



MINUTES
PLANNING & ZONING COMMISSION
SPECIAL SESSION

Tuesday, June 28, 2022 at 6:30 PM

City Hall | 3300 Corinth Parkway

On this, the 28th day of June, the Planning & Zoning Commission of the City of Corinth, Texas, met in Special Session at the Corinth City Hall at 6:30 P.M., located at 3300 Corinth Parkway, Corinth, Texas.

Commissioners Present:

Chair Wade May
Vice Chair Cody Gober
Rodney Thornton
Billy Roussel III
Alan Nelson

Commissioners Absent:

KatieBeth Bruxvoort
Rebecca Rhule

Staff Members Present:

Michelle Mixell, Planning Manager
Miguel Inclan, Planner

B. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Wade May called the meeting to order at 6:33 P.M.

C. PLEDGE OF ALLEGIANCE

D. WORKSHOP AGENDA

1. Receive a presentation and hold an informal discussion regarding a proposed amendment to Planned Development (PD-26) for American Eagle Harley-Davidson, on approximately ±10.54 acres located on the northwest and southwest corners of I-35E and Church Drive.

Willy Sullivan, representing American Eagle-Harley Davidson, introduced the project to the Commission and stated that the project was placed on hold due to the pandemic, and that the concept changed from what has been approved in PD-26 in 2020.

Sullivan explained that they had hosted a neighborhood meeting on June 22, 2022, provided an overview of what was approved in 2020:

- Used Bike Showroom
- Riding Academy Classroom Building Expansion
- Replacement of various shade structures with a more permanent and appealing canopy and shade structure.
- Restaurant

- Pavilion

Sullivan outlined the proposed enhancements to what was originally approved in the 2020 PD-26 concept plan:

- Restaurant/Brewpub
- Change in the design of the canopy
- Additional Parking
- Covered Motorcycle Training Course
- Pavilion second level with 3,500 event space
- Storage and Speakeasy building which will serve as event space.

Vice Chair Gober asked what the cover structure would be like.

Michael Soffarelli, Architect, responded that it would be a pre-engineered steel structure to cover the area and be solar ready.

Commissioner Gober expressed concern about the height of the structure and the sound produced and the proximity to the homes.

Soffarelli responded that the structure would be insulated and absorb sound.

Chair Wade May stated that he was in the Commission when the PD-26 was last approved and was disappointed that the restaurant had not come to fruition and asked if the pavilion's principal use changed. He also asked about the timeline.

Soffarelli explained what their next steps would be and that the construction plans are almost ready.

Chair May expressed that this would be a great addition to the City, and said his only input is that they use materials approved in the UDC.

Commissioner Thornton asked if they had done a photometric study and if there would be ventilation.

Soffarelli stated that they would have ventilation on site.

Commissioner Roussel asked if the project would be built at one time or in phases.

Contractor stated that they would begin with the canopy and then the pavilion and brewpub, with the last portion being the covered structure and parking.

Sullivan stated that there would be a landscape buffer at the perimeter.

Soffarelli stated that the best-case scenario is for a groundbreaking in the fall.

Michelle Mixell, Planning Manager, explained the estimated timeline for the planned development application, site plan application, construction plan review.

Chair May asked Staff what the departures would be in this request.

Mixell responded that Staff has not formally reviewed the application but pointed to some key items such as the setback for the two lots, landscape buffer, and parking.

Chair May asked if there would be a crosswalk installed at Church Drive.

Mixell responded that this would need to be discussed between the Applicants and Staff. She added that there are some sidewalks that would need to be added.

Commissioner Nelson asked when the detailed engineering review begins.

Mixell responded that the detailed engineering review happens when they submit the site plan, and that it is the Applicant's responsibility to identify any departures that need to be on the PD ordinance, as Staff cannot grant departures.

Mixell added that at about the time the Site Plan is submitted, preliminary Civil Engineering plans are submitted.

Commissioner Nelson asked for details on the landscape buffer.

Sofarelli responded that it would be dense and stepped vegetation.

Commissioner Nelson asked for the parking lot driveways to align.

Sofarelli stated that the AT&T property is now available, and that land is needed to shift the parking lots to align the driveways.

Mixell stated that the area should be added to the boundaries of the proposed PD if the property owner signs the Application.

Sofarelli stated that the AT&T property is not planned for development for 16 months and that they may not have time for engineering to be complete.

Sullivan stated that they have sound studies to evaluate how the sound affects the area.

May asked if the distance between the driveways would be appropriate.

Staff responded that this would be reviewed by Engineering Staff.

Staff clarified that a landscape buffer would be required along Church Street and I-35E.

Nelson asked if the Fire Marshal had reviewed the concept and if he was ok with the hammerhead.

Sofarelli stated that the hammerhead was the result of reviews by the Marshal.

Nelson asked about the speakeasy label on the building.

Sofarelli stated that they would give up a portion of the building for the Wheeler Yard as an event and gathering space.

Sullivan presented renderings to the Commission.

Staff stated that a Unified Sign Plan is recommended for the project.

Nelson asked what the materials would be for the pavilion.

Sofarelli stated that it would be pre-engineered steel, no tilt-up.

Sullivan stated that they want to do something like Marty B's in Bartonville.

Vice-Chair Gober asked where the name Wheeler Yard originated.

Sullivan stated that Michael Lane, owner of Oak'd barbecue, is the creator of the concept.

Chair May asked for final remarks or feedback that the applicant was expecting. No further feedback was received.

Sullivan stated that the biggest challenge is being a good neighbor, that it will be a beautiful site, not cheaply done, with nice décor, and this will be a good site with two existing benchmark facilities to learn from.

E. ADJOURNMENT

There being no business before the Commission, the meeting was adjourned at 7:39 P.M.

MINUTES APPROVED THIS 22 DAY OF August, 2022.



~~Wade May, Planning and Zoning Commission Chairman~~

Justin Cody Gober, Planning and Zoning Commission Vice Chairman