



City of Chandler Planning & Zoning Commission

811 Hwy. 31 East
CHANDLER, TEXAS 75758

THE CITY OF CHANDLER PLANNING & ZONING COMMISSION WILL MEET FOR A REGULAR MEETING **TUESDAY, FEBRUARY 4, 2014** IN CITY HALL OF CHANDLER, TEXAS AT **6:00PM**

AGENDA

- A. CALL TO ORDER
- B. INVOCATION
- C. ROLL CALL AND ANNOUNCE IF A QUORUM IS PRESENT
- D. AGENDA CHANGES
- E. **REGULAR SESSION:**
 - 1. Consider and act on Main Street Market Site Plan.
- F. **WORKSHOP**
 - 2. Workshop review of the Comprehensive Plan's adopted actions. Review results from survey and discuss prioritization of actions.

I, the undersigned authority, do, hereby, certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Chandler, 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:

Posted January 30, 2014 by 4:45pm and remained so posted at least 2 hours before said meeting was convened.

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 site plan needs to indicate how much of the parking is going to be constructed with Phase II.

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. This will need to be done prior to the CO for the Phase II market being issued.

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

The Phase III retail building is to be brick construction and the restrooms are located between the Market and the retail building. It has not been indicated on the application what the bathrooms will be constructed of. This needs to be indicated and approved.

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. All landscaping and irrigation should be completed prior to CO being issued for the Phase II Market building.

RECOMMENDED ACTION:

Staff recommends approval with the following conditions:

1. The site plan needs to indicate how much of the parking and paving is going to be constructed with Phase II.
2. The property must be replatted into one lot prior to the CO for the Phase II market being issued.
3. Special approval for the Phase II market is granted for all wood construction. Clarification needs to be made on the construction of the restrooms.
4. All landscaping and irrigation should be completed prior to CO being issued for the Phase II Market building.

CITY CONTACT:

John Taylor, City Administrator

ATTACHMENTS:

Project Description
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,

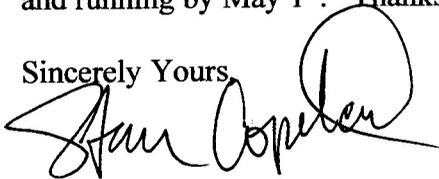
This letter will serve as a statement of intent on the part of myself and Mr. Dale Barnes and Mr. Don Copeland to move forward with the continued development of Old Main Street Station. It is my understanding that the overall concept and our development plan of Old Main Street Station was approved with 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

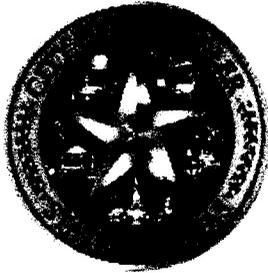
The market will open on May 1, 2, 3 (Thursday, Friday and Saturday). The market will continue to operate on Thursday, Friday and Saturday through September. There will be produce sold in the Market on a day-to-day basis in an established area on the Southside of the market next to the storage area.

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>75244</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:

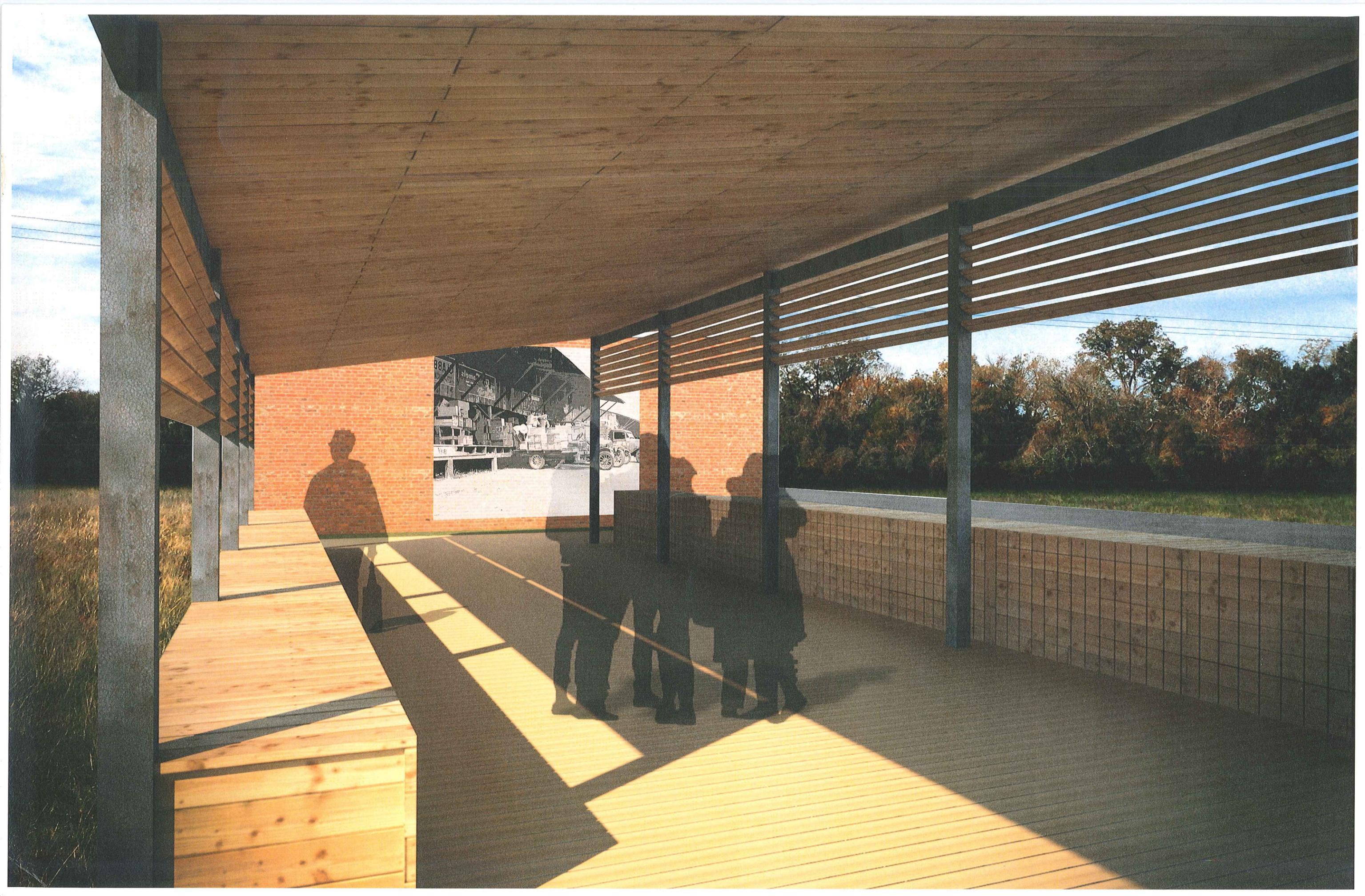
I CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE REFERENCED PROPERTY, OR HIS AUTHORIZED AGENT, AND THAT TO THE BEST OF MY KNOWLEDGE THIS IS A TRUE DESCRIPTION OF THE PROPERTY UPON WHICH I HAVE REQUESTED THE ABOVE CHECKED ACTION. I UNDERSTAND THAT I AM FULLY RESPONSIBLE FOR THE ACCURACY OF THE LEGAL DESCRIPTION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

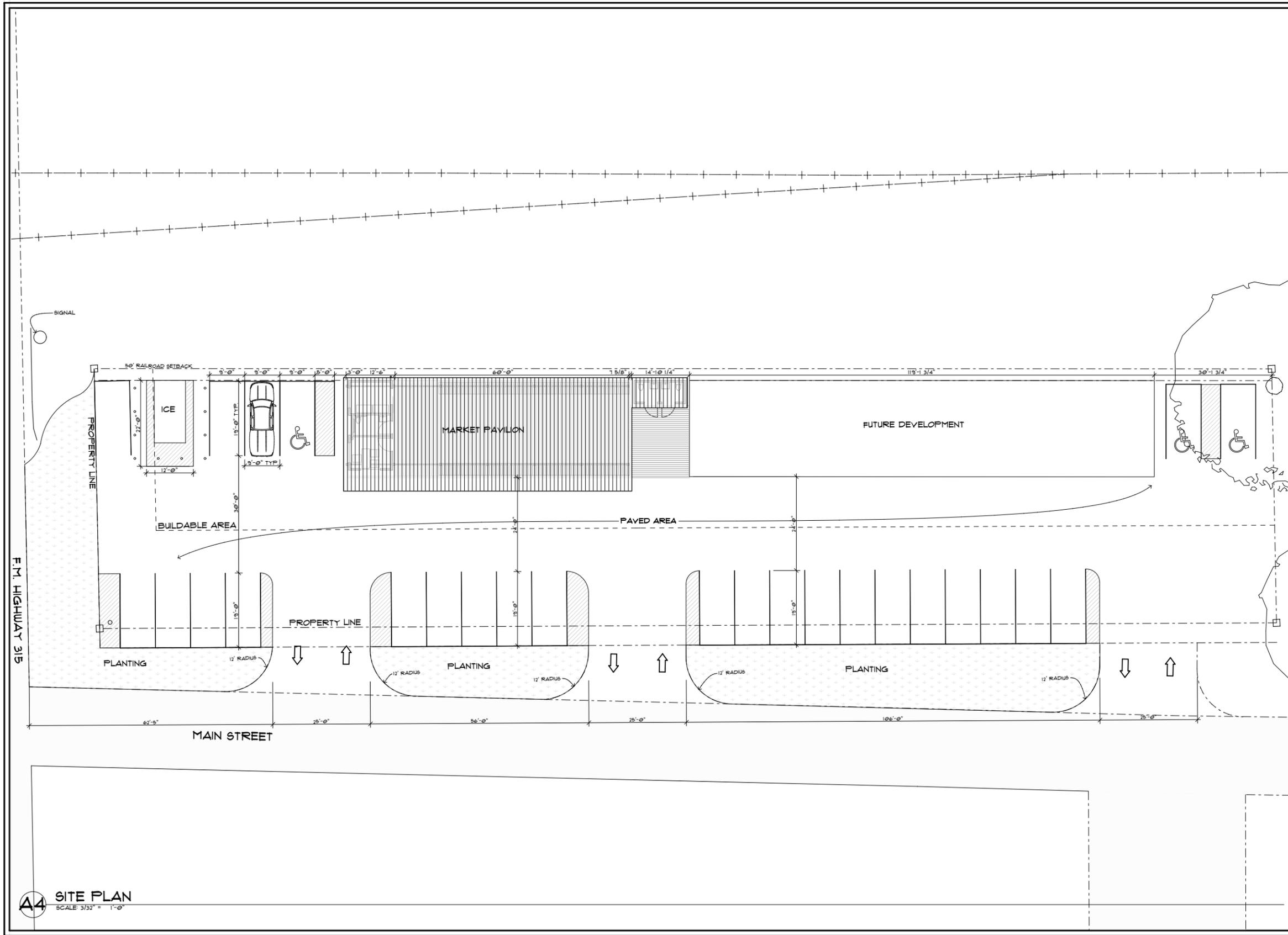
Signature: [Signature] Date: 1/22/14

(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: _____







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



CITY OF CHANDLER

Workshop Staff Report

PROJECT: 2 Year Review of the Comprehensive Plan Action Plan

DATE: **PZ: 12/3/13** **City Council: 12/10/13 & 1/14/14**
Joint PZ and CC Workshop – 2/4/14

REQUEST: Review results from survey and discuss prioritization of actions.

STAFF ANALYSIS: The Comprehensive Plan was adopted in November 2011. In that Plan 44 actions were adopted as short term actions to be completed by November 2013. Of those 44 actions, 20 have had no action to date. In addition, 39 actions were adopted as long term actions to be completed by November 2016. Of these 39 actions, 26 have had no action to date.

Now that 2 years have passed it is time to re-evaluate these actions and priorities. Changes may have occurred that made the need for some actions to be less important or not needed at all. Other actions may now need to be identified which were not envisioned in 2011. Other actions need to be reprioritized to give staff direction on the needed dedication of resources.

The Planning and Zoning Commission, City Council and select staff completed a worksheet assigning priorities to the outstanding Comprehensive Plan actions. Attached is a summary of the results of that exercise.

The summary shows the results by group (staff, P&Z, and Council) and the overall priority which is a cumulative score of the three groups. A new ranking was assigned based on this overall priority. Any ties were given the same rank. Edits to the actions have been proposed in red. Those actions highlighted in blue are identified as having more diversity in responses between the three groups or within the group and may warrant more discussion.

The purpose of the workshop will be to review these results and reach consensus of a new prioritization of the actions.

To date no new actions have been proposed by any of the review groups.

RECOMMENDED ACTION:

Review and provide priorities on outstanding actions for inclusion in a future Ordinance

CITY CONTACT:

John Taylor, City Administrator

ATTACHMENTS:

Previously Distributed - Action Plan Worksheet Summary

ADOPTED COMPREHENSIVE PLAN ACTIONS

2014 PRIORITY WORKSHEET SUMMARY

Plan Adopted November 2011

Actions Reprioritized February 2014

PRIORITY –

- NA – Means that the strategy is already complete or is already well into completion and does not need a new priority set.
- 0 – strategy should be removed from the list
- 1 - is low priority
- 2 - is medium priority
- 3 - is high priority

Blue highlight = areas of stronger difference of opinion

SURVEY RESPONDANTS

Staff – John Taylor, City Administrator; Jim Moffeit, EDC Executive Director; Ron Reeves, Police Chief; Shirley Parmer, City Secretary (4)

Planning and Zoning Commission – Bob Peyton, Rick Ford, Felix Exelbierd, ? (4)

City Council – Ann Hall, Gene Giger, Janeice Lunsford, Barbara Reeves, Marshall Crawford (5)

Total respondents - 13

New Rank	Overall Priority	Action ID	Action	Staff	PZ	Council	Notes
1	2.84	T-3-1-a	Target and prioritize needed intersection improvements including visibility issues	3,3,3,3 3.0	3,2,3,3 2.75	3,3,3,3,2 2.8	
2	2.77	I-1-1-a	Adopt and follow a multi-year maintenance program creating a detailed listing of streets needing repair, <u>improvement</u> and mitigation of drainage problems.	3,3,3,2 2.75	3,2,3,3 2.75	3,3,2,3,3 2.8	
2	2.77	I-2-1-a	Develop a long-term water management plan to meet future water demands.	3,3,2,3 2.75	3,3,2,3 2.75	3,3,3,3,2 2.8	
3	2.69	H-1-2-b	Ensure that townhouses, duplexes and multi-family units are compatible and complementary to surrounding land uses	2,3,3,2 2.5	2,3,2,3 2.5	3,3,3,3,3 3.0	Combine with H-1-2-a (ranked 5)
4	2.63	S-1-1-b	Revise the <u>retail/commercial</u> development standards to require higher quality development <ul style="list-style-type: none"> Require landscaping on new <u>retail/commercial</u> development Develop quality sign standards and work to phase out existing non-conforming and illegal signs <u>Require adequate screening and buffering from residential</u> 	2,3,3,3 2.75	2,2--,3 2.3	3--,2,3,3 2.75	Combine with L-3-1-a (ranked 5)

New Rank	Overall Priority	Action ID	Action	Staff	PZ	Council	
5	2.61	I-1-2-c	Develop Amend the Design Guidelines for Subdivision Improvements to ensure all infrastructure requirements are up to date and provide for quality development	2,3,3,3 2.75	2,2,2,3 2.25	3,3,2,3,3 2.8	Combine with T-1-3-b (ranked 5)
5	2.61	T-1-3-b	Develop street and roadway design standards that support good suburban and rural design	3,3,3,3 3.0	3,2,2,2 2.25	3,3,3,2,2 2.6	Combine with I-1-2-c (ranked 5)
5	2.61	T-1-3-a	Amend the Subdivision Rules and Regulations to ensure all street and access requirements are up to date	3,3,3,3 3.0	1,2,1,3 1.75	3,3,3,3,3 3.0	Combine with I-1-2-b (ranked 5)
5	2.61	H-1-2-a	Establish development friendly standards that ensure and promote for large rural lot development and for high end Townhouse and apartment developments	2,3,3,3 2.75	2,3,1,3 2.25	3,3,3,2,3 2.8	Combine with I-1-2-b (ranked 5)
5	2.61	L-3-1-a	Adopt design criteria for retail centers to blend in with the residential surroundings in both scale and character and provide adequate screening and buffering	2,3,3,3 2.75	2,2,2,2 2.0	3,3,3,2,3 2.8	Combine with S-1-1-b (ranked 4)
5	2.61	I-1-2-b	Amend the Subdivision Rules and Regulations to ensure all infrastructure requirements are up to date and provide for quality development	2,3,3,3 2.75	2,2,1,3 2.0	3,3,3,3,3 3.0	Combine with T-1-3-a (ranked 5)

New Rank	Overall Priority	Action ID	Action	Staff	PZ	Council	
6	2.45	H-1-1-a	Acquire the designation of a Certified Retirement Community through the Department of Agriculture and Actively promote it the Certified Retirement Community designation and follow its action plan	2,3,3,3 2.75	1,3,--,2 2.0	3,2,3,2,-- 2.5	Reworded
7	2.38	B-1-3-b	Develop a 5 year Capital Improvement Plan and use it to develop future budgets	3,2,3,2 2.5	3,3,2,2 2.5	3,1,2,3,2 2.2	
8	2.36	P-1-1-c	Work with the railroad to acquire land for additional parking at McCain Park.	3,3,3,3 3.0	--,2,2,1 1.67	1,2,3,3,-- 2.25	
9	2.33	L-3-1-b	Adopt design criteria for commercial/light industrial development that includes setbacks, screening and buffering, on-site employee and truck parking, loading, maneuvering and storage.	3,3,0,3 2.25	2,2,2,2 2.0	3,--,3,2,3 2.75	
10	2.30	E-1-3-b	Begin reporting through the Texas Uniform Crime Reporting Program (URC) and use the information to proactively address crime and apply for grant funding	3,1,2,2 2.0	1,1,2,3 1.75	3,3,3,3,3 3.0	

New Rank	Overall Priority	Action ID	Action	Staff	PZ	Council	
10	2.30	1-1-2-a	Evaluate the cost and benefit of adopting impact fees to better fund infrastructure improvements.	2,1,2,2 1.75	3,2,3,3 2.75	3,3,2,2,2 2.4	
11	2.23	B-1-4-b	Develop a reserve policy for water, sewer and general fund as well as for debt service equal to a minimum of 3 months of expenditures.	2,2,3,1 2.0	3,3,2,2 2.5	3,3,1,2,2 2.2	
11	2.23	E-1-1-b	Evaluate certification and higher education pay to promote officer retention and advancement.	3,3,2,2 2.5	0,2,2,3 1.75	3,3,1,3,2 2.4	
11	2.23	ED-1-1-a	Work with the EDC to develop economic development goals and objectives and strategic action plan	2,3,2,2 2.25	2,3,2,2 2.25	3,2,1,3,2 2.2	
11	2.23	ED-1-2-b	Proactively assemble an incentive package to be used to land a hotel development possibly including special financing districts, such as a Tax Increment Financing (TIF) District	3,3,2,2 2.5	1,3,1,1 1.5	3,3,2,2,3 2.6	
12	2.16	ED-2-1-b	Utilize public incentives including special financing districts, such as a Tax Increment Financing (TIF) District.	2,3,3,3 2.75	1,2,2,-- 1.67	2,2,3,1,2 2.0	

New Rank	Overall Priority	Action ID	Action	Staff	PZ	Council	
13	2.15	R-1-1-a	Prepare and adopt a Parks Master Plan.	2,2,2,2 2.0	2,3,1,3 2.25	3,2,2,2,2 2.2	
13	2.15	L-1-1-a	Prepare and adopt annexation plan with an initial focus on all areas that are currently serviced with city water	2,3,1,2 2.0	2,3,1,3 2.25	2,3,2,2,2 2.2	
13	2.15	T-3-1-b	Develop a roadway improvement program that works to widen select streets	3,2,3,2 2.5	2,1,3,2 2.0	1,2,2,3,2 2.0	
13	2.15	F-1-2-a	Evaluate grant funding available for God's Open Hands Food Bank and the Thrift Shop as well as other local non-profits to ensure space needs are met in the future	2,1,2,3 2.0	2,3,2,2 2.25	2,2,3,2,1 2.0	
14	2.07	ED-2-1-a	Develop conceptual plans for a Main Street redevelopment project.	2,2,3,3 2.5	1,3,1,2 1.75	1,2,3,2,2 2.0	
14	2.07	P-1-1-d	Partner to provide the Food Bank and Thrift Shop a new location using grant funding in order to prepare to relocate the historic railroad depot to McCain Park.	2,3,3,3 2.75	1,2,2,2 1.75	1,2,3,2,1 1.8	

New Rank	Overall Priority	Action ID	Action	Staff	PZ	Council	
15	2.00	R-1-1-b	Promote the development of a new community center and senior center as the demand grows. Evaluate the possibility of reusing Winchester Park house for community center/Senior Center.	2,2,3,2 2.25	0,3,2,2 1.75	0,3,2,3,2 2.0	Reword
16	1.92	I-2-1-c	Evaluate the development of a system to reuse gray water for watering parks and cemetery. the use of using Winchester Park Pond to irrigate the Park	2,3,2,0 1.75	0,3,2,2 1.75	3,3,0,2,2 2.0	Reword
16	1.92	T-3-2-a	Work with TxDOT to lower the speed limit on Hwy 31.	3,2,3,2 2.5	0,2,1,3 1.5	1,3,2,2,1 1.8	
16	1.92	S-1-1-a	Investigate methods the city can use to improve the appearance of existing businesses.	2,3,1,3 2.25	0,3,1,2 1.5	2,1,3,2,2 2.0	
16	1.92	E-2-2-a	Review and evaluate needed changes to the Emergency Response and Preparedness Plan.	3,2,1,1 1.75	2,1,2,2 1.75	3,3,0,3,2 2.2	
17	1.77	L-4-1-b	Use the web page to provide detailed development assistance and development review process.	2,1,1,2 1.5	0,1,2,3 1.5	2,1,2,3,3 2.2	
17	1.77	E-1-2-b	Develop a detailed plan of action for implementing community policing in Chandler and apply for any Community Policing grants available.	3,2,1,2 2.0	0,2,1,3 1.5	2,2,2,3,0 1.8	Move to On-going

New Rank	Overall Priority	Action ID	Action	Staff	PZ	Council	
18	1.76	B-1-1-a	Review and adopt new development related fees	3,2,2,2 2.25	0,1,1,3 1.25	2,2,2,1,2 1.8	
19	1.69	P-1-1-e	Transfer the ownership of the Railroad Depot from the Chandler Volunteer Fire Department to the City	2,1,3,3 2.25	0,2,0,1 0.75	1,2,3,3,1 2.0	
20	1.61	B-1-3-a	Investigate adopting water and sewer impact fees and roadway impact fees	1,1,2,2 1.5	0,1,0,3 1.0	2,3,2,2,2 2.2	
20	1.61	Q-1-5-c	Promote free outside activities and walking trails for Chandler residents.	2,2,1,2 1.75	0,3,1,2 1.5	1,2,2,2,1 1.6	
20	1.61	F-1-1-a	Perform a space needs assessment to determine building needs and evaluate options for location of a new Municipal Complex including proper office space for the police department.	3,1,1,1 1.5	0,3,1,2 1.5	3,2,0,2,2 1.8	
20	1.61	Q-1-4-b	Partner with the Ministerial Alliance to start an annual Community Wide Picnic in Chandler.	2,3,1,2 2.0	0,3,2,1 1.5	1,2,2,1,1 1.4	
21	1.54	R-3-1-a	Study the potential of a parks bond program to build out Winchester Park.	2,2,1,1 1.5	1,3,1,2 1.75	1,2,0,2,2 1.4	

New Rank	Overall Priority	Action ID	Action	Staff	PZ	Council	
22	1.53	C-1-2-a	Evaluate the use of water bill inserts to promote communication.	3,3,0,1 1.75	1,2,1,2 1.5	0,3,0,3,1 1.4	Delete as not practical with post card water bills
22	1.53	T-2-1-c	Require all new developments to provide for pedestrian and bicycle mobility	2,3,2,0 1.75	1,2,1,3 1.75	1,3,0,1,1 1.2	
25	1.38	HM-1-3-b	Improve the long-range management and use of flood-prone areas by the adoption of local ordinances to regulate new development within the floodplain.	2,3,1,1 1.75	0,1,1,1 0.75	1,2,1,2,2 1.6	
25	1.38	L-1-1-c	Perform a cost/benefit analysis for the annexation of Sportsman's Paradise.	3,1,1,1 1.5	1,1,2,2 1.5	3,0,0,2,1 1.2	
26	1.30	HM-1-5-c	Build community storm shelters, as funds permit.	1,1,0,1 0.75	0,2,1,2 1.25	3,2,1,2,1 1.8	
27	1.25	C-1-3-c	Explore the use of quarterly Town Hall meetings for citizens to ask questions and receive updates on projects	2,1,1,1 1.25	1,1,1,-- 1.0	1,2,1,1,2 1.4	
28	1.15	H-1-2-c	Encourage the development of a high end golf community in Chandler.	2,1,1,2 1.5	0,1,1,2 1.0	1,1,1,1,1 1.0	
29	1.00	I-2-1-d	Evaluate the feasibility of acquiring the rights to provide water (CCN) for the areas within our ETJ from RPM Water and Dean Water Supply.	2,2,0,0 1.0	0,1,1,2 1.0	3,0,0,2,0 1.0	Delete – Completed Not Feasible at this time.