

****PUBLIC NOTICE****



PLANNING & ZONING COMMISSION

Monday, April 24, 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 March 27, 2023
- 2. 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.)

E. BUSINESS AGENDA

- 3. 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 - ***THE APPLICANT HAS REQUESTED WITHDRAWAL OF THIS APPLICATION***

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: **Thursday, April 20, 2023 at 4:00 PM.**

John S Webb

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

April 20, 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, March 27, 2023, at 6:30 PM

City Hall | 3300 Corinth Parkway

On this, the 27th day of March, 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

Commissioner 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 6:32 PM.

B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

C. PLEDGE OF ALLEGIANCE

D. CONSENT AGENDA

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)

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

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

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.)

Miguel Inclan, Planner, presented the item and recommended that the Commission approve the request by the Applicant for a one-time extension of 30 days in order to work with Staff to revise the preliminary plat and associated engineering exhibits.

Vice-Chair Klingele made a motion to approve the request for a 30-day extension, seconded by Commissioner Guck.

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

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)

Miguel Inclan, Planner, presented the item and recommended approval of the proposal as presented.

Chair Nelson asked if this was a city initiated zoning change.

Inclan stated that the City had collaborated with the property owner who had expressed concerns that the PD would limit future development.

No citizens spoke during the public hearing.

Commissioner Bruxvoort made a motion to approve the proposal as presented, seconded by Commissioner Rhule.

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

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.

Michelle Mixell, Planning Manager, presented the item and identified the changes that the Applicant had made to their proposal since the February 27th meeting.

Michael Sofarelli, architect, gave a presentation on behalf of the Applicant. He noted the following information about the operation of the businesses, actions taken, and proposed improvements:

1. The riding academy would remain open until 9:00 PM to provide more options and to allow for later classes.
2. The motorcycles utilized for the riding academy were currently 500 cc and that they were looking to decrease this to 350 cc.
3. The covered shade structure, which would also serve as a solar farm, would be utilized for multiple purposes including the riding academy and community events such as farmers markets and pet adoptions.
4. They had performed several sound studies over the previous month and found that their current configuration with outdoor live music facing west towards the neighborhood were within the requirements of the noise ordinance, averaging 45 to 65 decibels.
5. The proposed pavilion would face away from the neighborhood which could be fully enclosed and would be buffered by a structure behind the stage.
6. They would be planting 12- to 15-foot evergreen holly trees along the fence line to create a buffer which would further decrease noise by 6 to 15 decibels.
7. They had consulted with an AVL engineer who would advise them further on noise mitigation methods.
8. They would be providing 8-foot-tall wood fencing where needed along the southern and western sides of the property but would be preserving the brick wall adjacent to the riding academy.
9. They would be moving the existing hammerhead further west in order to accommodate a row of parallel parking.
10. They would be performing a TIA at the time of site plan and would work with the City to determine the best location for a crosswalk from the off-site parking lot, which would likely function as employee parking.
11. They would maintain a 20-foot building setback everywhere except at one-point adjacent to the riding academy building, is proposed to have a 10-foot setback.

Chair Nelson asked at what distance the decibel level measurements were taken.

Sofarelli stated that they took measurements 50 feet from the source and along the property lines.

Chair Nelson asked if the size of bikes for the riding academy would be limited to 500 cc.

Sofarelli stated that the bikes were currently 500 cc and that they were in the process of switching to 350 cc bikes. He explained that the bikes were for training purposes only and were equipped governors to prevent engine revving.

Chair Nelson asked if someone could use their own bike on the course.

Sofarelli stated that only the training bikes could be used on the course.

Chair Nelson stated that he had some concerns with the close proximity of the course to the residential area.

Sofarelli stated that the shade structure and landscape buffer would help mitigate sound coming from the course.

Chair Nelson asked if there had been any consideration to enclose the western face of the riding course.

Sofarelli stated that this was a safety concern in case someone was to crash into this wall.

Commissioner Rhule asked if a definition for multi-use had been provided with inclusions and exclusions. She asked if because the shade structure would allow for the riding academy to be utilized during bad weather or when there is excessive heat, why the hours of operation needed to be extended to 9:00 PM.

Sofarelli stated that this provided more flexibility and allowed for the possibility of more classes being held at night when it is cooler. He stated that they would not have a stage or live music events in the shade structure and that they would provide this statement in writing.

Chair Nelson asked if the riding academy course would be used for overflow parking.

Sofarelli confirmed this.

Willy Sullivan, Harley Davidson, stated that in instances where a class runs long, they would like to be able to extend their lessons so that students do not have to retake the class a different day.

Sofarelli stated that they were proposing 400 parking spots for the Wheeler Yard and 78 for the dealership. He explained that the riding academy could accommodate an additional 140 parking spaces and stated that they had entered into a shared parking agreement with DATCU to utilize their parking lot when they are closed, which provides another 160 spaces. He stated that given they will provide nearly 800 parking spaces, there would not be issues arising from street parking.

Chair Nelson asked at what times they would be permitted to utilize DATCU's parking lot.

Sullivan stated that this was anytime DATCU was closed.

Commissioner Bruxvoort echoed Commissioner Rhule's concerns of the extended time for the riding academy and stated that she was struggling to understand the need for the proposed extension to 9:00 PM.

Commissioner Guck stated that he would like to see the hours remain as they were, which reflected more typical close of business hours.

Chair Nelson asked if the pavilion could be completely enclosed at this point.

Sofarelli stated that two thirds of the pavilion is always enclosed and that the remainder of the openings could now be closed with operable doors.

Chair Nelson asked if the operable doors would be glazed or roll-up doors.

Sofarelli stated that they would likely be either metal or vinyl be motorized roll-up doors.

Chair Nelson stated that he would like to ensure that they are doing everything possible to reduce the amount of sound reaching the neighborhood. He asked if it would be possible to include a secondary screening wall near the pavilion 8-10 feet in height.

Sofarelli pointed out where the pavilion was open and stated that no openings from the pavilion are facing residential areas. He stated that all sound would be directed towards the interstate with any reverberation off of the interstate then being blocked by the building.

Commissioner Rhule asked if the Applicant's sound engineer was present to speak.

Sofarelli stated that their engineer was not present but that they would be working with them further if the project were to move forward. He stated that at this stage they were simply trying to satisfy the requirements of the noise ordinance and that he was unable to speak on hypothetical situations at that point.

Commissioner Rhule stated that she found that the application was premature particularly in regard to noise and traffic concerns. She explained that previous Applicants had provided this data with their application rather than supplying it after approval. She stated that there was a difference between the site being compliant and the site being nuisance.

Sofarelli explained that their proposal would meet the requirements of the noise ordinance and that this proposal would benefit the surrounding community. He stated that by right at the time, a gas station or a drive-thru restaurant could go into this location which would create significant traffic and would detract from the surrounding area. He stated that it was at the decision of the Commission to approve the proposal or to have the Applicant sell the property to a franchise or gas station.

Vice-Chair Klingele asked that the Applicant include language in the PD Design Statement as follows: “The events to be held within the pavilion will be conducted in accordance with all city ordinance requirements including, without limitations, permitting requirements if applicable.”

Sofarelli stated that they would put everything in writing that the Commission was asking for before going to City Council.

Commissioner Bruxvoort asked that regulations be put in writing to ensure that they are implemented.

Sofarelli stated that any doubts or concerns of the Commission could be put in writing prior to the City Council meeting.

Commissioner Rhule stated that she liked the proposal, but the main challenge of the site was its location next to a residential neighborhood, as all of the examples of similar venues previously provided were either not next to residential areas or were having new residential developments built around them. She stated that the Commission is always trying to consider what is best for the community and explained that her current main concerns revolved around the needs of the neighboring residences.

Sofarelli stated that he understood the difficulty of residential areas being located near interstates and commercial areas, but that it was also the choice of the residents to live in this area. He asked that the Commission allow them to present what they were proposing and reiterated that they would provide detailed language in writing in the PD Design Statement. He stated that he felt this was a good proposal for the location and that he did not want to see a drive-thru restaurant or other similar type use there.

Chair Nelson stated that they would like to see the details clearly stated in writing right now rather than having promises that details would be provided later.

Director Webb clarified that the property as currently zoned would not permit by right a convenience store/gas station or drive-thru restaurants.

Michael Lane, restaurant owner, gave a presentation for his proposed restaurant. He clarified that the proposal was for a sophisticated restaurant and family venue and would not be a biker bar or a fast casual restaurant. He stated that the restaurant would be a completely separate entity from Harley Davidson. He provided a brief summary of his foundation which supports active-duty service members, veterans, and their families. He stated

that they would operate during the hours permitted by City regulations, employ 125 employees over a 7-day period, and estimates that they will generate 7 figures in state and local tax revenues annually.

General Mike Wallace stated that he was in attendance to support the project. He asked that the Commission please consider approving the project.

Commissioner Bruxvoort thanked General Wallace for his service.

Vice-Chair Klingele asked what flags would be flown at the site.

Sullivan stated that they would be flying the U.S. flag and the Texas flag.

Chairman Nelson read the following comment cards from those who did not wish to speak:

Megan Mansell, 1100 Abbots Lane, Denton, was in favor of the proposal.

Nathan Goldsmith, 1100 Abbots Lane, Denton, was in favor of the proposal.

William Dougan, 9100 Teasley Lane, Denton, was in favor of the proposal.

Brandon Gant, 2813 Tori Oak Trail, was in favor of the proposal.

Michael Mooney, 3114 Alcove Lane, was in favor of the proposal.

Olivia Mooney, 3114 Alcove Lane, was in favor of the proposal.

Tracy Turner, 1997 Fair Oaks Circle, was in favor of the proposal.

David Jones, 1712 Braford Court, was in favor of the proposal.

Shelley Jones, 1712 Braford Court, was in favor of the proposal.

Beverley Henley, 2204 Creek Crossing, was in favor of the proposal.

Lyndon Foster, 2204 Creek Crossing, was in favor of the proposal.

Kent Neading, 2711 Church Drive, was against the proposal.

Nancy Juarez, 1905 Woodcrest Circle, was in favor of the proposal.

Greg Russell, 2805 Whetstone Drive, stated that he was for the proposal, feels that the new orientation of the stage will greatly reduce noise pollution, and that he would like a new restaurant and music venue in Corinth.

Rick Turner, 1997 Fair Oaks Circle, stated that he was for the proposal and explained that his non-profit, Spirit of a Hero, had worked closely with the Harley Dealership over the years to organize events and raise support for veterans.

Marina Mata, 2803 Chapel Place, stated that the noise in the last month has been significantly less than usual while the Applicant was performing decibel readings. She explained that she is not necessarily against the

proposal, but that the Applicant needs to work with residents to create a venue that can be cohesive with the surrounding neighborhood.

Mike Atteberry, 1709 Wildwood Street, stated that he was against the proposal, expressed concerns with noise from the riding academy, and felt that the wood fencing along the property line needed to be replaced with a masonry wall.

Roop Singh, 2115 Toledo Drive, stated that he was for the proposal and that he would like to see more restaurants in Corinth.

Ellice Lovelady, 2604 Clark Drive, stated that she was for the proposal and felt that the City needs a more diverse tax base to take some of the burden off of single-family residences.

Jim Barnhardt, 1706 Wildwood Street, stated that he was for the proposal and did not want to see the City pass on another large retail/restaurant project.

David Vincent, 1711 Wildwood Street, stated that he was neutral on the proposal and that his primary concerns were with additional noise nuisances and would like to see more data related to noise mitigation efforts.

Lisa Gomez, 3611 Fritz Lane, stated that she was the Marketing Director for American Eagle Harley Davidson and ensures that noise levels are kept within bounds during live music events. She stated that she would like to see a new restaurant and venue space in Corinth.

Celina Willis, 1700 North Haven Drive, stated that she was for the proposal but that she had concerns with traffic and safety in their neighborhood, as there are currently no sidewalks or speed bumps along their street.

Sullivan clarified that the covered riding academy was the last aspect of the project that was added, primarily to serve as the platform for the solar farm. He stated that the academy had previously operated until 9:00 PM and that this had been reduced by mistake when PD-26 was approved in 2020. He reiterated that with PD-26 already being approved, they could continue to hold live music events outside and could construct the restaurant.

Sofarelli stated that the covered structure will be insulated to help mitigate sound. He stated that it was their goal with this proposal to improve upon what had already been approved.

Chair Nelson asked what eave height of the riding academy was.

Sofarelli stated that the eave height would be 16 feet with a 4-foot skirt.

Commissioner Jones thanked the Applicant for their proposal. She stated that she would like to see several items in writing before April 4th so that the proposal could move forward.

Chair Nelson asked what the City ordinances restricted in terms of hours of operation and permitted noise levels.

Mixell stated that the noise ordinance limits outdoor concerts to 12:00 AM Friday – Saturday and until 9:00 PM Sunday – Thursday.

Commissioner Bruxvoort asked if the City would be able to perform independent sound testing.

Webb stated that it was the Applicant's responsibility to carry out these tests and provide the results.

Commissioner Rhule if the noise ordinance applied to the proposed venue.

Webb stated that Staff would look into this matter further as to what is exempted and not exempted by the noise ordinance.

Commissioner Rhule asked if the proposal were to be denied, would the Applicant plan to move forward with the project adhering to the previously approved zoning regulations and not make any additional efforts towards noise mitigation.

Sullivan stated that they would do everything they could to mitigate sound, but that this may be a risk as there are currently no additional stipulations that they would have to adhere to other than the general noise ordinance.

Sullivan stated that PD-26 as currently approved does not include the additional parcels for parking, and that one of the primary purposes of the proposal was to add these parking areas.

Chair Nelson asked that the Applicant include language identifying the size of the motorcycles being used for the riding academy, provide a clear definition of multi-use for the riding academy shade structure, and restrict hours of operation for the riding academy to 7:00 PM. He stated that he would like to see the western face of the riding academy enclosed, would like for the Applicant to provide a traffic study, and asked that the Applicant employ a sound consultant to speak to the specifics of the venue space.

Sofarelli stated that the Commission was asking for details that would typically be supplied during the design development stage, and that he was not comfortable taking on the expenses to perform the requested studies for a project that is not guaranteed. He stated that these studies could be provided by the Applicant, but that they needed some guarantees that this was a viable proposal.

Chair Nelson stated that the Commission needed to see in writing the promises of the Applicant so that they could make a well-founded decision.

Commissioner Bruxvoort stated that she understood that these studies would significantly increase the expenses of the Applicant and that this was a risk for them, but that the Commission would be taking a similar risk if they approved the proposal without detailed standards. She stated that the Commission liked the proposal and would like to see it move forward, but that they wanted to ensure that the project was done so that all parties can benefit.

Sofarelli asked if the Commission would consider approval with conditions.

Webb stated that the Commission could enumerate everything that they would like to see addressed and stipulate that at the time of site plan approval, that the site plan be approved by the Planning and Zoning Commission and City Council rather than by Staff administratively.

Commissioner Guck asked that they have more time to enumerate the items that the Commission would like the Applicant to address.

Webb clarified that Staff had received the most recent submittal for the proposal the previous day and had not had sufficient time to complete a detailed review.

Chair Nelson asked if the Commission’s motion would be to approve the proposal pending final review at the time of site plan.

Webb stated that the motion should include the items that the Commission would like to see addressed at the time of site plan approval.

Commissioner Rhule made a motion to continue the public hearing and table the item to the April 24, 2023, meeting, seconded by Vice-Chair Klingele.

Chair Nelson, Vice-Chair Klingele, Commissioner Rhule, and Commissioner Guck voted in favor of the motion. Commissioner Bruxvoort voted in opposition of the motion.

Motion passed unanimously; 4-for, 1-against.

F. DIRECTORS REPORT

Webb informed the Commission that they will be seeing the Corinth Groves Preliminary Plat and the American Eagle Harley Davidson PD at the April 24th meeting. He stated that the Destiny RV Resort PD will be going before City Council on April 6th.

G. ADJOURN REGULAR SESSION

The regular session was adjourned at 8:54 PM.

H. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 8:54 PM.

MINUTES APPROVED THIS _____ DAY OF _____, 2023.

Alan Nelson, Planning and Zoning Commission Chairman

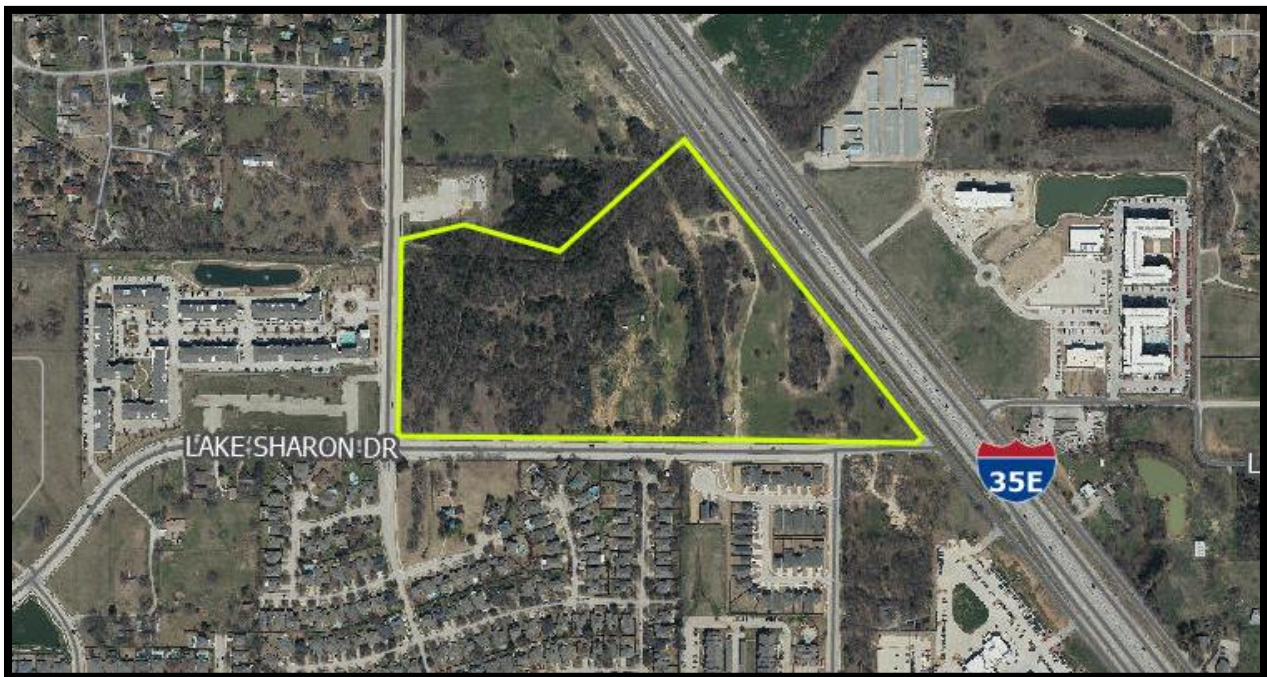


CITY OF CORINTH
Staff Report

Meeting Date:	4/24/2023	Title:	Preliminary Plat: Corinth Groves (PP23-0001)
Strategic Goals:	<input checked="" type="checkbox"/> Resident Engagement <input 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		

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).

At their March 27, 2023, meeting, the Planning & Zoning Commission voted to grant a request by the Applicant for a one-time, 30-day extension to the approval process. The Commission is required to act on the Preliminary Plat application at this meeting to comply with the Texas Local Government Code.

The Applicant requested the extension because the results of the 1st Review identified multiple deficiencies in the Preliminary Plat and associated Preliminary Engineering Plans and sought to avoid a recommendation of denial by Staff.

The Applicant has subsequently revised the Preliminary Plat to address Staff Comments. Regarding the Preliminary Engineering Plans, the Applicant provided updated exhibits and has requested additional feedback from the City Engineer. Because the next step in the development stage after approval of a Preliminary Plat is to prepare and submit a Site Plan application - which includes a requirement to provide Preliminary Engineering Plans – Engineering and Planning Staff support recommending approval subject to the Applicant addressing Engineering comments in their Site Plan submittal.

Financial Impact

None

Applicable Policy/Ordinance

- Unified Development Code
- Texas Local Government Code

Staff Recommendation

Staff Recommends approval of the Preliminary Plat as presented subject to the Applicant satisfactorily addressing all comments in the Preliminary Engineering Plans at the time of Site Plan submittal.

Motion

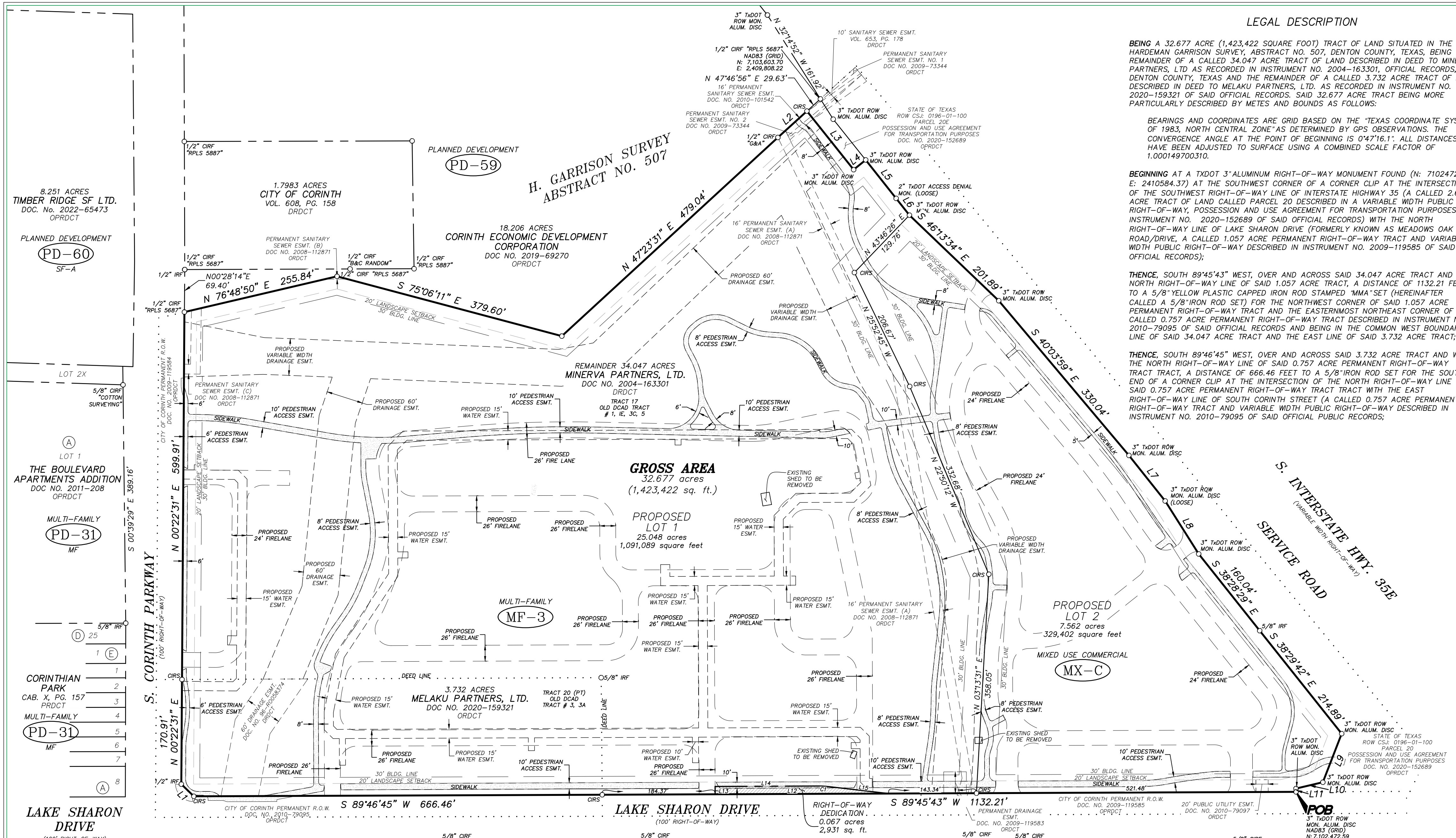
“I move to approve the Case No. PP23-0001 – Corinth Groves Preliminary Plat as presented subject to the Applicant satisfactorily addressing all comments in the Preliminary Engineering Plans at the time of Site Plan submittal.”

Alternative Action by the Planning and Zoning Commission

The Planning and Zoning Commission may add additional conditions to the motion or move to deny the application.

Attachments

1. Proposed Preliminary Plat



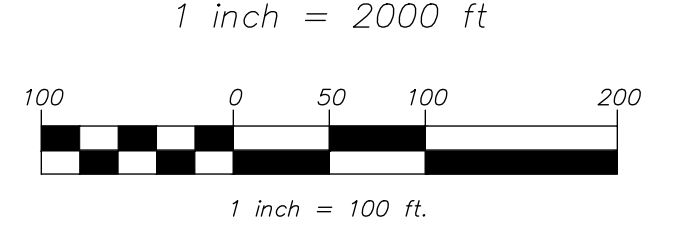
LEGAL DESCRIPTION

BEING A 32.677 ACRE (1,423,422 SQUARE FOOT) TRACT OF LAND SITUATED IN THE HARDAMAN 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:

THENCE, NORTH 45°00'41" 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 'BRITAIN & CRAWFORD' FOR THE NORTH END OF SAID CORNER CLIP;

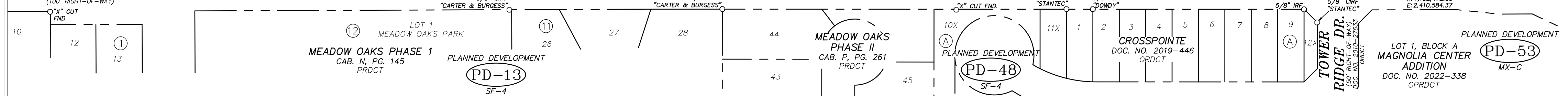


VICINITY MAP



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 (MX-C) (MF-3) CLASSIFICATION



CERTIFICATE OF APPROVAL
APPROVED THE ___ DAY OF ___, 20___, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CORINTH, TEXAS.
DIRECTOR OF DEVELOPMENT SERVICES
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

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'
L12 S 89°45'43" W 283.14'
L13 N 00°14'17" W 12.74'
L14 N 89°45'09" E 167.03'
L15 S 83°24'07" E 97.67'

CURVE TABLE
CURVE RADIUS ARC LENGTH DELTA ANGLE CHORD BEARING CHORD LENGTH
C1 160.50' 19.18' 6° 50' 44" S 86°49'29" E 19.16'

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.
5. PUBLIC PEDESTRIAN ACCESS EASEMENT SHOWN ALONG ALL SIDEWALKS ON THIS PLAT.

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: ___

CERTIFICATE OF APPROVAL
APPROVED THE ___ DAY OF ___, 20___, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CORINTH, TEXAS.
DIRECTOR OF DEVELOPMENT SERVICES
CITY SECRETARY

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
APRIL 2023
SURVEYOR/ENGINEER:

OWNERS: DEVELOPER:
MINERVA PARTNERS, LTD GREYSTAR DEVELOPMENT CENTRAL, LLC
4143 MAPLE AVE., STE. 325 600 E. LAS COLINAS BLVD., STE. 2100
DALLAS, TX 75219 IRVING, TX 75039
TEL: (214) 770-2888 TEL: (214) 451-5698
EMAIL: sg@maloufinvestments.com TEL: (214) 451-5698
CONTACT: STEVE GREGORY EMAIL: jthulin@greystar.com
CONTACT: JR THULIN

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



CITY OF CORINTH Staff Report

Meeting Date:	4/24/2023	Title:	American Eagle Harley Davidson & Wheeler Yard PD-26 Amendment. Case No. ZAPD22-0006.
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input 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		

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 - ***THE APPLICANT HAS REQUESTED WITHDRAWAL OF THIS APPLICATION***



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

Recent Action

At their March 27th meeting, the Planning and Zoning Commission tabled the above referenced item and continued the public hearing to April 24, 2023.

Per the attached file, the Applicant requested the withdrawal of the Planned Development zoning application.

Staff Recommendation

Staff recommends the Planning & Zoning Commission accept the applicant’s request to withdraw the application.

Motion

“I move to accept the request by the applicant to withdraw the application for Case No. ZAPD22-0006–American Eagle Harley Davidson & Wheeler Yard”

Supporting Documentation

- Applicant’s Withdrawal Request

From: William Sullivan <willytundra@gmail.com>
Sent: Thursday, April 13, 2023 8:22 PM
To: John Webb <John.Webb@cityofcorinth.com>
Cc: Michelle Mixell <Michelle.Mixell@cityofcorinth.com>; Michael Sofarelli <mike@sofarelliarch.com>;
Michael Lane <ml@wheeleryard.com>
Subject: Re: AE HD Site Plan - re: Minor PD Amendment

John,

As requested, I hereby request to withdraw the application to amend the PD as presented to the Planning & Zoning Commission.

Thank you,

Willy Sullivan
American Eagle Harley-Davidson
Diamondback Harley-Davidson
Your Kick Ass Harley-Davidson Dealerships

