

****PUBLIC NOTICE****



PLANNING & ZONING COMMISSION SPECIAL SESSION
Tuesday, June 28, 2022 at 6:30 PM
City Hall | 3300 Corinth Parkway

AGENDA

- A. NOTICE IS HEREBY GIVEN** of a Workshop Session of the Planning & Zoning Commission
- B. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**
- C. PLEDGE OF ALLEGIANCE**
- D. WORKSHOP AGENDA**
 - 1. Receive a presentation and hold an informal discussion regarding a proposed amendment to Planned Development (PD-26) for American Eagle Harley-Davidson, on approximately ±10.54 acres located on the northwest and southwest corners of I-35E and Church Drive.

E. 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, June 24, 2022, at 11:00 AM.**

John S Webb

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

June 24, 2022
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



CITY OF CORINTH Staff Report

| | | | |
|--------------------------|---|---------------|---|
| Meeting Date: | 6/28/2022 | Title: | Workshop – American Eagle Harley-Davidson |
| Ends: | <input checked="" type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development | | |
| Governance Focus: | <i>Focus:</i> <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Customer <input checked="" type="checkbox"/> Stakeholder | | |
| | <i>Decision:</i> <input type="checkbox"/> Governance Policy <input type="checkbox"/> Ministerial Function | | |

Item/Caption

Receive a presentation and hold an informal discussion regarding a proposed amendment to Planned Development (PD-26) for American Eagle Harley-Davidson, on approximately ±10.54 acres located on the northwest and southwest corners of I-35E and Church Drive.

Item Summary/Background/Prior Action

The applicant, American Eagle Harley-Davidson, has informally met with staff regarding a plan to amend the existing Planned Development ordinance and concept plan (PD-26, Ordinance No. 20-01-23-01). The purpose of the proposed PD Amendment is to increase the area of the PD from 8.267 acres to 10.536 for additional off-street parking and make modifications to the floor area and number of approved buildings in the proposed entertainment venue, riding academy expansion, and dealership expansion. The proposed amendments will not change the allowed uses. This request will require a rezoning application for a Planned Development District.



The site is currently zoned PD-26 and C-2 Commercial. The City’s Comprehensive Plan designates the site as “Retail/Commercial.” The Retail/Commercial Place Type’s purpose is to facilitate regional scale retail and commercial uses that can take advantage of major regional roadway access and frontage (I-35E), with the potential to generate both ad valorem and sales tax revenue for the city, as well as job opportunities for residents.

Key components of the attached, proposed plan:

1. Reduce the number of previously approved pavilions from two (2) pavilions totaling 22,927 to one (1) pavilion with an upper-level mezzanine for meeting/event space for a total of 19,017 sq. ft. of floor area.
2. Move the 1,800 SF stage to the outside of the pavilion. The stage will be constructed with noise reduction elements - as required in the PD - including a screening wall and landscape buffer.
3. Increasing the floor area of the restaurant/brewpub space from the previously approved 5,770 sq. ft. to 9,873 sq. ft..
4. Reduce the number of canopies approved by PD-26 from three (3) canopies totaling 14,536 sq. ft. to one (1) 16,600 sq. ft. wrap-around canopy outside of the showroom building.
5. Amend the scope of the riding academy building expansion approved by PD-26, including the addition of a 41,555 sq. ft. shade structure (pre-engineered steel) over the existing south parking lot that serves as a course for the riding academy.
6. Add new parcels to the site to serve as parking lots for the proposed entertainment venue.

The developer conducted an informal neighborhood meeting on June 22, 2022 to gather resident input in advance of this workshop.

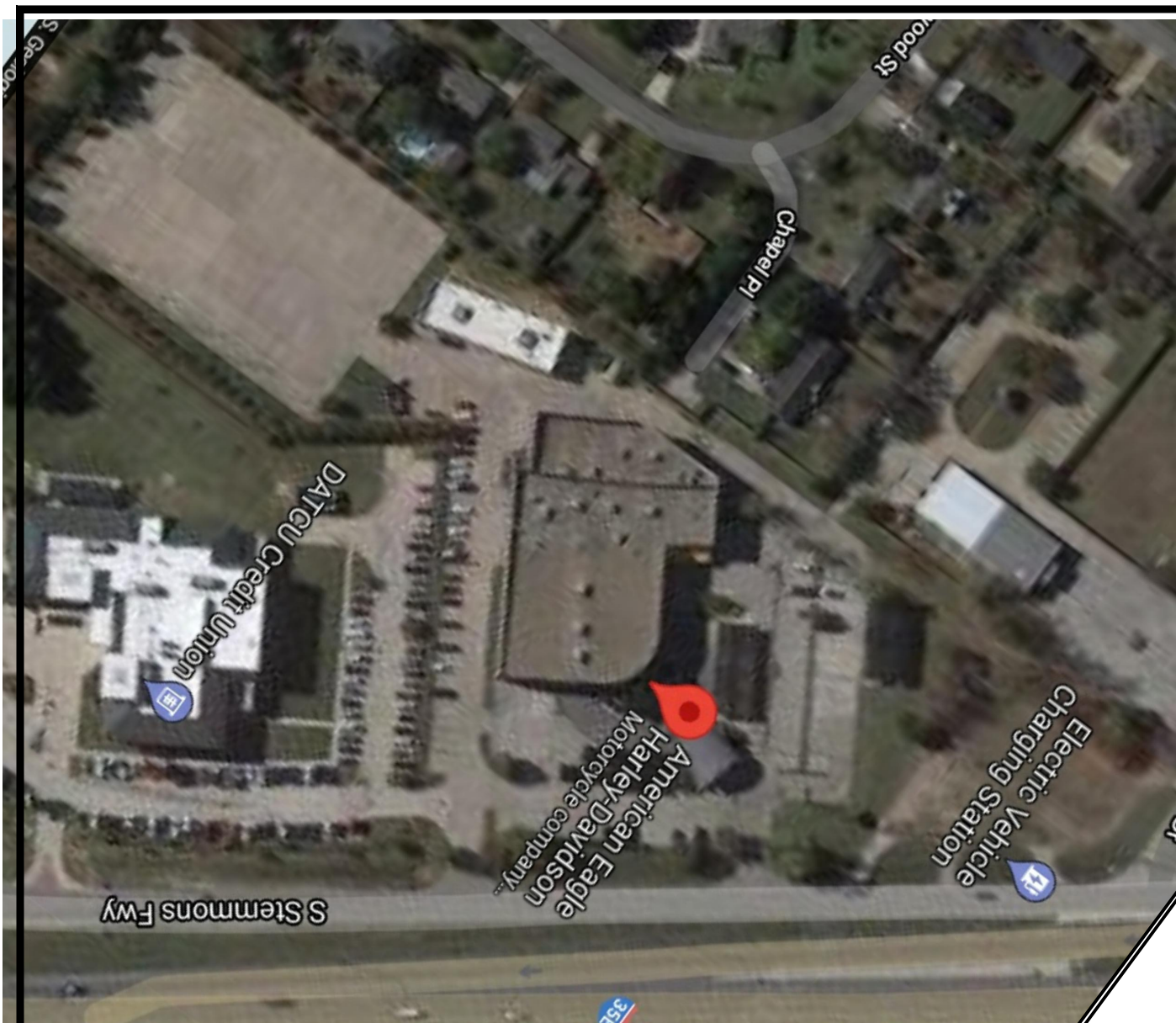
Important Issues for Consideration During the Workshop

1. A formal rezoning application has not been filed with the City, and the concept plan could change upon technical reviews by City staff prior to a future Planning and Zoning Commission Public Hearing.

2. The Workshop is not a public hearing. The purpose of the meeting is to allow the applicant the opportunity to provide an overview of the elements of this unique land use plan and receive informal feedback.
3. Members of the Planning and Zoning Commission are encouraged to offer comments, ask questions, and express any concerns but should not indicate how they would vote on the request.

Attachment

1. Concept Plan

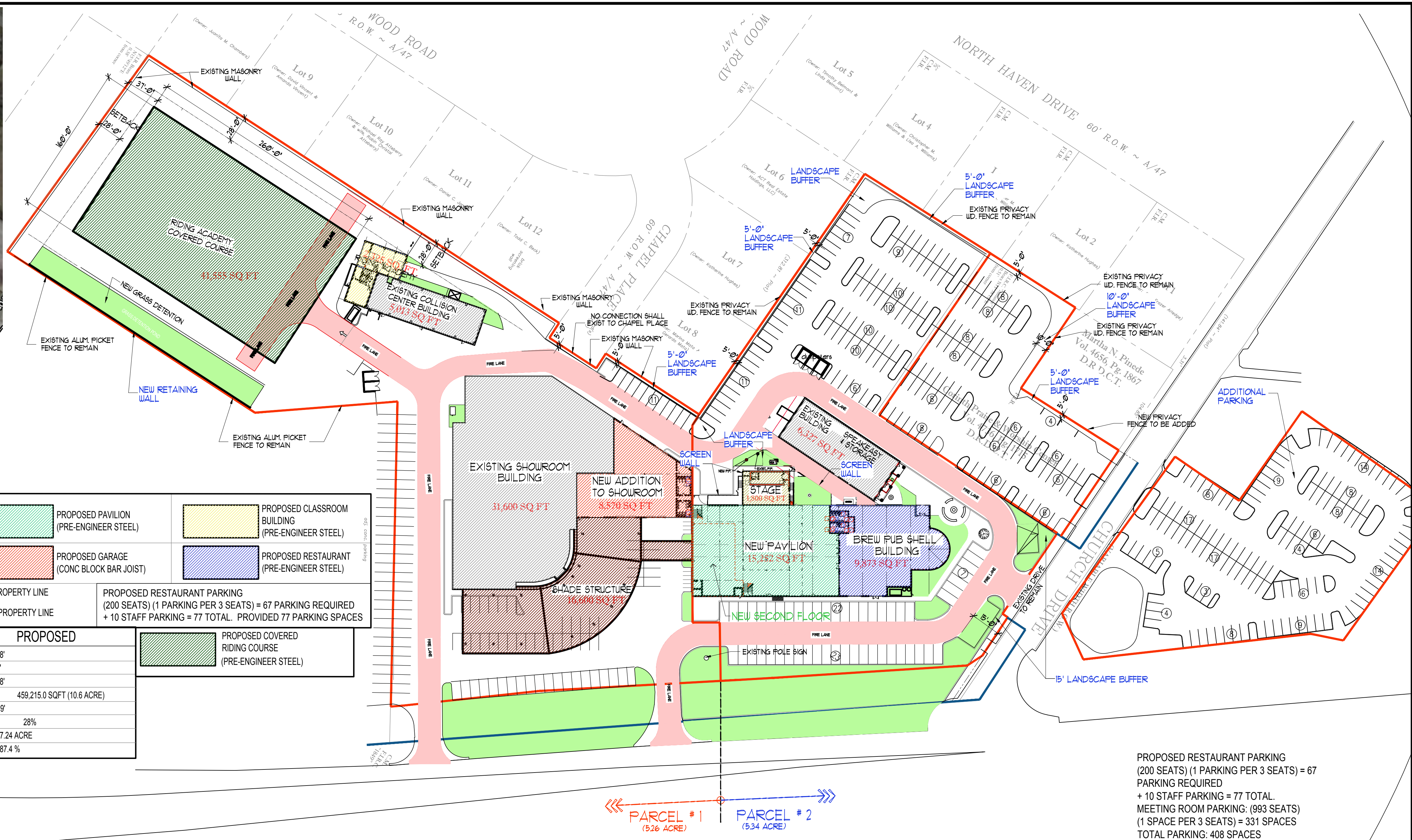


EXIST. SITE VIEW

OVERALL SITE

| | | | | | | | |
|--|---------------------|--|--|--|--|---|---|
| | NEW SHADE STRUCTURE | | EXISTING BUILDINGS | | PROPOSED PAVILION (PRE-ENGINEER STEEL) | | PROPOSED CLASSROOM BUILDING (PRE-ENGINEER STEEL) |
| | PROPOSED LANDSCAPE | | PROPOSED GARAGE (CONC BLOCK BAR JOIST) | | PROPOSED RESTAURANT (PRE-ENGINEER STEEL) | | PROPOSED COVERED RIDING COURSE (PRE-ENGINEER STEEL) |
| | 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 77 PARKING SPACES | |

| REQUIREMENTS | REQUIRED | PROPOSED |
|--|--------------------------------|----------------------------|
| MINIMUM FRONT YARD SETBACK | 40' | 48' |
| MINIMUM SIDE YARD SETBACK | 0' / 15' | 0' |
| MINIMUM REAR YARD SETBACK | 28' | 28' |
| MINIMUM LOT AREA | 30,000.0 SQFT (0.69 ACRE) | 459,215.0 SQFT (10.6 ACRE) |
| STRUCTURE MAXIMUM HEIGHT | 2 1/2 STORIES / 40' OR SUP (1) | 39' |
| MAXIMUM BUILDING AREA COVERAGE (ALL BUILDINGS) | 50% | 28% |
| IMPERVIOUS AREA | ----- | 7.24 ACRE |
| IMPERVIOUS % | ----- | 87.4 % |



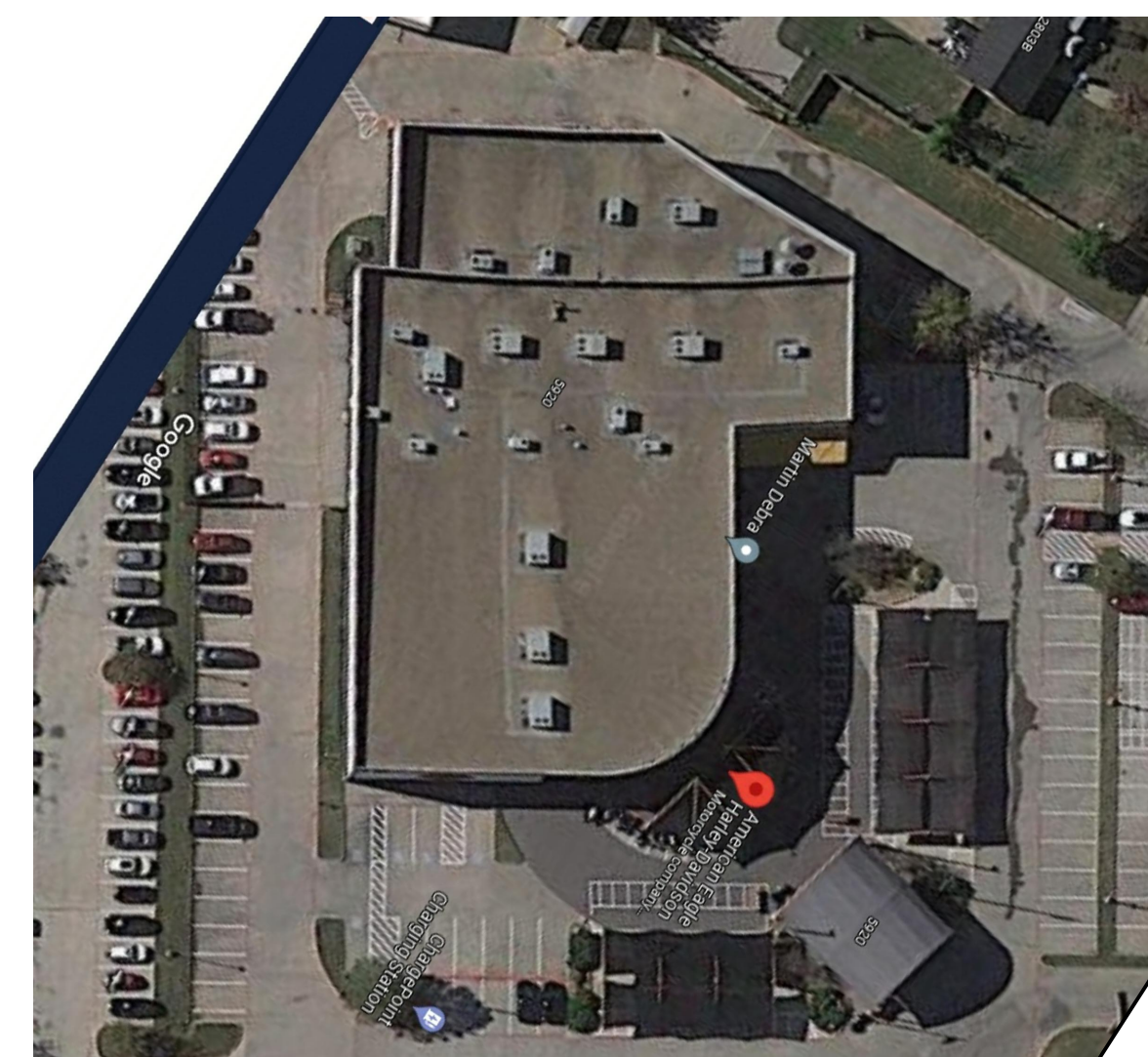
CONCEPT PLAN

OVERALL SITE

SCALE: 1" = 64'-0"

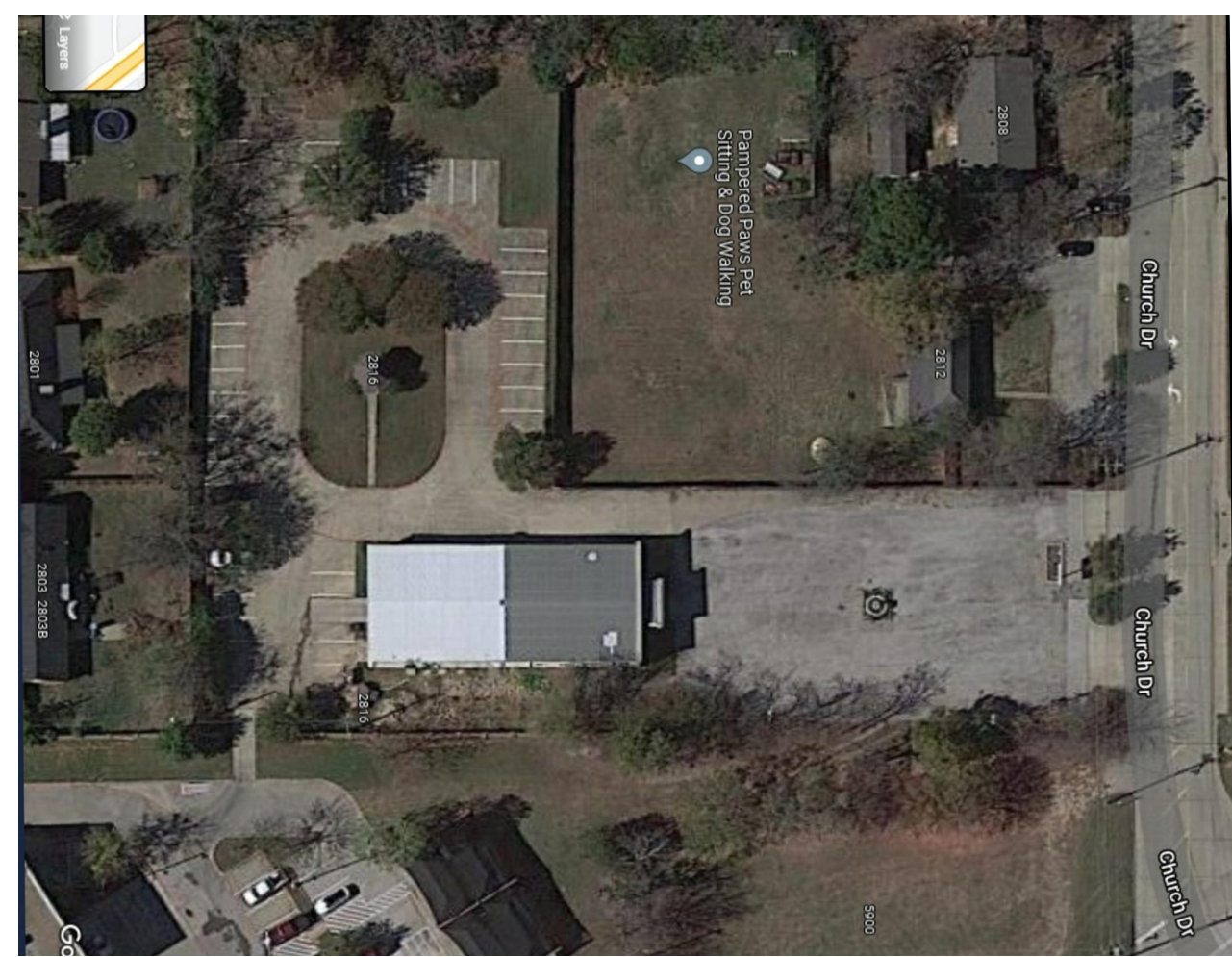
| |
|-----------------------------|
| PARKING CALCULATIONS |
| 408 PARKING SPACES REQUIRED |
| 408 PARKING SPACES PROVIDED |

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) = 331 SPACES TOTAL PARKING: 408 SPACES



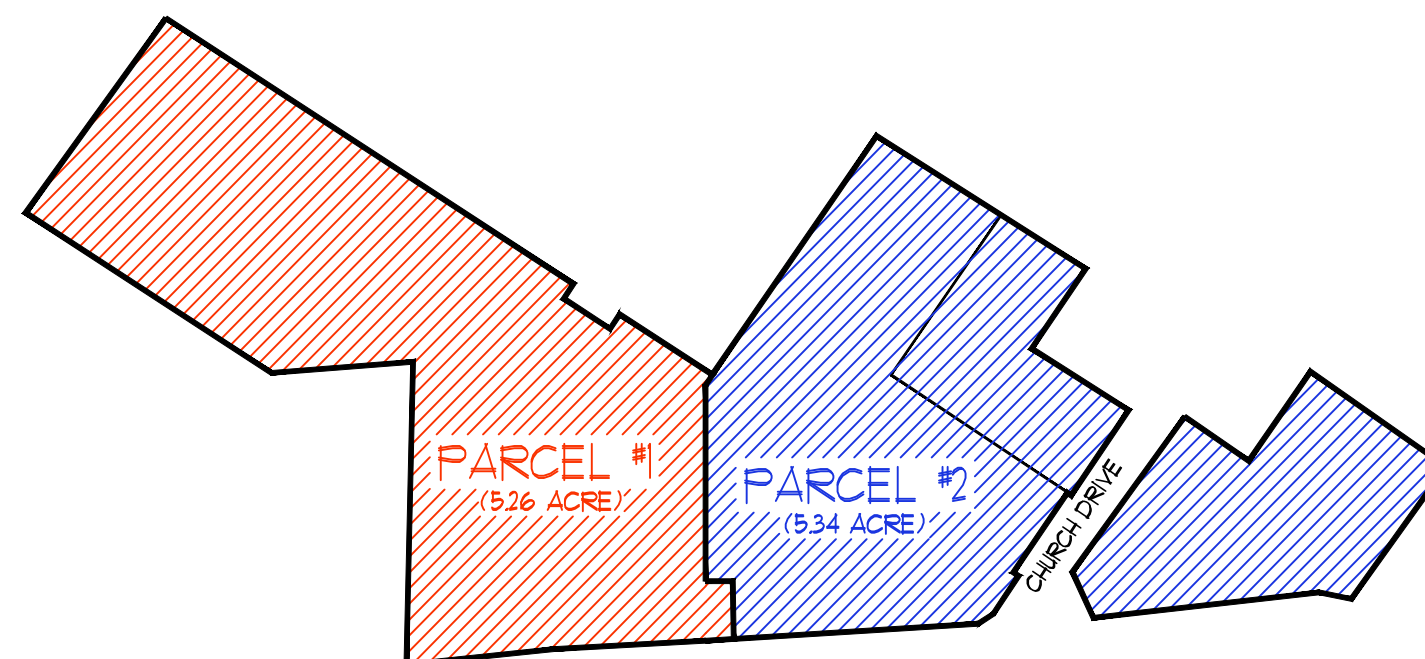
EXIST. SITE VIEW

EXISTING SHOWROOM



EXIST. SITE VIEW

EXISTING STORAGE BUILDING



KEY SITE PLAN

PARCEL #1 & PARCEL #2

CATEGORY COMPONENT LIST

| BUILDINGS : | PROPOSED PD |
|--------------------------------------|----------------|
| RIDING ACADEMY | 2,325 |
| RIDING ACADEMY COVERED RIDING COURSE | 41,555 |
| COLLISION CENTER | 5,013 |
| H-D SHOWROOM | 31,600 |
| GARAGE | 8,570 |
| STORAGE & SPEAKEASY BUILDING | 6,327 |
| LARGE PAVILION | 15,252 |
| PAVILION 2nd LEVEL | 3,165 |
| SMALL PAVILION (CUT OFF CORNER) | 0 |
| RESTAURANT | 9,873 |
| STAGE | 1,800 |
| BUILDINGS TOTAL : | 126,000 |

| SHADE STRUCTURES : | PROPOSED PD |
|---------------------------------|---------------|
| H-D SHOWROOM WRAP AROUND CANOPY | 16,600 |
| ENTRY SQUARE SHAPED | 0 |
| WEST LONG RECTANGLE SHAPED | 0 |
| SHADE STRUCTURES TOTAL : | 16,600 |

| TOTAL PD | PROPOSED PD |
|----------|-------------|
| | 142,600 |

ISSUED FOR:
FD



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

SAXA
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Revisions:

Content:
NEW CONCEPT PLAN

Filename:
EAGLE_HD
Date:
04-15-2021
Proj. no.
18060
Sheet:
A-1