



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

AMENDED BY:

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

ORDINANCE NO. 20-01-23-01

HARLEY DAVIDSON PLANNED DEVELOPMENT DISTRICT #26

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

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

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

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

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

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

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

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

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

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

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

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

**SECTION 1.
INCORPORATION OF PREMISES**

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

**SECTION 2
LEGAL PROPERTY DESCRIPTION; AMENDMENT**

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

**SECTION 3.
PLANNED DEVELOPMENT CONCEPT PLAN**

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

**SECTION 4.
LAND USE REGULATIONS**

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

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

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

SECTION 5. PENALTY FOR VIOLATIONS

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

SECTION 6. SEVERABILITY

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

SECTION 7. CUMULATIVE REPEALER

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

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

**SECTION 8.
SAVINGS**

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

**SECTION 9.
EFFECTIVE DATE**

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

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



APPROVED:

Bill Heidemann, Mayor

ATTEST:

Kimberly Pence, City Secretary

APPROVED AS TO FORM:

Patricia Adams, City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

FIELD NOTE DESCRIPTION

8.267 Acre Tract

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

BEGINNING at a ½ inch iron rod found for the northwest corner of the herein described tract, same being the northeast corner of Lot 1R, of Happily Ever After Addition, an addition to the City of Corinth, Denton County, Texas, according to the plat thereof, as recorded in Cabinet R, Page 351, of the Plat Records of Denton County, Texas (P.R.D.C.T.), also being the southwest corner of a tract of land described by deed to the City of Corinth, as recorded under Instrument Number 2008-118301, D.R.D.C.T, also being in the south line of Church Drive;

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

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

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

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

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

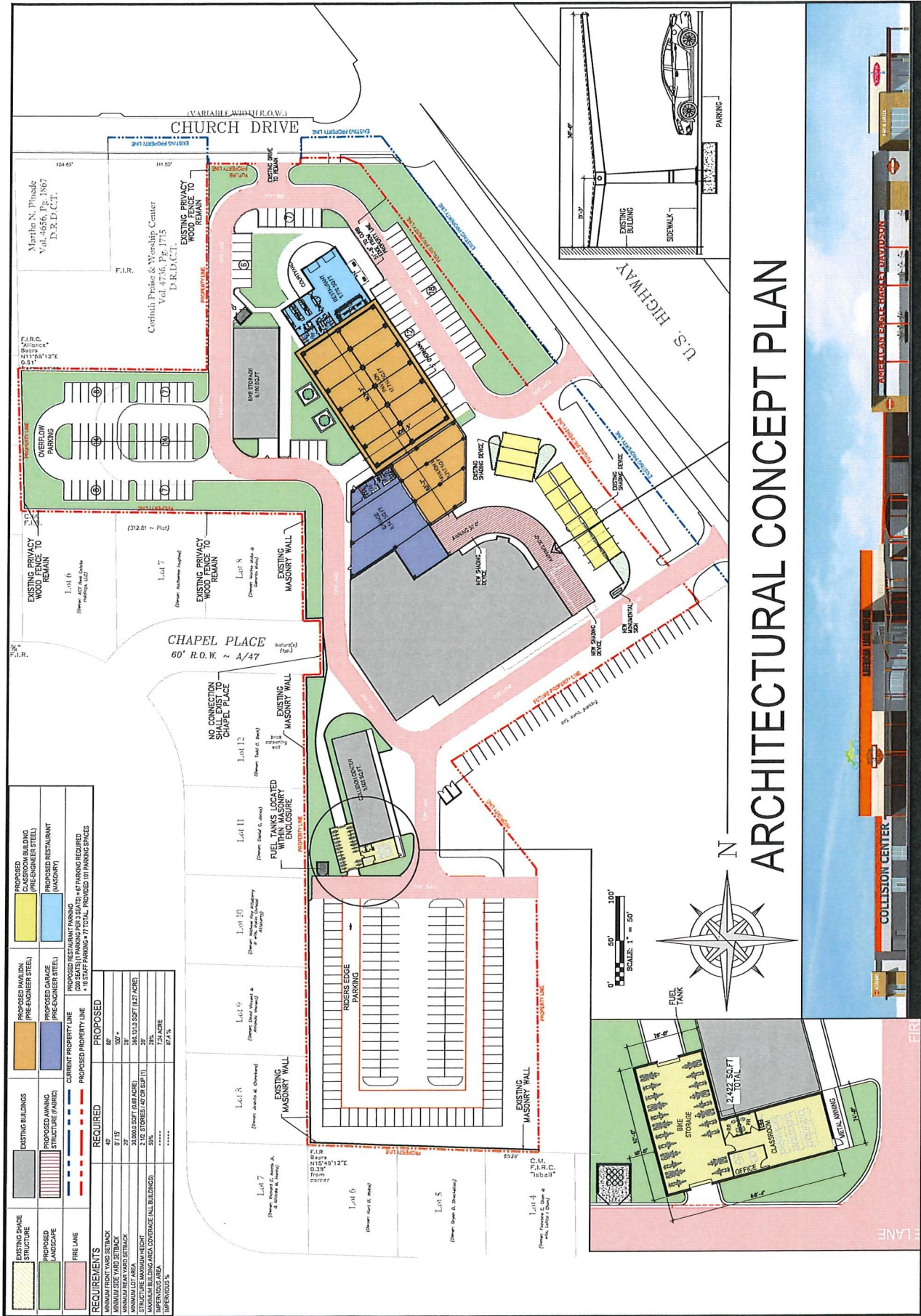
THENCE South 88 degrees 56 minutes 55 seconds West, with the north line of said Lot 1, a distance of 217.23 feet to a ½ inch iron rod with yellow cap stamped “Arthur Surveying Company” set for corner, same being the northwest corner of said Lot 1, also being in the east line of said Lot 1R, said point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

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

EXHIBIT "B"
CONCEPT PLAN

EXHIBIT B

CONCEPT PLAN



ARCHITECTURAL CONCEPT PLAN

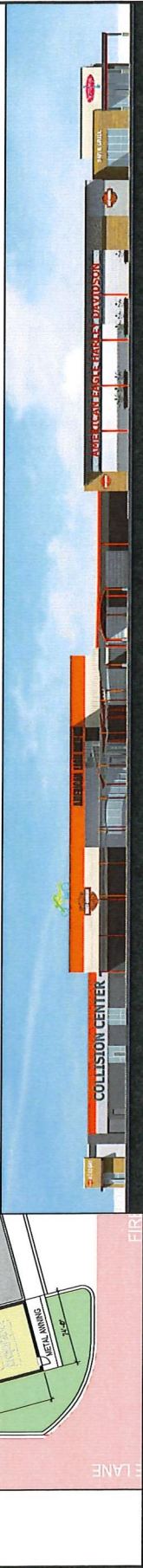


EXHIBIT "C"

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

Section 1: Use Regulations

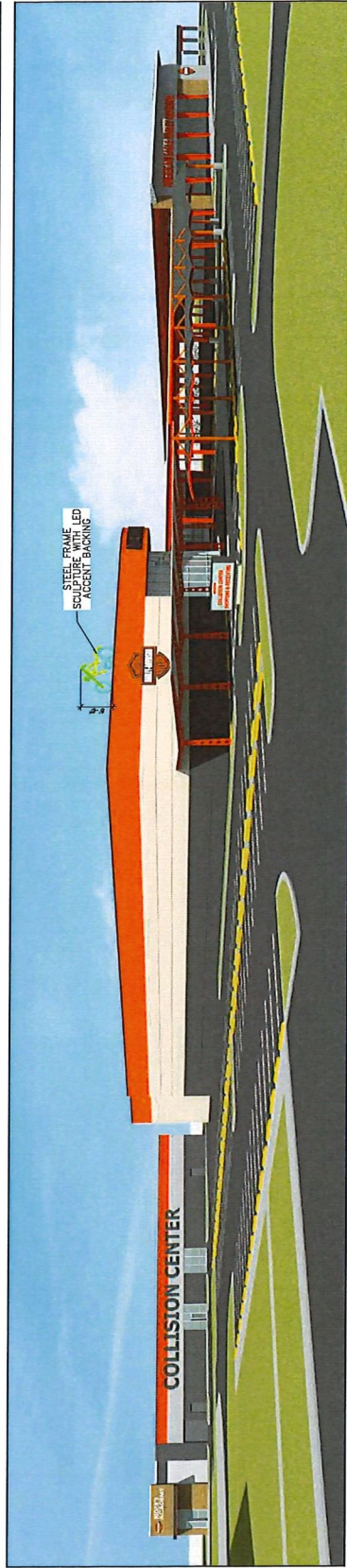
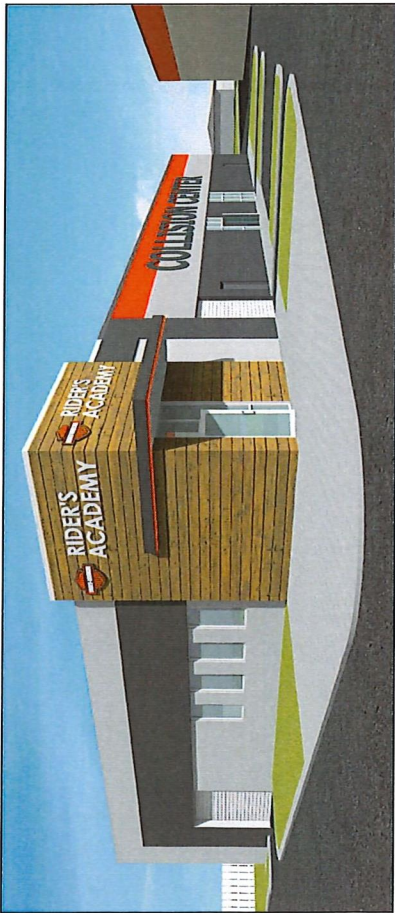
- (A) All Uses Permitted in the C-2, Commercial District shall be permitted within this planned development district and the following uses shall also be allowed:
- 1) Outside display of motorcycles for sale and a motorcycle service and repair shop, within the building.
 - 2) Allow the use of the rear parking lot designated as "Riders Edge Training Area" as a motorcycle training area between the hours of 8:00 A.M. and 7:00 P.M, Monday- Sunday.
 - 3) Allow up to seven (7) permanent shade structures on the site to cover parking areas.
 - 4) Allow for a pavilion to be constructed and used for events, parking, and shade. Examples of potential events include concerts, farmers markets, festivals, drive-in movies, and weddings. A pavilion is in addition to the seven (7) permanent shade structures. Events shall be conducted in accordance with all City ordinance requirements, including without limitation permitting requirements, if applicable. Pavillion shall incorporate insulation on the ceiling elements to mitigate sound leaving the pavilion.
 - 5) Allow for signage on all buildings, generally as illustrated on Exhibit "B".
 - 6) Allow for a restaurant building(s).
 - 7) Allow for a classroom building(s).
 - 8) Allow for an additional storage/garage building.
 - 9) Allow for electric vehicle charging stations.
 - 10) Allow for existing wooden fence with metal support poles adjacent to the portion of the property that is bordering residential lots to the west and south. Fencing shall comply with applicable ordinance requirements, including without limitation, requirements for materials, height, and permitting. New fencing shall be of masonry construction and built to the City's screening wall standards.
 - 11) Allow for a lighted motorcycle sculpture to be placed on roof of main show room.
 - 12) Allow for fuel storage tanks (not for public use/sale).
 - 13) Allow for a water cistern with logo/signage to be used for water harvesting and/or landmark purposes (not for public use, not for cell device use, on-site logo/signage only)

Section 2: Area Regulations

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

EXHIBIT D

CONCEPT ELEVATION





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

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

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

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

Applicant Signature: 

Minor PD, Planned Development Amendment Application*

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

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

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

Request:

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

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

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

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

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

Staff Comments/Conditions:

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

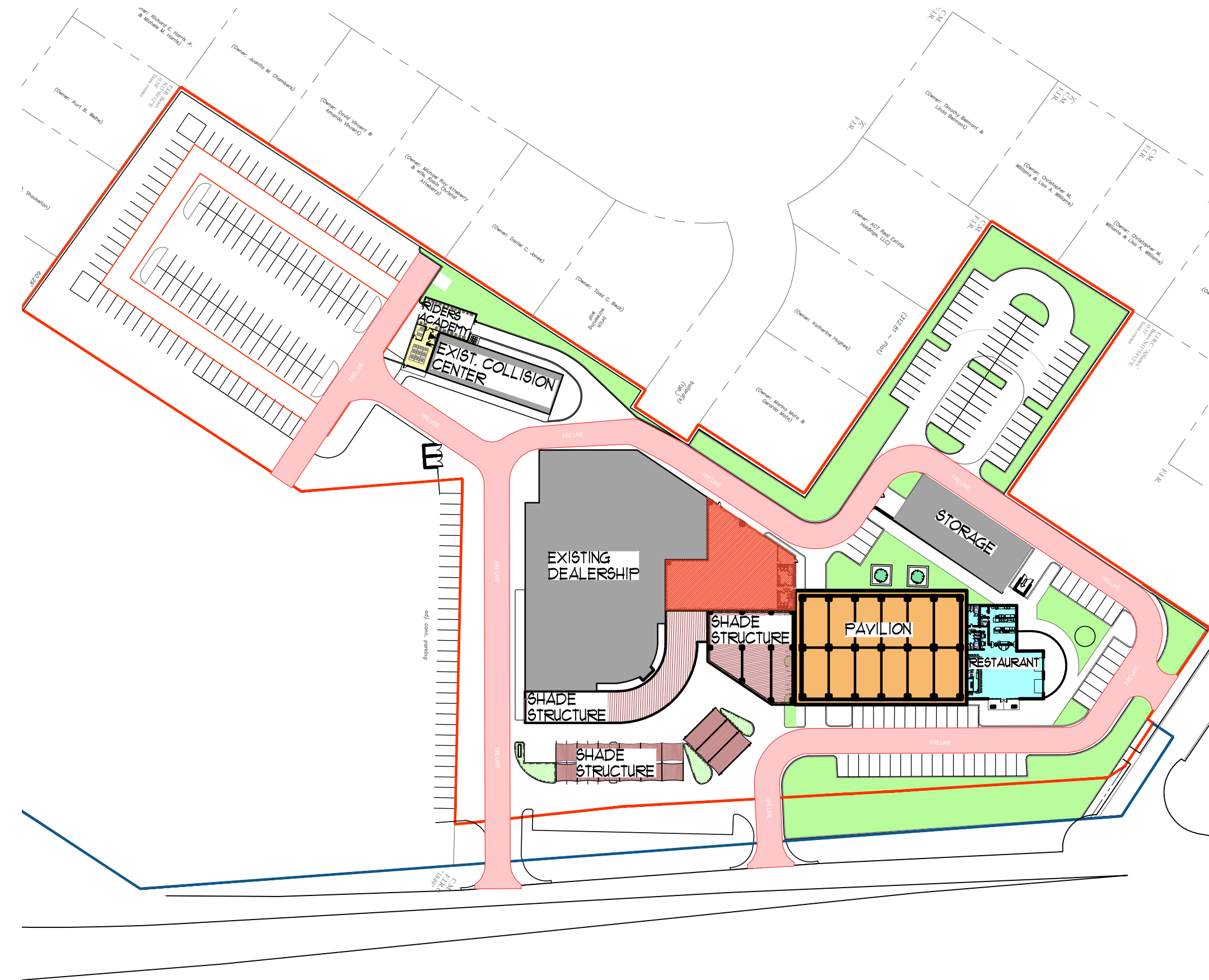
Approved/Denied:

J. S. Webb _____

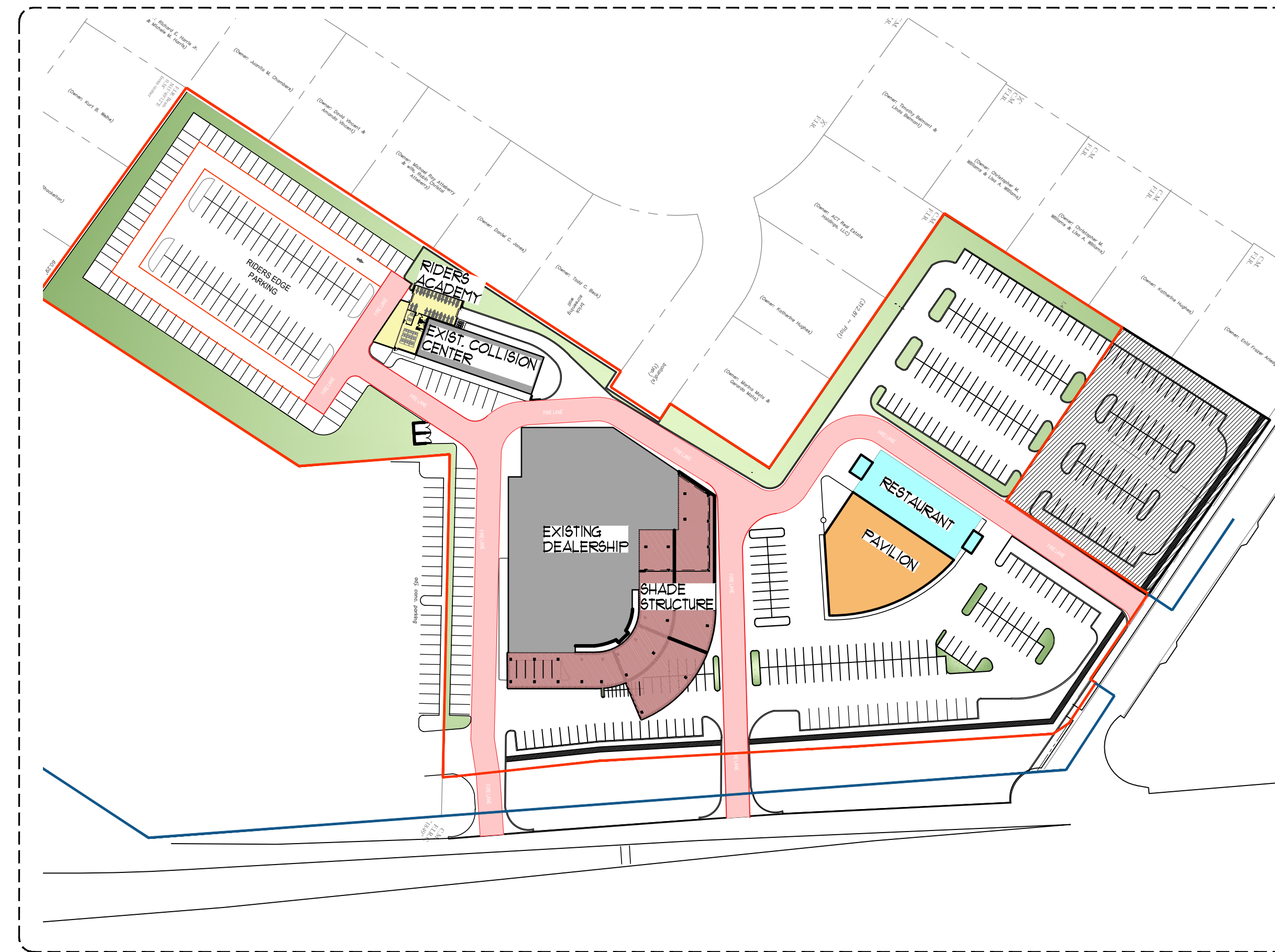
**John Webb, AICP,
Director of Development Services**

Date: 06/20/2023

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



PD26 CONCEPT PLAN 09-26-2019
OVERALL SITE SCALE : N.T.S.



PROPOSED CONCEPT PLAN 06-13-2023
OVERALL SITE SCALE : N.T.S.

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

ISSUED FOR:
FD

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

SOFARELLI & ASSOCIATES ARCHITECTURE
MICHAEL F. SOFARELLI JR., A.I.A.
1885 TORRANCE AVENUE NORTH, P.O. BOX 727
CLEARWATER, FL 34616 P. 727-550-3535
EMAIL : sofarellif@vzw.com

Revisions:

Content:
CASE NO.
FD A23-0003
MINOR PD-26
AMENDMENT

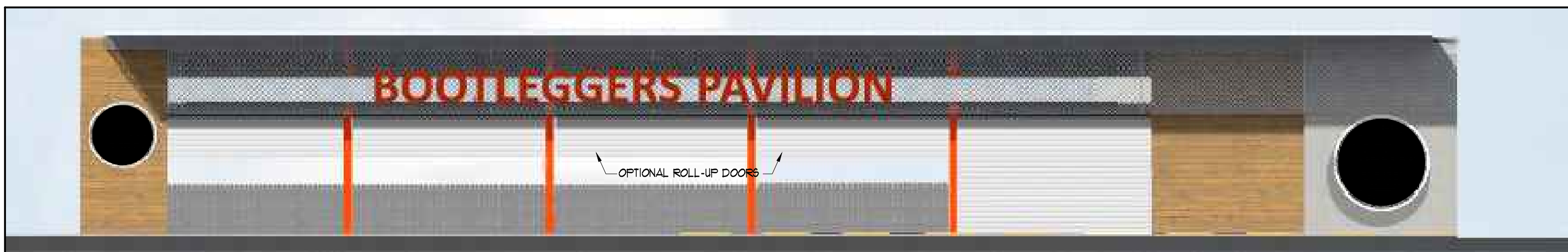
Filename:
EAGLE HD

Date:
06/13/2023

Proj. no.

Sheet:

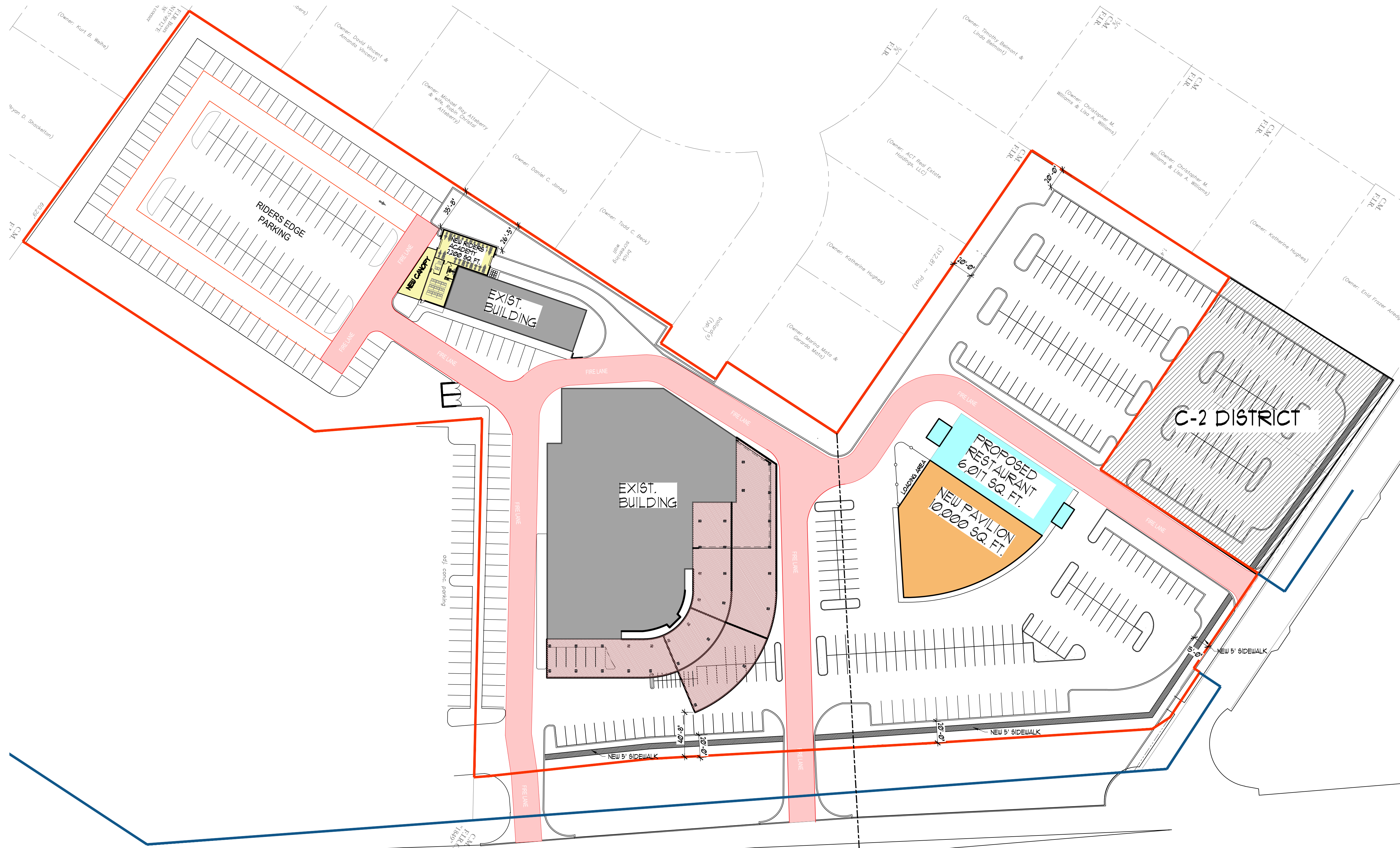
REQUIREMENTS	REQUIRED (C-2 DISTRICT)	2020 PD-26 APPROVED STDS	2023 PROPOSED STD AMENDMENT
MINIMUM FRONT YARD SETBACK	40'	80'	48'
MINIMUM SIDE YARD SETBACK	0' / 15'	100'+	0' / 15' A ZERO (0') LOT LINE @ PARCEL 1 & 2
MINIMUM REAR YARD SETBACK	20'	28'	26'-5" (PROPOSED RIDERS ACADEMY)
MINIMUM LOT AREA	30,000.0 SQFT (0.69 ACRE)	38,131.0 SQ. FT. (8.27 ACRE)	30,000 (0.69 ACRE)
STRUCTURE MAXIMUM HEIGHT	2 1/2 STORIES / 40' OR SUP (1)	30'	2 1/2 STORIES / 40' OR SUP (1)
MAXIMUM BUILDING AREA COVERAGE (ALL BUILDINGS)	50%	28%	50%
IMPERVIOUS AREA	-----	7.24ACRE	7.8 ACRE
IMPERVIOUS %	-----	87.4 %	83%



CONCEPT ELEVATION

BOOTLEGGERS PAVILION & RESTAURANT

SCALE : N.T.S



PARCEL #1 PARCEL #2

CONCEPT PLAN

OVERALL SITE

SCALE : 1"=50'-0"

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

ISSUED FOR:
FD

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

SAXA
 SOFARELLI & ASSOCIATES ARCHITECTURE
 MICHAEL F. SOFARELLI JR. A.I.A.
 1885 TORCHWOOD AVENUE NORTH
 CLEARWATER, FL 34616 P. 727-590-3535
 EMAIL : sofarelliv@vzw.com

Revisions:

Content:
 CASE NO. PDA23-0003
 MINOR PD-26 AMENDMENT

Filename:
EAGLE HD

Date:
06/13/2023

Proj. no.

Sheet:

A-2



CITY OF CORINTH

Universal Application Form

All applications must be submitted with (1) a complete Universal Application Form, (2) a completed application checklist, and (3) all materials listed in the appropriate checklist. The Planning and Development Department staff is available to assist you in person at City Hall or by phone, please call 940-498-3206 for an appointment. Applications shall be processed based on the City's official submission dates.

Date: 5-15-23

APPLICATION TYPE (Click or tap each box that applies) (Box 1 of 8)					
Zoning Related Applications		Subdivision Related Applications		Miscellaneous Applications	
<input type="checkbox"/>	Reinstate Nonconforming Rights	<input type="checkbox"/>	Preliminary Plat	<input type="checkbox"/>	Comprehensive Plan Amendment
<input type="checkbox"/>	Zoning Map Amendment (Rezoning)	<input type="checkbox"/>	Final Plat	<input type="checkbox"/>	Fence Variance
<input checked="" type="checkbox"/>	PD, Planned Development Zoning Map Amendment (Rezoning)	<input type="checkbox"/>	Minor Plat	<input type="checkbox"/>	Sign Building Permit
<input type="checkbox"/>	Specific Use Permit	<input type="checkbox"/>	Replat	<input type="checkbox"/>	Sign Building Permit (Conditional)
<input type="checkbox"/>	Administrative Decision Appeal	<input type="checkbox"/>	Amending Plat	<input type="checkbox"/>	Sign Variance
<input type="checkbox"/>	Zoning Variance	<input type="checkbox"/>	Conveyance Plat	<input type="checkbox"/>	Unified Sign Plan
<input type="checkbox"/>	Zoning Special Exception	<input type="checkbox"/>	Plat Vacation		
<input type="checkbox"/>	Zoning Vested Rights	<input type="checkbox"/>	Engineering Construction Plan		
<input type="checkbox"/>	Site Plan	<input type="checkbox"/>	Park/Trail Dedication		
<input type="checkbox"/>	Alternative Compliance	<input type="checkbox"/>	Subdivision Waiver		
		<input type="checkbox"/>	Proportionality Appeal		
		<input type="checkbox"/>	Subdivision Vested Rights		
APPLICANT INFORMATION (Box 2 of 8)					
Applicant Name: William E Sullivan Jr			Company: 2-10 Properties, LLC		
Address: 5920 I35E					
City/State/Zip: Corinth, TX 76210					
Contact Number: 972-880-9500			Secondary Number: 940-498-5000		
Email: willytundra@gmail.com					
Project Name: American Eagle Harley-Davidson & Restaurant					
POINT-OF-CONTACT INFORMATION (Box 3 of 8)					
Name: Michael Sofarelli			Company: Sofarelli & Associates Architecture, Inc.		
Contact Number: 727-510-2586					
Email: mike@sofarelliarch.com					
PROPERTY OWNER INFORMATION (Box 4 of 8)					
Owner's Name: William E. Sullivan Jr.			Company: 2-10 Properties, LLC		
Address: 5920 I35E					
City/State/Zip: Corinth, TX 76210					
Contact Number: 972-880-9500			Secondary Number: 940-498-5000		
Email: willytundra@gmail.com					



CITY OF CORINTH

SUBJECT PROPERTY INFORMATION (Box 5 of 8)

Address: 5920 I35E, 5900 I35E, 2816 Church Dr, 2812 Church Dr, 2808 Church Dr, Corinth, TX 76210

Parcel Tax ID#: 583051, 161091, 222832, 38738, 38742

Legal Description: HARLEY DAVIDSON CORINTH	Block: Block 1	Lot: Lot 1
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Subdivision Name: Click or tap here to enter text.

BILL FEES TO (Box 6 of 8)

Choose an item. (If Other, Fill out below)

Name: William E. Sullivan Jr.	Company: 2-10 Properties, LLC
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Address: 5920 I35E

City/State/Zip: Corinth, TX 76210

Contact Number: 972-880-9500

Contact Email: willytundra@gmail.com

PROPERTY OWNER CONSENT/ AGENT AUTHORIZATION (Box 7 of 8)

By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the application being requested for this property. Additionally, my signature below indicates my awareness of the fee required at the time of the application submittal and any additional fees as noted in the City's fee schedule. This fee is non-refundable even in the event of application withdrawal. I have the power to authorize and hereby grant permission for City of Corinth officials to enter the property on official business as part of the application process.

By signing this form, the owner of the property authorizes the City of Corinth to begin proceeding in accordance with the process for the type of application indicated on this application. The owner/applicant further requests a Waiver of Right to 30-Day Action. The owner acknowledges that submission of an application does not in any way obligate the City to approve the application, and, that although City staff may make certain recommendations regarding this application, the decision-making authority may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

We, the undersigned, being owners of subject real property, do hereby authorize:

Printed Name: **Michael Sofarelli**

Address: **6365 142nd Avenue N, Clearwater, FL 33760**

...to act as our Agent in the matter of this request. The term agent shall be construed to mean any lessee, developer, option holder, or authorized individual who is authorized to act in behalf of the owner(s) of said property.

SIGNATURES OF ALL PROPERTY OWNERS

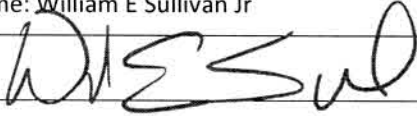
Printed Name: William E Sullivan Jr

Signature: 

CITY OF CORINTH

Address: 5920 I35E, Corinth, TX 76210

Printed Name: William E Sullivan Jr

Signature: 

Address: Click or tap here to enter text.

Printed Name: Click or tap here to enter text.

Signature:

Address: Click or tap here to enter text.

NOTARY (Box 8 of 8)

STATE OF TEXAS §
COUNTY OF §

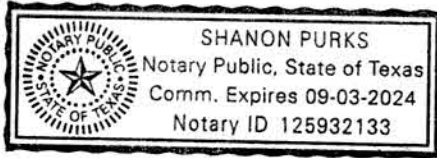
BEFORE ME, the undersigned authority in and for Denton County, Texas, on this day personally appeared William E Sullivan Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is applicant, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14 day of June, 2023

Shanon Purks
Notary Public in and for the State of Texas

Shanon Purks
Type or Print Notary's Name

My Commission Expires: 9-3-2024



STAFF USE ONLY BELOW

<p>June 14, 2023</p>	<div style="border: 1px solid black; width: 100%; height: 40px; display: flex; align-items: center; justify-content: center;"> \$ </div>	<div style="border: 1px solid black; width: 100%; height: 40px;"></div>	
	FEES PAID	DATE FEES PAID	
<p>DATE APPLICATION RECEIVED BY CITY:</p>			