 00°04’44” W, 3.20 feet; to the most northwest north corner of said 9.395 acre tract.

THENCE S 88°26’44” W, 104.85 feet with said south line of said Church Drive to an iron rod found for corner, said point being the most northerly northwest corner of that certain tract of land conveyed by deed rom Joann Aylor and Wayne Robertson to 2977, Real Property Records, Denton County, Texas;

THENCE north 89 degrees 45 minutes 42 seconds east along said south line and a north line of said 9.395 acre tract, a distance of 111.52 feet to the northeast corner of said 9.395 acre tract;

THENCE South 89 degrees 41 minutes 31 seconds East with the south right of way line of said Church Street, with the north line of said Lot 1R, a distance of 104.98 feet to a 1/2 inch rebar capped "ASC" set for the northeast corner of said Lot 1R;

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HARLEY DAVIDSON
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5920 N Interstate 35, Corinth, TX 76210

SOFARELLI & ASSOCIATES ARCHITECTURE
MICHAEL F. SOFARELLI JR. A.I.A.
6365 142nd AVENUE NORTH
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THENCE North 00 degrees 05 minutes 39 seconds West with the south right of way line of said Church Street, same being with the west line of said 2-10 Properties tract, a distance of 6.71 feet to **THE POINT OF BEGINNING** and containing 360,131.48 square feet or 9.395 acres of land, more or less.

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18060

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DESCRIPTION FOR ZONING PURPOSES ONLY:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J.B. THETFORD SURVEY ABSTRACT NUMBER 1308, CITY OF CORINTH, DENTON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.671 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WU, MIN-SHENG, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN MOST NORTHWEST CORNER OF SAID 1.671 ACRE TRACT.

THENCE SOUTH 0 DEGREES 08 MINUTES 07 SECONDS WEST ALONG SAID WEST LINE OF SAID 1.408 ACRE TRACT, A DISTANCE OF 179.82 FEET TO THE SOUTHWEST CORNER OF SAID 1.671 ACRE TRACT;

THENCE SOUTH 0 DEGREES 05 MINUTES 36 SECONDS WEST ALONG THE WEST LINE OF SAID 1.671 ACRE TRACT, A DISTANCE OF 87.06 FEET ALONG SAID 0.263 ACRES OF LAND.

THENCE SOUTH 89 DEGREES 49 MINUTES 28 SECONDS EAST A DISTANCE OF 117.58 FEET TO THE SOUTHWEST CORNER OF SAID 0.263 ACRE TRACT;

THENCE NORTH 89 DEGREES 37 MINUTES 51 SECONDS EAST A DISTANCE OF 210.38 FEET TO THE SOUTHEAST CORNER OF SAID 1.671 ACRE TRACT;

THENCE NORTH 26 DEGREES 33 MINUTES 04 SECONDS EAST A DISTANCE OF 52.20 FEET;

THENCE NORTH 41 DEGREES 04 MINUTES 10 SECONDS WEST ALONG THE EAST LINE OF SAID 1.671 ACRE TRACT, A DISTANCE OF 245.25 FEET;

THENCE NORTH 30 DEGREES 32 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF SAID 1.671 ACRE TRACT, A DISTANCE OF 34.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.671 ACRES OF LAND.

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ISSUED FOR:
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PROJECT:
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HARLEY DAVIDSON
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5920 N Interstate 35, Corinth, TX 76210

SOFARELLI & ASSOCIATES ARCHITECTURE
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CASE NO. ZAPD22-0006

SURVEY ID: 111217

AMERICAN EAGLE HARLEY DAVIDSON & WHEELER YARD

02-15-2023

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ISSUED FOR:
PRESENTATION

PROJECT:
AMERICAN EAGLE
HARLEY DAVIDSON
& WHEELER YARD
5920 N Interstate 35, Corinth, TX 76210

SOFARELLI & ASSOCIATES ARCHITECTURE
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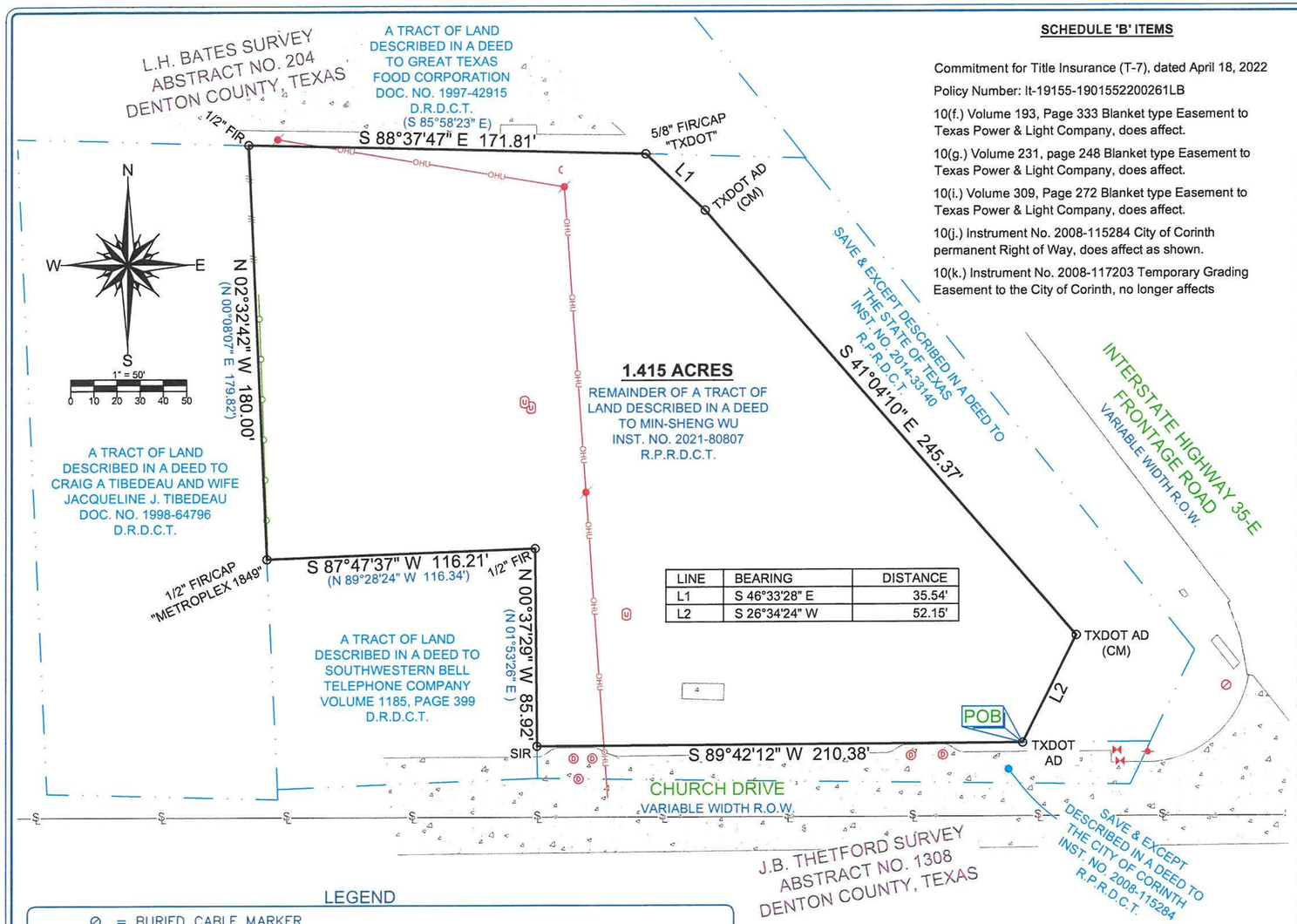

LINE	BEARING	DISTANCE
L1	S 46°33'28" E	35.54'
L2	S 26°34'24" W	52.15'

LEGEND

⊘	= BURIED CABLE MARKER		
	= POWER POLE	CM	= CONTROLING MONUMENT
c	= GUY WIRE	(	= PLAT OR DEED CALL
Ⓓ	= STORM DRAIN MANHOLE	POB	= POINT OF BEGINNING
Ⓤ	= UNIDENTIFIED UTILITY	——℄——	= SURVEY LINE
	= FIRE HYDRANT	——///——///——	= WOOD FENCE
	= WATER VALVE	—○—○—○—	= CHAIN LINK FENCE
R.O.W.	= RIGHT-OF-WAY	——OHU——	= OVER-HEAD UTILITIES
FIR	= FOUND IRON ROD		= ASPHALT
FIR/CAP	= FOUND IRON ROD W/CAPPED		
SIR	= SET IRON ROD W/CAPPED		= CONCRETE
AD	= ALUMINUM DISK		

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of Corinth, Community Number 481143, effective date 4-18-2011, and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 389 H of said map.

SURVEYORS CERTIFICATION

Certified to Fidelity National Title Insurance Company, Lawyers Title - Dallas, (GF# It-19155-1901552200261LB), Min-Sheng Wu; 2-10 Properties, LLC;

This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 05-05-2022, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. There are no apparent encroachments, intrusions or protrusions except as shown hereon.

5-12-22

STATE OF TEXAS
REGISTERED
KENNETH A ZOLLINGER
5312
PROFESSIONAL
LAND SURVEYOR

SCHEDULE 'B' ITEMS

Commitment for Title Insurance (T-7), dated April 18, 2022

Policy Number: It-19155-1901552200261LB

10(f.) Volume 193, Page 333 Blanket type Easement to Texas Power & Light Company, does affect.

10(g.) Volume 231, page 248 Blanket type Easement to Texas Power & Light Company, does affect.

10(i.) Volume 309, Page 272 Blanket type Easement to Texas Power & Light Company, does affect.

10(j.) Instrument No. 2008-115284 City of Corinth permanent Right of Way, does affect as shown.

10(k.) Instrument No. 2008-117203 Temporary Grading Easement to the City of Corinth, no longer affects

TO ALL PARTIES DIRECTLY INTERESTED IN THE PREMISES SURVEYED

I have this date directed a careful and accurate survey made on the grounds of the property located at Interstate 35 and Church Drive in the City of Corinth, Denton County, Texas;

All that certain tract of land situated in the L.H. Bates Survey, Abstract Number 204, Denton County, Texas, being the remainder of that tract of land described in a deed to Min-Sheng Wu as recorded in Instrument number 2021-80807 of the Real Property Records of Denton County, Texas, and being more particularly described by metes & bounds as follows:

BEGINNING at a found Texas Department of Transportation (TxDOT) aluminum disk in said Min-Sheng Wu tract on the North boundary line of a Save & Except described in a deed to The City of Corinth as recorded in Instrument Number 2008-115284 of the Real Property Records of Denton County, Texas, marking the Southerly Southeast corner of this herein described subject tract and the Southerly Southwest corner of a Save & Except described in a deed to The State of Texas as recorded in Instrument Number 2014-33140 of the Real Property Records of Denton County, Texas;

THENCE across said Nin-Sheng Wu tract along the North boundary line of said City of Corinth Save & Except South 89 degrees 42 minutes 12 seconds West, a distance of 210.38 feet to a 1/2" iron rod w/cap stamped "KAZ" set on a common line of said Min-Sheng Wu tract and the West boundary line of a tract of land described in a deed to Southwestern Bell Telephone Company as recorded in Volume 1185, Page 399 of the Deed Records of Denton County, Texas marking the Northwest corner of said City of Corinth Save & Except;

THENCE with the common line of said Min-Sheng Wu tract North 00 degrees 37 minutes 29 seconds West a distance of 85.92 feet to a 1/2" iron rod found marking an angle point of said Min-Sheng Wu tract and the Northeast corner of said Southwestern Bell Telephone Company tract;

THENCE with the common line of said Min-Sheng Wu tract
South 87 degrees 47 minutes 37 seconds West a distance of 116.21 feet to a 1/2" iron rod found w/cap stamped "METROPLEX 1849" on the East boundary line of a tract of land described in a deed to Craig A. Tibedeau and wife, Jacqueline J. Tibedeau as recorded in Document Number 1998-64796 of the Deed Records of Denton County, Texas, marking the Westerly Southwest corner of said Min-Sheng Wu tract and the Northwest corner of said Southwestern Bell Telephone Company tract;

THENCE with the West property line of said Min-Sheng Wu tract North 02 degrees 32 minutes 42 seconds West a distance of 180.00 feet to a 1/2" iron rod found on the South property line of a tract of land described in a deed to Great Texas Food Corporation as recorded in Document Number 1997-42915 of the Deed Records of Denton County, Texas, marking the Northwest corner of said Min-Sheng Wu tract and the Northeast corner of said Tibedeau tract;

THENCE with the North property line of said Min-Sheng Wu tract and the South property line of said Great Texas Food Corporation tract South 88 degrees 37 minutes 47 seconds East a distance of 171.81 feet to a 5/8" iron rod w/cap stamped "TxDOT" found on the North property line of same and the South property line of same marking the Northwest corner of said State of Texas Save & Except.

THENCE across said Min-Sheng Wu tract along the West boundary line of said State of Texas Save & Except as follows:

South 46 degrees 33 minutes 28 seconds East a distance of 35.54 feet to a found TxDOT aluminum disk;

South 41 degrees 04 minutes 10 seconds East a distance of 245.37 feet to a found TxDOT aluminum disk;

South 26 degrees 34 minutes 24 seconds West a distance of 52.15 feet to the POINT OF BEGINNING and containing 1.415 acres of land, more or less.

TITLE COMPANY

Lawyers Title
INSURANCE CORPORATION

KAZ SURVEYING
TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 220270
DRAWN BY: DJJ
DATE: 05-11-2022
R.P.L.S.
KENNETH A. ZOLLINGER

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ISSUED FOR:
PRESENTATION

PROJECT:
AMERICAN EAGLE
HARLEY DAVIDSON
& WHEELER YARD
5920 N Interstate 35, Corinth, TX 76210

SAVA
SOFARELLI & ASSOCIATES ARCHITECTURE
MICHAEL F. SOFARELLI JR. A.I.A.
6395 142nd AVENUE NORTH
CLEARWATER, FLORIDA 33760 P. 727-530-3535
EMAIL : sofarell@verizon.net

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CASE NO. ZAPD22-0006

PERMANENT RIGHT OF WAY ID: 38892

AMERICAN EAGLE HARLEY DAVIDSON & WHEELER YARD

02-15-2023

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PR- 3	PERMANENT RIGHT OF WAY CONT.
PR- 4	PERMANENT RIGHT OF WAY CONT.
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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

CITY OF CORINTH
PERMANENT RIGHT-OF-WAY

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF DENTON

THAT, **SOUTHWESTERN BELL TELEPHONE COMPANY**, acting by and through the undersigned, their duly authorized representative, of the County of Denton, State of Texas, for and in consideration of ONE DOLLAR, and other good and valuable considerations paid by the City of Corinth, a municipal corporation of Denton County, Texas, receipt of which is hereby acknowledged, does hereby grant, bargain and convey to said City, its successors and assigns, **FEE SIMPLE TITLE TO** a permanent right-of-way and the right to construct, reconstruct and perpetually maintain a public street and/or drainage facilities and utilities, together with all necessary appurtenances thereto, and with the right and privilege at any and all times, to enter said premises, or any part thereof, as is necessary to the proper use of any other right granted herein, and for the purpose of constructing, reconstructing and maintaining said public street and/or drainage facilities and utilities, and for making connections therewith, in, upon and across that certain tract or parcel of land in Denton County, Texas, being described as follows:

EXHIBITS "A" and "B", attached hereto and made a part hereto.

Grantee acknowledges that it has been given the opportunity to make a full and complete investigation and inspection of the land conveyed hereunder. Grantee expressly acknowledges that the land conveyed hereunder is being purchased "AS IS", "WHERE IS" and "WITH ALL FAULTS", latent and patent. Grantee acknowledges that Grantor has no duty, responsibility or obligation whatsoever to volunteer to Grantee information about the land conveyed hereunder. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, GRANTOR HAS NOT AND WILL NOT, AND HEREBY EXPRESSLY DISCLAIMS ANY WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WITH RESPECT OR RELATING TO THE TITLE TO THE LAND CONVEYED HEREUNDER OR RELATING TO THE CONDITION OF THE LAND CONVEYED HEREUNDER INCLUDING WITHOUT LIMITATION, IMPLIED WARRANTIES OR MERCHANTABILITY, HABITABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Grantee expressly acknowledges that (i) it is not authorized to rely, has not relied, and will not rely on any representation, statement or warranty of Grantor, or of any agent, or representative, or broker of Grantor, not expressly set forth herein, and (ii) Grantor has not agreed to perform any work on or about the land conveyed hereunder as a condition to Grantee's purchase of same. Grantor makes no representations, warranties, or indemnities for any claim, condition or liability arising

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before or after this Agreement pursuant to, or arising under, any federal, state or local law, rule or ordinance including, but not limited to, those relating to the protection of the environment including, but not limited to, CERCLA and RCRA.

Grantor hereby grants, sells, and conveys said property, for the purposes herein set forth, to have and to hold it to Grantee, Grantee's heirs, successors and assigns forever, without express or implied warranty

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantors reserve all of the oil, gas and other minerals in and under the land herein conveyed but waive all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein and thereunder.

WITNESS MY HAND, this the 3rd day of December, 2008.

SOUTHWESTERN BELL TELEPHONE COMPANY

By: J. Stephen Sunoby

Its: J. Stephen Sunoby
Director-R.E. Strategy & Planning

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STATE OF TEXAS §
BEXAR §
COUNTY OF ~~DENTON~~ §

BEFORE ME, the undersigned authority in and for BEXAR County, Texas, on this day personally appeared J. STEPHEN SUNOBY, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is the Director - R.E. Strategy + Planning of Southwestern Bell Telephone Co. and that he/she is authorized by said corporation to execute the foregoing instrument as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3 day of DECEMBER, 2008.

Cheryl M. Gray
Notary Public in and for the State of Texas

CHERYL M. GRAY
Notary Public, State of Texas
My Commission Expires
August 25, 2012

Cheryl M. Gray
Type or Print Notary's Name

My Commission Expires:

08-25-2012

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02-15-2023

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EXHIBIT "A"
PERMANENT RIGHT-OF-WAY
LEGAL DESCRIPTION

BEING 0.040 acre of land located in the L. H. BATES SURVEY, Abstract No. 204, Corinth, Denton County, Texas, and being a portion of the tract of land conveyed to Southwestern Bell Telephone Co., by the deed recorded in Volume 1185, Page 399 of the Deed Records of Denton County, Texas. Said 0.040 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at ½" iron rod found at the Southwest corner of said Telephone Company Tract, and said POINT OF BEGINNING also lying in the existing North right-of-way line of Church Street;

THENCE N 02° 32' 08" W 17.39 feet, along the West boundary line of said Telephone Company Tract, to a ½" iron rod stamped "Brittain & Crawford" set in the new North right-of-way line of said Church Street;

THENCE N 89° 39' 17" E 113.41 feet, along the new North right-of-way line of said Church Street, to a ½" iron rod stamped "Brittain & Crawford" set in the East boundary line of said Telephone Company Tract;

THENCE S 00° 39' 08" E 13.65 feet, along the East boundary line of said Telephone Company Tract, to a ½" iron rod found at the Southeast corner of said Telephone Company Tract;

THENCE S 87° 45' 38" W 112.88 feet, along the South boundary line of said Telephone Company Tract, and the existing North right-of-way line of said Church Street, to the POINT OF BEGINNING, containing 0.040 acre (1,756 square feet) of land.

d/lgl/FNCHURCH/RCW14

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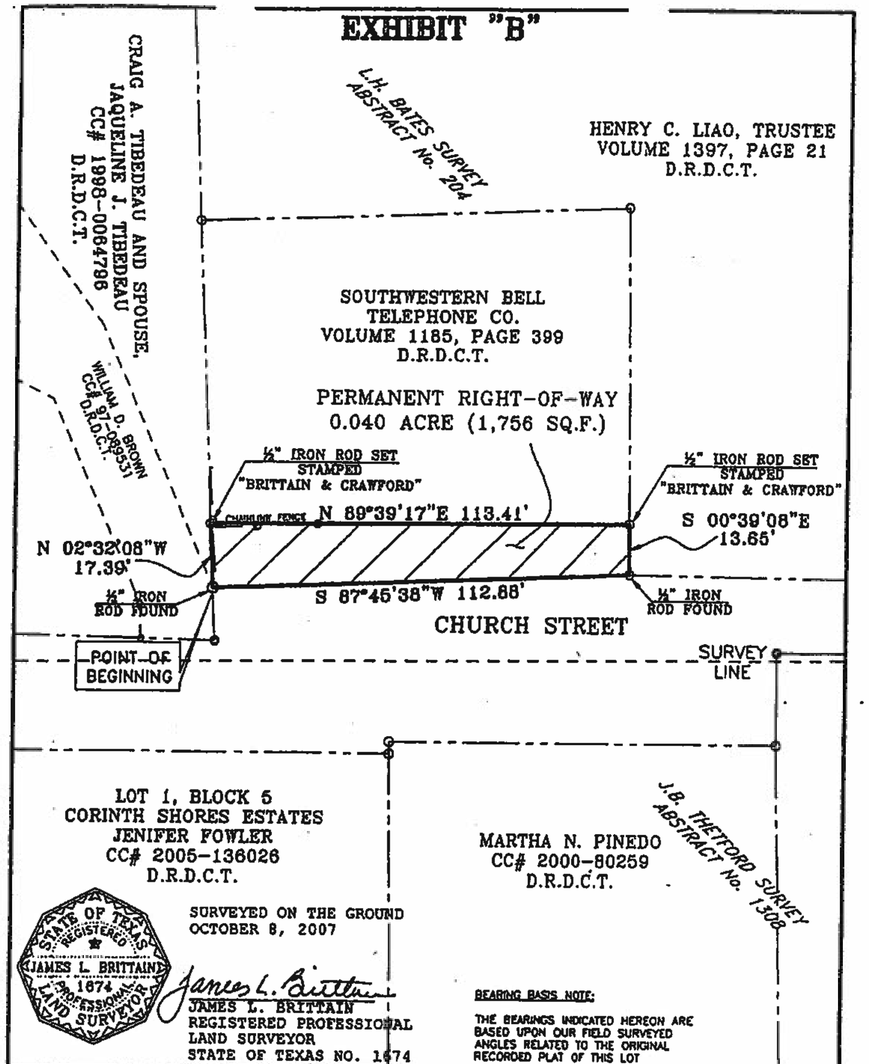
EXHIBIT "B"



STATE OF TEXAS
REGISTERED
JAMES L. BRITTAIN
1674
PROFESSIONAL
LAND SURVEYOR

SURVEYED ON THE GROUND
OCTOBER 8, 2007

James L. Brittain
JAMES L. BRITTAIN
REGISTERED PROFESSIONAL
LAND SURVEYOR
STATE OF TEXAS NO. 1674

BEARING BASIS NOTE:

THE BEARINGS INDICATED HEREON ARE BASED UPON OUR FIELD SURVEYED ANGLES RELATED TO THE ORIGINAL RECORDED PLAT OF THIS LOT

CORINTH
Gateway to Success

CORINTH, TEXAS

3300 CORINTH PARKWAY
CORINTH, TEXAS 76208
(940) 498-3200

CHURCH STREET IMPROVEMENT PROJECT
CORINTH, DENTON COUNTY, TEXAS

BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
(817) 926-0211 – METRO (817) 429-5112
FAX No. (817) 926-9347
P.O. BOX 11374 • 3808 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com

PERMANENT RIGHT-OF-WAY
0.040 ACRE OF LAND
LOCATED IN THE L.H. BATES SURVEY
ABSTRACT No. 204, CORINTH,
DENTON COUNTY, TEXAS

NORTH

SCALE 1"=30'

(CRC) C:\SU\FN_CHURCH\ROW14\CRD\DWG.

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ISSUED FOR:
PRESENTATION

PROJECT:
AMERICAN EAGLE
HARLEY DAVIDSON
& WHEELER YARD
5920 N Interstate 35, Corinth, TX 76210

SOFARELLI & ASSOCIATES ARCHITECTURE
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EXHIBIT "B"

CASE NO. ZAPD22-0006

EXISTING SITE CONDITION

AMERICAN EAGLE HARLEY DAVIDSON & WHEELER YARD

02-15-2022

INDEX	
ES-0	COVER PAGE
ES-1	EXISTING SITE CONDITIONS

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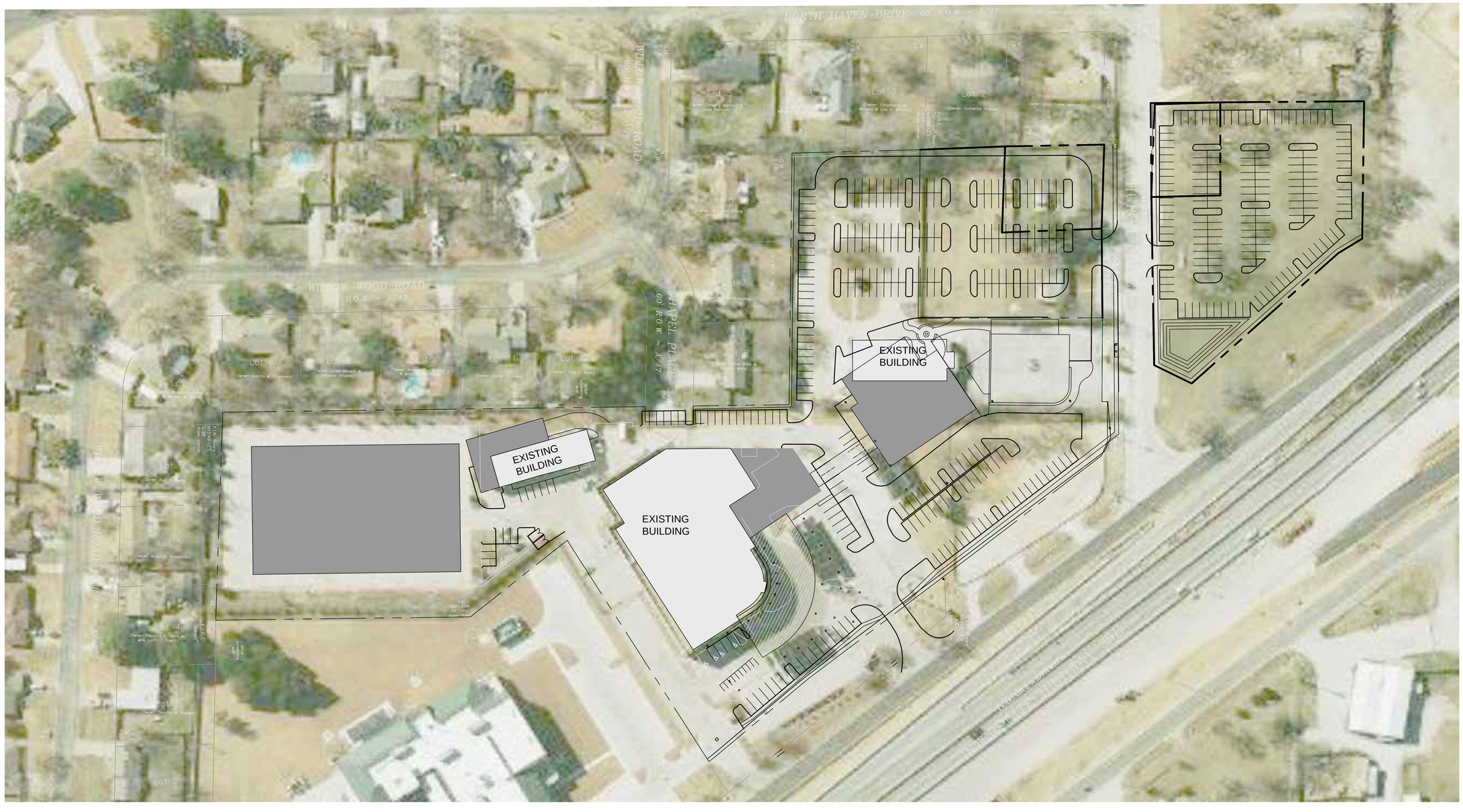

W
S N
E

GRAPHIC SCALE

0 30 60 120

SCALE: 1" = 60'

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EXHIBIT “C”

CASE NO. ZAPD22-0006

CONCEPTUAL LANDSCAPE AND SCREENING PLAN

AMERICAN EAGLE HARLEY DAVIDSON & WHEELER YARD

02-15-2023

INDEX	
CL-0	COVER PAGE
CL-1	TREE PRESERVATION PLAN
CL-2	CONCEPTUAL LANDSCAPE PLAN

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HARLEY DAVIDSON
& WHEELER YARD
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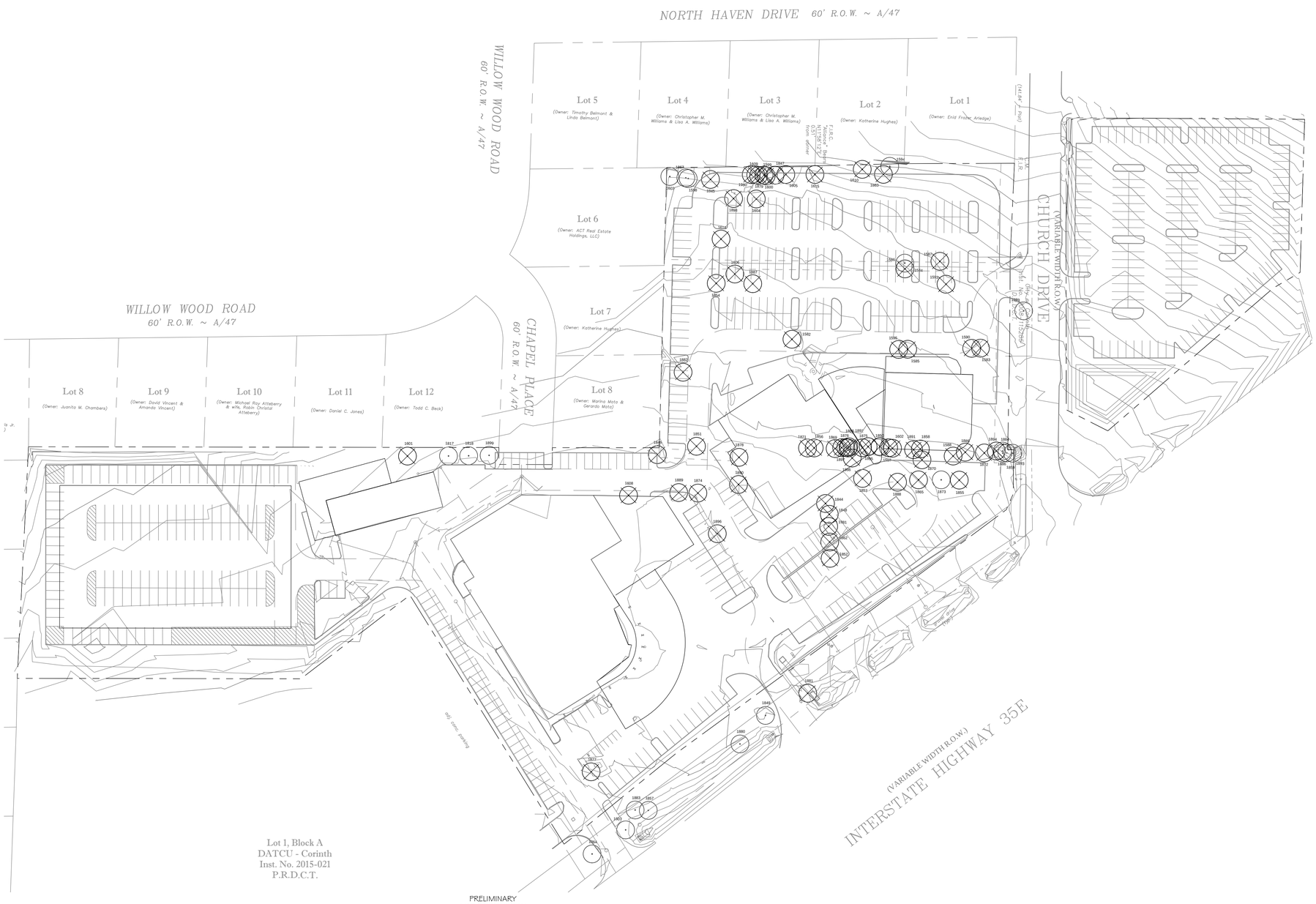

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

CONTACT: DREW DUBOCQ, R.L.A.

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FOR REVIEW ONLY
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Drew J. Dubocq
L.A.#3141
01/27/2023

TREE PRESERVATION PLAN

American Eagle Harley Davidson

5920 S INSTERSTATE 35 EAST
CITY OF CORINTH, DENTON COUNTY, TEXAS
DATE PREPARED: JANUARY 25, 2023

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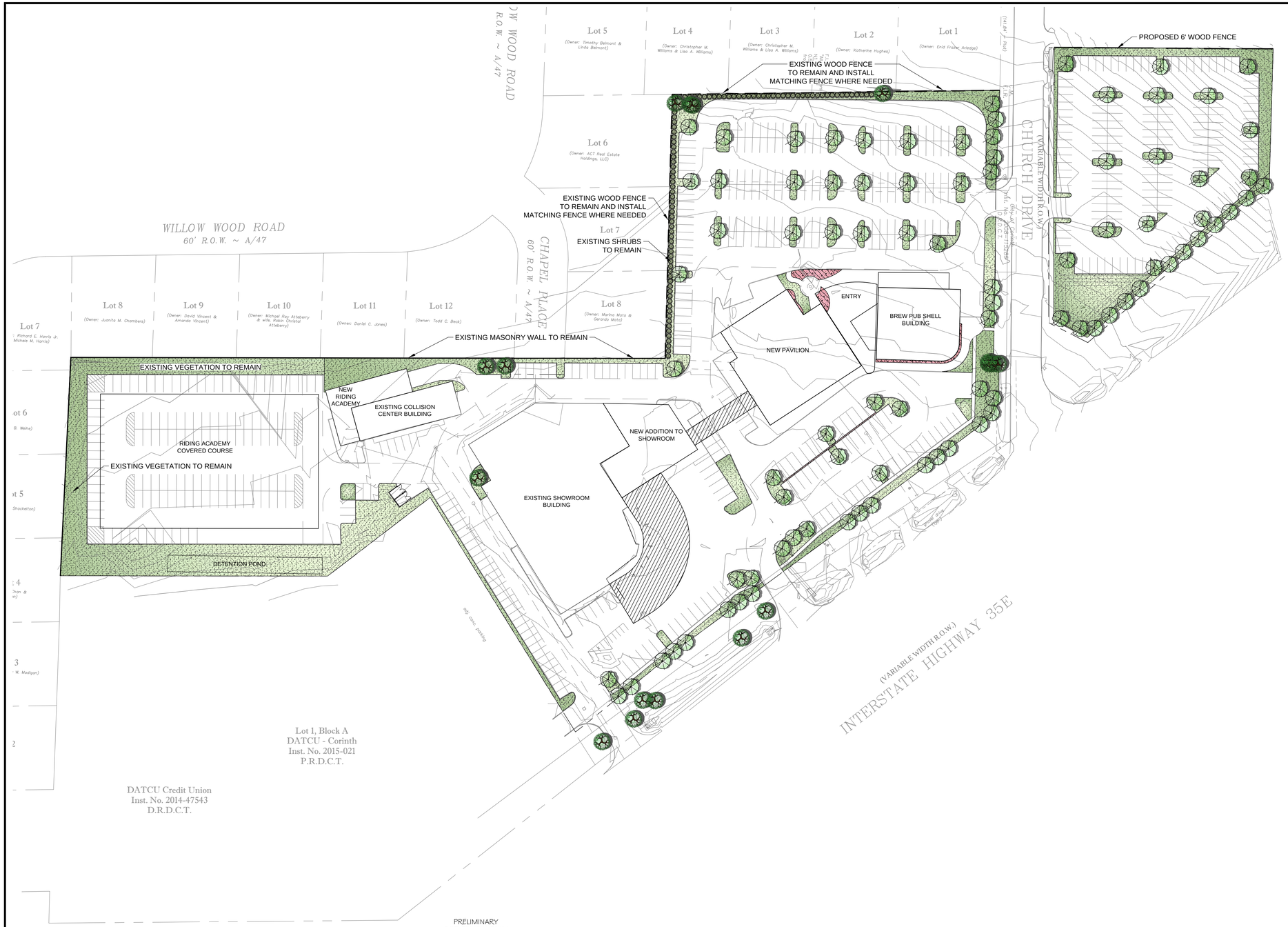

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

CONCEPT PLANT SCHEDULE

CANOPY TREE	90
EXISTING TREE (PRESERVED)	17
EXISTING EVERGREEN SHRUBS TO REMAIN	
TURF AREA	
XERISCAPE PLANTING BED RED YUCCA SOFTLEAF YUCCA MEXICAN FEATHER GRASS AUTUMN SAGE TEXAS SAGE	

LANDSCAPE CALCULATIONS

ROW Landscaping	Required	Provided
Landscape buffer width adjacent to Freeway	20'	8'
1 shade tree (3" cal.) per 30 linear feet (1,264 lf) - I35	43	43
1 shade tree (3" cal.) per 30 linear feet (370 lf) - Church Rd.	12	12

*Requesting exemption along highway frontage.

Vehicle Headlight Screening	Required	Provided
Continuous shrub row (5 gal.)	✓	✓

Interior Parking Lot Landscaping (444 spaces)	Required	Provided
10 square feet of landscaping per parking space	4,440	12,427
1 shade tree (3" cal.) per 10 parking spaces	45	45
All landscape areas protected by 6" curb	✓	✓

*Wheel stops shall be provided on spaces adjacent to narrow landscape perimeter buffer.

BANNISTER ENGINEERING
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REGISTRATION # F-10599 (TEXAS)

CONTACT: DREW DUBOCQ, R.L.A.

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L.A.#3141
02/15/2023

CONCEPTUAL LANDSCAPE AND SCREENING PLAN

American Eagle Harley Davidson

5920 S INSTERSTATE 35 EAST
CITY OF CORINTH, DENTON COUNTY, TEXAS
DATE PREPARED: JANUARY 25, 2023

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EXHIBIT "D"

CASE NO. ZAPD22-0006

PD CONCEPT PLAN

AMERICAN EAGLE HARLEY DAVIDSON & WHEELER YARD

02-15-2023

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CP- 1	PD CONCEPT PLAN

ISSUED FOR:
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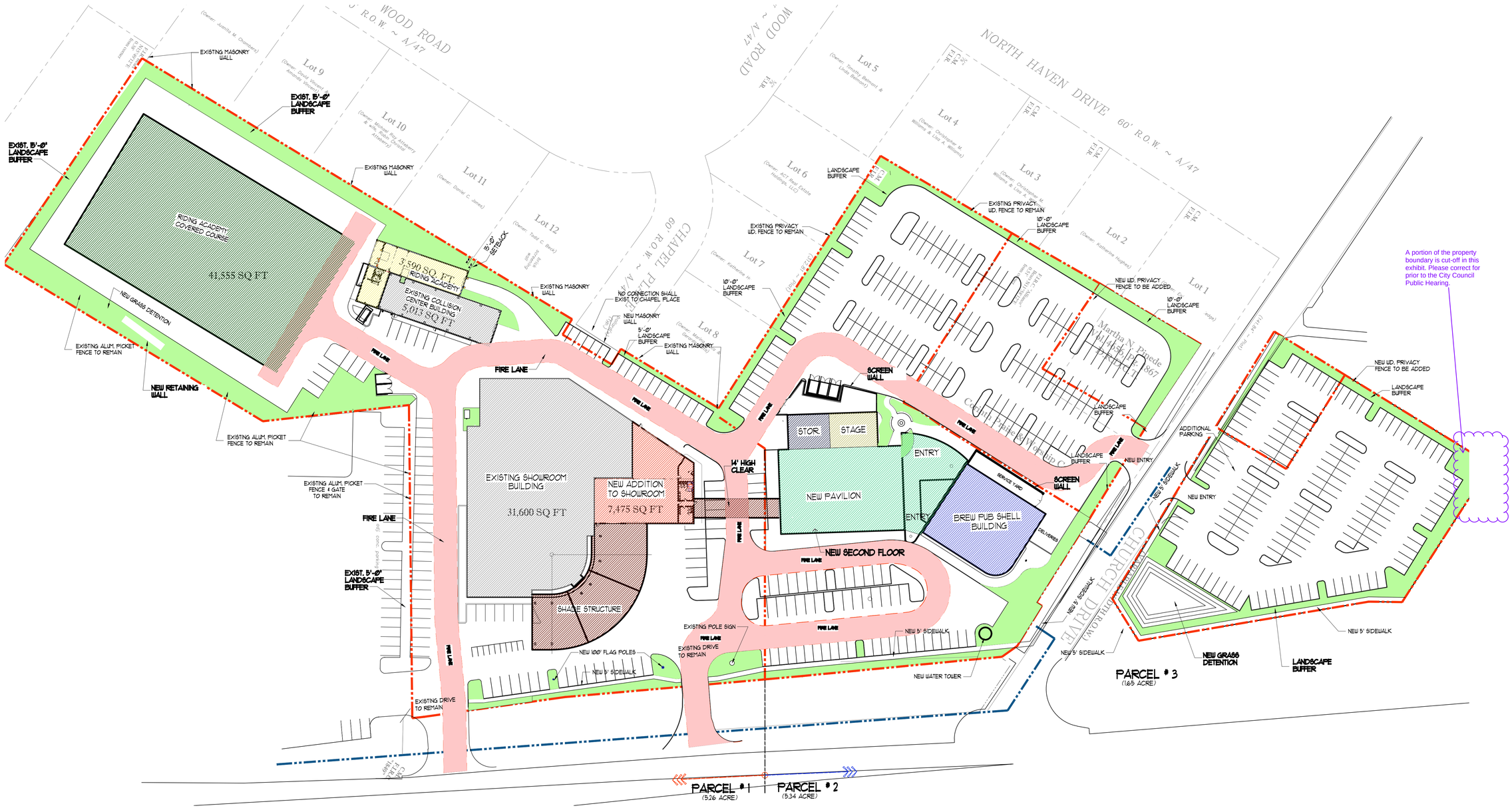

A portion of the property boundary is cut-off in this exhibit. Please correct for prior to the City Council Public Hearing.

NEW SHADE STRUCTURE	EXISTING BUILDINGS	PROPOSED PAVILION (PRE-ENGINEER STEEL)	PROPOSED CLASSROOM BUILDING (PRE-ENGINEER STEEL)
PROPOSED LANDSCAPE	NEW STORAGE STRUCTURE	PROPOSED GARAGE (CONC BLOCK BAR JOIST)	PROPOSED RESTAURANT (PRE-ENGINEER STEEL)
FIRE LANE			PROPOSED COVERED RIDING COURSE (PRE-ENGINEER STEEL)
	CURRENT PROPERTY LINE PROPOSED PROPERTY LINE	PROPOSED RESTAURANT PARKING (200 SEATS) (1 PARKING PER 3 SEATS) = 67 PARKING REQUIRED + 10 STAFF PARKING = 77 TOTAL. PROVIDED 77 PARKING SPACES	

N

CONCEPT PLAN

OVERALL SITE

SCALE : 1" = 50'-0"

PROPOSED RESTAURANT PARKING
(200 SEATS) (1 PARKING PER 3 SEATS) = 67
PARKING REQUIRED
+ 10 STAFF PARKING = 77 TOTAL.
MEETING ROOM PARKING: (993 SEATS)
(1 SPACE PER 3 SEATS) = 325 SPACES
TOTAL PARKING: 402 SPACES

PARKING CALCULATIONS
402 PARKING SPACES REQUIRED
466 PARKING SPACES PROVIDED

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EXHIBIT “E”

CASE NO. ZAPD22-0006

EXTERIOR ELEVATION

AMERICAN EAGLE HARLEY DAVIDSON & WHEELER YARD

02-15-2023

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EL-1	WHEELER YARD ELEVATIONS
EL-2	RIDER’S ACADEMY ELEVATIONS
EL-3	MATERIAL & COLOR SAMPLES

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EAST ELEVATION

WHEELER YARD PAVILION

SCALE: NTS

SOUTH ELEVATION

WHEELER YARD PAVILION

SCALE: 3/32"=1'-0"

NORTH ELEVATION

WHEELER YARD PAVILION

SCALE: 3/32"=1'-0"

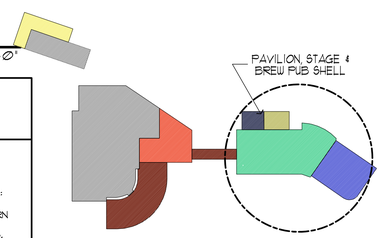
WEST ELEVATION

WHEELER YARD PAVILION

SCALE: 3/32"=1'-0"

EXTERIOR PAINT SELECTIONS

PT-1 ACCENT PAINT: COLOR : SW7006 EXTRA WHITE MANUFACTURER: SHERWIN WILLIAMS LOCATION: -	PT-3 ACCENT PAINT: COLOR : SW6883 RAUCOUS ORANGE MANUFACTURER: SHERWIN WILLIAMS LOCATION: -	PT-2 ACCENT PAINT: COLOR : SW7076 CYBERSPACE MANUFACTURER: SHERWIN WILLIAMS LOCATION: -	PT-4 ACCENT PAINT: COLOR : SW7073 NETWORK GRAY MANUFACTURER: SHERWIN WILLIAMS LOCATION: -	PT-5 ACCENT PAINT: COLOR : SW6258 TRICORN BLACK MANUFACTURER: SHERWIN WILLIAMS LOCATION: -	



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EXTERIOR PAINT SELECTIONS

PT-1
ACCENT PAINT:
COLOR :
SW7006 EXTRA WHITE
MANUFACTURER:
SHERWIN WILLIAMS
LOCATION: -

PT-3
ACCENT PAINT:
COLOR :
SW6883 RAUCOUS ORANGE
MANUFACTURER:
SHERWIN WILLIAMS
LOCATION: -

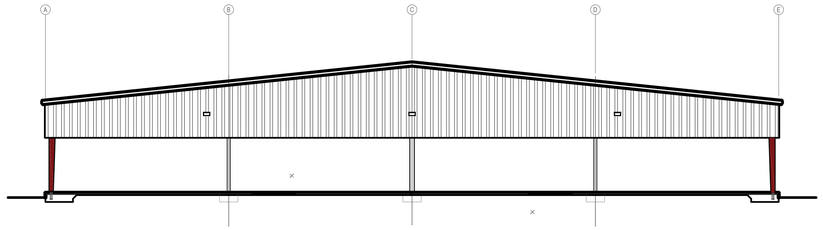
PT-2
ACCENT PAINT:
COLOR :
SW7076 CYBERSPACE
MANUFACTURER:
SHERWIN WILLIAMS
LOCATION: -

PT-4
ACCENT PAINT:
COLOR :
SW7073 NETWORK GRAY
MANUFACTURER:
SHERWIN WILLIAMS
LOCATION: -

PT-5
ACCENT PAINT:
COLOR :
SW6258 TRICORN BLACK
MANUFACTURER:
SHERWIN WILLIAMS
LOCATION: -

EXTERIOR FACADE MATERIALS

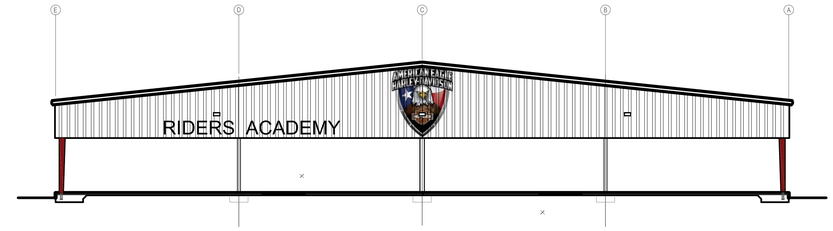
PRE-ENGINEERED METAL SIDING	OPEN
AREA : 7,408 SQ. FT.	AREA : 10,090 SQ. FT.
PERCENTAGE: 42%	PERCENTAGE: 58%



SOUTH ELEVATION (NEW)

NEW RIDING ACADEMY
COVERED COURSE

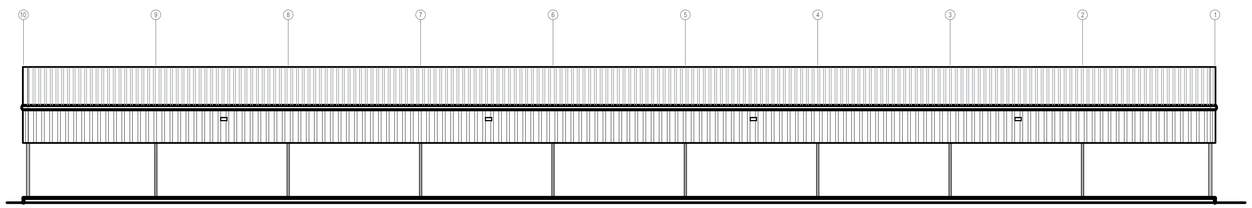
SCALE: 1/16"=1'-0"



NORTH ELEVATION (NEW)

NEW RIDING ACADEMY
COVERED COURSE

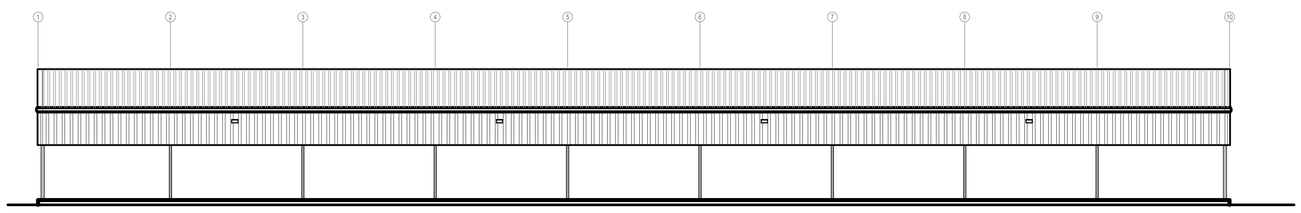
SCALE: 1/16"=1'-0"



EAST ELEVATION (NEW)

NEW RIDING ACADEMY
COVERED COURSE

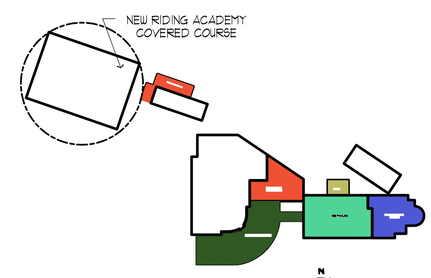
SCALE: 1/16"=1'-0"



WEST ELEVATION (NEW)

NEW RIDING ACADEMY
COVERED COURSE

SCALE: 1/16"=1'-0"



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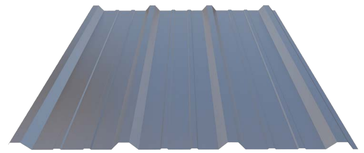
EXAMPLE PROPOSED FACADE MATERIALS

STUCCO
- SHOWROOM



METAL WALL PANELS
- WHEELER YARD

METAL PATINA
- WHEELER YARD

EXAMPLE OF METAL WALL PANEL INSTALLATION

METAL WALL PANELS
-WHEELER YARD

METAL WALL PANELS
-WHEELER YARD

METAL WALL PANELS
-WHEELER YARD

PATINA METAL W/ METAL WALL PANEL
-WHEELER YARD

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EXHIBIT “F”

CASE NO. ZAPD22-0006

ARCHITECTURAL RENDERINGS

AMERICAN EAGLE HARLEY DAVIDSON & WHEELER YARD

02-15-2023

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AR-3	CANOPY, SERVICE ENTRY & SHOWROOM
AR-4	SERVICE CENTER & WHEELER YARD
AR-5	COVERED WALKWAY & WHEELER YARD
AR-6	CANOPY, SERVICE ENTRY & PAVILION
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AR-8	WHEELER YARD NORTH
AR-9	WHEELER YARD NORTH WEST
AR-10	WHEELER YARD ENTRY
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AR-12	WHEELER YARD RESTROOMS
AR-13	WHEELER YARD FIRE PIT
AR-14	WHEELER YARD SOUTH
AR-15	RIDERS ACADEMY WEST

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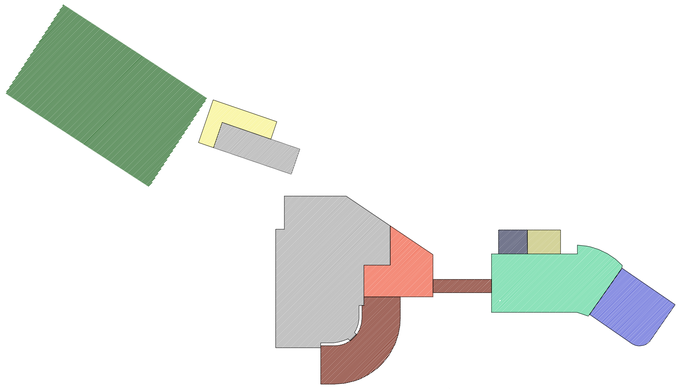

KEY PLAN

STREET VIEW OF ENTIRE CAMPUS

AMERICAN EAGLE AND WHEELER YARD

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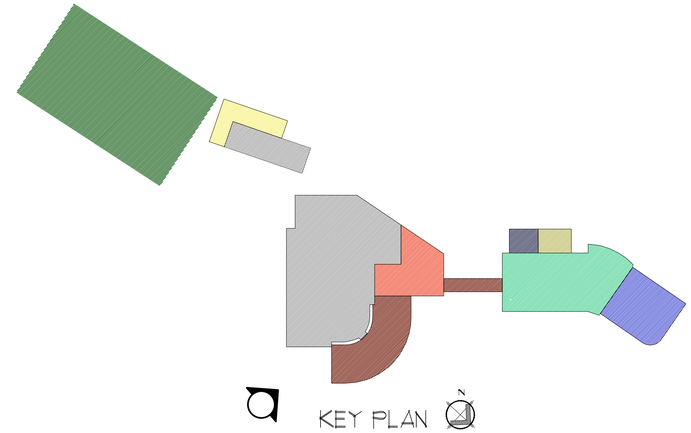

VIEW OF CANOPY, SHOWROOM, COLLISION CENTER, AND COVERED RIDERS ACADEMY

AMERICAN EAGLE

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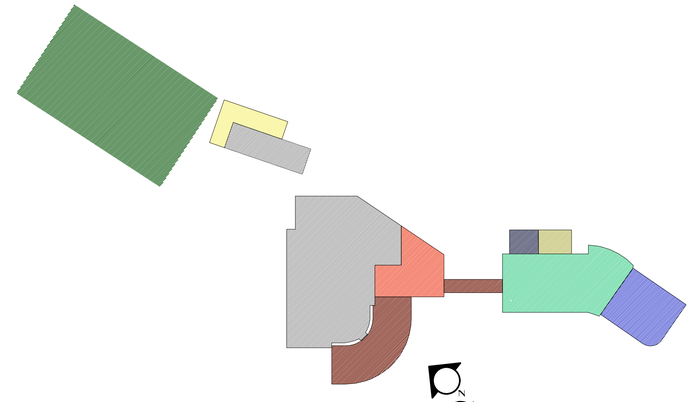

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VIEW OF CANOPY, SERVICE ENTRY AND SHOWROOM

AMERICAN EAGLE

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AMERICAN EAGLE
HARLEY DAVIDSON
& WHEELER YARD
5920 N Interstate 35, Corinth, TX 76210

SOFARELLI & ASSOCIATES ARCHITECTURE
MICHAEL F. SOFARELLI JR. A.I.A.
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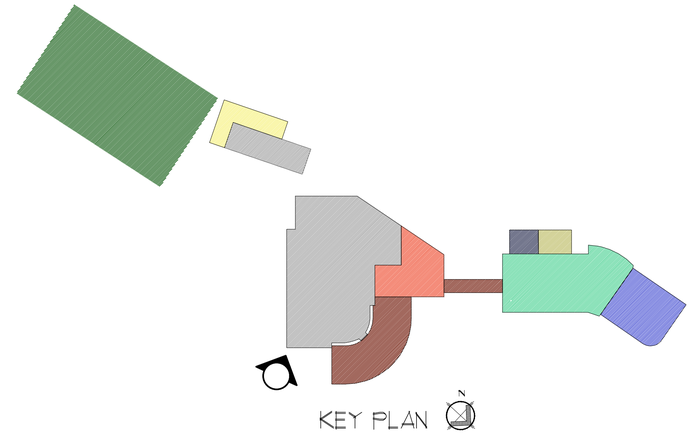

VIEW OF SERVICE CENTER, COVERED WALKWAY, AND WHEELER YARD

AMERICAN EAGLE

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AMERICAN EAGLE
HARLEY DAVIDSON
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5920 N Interstate 35, Corinth, TX 76210

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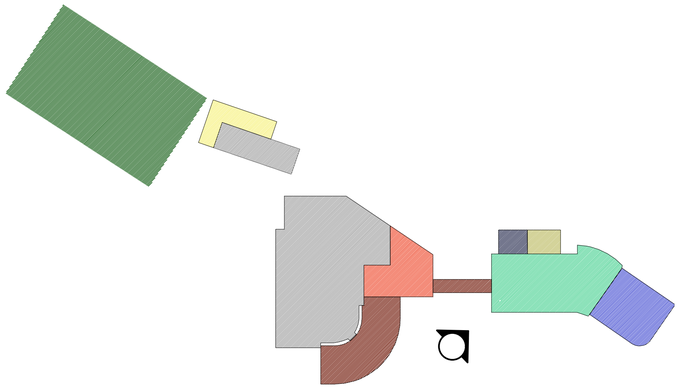

KEY PLAN

VIEW OF COVERED WALKWAY AND WHEELER YARD

AMERICAN EAGLE

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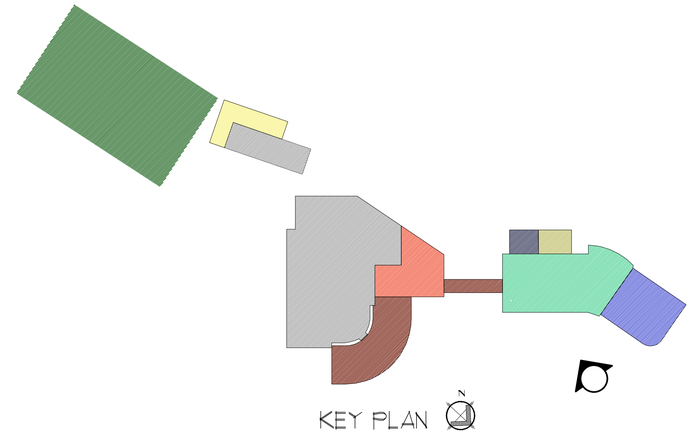

VIEW OF CANOPY, SERVICE CENTER AND WHEELER YARD

AMERICAN EAGLE AND WHEELER YARD

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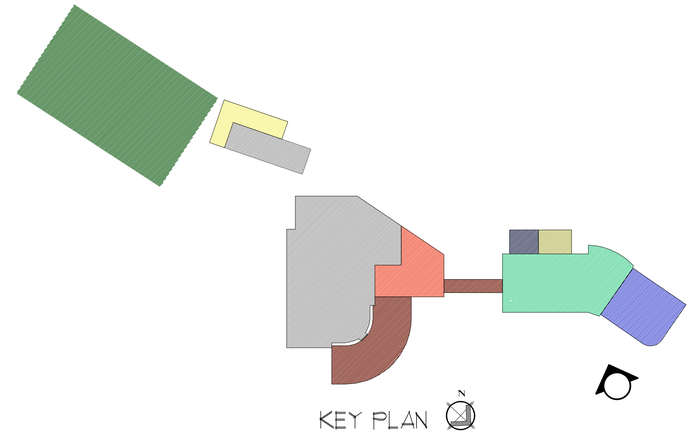

VIEW OF WHEELER YARD

AMERICAN EAGLE AND WHEELER YARD

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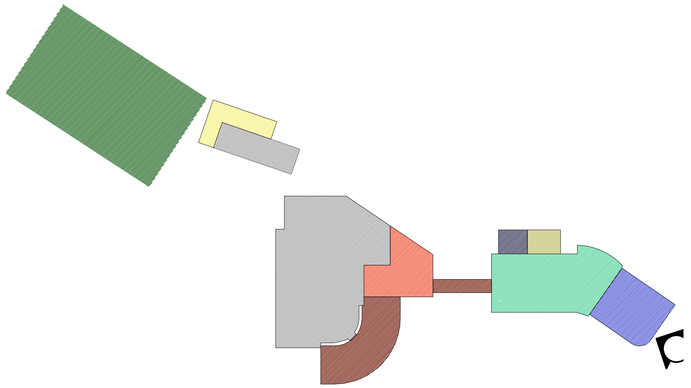

KEY PLAN

VIEW OF WHEELER YARD

WHEELER YARD

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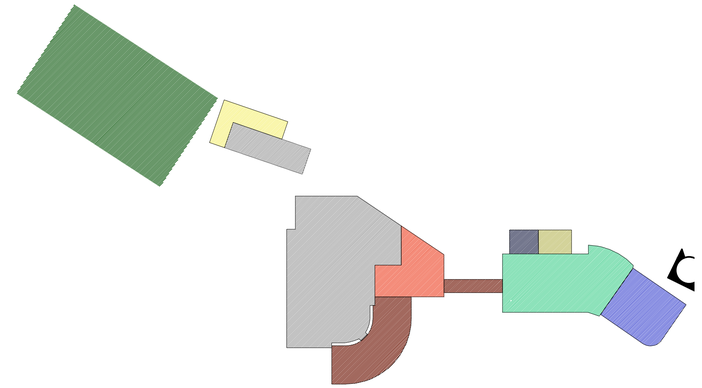

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VIEW OF WHEELER YARD

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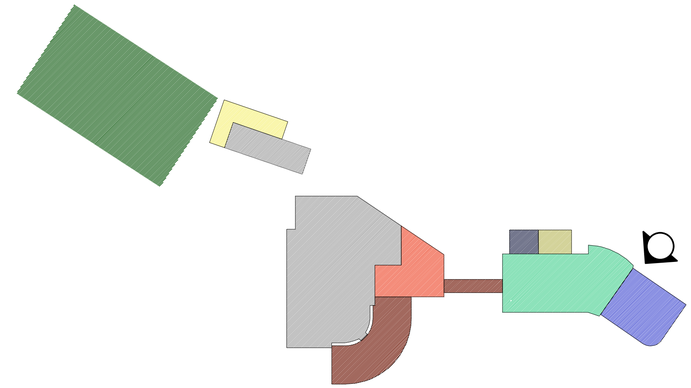

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VIEW OF WHEELER YARD

WHEELER YARD

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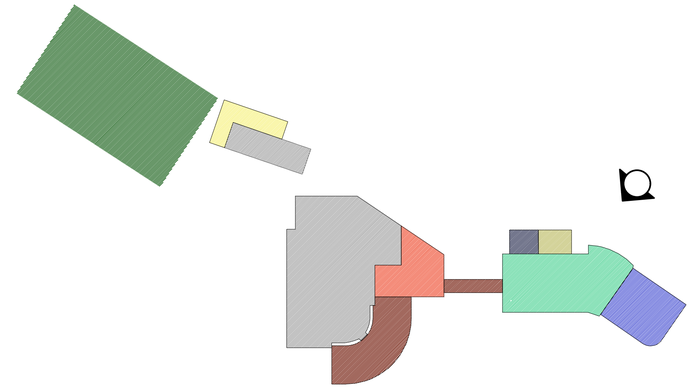

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VIEW OF WHEELER YARD

WHEELER YARD

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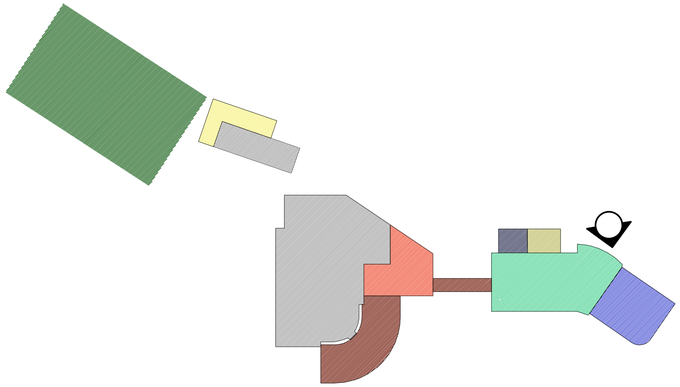

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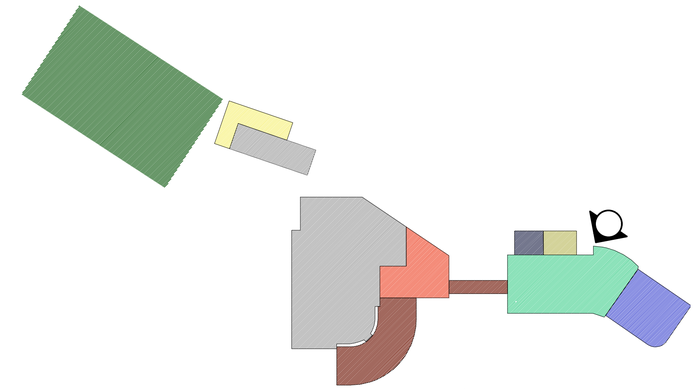

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VIEW OF WHEELER YARD

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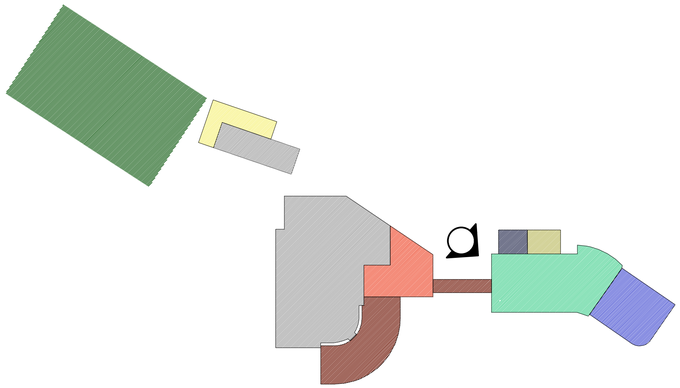

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VIEW OF WHEELER YARD

WHEELER YARD

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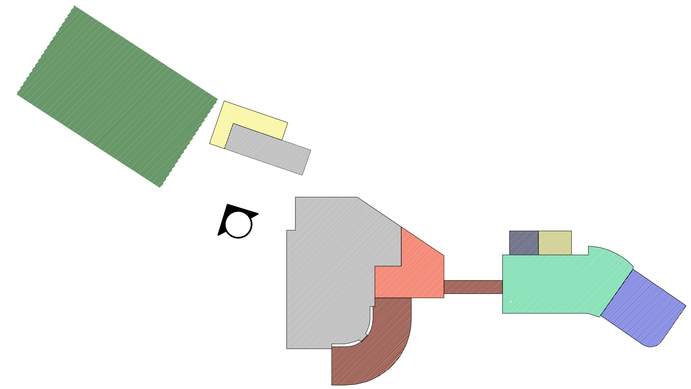

KEY PLAN

VIEW OF RIDER'S ACADEMY AND COLLISION CENTER

AMERICAN EAGLE

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EXHIBIT “G”

CASE NO. ZAPD22-0006

UNIFIED SIGN PLAN

AMERICAN EAGLE HARLEY DAVIDSON & WHEELER YARD

02-15-2023

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SIGN-2	WHEELER YARD
SIGN-3	WHEELER YARD & RIDERS ACADEMY

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SIGN TYPE 1

PROPOSED
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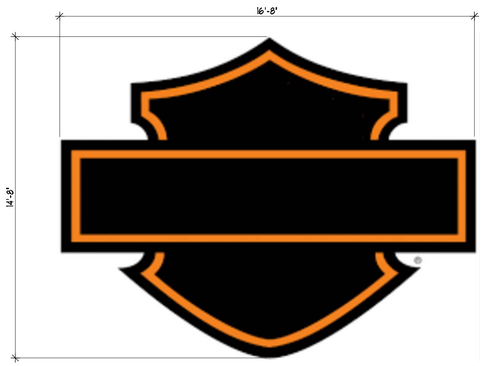
CLASSIFICATION: LOGO



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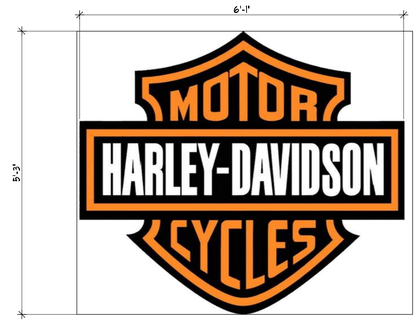

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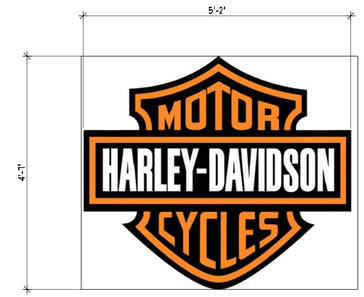

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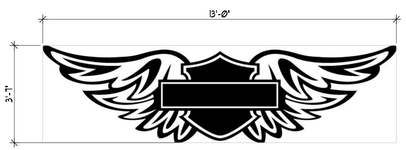

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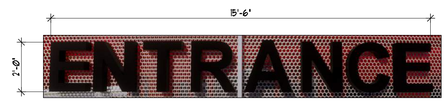

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CLASSIFICATION: DIRECTIONAL

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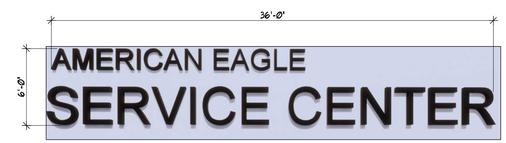

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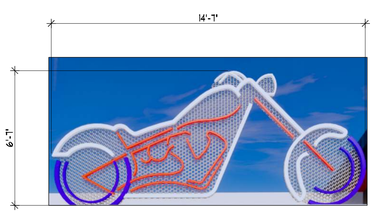

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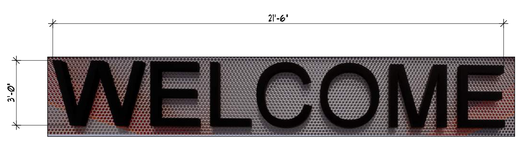

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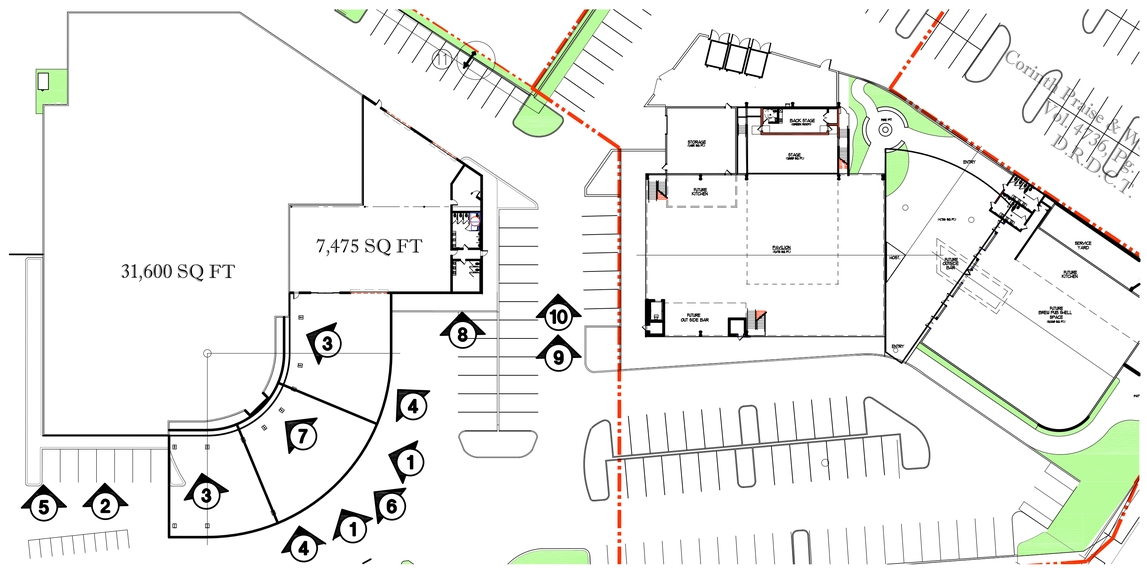
CLASSIFICATION: DIRECTIONAL

SHOWROOM SIGNAGE



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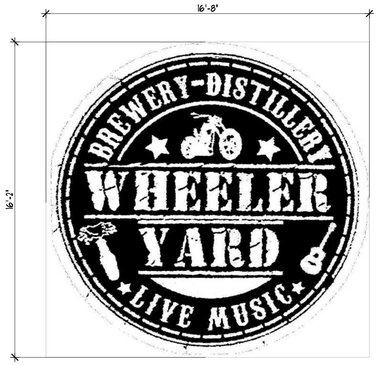

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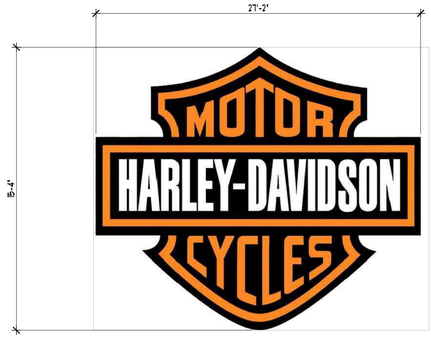

SIGN TYPE 12

EXISTING
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CLASSIFICATION: LOGO

SIGN TYPE 13

PROPOSED
LIGHTING: BACK LIT
CLASSIFICATION: INFORMATIONAL

SIGN TYPE 14

PROPOSED
LIGHTING: BACK LIT
CLASSIFICATION: INFORMATIONAL

SIGN TYPE 15

PROPOSED
LIGHTING: SITE LIGHTING
CLASSIFICATION: LOGO

SIGN TYPE 16

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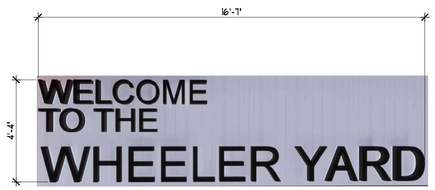
LIGHTING: UNDER LIGHTS
CLASSIFICATION: LOGO



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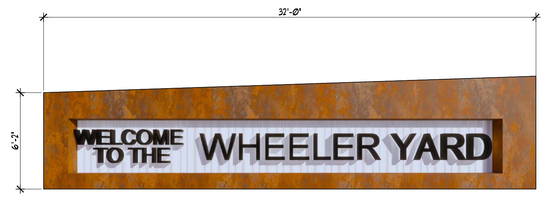

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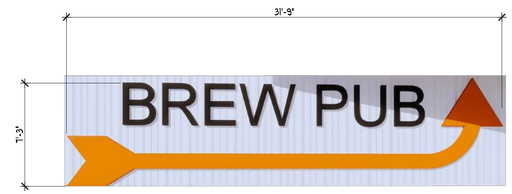

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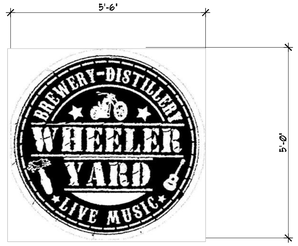

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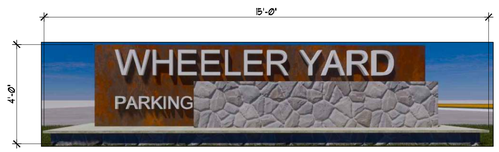

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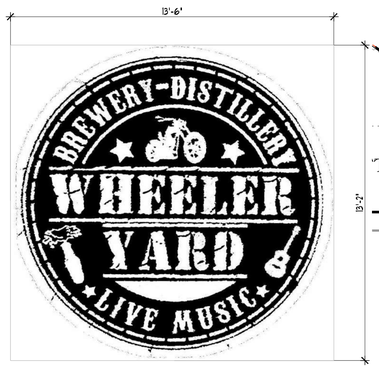

SIGN TYPE 22

PROPOSED
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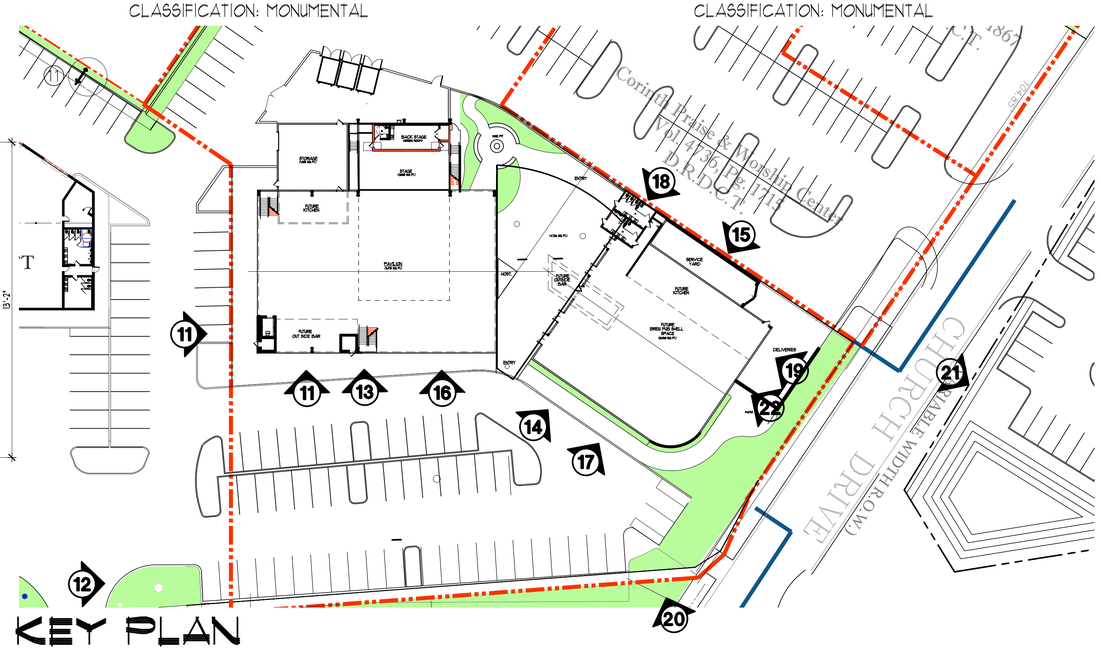
CLASSIFICATION: LOGO

WHEELER YARD SIGNAGE



KEY PLAN

© COPYRIGHT 2020 SOFARELLI & ASSOCIATES

ISSUED FOR:
PRESENTATION

PROJECT:
AMERICAN EAGLE
HARLEY DAVIDSON
& WHEELER YARD
5920 N Interstate 35, Corinth, TX 76210

SOFARELLI & ASSOCIATES ARCHITECTURE
MICHAEL F. SOFARELLI JR. A.I.A.
8365 142nd AVENUE NORTH
CLEARWATER, FLORIDA 33760 P. 727-530-3535
EMAIL : sofarell@verizon.net

Revisions:

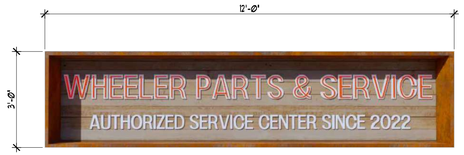
Content:

Filename:
EAGLE HD

Date:
02-15-2023

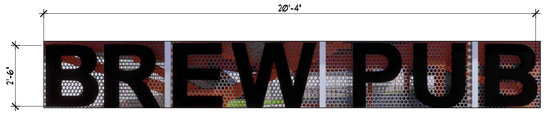
Proj. no.
18060

Sheet:
SIGN-2



SIGN TYPE 23

PROPOSED
LIGHTING: CUSTOM LED
CLASSIFICATION: ART



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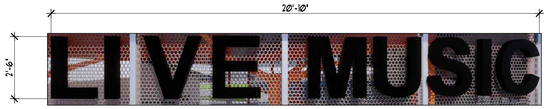
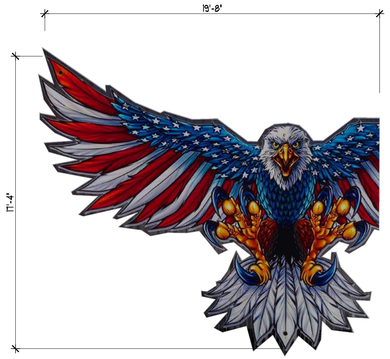


SIGN TYPE 25

PROPOSED
LIGHTING: NONE
CLASSIFICATION: DIRECTIONAL

SIGN TYPE 26

PROPOSED
LIGHTING: NONE
CLASSIFICATION: LOGO



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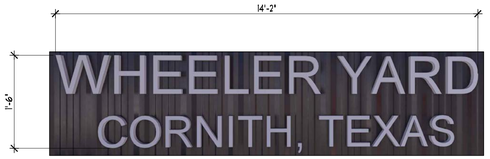
CLASSIFICATION: ART



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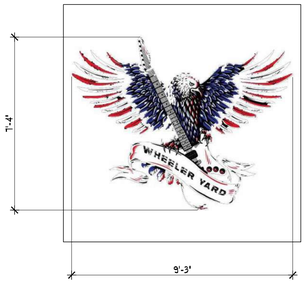
CLASSIFICATION: LOGO



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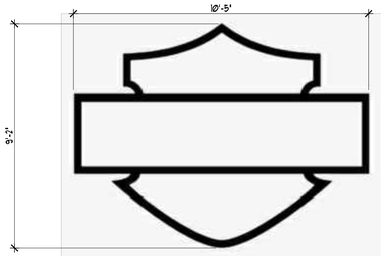

SIGN TYPE 30

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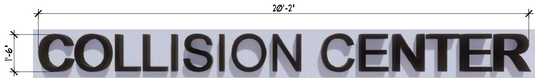
CLASSIFICATION: ART

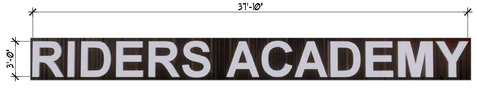


SIGN TYPE 31

PROPOSED
LIGHTING: BACK LIT
CLASSIFICATION: DIRECTIONAL

SIGN TYPE 32

PROPOSED
LIGHTING: BACK LIT
CLASSIFICATION: DIRECTIONAL



SIGN TYPE 33

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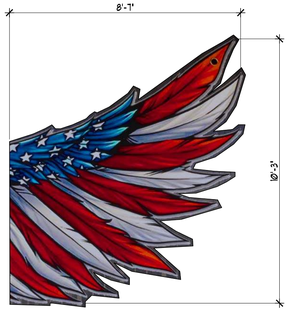
CLASSIFICATION: DIRECTIONAL



SIGN TYPE 34

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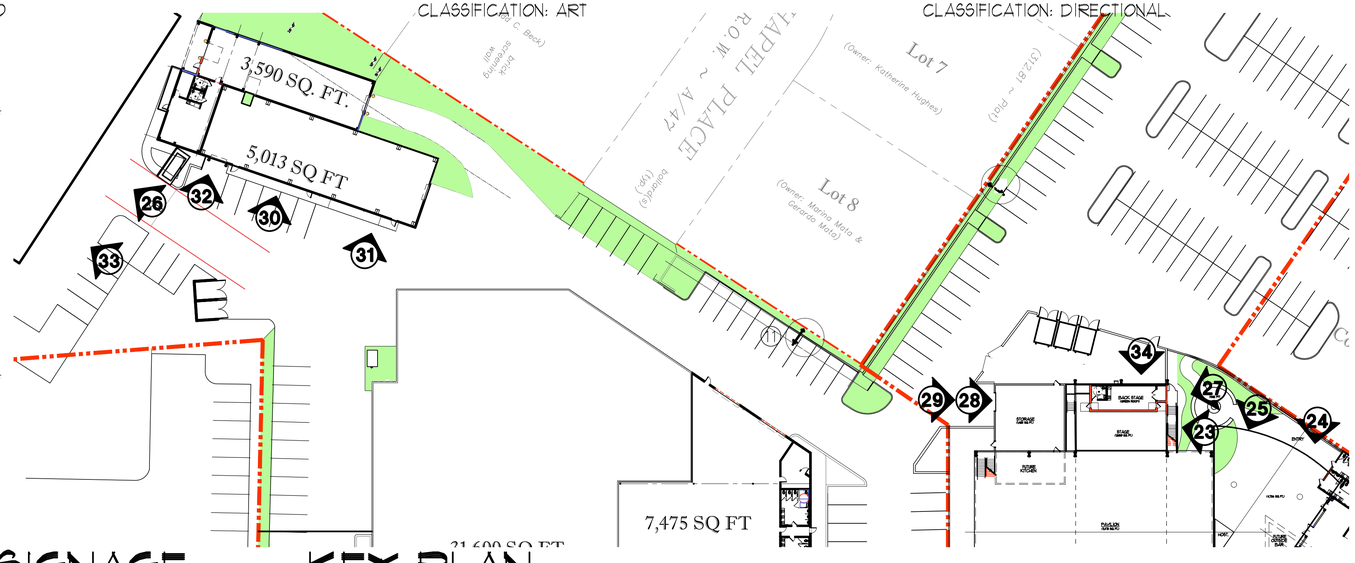
CLASSIFICATION: ART



WHEELER YARD & RIDERS ACADEMY SIGNAGE

KEY PLAN

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ISSUED FOR:
PRESENTATION

PROJECT:
AMERICAN EAGLE
HARLEY DAVIDSON
& WHEELER YARD
5920 N Interstate 35, Corinth, TX 76210

SOFARELLI & ASSOCIATES ARCHITECTURE
MICHAEL F. SOFARELLI JR. A.I.A.
6365 142nd AVENUE NORTH
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EMAIL : sofareli@verizon.net

Revisions:

Content:

Filename:
EAGLE HD

Date:
02-15-2023

Proj. no.
18060

Sheet:
SIGN-3

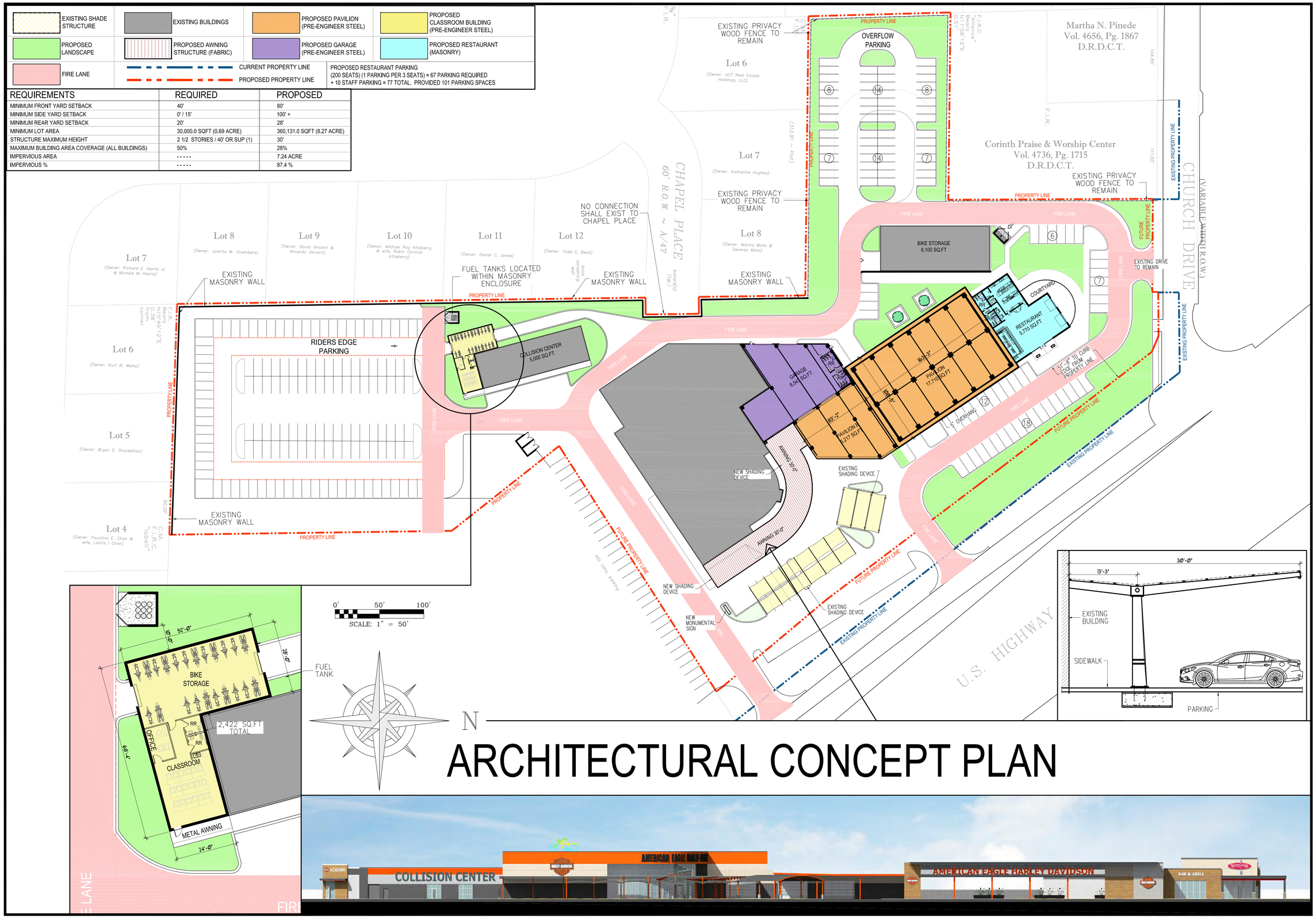
ATTACHMENT 4:

PD-26 CONCEPT PLAN AND CONCEPT ELEVATIONS APPROVED 1-23-2020

EXHIBIT B
CONCEPT PLAN

EXISTING SHADE STRUCTURE	EXISTING BUILDINGS	PROPOSED PAVILION (PRE-ENGINEER STEEL)	PROPOSED CLASSROOM BUILDING (PRE-ENGINEER STEEL)
PROPOSED LANDSCAPE	PROPOSED AWNING STRUCTURE (FABRIC)	PROPOSED GARAGE (PRE-ENGINEER STEEL)	PROPOSED RESTAURANT (MASONRY)
FIRE LANE	CURRENT PROPERTY LINE / PROPOSED PROPERTY LINE	PROPOSED RESTAURANT PARKING (200 SEATS) (1 PARKING PER 3 SEATS) = 67 PARKING REQUIRED + 10 STAFF PARKING = 77 TOTAL. PROVIDED 101 PARKING SPACES	

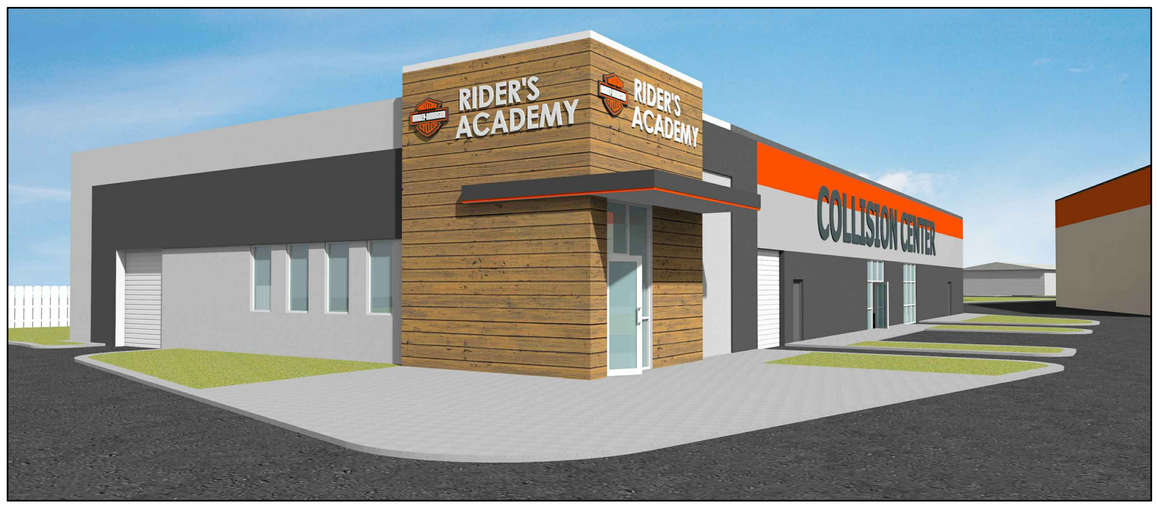
REQUIREMENTS	REQUIRED	PROPOSED
MINIMUM FRONT YARD SETBACK	40'	80'
MINIMUM SIDE YARD SETBACK	0' / 15'	100' +
MINIMUM REAR YARD SETBACK	20'	28'
MINIMUM LOT AREA	30,000.0 SQFT (0.69 ACRE)	360,131.0 SQFT (8.27 ACRE)
STRUCTURE MAXIMUM HEIGHT	2 1/2 STORIES / 40' OR SUP (1)	30'
MAXIMUM BUILDING AREA COVERAGE (ALL BUILDINGS)	50%	28%
IMPERVIOUS AREA	-----	7.24 ACRE
IMPERVIOUS %	-----	87.4 %



ARCHITECTURAL CONCEPT PLAN

EXHIBIT D

CONCEPT ELEVATION



ATTACHMENT 5:

200’ ZONING BUFFER MAP

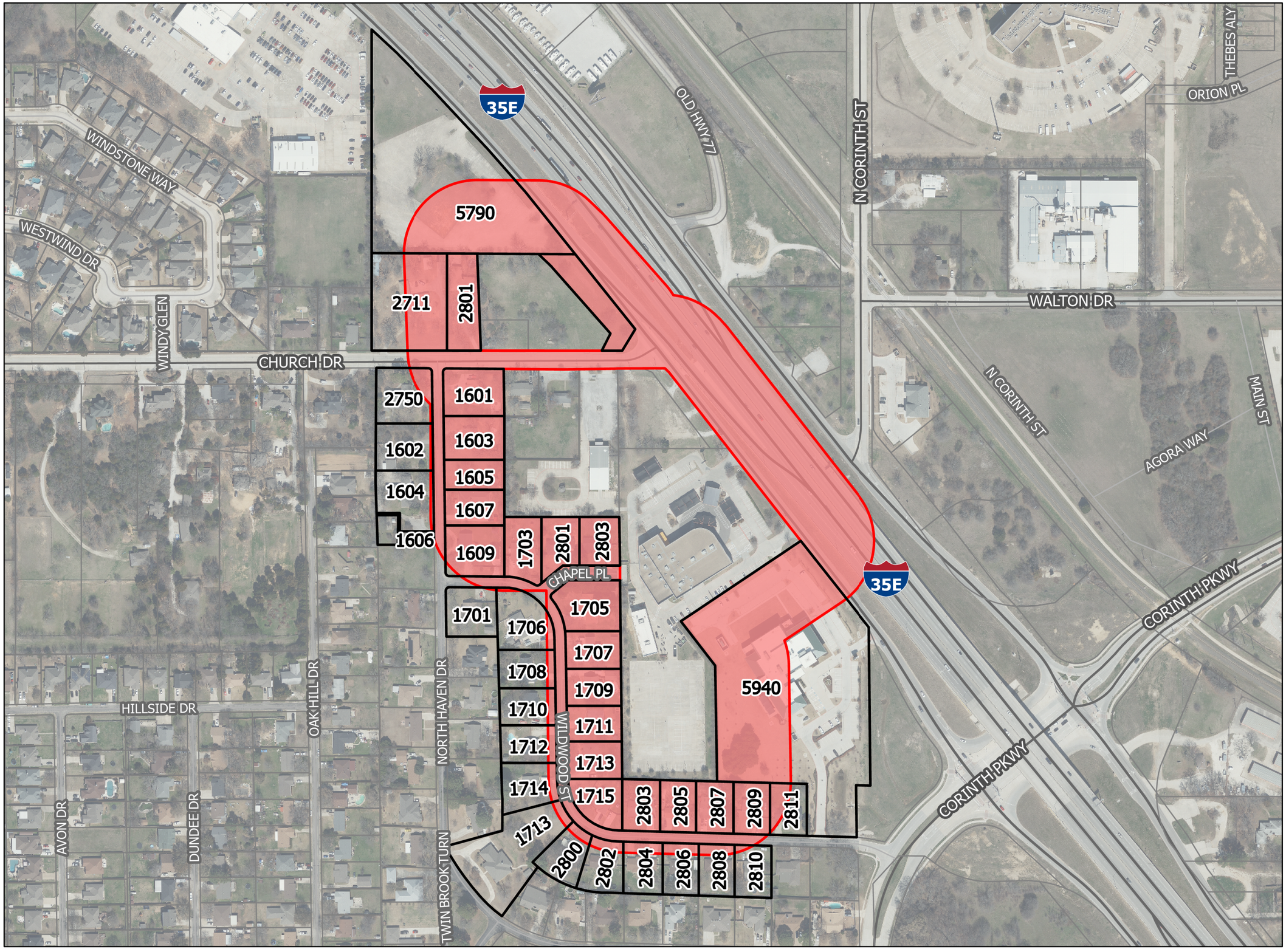
CORINTH
TEXAS

Proposed Zoning Change

American Eagle Harley Davidson & Wheeler Yard PD (ZAPD22-0006)

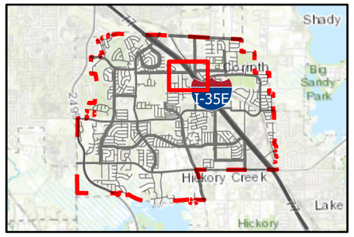
Properties within 200 ft of area proposed to be rezoned from PD-26 and C-2 Commercial to PD-26

2/8/2023



0 125 250
Feet

1 inch equals 250 feet



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ATTACHMENT 6:

LETTERS OF OPPOSITION FROM PROPERTY OWNERS WITHIN THE 200’ ZONING BUFFER

CORINTH
PLANNING & DEVELOPMENT

Planning and Zoning Commission Meeting
Date: MONDAY, February 27, 2023, at 6:30 P.M.

City Council Regular Meeting
Date: THURSDAY, March 16, 2023, at 6:30 P.M.

Hearings Location: City Hall, 3300 Corinth Parkway, Corinth, TX 76208. The meetings will be broadcast live at https://www.cityofcorinth.com/remotesession.

PUBLIC HEARING NOTICE

Dear Property Owner:

On Monday, February 27, 2023, at 6:30 PM, the City of Corinth Planning and Zoning Commission will conduct a public hearing on the item listed below. Should the Planning & Zoning Commission make a recommendation, the Corinth City Council will conduct a public hearing on **Thursday, March 16, 2023, at 6:30 PM** and will consider acting on the item listed below. **The meetings will be held at the Corinth City Hall, 3300 Corinth Pkwy, Corinth, Texas 76208.**

- A request to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code of the City, by amending Planned Development No. 26 (PD-26) and incorporating an additional ±3.5 acres into PD-26 with a base zoning district of C-2 Commercial for the expansion of parking and the redesign and addition of multiple buildings and structures on approximately ±12.5 acres generally located at 5920 S I-35E and the northwest corner of S I-35E and Church Drive. Case No. ZAPD22-0006 – American Eagle Harley Davidson & Wheeler Yard.

Additional information regarding this request can be found on the Upcoming Public Hearings page of the City of Corinth website at: https://www.cityofcorinth.com/planning-development/page/upcoming-public-hearings

As a property owner within two hundred (200) feet of this property, you are invited to attend this meeting in-person and voice your opinion at the public hearing (please note you are not required to attend).

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. Signed written comments must be received by the **City of Corinth Planning and Development Department at 3300 Corinth Parkway, Corinth, Texas 76208 (3 days prior to public hearing).** Signed comments may be scanned and sent by email to **Michelle Mixell, Planning Manager, at planning@cityofcorinth.com.** Additionally, if you have any questions regarding this request, you may call **940-498-3262** for assistance.

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

_____

_____

_____

_____

_____

Name/Address/City: (REQUIRED)

Brent Ashley 1603 North Haven Drive
Corinth, Texas 76210
(Please Print)

Signature: (REQUIRED)

Brent Ashley
(Signature)

RECEIVED
FEB 27 2023
BY: MG

Ft examples are in residential areas.

Good evening to you all,

My name is Marina Mata, my address is 2803 Chapel Place and for those of you who are not familiar with its location, I share 2 fence sides of my property with Harley Davidson. I share the left side of my house with a mason fence. At the end of my street where there are only 2 homes, there is what is called a "hammer head" at the end of the street. On a weekly basis, we have anywhere from between 15-20 cars and motorcycles come down our street thinking they can get to HD from our street although there is a sign that states "dead end" at the entry of Chapel Pl. This hammer head is where the majority of these people make a 3 point turn-around to go back to Wildwood to go all the way around to get to HD. The proposal states that the hammer head be taken away and given/sold to HD for them to add 3 or 4 more parking spots on their side. There are a few things I'd like to point out about this proposal. 1) If the hammer head is taken away, the traffic will have to use either my yard, my neighbors yard or my driveway to turn around. 2) HD purchased several plats of the property across from Church street for "additional parking", what difference does 3 or 4 spots make? 3) If the bar/grill will attract as much attention as expected, the traffic of 15-20 cars will increase to 30-40 cars and motorcycles a week, tearing up yards leaving myself and my neighbor to pay the price for expansion.

visible

In reviewing the proposed changes, I also noticed that the documents stated that the fence will be replaced "where needed". In the 2020 City Council meeting, it was stated that all the fence would be replaced. I'd like to propose that the fences on both sides not only be replaced, but I believe it should be replaced with an 8ft cinder block fence for the sake of keeping the noise on the HD side and further more for safety precautions. There are several reasons for this request. 1) seeing as how the bar/grill will be open until later hours, people will come out inebriated and can/will be rambunctious and rev their motors AT ALL HOURS OF THE NIGHT. Myself and both neighbors to the right all work regular day shifts. 2) we have a 6ft wooden fence along the backside of the property where the proposed bar/grill/stage will be and in the past, we have seen/smelled people getting high, seen people having sex and have even had police shining their bright lights into our yard from the parking lot after midnight. 3) On Sundays, bikers show up as early as 7am to "meet up" for a ride. I only get Saturday and Sunday off from work, as do my neighbors. 4) with a stage comes loud music, everyone knows this. However, a 8 ft cinder block fence will curb the noise going into our "spaces", if you will.

everyday

a 2 hour stage

where will the rest?

with shrubbery

Please don't get me wrong, I'm all for growth and expansion. However, when it affects the residents, then it isn't fair to the others that also pay taxes and actually live here in our beautiful city of Corinth. That I know of, this HD is the only one located in a residential area. Every other one that I've seen is in commercial area and their weekly parties, music and bike revving doesn't bother anyone. This is why we have to figure out a way to accommodate both growth for the proposed businesses and the residents that live here and love their homes.

As a resident, I would like to request denial or modification as presented at this time.

Thank you

3/27/23

Plan + Zone — Miguel / Michelle / Matthew

Hammer Head comment from Michelle saying she supposed it was expected to be opened @ same point. assumption

① Traffic was not @ all hours of GT / will be w/ PUB PAR

② Restaurant / is a bar. Call it what it is.

③ 2020 - the chief attested to Many calls look @ the minutes.

④ Traffic is not families, its couples + riders

⑤ No brainer for the owner, not residents, his considering & who consider peace

⑥ Spillover parking can be @ DATCU, they partner

⑦ Contradiction of who is customer - he said it was families, then stated the vast majority is bikes

⑧ the dealerships in FL cannot be compared be they dont butt up to residents.

⑨ within decibels, but specifically how close to limit.

⑩ employees are supposedly sober @ the end of shift.

⑪ highway is passing cars, not revving bikes + music

CORINTH
PLANNING & DEVELOPMENT

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

Name/Address/City: (REQUIRED)

Walter Ashley / 1604 North Haven Dr.
Corinth, Texas 76210
(Please Print)

Signature: (REQUIRED)

Walter Ashley
(Signature)