



\*\*\* PUBLIC NOTICE \*\*\*

**NOTICE OF A CITY COUNCIL REGULAR SESSION IMMEDIATELY FOLLOWING  
A WORKSHOP SESSION  
OF THE CITY OF CORINTH**

**Thursday, July 20, 2017, 5:30 P.M.  
CITY HALL - 3300 CORINTH PARKWAY**

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**CALL TO ORDER:**

**5:30 p.m. WORKSHOP BUSINESS AGENDA**

1. Hold a discussion regarding North Central Texas College (NCTC) programs, projects and plans for the Corinth Campus.
2. Discuss Regular Meeting Items on Regular Session Agenda, including the consideration of closed session items as set forth in the Closed Session agenda items below.

**ADJOURN WORKSHOP SESSION**

\***NOTICE IS HEREBY GIVEN** of a Regular Session of the Corinth City Council to be held at Corinth City Hall located at 3300 Corinth Parkway, Corinth, Texas. The agenda is as follows:

**7:00 p.m. CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE & TEXAS PLEDGE:**  
**"Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible".**

**CONSENT AGENDA**

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

1. Consider and act on minutes from the June 1, 2017 Workshop Session.
2. Consider and act on minutes from the June 1, 2017 Regular Session.
3. Consider and act on the site plan for Discount Tire on property zoned C-2, Commercial and legally described as Swisher 35-E Addition, Lot 6R, Block A, having a physical address of 8051 I 35E in the City of Corinth, Denton County, Texas.

**CITIZENS COMMENTS**

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

**PUBLIC HEARING**

- 4. **PUBLIC HEARING:** TO HEAR PUBLIC OPINION REGARDING A REQUEST BY THE APPLICANT KERRY ROUNTREE, AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER, PINNELL SQUARE LP, FOR A SPECIFIC USE PERMIT (SUP) TO ALLOW AUTOMOBILE OR OTHER MOTORIZED VEHICLE SALES AND SERVICE IN SUITE 411 ON PROPERTY LEGALLY DESCRIBED AS 3,187 SF IN PINNELL SQUARE ADDITION LOT 1A, BLOCK A BEING 6.663 ACRES IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. THIS PROPERTY IS LOCATED AT 1400 NORTH CORINTH STREET.

**BUSINESS:** Consider and act on a an ordinance regarding a request by the applicant Kerry Rountree, authorized representative for the property owner, Pinnell Square LP, for a Specific Use Permit (SUP) to allow Automobile or Other Motorized Vehicle Sales and Service in Suite 411 on property legally described as 3,187 sf in Pinnell Square Addition Lot 1A, Block A being 6.663 acres in the City of Corinth, Denton County, Texas.

**BUSINESS AGENDA**

- 5. Consider and act on a Resolution appointing one member to the Board of Managers of the Denco Area 9-1-1 District.

**WORKSHOP BUSINESS AGENDA**

- 6. Hold a discussion and provide staff direction on the upcoming Unified Development Code updates.
- 7. Receive a presentation, hold a discussion and provide direction on a proposed gateway sign along Swisher and I-35E.

**COUNCIL COMMENTS & FUTURE AGENDA ITEMS**

The purpose of this section is to allow each councilmember the opportunity to provide general updates and/or comments to fellow councilmembers, 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 Councilmember may direct that an item be added as a business item to any future agenda.

**CLOSED SESSION**

The City Council will convene in such executive or (closed session) to consider any matters regarding any of the above listed agenda items as well as the following matters pursuant to Chapter 551 of the Texas Government Code.

**Section 551.071.** (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; and/or (2) a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflicts with chapter 551.

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

**a. Lake Sharon Project - Right-of-Way Acquisition**

**Section 551.074.** To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

**Section 551.087.** To deliberate or discuss regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

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

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

**ADJOURN:**

Posted this 14 day of July, 2017 at 11:30 A.M., on the bulletin board at Corinth City Hall.

Kimberly Pence  
Kimberly Pence, City Secretary  
City of Corinth, Texas

**WORKSHOP BUSINESS ITEM 1.**

**City Council Regular and Workshop Session**

**Meeting Date:** 07/20/2017

**Title:** North Central Texas College (NCTC) Presentation

**Submitted For:** Bob Hart, City Manager      **Submitted By:** Kim Pence, City Secretary

**City Manager Review: Approval:** Bob Hart, City Manager

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**AGENDA ITEM**

Hold a discussion regarding North Central Texas College (NCTC) programs, projects and plans for the Corinth Campus.

**AGENDA ITEM SUMMARY/BACKGROUND**

Dr. Rusty Wallace, President of North Central Texas College has been invited to share future plans and direction for the Corinth Campus.

**RECOMMENDATION**

N/A

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**CONSENT ITEM 1.**

**City Council Regular and Workshop Session**

**Meeting Date:** 07/20/2017

**Title:** June 1, 2017 Workshop Session

**Submitted For:** Kim Pence, City Secretary

**Submitted By:** Kim Pence, City Secretary

**City Manager Review: Approval:** Bob Hart, City Manager

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**AGENDA ITEM**

Consider and act on minutes from the June 1, 2017 Workshop Session.

**AGENDA ITEM SUMMARY/BACKGROUND**

Attached are minutes from the June 1, 2017 Workshop Session. The minutes are in draft form and not considered official until formally approved by the City Council.

**RECOMMENDATION**

Staff recommends approval of the June 1, 2017 Workshop Session Minutes.

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**Attachments**

Minutes

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

On this the 1<sup>st</sup> day of June 2017, the City Council of the City of Corinth, Texas met in a Workshop Session at the Corinth City Hall at 5:30 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:

**Members Present:**

Bill Heidemann, Mayor  
Joe Harrison, Council Member  
Sam Burke, Council Member  
Don Glockel, Council Member  
Scott Garber, Council Member  
Lowell Johnson, Council Member

**Staff Members Present:**

Bob Hart, City Manager  
Mike Brownlee, City Engineer  
Cody Collier, Director, Public Works  
Shea Rodgers, Manager, Technology Services  
Fred Gibbs, Director, Planning  
Kim Pence, City Secretary  
Mack Reinwand, City Attorney

**CALL TO ORDER:**

Mayor Heidemann called the meeting to order at 5:30 P.M.

**WORKSHOP BUSINESS AGENDA ITEM:**

1. Discuss Regular Meeting Items on Regular Session Agenda, including the consideration of closed session items as set forth in the Closed Session agenda items below.

**CONSENT AGENDA**

1. Consider and act on approval of the "Agreement for Construction, Maintenance and Operation of Safety Lighting Systems Within Municipalities (State Maintains and Contracts for Power)" Blanket Agreement.

**Bob Hart, City Manager** - This is for TXDOT to put street lights by the exits and entrances. TXDOT must have an agreement with the City to be able to put these up and maintain them.

**BUSINESS AGENDA**

2. Consider appointing a Representative to the North Central Texas Council of Governments (NCTCOG).

**Bob Hart, City Manager** - The City of Corinth is a member of the Council of Governments. Cities routinely appoint a City's Mayor or Councilmember to be the official liaison to the Council of Governments. This individual receives official documents at the general assembly meetings. The annual meeting forum is scheduled for June 16<sup>th</sup>. We don't have anyone identified as a representative.

**It was the consensus of the Council for Mayor Bill Heidemann to be the official liaison for the Council of Governments representing the City of Corinth.**

3. Consider and act on an Ordinance adopting Article VII, Right-of-Way Management, to Chapter 95, Streets and Sidewalks, of the City Code of Ordinances and amending the Master Fee Schedule.

**Bob Hart, City Manager** - Item three and four go together. This is the ordinance that we discussed at the workshop at the last meeting. Mack has been working on that and Mike is here and they can answer any questions that you may have. We will have to allocate the space within the rights-of-way and discuss the wireless notes.

**Mack Reinwand, City Attorney** - The House Bill that we talked about last time ended up being adopted by the Senate. It will be implemented. It is not effective until September 1<sup>st</sup>. We do have some time to look at this and make sure that we have a procedure in place.

**Mayor Heidemann** - Is our main purpose for doing this that we want to get something in our ordinance so that we have a point of reference?

**Mack Reinwand, City Attorney** - I don't think it's the main purpose. The city does need a right-of-way ordinance. It's something that is probably long overdue to have some authority to regulate how things are done on the right-of-way as far as permitting. This will give us some enforcement mechanisms to make sure that everyone is compliant.

4. Consider and act on the adoption of the Wireless Services (Small Cells) Design Manual.

**Mack Reinwand, City Attorney** - This is the new Bill that was approved by the Texas Legislature just this past week. This is going to open up city right-of-ways to what they call "small wireless type of facilities" being put on poles within the city. On utility poles, light poles, traffic poles and other types of signs. The State Legislature did give us some authority to regulate this.

**Mayor Heidemann** - Can they go into our parks and add items to the poles in there?

**Mack Reinwand, City Attorney** - No. The Bill that finally got adopted didn't change anything in city parks. There are also some exemptions for small right-of-ways, which are basically streets that are less than 50 feet adjacent to residential areas. It can also prohibit them from coming in next to houses and multi-family apartments. There is some authority to protect our parks and our residential areas.

**Councilmember Glockel** - Wouldn't we want wireless available in the parks?

**Mike Brownlee, City Engineer** - I think in general we and the citizens of Corinth do want wireless to be available in the parks. We want this to be available and accessible. We just don't want it to look bad.

**Councilmember Burke** - Is this cell service or is it something different?

**Mack Reinwand, City Attorney** - It's something different. It's a wireless type service which they can then move on to the back that will run down the internet. It's more of a wireless service that has to be much closer to the user like a Wi-Fi signal or hot spot.

**Councilmember Burke** - So this could be the solution to Corinth's internet issues.

**Mack Reinwand, City Attorney** - That is how it has been promoted. This is the groundwork for the 5G, the next version that comes out that has higher speeds.

**Bob Hart, City Manager** - For Oncor to put the poles in, they have to get permission from us to put it in the right-of-way. We tell them where to put it and set the standards for them. Then all we are saying is if you want to attach additional items in the right-of-way, then you have to come to us to get a permit.

**Councilmember Garber** - My understanding is that this provides us the most authority according to state law. Maybe it is a good idea to maintain as much authority as we can and if we feel like we need to face it later, we can do that later.

**Councilmember Johnson** - We'll start receiving pressure from residents at some point in time regarding wireless services once that starts to be an issue.

**Mack Reinwand, City Attorney** - It will be a balance between the service and the aesthetics. This gives a lot of authority to these companies to come in to your city and put poles up and put nodes on poles.

**Mayor Heidemann** - It is in your best interest to pass the strongest measures that you can and then deal with the other issues as they arise.

**Councilmember Johnson** - Is this going to control, prevent or regulate any of these companies from joining up with another company, e.g., AT&T wants to join up with ATMOS and run along ATMOS's right-of-way?

**Mack Reinwand, City Attorney** - This only relates to the City's right-of-way.

**Bob Hart, City Manager** - My guess is you would be dealing not with right-of-way, but with easements and that is not going to be a grand of right on an easement document.

**Councilmember Johnson** - It is going to be interesting to see how this plays out also with the powerline right-of-ways or easements. I think the legislature dove into something they probably had some unintended consequences they didn't follow up on.

5. Consider and act on a Professional Services Agreement with Level 3 for the replacement of sewer line near the southwest corner of the intersection of Lake Sharon Drive and Interstate 35.

**Mack Reinwand, City Attorney** - This is an agreement related to some damage that was done to the city sewer line and some fiber that was run through it almost 15 years ago. We working through an agreement now to get it fixed and we'll talk about it more in Executive Session.

Mayor Heidemann recessed into Closed Session at 6:06 P.M.

#### **CLOSED SESSION**

The City Council will convene in such executive or (closed session) to consider any matters regarding any of the above listed agenda items as well as the following matters pursuant to Chapter 551 of the Texas Government Code.

**Section 551.071.** (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; and/or (2) a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflicts with chapter 551.

- a. **Planned Development conditions and Land Use.**

**Council Met In Executive Session From 6:10 P.M. until 6:55 P.M.**

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

- a. **Lake Sharon Project - Right-of-Way acquisitions.**
- b. **Hold a discussion and receive direction regarding easement acquisition for a development project located in the general vicinity of Tower Ridge, Lake Sharon, and IH-35E.**

**Council Met In Executive Session From 6:10 P.M. until 6:55 P.M.**

**Section 551.074.** To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

- a. **Consider evaluation of City Manager.**

**Council Met In Executive Session From 6:10 P.M. until 6:55 P.M.**

**Section 551.087.** To deliberate or discuss regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.



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

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

**There were no actions necessary on Closed Session items.**

**ADJOURN:**

Mayor Heidemann adjourned the meeting at 6:55 P.M.

Meeting adjourned.

Approved by Council On \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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Kimberly Pence, City Secretary  
City of Corinth, Texas

**CONSENT ITEM 2.**

**City Council Regular and Workshop Session**

**Meeting Date:** 07/20/2017

**Title:** June 1, 2017 Regular Session

**Submitted For:** Kim Pence, City Secretary

**Submitted By:** Kim Pence, City Secretary

**City Manager Review: Approval:** Bob Hart, City Manager

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**AGENDA ITEM**

Consider and act on minutes from the June 1, 2017 Regular Session.

**AGENDA ITEM SUMMARY/BACKGROUND**

Attached are minutes from the June 1, 2017 Regular Session. The minutes are in draft form and not considered official until formally approved by the City Council.

**RECOMMENDATION**

Staff recommends approval of the June 1, 2017 Regular Session Minutes.

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**Attachments**

Minutes

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

On this the 1<sup>st</sup> day of June 2017 the City Council of the City of Corinth, Texas met in a Regular Session at the Corinth City Hall at 7:00 P.M., located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time, place and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members to wit:

**Members Present:**

Bill Heidemann, Mayor  
Joe Harrison, Mayor Pro-Tem  
Sam Burke, Council Member  
Lowell Johnson, Council Member  
Don Glockel, Council Member  
Scott Garber, Council Member

**Staff Members Present:**

Bob Hart, City Manager  
Fred Gibbs, Planning and Development Director  
Cody Collier, Public Works Director  
Kim Pence, City Secretary  
Shea Rodgers, Technology Services Manager  
Mike Brownlee, City Engineer  
Mack Reinwand, City Attorney

**CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE AND TEXAS PLEDGE: Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible".**

Mayor Heidemann called the meeting to order at 7:00 p.m., Councilmember Garber delivered the invocation and led in the Pledge of Allegiance and the Texas Pledge.

**CONSENT AGENDA**

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

- 1 Consider and act on approval of the "Agreement for Construction, Maintenance and Operation of Safety Lighting Systems Within Municipalities (State Maintains and Contracts for Power)" Blanket Agreement.

**MOTION** made by Councilmember Johnson to approve the Consent Agenda as presented. Seconded by Councilmember Garber.

**AYES:** Burke, Garber, Johnson, Harrison, Glockel  
**NOES:** None  
**ABSENT:** None

**MOTION CARRIED**

## CITIZENS COMMENTS

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

No Citizen Comments were made.

## BUSINESS AGENDA

2. Consider appointing a Representative to the North Central Texas Council of Governments (NCTCOG).

**Bob Hart, City Manager** - the City is a member of the North Central Texas Council of Governments (NCTCOG) and with that organization they always ask to appoint one of the members of the governing body to be the official representative to the organization. This has been placed on the agenda so you can make that appointment for the upcoming year.

**MOTION** made by Councilmember Burke to appoint Mayor Heidemann as our representative to the North Central Texas Council of Government (NCTCOG). Seconded by Councilmember Johnson.

**AYES:** Burke, Garber, Johnson, Harrison, Glockel  
**NOES:** None  
**ABSENT:** None

### **MOTION CARRIED**

3. Consider and act on an Ordinance adopting Article VII, Right-of-Way Management, to Chapter 95, Streets and Sidewalks, of the City Code of Ordinances and amending the Master Fee Schedule.

**Bob Hart, City Manager** - this is an Ordinance that will provide for the regulation of the utilities within the public Right-of-way. We have discussed the perimeters in a previous workshop and we are bringing this recommended ordinance based upon that discussion.

**MOTION** made by Councilmember Burke to adopt the Ordinance as presented with the following exceptions; Section 95-247(b)(4); remove the Sherman and Denison language, Section 95-258; Delete last sentence of that section and replace with "the activity complies with Section 95-253", and Section 95-260(11); the word "for" will be removed and replaced with "unless the user". Seconded by Councilmember Glockel.

**AYES:** Burke, Garber, Johnson, Harrison, Glockel  
**NOES:** None  
**ABSENT:** None

### **MOTION CARRIED**

4. Consider and act on the adoption of the Wireless Services (Small Cells) Design Manual.

**Bob Hart, City Manager** - this is the design manual that would regulate the small cells that are within the Right-of-way in the commercial area of the public Right-of-way. This is the design manual that is referenced in the Ordinance and we are asking that you look at this as a separate

document but it is part of the Ordinance that regulates the public Right-of-way.

**MOTION** made by Councilmember Garber to approve the Wireless Services Design Manual. Seconded by Councilmember Harrison.

**AYES:** Burke, Garber, Johnson, Harrison, Glockel  
**NOES:** None  
**ABSENT:** None

**MOTION CARRIED**

5. Consider and act on a Professional Services Agreement with Level 3 for the replacement of sewer line near the southwest corner of the intersection of Lake Sharon Drive and Interstate 35.

**Bob Hart, City Manager** - this is a settlement agreement for the replacement of the sewer line along Interstate 35. This provides for the relocation of the line and settlement for the damages there. Our intention is to reconstruct that line and continue to serve the property owners and the initial user would be the relocation of Huffines.

**MOTION** made by Councilmember Burke to authorize the City Manager to execute and approve the agreement as presented. Seconded by Councilmember Harrison.

**AYES:** Burke, Garber, Johnson, Harrison, Glockel  
**NOES:** None  
**ABSENT:** None

**MOTION CARRIED**

**COUNCIL COMMENTS & FUTURE AGENDA ITEMS**

The purpose of this section is to allow each councilmember the opportunity to provide general updates and/or comments to fellow councilmembers, 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 Councilmember may direct that an item be added as a business item to any future agenda.

**Councilmember Johnson** - the Police Pursuit 5K was postponed due to what was going to be pending bad weather but it turned out to be a nice day and we probably could have run the race. The race has been moved to July 15, 2017 at 8:00 a.m.

**Mayor Heidemann** - the 4<sup>th</sup> of July Parade is coming up and they are asking how many Council want to be in that parade so if you can get with Bob or Kim and let them know so we can get the necessary vehicles to drive in that parade.

**Mayor Heidemann recessed the Regular meeting at 7:15 p.m. \*See Closed Session.**

**CLOSED SESSION**

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**Section 551.071.** (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; and/or (2) a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflicts with chapter 551.

**a. Planned Development conditions and Land Use.**

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

**a. Lake Sharon Project - Right-of-Way acquisitions.**

**b. Hold a discussion and receive direction regarding easement acquisition for a development project located in the general vicinity of Tower Ridge, Lake Sharon, and IH-35E.**

**Section 551.074.** To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

**Council met in Closed Session from 7:16 p.m. until 8:50 p.m.**

**a. Consider evaluation of City Manager.**

**Section 551.087.** To deliberate or discuss regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

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

**There was no action taken from Closed Session.**

**Mayor Heidemann reconvened the Regular Session at 8:52 p.m.**

**ADJOURN:**

**Mayor Heidemann adjourned the meeting at 8:53 p.m.**

**AYES:** All

Meeting adjourned.

Approved by Council on this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

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Kimberly Pence, City Secretary  
City of Corinth, Texas

**City Council Regular and Workshop Session**

**Meeting Date:** 07/20/2017  
**Title:** Discount Tire Site Plan Approval  
**Submitted For:** Fred Gibbs, Director  
**Submitted By:** Barbara Cubbage, Planning & Development Manager  
**City Manager Review: Approval:** Bob Hart, City Manager

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**AGENDA ITEM**

Consider and act on the site plan for Discount Tire on property zoned C-2, Commercial and legally described as Swisher 35-E Addition, Lot 6R, Block A, having a physical address of 8051 I 35E in the City of Corinth, Denton County, Texas.

**AGENDA ITEM SUMMARY/BACKGROUND**

**APPROVAL PROCESS**

The Planning and Zoning Commission will make a recommendation to City Council. City Council will take final action.

**PUBLIC NOTIFICATION**

Legal notification is not required for site plan consideration. Consideration is held in open meetings before both the Planning and Zoning Commission and final approval through City Council.

**AGENDA ITEM DESCRIPTION**

Discount Tire has made a application for a site plan on Lot 6R, which is located in front of the Comfort Inn along I-35E. An approved site plan is required prior to construction for all new commercial projects. The applicant has provided the necessary plans and meets all of the requirements in the UDC.

**ZONING**

Zoning on this site is C-2, Commercial.

**COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION**

The Comprehensive Plan Future Land Use Map designates this area as Commercial.

**FINANCIAL SUMMARY**

Source of Funding: No funding is required.

**RECOMMENDATION**

**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

The Planning and Zoning Commission unanimously recommended approval of the Discount Tire Site Plan which was placed on the Consent Agenda.

Staff recommends approval of the Discount Tire site plan as presented. Discount Tire has met all of the City of Corinth required Development Regulations while providing additional site enhancements for landscape and exterior

facade.

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### **Attachments**

Discount Tire Location Map

Zoning Map

Lot 6R Discount Tire Plat

Site Plan SP1

Site Plan C1

Site Plan L1.1 Landscape

Site Plan L1.2 Landscape

Site Plan A4 Elevations

Site Plan A4 Color Elevations

Site Plan E@1.0 Photometrics Plan

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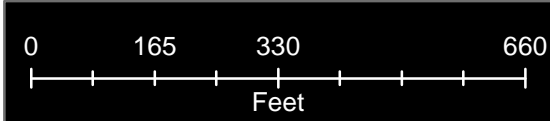
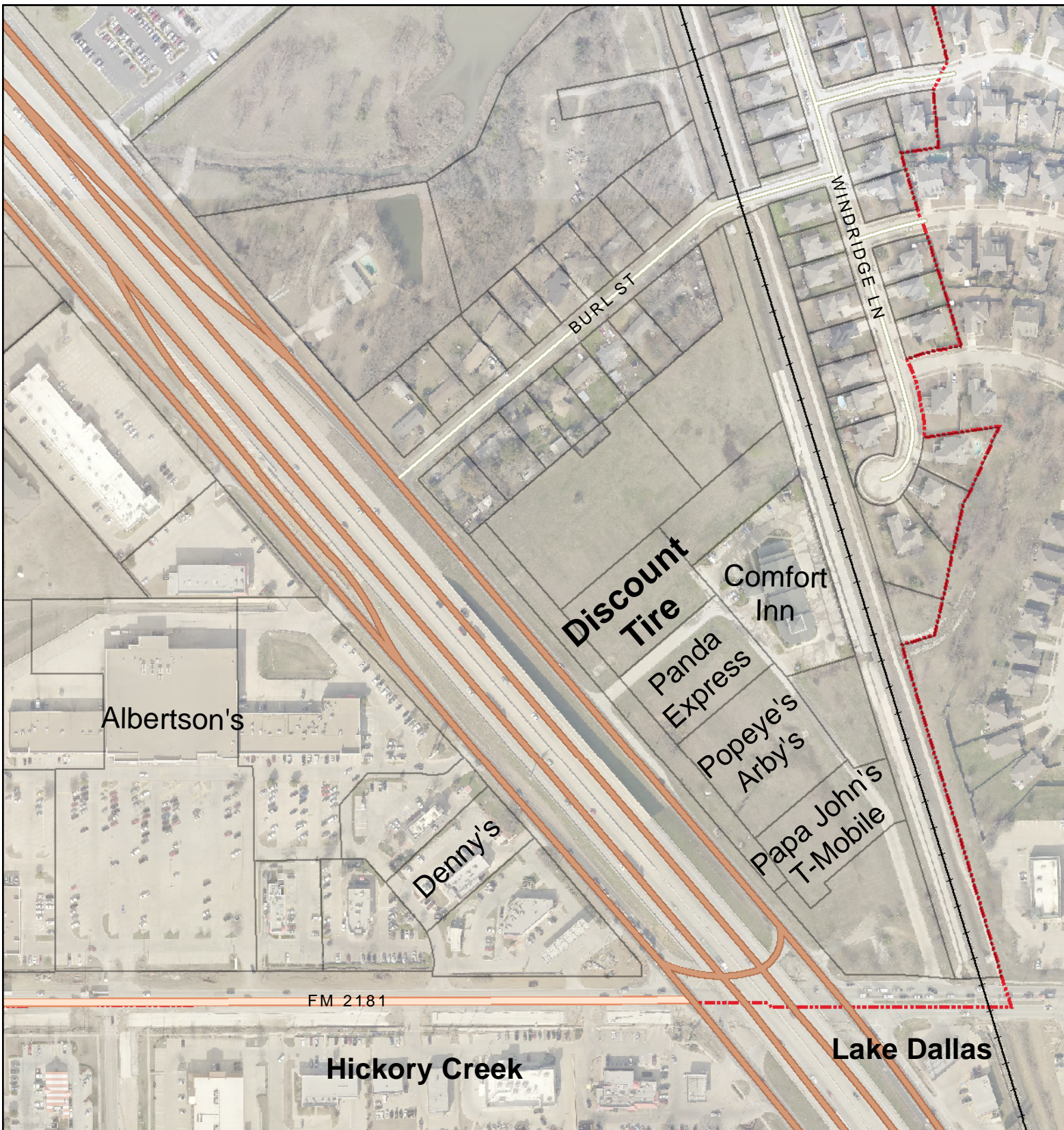




# CITY OF CORINTH

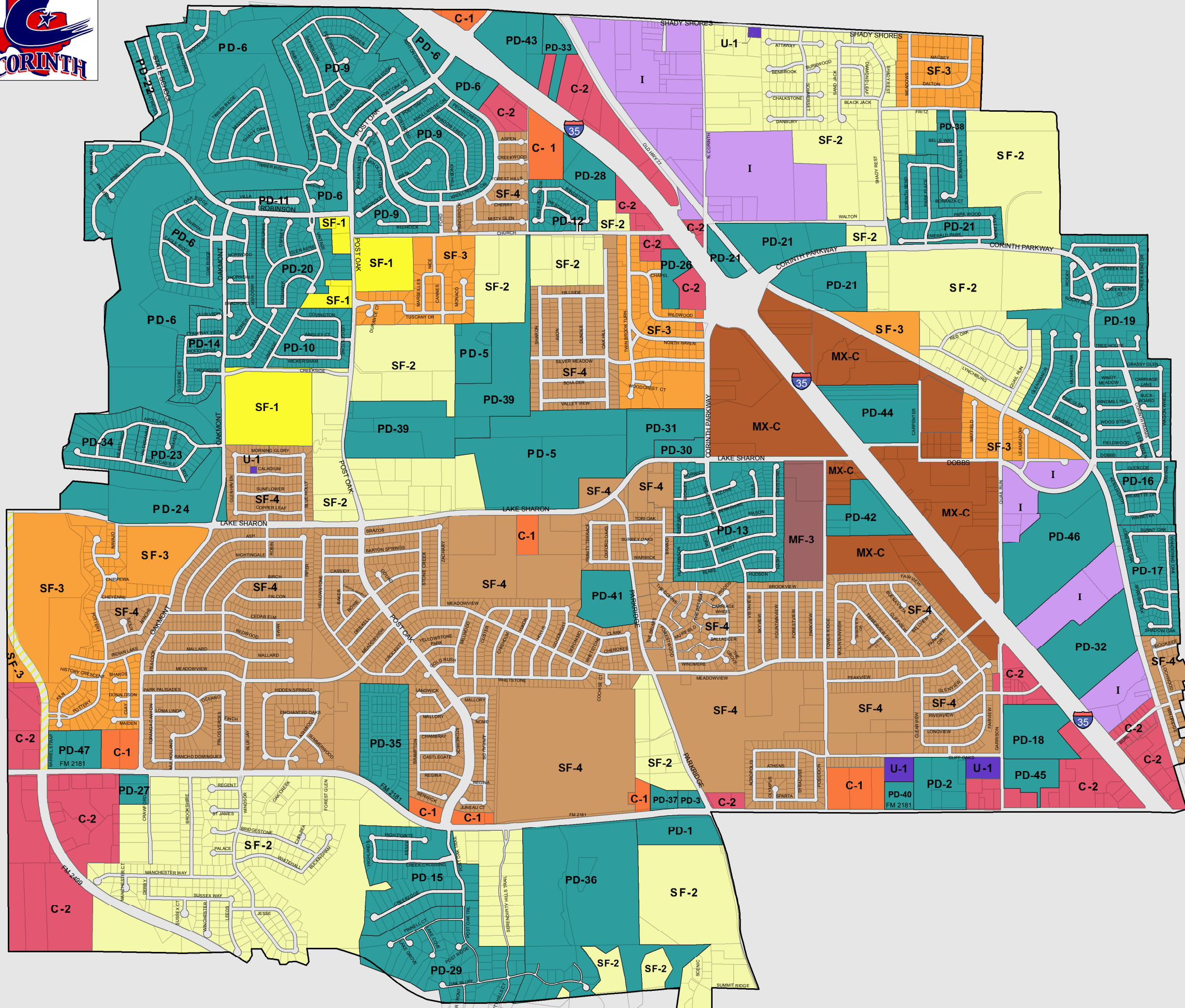
## DISCOUNT TIRE

Site Location




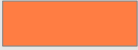
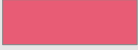

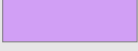

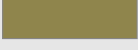





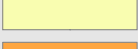





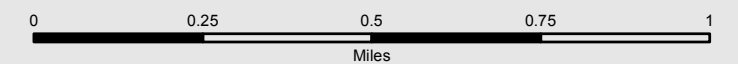
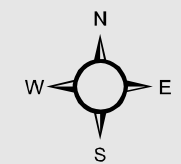
# City of Corinth Zoning Map

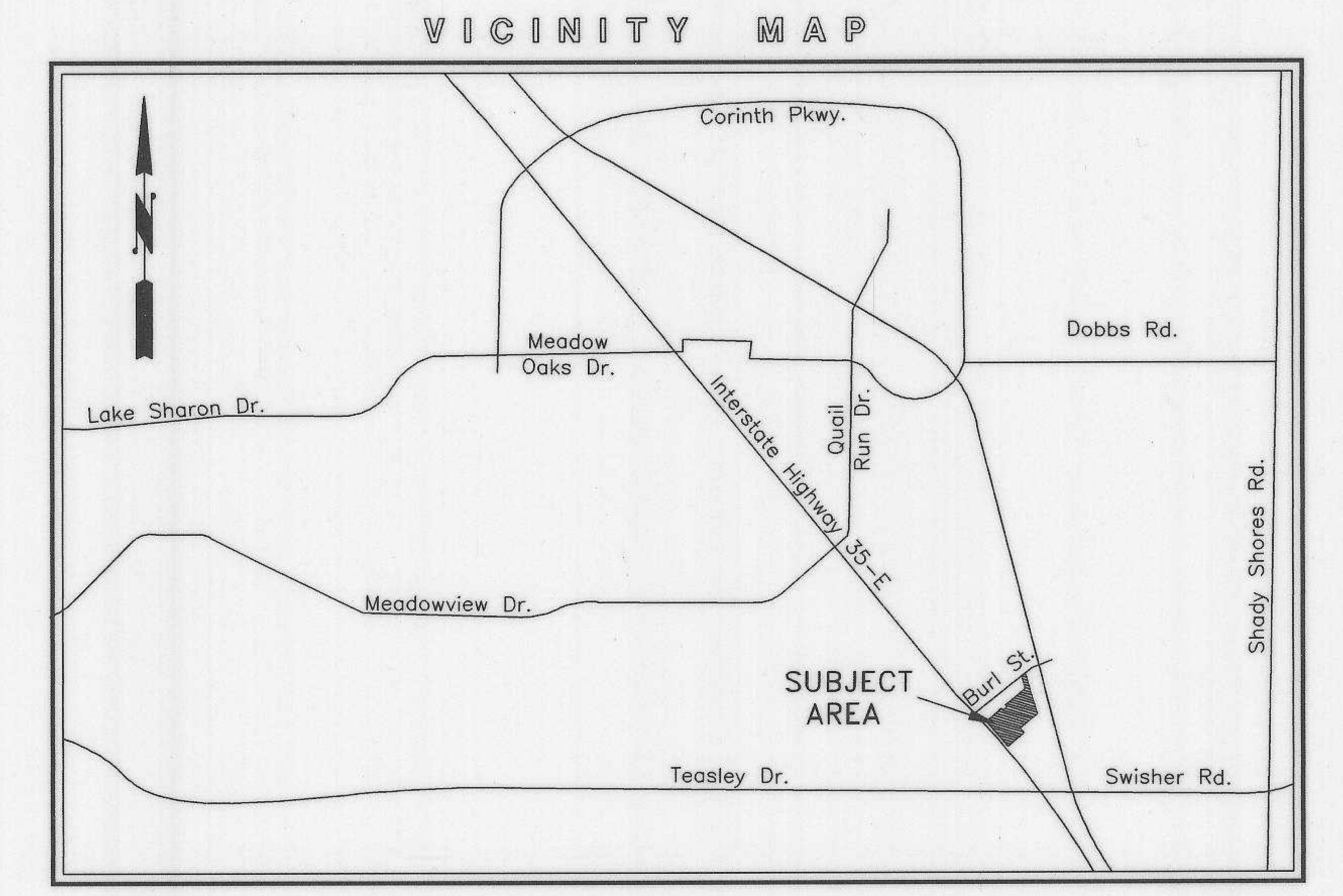
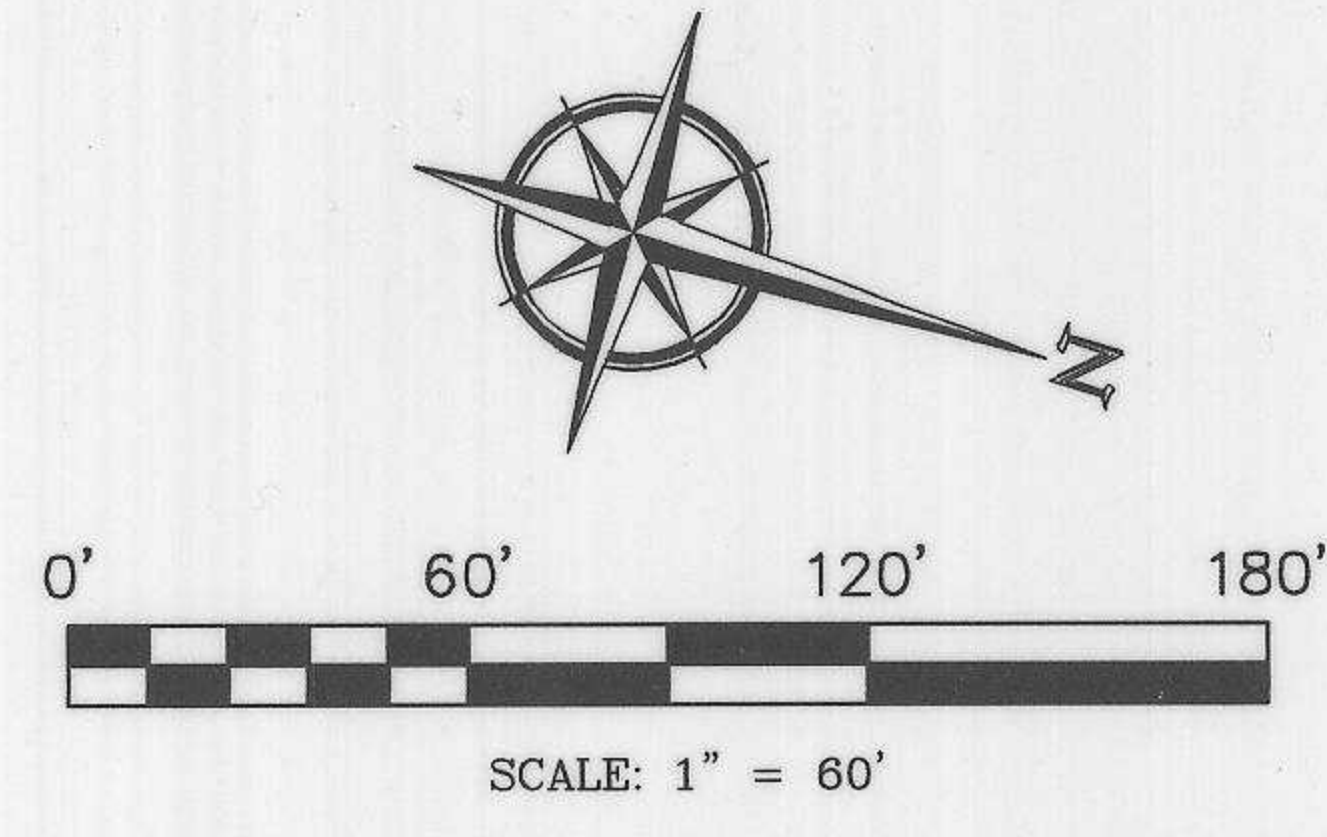


## Legend

### Zoning Districts

-  Future FM 2499
-  C-1 Commercial
-  C-2 Commercial
-  C-3 Commercial
-  I Industrial
-  MF-1 Multi-Family Residential
-  MF-2 Multi-Family Residential
-  MF-3 Multi-Family Residential
-  MHD Modular Home District
-  MX-C Mixed Use Commercial
-  PD Planned Development
-  SF-1 Single Family Residential
-  SF-2 Single Family Residential
-  SF-3 Single Family Residential
-  SF-4 Single Family Residential
-  U-1 Utility





**INTERSTATE HIGHWAY 35-E**  
(VARIABLE WIDTH RIGHT-OF-WAY)



**TOTAL AREA**  
222,482 Sq. Feet  
5.108 Acres

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	74°01'36"	28.00'	33.59'	N 03°14'31" W	31.30'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 44°09'17" E	26.69'
L2	N 52°27'58" E	67.12'
L3	N 37°30'09" W	27.41'
L4	N 72°32'22" E	13.20'
L5	S 17°20'01" E	51.58'
L6	N 37°31'14" W	24.28'
L7	N 40°15'33" W	13.00'
L8	N 49°43'04" E	16.00'
L9	S 40°15'33" E	13.00'
L10	N 49°44'28" E	16.00'
L11	S 40°15'33" E	13.00'
L12	N 40°11'35" W	12.30'
L13	N 49°48'25" E	15.00'
L14	S 40°11'35" E	12.30'
L15	S 73°07'34" W	10.00'
L16	N 16°32'28" W	16.00'
L17	N 73°07'34" E	10.00'

**FINAL REPLAT**

**SWISHER 35-E ADDITION**  
**LOTS X-2R, 6R, 7R & 8R, BLOCK A**  
**222,482 SF, 5.108 ACRES**

**SITUATED IN THE**  
**H.H. SWISHER SURVEY, ABSTRACT No. 1220**  
**CITY OF CORINTH**  
**DENTON COUNTY, TEXAS**

**LEGEND**

- BOUNDARY LINE
- NEW LOT BOUNDARY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE

**ABBREVIATIONS**

- Vol. = Volume
- Pg. = Page
- Doc. # = Document Number
- D.R.D.C.T. = Deed Records, Denton County, Texas
- P.R.D.C.T. = Plat Records, Denton County, Texas
- O.R.D.C.T. = Official Records, Denton County, Texas
- O.P.R.D.C.T. = Official Plat Records, Denton County, Texas
- IRS = 1/2" Iron Rod Set with cap stamped "RPLS 4701" (Unless otherwise noted)
- CM = Controlling Monument

**ENGINEER**  
CROSS ENGINEERING CONSULTANTS, INC.  
131 S. Tennessee Street  
McKinney, Texas  
972-562-4409  
JHake@crossengineering.biz

**OWNER LOTS X-2R, 6R, 7R & 8R**  
SWISHER @ I-35 CORINTH, LP  
10210 N. Central Expressway  
Suite 300  
Dallas, Texas 75231  
972-385-4136

**SURVEYOR**  
RINGLEY & ASSOCIATES  
701 S. Tennessee Street  
McKinney, Texas  
972-542-1266  
lhr@ringley.com

**RINGLEY & ASSOCIATES, INC.**  
SURVEYING • MAPPING • PLANNING  
701 S. Tennessee Street, McKinney, Texas 75069  
(972) 542-1266

Date	Job	Title
02/14/17	16052	16052-RP2.DWG

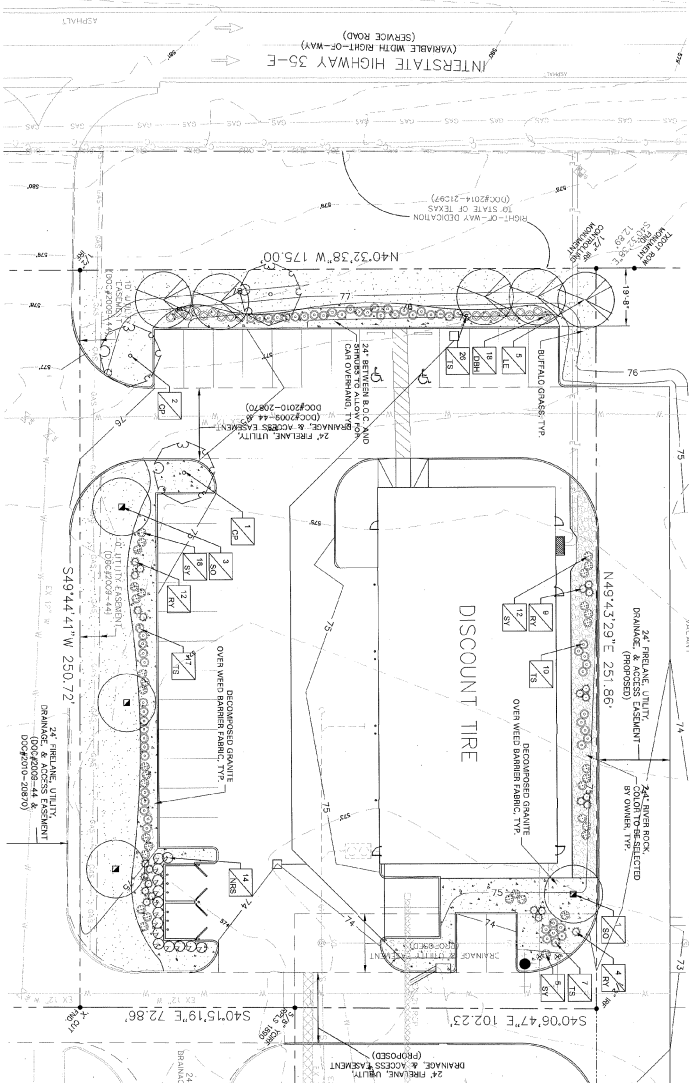
Scale	Drawn by	Checked by	Sheet
1" = 60'	Mark Stead	L. H. Ringley	1 of 2

Filed for Record in the Official Records of: Denton County  
On: 5/19/2017 9:36:36 AM  
In the PLAT Records  
SWISHER 35-E ADDN  
Doc Number: 2017-231  
Number of Pages: 2  
Amount: 100.00  
Order#: 20170519000138  
By: TD









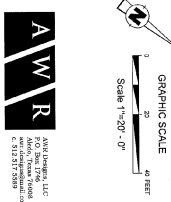
**LANDSCAPE FABRICATIONS for CORINTH, TEXAS**

**LANDSCAPE REQUIREMENTS**

1. A landscape edge shall be provided adjacent to all streets and the perimeter of the site.
2. The landscape edge shall be a minimum of 3" tall and be planted every 30 ft.
3. When parking lots and drives end at landscape edge, 10 shrubs, 5 palm minimum, shall be planted per 500 s.f. of landscape edge.
4. The landscape edge shall be a minimum of 3" tall.
5. The landscape edge shall be a minimum of 3" tall.
6. The landscape edge shall be a minimum of 3" tall.
7. The landscape edge shall be a minimum of 3" tall.
8. The landscape edge shall be a minimum of 3" tall.
9. The landscape edge shall be a minimum of 3" tall.
10. The landscape edge shall be a minimum of 3" tall.

**PLANT SCHEDULE**

QTY LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
3 GP	Shade Trees	Fraxinus omorpha - Yellow	12" H, 4" spread	
4 SO	Shrub	Shrub	3" cal, 12" H, 4" spread	
18 BH	Shrubs	Neonata glandulifera	5 gal	1/2" H, 2" spread
14 NBS	Shrubs	Nelder's Spirea Holly	7 gal	1/2" H, 2" spread
22 PV	Shrubs	Prostrata	5 gal	1/2" H, 2" spread
80 TS	Shrubs	Tea Olive	5 gal	1/2" H, 2" spread



**DEVELOPER**  
 DISCOUNT TIRE CO.  
 20225 N. SCOTTSDALE RD  
 SCOTTSDALE, AZ 85255  
 480-606-5781 TELE

**ENGINEER**  
 VASQUEZ ENGINEERING, LLC  
 JUAN J. VASQUEZ, P.E.  
 1919 S. SHILOH ROAD  
 CARLAND, TEXAS 75042  
 972-278-2948 TELE  
 972-271-1383 FAX

**LANDSCAPE PLAN**  
 DISCOUNT TIRE  
 LOT 6R, BLOCK A  
 SMISHER 35-E ADDITION  
 1.009 ACRES  
 H.H. SMISHER SURVEY, ABSTRACT NO. 1220  
 CITY OF CORINTH, DENTON COUNTY  
 APRIL 20, 2017

**GENERAL LAYOUT NOTES**

1. THE LAYOUT AND DIMENSIONS OF THE BUILDING SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS. THE LAYOUT AND DIMENSIONS OF THE BUILDING SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS. THE LAYOUT AND DIMENSIONS OF THE BUILDING SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.

**LANDSCAPE NOTES**

1. THE LANDSCAPE PLAN SHALL BE CONSIDERED AS A PART OF THE ARCHITECTURAL DRAWINGS. THE LANDSCAPE PLAN SHALL BE CONSIDERED AS A PART OF THE ARCHITECTURAL DRAWINGS. THE LANDSCAPE PLAN SHALL BE CONSIDERED AS A PART OF THE ARCHITECTURAL DRAWINGS.

**CONSTRUCTION DOCUMENT**

**DISCOUNT TIRE**  
 CORINTH, TEXAS

**VASQUEZ ENGINEERING L.L.C.**  
 1919 S. Shiloh Road  
 Suite 440, LB #4  
 Garland, Texas 75042  
 Ph: 972-278-2948  
 TX Registration # F-12266

23



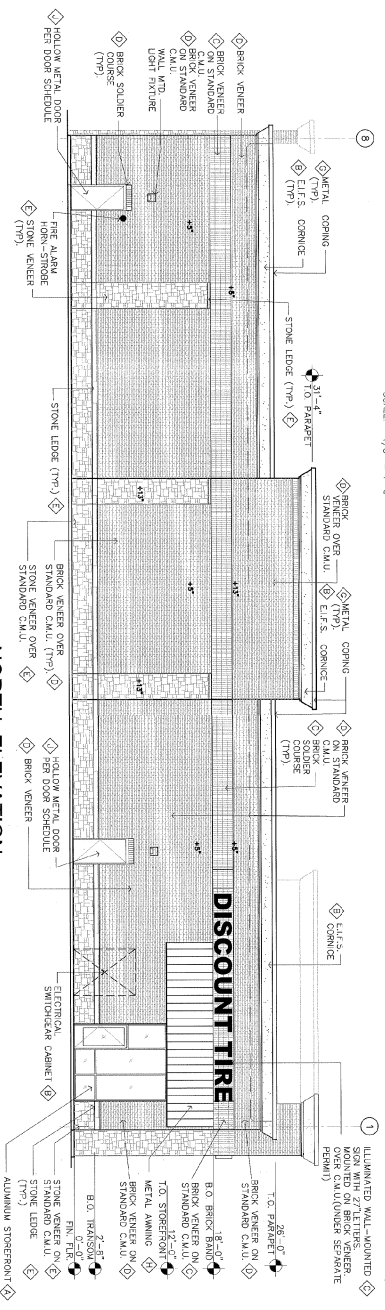
**L1.2**

### FINISH LEGEND

- COLORED PAINT NOTES**
- MANUFACTURER'S STANDARD COLOR TO MATCH DURAMAR LUGGAGE X-TRAINER RED
  - PAINT SHERWIN WILLIAMS SW 7714 "OAK BARREL"
  - BRICK VENEER BY INTERSTATE BRICK "MANTLE"
  - BRICK VENEER BY INTERSTATE BRICK "UMBRELLER"
  - STONE VENEER - CORNADO HOMEY LEVUE "SIXX FALLS" OR MATCH IN DESIGN & COLOR
  - RESERVED
  - METAL CORNICHE - FACTORY PAINTED/FACTORY FINISH TO MATCH SW 7714 "OAK BARREL"
  - "OAK BARREL" / COVAD FINISH 500 TO MATCH SHERWIN WILLIAMS SW 7585
  - BOLLARDS PAINTED SW 7714 "OAK BARREL"
  - HOLLOW METAL DOORS PAINTED SW 7714 "OAK BARREL"

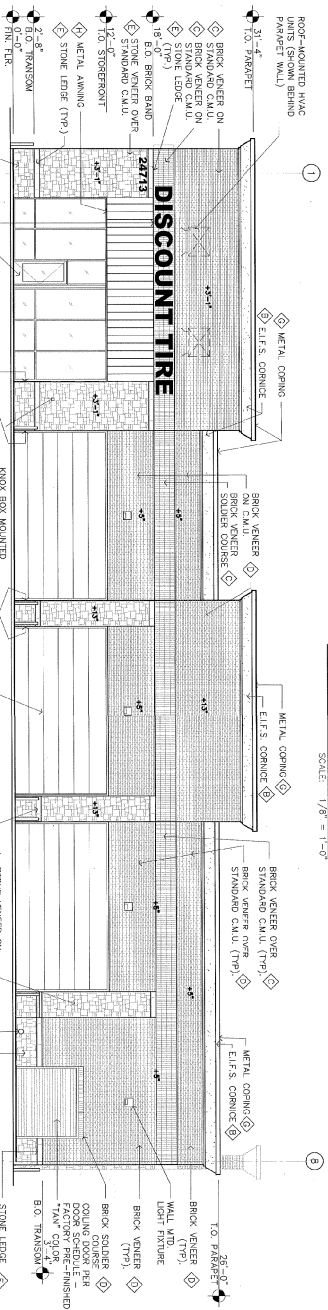
### EAST ELEVATION

SCALE: 1/8" = 1'-0"



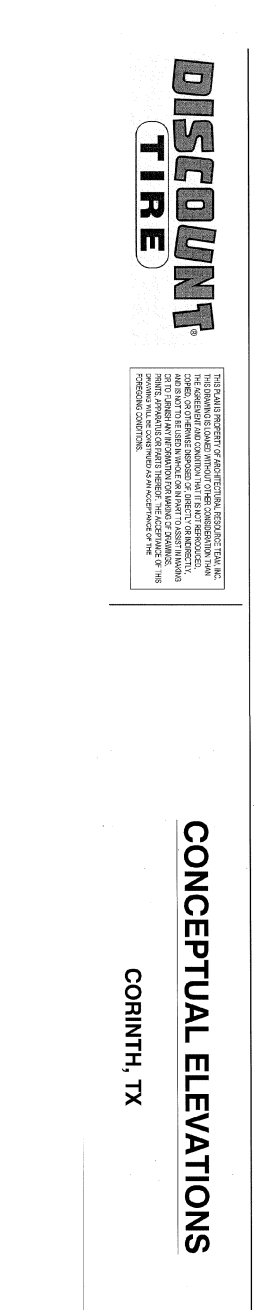
### NORTH ELEVATION

SCALE: 1/8" = 1'-0"



### SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



MATERIALS PERCENTAGES	
EAST ELEVATION	
STONE	17.2%
BRICK	75.4%
GLASS	4.2%
BRICK	41.3%
STONE	22.5%
GLASS	8.4%
OTHER	2.4%
NORTH ELEVATION	
STONE	15%
BRICK	72.4%
GLASS	18.2%
BRICK	43.4%
STONE	22.5%
GLASS	8.4%
OTHER	2.4%
SOUTH ELEVATION	
STONE	16.2%
BRICK	43.4%
GLASS	18.2%
BRICK	43.4%
STONE	22.5%
GLASS	8.4%
OTHER	2.4%

## CONCEPTUAL ELEVATIONS

CORINTH, TX



THIS IS A MAJOR PROPERTY OF ARCHITECTURAL RESOURCE TEAM, INC. THE DRAWINGS ARE LOANED WITHOUT OTHER PERMISSION FROM ARCHITECTURAL RESOURCE TEAM, INC. TO THE CLIENT FOR THE PROJECT ONLY. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL RESOURCE TEAM, INC. IS STRICTLY PROHIBITED. THE CLIENT AGREES TO HOLD ARCHITECTURAL RESOURCE TEAM, INC. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY ARCHITECTURAL RESOURCE TEAM, INC. AS A RESULT OF THE CLIENT'S USE OF THESE DRAWINGS. THE CLIENT'S USE OF THESE DRAWINGS IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THESE DRAWINGS. ANY OTHER USE OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL RESOURCE TEAM, INC. IS STRICTLY PROHIBITED.

### TRASH ENCLOSURE PLAN / ELEVATIONS

SCALE: NOT TO SCALE



REV. 0  
DATE: 04.25.2017  
JOB NO. TXD 11332

Sheet No. **A4**

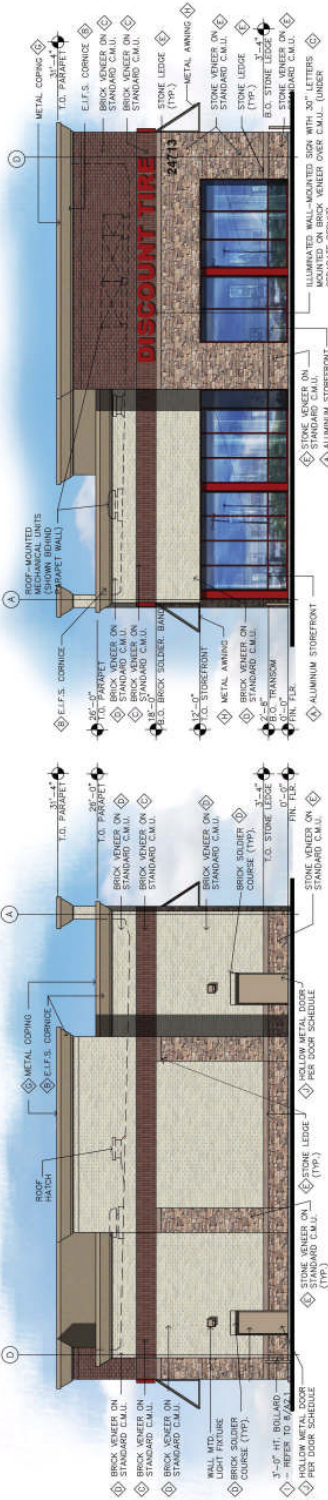


976 S. Lightfoot Ave. #120  
Phoenix, AZ 85004  
602.307.5399  
www.arteam.com



# FINISH LEGEND

- COLOR / PAINT NOTES:
  - MANUFACTURER'S STANDARD COLOR TO MATCH DURAMAR UC-0297 XL "BANNER RED"
  - PANTY SHERWIN WILLIAMS SW 7714 "OAK BARREL"
  - BRICK VENEER BY INTERSTATE BRICK "MILANIT"
  - BRICK VENEER BY INTERSTATE BRICK "LUMBERKED"
  - STONE VENEER - CROMADO HONEY LEDE "BOOK FALLS" OR MATCH IN DESIGN & COLOR
  - RESERVED
  - METAL COPING - FACTORY PAINTED/FACTORY FINISH TO MATCH SW 7714 "OAK BARREL"
  - FACTORY PAINTED / COATED, KYNAR 500 TO MATCH SHERWIN WILLIAMS SW 7585 "OAK BARREL"
  - HOLLOWARE PAINTED SW 7714 "OAK BARREL"
  - ROLLARIS PAINTED SW 7714 "OAK BARREL"
  - ROLLARIS PAINTED SW 7714 "OAK BARREL"
  - HOLLOW METAL DOORS PAINTED SW 7714 "OAK BARREL"



**MATERIALS PERCENTAGES**

EAST ELEVATION	WEST ELEVATION
STONE: 17.2%	STONE: 19%
BRICK: 41.3%	BRICK: 41.3%
GLASS: 7.2%	GLASS: 7.2%
CONCRETE: 7.4%	CONCRETE: 7.4%
OTHER: 24%	OTHER: 24%



# TRASH ENCLOSURE PLAN / ELEVATIONS

REV. 0  
DATE: 04.25.2017  
JOB NO. TXD 11332

Sheet No.

A4

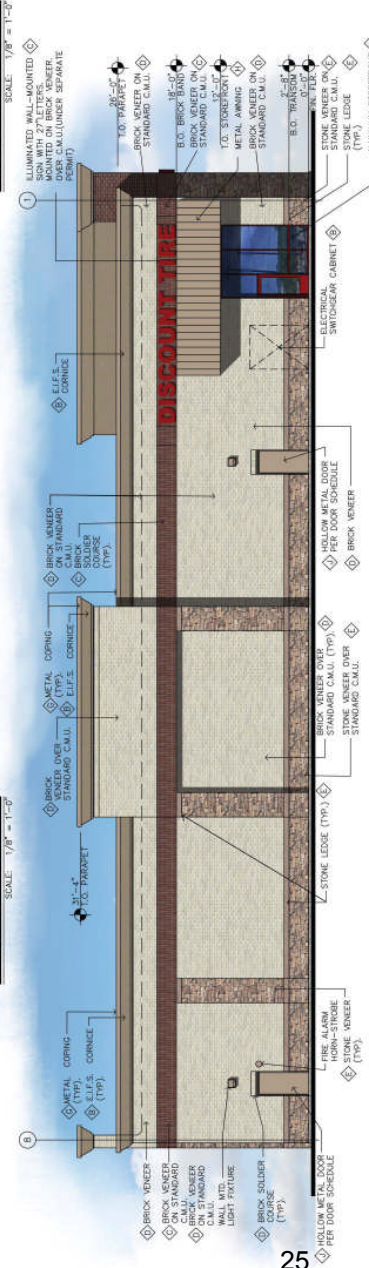
979-A Virginia Ave, Ste 120  
Corinth, MS 38834  
662-507-5399  
www.a4arch.com



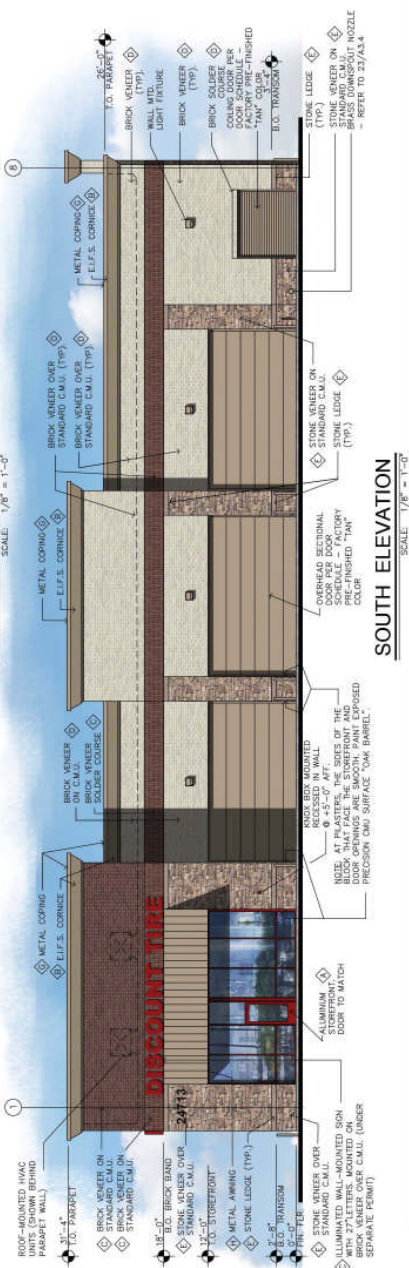
# CONCEPTUAL ELEVATIONS

CORINTH, TX

## WEST ELEVATION



## NORTH ELEVATION



## SOUTH ELEVATION



NOTE: ALL VENEERS AND MATERIALS SHOWN IN THESE ELEVATIONS ARE CONCEPTUAL ONLY. THE EXACT MATERIALS TO BE USED WILL BE DETERMINED BY THE ARCHITECT AND THE CLIENT. THE ARCHITECT AND CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT AND CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT AND CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.





**City Council Regular and Workshop Session**

**Meeting Date:** 07/20/2017  
**Title:** Motorcycle SUP Pinnell Sq  
**Submitted For:** Fred Gibbs, Director  
**Submitted By:** Barbara Cubbage, Planning & Development Manager  
**City Manager Review: Approval:** Bob Hart, City Manager

---

**AGENDA ITEM**

**PUBLIC HEARING:** TO HEAR PUBLIC OPINION REGARDING A REQUEST BY THE APPLICANT KERRY ROUNTREE, AUTHORIZED REPRESENTATIVE FOR THE PROPERTY OWNER, PINNELL SQUARE LP, FOR A SPECIFIC USE PERMIT (SUP) TO ALLOW AUTOMOBILE OR OTHER MOTORIZED VEHICLE SALES AND SERVICE IN SUITE 411 ON PROPERTY LEGALLY DESCRIBED AS 3,187 SF IN PINNELL SQUARE ADDITION LOT 1A, BLOCK A BEING 6.663 ACRES IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS. THIS PROPERTY IS LOCATED AT 1400 NORTH CORINTH STREET.

**BUSINESS:** Consider and act on a an ordinance regarding a request by the applicant Kerry Rountree, authorized representative for the property owner, Pinnell Square LP, for a Specific Use Permit (SUP) to allow Automobile or Other Motorized Vehicle Sales and Service in Suite 411 on property legally described as 3,187 sf in Pinnell Square Addition Lot 1A, Block A being 6.663 acres in the City of Corinth, Denton County, Texas.

**AGENDA ITEM SUMMARY/BACKGROUND**

**APPROVAL PROCESS**

After a public hearing is held; the Planning and Zoning Commission will make a recommendation regarding the Specific Use Permit (SUP) request and ordinance to be presented to City Council. City Council, after holding a public hearing, will consider and act on the SUP request and the associated ordinance to allow Automobile or Other Motorized Vehicle Sales and Service - limited to motorcycle sales and service at the above referenced location.

**PUBLIC NOTIFICATION**

Required public notification was by sign placement at the request location and letters sent to property owners within 200' (fourteen letters total) prior to the Planning and Zoning Commission meeting. In addition, notice was posted in the Denton Record Chronicle prior to the City Council meeting.

**AGENDA ITEM DESCRIPTION**

The final plat for Pinnell Square was approved in February 2001. The property at that time, was zoned LI-2 (Light Industrial-2). However, in 2013 as a part of the adoption of the Unified Development Code, this zoning district was restructured and became "I, Industrial".

Mr. Rountree has submitted an application with a request for approval of a Specific Use Permit to allow Motorcycle Sales and Service. The Unified Development Code requires approval of a Specific Use Permit (SUP) for "Automobile and Other Motor Vehicle Sales and Service" in the I, Industrial Zoning District. The applicant, has submitted a letter of intent in his SUP application packet which states his proposed business will provide motorcycle maintenance, addition or modification of aftermarket parts, repairs, overhauls and coordination with other skilled motorcycle customization businesses.

The City's Fire, Planning, Engineering and Building representatives have reviewed the layout and other documents required with the applications packet and the applicant has responded to questions regarding storage and disposal of

any flammable material as well as restrictions on releasing into the City's waste water system. If approval is granted the next step will be review and approval of the building plans for the interior finish out of the suite.

The ordinance specifically limits the applicant to conducting all business related to the motorcycle sales and service to the inside of the building, limiting the request to motorcycle sales and service only and there will be a maximum of five gallons of gasoline on the premises.

Of the fourteen letters sent to property owners within 200' one response was received at the Planning and Zoning Commission concerned about loud motorcycles.

**ZONING**

Zoning on this site is I, Industrial.

**COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION**

The Comprehensive Plan Future Land Use Map designates this area as Commercial.

**FINANCIAL SUMMARY**

Source of Funding: No funding is required.

**RECOMMENDATION**

**STAFF RECOMMENDATION**

Staff recommends approval of the Specific Use Permit ordinance to allow Motorcycle Sales and Service in the Pinnell Square Addition, Lot 1A, Block A limited to 3,187 SF of Suite 411.

**PLANNING AND ZONING COMMISSION RECOMMENDATION**

At its regular session meeting on June 26, 2017; the Planning and Zoning Commission unanimously (4-0) recommended approval of the Specific Use Permit ordinance to allow Motorcycle Sales and Service in the Pinnell Square Addition, Lot 1A, Block A limited to 3,187 SF of Suite 411.

---

**Attachments**

- Location Aerial
  - Zoning Aerial
  - Suite Layout
  - SUP Motorcycle Sales/Svc
-



## MOTORCYCLE SALES / SVC

Site Location



**I**

CHALKSTONE CV

SOMMERSET DR

SAND JACK DR

DANBURY CV

DANBURY CIR

**SF-2**

OLD HWY 77

N CORINTH ST

**I**

**C-2**

WALTON DR

**-2**

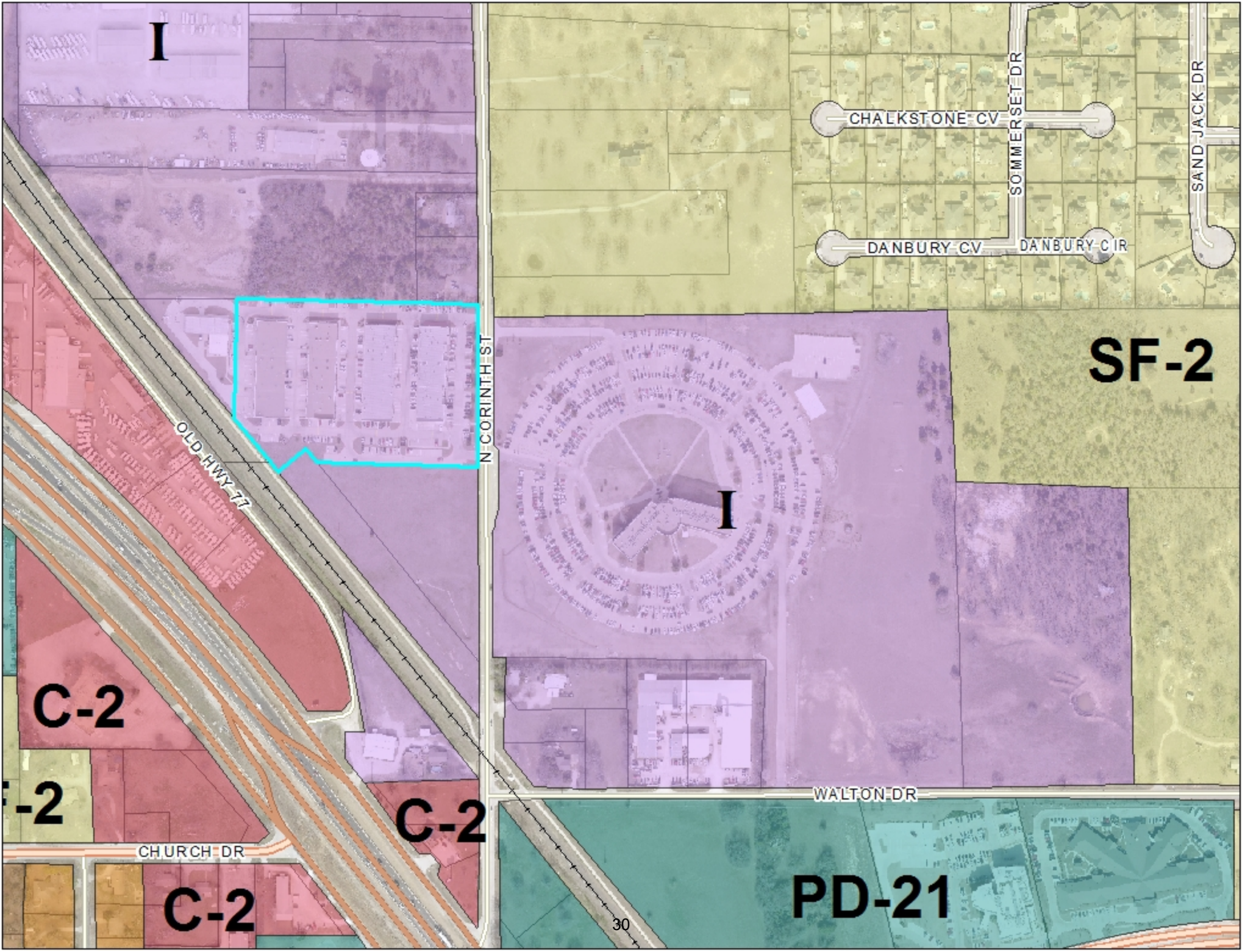
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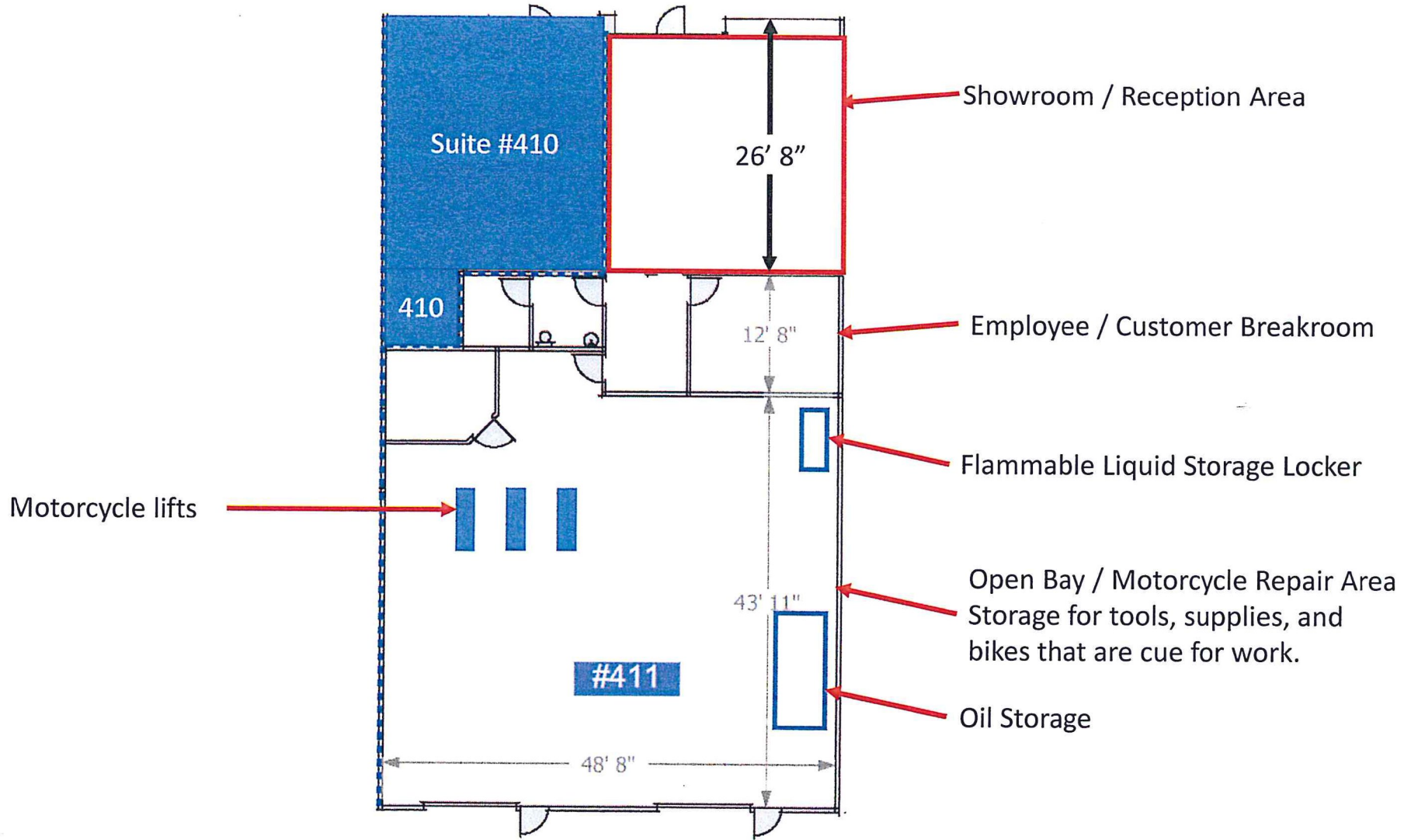
CHURCH DR

**PD-21**

**C-2**

30





**ORDINANCE NO. 17-07-20-\_\_\_**

SUP – MOTORIZED VEHICLE SALES AND SERVICE OF MOTORCYCLES

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE BEING A PART OF THE UNIFIED DEVELOPMENT CODE, ORDINANCE NO. 13-05-02-08, AS AMENDED, BY GRANTING A SPECIFIC USE PERMIT FOR MOTORIZED VEHICLE SALES AND SERVICE, LIMITED TO MOTORCYCLES, RESTRICTED TO SUITE 411 (BEING 3,187 SQUARE FEET) SITUATED ON PROPERTY ZONED I, INDUSTRIAL AND LEGALLY DESCRIBED AS LOT 1A, BLOCK A, PINNELL SQUARE ADDITION BEING 6.663 ACRES; PROVIDING A LEGAL PROPERTY DESCRIPTION; APPROVING A SITE PLAN; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000; PROVIDING FOR PUBLICATION AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City of Corinth, Texas has adopted Ordinance 13-05-02-08, as amended, which adopts a Unified Development Code, which includes the Comprehensive Zoning Ordinance and which, in accordance with the City’s Comprehensive Plan, establishes zoning districts and adopts a Zoning Map; and

**WHEREAS**, the hereinafter described property is zoned I, Industrial under the City's Unified Development Code and a person having a proprietary interest in the property has requested a Specific Use Permit restricted to Suite 411 (being 3,187 square feet) of said property; 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 Specific Use Permit for Motorized Vehicle Sales and Service, limited to motorcycles sales only, should be granted; and

**WHEREAS**, the City Council considered the following factors in making a determination as to whether the requested Specific Use Permit for Motorized Vehicle Sales and Service, limited to Motorcycles sales only, should be granted or denied: safety of the motoring public and the 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 the neighborhood; location, lighting 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 districts and their peculiar suitability for particular uses 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 has determined that the use will complement or be compatible with the surrounding uses and community facilities, contribute to, enhance or promote the welfare of the area of the Property and adjacent properties, and not be detrimental to the public health, safety or general welfare;



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

**SECTION I - LEGAL PROPERTY DESCRIPTION; AMENDMENT**

The Unified Development Code of the City of Corinth, Ordinance No. 13-05-02-08, as amended, is hereby amended to permit a specific use permit for Motorized Vehicle Sales and Service, limited to motorcycle sales and restricted to Suite 411 (being 3,187 square feet) on property legally described as Lot 1A, Block A, Pinnell Square Addition being 6.663 acres in the City of Corinth, Denton County, Texas as described in the metes and bounds description set forth in "Exhibit A" attached.

**SECTION II – SITE PLAN**

The Site Plan documents approved and described as “Exhibit B” attached hereto and made a part hereof for all purposes shall be adhered to for the purposes of the proposed Specific Use Permit for Motorized Vehicle Sales and Service, limited to motorcycle sales.

**SECTION III – LAND USE REGULATIONS**

The regulations contained in the Unified Development Code of the City of Corinth, Ordinance No. 13-05-02-08, as amended, including Sections 2.05.04 I, Industrial and 2.07.03 – Use Chart and the criteria found in Section 2.07.04 Conditional Development Standards #6, shall be adhered to. In addition the following will apply:

1. All business including but not limited to motorcycle sales, service, and display shall be conducted inside Suite 411 (being 3,187 square feet).
2. A maximum of five (5) gallons of gasoline will be permitted to be stored on site at any time.
3. The Specific Use Permit shall automatically expire if a certificate of occupancy has not been issued within 6 months of granting of the Specific Use Permit.

**SECTION IV - ASSIGNABILITY; EXPIRATION**

The Specific Use Permit is non-transferrable. This Permit shall expire if a certificate of occupancy has not been issued within six months from the date of approval of this ordinance.

**SECTION V – PENALTY FOR VIOLATIONS**

Any person, firm, or corporation violating any of the provisions of this ordinance shall upon conviction be fined a sum not to exceed two thousand dollars (\$2,000.00); and each and every day that these provisions are violated shall constitute a separate and distinct offense.

**SECTION VI – SEVERABILITY CLAUSE**

If any section, paragraph, clause, phrase or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

**SECTION VII – EFFECTIVE DATE**

This ordinance shall become effective after approval and publication as provided by law.

**PASSED AND APPROVED THIS 20<sup>th</sup> DAY OF JULY, 2017.**

APPROVED:

\_\_\_\_\_  
Bill Heidemann, Mayor

ATTEST:

\_\_\_\_\_  
Kimberly Pence, City Secretary

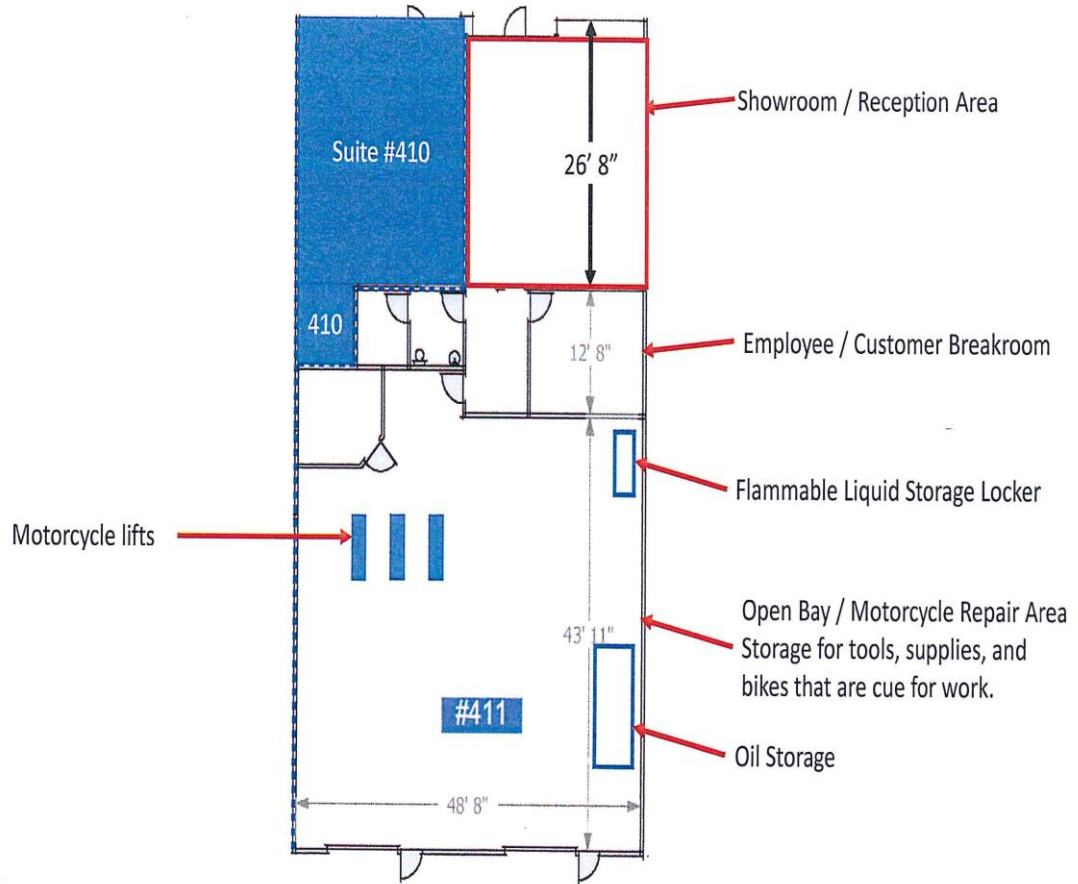
APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

**EXHIBIT “A”  
LEGAL DESCRIPTION**

RESTRICTED TO SUITE 411 (BEING 3,187 SQUARE FEET) SITUATED ON PROPERTY LEGALLY DESCRIBED AS LOT 1A, BLOCK A, PINNELL SQUARE ADDITION BEING 6.663 ACRES AS SHOWN ON THE PLAT RECORDED IN CABINET X PAGES 551 AND 551, PRDCT.

**EXHIBIT “B”**  
**Site Plan Layout Suite 411**



**BUSINESS ITEM 5.**

**City Council Regular and Workshop Session**

**Meeting Date:** 07/20/2017

**Title:** Appointment to the Denco Area 9-1-1 District Board of Managers

**Submitted For:** Kim Pence, City Secretary

**Submitted By:** Kim Pence, City Secretary

**City Manager Review: Approval:** Bob Hart, City Manager

**AGENDA ITEM**

Consider and act on a Resolution appointing one member to the Board of Managers of the Denco Area 9-1-1 District.

**AGENDA ITEM SUMMARY/BACKGROUND**

On March 30, 2017, The City Council nominated Sue Tejml for potential appointment to the Denco Area 9-1-1 District Board of Managers. The following nominations were received by the June 15, 2017 deadline.

Nominee	Nominating Municipality
Sue Tejml	City of Corinth City of Highland Village City of Lewisville Town of Copper Canyon Town of Hickory Creek Town of North Lake Town of Trophy Club
David Terre	City of The Colony
Chrystal Davis	City of Carrollton

The Denco Area 9-1-1 District requests that each participating municipality vote for one of the nominees and advise the district of its selection by September 15, 2017. The nominee with the most votes will be the municipal representative appointed for the two year term beginning October 1, 2017. Resumes of each nominee are attached.

**RECOMMENDATION**

N/A

**Attachments**

- Resolution
- Tejml
- Terre
- Davis

Resolution No. 17-07-20-

A RESOLUTION FOR THE APPOINTMENT ONE MEMBER TO THE BOARD OF MANAGERS OF THE DENCO AREA 9-1-1 DISTRICT.

WHEREAS, Section 772, Health and Safety Code, provides that two voting members of the Board of Managers of an Emergency Communications District shall be appointed jointly by all cities and towns lying wholly or partly within the District;

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

Section 1

The City of Corinth hereby votes for Sue Tejml as a member of the Board of Managers of the Denco Area 9-1-1 District.

Section 2

That this resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Bill Heidemann, Mayor  
City of Corinth, Texas

ATTEST:

\_\_\_\_\_  
Kimberly Pence, City Secretary

## Sue Rosson Tejml

March 2016

835 Orchid Hill Lane  
Argyle-Copper Canyon, TX 76226-4526

Metro: 940-241-2216  
[suecoppercanyon@aol.com](mailto:suecoppercanyon@aol.com)

**PERSONAL:** Native Texan; raised in Corpus Christi (Copper Canyon resident since 1991)  
Married to husband Emil Tejml (engineer & attorney, retired Hoechst-Celanese VP)  
(In case you wondered, his Czech name does rhyme – A mull TAY mull.)  
Three adult children (all A&M grads), seven grandchildren (ages 4 to 28)  
With corporate moves, we have lived in 4 states, 6 Texas cities & worked abroad  
Stay-at-home mother, until I became an attorney at age 40.

**EDUCATION:** University of Texas at Austin (B.A. History)  
University of Hawaii (all summer, literature & history of the Pacific)  
Texas A&M University at Kingsville (M.A. History)  
Rice University (full scholarship for PhD History, lack dissertation for degree)  
New York University Law School (2 years) - U. of Houston Law School (LL.B.)

**MAYOR:** Town of Copper Canyon for 12 years; re-elected unopposed 7<sup>th</sup> term 2017-2019

2015 Copper Canyon ranked #6 in Ten Best Neighborhoods in DFW Metroplex by *Dallas Morning News*, ranked #4 in safety for residents

Leadership North Texas Graduate – North Texas Commission – 2015 Class 6

Denco 911 – Board of Managers 2013-2017; nominee for 3rd term 2017-2019

### “What’s Happening in Copper Canyon”

For 12 years I have personally written this monthly Mayor’s column in *The Cross Timbers Gazette*, a local newspaper with 41,000 circulation. (Second in circulation in Denton County only to the *Dallas Morning News*.) This has been my attempt to keep residents informed of events in our Town and also of subjects of general interest in the area – roads, water, gas well drilling, etc.

### Initiated Annual Denton County Mayors Crime Luncheon (2012-2017)

The goal was to coordinate information on area crime between the Mayors, their Police Chiefs, the Denton County Sheriff’s Office, the Commissioners Court, our Texas Legislature representatives, and our US Congressman.

### Denton County Emergency Services District #1

Our small Town’s dilemma was inability to adequately fund emergency services. The Founding Committee’s task was to educate residents on the benefits of an ESD. The ESD would collectively provide fire and emergency medical services to the towns of Argyle, Bartonville, Copper Canyon, Corral City, Northlake, and FWSD #6 and #7 in Lantana. But a specific property tax would be needed to fund it. ESD#1 was created in 2006 by a 62% positive vote in a district-wide election.

**Drafting Committee: "Best Practices for Municipalities and Gas Pipelines"**  
(Adopted 2010 by most cities and pipeline corporations with gas pipeline operations in Denton County.) This was a collaborative effort of Mayors, Denton County Commissioners, and the Texas Pipeline Association. The goal was to **expedite safe pipeline construction**, but with a **minimal impact** on landowners, local businesses, and future development plans of each city.

**Argyle Volunteer Fire District Board** (Served 12 years, 2005 to present)

**Neighborhood Watch and Crime Prevention**

Copper Canyon does not have a police department. Resident Block Captains were recruited for each street in town. The Town Council then contracted to pay for two Sheriff's Deputies dedicated to Copper Canyon for 80 hours per week. On every shift the Deputy patrols each street in Copper Canyon at least once and sometimes twice. The result has been a virtually crime free community for the past nine years. (It helps that the town is a stable community with neighbors personally knowing each other for years.)

**LEGAL:** Solo Attorney 15 years (General Civil Practice - municipal, family law, oil & gas)  
Matagorda County Bar Association - President  
State Bar of Texas: State CLE Committee  
District 5 Admissions  
Texas Bar Foundation - Life Member

**FAMILY LAW:** Board Certified Family Law (for 10 years)  
Texas Supreme Court Committee on Child Support Guidelines  
Texas Supreme Court Committee on Child Visitation Guidelines

**MUNICIPAL:** City Attorney of Bay City, Texas (for 6 years; population approx. 20,000)  
Municipal Prosecutor  
Legal Advisor to Police Department  
Bay City Home Rule Charter Commission (elected public office, Co-Chairman)  
Texas City Attorneys Association

**VOLUNTEER:** CASA of Denton County (2 years)  
(Volunteer as a Court appointed Special Advocate for abused children)  
HUG Romania – Volunteer in a Romanian orphanage for 3 weeks  
CERT trained for Town of Copper Canyon's Emergency Response

**INTERESTS:** **Home Design:** Designed 5 of our family homes, including home in Copper Canyon  
**Misc.:** Computer, cooking, dollhouse miniatures, hunting, organic gardening  
**Read:** Biography, history, current global events, 1800's British romance novels

**WORLD TRAVEL:** **Eisenhower "People to People Ambassador"** – Texas guest of China's Department of Justice for one month with 50 American women attorneys & judges



**Have visited for a week to a month each in:** Alaska, Australia, Bermuda, Beirut, Canada, China, Czech Republic, England, France, Germany, Greece, Hawaii, Ireland, Italy, Japan, Mexico, Romania, Russia, Saudi Arabia, Scotland, Singapore, Switzerland, Tahiti, Turkey, Venezuela, & Wales.

**Hope to visit:** Africa, Argentina, Brazil, Egypt, India, Israel, New Zealand, Peru, & Tasmania.

**2017 Travel:** Two weeks in Far East in April – Korea and Japan (Hopefully, without military conflict)

**NOTE:** Way more than you wanted to know! But, if you have read this far – Thank you.

Being on Denco 911's Board for four years has been an enlightening experience for me. We take for granted that when we call 911, a qualified person will answer and immediately send help. Dallas's recent experience is sobering. Lives are at stake when an emergency call center is understaffed AND there are communication difficulties!

The Denton County Sheriff's Office kindly accommodated my request to "sit in" on a shift of 911 active dispatchers. WOW! The stress is so obvious, because minutes mean the difference in response to a heart attack or child not breathing or home fire or traffic accident. Training is critical! The Dispatcher has seconds to get accurate answers from a person who may be understandably hysterical in the midst of a personal emergency or even tragedy!

If you can, I would genuinely appreciate your support for another two years on Denco 911's Board. And, in return, I promise to keep learning how we can make our Denco 911 continue to be the best it can be for everyone in need of emergency response in Denton County.

Sue Tejml

**David Terre**  
**3941 Teal Cove**  
**The Colony, Texas 75056**  
**972 740-4526**

EDUCATION

Moberly Community College (2 Years)  
Drake University  
Earned a BS Degree in Business Administration and a Minor in Economics

EMPLOYMENT HISTORY

Enjoyed a wonderful 46 year career working for Wilson Sporting Goods; rose through the ranks to become VP of Sales responsible for all domestic sales. Along the way, also managed European Sales Operations while living in Germany and playing professional basketball in Belgium. Worked in marketing coordinating successful new product introductions; and, also managed West Coast Distribution Operations.

THE COLONY PLANNING and ZONING COMMISSION

Served 3 years- 2008 thru 2011 as a member and Vice Chair of the board.

THE COLONY CITY COUNCIL

- Elected in 2011 and received the honor of being elected Mayor Pro Tem during my first term.
- In 2012 appointed to the Local Development Corporation Board of Directors to oversee Grandscape (Nebraska Furniture Mart) Development.
- In 2013 became the first Council Member from The Colony to ever be elected to Denton County Tax Appraisal District Board of Directors.
- Was reelected in 2014 to a second term on council, receiving 71% of the total vote in a three candidate race.

HONORS RECEIVED

1982 Drake University Basketball Hall of Fame  
1994 Moberly Community College Basketball Hall of Fame  
1995-2003 Three-time Senior Olympics Gold Medal Winner playing for the USA Basketball Team  
1999 Received Wilson Wall of Fame Honor  
2007 Selected as Moberly Community College Outstanding Alumni of The Year  
2013 Received Washington High School Hall of Honor Award

**Chrystal Davis**  
1317 Oneida Drive, Carrollton, TX 75010  
940-465-6860  
[Chrystal.Davis@cityofcarrollton.com](mailto:Chrystal.Davis@cityofcarrollton.com)

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**Summary:**

An effective problem solver and relationship builder skilled in enlisting the support of team members in aligning with project and organizational goals. Executive Team member with over 12 years' experience in municipal government providing guidance and direction to various operational areas.

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**Experience:**

**City of Carrollton, Carrollton, TX**

Assistant City Manager

Jan 2016 – present

- Provide direction and guidance to various departments, which include Parks and Recreation, Library, Fleet and Facilities, Human Resources and Administrative Services. Work with various departments in regards to our regional dispatch center, NTECC. Evaluate performance within assigned City departments, program categories and services to ensure prompt, efficient and effective service delivery.
- Responsible for assistance and support to the City Manager and City Council. Assists the City Council in responding to inquiries and/or requests for information from citizens.

**City of Carrollton, Carrollton, TX**

Workforce Services & Civil Service Director

July 2013–Jan 2016

- Responsible for daily operational HR functions, to include: Strategic planning, staffing, employee relations/investigations, HRIS administration, management development, performance management, benefit administration and civil service administration.
- Successfully took all employee benefits to market and transitioned to a new TPA and healthcare network.
- Worked closely with the Deferred Compensation Employee Advisory committee and The Hyas Group to consolidate deferred compensation providers.
- Worked with NTECC Executive Director and Board to establish new policies and HR procedures for the consolidated dispatch center.
- Transitioned to a robust Applicant Tracking system with Spanish application capabilities, a customizable screening tool and a manager self-service component.
- Transitioned working spouses off of the health plan which resulted in an approximate \$700,000 savings to the health fund.
- Eliminated performance evaluations and transitioned the organization to goal setting.
- Conducted a dependent audit which eliminated 12 dependents from the health plan and provided a \$60,000 savings to the health fund.
- Introduced lower cost healthcare solutions to the clinic to save employee & health fund dollars.
- Shared HR and clinic services with multiple governmental entities.

**City of Carrollton, Carrollton, TX**

Workforce Services Manager & Civil Service Administrator

May 2007–July 2013

- Responsible for HR functions, to include: Strategic planning, staffing, employee relations/investigations, management development, performance management and civil service administration. Lead a staff of 5 in support of 850+ employees in 20+ locations.
- Successfully competed with the open market and was declared Substantially Competitive maintaining all HR functions. Down-sized from a staff of 12 to 7.75.
- Eliminated department overtime for 5 consecutive years with a savings over \$50,000.
- Provided in-house recruitments for key positions to eliminate headhunter costs resulting in approximately \$100,000 savings.
- Hired Stimulus Workers and hosted a job fair in effort to fill 250 positions for 42 local businesses, including the City of Carrollton. Efforts recognized by the Wall Street Journal.
- Implemented first online application system and initiated the automation of hiring and exiting forms. Designed workflow for paperless personnel files.
- Implemented the Employee Health & Wellness Center.

**City of Carrollton, Carrollton, TX**

Staffing Coordinator & Civil Service Administrator

Mar 2005–May 2007

- Worked on the Lawson project to setup first online application system that would interface with the new HRIS.
- Screened paper applications and managed advertising contracts.
- Coordinated special recruitments and conducted pre-employment testing.
- Conducted FLSA audit various positions not previously audited.
- Updated job descriptions and created job descriptions for new positions.
- Maintained DOT drug testing software and handled all random drug testing.
- Administered all Civil Service exams and served as the liaison to the Civil Service Commission.

**Financial Center Credit Union, Stockton, CA**

Human Resources & Development Manager

Mar 2002–Mar 2005

- Responsible for all HR functions, including: Strategic planning, staffing, employee relations, ADP payroll, management development, benefits administration, compensation & classification and performance management.
- Supported 120 employees in 4 locations.
- Instituted first Classification and Compensation system to ensure market competitiveness.
- Handled all workers' compensation claims and unemployment hearings.
- Developed training curriculum for new loan software and transitioned organization to automated underwriting system.

**Providian Financial, Sacramento, CA**

Trainer/On-The-Job Training Coach/Collection Rep

Apr 2000-Mar 2002

- Trained new collection representatives.
- Monitored calls for quality assurance.
- Coached employees on the job for maximum performance & customer service.
- Trained and transitioned 400 sales employees to collections.

---

**Education:** California State University Stanislaus, Turlock, CA  
Bachelor's Degree – Business Administration

**Certification:** Certified Public Manager (CPM), Arlington, TX – in progress  
Texas State University – NCTCOG

**Professional in Human Resources (PHR)**  
Human Resource Certification Institute

**Society for Human Resource Management - Certified Professional (SHRM-CP)**  
Society for Human Resource Management

**Advisory Roles:** Carrollton Leadership Academy (CLA), Organizational Efficiency Task Force (OETF), Compensation Committee, IT Technical Advisory Committee, Fiduciary Committee, IT Steering Committee, Executive Team

**City Council Regular and Workshop Session**

**Meeting Date:** 07/20/2017

**Title:** Unified Development Code Update Overview

**Submitted For:** Fred Gibbs, Director

**Submitted By:** Fred Gibbs, Director

**City Manager Review: Approval:** Bob Hart, City Manager

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**AGENDA ITEM**

Hold a discussion and provide staff direction on the upcoming Unified Development Code updates.

**AGENDA ITEM SUMMARY/BACKGROUND**

The Unified Development Code was adopted by City Council in May 2013 after a year long review. Since then, staff has kept an ongoing list of some proposed updates that need to be addressed. These updates will help improve the predictability and flexibility of the City's development process. These updates will also keep the document clear, fresh and adaptable to the ever changing development community. Below is an overview of the proposed changes:

**Site Plan Process:**

The following amendment will allow for speed and predictability of the site plan process. Currently it can take up to two months just to get through the site plan process of P&Z and City Council. With the proposed changes, staff will have the approval authority of site plans with waiver and appeal authority going to P&Z and City Council. The UDC amendment ordinance draft is under attorney review and is slated to go before the Planning and Zoning Commission on July 24 and City Council on August 3 for consideration.

**Letter of Credit Criteria:**

Currently the UDC only allows letter of credits to be from banks in Dallas or Denton Counties. This requirement has caused some delay when moving projects forward. Staff is proposing to add the State of Texas Counties to the list with the anticipation that most banks are located in the DFW metro area. This change will also allow more speed and predictability in the development process. This UDC amendment is also under review with the City Attorney and is slated to go before the Planning and Zoning Commission on July 24 and City Council on August 3 for consideration.

**Landscaping:**

The amendment to the landscaping ordinance in the UDC will provide additional plants that are native to this area. We have had numerous requests to allow more native plants within our landscape regulations. Staff feels the City needs to include more native species to the list so staff is currently updating that list to provide more flexibility in our ordinance.

**Engineering Standards Manual:**

These details have not been updated since 1999. Staff is about 60% complete with the update to the standard details. We have modified the existing details and added additional standards for other types of designs for water, sewer, approaches, etc.

**Park Land Dedication:**

Park Land Dedication is clear for residential only and multifamily only projects but not very clear for Mixed Use Projects (Commercial/Multifamily/Residential). Staff would like to amend the parkland dedication section to give more clarity on the parkland dedication when dealing with Mixed Use Projects.

**Permitted Use Chart/Definitions:**

Staff would like to revisit the permitted use chart and use definitions with P&Z and City Council. Staff feels that some uses and definitions may need to be changed or modified. Some of those uses include hospitals, drive through restaurants, free standing car wash facilities, Private Charter Schools etc.

**Sign Ordinance:**

Staff would like to revise the format of the sign ordinance to comply with the First Amendment due to the Reed v. Town of Gilbert case. Amendments to the sign regulations would include increasing the maximum height allowed for letters or logos on wall signs based on corridors, and to include regulations for window signs.

**Hotel/Motel Changes:**

Currently, hotels are allowed by-right in certain zoning districts under the UDC regulations. Staff would like to only allow four different types of hotels upon approval of a Specific Use Permit and include hotel standards for those different types of hotels.

**Cluster Mailbox Kiosks:**

Staff is currently working with the Post Office to come up with some design and location standards for the mailbox kiosks.

**RECOMMENDATION**

N/A

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**WORKSHOP BUSINESS ITEM 7.**

**City Council Regular and Workshop Session**

**Meeting Date:** 07/20/2017

**Title:** Gateway Sign Discussion

**Submitted For:** Fred Gibbs, Director

**Submitted By:** Fred Gibbs, Director

**City Manager Review: Approval:** Bob Hart, City Manager

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**AGENDA ITEM**

Receive a presentation, hold a discussion and provide direction on a proposed gateway sign along Swisher and I-35E.

**AGENDA ITEM SUMMARY/BACKGROUND**

Staff has been working with the owner/developer on creating a gateway sign at the corner of Swisher and I-35E.

The gateway sign would provide Corinth identity along two major corridors. It will also help establish a physical presence of our City Limits and the new businesses that are calling Corinth home.

**RECOMMENDATION**

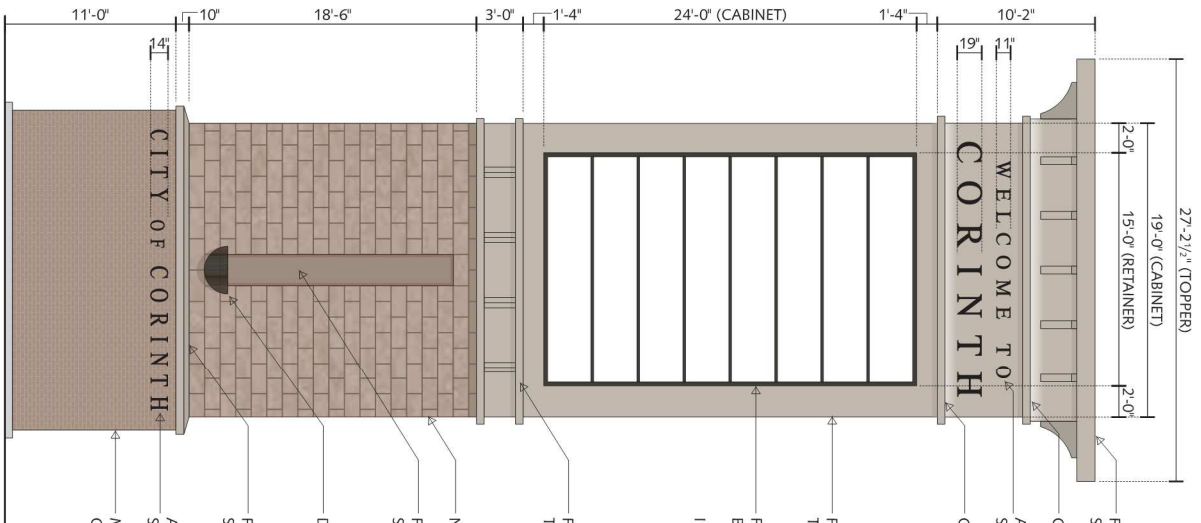
Staff would recommend a gateway sign in this area to provide identity and presence in the area.

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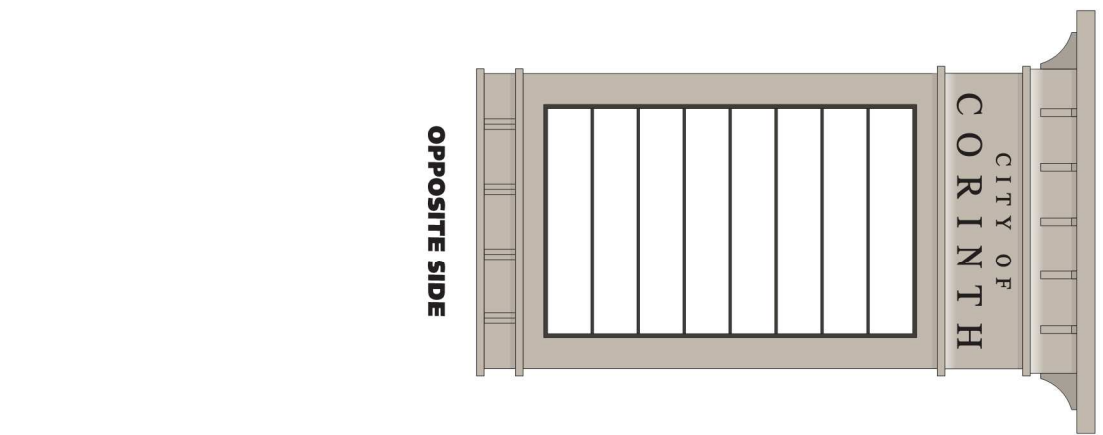
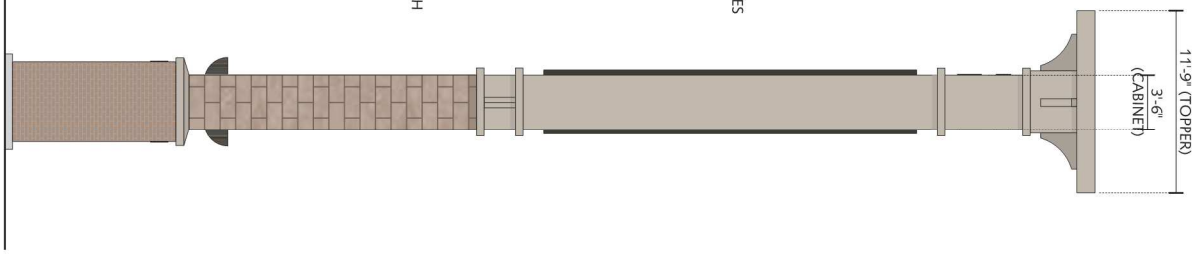
**Attachments**

Gateway Sign

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- FABRICATED ALUMINUM TOPPER PAINTED TO MATCH SANDSTONE w/ A MEDIUM TEXTURED FINISH
- CE BATTEN UPLIGHTING INSET INTO TRIM
- ALUMINUM FLAT CUT-OUT LETTERS PAINTED BLACK - STUD-MOUNT FLUSH TO FASCIA
- CE BATTEN UPLIGHTING INSET INTO TRIM
- FABRICATED ALUMINUM MAIN SIGN BODY PAINTED TO MATCH SANDSTONE w/ A MEDIUM TEXTURED FINISH
- FABRICATED ALUMINUM CABINET w/ RETAINERS & DIVIDER BARS PAINTED DARK BRONZE w/ WHITE LEXAN TENANT FACES INTERNALLY ILLUMINATED w/ GE 7100K WHITE LEDS
- FABRICATED ALUMINUM DECORATIVE RELIEF PAINTED TO MATCH SANDSTONE w/ A MEDIUM TEXTURED FINISH
- NICHIA SANDSTONE™ MASONRY PANELS
- FABRICATED ALUMINUM RECESSED AREA PAINTED TO MATCH SANDSTONE w/ A MEDIUM TEXTURED FINISH
- DECORATIVE WALL SCONCE TO PROVIDE UPLIGHTING
- FABRICATED ALUMINUM COPING, PAINTED TO MATCH SANDSTONE w/ A MEDIUM TEXTURED FINISH
- ALUMINUM FLAT CUT-OUT LETTERS PAINTED BLACK - STUD-MOUNT FLUSH TO FASCIA
- MASONRY BASE TO MATCH BUILDING FIELD BRICK, GENERAL SHALE (MODULAR)



**OPPOSITE SIDE**

**\*SITE SPECIFIC ENGINEERING REQUIRED\***

**D/F Pylon Tenant Sign** SCALE: 1/8"=1'-0"  
 (1) REQUIRED - MANUFACTURE & INSTALL

Design #	0391237A7
Sheet	2 of 7
Client	PROVIDENT REALTY
Address	IH-35 & SWISHER RD. CORINTH, TEXAS
Account	WF/DH
App.	SDM
Designer	
Date	10/10/16
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	
R1-BK/10-13-16: Update art.	
R2-BK/1-27-17: Update art.	
R3-BK/2-9-17: Update art.	
R4-BK/3-7-17: Update art.	
R5-BK/5-2-16: Update art.	
R6-BK/6-13-17: Add photo info.	
R7-BK/6-27-17: Update art.	

**48**

**Chandler Signs**  
Send image to client

Headquarters: 214-962-5000 | 87-6882-0044  
 2026 W. Park Blvd. Suite 200  
 Dallas, TX 75241

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 2026 Executive Plaza, Suite 200  
 78215-1799 | 781-734-5152

West Coast: 702-754-7099 | 760-734-5152

Northeast US: 866-346-6666 | 866-442-1169  
 2584 Sandy Hill Road, Suite 200  
 08846-1100 | 866-442-1169

Georgia: 377-999-9999 | 866-874-8724  
 2750 Peachtree Road, Suite 200  
 Atlanta, GA 30329 | 404-452-0333

South Texas: 832-744-7376 | 866-442-1169  
 8801 Katy, Suite 200  
 Houston, TX 77024 | 866-442-1169

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**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

THIS SIGN IS INTENDED TO BE INSTALLED ON A CONCRETE FOUNDATION. ALL ELECTRICAL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE SIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE LOCAL, STATE AND FEDERAL AGENCIES.