

****PUBLIC NOTICE****



CITY COUNCIL WORKSHOP AND REGULAR SESSION

Thursday, November 06, 2025 at 6:00 PM

City Hall | 3300 Corinth Parkway

View live stream: www.cityofcorinth.com/remotesession

Pursuant to section 551.127, Texas Government Code, one or more council members or employees may attend this meeting remotely using videoconferencing technology.

A. NOTICE IS HEREBY GIVEN of a Regular Meeting of the Corinth City Council.

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

C. PROCLAMATIONS AND PRESENTATIONS

- [1.](#) Presentation to recognize graduates of the Corinth Citizen's Academy.
- [2.](#) Proclamation declaring November 7, 2025, Arbor Day in the City of Corinth.

D. CITIZENS COMMENTS

Please limit your comments to three minutes. Comments about any of the Council agenda items are appreciated by the Council and may be taken into consideration at this time or during that agenda item. Council is prohibited from acting on or discussing items brought before them at this time.

E. CONSENT AGENDA

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

- [3.](#) Consider and act on minutes from the October 16, 2025, City Council Meeting.
- [4.](#) Consider and act on a Resolution appointing Jared Eutsler to the Denton County Transportation Authority Board of Directors.

F. PUBLIC HEARING

- [5.](#) Conduct a Public Hearing to consider testimony and act on a request by the Applicant, 2-10 Properties LLC, to amend the Zoning Ordinance of the City of Corinth, being a part of the Unified Development Code, to amend the regulations of Planned Development 26 (PD-26) to allow for a maximum flagpole height of 100 feet on approximately ±8.3 acres, with the subject properties being generally located at 5920 I-35E.

G. BUSINESS AGENDA

- [6.](#) Consider and act upon an Alternative Compliance-Non-Residential Building Articulation request by the Applicant, Bates Martin Architects, to waive the requirement for building articulation of 18 inches at every 30 feet in lieu of other building articulation elements for the development of a 11,423 square-foot industrial building on approximately ±9.07 acres located at 7701 S. Stemmons Freeway. (Case No. AC25-0002)

7. Consider and act on appointments, resignations, and removal of board and commission members for the Finance Committee.

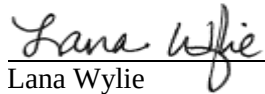
H. COUNCIL COMMENTS & FUTURE AGENDA ITEMS

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

I. ADJOURN

**The City Council reserves the right to recess into closed session at any time during the course of this meeting to discuss any of the matters posted on this agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Section 551.071, "Consultation with Attorney" for the purpose of receiving legal advice.

Posted on this 31st day of October 2025, at 11:00 A.M., on the bulletin board at Corinth City Hall.



Lana Wylie
City Secretary
City of Corinth, Texas



CITY OF CORINTH

Staff Report

Meeting Date:	11/6/2025	Title:	Presentation Citizen's Academy Graduation
Strategic Goals:	☒ Resident Engagement ☐ Proactive Government ☐ Organizational Development ☐ Health & Safety ☐ Regional Cooperation ☐ Attracting Quality Development		
Owner Support:	☐ Planning & Zoning Commission ☐ Economic Development Corporation ☐ Parks & Recreation Board ☐ TIRZ Board #2 ☐ Finance Audit Committee ☐ TIRZ Board #3 ☐ Keep Corinth Beautiful ☐ Ethics Commission		

Item/Caption

Presentation to recognize graduates of the Corinth Citizen's Academy.

Item Summary/Background/Prior Action

With the update of the City of Corinth Strategic Plan in 2024, a new goal was introduced to “establish a Citizen’s Academy” under the Resident Engagement strategic focus area. Staff worked to research, develop, and implement the Corinth Citizen’s Academy beginning this summer and officially kicked off the program on September 9th.

Seventeen residents and one Council Member applied to participate in the eight-week course. Each week, the group heard from a different City department to learn more about how they function and serve the community. These lessons were paired with interactive activities, tours, and demonstrations, providing the class with a behind-the-scenes look at City operations and the opportunity to directly engage with staff. Participants were required to attend a minimum of seven classes to complete the course.

Please join us in recognizing the following citizens for becoming the inaugural graduating class of the Corinth Citizen’s Academy. We would like to commend them for their dedication to completing the program and for their enthusiasm to learn all about the City of Corinth.

Charles Lovelady	Gary Gehring	Samantha Ovalle
Cindy Vaughan	Leia Morin	Sandra Monclova
Dee Stanfield	Lisa Clawson	Scott Wyatt
Diane Prentice	Marcus Young	Stephanie Ward
Doris Forte	Rebecca McMahon	Susan Heck
Ellice Lovelady	Sabrina Lomosad	



CITY OF CORINTH
Staff Report

Meeting Date:	11/6/2025	Title:	Proclamation November 7, 2025, Arbor Day
Strategic Goals:	☒ Resident Engagement ☒ Proactive Government ☐ Organizational Development ☒ Health & Safety ☐ Regional Cooperation ☐ Attracting Quality Development		
Owner Support:	☐ Planning & Zoning Commission ☐ Economic Development Corporation ☐ Parks & Recreation Board ☐ TIRZ Board #2 ☐ Finance Audit Committee ☐ TIRZ Board #3 ☒ Keep Corinth Beautiful ☐ Ethics Commission <u>N/A</u>		

Item/Caption

Proclamation declaring November 7, 2025, Arbor Day in the City of Corinth.

Item Summary/Background/Prior Action

Arbor Day first appeared in the U.S. in 1872. J. Sterling Morton is credited with guiding the country’s first Arbor Day resolution through the Nebraska state legislature that year. Residents of the Great Plains recognized how much trees could do for them and they enthusiastically embraced Morton’s vision.

President Theodore Roosevelt was a strong supporter of Arbor Day. In the early 20th century, it was becoming clear that the nation’s forests were being exhausted by cut-out-and-get-out timber harvesting. The science of forest management was emerging, and the government was moving to suppress wildfires and plant trees. President Roosevelt sent a letter to the children of the U.S. where he wrote, “a people without children would face a hopeless future; a country without trees is almost as hopeless.”

In Texas, Arbor Day first appeared in Temple on February 22, 1889. W. Goodrich Jones led the citizens of Temple in a mass meeting to call for a tree planting campaign along the streets of the city. One year later, the first statewide observance of Arbor Day was held in Austin. Through the efforts of Senator George Tyler of Belton, February 22 was set aside by law as Arbor Day to encourage the planting of trees in the state.

After the original Texas Arbor Day law expired, the state continued to observe Arbor Day by proclamation of the governor, usually on George Washington’s birthday. In 1949 the state legislature adopted a resolution designating the third Friday in January as Texas Arbor Day.

In 1989 the legislature passed a resolution moving Texas Arbor Day to the last Friday in April to align with the traditionally observed national Arbor Day. Today, the official Texas Arbor Day is held on the first Friday in November.

To qualify as a Tree City USA, the City of Corinth must proclaim and observe Arbor Day. The city will observe Arbor Day on November 7, 2025, by planting a tree at the Corinth Nature Preserve at 10 am.



PROCLAMATION

Arbor Day

- WHEREAS,** *In 1872, the Nebraska Board of Agriculture set aside a special day for the planting of trees, and*
- WHEREAS,** *this holiday, called Arbor Day, was first observed with the planting of more than a million trees, and*
- WHEREAS,** *Arbor Day is now observed throughout the nation and the world and in Texas on the first Friday of November, and*
- WHEREAS,** *trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and*
- WHEREAS,** *trees in our community increase property values, enhance the economic vitality of business areas, and beautify our community, and*
- WHEREAS,** *I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and*
- WHEREAS,** *the City of Corinth recognizes the benefits derived from trees.*

NOW, THEREFORE, I, Bill Heidemann, Mayor of the City of Corinth, Texas, do hereby proclaim November 7, 2025, Arbor Day in the City of Corinth.

Signed this 6th day of November 2025.

*Bill Heidemann, Mayor
City of Corinth, Texas*



CITY OF CORINTH
Staff Report

Meeting Date:	11/6/2025	Title:	Minutes Approval of Meeting Minutes
Strategic Goals:	☐ Resident Engagement ☒ Proactive Government ☐ Organizational Development ☐ Health & Safety ☐ Regional Cooperation ☐ Attracting Quality Development		
Owner Support:	☐ Planning & Zoning Commission ☐ Parks & Recreation Board ☐ Finance Audit Committee ☐ Keep Corinth Beautiful ☐ Economic Development Corporation ☐ TIRZ Board #2 ☐ TIRZ Board #3 ☐ Ethics Commission		

Item/Caption

Consider and act on minutes from the October 16, 2025, City Council Meeting.

Item Summary/Background/Prior Action

Attached are the minutes, in draft form, and are not considered official until formally approved by the City Council.

Staff Recommendation/Motion

Staff recommends approval of the minutes.



CITY COUNCIL WORKSHOP AND REGULAR SESSION - MINUTES

Thursday, October 16, 2025 at 5:45 PM

City Hall | 3300 Corinth Parkway

View live stream: <https://www.cityofcorinth.com/city-council/page/city-council-workshop-and-regular-session-117>

STATE OF TEXAS COUNTY OF DENTON CITY OF CORINTH

On this, the 16th day of October 2025, the City Council of the City of Corinth, Texas, met at Corinth City Hall at 5:45 P.M., located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time, place, and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members to wit:

Council Members:

Bill Heidemann, Mayor
Sam Burke, Mayor Pro Tem - Not Present
Scott Garber, Council Member
Lindsey Rayl, Council Member
Tina Henderson, Council Member
Kelly Pickens, Council Member

Staff Members Present:

Scott Campbell, City Manager
Lana Wylie, City Secretary
Emma Crotty, Assistant to the City Manager
Patricia Adams, City Attorney
Wendell Mitchell, Police Chief
Chad Thiessen, Fire Chief
Glenn Barker, Director of Public Works
Melissa Dailey, Director of Development Services
Cesar Balderas, Technology Systems Manager
Scott Miller, Technology Systems Specialist I
Lance Stacy, City Marshal

CALL TO ORDER

Mayor Heidemann called the Special Workshop Session to order at 5:46 P.M.

WORKSHOP AGENDA

1. Conduct a workshop to discuss the implementation of the Active Transportation Plan along North Corinth Street and Corinth Parkway, including parking configurations, street repairs, bike lanes, street trees, and safety dividers.

The item was presented and discussed.

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

No items were discussed for the Regular Session Agenda.

ADJOURN WORKSHOP

Mayor Heidemann adjourned the Workshop Session at 6:28 P.M.

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

Mayor Heidemann called the Regular Session Meeting to order at 6:39 P.M.

PROCLAMATIONS AND PRESENTATIONS

1. Proclamation to recognize End Polio Now Day and End Polio Now Week in Corinth.

This item was not presented.

CITIZENS COMMENTS

Please limit your comments to three minutes. Comments about any of the Council agenda items are appreciated by the Council and may be taken into consideration at this time or during that agenda item. Council is prohibited from acting on or discussing items brought before them at this time.

Penny Ringener - 3909 Park Wood Dr.
Dee Stanfield - 3909 Park Wood Dr.
Art Biedeson - 3805 Park Wood Dr.
Lauren Hess - 4112 Creek Falls Dr.
Greg Stanfield - 3909 Park Wood Dr.

CONSENT AGENDA

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

2. Consider and act on minutes from the October 2, 2025, City Council Meeting.
3. Consider and act on a one-year contract with four renewals with Super Tech Automations LLC, for SCADA and Instrumentation services in the annual amount of \$74,803, and a total amount of \$374,015, and authorize the City Manager to execute the necessary documents.
4. Consider an act on the purchase of a 2024 Ford F550 Alpine Series Brush Truck from Outback Fire Apparatus, Inc., by the City of Corinth on behalf of the Lake Cities Fire Department in the amount of \$204,314, and authorize the City Manager to execute the necessary documents

Motion made by Council Member Garber: I move to approve. Seconded by Council Member Henderson.

Voting Yea: Council Member Garber, Council Member Rayl, Council Member Henderson, Council Member Pickens

PUBLIC HEARING

5. Conduct a Public Hearing to consider testimony and act on a city-initiated request to amend multiple sections of the Unified Development Code, including UDC Subsection 2.09.01.A – Nonresidential Landscaping Requirements and UDC Subsection 2.09.01.B – Residential Landscaping Requirements to require the planting of shade trees between the sidewalk and curb of all streets adjacent to or within new developments.

Mayor Heidemann opened the Public Hearing at 6:59 P.M. and closed it at 7:05 P.M.

Dee Stanfield - 3903 Parkway Dr.
Penny Ringener - 3909 Parkway Dr.
Arlene Crocker - 3112 Blake St.

Motion made by Council Member Pickens: I move to approve Ordinance No. 25-10-16-50, amending multiple sections of the Unified Development Code, including the UDC Subsection 2.09.01.A – Nonresidential Landscaping Requirements and UDC Subsection 2.09-01.B – Residential Landscaping Requirements, as presented. Seconded by Council Member Garber.

Voting Yea: Council Member Garber, Council Member Rayl, Council Member Henderson, Council Member Pickens

BUSINESS AGENDA

6. Consider and act on selecting a brand for Downtown Corinth.

Motion made by Council Member Pickens: I move to approve Item 1a and direct staff to proceed with implementing the brand in marketing and development efforts for Downtown Corinth. Seconded by Council Member Garber.

Voting Yea: Council Member Garber, Council Member Rayl, Council Member Henderson, Council Member Pickens

7. Consider and act on an Interlocal Agreement with SPAN Transit for transportation services for senior citizens, veterans, and individuals with disabilities, for fiscal year 2025-2026, in an amount not to exceed \$18,000, and authorize the City Manager to execute the necessary documents.

Motion made by Council Member Garber: I move to approve the Interlocal Agreement with SPAN Transit as presented. Seconded by Council Member Pickens.

Voting Yea: Council Member Garber, Council Member Rayl, Council Member Henderson, Council Member Pickens

8. Consider and act on the appointment of Chair and Vice Chair of the Planning & Zoning Commission.

I move to appoint Alan Nelson as Chair and Mark Klingele as Vice Chair of the Planning & Zoning Commission.

COUNCIL COMMENTS & FUTURE AGENDA ITEMS

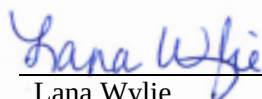
The purpose of this section is to allow each Council Member the opportunity to provide general updates and/or comments to fellow Council Members, the public, and/or staff on any issues or future events. Also, in accordance with Section 30.085 of the Code of Ordinances, at this time, any Council Member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

Mayor Pro Tem Burke
Council Member Henderson

ADJOURN

Mayor Heidemann adjourned the meeting at 7:16 P.M.

Approved by the Council on the _____ day of _____ 2025.



Lana Wylie
City Secretary
City of Corinth, Texas



CITY OF CORINTH

Staff Report

Meeting Date:	11/6/2025	Title:	Resolution DCTA Board of Directors Appointment
Strategic Goals:	☐ Resident Engagement ☒ Proactive Government ☐ Organizational Development ☐ Health & Safety ☒ Regional Cooperation ☐ Attracting Quality Development		
Owner Support:	☐ Planning & Zoning Commission ☐ Economic Development Corporation ☐ Parks & Recreation Board ☐ TIRZ Board #2 ☐ Finance Audit Committee ☐ TIRZ Board #3 ☐ Keep Corinth Beautiful ☐ Ethics Commission		

Item/Caption

Consider and act on a Resolution appointing Jared Eutsler to the Denton County Transportation Authority Board of Directors.

Item Summary/Background/Prior Action

The Denton County Transportation Authority is governed by a 5 voting-member Board appointed by respective entities from Denton County and the cities of Denton, Highland Village, and Lewisville serving two-year terms. Large cities, small cities and other Denton County cities make up the remaining six non-voting members. Board members must have professional experience in the field of transportation, business, government, engineering or law. In accordance with DCTA by-laws, the Board adopts the annual operating budget and is responsible for setting policy. The CEO oversees the day-to-day operations of DCTA and implements policies set forth by the Board.

Mr. Eutsler was appointed to serve as the City of Corinth's non-voting member representative for the remainder of former representative Mr. Tom Winterburn's term, which is set to expire on November 12, 2025. Reappointment of Mr. Eutsler to the DCTA Board would allow him to serve for a full term beginning November 13, 2025 through November 12, 2027.

Financial Impact

N/A

Applicable Policy/Ordinance

N/A

Staff Recommendation/Motion

N/A

**CITY OF CORINTH, TEXAS
RESOLUTION NO. 25-11-06-XX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CORINTH, TEXAS, APPOINTING A REPRESENTATIVE TO THE
DENTON COUNTY TRANSPORTATION AUTHORITY BOARD OF
DIRECTORS.**

WHEREAS, the Denton County Transportation Authority was approved by County voters in the November 2, 2002 General Election; and

WHEREAS, it is necessary for the City of Corinth to appoint a non-voting representative to the Denton County Transportation Authority Board; now therefore,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS AS
FOLLOWS:**

THAT the City Council of the City of Corinth hereby appoints Jared Eutsler to the Denton County Transportation Authority Board of Directors as a non-voting/advisory Board Member for the term ending November 12, 2027.

PASSED AND APPROVED this ____ day of _____, 2025.

Bill Heidemann, Mayor

ATTEST:

Lana Wylie, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney



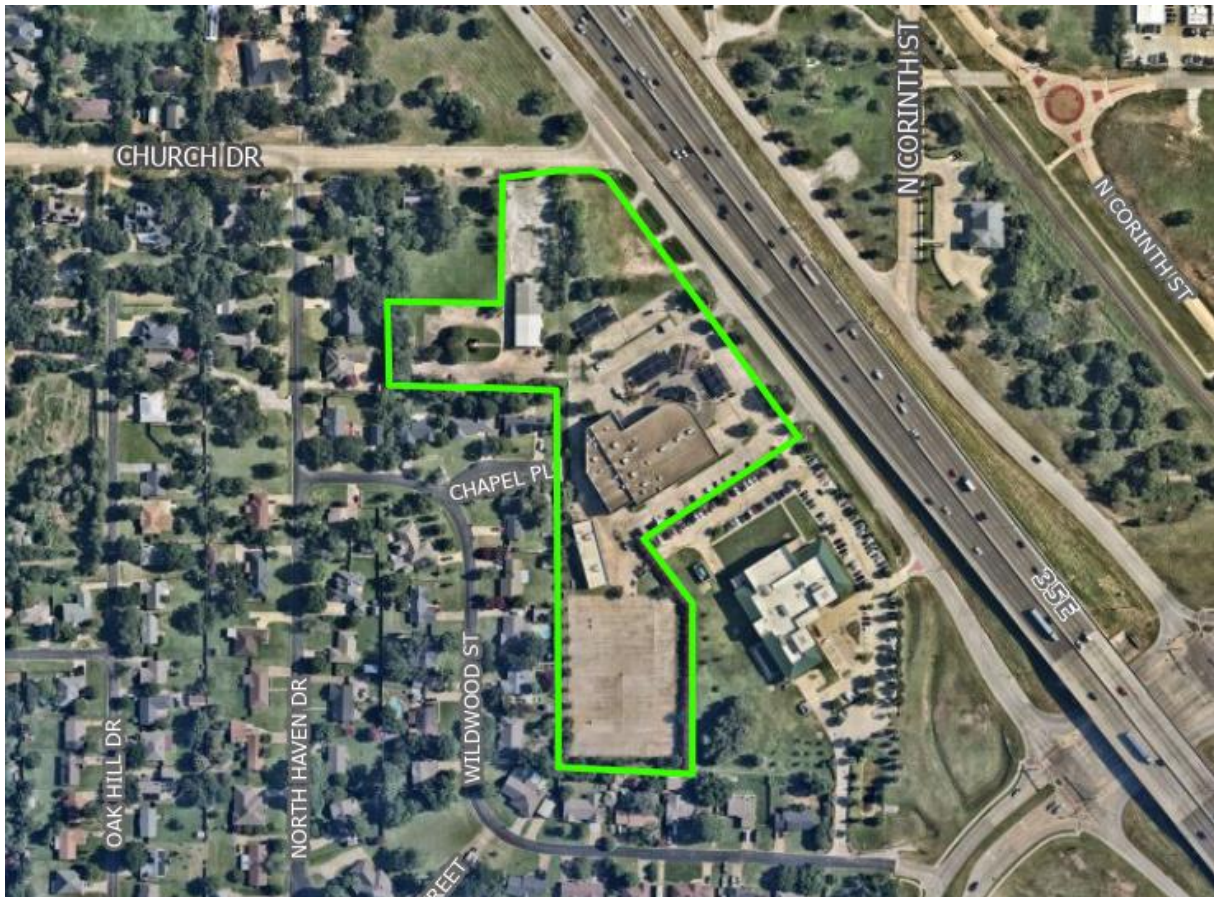
CITY OF CORINTH

Staff Report

Meeting Date:	11/6/2025	Title:	PD-26 Harley Davidson Flagpole Amendment Case No. ZAPD25-0008
Strategic Goals:	☐ Resident Engagement ☒ Proactive Government ☐ Organizational Development ☐ Health & Safety ☐ Regional Cooperation ☒ Attracting Quality Development		
Owner Support:	☒ Planning & Zoning Commission ☐ Economic Development Corporation ☐ Parks & Recreation Board ☐ TIRZ Board #2 ☐ Finance Audit Committee ☐ TIRZ Board #3 ☐ Keep Corinth Beautiful ☐ Ethics Commission On October 27, the Planning and Zoning Commission passed a motion 3-0 recommending approval of Case No. ZAPD25-0008.		

Item/Caption

Conduct a Public Hearing to consider testimony and act on a request by the Applicant, 2-10 Properties LLC, to amend the Zoning Ordinance of the City of Corinth, being a part of the Unified Development Code, to amend the regulations of Planned Development 26 (PD-26) to allow for a maximum flagpole height of 100 feet on approximately ±8.3 acres, with the subject properties being generally located at 5920 I-35E.



Location Map

Item Summary/Background/Prior Action

The applicant is requesting an amendment to the Development Regulations of Planned Development No. 26 (PD-26) to allow for a maximum permitted flagpole height of one hundred feet (100'). UDC Subsection 4.01.15.K.3 allows for a maximum flagpole height of thirty-five feet (35').

Below is a representative image of the proposed flagpoles:



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.
- The Applicant posted several “Notice of Zoning Change” signs around the perimeter of the site.
- 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 no letters of support or opposition. Letters received after this date will be presented to the City Council at the time of Public Hearing. See Attachment 5 – 200’ Buffer Map.

Motion

“I move to _____ (see Possible Motion Options below) _____ Case No. ZAPD25-0008 – PD-26 Harley Davidson Flagpole Amendment...”

Possible Motions by the City Council

- Approve as presented and direct staff to prepare an ordinance for adoption at a future meeting
- Approve as presented with additional stipulations and direct staff to prepare an ordinance for adoption at a future meeting
- Continue the Public Hearing and table action on the request to a definitive or non-defined date
- Deny the request

Supporting Documentation

1. Attachment 1 – Project Narrative
2. Attachment 2 – Flag Location Exhibit
3. Attachment 3 – Representative Image
4. Attachment 4 – Approved PD-26 Ordinance
5. Attachment 5 – 200’ Buffer Map

PROJECT NARRATIVE

A. PROJECT NAME/TITLE: American Eagle Harley-Davidson Flagpole Amendment

B. LIST OF OWNERS/DEVELOPERS:

- a. William E. Sullivan Jr. & 2-10 Properties, LLC — OWNER
- b. Steve Symonds & Symonds Flags & Poles will oversee proposed installation of project.

C. PROJECT ACREAGE AND LOCATION:

- a. Planned Development No.26 (PD-26) - 8.27 Total Acres
 - i. Location of Flagpole # 1 (US Flagpole) - 33°09'11"N 97°03'46"W
 - ii. Location of Flagpole # 2 (TX Flagpole) - 33°09'12"N 97°03'47"W

D. PROJECT OVERVIEW:

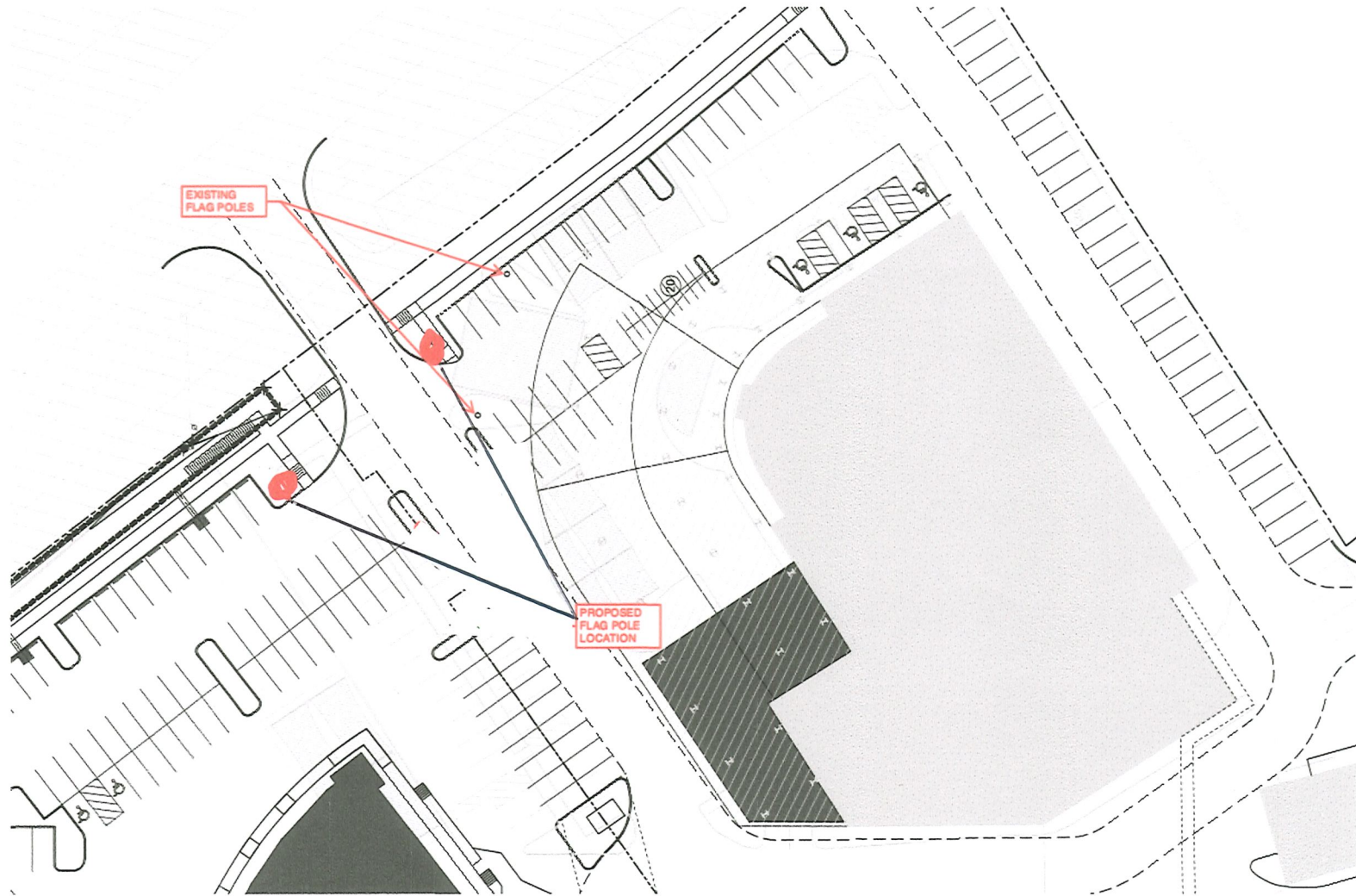
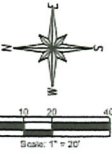
- a. Amend the development regulations of PD-26 to allow for the installation of two 100' flagpoles 84' feet apart to fly one 30' x 60 American Flag and one 30' x 60 Texas Flag.
- b. The current regulations of UDC Subsection 4.01.15.K restrict the maximum height of flagpoles to 35 feet and limits the visibility of the flagpoles.
- c. The proposed distance from the service road and highway are well over the minimum setback for flagpoles of this scale.
- d. Specifications of Flagpole; Steel 100' Steel Flag Pole (100' x 14" x 6.625" x .375" Steel Telescoping Cable Internal Halyard Flagpole, Red Thern Winch, Gold Ball Truck Assembly, Powder Coat Finish. Two LED Lights, 1.5m Lumens, 5000 Kelvin.

E. PROJECT BENEFITS:

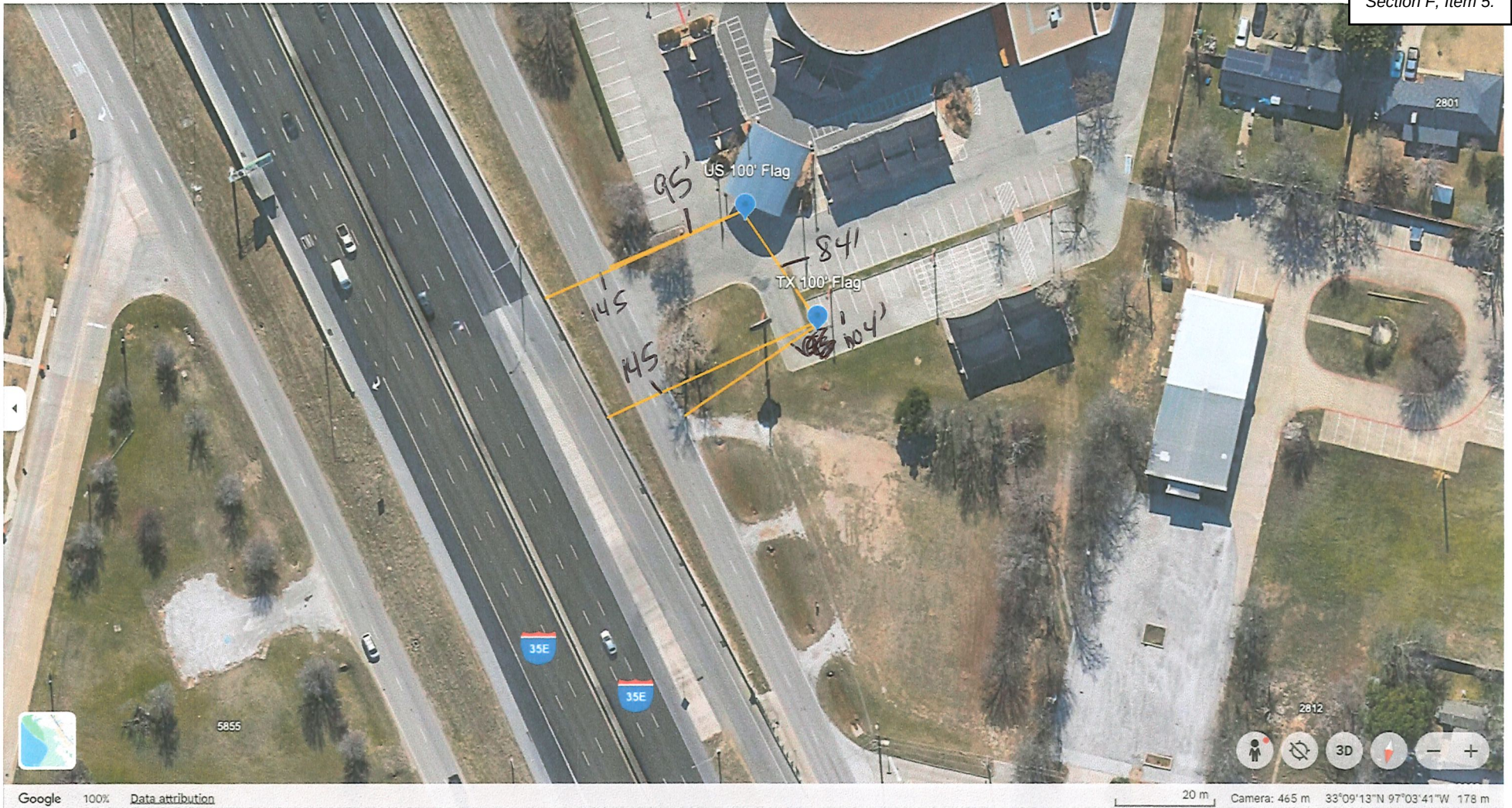
- a. **Maximum visibility.** A flagpole of this height will be visible from a great distance, attracting attention to a property from major roads and surrounding areas.
- b. **Symbolic statement.** Installing such a massive flagpole makes a powerful and elegant statement of patriotism, pride, or brand strength.
- c. **Enhanced curb appeal and brand image.** For businesses, a highly visible, professional flagpole elevates the company's image, attracts customers, and increases brand recognition.
- d. **Serves as a landmark.** A 100-foot flagpole can become a notable landmark for a business park, making the location more identifiable.
- e. **Complements large architecture.** For large buildings or sprawling

properties, a standard-size flagpole can appear disproportionately small. A 100-foot pole complements the scale of large-scale architecture such as the new and already approved enhancements of this American Eagle Harley-Davidson property.

- f. **Economic Advantages:** With increased traffic, the City of Corinth will benefit from the proposed amendment.



American Eagle Harley Davidson







**HARLEY-DAVIDSON
PLANNED DEVELOPMENT NO. 26
BASE ZONING DISTRICT: C-2 COMMERCIAL
ORDINANCE NO. 20-01-23-01
(ADOPTED 1-23-2020)**

AMENDED BY:

- PDA23-0003: AMENDING THE SQUARE FOOTAGE AND GENERAL LOCATION OF PAVILION AND OTHER STRUCTURES ON THE SITE, INCLUDING THE RESTAURANT SPACE, AND A MINOR DECREASE IN REAR YARD SETBACK FOR NEW RIDER'S ACADEMY BUILDING. (APPROVED BY STAFF 6-20-23)**

ORDINANCE NO. 20-01-23-01**HARLEY DAVIDSON PLANNED DEVELOPMENT DISTRICT #26**

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING HARLEY DAVIDSON PLANNED DEVELOPMENT DISTRICT NO. 26 ("PD-26") AS SET FORTH HEREIN AND REPEALING AND REPLACING PREVIOUSLY ADOPTED ORDINANCE NOS. 01-08-16-16, 07-02-15-03, 14-05-15-21, AND 16-08-18-25 THAT ESTABLISHED AND AMENDED PD-26; PROVIDING THAT THIS ORDINANCE AMENDS THE CITY'S COMPREHENSIVE PLAN, SPECIFICALLY THE COMPREHENSIVE ZONING ORDINANCE AND THE "OFFICIAL ZONING DISTRICT MAP OF THE CITY OF CORINTH, TEXAS," EACH BEING A PART OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CORINTH, BY AMENDING THE ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN, FROM C-2 COMMERCIAL, AND PD-PLANNED DEVELOPMENT TO PD-PLANNED DEVELOPMENT ZONING DISTRICT NO. 26 WITH A BASE ZONING DESIGNATION OF C-2, COMMERCIAL ON AN APPROXIMATE 8.267 ACRE TRACT OF LAND LEGALLY DESCRIBED AS HAPPILY EVER AFTER ADDITION LOT 1, BLOCK 1, HARLEY DAVIDSON CORINTH ADDITION, LOT 1, BLOCK 1 AND TRACT 5(PT) OF THE J.B. THETFORD SURVEY, ABSTRACT 1308A WITHIN THE CITY OF CORINTH, DENTON COUNTY, TEXAS AND IDENTIFIED AS HARLEY DAVIDSON PLANNED DEVELOPMENT DISTRICT NO. 26 ("PD-26"); PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A LEGAL PROPERTY DESCRIPTION (EXHIBIT "A"); APPROVING A PLANNED DEVELOPMENT CONCEPT PLAN (EXHIBIT "B"); APPROVING PLANNED DEVELOPMENT LAND USE REGULATIONS (EXHIBIT "C"); PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 A DAY FOR EACH VIOLATION OF THE ORDINANCE AND A SEPARATE OFFENSE SHALL OCCUR ON EACH DAY THAT A VIOLATION OCCURS OR CONTINUES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Corinth, Texas, adopted Ordinance No. 13-05-02-08, which established a Unified Development Code of the City, including the Comprehensive Zoning Ordinance and the "Official Zoning District Map of the City of Corinth, Texas," (the "Zoning Map"), in accordance with the City's Comprehensive Plan; and

WHEREAS, the Property, described in Exhibit "A", is zoned as C-2, Commercial and PD-Planned Development zoning districts, more specifically identified as Harley Davidson Planned Development District No. 26 ("PD-26") with a base zoning designation of C-2, Commercial under the City's Unified Development Code and as designated on the City's Zoning Map; and

WHEREAS, the City has previously taken action to zone the Property as PD-26 through the adoption of Ordinance Nos. 01-08-16-16, 07-02-15-03, 14-05-15-21, and 16-08-18-25 (collectively “Prior PD-26 Ordinances”); and

WHEREAS, an authorized person having a proprietary interest in the Property has requested an Amendment to the Comprehensive Zoning Ordinance and the Zoning Map to change the zoning classification of the Property and due to the large number of prior amendments to PD-26, it was determined appropriate to incorporate newly proposed amendments to PD-26 and previously approved amendments to PD-26 into this Ordinance, thus necessitating the repeal of the Prior PD-26 Ordinances; and

WHEREAS, the Planning and Zoning Commission of the City of Corinth and the City Council of the City of Corinth, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the City of Corinth City Council is of the opinion that said change in zoning should be made; and

WHEREAS, the City Council has determined that the Property has unique characteristics and zoning through a planned development district is the most appropriate mechanism for zoning the Property, thus an amendment to the Comprehensive Zoning Ordinance and the Zoning Map of the City’s Unified Development Code in accordance with the Land Use Regulations set forth in Exhibit “C” should be approved; and

WHEREAS, the City Council considered the following factors in making a determination as to whether the requested change should be granted or denied: safety of the motoring public and pedestrians using the facilities in the area immediately surrounding the sites; safety from fire hazards and damages; noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of neighborhoods; location, and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking as determined by requirements of this ordinance for off-street parking facilities; location of ingress and egress points for parking and off-street loading spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; effect on the over-crowding of the land; effect on the concentration of population, and effect on transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, the City Council further considered among other things the character of the proposed district and its peculiar suitability for particular use requested and the view to conserve the value of the buildings, and encourage the most appropriate use of the land throughout this City; and

WHEREAS, the City Council finds that the requested amendments to PD-26 as set forth herein and the repeal of Prior PD-26 Ordinances should be adopted as an amendment to the Comprehensive Zoning Ordinance and Zoning Map in order to effect the change in zoning for the Property and thus such amendment promotes the health and the general welfare, provides adequate light and air, prevents the over-crowding of land, avoids undue concentration of population, and facilitates the

adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and the general health, safety and welfare of the community;

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

**SECTION 1.
INCORPORATION OF PREMISES**

The above and foregoing recitals are found to be true and correct and are incorporated into the body of this Ordinance for all purposes.

**SECTION 2
LEGAL PROPERTY DESCRIPTION; AMENDMENT**

That Ordinance No. 13-05-02-08, adopting the Unified Development Code of the City of Corinth (“UDC”), including the Comprehensive Zoning Ordinance that establishes zoning districts in accordance with the City’s Comprehensive Plan and the Zoning Map of the City of Corinth is hereby amended to change the zoning classification on an approximate 8.267 acre tract of land described in "Exhibit A" attached hereto and incorporated herein (the “Property”), from C-2, Commercial and PD-Planned Development, to PD-Planned Development zoning district with a base zoning designation of C-2, Commercial and identified as Harley Davidson Planned Development District No. 26 (“PD-26”), and the Zoning Map of the City is also hereby amended to reflect the new zoning classification for the Property. Ordinances 01-08-16-16, 07-02-15-03, 14-05-15-21, and 16-08-18-25 that established and amended the original Planned Development District No. 26 for the Property are hereby repealed and replaced by this Ordinance.

**SECTION 3.
PLANNED DEVELOPMENT CONCEPT PLAN**

The Planned Development Concept Plan for the Property is set forth in “Exhibit B”, a copy of which is attached hereto and incorporated herein, is hereby approved.

**SECTION 4.
LAND USE REGULATIONS**

- A. The Zoning and Land Use Regulations set forth in “Exhibit C” attached hereto and made a part hereof for all purposes are hereby adopted and shall be adhered to in their entirety for the purposes of this PD-Planned Development zoning district with a base zoning designation C-2, Commercial. In the event of conflict between the provisions of “Exhibit C” and provisions of any other City zoning or development regulations, including without limitation the regulations governing the C-2, Commercial zoning district, the provisions of “Exhibit C” shall control.
- B. That the zoning regulations and district herein established have been adopted in accordance with the Comprehensive Plan for the purpose of promoting the health, safety, morals and the general welfare of the community. They have been designed, with respect to both present

conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to provide adequate light and air; to prevent over-crowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, drainage and surface water, parks and other commercial needs and development of the community. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community

- C. The Planned Development Concept Plan (Exhibit “B”) and the Land Use Regulations (Exhibit “C”) shall control the use and development of the Property, and all building permits and development requests shall be in accordance with applicable City ordinances, the PD Concept Plan and Land Use Regulations. The PD Concept Plan and Land Use Regulations shall remain in effect as set forth herein unless amended by the City Council.
- D. If a change to the Concept Plan, is requested, the request shall be processed in accordance with the development standards in effect at the time the change is requested for the proposed development and shall be subject to City Council approval.

SECTION 5. PENALTY FOR VIOLATIONS

Any person, firm, or corporation who intentionally, knowingly or recklessly violates any provision of this Ordinance or the Code of Ordinances, as amended hereby, shall be subject to a fine not to exceed the sum of five hundred dollars (\$500.00) for each offense, and each and every day any such offense shall continue shall be deemed to constitute a separate offense, provided, however, that in all cases involving violation of any provision of this Ordinance or Code of Ordinances, as amended hereby, governing the fire safety, zoning, or public health and sanitation shall be subject to a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

SECTION 6. SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority’s decisions or enactment.

SECTION 7. CUMULATIVE REPEALER

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the

provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

**SECTION 8.
SAVINGS**

All rights and remedies of the City of Corinth, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning for the Property which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

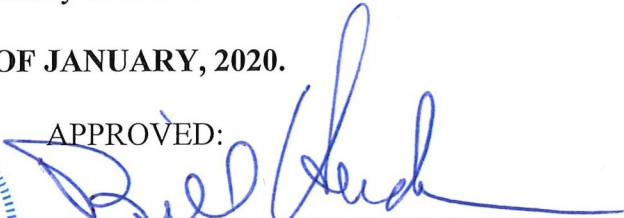
**SECTION 9.
EFFECTIVE DATE**

This ordinance shall become effective after approval and publication as provided by law. The City Secretary is directed to publish the caption and penalty of this ordinance two times.

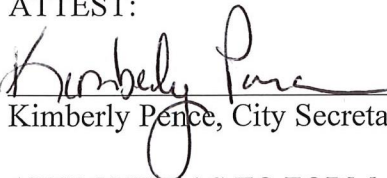
PASSED AND APPROVED THIS 23rd DAY OF JANUARY, 2020.



APPROVED:


Bill Heidemann, Mayor

ATTEST:


Kimberly Pence, City Secretary

APPROVED AS TO FORM:


Patricia Adams, City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

FIELD NOTE DESCRIPTION
8.267 Acre Tract

BEING all that certain lot, parcel, or tract of land situated in the J.B. Thedford Survey, Abstract Number 1308, City of Corinth, Denton County, Texas, being a portion of that certain tract of land described by deed to Terry's Treehouse Learning Center LLC, as recorded under Instrument Number 2001-83544, of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for the northwest corner of the herein described tract, same being the northeast corner of Lot 1R, of Happily Ever After Addition, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof, as recorded in Cabinet R, Page 351, of the Plat Records of Denton County, Texas (P.R.D.C.T.), also 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, also being in the south line of Church Drive;

THENCE North 89 degrees 40 minutes 17 seconds East, with the south line of said Church Drive and the south line of said City of Corinth tract, a distance of 49.56 feet to a ½ inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner, same being the most westerly corner of a tract of land known as "Parcel 35" as described in exhibit prepared by Surveying and Mapping, Inc., dated 07/30/2012, (Job Number 0196-01-100), also being in the proposed west Right-of-Way line of Interstate 35E as described in said exhibit;

THENCE South 67 degrees 11 minutes 52 seconds East, with the most northerly west line of said Parcel 35 and the proposed west line of said Interstate 35E, a distance of 19.45 feet to a Texas Department of Transportation (TXDOT) monument found for corner, same being an angle point in the west line of said Parcel 35;

THENCE South 37 degrees 30 minutes 54 seconds East, with the west line of said Parcel 35 and the proposed west line of said Interstate 35E, a distance of 210.18 feet to a ½ inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner, said point being an angle point in the west line of said Parcel 35;

THENCE South 37 degrees 13 minutes 53 seconds East, with the west line of said Parcel 35 and the proposed west line of said Interstate 35E, a distance of 36.46 feet to a ½ inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner, same being the southwest

corner of said Parcel 35, also being in the north line of Lot 1, in Block 1, of Harley-Davidson Corinth, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof, as recorded in Cabinet Y, Page 212, P.R.D.C.T.;

THENCE South 88 degrees 56 minutes 55 seconds West, with the north line of said Lot 1, a distance of 217.23 feet to a ½ inch iron rod with yellow cap stamped “Arthur Surveying Company” set for corner, same being the northwest corner of said Lot 1, also being in the east line of said Lot 1R, said point being witnessed by a ½ inch iron rod found, which bears South 00 degrees 05 minutes 41 seconds East, a distance of 0.47 feet;

THENCE North 00 degrees 05 minutes 41 seconds West, with the east line of said Lot 1R, a distance of 206.98 feet to the **POINT OF BEGINNING** and containing 0.660 acre of land, more or less, and being subject to any and all easements that may affect.

EXHIBIT “C”

Land Use & Development Regulations American Eagle Harley Davidson PD#26

Section 1: Use Regulations

(A) All Uses Permitted in the C-2, Commercial District shall be permitted within this planned development district and the following uses shall also be allowed:

- 1) Outside display of motorcycles for sale and a motorcycle service and repair shop, within the building.
- 2) 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.
- 3) Allow up to seven (7) permanent shade structures on the site to cover parking areas.
- 4) 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. Events shall be conducted in accordance with all City ordinance requirements, including without limitation permitting requirements, if applicable. Pavillion shall incorporate insulation on the ceiling elements to mitigate sound leaving the pavilion.
- 5) Allow for signage on all buildings, generally as illustrated on Exhibit “B”.
- 6) Allow for a restaurant building(s).
- 7) Allow for a classroom building(s).
- 8) Allow for an additional storage/garage building.
- 9) Allow for electric vehicle charging stations.
- 10) 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.
- 11) Allow for a lighted motorcycle sculpture to be placed on roof of main show room.
- 12) Allow for fuel storage tanks (not for public use/sale).
- 13) 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)

Section 2: Area Regulations

(A) Area regulations shall comply with the C-2, Commercial Zoning District as they exist at the time of development or application for a Certificate of Occupancy.

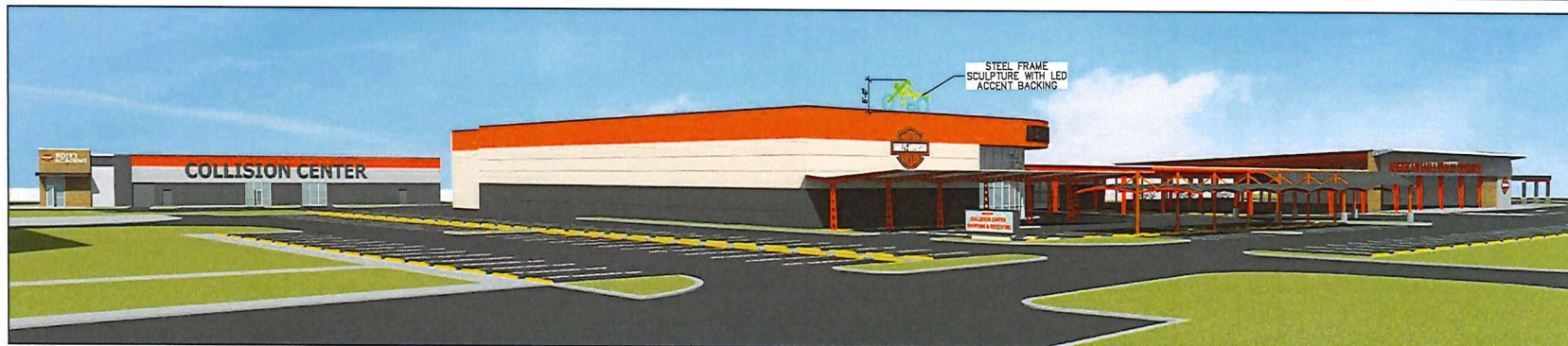
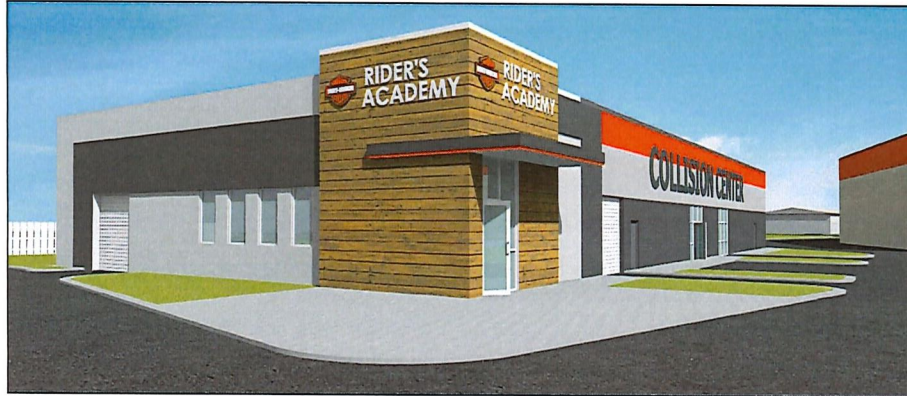


EXHIBIT D
CONCEPT ELEVATION



OFFICIAL USE:
Case Number: PDA23-0003 - Minor PD-26 Amendment
Harley Davidson
Fees Paid: N/A

Site Address (Attach Location Map): 5920 I35E, Corinth, TX 76210

Approved PD: Ordinance No. 20-01-23-01 Harley Davidson Planned Development No. 26

Name (Applicant/Authorized Agent): William E Sullivan Jr

Applicant Signature: WESullivan

Minor PD, Planned Development Amendment Application*

In accordance with UDC Section 2.10.09.D.1., The Director of Development Services may administratively approve or defer to City Council a Minor PD Amendment and Adjustment to the Planned Development Ordinance.

* Please also complete and attach a [Universal Planning Application](#).

APPLICANT MODIFICATION/AMENDMENT REQUEST - PD to be Amended: PD-26 Harley Davidson

Request:

To amend PD-26, approved January 23, 2020, by amending the PD Concept Plan to permit the following:

- Decrease the square footage and general layout/location of shade structures, pavilion, storage, and used bike garage. *Note that based on the UDC definition of Floor Area ("The habitable area of a building that is served by a conditioned air system, but specifically excluding porches, patios, breeze-ways, automobile storage areas, garages, workshops, attic storage areas and basement"), the provision UDC Subsection 2.10.09D.1.f. which caps the increase or decrease to floor area to 10% does not apply to the pavilion (open air), shade structures (open air), storage, used bike garage.*
- Increase the square footage of the proposed restaurant by 4% (a change from 5,770 square feet to 6,017 square feet). Remodel the existing storage building into the restaurant.
- Decrease the rear yard setback from 28' as shown in the 2020 Concept Plan site data table to 26'5" to permit the encroachment of the northwest corner of the New Rider's Academy Building.

The Applicant understands that the amended PD Concept Plan attached hereto, presents an amended conceptual design that shall be subject to the requirements of the base C-2 District relative to UDC requirements for development including but not limited to Subsection 2.05.02. A. Permitted Uses and Uses Regulations (*including the allowance of the additional uses as enumerated in PD-26 as approved by Ordinance No. 20-01-23-01*); B. Dimensional Regulations; and C. Development Standards.

Additionally, the Applicant agrees to install a five foot (5') wide sidewalk within a pedestrian access easement along I-35E and within the twenty foot (20') wide Landscape Edge Buffer as setback from edge of the future property line.

Further, the Applicant understands that the site circulation including the design of the ingress and egress points as depicted on the amended PD Concept Plan shall be subject to the provisions of UDC requirements. This includes the requirement to provide mutual access easements for both proposed Parcels 1 and 2 and a shared parking agreement to be recorded at time of Final Plat (Replat) and Site Plan Approval.

Staff Comments/Conditions:

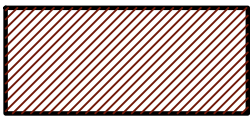
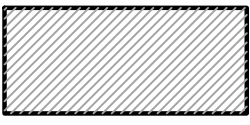
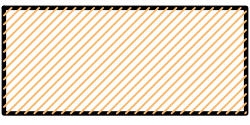
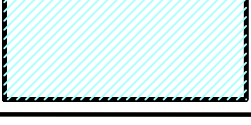
The amended PD Concept Plan and attached hereto is a graphic representation only and does not constitute a Site Plan.

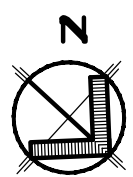
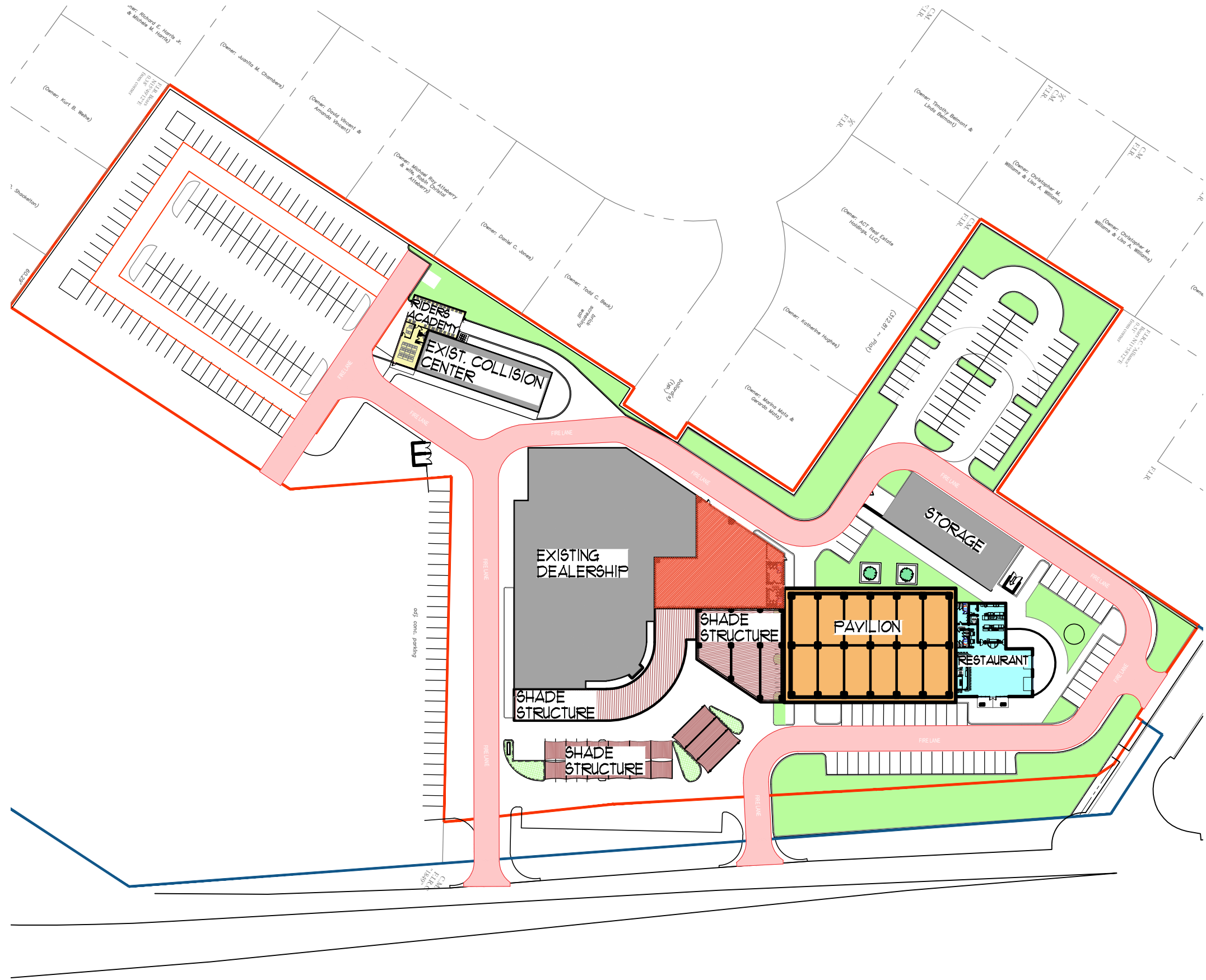
Approved/Denied:

J. S. Webb

**John Webb, AICP,
Director of Development Services**

Date: 06/20/2023

	NEW SHADE STRUCTURE		EXISTING BUILDINGS		PROPOSED PAVILION		PROPOSED RIDER'S ACADEMY
	PROPOSED LANDSCAPE		FIRE LANE		PROPOSED GARAGE		PROPOSED RESTAURANT

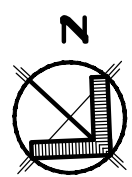
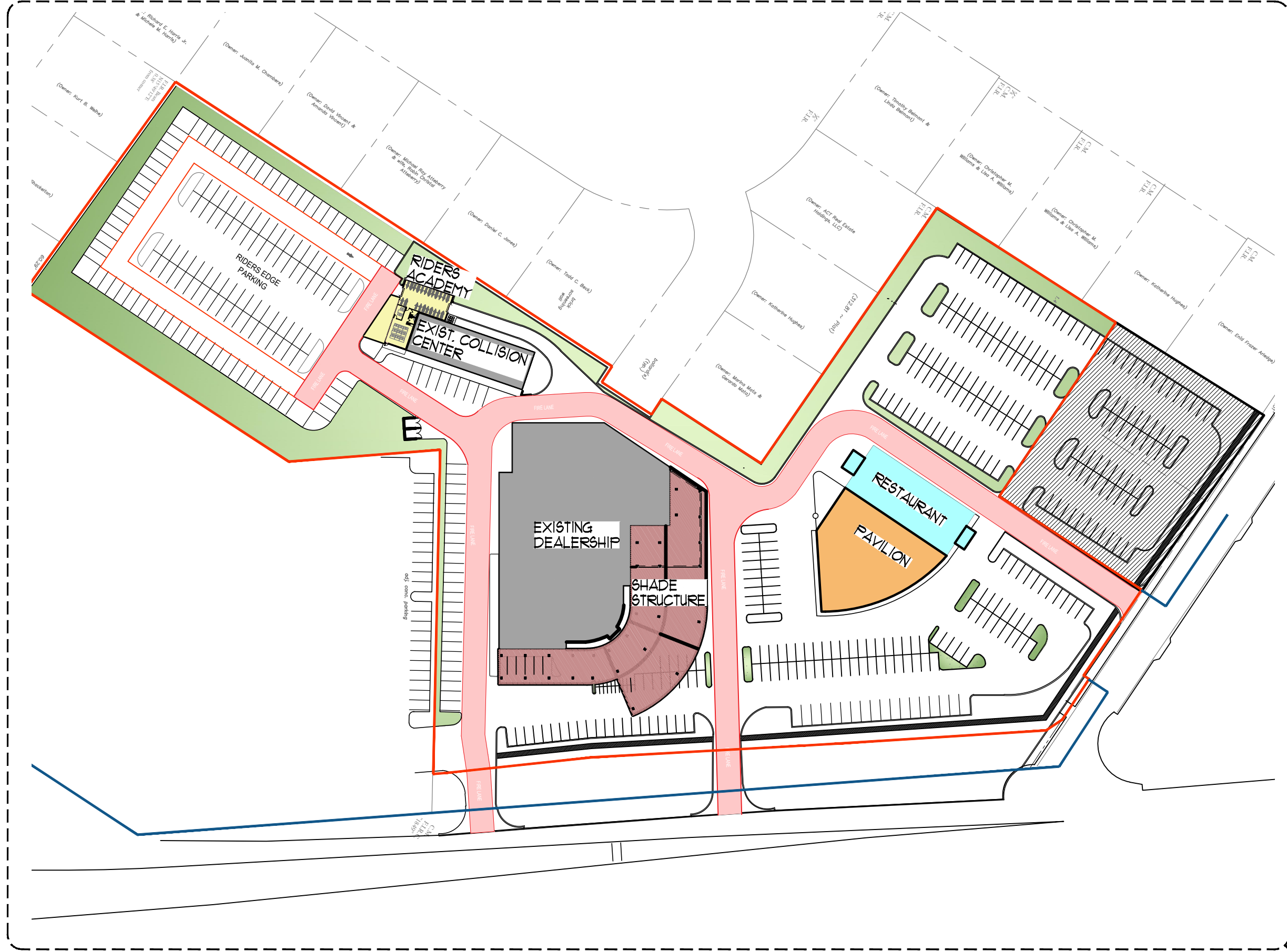


PD26 CONCEPT PLAN

09-26-2019

OVERALL SITE

SCALE : N.T.S.



PROPOSED CONCEPT PLAN

06-13-2023

OVERALL SITE

SCALE : N.T.S.

BUILDING	PD26 SQ. FT.	PROPOSED SQ. FT.	% CHANGE
SHADE STRUCTURES	22,412 SQ. FT.	19,145SQ. FT.	15% DECREASE
PAVILION	17,710 SQ. FT.	10,000 SQ. FT.	43% DECREASE
DEALERSHIP	31,593 SQ. FT.	NO CHANGE	NO CHANGE
STORAGE	6,327 SQ. FT.	0 SQ. FT.	100% DECREASE
COLLISION CENTER	5,009 SQ. FT.	NO CHANGE	NO CHANGE
RESTAURANT	5,770 SQ. FT.	6,017 SQ. FT.	4% INCREASE
RIDER'S ACADEMY	2,187 SQ. FT.	2,200 SQ. FT.	1% INCREASE
USED BIKE GARAGE	8,543 SQ. FT.	0 SQ. FT.	100% DECREASE

ISSUED FOR:

PD

PROJECT:

AMERICAN EAGLE
HARLEY DAVIDSON
RENOVATION

5920 S Interstate 35, Corinth, TX 76210

SOFARELLI & ASSOCIATES ARCHITECTURE
MICHAEL F. SOFARELLI JR., AIA.
1885 142RD AVENUE NORTH
CLEARWATER, FLORIDA 34616 P. 727-550-3535
EMAIL : sofarelli@vorticon.net

Revisions:

Content:

CASE NO.
PD A23-0003
MINOR PD-26
AMENDMENT

Filename:

EAGLE HD

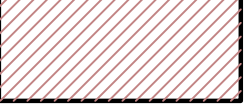
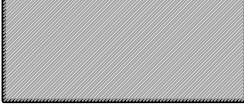
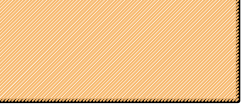
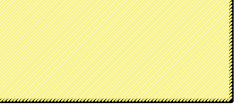
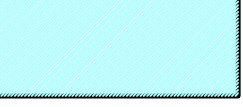
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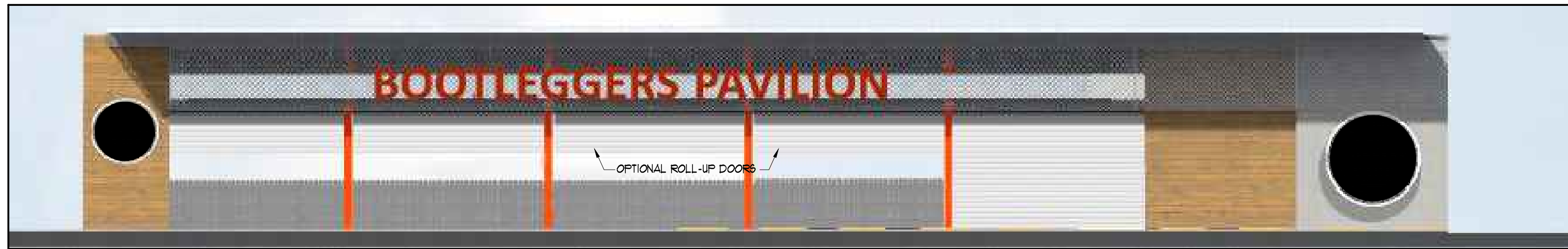
06/13/2023

Proj. no.

Sheet:

A-1

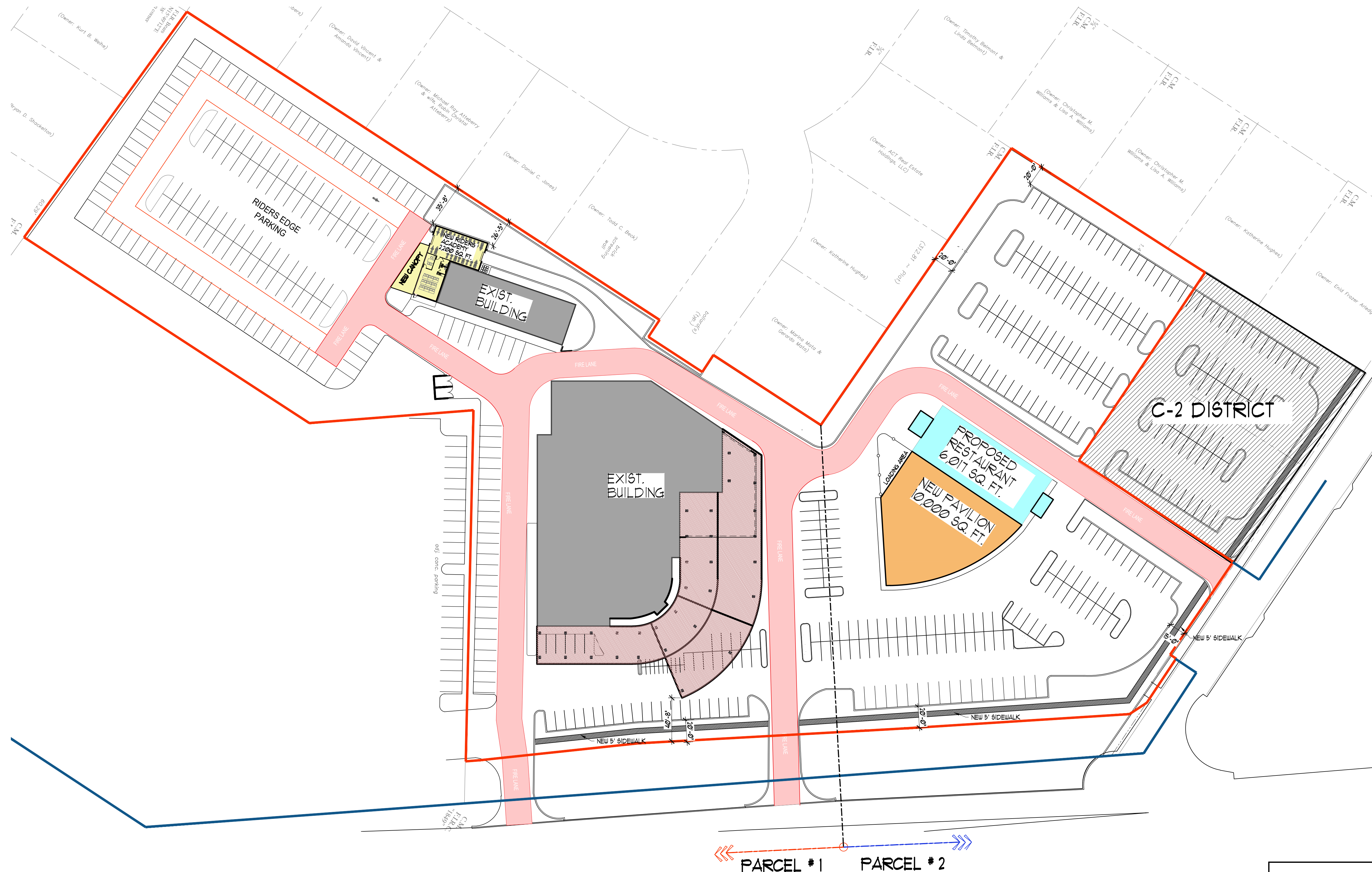
			
			
			
REQUIREMENTS	REQUIRED (C-2 DISTRICT)	2020 PD-26 APPROVED STDS	2023 PROPOSED STD AMENDMENT
MINIMUM FRONT YARD SETBACK	40'	80'	48'
MINIMUM SIDE YARD SETBACK	0' / 15'	100'+	0' / 15' A ZERO (0') LOT LINE @ PARCEL 1 & 2
MINIMUM REAR YARD SETBACK	20'	28'	26'-5" (PROPOSED RIDERS ACADEMY)
MINIMUM LOT AREA	30,000.0 SQ.FT. (0.69 ACRE)	36,131.0 SQ. FT. (8.27 ACRE)	30,000 (0.69 ACRE)
STRUCTURE MAXIMUM HEIGHT	2 1/2 STORIES / 40' OR SUP (1)	30'	2 1/2 STORIES / 40' OR SUP (1)
MAXIMUM BUILDING AREA COVERAGE (ALL BUILDINGS)	50%	28%	50%
IMPERVIOUS AREA	-----	7.24ACRE	7.8 ACRE
IMPERVIOUS %	-----	87.4 %	83%



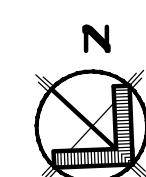
CONCEPT ELEVATION

BOOTLEGGERS PAVILION & RESTAURANT

SCALE : N.T.S



PARCEL #1 PARCEL #2



CONCEPT PLAN

OVERALL SITE

SCALE : 1"=50'-0"

NOTE

- A MUTUAL ACCESS EASEMENT AND SHARED PARKING AGREEMENT PROPOSED PARCEL #1 AND PARCEL 2 SHALL BE PROVIDED AND RECORDED AT TIME OF FINAL PLAT (REPLAT) AND SITE PLAN.

ISSUED FOR:

PD

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

SAXA
SOFARELLI & ASSOCIATES ARCHITECTURE
MICHAEL F. SOFARELLI JR., AIA.
1885 W 42ND AVENUE NORTH
CLEARWATER, FL 34616 P. 727-550-3535
EMAIL : sofarelliv@vzw.net

Revisions:

Content:

CASE NO.
FDA23-0003
MINOR PD-26
AMENDMENT

Filename:

EAGLE HD

Date:

06/13/2023

Proj. no.

Sheet:

A-2

Proposed PD-26 Amendment

Harley Davidson Major PD
Amendment (ZAPD25-0008)

 Property requesting PD-26
Amendment

 Properties within 200 ft
of area requesting an
amendment to PD-26 to
allow for a maximum flagpole
height of 100 ft.

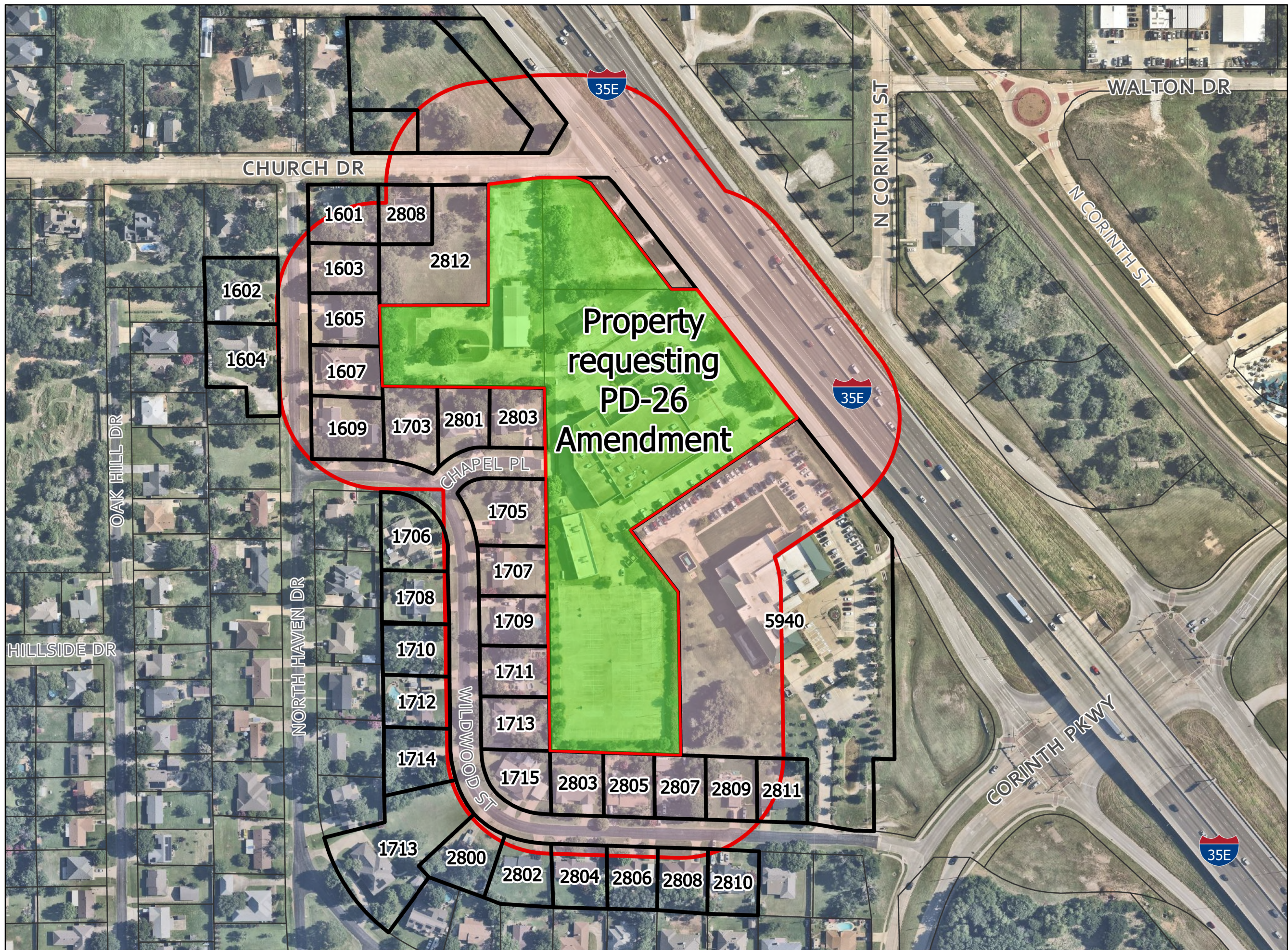


0 90 180
Feet

1 inch equals 180 feet



This map is the property of the City of Corinth, and is not to be reproduced by any means, mechanical or digital, without written consent of the City. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



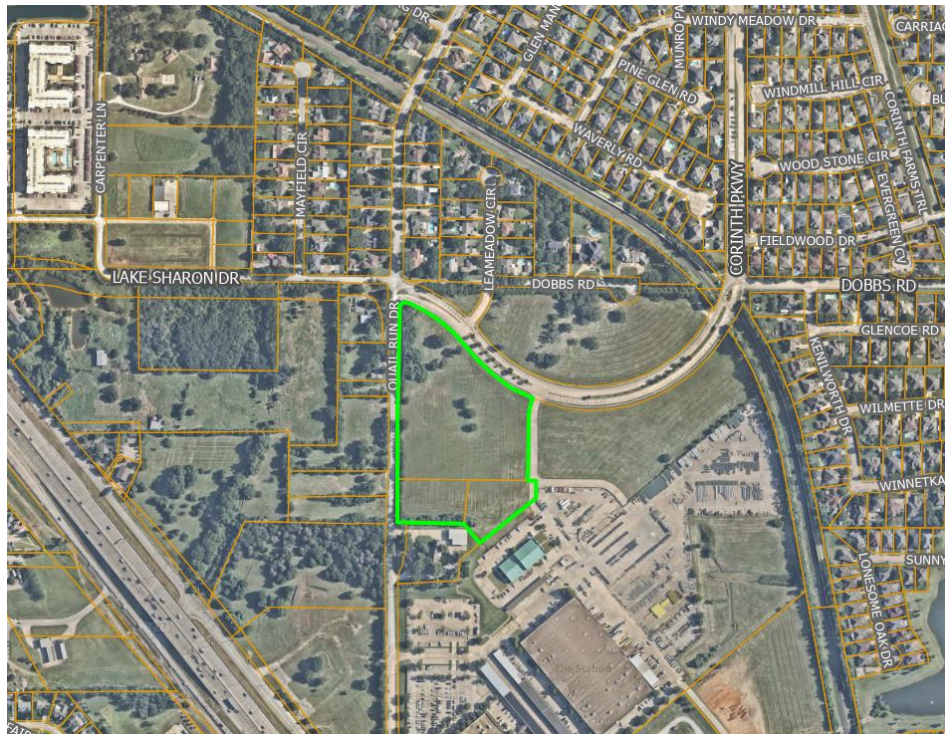


CITY OF CORINTH Staff Report

Meeting Date:	11/6/2025	Title: AC25-0002: Alternative Compliance CoServ Fleet Services-Non-Residential Building Articulation
Strategic Goals:	☐ Resident Engagement ☒ Proactive Government ☐ Organizational Development ☐ Health & Safety ☐ Regional Cooperation ☒ Attracting Quality Development	
Owner Support:	☒ Planning & Zoning Commission ☐ Economic Development Corporation ☐ Parks & Recreation Board ☐ TIRZ Board #2 ☐ Finance Audit Committee ☐ TIRZ Board #3 ☐ Keep Corinth Beautiful ☐ Ethics Commission The Planning & Zoning Commission voted 3-0 to approve the request at their regular meeting on October 27, 2025.	

Item/Caption

Consider and act upon an Alternative Compliance-Non-Residential Building Articulation request by the Applicant, Bates Martin Architects, to waive the requirement for building articulation of 18 inches at every 30 feet in lieu of other building articulation elements for the development of a 11,423 square-foot industrial building on approximately ±9.07 acres located at 7701 S. Stemmons Freeway. (Case No. AC25-0002)



Site Location Map

Background/Item Summary/Prior Action

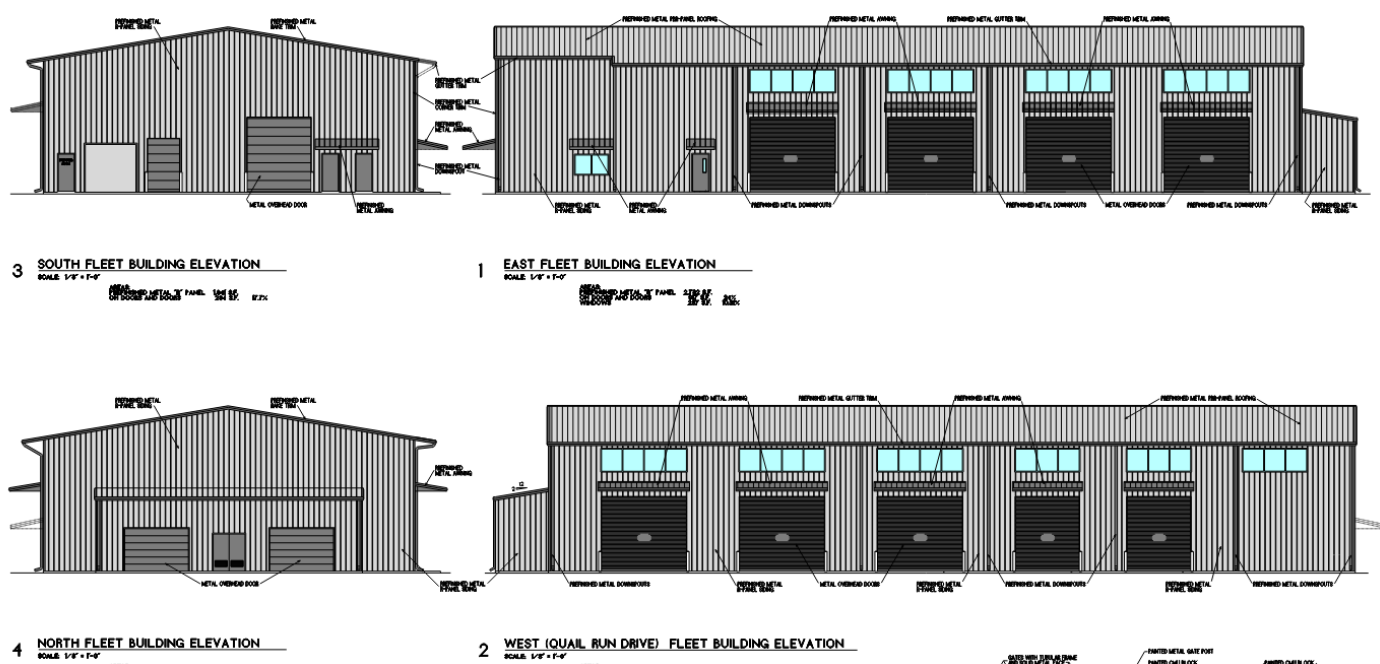
This request is regarding a Site Plan application currently under review for the CoServ HQ Fleet Services Building proposed to be located on the Southeast corner of Lake Sharon Dr and Quail Run Drive. The Fleet Services Building is a use by right for this property which is zoned I-Industrial.

The applicant is proposing the development of an approximately 11,423 square-foot industrial building for private fleet services for the CoServ fleet that intends to be compatible with the existing CoServ development. The building is located on the southern part of the site and surrounded by drive aisles that provide access points to both the streets. The development proposes landscaping around the perimeter, pedestrian connections to the building, and a layout that complies with applicable dimensional standards.

During the Site plan review process, Staff and the Applicant identified that the proposed building elevations do not meet the Non-Residential Building Articulation Requirements of the Unified Development Code and would require Alternative Compliance approval to be implemented. The Applicant is seeking Alternative Compliance for Nonresidential Building Articulation (UDC 2.09.06.F)

Per the provisions of UDC 2.09.06.F.1, depth articulation of at least eighteen (18) inches shall be required for every thirty (30) feet of building façade length. The proposed building is a 162-foot-long prefabricated metal fleet services building. This building type requires large, unobstructed bays for vehicle operations, making building articulation challenging to achieve. As the longer façade faces Quail Run Drive, staff requested that the applicant provide enhanced treatment to the façade, and the applicant incorporated glazing along that elevation to improve visual interest and break up the building mass.

The Applicant has included the required three nonresidential design elements including canopies, eave overhangs, and peaked roofs as per the UDC 2.09.06 D as well as additional glazing that is intended to create a more appealing view from the street. Below is a rendering of the proposed building showing the non-residential architectural design elements and the glass on east and west side of the building as currently proposed.



To support the Alternative Compliance application, the Applicant has provided a letter of intent. The letter is attached as Attachment 1 – Application Package.

Should this Alternative Compliance request be granted by the City Council, Staff will apply these alternative standards as the Site Plan review process continues. Additional deviations from these specific Alternative Compliance items would require action by the City Council.

Financial Impact

None

Applicable Policy/Ordinance

UDC 2.09.02 F.8 – Appeals/Alternative Compliance

Staff Recommendation

Staff recommends approval of the Alternative Compliance request as presented.

Additional conditions may be imposed by the City Council in their motion.

Motion

“I move to approve Case No. AC25-0002- CoServ HQ Fleet Services- Non- Residential Building Articulation Alternative Compliance Request for the waiver of Non-Residential Building Articulation requirement of 18 inches at every 30 feet in lieu of canopies, eave overhangs, peaked roofs and glazing shown in the building elevations.”

Supporting Documentation

Attachment 1 – Letter of Intent.



Alternative Compliance

September 29, 2025

City of Corinth
3300 Corinth Parkway
Corinth, Texas 76208

Re: New CoServ Fleet Service Building

To Whom it may concern

We are proposing to add a new fleet service building on the north side of the current CoServ campus at 7701 South Stemmons Freeway. Our request is for alternative compliance from the 18" depth articulation required at every 30' from UDC section 2.09.06.F. From working with City Staff, we hope the additions of canopies, eave overhangs, peaked roofs and glass on the east and west sides of the proposed building will help with the alternative compliance. Please let us know if you have any questions.

Thank you



Mark Martin, Architect



TX # 15,176
Exp. 12/31/2025

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CITY OF CORINTH
Staff Report

Meeting Date:	11/6/2025	Title:	Appointment Boards and Commissions
Strategic Goals:	☒ Resident Engagement ☒ Proactive Government ☐ Organizational Development ☐ Health & Safety ☐ Regional Cooperation ☐ Attracting Quality Development		
Owner Support:	☐ Planning & Zoning Commission ☐ Economic Development Corporation ☐ Parks & Recreation Board ☐ TIRZ Board #2 ☐ Finance Audit Committee ☐ TIRZ Board #3 ☐ Keep Corinth Beautiful ☐ Ethics Commission		

Item/Caption

Consider and act on appointments, resignations, and removal of board and commission members for the Finance Committee.

Item Summary/Background/Prior Action

Boards and commissions play an important role in assisting the City Council with fulfilling its obligations to the residents of Corinth. Participation on a board or commission provides residents an opportunity to understand the governmental process and perform a vital role in the communication process between the residents of Corinth and elected officials.

The City Council conducted Advisory board interviews in September 2025 for the appointment of board, commission, and committee members. The Finance Audit Committee was not included in the motion, unintentionally. Two applicants applied for the Finance Audit Committee, incumbent, Jared Eustler and another applicant who did not respond to the request for an interview. Nick Kokoron, (serving on the CEDC) selected the Finance Audit Committee as a secondary interest. He contacted City Administration expressing an interest in serving on the Committee.

Staff Recommendation/Motion

N/A