



PLANNING AND ZONING COMMISSION

CITY OF CORINTH, TEXAS

3300 CORINTH PARKWAY, CORINTH, TEXAS

SPECIAL SESSION

WEDNESDAY, OCTOBER 16, 2019 – 5:30 P.M.



***** PUBLIC NOTICE *****

**NOTICE OF THE CITY OF CORINTH
PLANNING AND ZONING COMMISSION
SPECIAL SESSION
WEDNESDAY, OCTOBER 16, 2019 AT 5:30 P.M.
CITY HALL – 3300 CORINTH PARKWAY**

AGENDA

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

II. PLEDGE OF ALLEGIANCE:

III. CONSENT AGENDA:

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
 2. Applicant Presentation
 3. Public Hearing
 4. Staff Response
 5. Take Action

V. ADJOURNMENT:

EXECUTIVE SESSION

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed session for the purpose of seeking confidential legal advice of the City Attorney on any Agenda Item listed herein.

As a majority of Council Members of the City of Corinth may attend the above described meeting, this notice is given in accordance with Chapter 551 of the Texas Government Code. No official action will be taken by the City Council at this meeting.

I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Sunday, **October 13, 2019** before **12:00** p.m.



Patrick Hubbard
Development Coordinator & Planning
and Zoning Commission Secretary
City of Corinth, Texas

10/13/2019
Date of Notice

Corinth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 940-498-3200, or fax 940-498-7576 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

BRaille IS NOT AVAILABLE

Memorandum

To: **The Corinth Planning and Zoning Commission**
From: Ben Rodriguez, AICP, Planning and Development Manager
Meeting Date: October 16, 2019
Re: Twisted Cycles Planned Development

Action Requested:

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 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)

Background Information:

The applicant is requesting a planned development district to facilitate the opening of a motorcycle dealership within the structure most recently occupied by Discount Tire.

The City's code of ordinances states that automobile sales are allowed via a Specific Use Permit, however the code is unclear as to whether or not motorcycles are included as an automobile use. Staff reviewed other motorcycle uses currently within the city such as the existing Harley Davidson dealership and discovered that these have historically been permitted via a planned development district to add motorcycle related sales and uses to the properties.

The applicant intends to display a select number of motorcycles in front of the building during operating hours which will be stored indoors after hours. The applicant also intends to provide repair services to customers, including items such as oil changes, tire changes, and accessory installation. The applicant would be allowed to perform major repairs in to motorcycles in the future if desired.

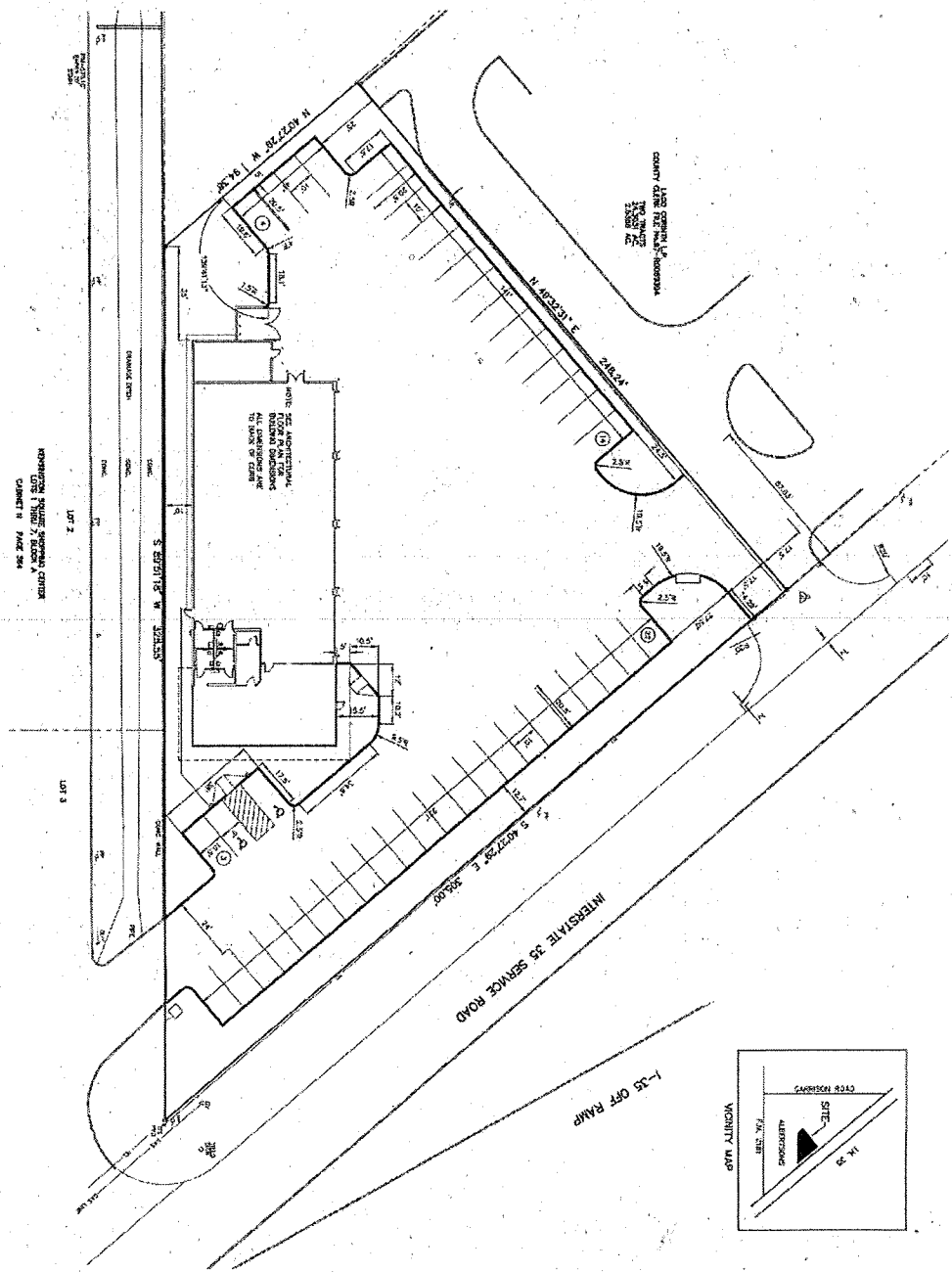
Finally, the applicant is proposing the addition of shade structures within a portion of the parking area to provide covered parking spaces for customers during summer months and rainy days similar to the canopies installed by other motorcycle dealerships within the City.

Supporting Documents:

- Concept Plan
- Development Regulations

Staff Recommendation:

Staff recommends approval as presented.



1-35 OFF RAMP
 1-35 OFF RAMP
 1-35 OFF RAMP

INTERSTATE 35 SERVICE ROAD
 1-35 OFF RAMP

RECORD DRAWING
 DIMENSIONS SHOWN ON THIS PLAN WERE MADE IN THE FIELD BY THE ARCHITECT AND ARE TO BE CONSIDERED AS THE BASIS FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT SHOWN ON THIS PLAN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY. DATE: OCTOBER 7, 2002

BENTLEY ENGINEERING, INC.
 CIVIL ENGINEERING • PLANNING • CONSTRUCTION MANAGEMENT

DATE	7/16/03	DATE	REVISION SUBMITTED
DESIGNED BY	WJZ/200	DATE	10/7/03
CHECKED BY	WJZ/200	DATE	10/7/03
IN CHARGE	WJZ/200	DATE	10/7/03
BY	WJZ/200	DATE	10/7/03

CONSTRUCTION CONTROL

JOB #99128

CONCEPT PLAN

RECORDING INFORMATION

Statement of Intent

Twisted Cycles, LLC is pleased to inform the City of Corinth of our intent to open a full-service motorcycle retail store. We plan to offer high end motorcycles for sale at reasonable prices in addition to convenient financing to our clients. Furthermore, we plan to provide motorcycle accessories and safety equipment, such as helmets and protective clothing.

The motorcycle industry has a strong reputation in the state of Texas and provides an alternative means of transportation with a smaller carbon footprint. Motorcycles are more gas efficient than most automobiles while allowing riders a feeling of freedom and satisfaction during their daily commute. Most of our clients utilize their motorcycles as a second family vehicle, that is not only both economical and affordable, but also absolute fun. The biking community is built upon a strong foundation of relationships and friendships among diversified demographics of the community that continue to transform through the years. It now includes middle, and upper class, white collar men and women who enjoy the freedom motorcycles present, especially in Texas, where bikes can provide continual transportation throughout the year.

Our managers are company owners and live in Denton County. It is our intent for Twisted Cycles, LLC to become a significant, and integral part of the community in Corinth, participating in numerous charitable and nonprofit events such as "Wounded Warriors", "Toys for Tots" and Rallies for "Breast Cancer Awareness".

If approved, Twisted Cycles, LLC will start operations on November 1, 2019 and has immediate plans to create eight full time positions. These will consist of medium to high paying sales, accounting and mechanic positions. Our plan is to continually increase the staff and sales with the ultimate goal of this location to be able to offer full time employment to more than 30 people.

Currently Twisted Cycles, LLC is in contract to lease the building at 7700 I-35E in Corinth. Previously this building was occupied by Discount Tire as a tire retail store. This building will provide Twisted Cycles, LLC with a showroom to display motorcycles for sale, as well as, an area where we will have the ability to perform motorcycle maintenance and minor repairs.

We believe that we will quickly outgrow the existing showroom and future our plans would be to close several of the overhead bays that currently exist in the building to allow us to create a larger showroom for our inventory. If TxDOT purchases the ROW (Right Of Way) off the front side of the property, we believe we can mitigate the loss of parking by providing parking in front of what once was an overhead door. Furthermore, we believe that by closing in the overhead doors and adding windows, potentially an awning or two, we would improve the look of the building and it would more closely resemble the retail space located both north and south of this location.

We understand the concern of the Fire Marshal and will make every effort to create interior flow, west of the building, to cross the existing drainage ditch.

The existing building should serve our needs well. Obviously, it is in our best interest to have a building that is attractive both inside and out. The existing landscaping on the property is in good shape with several healthy trees and shrubs. We have no intentions to change any landscaping at this time. When TxDOT purchases ROW in the future, it will remove some of this landscaping but we are prepared to work with the City of Corinth at that time to replace the landscaping with the approved vegetation.

We intend to have normal business hours and plan to operate Monday through Saturday. This will ensure that our staff has some time off to spend with their families and enjoy healthy down time. Providing an exceptional quality of life for our team as well as ensuring respect to our neighbors during our closing hours on Sundays. During normal operating hours we will display a few of our motorcycles outside in a neat and orderly fashion. In the future we plan to install shade awnings to create a more welcoming look to potential clients and enable the ability to visit with customers in the shade. We hope this letter of intent provides clarity and accurately expresses the benefits Twisted Cycles, LLC will bring to the City of Corinth

Development Standards

- **Base Zoning District**
C-2, Commercial District

- **Allowed Land Uses**
 - (a) Sales and the major or minor repair of motorcycles
 - (b) Shade structures within the parking areas.
 - (c) The outdoor display of motorcycles and items specifically related to motorcycle sales shall be permitted during business hours.
 - (d) All uses allowed within the C-2 zoning district as it currently exists or may be amended in the future.

- **Restrictions**
 - (a) No required parking spaces may be used for the outdoor display of items
 - (b) Parking and outdoor display shall not be permitted within the fire lane.