



City of Chandler Planning & Zoning Commission

811 Hwy. 31 East
CHANDLER, TEXAS 75758

The City of Chandler Planning & Zoning Commission met for a regular scheduled meeting on Tuesday, February 4, 2014 at Chandler City Hall. Chairman Bob Peyton opened the meeting at 6:00 p.m. The invocation was given by Bob Peyton.

Members Present: Bob Peyton, Chairman
 Tommy Speake
 Matthew Berry

Absent: Felix Exelbierd
 Rick Ford

Item 1. Tommy Speake made a motion to approve the Main Street Market Site Plan with the stipulation that Mr. Copeland's letter addressing parking, restroom construction, landscaping and wood construction be included in the recommendation. Matthew Berry seconded the motion. Motion carried unanimously.

Item 2. The board reviewed the results of the Comprehensive Plan's adopted actions survey, and recommended edits to those actions. No action taken, but direction was given to staff to present edited action plan to City Council for approval on February 11, 2014.

Meeting adjourned at 7:35pm.

Bob Peyton, Chairman

Shirley Parmer, City Secretary



CITY OF CHANDLER

Staff Report

PROJECT: Main Street Market Site Plan

DATE: PZ: 1-7-14 & PZ: 2-4-14 CC: 2-11-14

REQUEST: The property owner is requesting approval of a site plan in order to build a Farmers Market Shed and parking.

APPLICANT: Stan Copeland

PROPERTY OWNER: SC and DB Properties

PROPERTY DESCRIPTION: 105 W. Main Street

ZONING: B-1

SIZE: Lot 1 - .244 acres
Lot 2 - .208 acres
Total - .452 acres

OVERVIEW: Use: Phase I of the project was the Ice house, completed last year. Phase II of the project will be an Old Main Street Market and will center on the development of a pavilion that will primarily function as a Farmers Market and Produce Stand. The pavilion could also be used for other larger public functions. The dimensions of the pavilion will be 24' x 72' or 1,728 square feet. Of this total square footage, 1,440 (24' x 60') will be dedicated to the market. The remainder will be used for office and storage space.

There will also be a stand-alone ADA men's and women's restrooms immediately west of the pavilion.

Access: The market will use the existing drive approaches that the existing Ice House uses today. These drives were designed to also accommodate this use and are adequate.

Parking: The parking requirement for a market of this type if considered retail would be 1 to 200 sq. ft.. The market requires 8 parking spaces. And the office requires 1. For a total of 9 spaces The site plan as submitted shows an extra 13 spaces for the future phase

III development. The developer has indicated that all the parking and access drives will be in place and stripped prior to completion of the Phase II Market Building, except for two handicap spaces located to the west of the Phase III Retail building.

Sign: All signage will have to comply with city of Chandler sign ordinances.

Setbacks: The setbacks are: rear - 0', side – 10', front – 25'. In order for the Phase II and Phase III buildings to comply with the required side setbacks the property needs to be replatted into one lot. The developer has indicated that this replatting will be done prior to the Phase II market being completed.

Architectural standards: The Phase II Market Building and proposed restrooms are proposed to be all wood construction. As such, they do not meet the city's architectural requirements. For this building to be approved as presented special approval is required.

Landscape: Fencing has been established according to plans on the East and the North side of the property. Seven Chinese Pistachio trees have been planted and mulched. In addition knock out roses have been planted. Pink mullie Prairie grass will be planted along the north side fence. Irrigation will be added and gray rock will be added to finish the landscaping. The developer has stated that all landscaping and irrigation will be completed prior to CO being issued for the Phase II Market building.

RECOMMENDED ACTION:

The Planning and Zoning Commission recommends approval of the site plan as presented with special approval for the Phase II market and restrooms to be all wood construction with the following conditions:

1. The property must be replatted into one lot prior to the CO for the Phase II Market being issued.
2. All landscaping and irrigation must be completed prior to CO being issued for the Phase II Market.
3. All parking and access drives shown on site plan must be constructed and painted prior to Phase II CO being issued. (Except for the 2 handicapped spaces on the far west end of the Phase III building.)

CITY CONTACT:

John Taylor, City Administrator

ATTACHMENTS:

Project Description
Developers Letter
Elevation 1 & Elevation 2

Site Plan

STANLEY R. COPELAND
13601 Greystone Dr.
Farmers Branch, Texas 75244
214-549-7830—scopeland@llumc.org

January 22, 2014

Mr. John Taylor
P.O. Box 425
Chandler, Texas 75758

Dear Mr. Taylor,

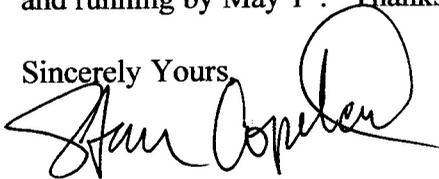
This letter will serve as a statement of intent on the part of myself and Mr. Dale Barnes and Mr. Don Copeland to move forward with the continued development of Old Main Street Station. It is my understanding that the overall concept and our development plan of Old Main Street Station was approved with the submission of our site plan for Old Main Street Ice (ice house) as Phase I of the three-phase project. At that time the landscaping was approved and the parking plan around the icehouse. The accompanying Project Report goes into more detail.

The Phase II is Old Main Street Market and will center on the development of a pavilion that will primarily function as a Farmers Market and Produce Stand. The pavilion could also be used for other larger public functions. The dimensions of the Pavilion will be 24'x72' or 1,728 square feet. Of this total square footage, 1,440 (24'x60) will be dedicated to the market under the pavilion. The remainder of the square footage will be used for an office and storage space. There will also be stand alone ADA men's and women's restrooms immediate west of the pavilion and between the pavilion and the development of Old Main Street Shops (Phase III), soon to come. The restroom will be 12'x 8' and will not impair the view of the mural to be painted on the brick of the shops.

As discussed in last month's Planning and Zoning meeting, we are requesting to build the pavilion out of high quality old and new lumber, some of which will be lumber from the original Tomato Shed that stood on the property one hundred years ago. The building will also have a metal roof. We are requesting to not use any masonry in the building. The Old Main Street Shops will be largely created out of brick and stone. We were under the impression that it was largely accepted to maintain the simple look with wood and metal for the Market pavilion.

It is my understanding that you have the plans that were submitted prior to the last meeting and we will be getting the site plan to you by the end of the week. We are excited about this project and will be talking to Neches Construction in coming days to be our builder on this part of the project. It is our hope that we can get approval on February 9th and that we could start construction so that we can be up and running by May 1st. Thanks for your assistance.

Sincerely Yours



Stan Copeland

OLD MAIN STREET STATION

PHASE I REPORT

INITIAL SITE PREPARATION

The entire lot was asphalted to code and the slabs were poured for the icehouse and the II Phase office, restrooms and storage facility for the market. Irrigation tubing was stubbed out under the three entrances to the lot.

Landscaping fencing has been established according to plans on the East (Hwy 315 side) and the North (Main Street side). The fencing was created to compliment the railroad with the panels stained an ebony color to depict the cross ties and the metal posts showing through to remind one of the tracks. Seven five-year old Chinese Pistache trees have been planted and mulched.

By the mid-February Knockout Roses and Pink Mullie Prairie grass will be planted along the northside fence panels. The irrigation system will be installed to water the trees, plants and grass. Grey railroad rock will finish the landscaping, as it will dress the base of the fencing. This will complete the landscaping.

Parking Spaces will be painted and concrete barrier stops will be put in place at every parking space. There will be 3 parking spaces, including a handicap accessible straight in parking space, to the immediate west of the icehouse and 1 parking space immediately east of the icehouse. In addition, there will be 3 parking spaces developed on an angle (east to west) immediately to the east of the first driveway ingress/ egress. This is a total of 7 parking spaces east of the first driveway ingress/egress.

Phase I—OLD MAIN STREET ICE

The icehouse was installed and became operational on September 1, 2013. One week later the back privacy skirting was installed on the south end at the top of the icehouse hiding the equipment on the roof as instructed by the Chandler City Council. After four months of ice and water vending, sales are out pacing the Performa.

PHASE II REQUEST

Approval to go ahead with construction of the Old Main Street Market according to plans with no masonry primary surfacing. The look needs to be clean and in keeping with markets of history that were largely highly functional wood and metal buildings.

Phase II—OLD MAIN STREET MARKET

Initial plans have been drawn and architectural renderings drawn that depict the simple market pavilion concept. The market pavilion opens to the Main Street side allowing entrance into the market, office, restrooms and storage area. There will 6 to 8 rentable farmers/vendors spaces for lease on a daily or weekend basis.

The Plan

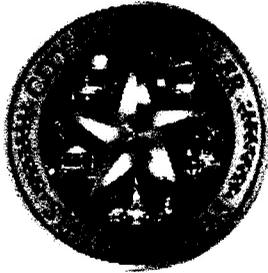
The market will open on May 1, 2, 3 (Thursday, Friday and Saturday). The market will continue to operate on Thursday, Friday and Saturday through September. There will be produce sold in the Market on a day-to-day basis in an established area on the Southside of the market next to the storage area.

The market pavilion can be rented space as well of other events or purposes. There will be four additional parking spaces directly in front of the market that will angle east to west on the Main Street side of the parking lot immediately east of the second large ingress/egress. This brings the total parking spaces to 11 for the approximately 1,200 square feet of market (retail) space. NOTE: An additional 12 to 15 spaces will be added in from on the Old Main Street Shops—Phase III.

OLD MAIN STREET SHOPS

Plans in the Making

In contrast to Old Main Street Market the building will be mostly constructed of masonry and metal. The Eastside of the Shops will feature a mural of an old Tomato Shed that creates an effect of those in the market walking into the old Tomato Shed as they walk through the market.



Development Services Application

City of Chandler
811 Hwy 31 East
P.O. Box 425
Chandler, TX 75758

Please check the box below to indicate the type of application you are requesting:

- Preliminary Plat (PP)
- Final Plat (FP)
- Replat (RP)
- Combination Plat (CP)
- Amending Plat (AP)
- Plat Extension (PE)
- Zoning Change (Z)
- Planned Development (PD)
- Specific Use Permit (SUP)
- Site Plan Review (SP)
- Annexation (A)
- Approval of Market Plan

Project Information:

Project Name: Old Main Street Market
 Project Address: 105 Main Street, Chandler, TX 75758
 Parcel(s) Tax ID (Long or Short #): _____
 Previous projects associated with location: _____
 Existing Zoning Commercial Proposed Zoning _____
 Additional Information _____

Contact Information:

Applicant (or Key Contact)	Owner (if different from Applicant)
Name <u>Stan Copeland</u>	Name _____
Company <u>SC & OB Properties</u>	Company _____
Address <u>13601 Greystone Dr</u>	Address _____
City, State, Zip <u>Farmers Branch TX</u>	City, State, Zip _____
Phone <u>214-549-7830</u> <u>75044</u>	Phone _____
Email <u>scopeland@11umc.org</u>	Email _____

Legal Description:

Survey _____ Abstract _____ Addition Name* Old Main Street Station
 Lot _____ Block _____ Total Acreage _____

*Attach metes and bounds description for all unplatted property and all zoning cases.

Signature:

I CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE REFERENCED PROPERTY, OR HIS AUTHORIZED AGENT, AND THAT TO THE BEST OF MY KNOWLEDGE THIS IS A TRUE DESCRIPTION OF THE PROPERTY UPON WHICH I HAVE REQUESTED THE ABOVE CHECKED ACTION. I UNDERSTAND THAT I AM FULLY RESPONSIBLE FOR THE ACCURACY OF THE LEGAL DESCRIPTION GIVEN.

Signature: [Signature] Date: 1/22/14

(For Plat Applications Only) I waive the statutory review period time limits in accordance with Section 212.009 of the Texas Local Government Code

Signature: _____ Date: _____

STANLEY R. COPELAND

13601 Greystone Dr.

Farmers Branch, Texas

Phone—214-549-7830 Email—srcope@sbcglobal.net

February 1, 2014

Dear John,

I appreciated the conversation on Thursday regarding the Staff Report on Phase II of our Old Main Street Station project. My regrets for being in Little Rock on the night of the Planning and Zoning Commission meeting and unable to attend on February 4th. My hope is that Dale Barnes and/or Don Copeland will be present to represent us. The Overview was right on target. I will address the issues that are underlined in the Staff Report.

1.) The site plan needs to indicate how much of the parking is going to be constructed with Phase II. There are twenty-six parking spaces planned for the project and the pavement exists for twenty-four spaces to be created by the completion of the Old Main Street Market (Phase II) with striping and concrete head in stops. This will give us fifteen more parking spaces than are required.

2.) To comply with the required side setbacks the property needs to be replatted into one lot. This will need to be done prior to the CO for the Phase II market being issued. As we discussed, we originally platted the property into two lots but as the project has developed we believe doing away with the division will best serve our purposes. We will be working with Cowan Surveyors who did the work on the original site plan and we will submit a redrawn plan without a lot division as we complete the application for Amending Plat (AP).

3.) For the property to be approved as presented special approval is required. The purpose for requesting a hearing that was granted in January, was to seek guidance on our architectural renderings and plans to build the Market Pavilion out of wood with a metal roof. This is to maintain the antique integrity of the building that will feature a wall made out of the wood of the old Tomato Shed that stood on the lot in the early days of Chandler. As we discussed there seemed to be unanimity on the Planning and Zoning Commission to pursue the building as planned though it is out of compliance with the city building code.

3.) All landscaping and irrigation should be completed prior to CO being issued for the Phase II Market building. Completing the landscaping and irrigation as you accurately described is our full intention.

The only remaining issue that I can see from the Staff Report has to do with the two gender specific ADA restrooms. This will be a building extension of the Market Pavilion on a concrete slab approximately 15' x 8'. We desire to replicate the look of the pavilion with the structure being constructed out of wood with a wooden pier and beam boardwalk to the restrooms that can easily be accessed from the pavilion or the parking lot. The restrooms will be between the Market Pavilion and the Old Main Street Shops (Phase III). The shops as rightly described, will feature antique brick, stone, wood and metal in compliance with the City of Chandler building code. The artistic mural on the eastside brick wall of the shops will face the Market Pavilion and will not be obscured by the restrooms. Should the Planning and Zoning Commission desire adjustments to the restroom plans, we can comply and hope this will not slow the process of approval.

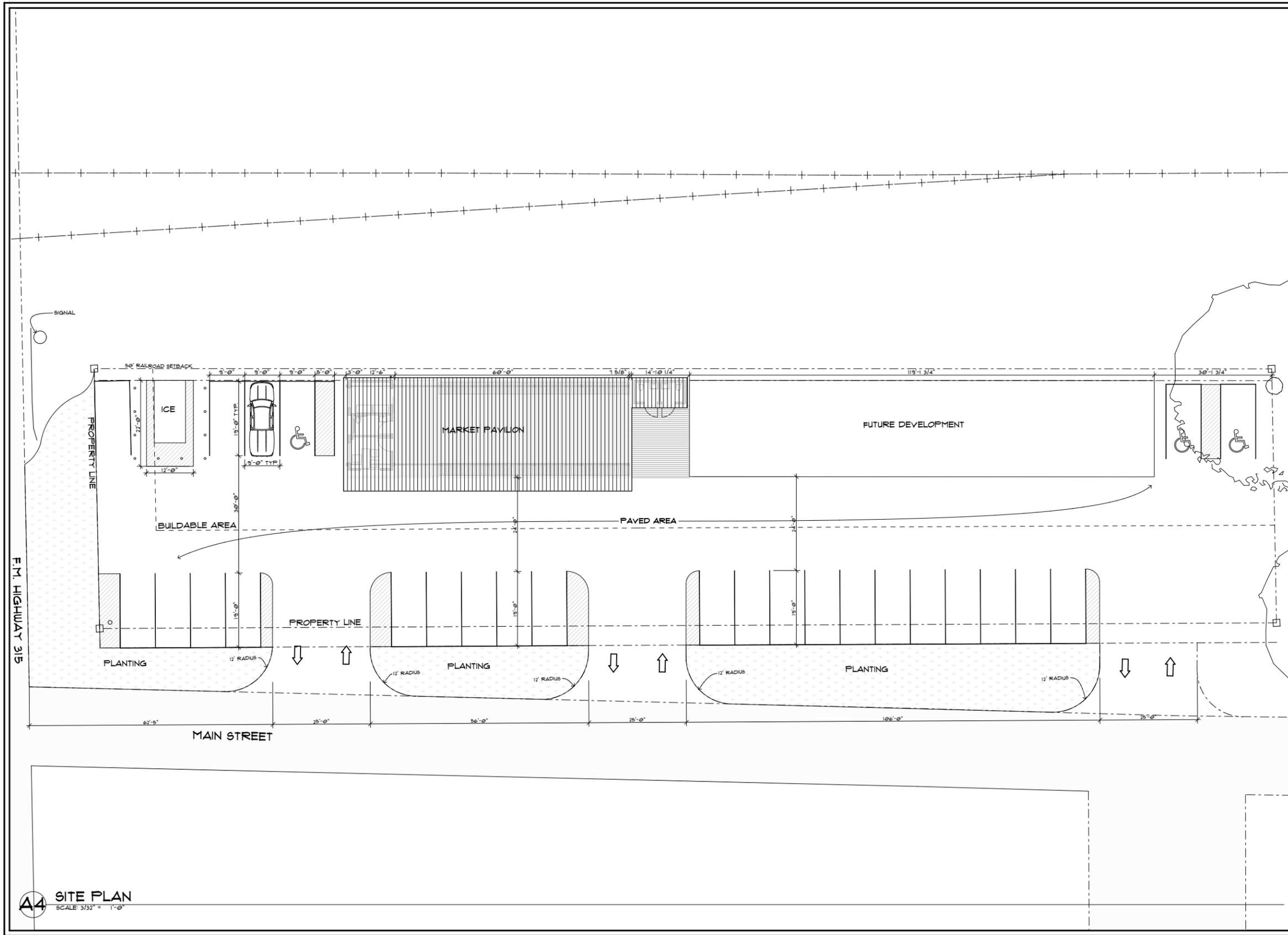
Our hope is to begin construction shortly after gaining approval. We are already in conversation with builders who seem to be excited about our project and are ready to move forward. We would like to be up and running with the Market opened by the first week of May. I can be reached by phone or email Monday or Tuesday to answer any questions to the best of my ability. Thanks for your helpful information.

Sincerely Yours,

Stanley R. Copeland







DESIGNER - ZACH COPELAND
 OWNERS - STAN COPELAND
 DALE BARNES
 DON COPELAND

OLD MAIN STREET MARKET
 CHANDLER, TEXAS

A4 SITE PLAN
 SCALE 3/32" = 1'-0"

A1.21