

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

On this the 16th day of October, 2019, the Planning and Zoning Commission of the City of Corinth, Texas, met in a Special Session at Corinth City Hall, 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

Brian Rush
Steve Holzworth
Wade May
Lindsey Baker
Cody Gober
Rodney Thornton

Members Absent

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

Meeting Called to Order by Brian Rush at 5:30PM

Roll Call was conducted by Brian Rush at 5:30PM

Members Present

Brian Rush
Steve Holzworth
Lindsey Baker
Cody Gober
Rodney Thornton

Members Absent

Wade May
Robert Pace

A Quorum was Present

II. PLEDGE OF ALLEGIANCE:

Pledge of Allegiance Recited at 5:34PM

III. CONSENT AGENDA:

N/A

IV. AGENDA:

- A. The Planning and Zoning Commission will hold a public hearing, consider testimony, and act upon a request for a zoning change from C-2, Commercial to Planned Development (PD) with a base zoning district of C-2, Commercial in order to operate a motorcycle dealership with light repairs on 1.13 acres acre tract of land legally described as Kensington Park Addition, Block A Lot 3 in the City of Corinth, Denton County, Texas, and is more commonly known as 7700 South I-35E. This property is located north of FM 2181, south of Riverview Drive, east of S. Garrison Rd. and west of IH-35E. (Twisted Cycles Planned Development)
 1. Staff Presentation

Ben Rodriguez, Planning Manager, presented the item. This is a rehearing of an item recommended for approval by the Planning and Zoning Commission needed due to a mixup in noticing. He stated that such an error is very rare and this is only the third time it has occurred during his 8 year career in the planning field. This property was restricted by the previous owner upon sale to not allow for the opening of another automotive tire shop, however, opening a motorcycle shop would

not be restricted. The current zoning ordinance does not allow for the sale of motorcycles in this district. This Planned Development would allow for such sales at this site. The applicant intends to operate within the existing building with an allowance for outside display but no allowance for outside storage. The applicant did not propose to make any changes to the existing site or concept plan. The applicant would like to have the ability to add shade canopies in the future. Staff is recommending approval as presented.

2. Applicant Presentation

N/A

3. Public Hearing

Public Hearing Opened and Closed at 5:34PM

4. Staff Response

Rodney Thornton asked if the applicant would be able to place signage on shade structures.

Ben Rodriguez stated that they would not be able to deviate from the sign ordinance in its form at the time that a permit is pulled. They would not be able to place a sign on the shade canopies but could place a sign on the wall of the building or install a monument sign.

5. Take Action

Motion made by Lindsey Baker to recommend approval as presented

Motion seconded by Steve Holzworth

Members Present

Brian Rush
Steve Holzworth
Lindsey Baker
Cody Gober
Rodney Thornton

Members Absent

Wade May
Robert Pace

MOTION TO RECOMMEND APPROVAL AS PRESENTED PASSES

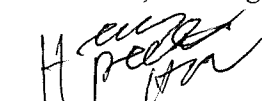
V. **ADJOURNMENT:**

Meeting Adjourned at 5:35 PM

MINUTES APPROVED THIS 18 **DAY OF** November, 2019.



Brian Rush, Planning and Zoning Commission Chairman



Patrick Hubbard, Planning and Zoning Commission Secretary