



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, APRIL 1, 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 Final Plat for Griffin Estates Phase Two-B (FP-14-01).
 - 2. Consider and act on Family Dollar Site Plan (SP-14-02).
 - 3. Consider and act on Site Plan for Copeland Main Street Market Place (SP-14-01-Revision 1).

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 March 28, 2014 by 5:00pm and remained so posted at least 2 hours before said meeting was convened.

Shirley Parmer/City Secretary



CITY OF CHANDLER

Staff Report

PROJECT: FP-14-01 Griffin Estates Phase Two-B

DATE: PZ: 4/1/14 Council: 4/8/14

REQUEST: Final Plat for Griffin Estates Phase Two-B, for 14 lots on approximately 3.065 acres located in the S. Calderon Survey A-136, south of Hyde Park Drive and east of Martin Street.

OVERVIEW: James and Matthew Berry are wishing to continue development of Griffin Estates Phase Two which is a total of 14.977 acres. They have submitted construction plans on the entire Phase Two development but are only final platting a portion of the phase. The construction plans were reviewed and approved by the city engineer for the entire Phase Two to ensure all the infrastructure will work together.

The Preliminary Plat of the 67.87 acres of Griffin Estates was adopted in 2006. The Final Plat being proposed conforms to the preliminary plat.

The Subdivision Rules and Regulations require the donation of park land or the payment into a park fund. A Park Fee was paid for Phase 2A at the rate of 5% of the raw land value. A similar payment will be required for this phase.

RECOMMENDED ACTION: The plat as submitted meets all the standards of the City of Chandler and is recommended for adoption with the payment of the required fees.

ATTACHMENTS: Copy of Final Plat Phase 2B
Copy of Preliminary Plat

CALLED: 1.540 ACRES
CLYDE BECKNELL, ETAL
FILE# 013339
08/14/2008
(D.R.H.C.T.)

CALLLED: 27.117 ACRES
TEXAS PARKS &
RECREATION FOUNDATION
FILE# 00005051
04/14/2010
(D.R.H.C.T.)

30' WIDE ESMT.
WATER & SANITARY SEWER
VOL. 2184 PG. 553

P.O.B. FOR
LAND DESCRIPTION

0.177 ACRE
R.O.W. DEDICATION
FOR MARTIN STREET 30.00'
BY THIS PLAT

30' WIDE ESMT.
WATER & SANITARY SEWER
VOL. 2184 PG. 553

DEERBROOK ADDITION
CAB. E, SLIDE 288
(P.R.H.C.T.)

• DENOTES 1/2" IRON ROD SET
UNLESS OTHERWISE NOTED
IRF = IRON ROD FOUND
UE = UTILITY EASEMENT

Owners Certificate:

James Berry and Mathew Berry, do hereby certify that we are the owners of the tract of land shown hereon and do hereby accept this as his plan for subdividing same and hereby dedicate the utility easements and streets shown hereon for public use forever.

This _____ day of _____, 2014

James Berry

State of Texas
County of _____

Subscribed and sworn to before me, a Notary Public in and for the State of Texas,

This _____ day of _____, 2014

Notary Public

OWNERS:
James Berry &
Mathew Berry
610 FM 2010
Chandler, Texas 75758

ENGINEER:
Adams Engineering
Woodgate IV Office Park
1101 ESE Loop 323, Suite 101
Tyler, Texas 75701

SURVEYOR:
Summit Surveying, Inc.
2040 Deerbrook Dr.
Tyler, Texas 75703

This _____ day of _____, 2014

Mathew Berry

State of Texas
County of _____

Subscribed and sworn to before me, a Notary Public in and for the State of Texas,

This _____ day of _____, 2014

Notary Public

Lot Square feet and acreage

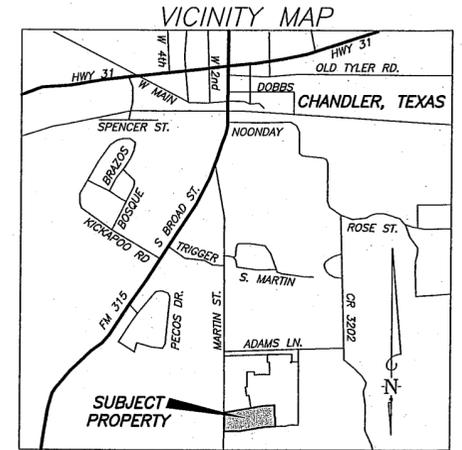
| | | |
|----------------|----------------|------------|
| Lot 12, Blk. 4 | 7,352 sq. ft. | 0.169 acre |
| Lot 13, Blk. 4 | 7,444 sq. ft. | 0.171 acre |
| Lot 14, Blk. 4 | 11,209 sq. ft. | 0.257 acre |
| Lot 15, Blk. 4 | 9,273 sq. ft. | 0.213 acre |
| Lot 16, Blk. 4 | 10,118 sq. ft. | 0.232 acre |
| Lot 17, Blk. 4 | 10,140 sq. ft. | 0.233 acre |
| Lot 18, Blk. 4 | 10,140 sq. ft. | 0.233 acre |
| Lot 19, Blk. 4 | 10,019 sq. ft. | 0.230 acre |
| Lot 32, Blk. 5 | 10,292 sq. ft. | 0.236 acre |
| Lot 6, Blk. 6 | 9,279 sq. ft. | 0.213 acre |
| Lot 7, Blk. 6 | 9,329 sq. ft. | 0.214 acre |
| Lot 8, Blk. 6 | 9,329 sq. ft. | 0.214 acre |
| Lot 9, Blk. 6 | 9,329 sq. ft. | 0.214 acre |
| Lot 13, Blk. 7 | 10,287 sq. ft. | 0.236 acre |

The subject property does not lie within a 100 year flood plain according to Community Panel No. 48213C0225E, dated April 5, 2010, National Flood Insurance Rate Map for Henderson County, Texas.

This plat does not alter or remove existing deed restrictions, if any on this property.

Sidewalks will be constructed according to city code.

Notice—selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.



Land Description: 4.375 acres
Santiago Calderon Survey, A-136
City of Chandler
Henderson County, Texas

Being a tract or parcel of land located in the Santiago Calderon Survey, Abstract No. 136, City of Chandler, Henderson County, Texas, and being part of a called 15.154 acre tract as described in a deed from James H. Griffin, et ux to James Berry and Mathew Berry, dba Neches Construction, dated August 2, 2013 and recorded in Document Number 2013-00011741 in the Deed Records of Henderson County, Texas, and being more particularly described as follows:

BEGINNING at a P.K. nail found for southwest corner of the above referenced 15.154 acre tract and being near the centerline of Martin Street, same being the southwest corner of a 0.589 of an acre, 30 feet wide strip of land dedicated to the City of Chandler for said Martin Street as shown on the Plat of Griffin Estates Addition, Phase One Addition and recorded in Cabinet E, Slide 383 in the Plat Records of Henderson County, Texas;

THENCE North 89 deg. 38 min. 30 sec. East with the south line of said 0.589 of an acre strip of land, a distance of 30.00 feet to a 1/2 inch iron rod found for the southwest corner of Lot 25, Block 4 of said Griffin Estates, Phase One;

THENCE North 80 deg. 24 min. 54 sec. East with the south lines of Lots 25, 24, 23 and 22, Block 4 of said addition and with the south lines of Lots 21 and 20, Block 4 of Griffin Estates, Phase Two-A as recorded in Cabinet F, Slide 242 in said Plat Records, a distance of 497.37 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 20 and being in the west right of way line of Griffin Drive;

THENCE North 87 deg. 18 min. 18 sec. East with a south line of Griffin Drive and said Griffin Estates, Phase Two-A, a distance of 55.41 feet to a 1/2 inch iron rod found for corner in the east right of way line of said Griffin Drive, same being the southwest corner of Lot 31, Block 5 of said Griffin Estates, Phase Two-A;

THENCE North 86 deg. 52 min. 03 sec. East with the south line of said Lot 31, Block 5, at a distance of 88.73 feet pass a 1/2 inch iron rod found for the southeast corner of same, continuing across said 15.154 acre tract for a total distance of 94.92 feet to a 1/2 inch iron rod set for corner;

THENCE across said 15.154 acre tract as follows:

- South 00 deg. 24 min. 52 sec. East a distance of 118.78 feet to a 1/2 inch iron rod set for corner,
- South 14 deg. 34 min. 08 sec. East a distance of 56.35 feet to a 1/2 inch iron rod set for corner and,
- South 00 deg. 24 min. 43 sec. East a distance of 110.40 feet to a 1/2 inch iron rod set for corner in the south line of said 15.154 acre tract;

THENCE with the south line of said 15.154 acre tract as follows:

- South 87 deg. 53 min. 01 sec. West a distance of 94.98 feet to a 1/2 inch iron rod set for corner,
- South 84 deg. 18 min. 45 sec. West a distance of 55.69 feet to a 1/2 inch iron rod set for corner,
- South 80 deg. 24 min. 54 sec. West a distance of 341.07 feet to a 1/2 inch iron rod set for corner,
- North 86 deg. 56 min. 45 sec. West a distance of 55.10 feet to a 1/2 inch iron rod set for corner and,
- South 89 deg. 38 min. 30 sec. West a distance of 143.11 feet to a P.K. nail found for the southwest corner of said 15.154 acre tract and being near the centerline of the aforementioned Martin Street,

THENCE North 00 deg. 21 min. 30 sec. West with the west line of said 15.154 acre tract and generally with the centerline of said Martin Street, a distance of 256.71 feet to the PLACE OF BEGINNING, containing 4.375 acres (190,581 sq. ft.) of land of which approximately 0.177 of an acre lies within the recognized/proposed right of way of Martin Street.

Approved by City Zoning Commission, City of Chandler, Texas.

Approved by the City Council, City of Chandler, Texas.

Chairman _____

Mayor _____

Date _____

Date _____

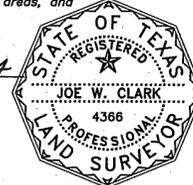
BEARING BASIS:
GRIFFIN ESTATES PHASE I
CAB. E, SLIDE 383 (P.R.H.C.T.)

City Secretary, City of Chandler

Know All Men By These Presents:

That I, Joe W. Clark, Registered Professional Land Surveyor, certify that this plat shown hereon was prepared from a survey made on the ground under my direction and supervision and bearings, distances, areas, and monuments are as shown.

Joe W. Clark 03/27/2014
Joe W. Clark
Registered Professional Land Surveyor No. 4366

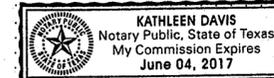


State of Texas
County of Smith

Subscribed and sworn to before me, a Notary Public in and for the State of Texas,

This 27 day of March, 2014

Kathleen Davis
Kathleen Davis
Notary Public



FINAL PLAT
GRIFFIN ESTATES PHASE TWO-B
S. CALDERON SURVEY A-136
CITY OF CHANDLER,
HENDERSON COUNTY, TX

14 LOTS: 3.065 ACRES
LOTS 12-19, BLOCK 4
LOT 32, BLOCK 5
LOTS 6-9, BLOCK 6
LOT 13, BLOCK 7
STREET RIGHT-OF-WAY: 1.310 ACRES
4.375 ACRES TOTAL

RECORDED IN CABINET _____, SLIDE _____
PLAT RECORDS OF HENDERSON COUNTY, TEXAS

| REVISIONS | DATE | BY |
|-----------------------|------------|-----|
| ISSUED FOR REVIEW | 03/20/2014 | JWC |
| ISSUED FOR SIGNATURES | 03/27/2014 | JWC |
| | | |
| | | |
| | | |

FINAL PLAT
GRIFFIN ESTATES PHASE TWO-B
S. CALDERON SURVEY A-136
CITY OF CHANDLER
HENDERSON COUNTY, TEXAS

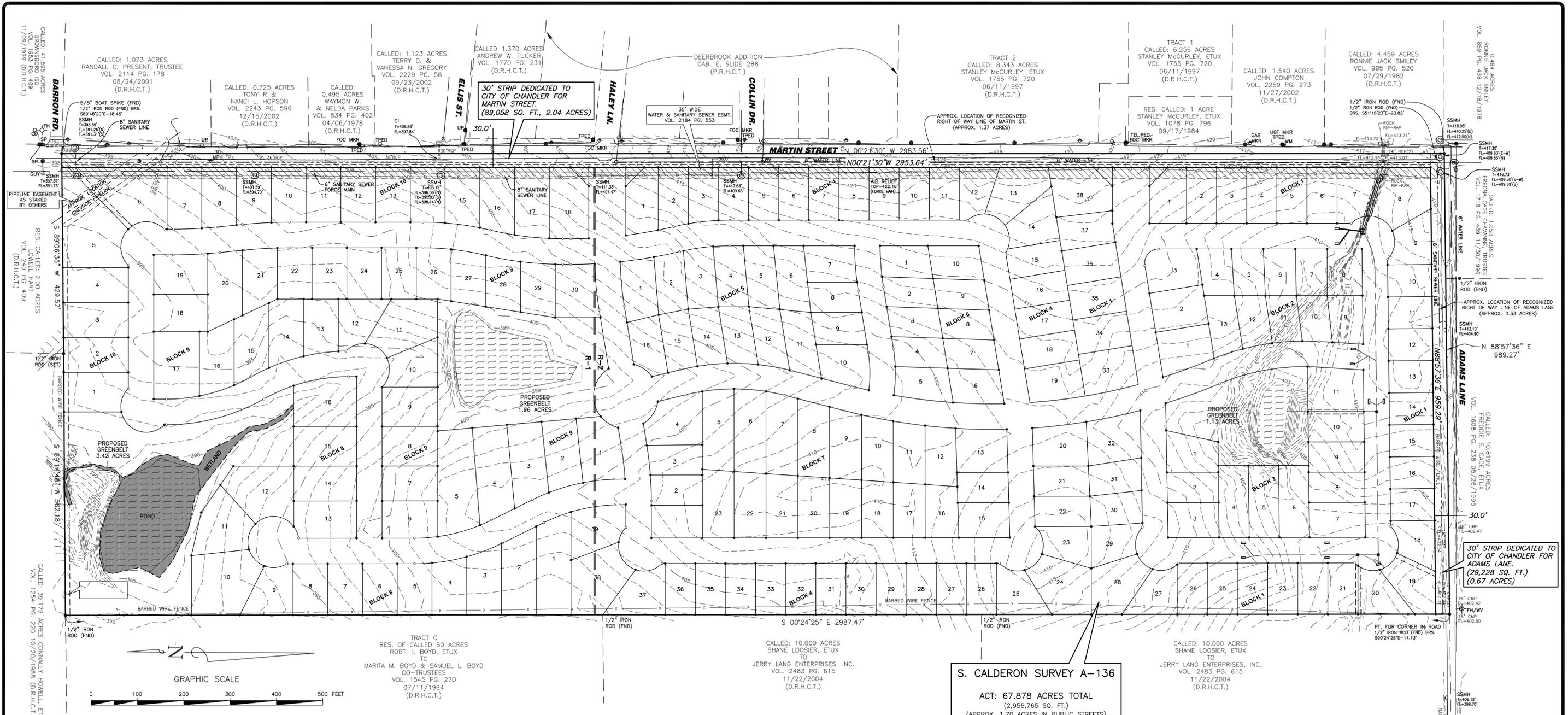


Summit Surveying, Inc.

Land Boundary • Topography • GPS • Geodetic
2040 Deerbrook Drive, Tyler, Texas 75703 • (903)-561-9544
TBLS FIRM # 10081000

This drawing and all related documents, including those on electronic media, were prepared by Summit Surveying, Inc. (Summit) except as noted otherwise therein, as instruments of service, and shall remain the property of Summit. The information herein shall be used only by the client to whom the services are rendered. Any other use of said documents, including (without limitation) any reproduction or alteration, is strictly prohibited, and the user shall hold harmless and indemnify Summit from all liabilities which may arise from such unauthorized use. Such use shall sever any liabilities which may arise from the use or result of any such unauthorized use or changes.

| | |
|---------------|--------|
| PROJECT MGR. | JWC |
| PROJECT TECH. | JWC |
| CHECKED BY | MLN |
| JOB NO. | 13-017 |



S. CALDERON SURVEY A-136

ACT: 67.878 ACRES TOTAL
(2,956,765 SQ. FT.)
(APPROX. 1.70 ACRES IN PUBLIC STREETS)

CALLER: 67.875 ACRES
MOLLY SUE GIDEON
TO
JAMES H. GRIFFIN, ETUX
VOL. 1849 PG. 640
08/18/1998
(D.R.H.C.T.)

**PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY**

ACCEPTED FOR PREPARATION OF FINAL PLAT

CHAIRMAN, PZC CITY OF CHANDLER, TEXAS CITY SECRETARY CITY OF CHANDLER, TEXAS

DATE DATE

| CURVE | DELTA | RADIUS | CHORD BEARING | CHORD LENGTH |
|-------|-----------|----------|---------------|--------------|
| C1 | 217°20' | 972.50' | N01°30'10"W | 38.85' |
| C2 | 253°11' | 1027.50' | N01°48'00"W | 51.76' |
| C3 | 228°14' | 672.50' | N00°52'37"E | 29.00' |
| C4 | 116°02' | 727.50' | N00°16'31"E | 16.09' |
| C5 | 6°25'29" | 672.50' | N05°19'29"E | 75.37' |
| C6 | 5°55'32" | 727.50' | N03°52'48"E | 75.20' |
| C7 | 4°31'15" | 672.50' | N10°47'51"E | 53.06' |
| C8 | 6°00'15" | 727.50' | N09°50'12"E | 76.20' |
| C9 | 2°08'44" | 627.50' | S11°59'07"W | 23.50' |
| C10 | 0°13'10" | 727.50' | N12°50'54"E | 2.78' |
| C11 | 6°54'59" | 627.50' | S07°27'16"W | 75.70' |
| C12 | 7°20'45" | 572.50' | S09°23'07"W | 73.35' |
| C13 | 4°21'16" | 627.50' | S01°49'08"W | 47.68' |
| C14 | 6°04'14" | 572.50' | S02°40'37"W | 60.83' |
| C15 | 2°10'59" | 1027.50' | S01°26'59"E | 39.15' |
| C16 | 1°32'46" | 972.50' | S01°07'53"E | 26.24' |
| C17 | 3°26'51" | 1027.50' | S04°19'55"W | 61.82' |
| C18 | 4°05'55" | 972.50' | S03°56'48"E | 69.31' |
| C19 | 2°00'48" | 972.50' | N04°58'56"W | 34.17' |
| C20 | 1°29'10" | 1027.50' | N05°14'45"W | 26.65' |
| C21 | 3°37'02" | 972.50' | N02°10'01"W | 61.39' |
| C22 | 4°08'40" | 1027.50' | N02°23'00"W | 74.31' |
| C23 | 89°59'03" | 55.00' | S00°21'02"E | 77.77' |
| C24 | 90°00'57" | 55.00' | N89°38'58"E | 77.79' |
| C25 | 56°57'10" | 55.00' | S73°50'05"E | 52.45' |
| C26 | 12°03'50" | 55.00' | N16°09'48"E | 66.89' |
| C27 | 11°00'45" | 372.50' | N05°51'52"W | 71.49' |
| C28 | 29°26'14" | 427.50' | N15°04'37"W | 217.23' |
| C29 | 12°05'21" | 372.50' | N17°24'56"W | 78.45' |
| C30 | 6°20'08" | 372.50' | N26°37'00"W | 41.17' |
| C31 | 5°42'35" | 427.50' | S26°56'27"E | 42.58' |
| C32 | 10°51'48" | 372.50' | S24°21'50"E | 70.52' |
| C33 | 10°36'36" | 427.50' | S18°46'51"E | 79.85' |
| C34 | 18°31'33" | 372.50' | S09°40'11"E | 119.92' |

| CURVE | DELTA | RADIUS | CHORD BEARING | CHORD LENGTH |
|-------|-----------|---------|---------------|--------------|
| C35 | 10°09'54" | 427.50' | S08°23'36"E | 75.74' |
| C36 | 2°10'27" | 427.50' | S02°17'06"E | 16.22' |
| C37 | 47°19'38" | 55.00' | S21°47'40"E | 44.15' |
| C38 | 61°54'20" | 55.00' | S32°49'19"W | 56.58' |
| C39 | 70°49'06" | 55.00' | N00°48'58"W | 63.74' |
| C40 | 28°53'18" | 55.00' | S66°52'28"W | 27.44' |
| C41 | 97°35'24" | 55.00' | S03°38'07"E | 82.76' |
| C42 | 61°17'48" | 55.00' | S76°18'29"E | 69.40' |
| C43 | 5°19'27" | 55.00' | N48°32'54"E | 48.21' |
| C44 | 52°04'40" | 55.00' | N05°29'14"W | 48.29' |
| C45 | 75°9'43" | 375.00' | N04°14'16"W | 50.11' |
| C46 | 5°00'24" | 430.00' | N02°54'37"W | 37.56' |
| C47 | 14°27'02" | 375.00' | N15°17'39"W | 94.33' |
| C48 | 10°09'49" | 430.00' | N10°54'24"W | 76.19' |
| C49 | 4°03'25" | 375.00' | N24°32'53"W | 26.55' |
| C50 | 10°41'08" | 430.00' | N20°55'12"W | 68.81' |
| C51 | 0°18'48" | 430.00' | N20°25'10"W | 2.35' |
| C52 | 5°08'44" | 427.50' | S24°09'15"E | 38.39' |
| C53 | 9°40'43" | 372.50' | S21°44'14"E | 62.85' |
| C54 | 10°18'15" | 427.50' | S11°16'44"E | 76.78' |
| C55 | 14°49'48" | 372.50' | S09°28'58"E | 96.15' |
| C56 | 9°23'22" | 427.50' | S06°35'50"E | 67.52' |
| C57 | 5°14'58" | 695.00' | S83°02'23"W | 63.65' |
| C58 | 37°18'56" | 70.00' | N32°12'19"E | 44.79' |
| C59 | 96°29'11" | 70.00' | S89°53'58"E | 104.38' |
| C60 | 77°31'05" | 100.00' | S24°09'15"E | 100.16' |
| C61 | 7°34'58" | 722.50' | N84°12'24"E | 95.55' |
| C62 | 39°25'19" | 70.00' | S33°15'31"W | 47.22' |
| C63 | 48°25'24" | 70.00' | N56°44'29"W | 57.00' |
| C64 | 4°54'00" | 750.00' | S22°15'44"W | 64.12' |
| C65 | 4°16'41" | 750.00' | S26°56'00"W | 55.99' |
| C66 | 37°35'35" | 55.00' | S64°12'12"E | 35.44' |
| C67 | 78°07'50" | 55.00' | N57°56'05"E | 69.32' |
| C68 | 54°16'34" | 55.00' | N19°16'07"W | 58.52' |

| CURVE | DELTA | RADIUS | CHORD BEARING | CHORD LENGTH |
|-------|-----------|----------|---------------|--------------|
| C69 | 61°17'03" | 55.00' | N14°48'21"E | 56.06' |
| C70 | 54°53'04" | 55.00' | N44°18'43"W | 50.69' |
| C71 | 67°04'20" | 55.00' | S75°44'31"W | 60.77' |
| C72 | 4°58'00" | 1277.50' | N00°40'48"E | 110.71' |
| C73 | 5°10'41" | 1222.50' | N00°58'33"E | 110.45' |
| C74 | 2°57'17" | 1277.50' | N44°30'27"E | 65.89' |
| C75 | 6°02'45" | 1222.50' | N06°35'16"E | 128.94' |
| C76 | 3°06'45" | 1277.50' | N07°40'28"E | 69.39' |
| C77 | 3°08'29" | 1277.50' | N10°48'05"E | 70.04' |
| C78 | 1°40'23" | 1277.50' | N13°12'31"E | 37.30' |
| C79 | 1°51'09" | 1222.50' | N13°07'08"E | 39.53' |
| C80 | 0°28'08" | 497.50' | S13°48'39"W | 4.07' |
| C81 | 7°55'58" | 497.50' | S09°36'36"W | 68.83' |
| C82 | 3°28'37" | 442.50' | S11°18'24"W | 42.28' |
| C83 | 3°38'33" | 497.50' | S01°49'21"W | 66.31' |
| C84 | 8°55'55" | 442.50' | S04°06'08"W | 68.81' |
| C85 | 7°30'29" | 497.50' | S05°45'10"E | 65.15' |
| C86 | 0°55'52" | 442.50' | S84°49'45"E | 68.51' |
| C87 | 4°23'28" | 497.50' | S11°42'09"E | 38.12' |
| C88 | 4°36'12" | 497.50' | S11°35'47"E | 35.54' |
| C89 | 16°57'59" | 272.50' | S88°53'54"W | 80.40' |
| C90 | 10°47'31" | 327.50' | N07°25'22"W | 61.80' |
| C91 | 0°45'58" | 327.50' | S83°47'53"W | 38.65' |
| C92 | 1°46'05" | 627.50' | N81°17'57"E | 19.36' |
| C93 | 2°12'22" | 572.50' | N81°31'06"E | 22.04' |
| C94 | 7°09'16" | 627.50' | N84°49'34"E | 78.39' |
| C95 | 0°41'13" | 572.50' | N85°57'53"E | 36.78' |
| C96 | 4°23'13" | 472.50' | S02°33'05"E | 66.17' |
| C97 | 2°41'00" | 527.50' | S01°41'58"E | 24.70' |
| C98 | 7°52'50" | 472.50' | S00°41'09"E | 64.85' |
| C99 | 7°06'24" | 472.50' | S00°35'40"E | 65.39' |
| C100 | 0°58'15" | 472.50' | S13°06'44"E | 8.01' |
| C101 | 3°27'00" | 527.50' | N11°52'22"E | 31.76' |
| C102 | 3°16'41" | 1027.50' | N12°00'31"W | 56.99' |



TRACT C
RES. CALLED: 6.00 ACRES
ROBT. I. BOYD, ETUX
TO
MARITA M. BOYD & SAMUEL L. BOYD
CO-TRUSTEES
VOL. 1545 PG. 270
07/11/1994
(D.R.H.C.T.)

CALLER: 10.000 ACRES
SHANE LOOSIER, ETUX
TO
JERRY LANG ENTERPRISES, INC.
VOL. 2483 PG. 615
11/22/2004
(D.R.H.C.T.)

CALLER: 10.000 ACRES
SHANE LOOSIER, ETUX
TO
JERRY LANG ENTERPRISES, INC.
VOL. 2483 PG. 615
11/22/2004
(D.R.H.C.T.)

NOTE: SSMH SHOWN ON CITY PLANS IN THIS AREA IS UNDER ASPHALT PAVEMENT. DATA COULD NOT BE OBTAINED WITHOUT DAMAGE TO ROAD.

| MARK | REVISION | BY | CK'D | DATE |
|------|----------|----|------|------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

This drawing was prepared by Adams Consulting Engineers, Inc. (ACEI) as an instrument of service, and shall remain the property of ACEI. The information herein shall be used only by the client to whom the services are rendered and only for the purpose of constructing or installing the improvements at the designated location and site. Any other use, including (without limitation) any reproduction or alteration of this instrument, or the use of any part hereof, shall be prohibited. ACEI shall not be held liable for any damages, including consequential damages, which may arise from such unauthorized use.

Copyright © 2006, ACEI

6320 Copeland Road Tyler, Texas 75703 (903) 324-8400

DRAWN BY: TDG
DESIGNED BY: CLG
LATEST REVISION:
ADAMS JOB NO.: 2006-172

GRIFFIN ESTATES
CITY OF CHANDLER
HENDERSON COUNTY, TEXAS

PRELIMINARY PLAT

THIS DOCUMENT IS RELEASED STRICTLY FOR THE PURPOSES OF INTERIM REVIEW AND COMMENTS, UNDER THE AUTHORITY OF: G.L. GRANHAM, JR. REGISTRATION NO. 81048 DATED NOVEMBER, 2006 THIS DOCUMENT IS NOT TO BE USED FOR PERMITTING, BIDDING OR CONSTRUCTION PURPOSES.

DRAWING SCALE:
VERTICAL N/A
HORIZONTAL 1"=100'
PLOTING SCALE: 1"=100'
FILE NAME: 2006-172

SHEET NO. 1 OF 1



CITY OF CHANDLER

Staff Report

PROJECT: SP-14-02 Family Dollar Site Plan

DATE: PZ: 4-1-14 CC: 4-8-14

REQUEST: The property owner is requesting approval of a site plan in order to build a new Family Dollar Store.

APPLICANT: Doug George, 3D Development Partners

PROPERTY OWNER: Greg Kidd / Jerry Kidd Oil Co.

PROPERTY DESCRIPTION: A 3.066 acre unplatted parcel of a 70 acre tract located in the Simon Weiss survey Abstract 799. Located in the 700 Block of Hwy 31 East

ZONING: B-1

SIZE: 3.066 acres (Developer intends to develop 1.35 acres and gift the remaining 1.72 acres for a portion of the linear park proposed in the city's Comprehensive Plan.)

OVERVIEW:

Use: Relocate the existing Family Dollar Store to a new building.

Access: The property has access off of SH 31 with a 36' drive. The property also has provision for a cross access drive which can provide access to the future development to the east.

Parking: The parking requirement for the 8,320 sq. ft. retail store is 42 and there are 42 spaces provided with 2 of these spaces being handicapped spaces. The spaces are regulation spaces with larger than required drives.

Sign: All proposed signage complies with city of Chandler sign ordinances with the following exception, which is being requested for approval through this site plan. The proposed monument sign is under all required size restrictions except for the width of the sign. The maximum width is 6' and the proposed sign is 7'4" wide. However, the overall area of 30.3 sq. ft. is less than the maximum area allowed of 36 sq. ft.

Setbacks: The required setbacks are: rear - 0', side – 10', front – 25'.

The proposed building is in compliance with these setbacks.

Architectural standards: The building is required to have at least 60% either: Brick, stone, architectural block, stucco, hardi, or glass. The proposed building has 78% of its exterior finish falling into this category. The only metal will be on the rear wall.

There will not be any roof mounted equipment.

A trash Dumpster enclosure is provided for 2 onsite dumpsters.

Drainage: The site incorporates a drainage detention area to detain storm water runoff prior to releasing it into the unnamed tributary of Lake Palestine.

Landscape: The Landscape Plan as submitted proposes 5 crepe myrtles and 35 burford holly shrubs and grass sod. No trees are proposed on site. The developer has agreed to add 3 oak trees to the west edge of the parking lot. In addition to adding to the row of burford hollies to make a solid hedge along SH 31.

**RECOMMENDED
ACTION:**

Staff recommends approval of the site plan and sign plans as presented with the following conditions:

1. The property must be platted prior to the building permit being issued.
2. The monument sign is approved as submitted with the site plan.
3. The additional landscaping (3 oak trees and additional burford hollies) be added as agreed to

CITY CONTACT:

John Taylor, City Administrator

ATTACHMENTS:

Developer Letter
Elevations
Grading Plan
Site Plan
Landscape Plan
Sign Variance letter

3D Development
4900 Woodway Dr, Suite 1125
Houston, TX 77056

March 10, 2014

City of Chandler, TX
P.O. Box 425
Chandler, TX 75758

RE: Letter of Intent

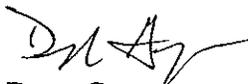
To whom it may concern:

3D Development intends to develop a new Family Dollar Store in the 700 block of Hwy 31 East, Chandler, TX. Details about the development can be found below:

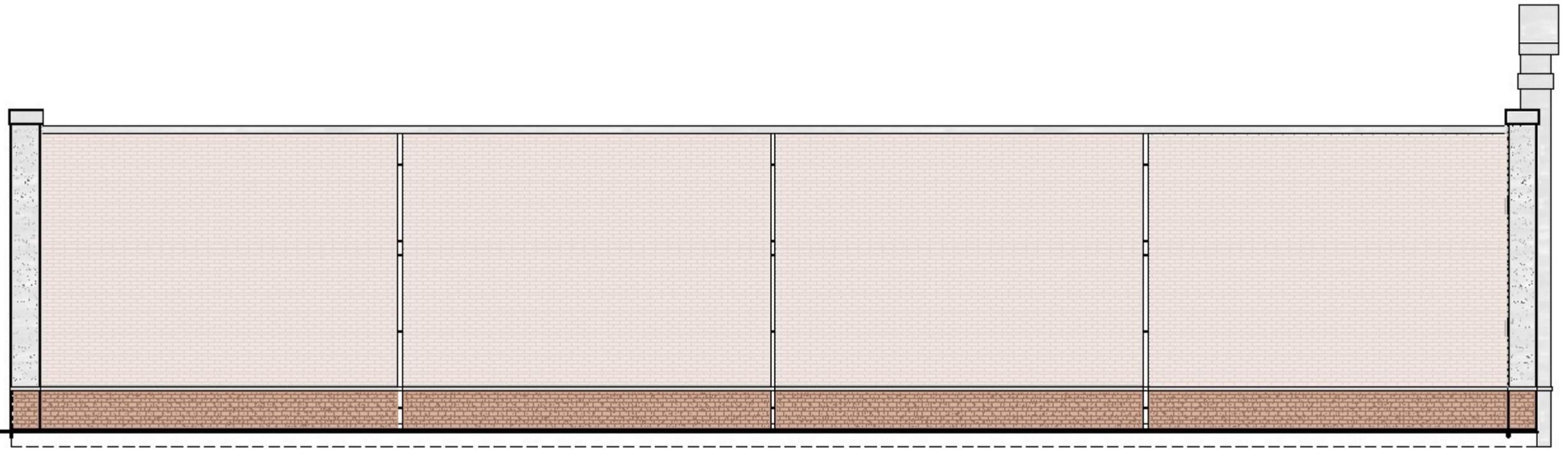
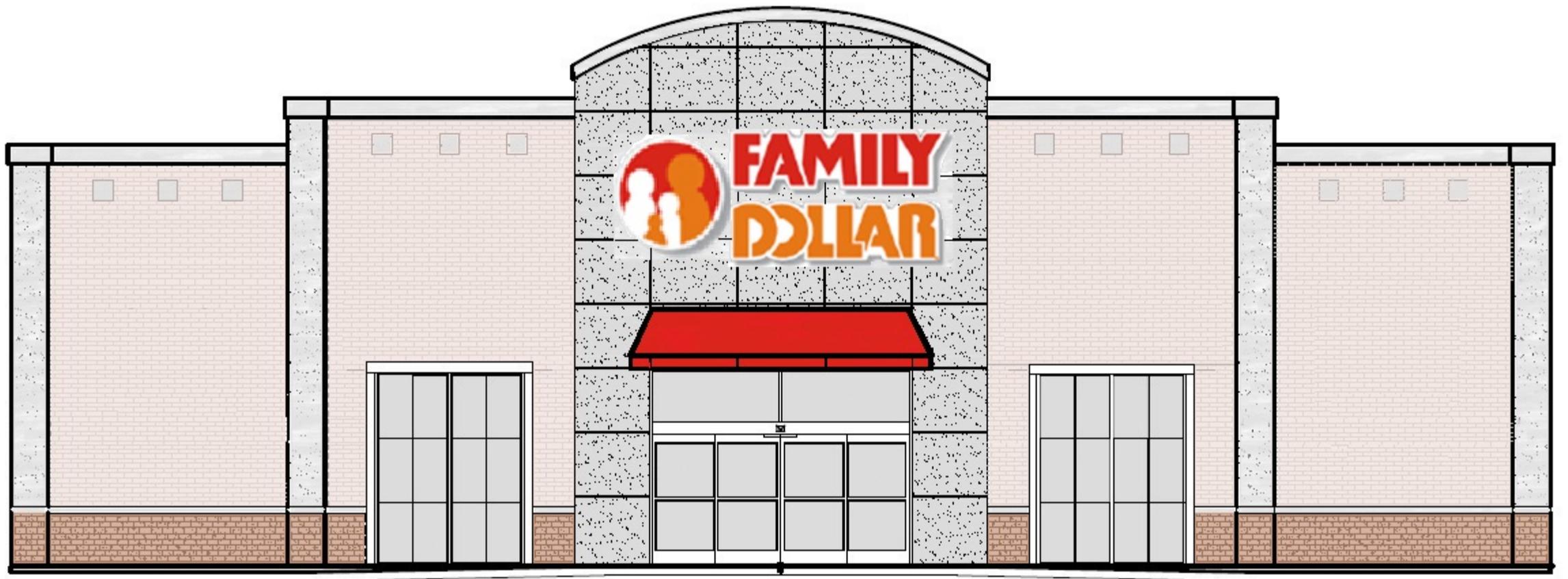
- Proposed Use – Family Dollar Store (retail)
- Square Footage of Proposed Building – 8,353sf (three-sided brick/masonry building)
- Acreage of Development –
 - Developer is purchasing 3.066 acres total
 - Developer intends to develop 1.35 acres for Family Dollar
 - Developer intends to gift the remaining 1.72 acres to the City of Chandler for a City Park
- Property location – 700 block of Hwy 31 East in Chandler, TX (just east of Taco Bell)
- Current zoning is B-1 Local Business. Zoning is appropriate for Family Dollar's use.
- Developer will adhere to all city codes and does not intend to apply for any variances.
- Property will drain into an on-site detention pond (to be maintained by Family Dollar).
- Ingress/Egress - TxDOT has given preliminary approval to the proposed site access.
- Property will have future reciprocal access to the property to the east.

We appreciate your review and consideration of our proposed development.

Regards,



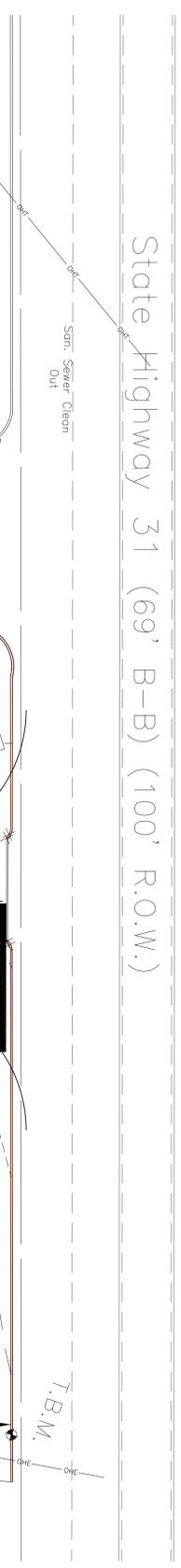
Doug George
3D Development



PLANS PREPARED BY:

CAMPBELL

ENGINEERING & ASSOCIATES, INC.
Civil Engineering and Land Planning
31 Roland Court
Greenville, SC 29615
(864) 333-0090
Fax: (864) 333-0093



| LEGEND | |
|-------------------------|-------------------------|
| EXISTING | PROPOSED |
| 233 | 233 |
| DESCRIPTION | DESCRIPTION |
| CONTOUR LINE | CONTOUR LINE |
| SPOT ELEVATION | SPOT ELEVATION |
| STORM DRAIN PIPE | STORM DRAIN PIPE |
| CATCH BASIN | CATCH BASIN |
| MANHOLE | MANHOLE |
| STORM DRAIN STRUCTURE # | STORM DRAIN STRUCTURE # |
| FLOW ARROW | FLOW ARROW |
| C/L DITCH/SWALE | C/L DITCH/SWALE |

Remainder of a Caled 1.0225 Acres
Jerry Franklin Houston and
Wife, Joyce Houston
Up Enterprises, Inc.
Volume 1531, Page 738
H. C. D. R.

OFF-SITE TEMPORARY
GRADING AND
PERMANENT SLOPE
EASEMENT TO BE
OBTAINED ALONG
EASTERN PL LIMITS TO
BE DETERMINED.

APPROXIMATE
LOCATION AND
SIZE OF
DEFENTION
AREA

APPROXIMATE
LOCATION OF POND
OUTLET AND
DISCHARGE PIPE

FAMILY DOLLAR
8353 SF
80X104
FF = +/-375

ZONE A

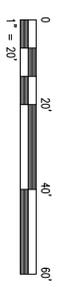
17.48'

Edge of Woods

3.086 ACRES

S 68°11'11" W 202.07'

S 70°27'53" W 116.55'



CONCEPTUAL GRADING PLAN
SHEET NUMBER: **C-2.0**

DEVELOPER:
3D DEVELOPMENT PARTNERS, LLC.
4900 WOODWAY, SUITE 1125
HOUSTON, TX 77056
(713) 961-3334
FAX: (713) 961-3332
CONTACT: DOUG GEORGE

FAMILY DOLLAR
STORE #3374
CHANDLER TX

REVISIONS:

CHECKED BY: TWC
DRAWING BY: FSE
DATE: XXX
JOB NUMBER:

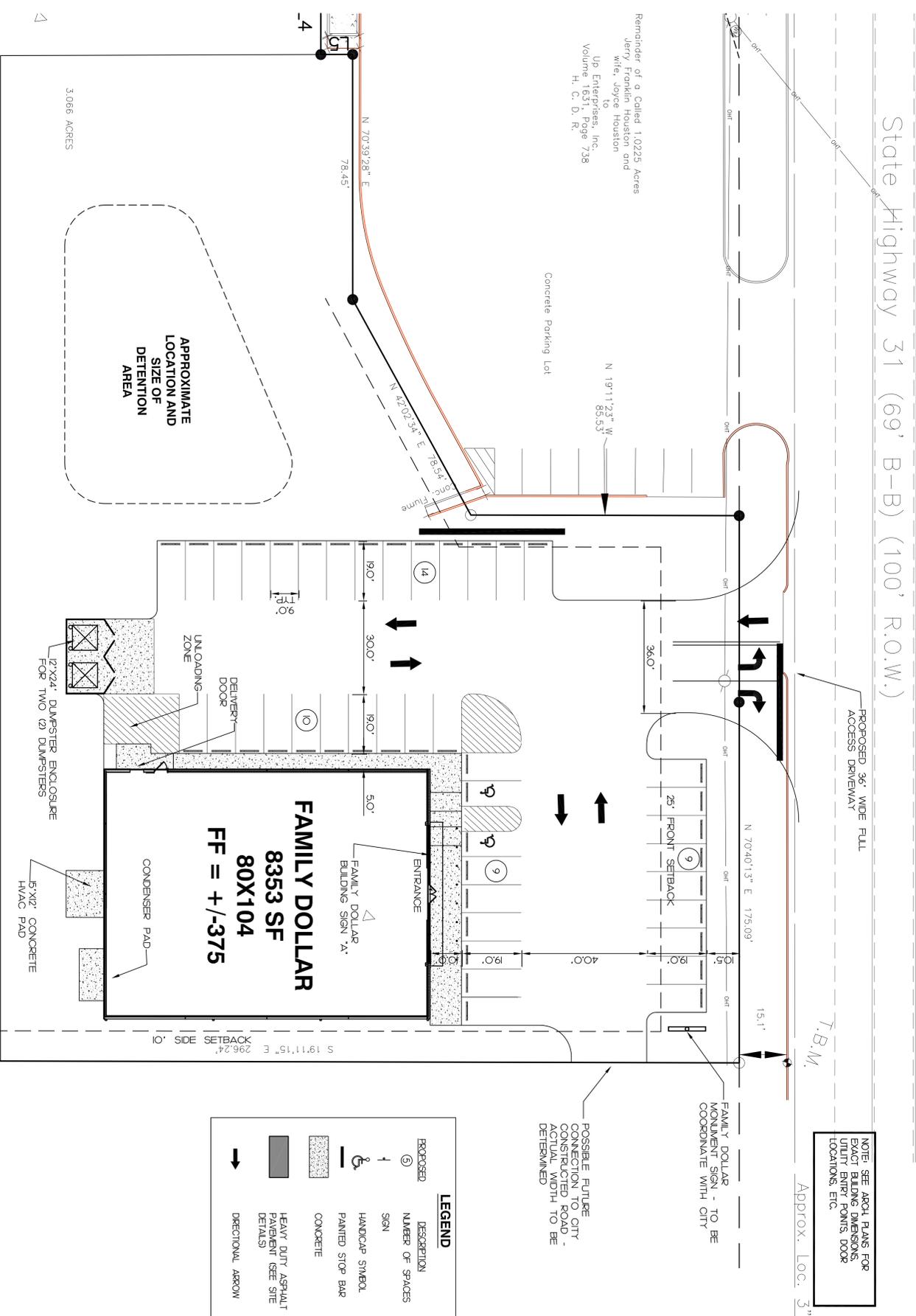
COMMENTS:

SITE DEVELOPMENT DATA

ZONING: B1 (LOCAL BUSINESS DISTRICT)
 PROPERTY SIZE: 4.36 AC. (458,906 SF)
 CURRENT PARCEL KIDD TRACT
 JURISDICTION: CITY OF CHANDLER
 SETBACKS:
 FRONT: 25'
 REAR: 0'
 PARKING REQUIREMENTS:
 SPACES REQUIRED: 1 PER 200 SF OF
 * 42 SPACES
 SPACES PROVIDED: 42
 HANDICAP SPACES REQUIRED: 2
 HANDICAP SPACES PROVIDED: 2
 VAN ACCESSIBLE SPACES REQUIRED: 1
 VAN ACCESSIBLE SPACES PROVIDED: 1
 TOTAL PD BUILDING PROTO: 48,363 SF
 BUILDING AND STRUCTURES COVERAGE: 14.5%
 SITE COVERAGE 34.4% (INCLUDES STREETS,
 DRIVES, PARKING, AND LOADING AREAS)

GENERAL NOTES:

1. ALL SIGAGE IS APPROVED VIA A SEPARATE PERMIT THROUGH THE BUILDING SAFETY DIVISION.
2. ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
3. ANY ALTERATION TO THE SITE PLAN INCLUDING BUILDING ELEVATION AND LANDSCAPE SUBSTITUTIONS, REQUIRE TOWN APPROVAL THROUGH A REVISED PLAN STAMPED BY STAFF.

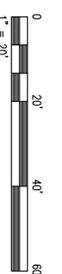
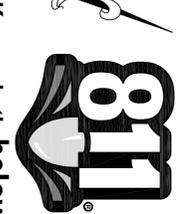


NOTE: SEE ARCH PLANS FOR EXACT BUILDING DIMENSIONS, UTILITY BURIAL POINTS, DOOR LOCATIONS, ETC.

POSSIBLE FUTURE CONNECTION TO CITY CONSTRUCTED ROAD - LOCATION WHICH TO BE DETERMINED

FAMILY DOLLAR MONUMENT SIGN - TO BE COORDINATE WITH CITY

| LEGEND | |
|--------|--|
| (9) | PROPOSED NUMBER OF SPACES |
| ♿ | HANDICAP SYMBOL |
| — | PAINTED STOP BAR |
| ■ | CONCRETE |
| ■ | HEAVY DUTY ASPHALT PAVEMENT (SEE SITE DETAILS) |
| → | DIRECTIONAL ARROW |



PLANS PREPARED BY:
CAMPBELL
 ENGINEERING & ASSOCIATES, INC.
 Civil Engineering and Land Planning
 31 Beland Court
 Greenville, SC 29615
 (864) 333-0090
 Fax: (864) 333-0955

FAMILY DOLLAR
 STORE #3374
 CHANDLER TX

DEVELOPER:
 3D DEVELOPMENT PARTNERS, LLC.
 4900 WOODWAY, SUITE 1125
 HOUSTON, TX 77056
 (713) 961-3334
 FAX: (713) 961-3332
CONTACT: DOUG GEORGE

| | |
|---------------|----------------------|
| CHECKED BY: | TWC |
| DRAWING BY: | FBE |
| DATE: | XXX |
| JOB NUMBER: | - |
| TITLE: | CONCEPTUAL SITE PLAN |
| SHEET NUMBER: | C-1.0 |
| COMMENTS: | |

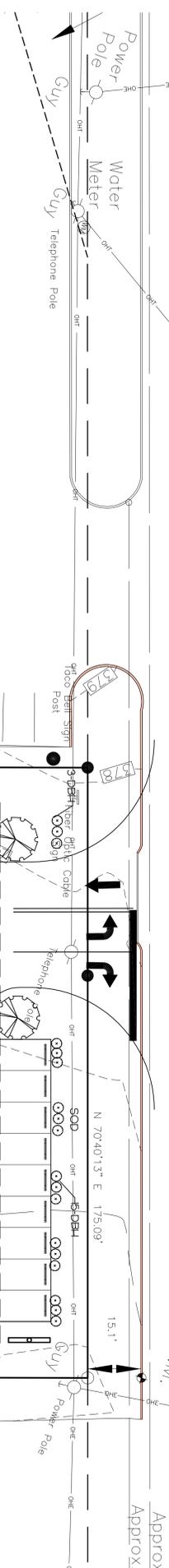
| PLANT SCHEDULE | | | | | | |
|----------------|-------|-----|---------------|--------------------------|----------------------|-------|
| SYMBOL | KEY | QTY | COMMON NAME | BOTANICAL NAME | SIZE | NOTES |
| ○ | CM | 5 | GRAPE MYRTLE | LAGERSTROEMIA 'NANTOHEZ' | 20" GALIPER STANDARD | |
| ○ | DBH | 35 | BURFORD HOLLY | ILEX CORNUTA 'BURFORDII' | 18" AT PLANTING | |
| ⊗ | SOD | | BERNALDA | | | |
| ⊗ | MULCH | | HARDWOOD | | | |

GENERAL LANDSCAPE NOTES & SPECIFICATIONS:

1.1 Acres
Easement
on and wife,
Custom

State Highway 31 (69' B-B) (100' R.O.W.)

of Texas
Page 877
D. R.



Remainder of a Called 1.0225 Acres
Jerry Franklin Houston and
wife, Joyce Houston
to
Up Enterprises, Inc.
Volume 1631, Page 738
H. C. D. R.

The Tract
id Luster Kidd
Company
Page 940
Lead Records

FAMILY DOLLAR
8353 SF
80X104
FF = +/-375

APPROXIMATE
LOCATION AND
SIZE OF
DETENTION
AREA

3.066 ACRES

ZONE A

ZONE A

Edge of Woods

46" W 117.48'

S 68°11'1" W 202.07'

S 70°27'53" W 116.55'

ALL SLOPES STEEPER THAN 3:1
SHALL RECEIVE NORTH
AMERICAN GREEN P300 ALONG
FACE OF SLOPE. MAXIMUM SLOPE
SHALL BE 2:1

811
Know what's below.
Call before you dig.

1" = 20'

PLANS PREPARED BY:
CAMPBELL
ENGINEERING & ASSOCIATES, INC.
Civil Engineering and Land Planning
31 Boland Court
Greenville, SC 29615
(864) 384-4090
Fax: (864) 384-4095

FAMILY DOLLAR
STORE #3374
CHANDLER TX

DEVELOPER:
3D DEVELOPMENT
PARTNERS, LLC.
4900 WOODWAY, SUITE 1125
HOUSTON, TX 77056
(713) 961-3334
FAX: (713) 961-3332
CONTACT: DOUG GEORGE

REVISIONS:

| | |
|--------------------------------------|-----|
| CHECKED BY: | TWC |
| DRAWING BY: | FSE |
| DATE: | XXX |
| JOB NUMBER: | |
| TITLE: | |
| CONCEPTUAL LANDSCAPE PLAN | |
| SHEET NUMBER: | |
| C-3.0 | |
| COMMENTS: | |

**3D Development
4900 Woodway Dr, Suite 1125
Houston, TX 77056**

March 18, 2014

City of Chandler, TX
P.O. Box 425
Chandler, TX 75758

RE: Proposed Signage

To whom it may concern:

3D Development is proposing to develop a new Family Dollar Store in the 700 block of Hwy 31 East in Chandler. Family Dollar requests review of the proposed storefront and monument signage detailed in the attached renderings. We would appreciate signage review during the City's site plan review process.

We appreciate your consideration of our proposed development signage.

Regards,

A handwritten signature in black ink, appearing to read "Doug George", with a stylized flourish at the end.

Doug George
3D Development

Family Dollar Design Drawings

4'-1" x 7'-4" Illuminated Monument - 6'-1" OAH

SIGN WEIGHT = ±375
SIGN AREA = 29.94

FACE MATERIAL BURN RATE:
UL 94 FLAM CLASS RATING- 94V-2



Color Reference:

- Red Vinyl
3M #3632-73
- Orange Vinyl
3M #3632-44
- White
Translucent White Polycarbonate
- Red Cabinet, Retainers and Skirt
Akzo Nobel (Grip Guard Plus) SIGN20134

Front View - Monument Elevation
Scale: 3/4" = 1'-0"

2.4 AMPS TOTAL



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



Client Review Status

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.
 Approved Approved as Noted Revise & Resubmit

Name _____
Title _____ Date _____

Notes

| |
|--|
| |
| |
| |
| |

Date / Description

| | |
|----------|------------|
| 02/29/12 | Issue Date |
| | |
| | |
| | |

Project Information

| | |
|--------|-------------------------------------|
| Client | Family Dollar |
| File | 2012 Family Dollar 4-1x7-4 Monument |
| Sales | House |
| Design | DJS |
| PM | HS |



Corporate Headquarters
6434 Burnt Poplar Road, Greensboro, NC 27409
Phone 800-967-2553 336-668-2791 Fax 336-668-7875

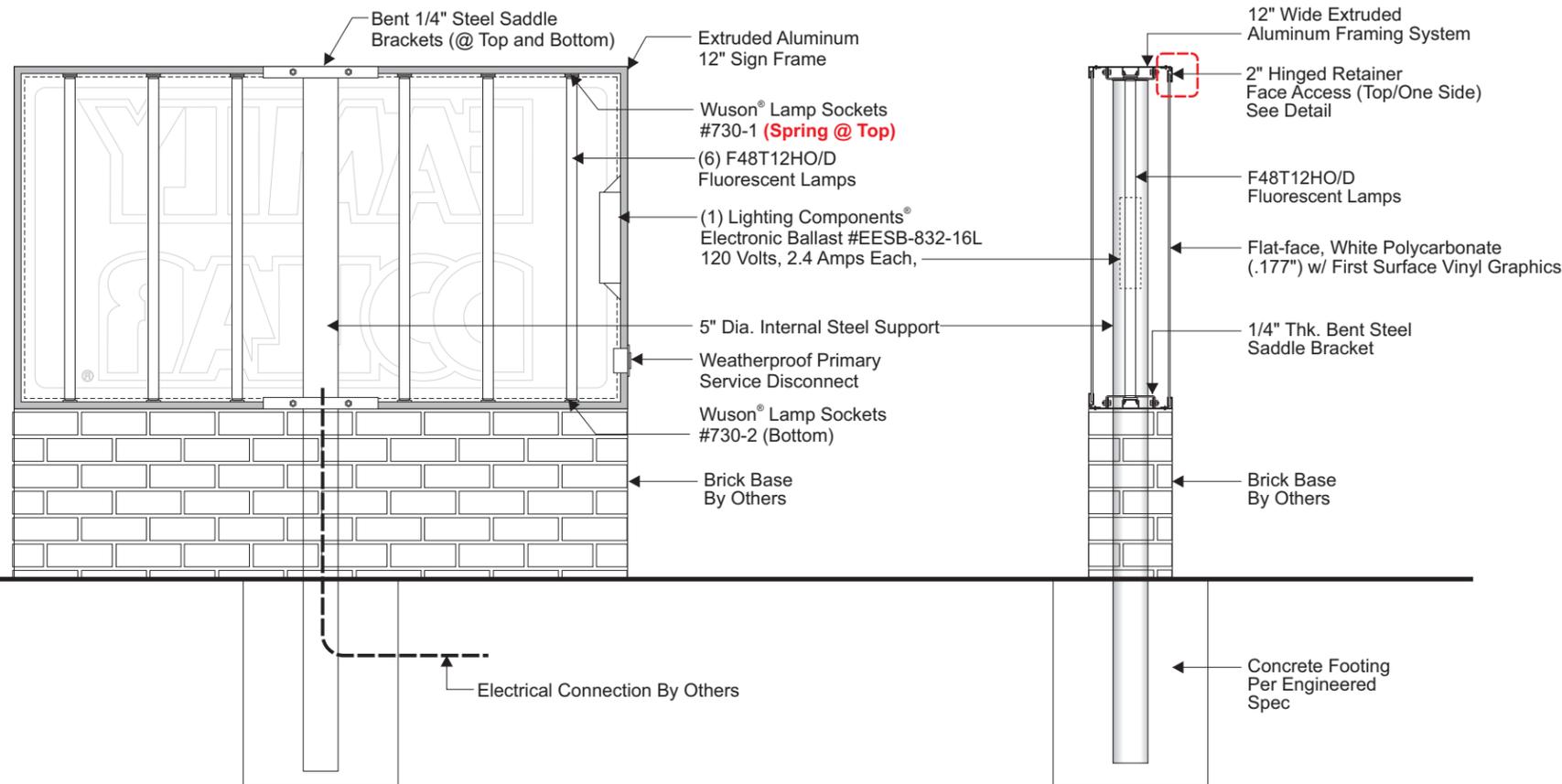
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Family Dollar Design Drawings

4'-1" x 7'-4" Illuminated Monument - 6'-1" OAH

SIGN WEIGHT = ±375
SIGN AREA = 29.94

Note: All Interior Metal Components to be Painted White



Front View - Construction Detail
Scale: 1/2" = 1'-0"

Side View

GENERAL SPECIFICATIONS:

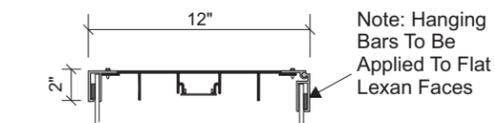
Sign Cabinet: 4'-1"± x 7'-4" (12" deep) double-face, illuminated sign cabinet manufactured from 12" deep aluminum cabinet extrusion & 2" aluminum retainer extrusion [standard Allen Ind. extrusions].

Illumination: (6) F48T12HO/D Fluorescent lamps powered by electronic ballasts as required. Disconnect switch will be located at lower end side of cabinet. UL approved

Sign Face: (2) flat, .177" thick white polycarbonate faces with first surface applied vinyl graphics. (1) one side of face anchored into 2" retainer system and hinged for servicing.

Installation: Sign to be installed on new steel tube support with match plate assembly and embedded in concrete foundation as per engineer data.

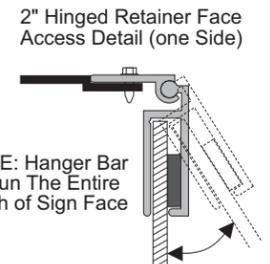
NOTE All components are U.L. Listed with U.L. Label.



| PART | ALLOY | TEMPER | THICKNESS |
|----------|-------|--------|-----------|
| CABINET | 6063 | T5 | .125 |
| RETAINER | 6063 | T5 | .094 |

OR EQUAL

Extrusion Profile
Scale: N.T.S.



Hinged Retainer Detail
Scale: N.T.S.

2.4 AMPS TOTAL



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



Client Review Status

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.

Approved Approved as Noted Revise & Resubmit

Name _____
Title _____ Date _____

Notes

| | |
|--|--|
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| | |
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| | |

Date / Description

| | |
|----------|------------|
| 02/29/12 | Issue Date |
| | |
| | |
| | |

Project Information

| | |
|--------|-------------------------------------|
| Client | Family Dollar |
| File | 2012 Family Dollar 4-1x7-4 Monument |
| Sales | House |
| Design | DJS |
| PM | HS |

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Corporate Headquarters
6434 Burnt Poplar Road, Greensboro, NC 27409
Phone 800-967-2553 336-668-2791 Fax 336-668-7875

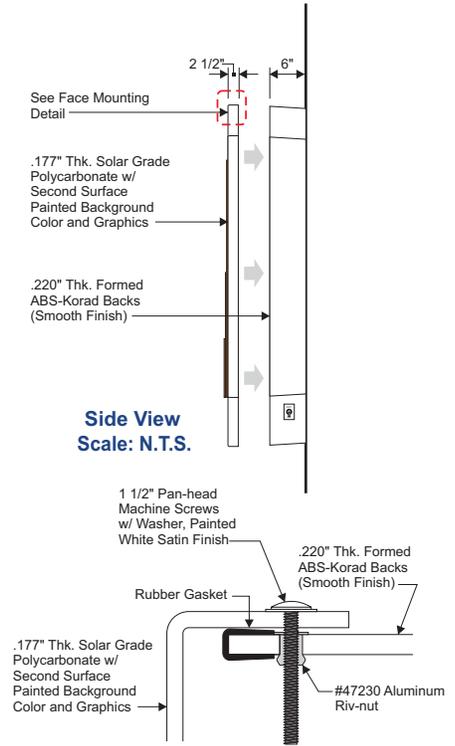
STOREFRONT SIGNAGE

Family Dollar Design Drawings

34.5" Cloud Sign / 5'-6" Medallion
with LED Interior Illumination

SIGN WEIGHT = 750 lb
SIGN AREA = 144 sq. ft

FACE MATERIAL BURN RATE:
UL 94 FLAM CLASS RATING- 94V-2



Side View
Scale: N.T.S.

Face Mounting Detail
Scale: N.T.S.

Color Reference:

- Red
Akzo Nobel (Grip Flex) SIGN0208
- Orange
Akzo Nobel (Grip Flex) SIGN0290
- White
Akzo Nobel (Grip Flex) SIGN10399

Allen Industries FILE NUMBER: E18202 **UL LISTED** **ELECTRIC SIGN** THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. **GROUNDING ELECTRICAL CONNECTIONS**

120 VOLT / 3.0 AMPS TOTAL LOAD



| Client Review Status | Notes | Date / Description | Project Information |
|---|-------|---------------------|-----------------------------------|
| <input type="checkbox"/> Approved <input type="checkbox"/> Approved as Noted <input type="checkbox"/> Revise & Resubmit | | 08/27/13 Issue Date | Client: Family Dollar |
| Name: _____ | | | File: 2013 Family Dollar 34SM LED |
| Title: _____ | | | Sales: House Design: SC PM: HS |

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Allen Industries
www.allenindustries.com
Signs and Image Solutions
Corporate Headquarters
6434 Burnt Poplar Road, Greensboro, NC 27409
Phone 800-967-2553 336-668-2791 Fax 336-668-7875



CITY OF CHANDLER

Staff Report

PROJECT: SP-14-01R Main Street Market Site Plan Revised

DATE: PZ: 4-1-14 CC: 4-8-14

REQUEST: The property owner is requesting amendments to a site plan that was approved 2-11-14.

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: **The following are the proposed changes from the adopted plan:**

Use/Layout: The uses and layout remain the same with the following exceptions:

- There are proposed to be up to two food trucks/trailers located onsite. The proposed site plan has spaces designated on either side of the ice machine for these uses. Per the owners policies the trucks/trailers must be moved off site a minimum of once every Sunday.
- A portion of the Market next to the office will be enclosed to create a small retail store in the market.
- The ADA compliant restrooms have been relocated from the freestanding location between the Market and the future Phase III building to an area in the Market by the office and the store.
- An open air vending area has been added on the future Phase III building site for sales out of pickup trucks and the use of canopies. This area will only be available until the Phase III building is constructed.

- Though not currently shown on the site plan an area for a trash dumpster has been discussed on the far west portion of the lot which would displace the 2 handicap parking spaces. If this is located in the area of the handicap spaces then the 2 handicap spaces should be relocated on site.

Parking: The Food Truck spaces will remove two parking spaces and the trash dumpster may remove 2 spaces. However, the loss of 4 parking spaces will not impact the ability to meet the parking requirement for the market and ice house.

The parking requirement for a retail market would be 1 to 200 sq. ft. The market requires 8 parking spaces. And the office requires 1 and the ice house would need 1. This is a total of 10 required spaces. The new site plan shows 21 spaces, assuming the trash dumpster is located where the handicap spaces are shown.

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.

Operational Policies for Vendors: Attached are a set of policies that are proposed by the developer that would control the operation of the vendors. The developer would like to have these policies approved as part of the site plan and have a blanket vendor permit so vendors that operate on the site do not have to get separate vendor permits from the city.

Access: No changes proposed.

Sign: No changes proposed. All signage will have to comply with city of Chandler sign ordinances.

Setbacks: No changes proposed.

Architectural standards: No changes proposed.

Landscape: No changes proposed. The developer is required to complete all landscaping and irrigation prior to a CO being issued for the Phase II Market building.

RECOMMENDED ACTION:

The staff recommends approval of the site plan as presented with special approval for the proposed policies and the blanket vendor permit. With the following conditions:

1. A replat of the property must have been submitted for approval prior to the CO for the Market being issued.
2. All landscaping and irrigation must be completed prior to CO being issued for the Market.
3. All parking and access drives shown on site plan must be constructed and painted prior to CO being issued for the market.

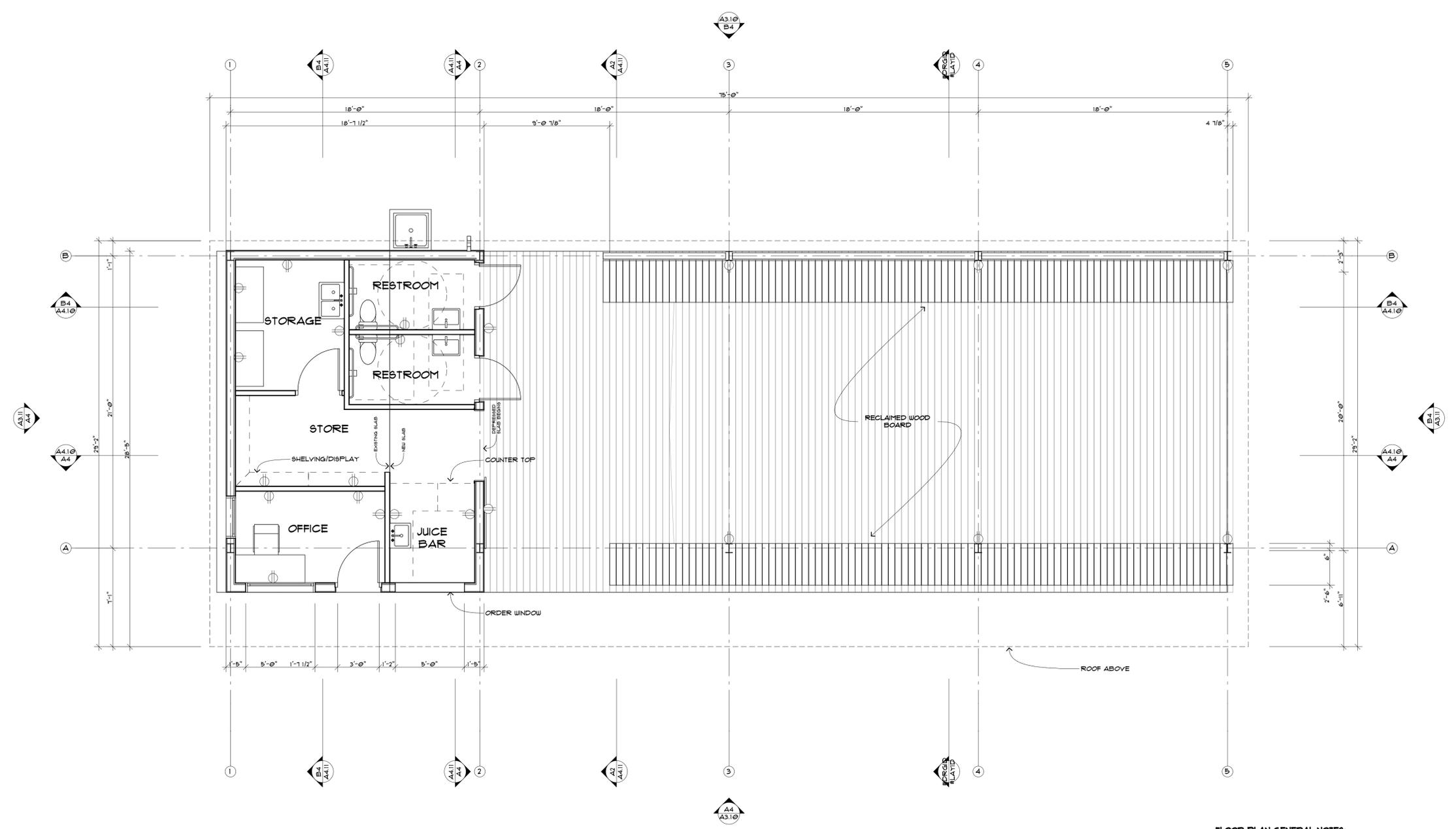
CITY CONTACT:

John Taylor, City Administrator

ATTACHMENTS:

Building Floor plan
Site Plan
Set of Operational Policies

A4 LEVEL 1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



- FLOOR PLAN GENERAL NOTES:**
- A. DIMENSIONS: DIMENSIONS ARE TO FACE OF FINISH MATERIAL, UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR WALLS ARE TO FINISHED FACE. CLEAR DIMENSIONS SHALL NOT VARY AND ARE MEASURED AT THE FLOOR LINE. DIMENSIONS TIED TO COLUMN CENTERLINE SHALL SET FINISHED CLEAR DIMENSIONS.
 - B. PARTITIONS:
 - 1. ALL NEW PARTITIONS ARE TO BE PERPENDICULAR OR PARALLEL WITH CORE OR EXTERIOR WINDOW WALL ELEMENTS, UNLESS NOTED OTHERWISE. CENTER PARTITIONS ON COLUMNS OR MULLIONS, UNLESS NOTED OTHERWISE.
 - 2. ALL PARTITION TYPES SHALL BE, UNLESS NOTED OTHERWISE; REFER TO PARTITION DETAILS.
 - C. DOOR: HINGE SIDE OF DOORS TO BE LOCATED 4" FROM NEAREST PERPENDICULAR PARTITION, UNLESS NOTED OTHERWISE.

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

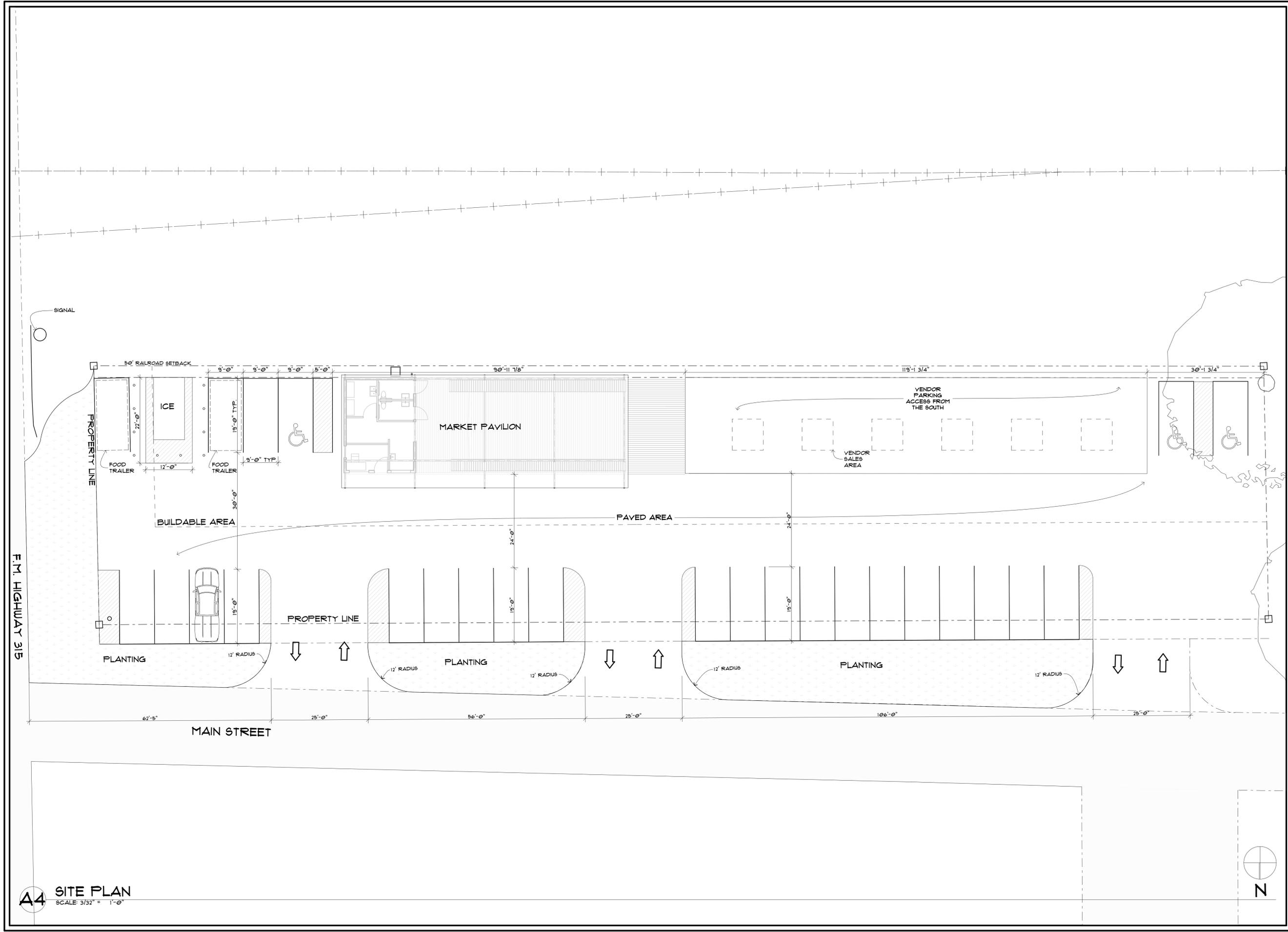
**OLD MAIN STREET MARKET
CHANDLER, TEXAS**

A2.30

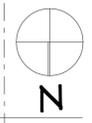
DESIGNER - ZACH COPELAND
OWNERS : STAN COPELAND
DALE BARNES
DON COPELAND

OLD MAIN STREET MARKET
CHANDLER, TEXAS

A1.21



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





105 West Main Street—Chandler Texas
(Intersection of Hwy 315 and the Railroad tracks)
214-549-7830 or 903-570-7630
email—srcope@sbcglobal.net

March 15, 2014

Dear John and to whom these matters concern,

I am submitting these Policies and Procedures as we discussed in hopes that the Old Main Street Market management will be allowed to operate a “market” under the stated guidelines. OMS Market management would secure a permit for a fee that you referred to as an “umbrella permit”, under which the vendors would operate. OMS management would be responsible for holding the vendors to the approved Policies and Procedures.

The City of Chandler or the Chandler Chamber of Commerce has sent several inquiring food vendors our way. We have offered specific policies and procedures for food vending from trucks or trailers. We are equipped to follow these procedures and accommodate no more than two such vehicles daily. We also will have them off the lot daily, or under special arrangements, will have them moved by Saturday at 6:00 p.m.. No vehicles will be allowed on the lot on Sundays.

We believe limited food vending from trucks or trailers would add to the “market” atmosphere and be profitable for us. We see this as no different to other such trailer arrangements already in place in the city, except we are mandating movement and not allowing permanence. We can create a safe environment for such food trucks or trailers and have more approved, marked, parking spaces than the city ordinances require for retail square footage. Concerning vending of purses, hats, tools and other products sold in flea markets and on the side of thoroughfares, we believe our “home, locally, or Tri-State grown and made” identified production areas will allow us to be selective and create the atmosphere of a first class market.

Upon the approval of our policies and procedures we would like to hold a Town Hall meeting in the community center, maybe even with a meal or at least refreshments. This would be a time to distribute our operating plan, answer questions, and get some feel for who is interested to sign up as a potential vendor. It would be great to have you, or someone from the City Council or Chamber of Commerce present.

Cordially Yours,

Stan Copeland



105 West Main Street—Chandler Texas
(Intersection of Hwy 315 and the Railroad tracks)
214-549-7830 or 903-570-7630
email—srcope@sbcglobal.net

March 21, 2014

Dear Future Old Main Street Market Vendor:

You are cordially invited to participate in the Old Main Street Market in downtown Chandler, Texas. The Market will be open daily Monday through Saturday, 10:00 a.m. until 5:30 p.m., from May 1st to November 1st. This time period will include four big annual events that will be publicized and promoted—Memorial Day, Independence Day, Labor Day and Harvest Festival (Halloween week and the annual end of the market). Future plans could involve an earlier opening in April and opening a week in December for a Christmas Market.

The Market will feature the Tomato Shed Store. The store will be open six days each week from 10:00 a.m. to 5:30 a.m. daily. The Tomato Shed Store gets its name from the old tomato shed that once stood, 100 years ago, on the property of the present day Market. The wood in the store is from the original tomato shed that was torn down in the 1940s, the barn was built with the wood and stood until 2011 two miles north of the site off of Hwy 315. The store will feature homemade ice cream, fruit & veggie smoothies, locally grown fresh flowers, fruit and vegetables, and other homemade products. The store is not being established to compete with vendors, but will anchor and uplift the market that features local farmers, growers, and artisans. The purpose of the store and market together is to create a place to sell locally grown produce, homemade goods, other sellable items and an exciting market atmosphere for the community and larger East Texas area.

It is our hope that you will partner with us to display and sell your produce and goods; together we can create an attraction to Chandler from which the town and other merchants will benefit. We, along with our families, look forward to meeting you and discussing our operation and hopes for the future. A town hall meeting to discuss market matters and City of Chandler approved policies and procedures that have been developed to help assure a smoothly operating and attractive market. The meeting will take place in April, in the meantime, if you have any questions, you can call Stan Copeland at 214-549-7830 or email me at srcope@sbcglobal.net

Cordially Yours,

Dale Barnes

Don Copeland

Stan Copeland

Policies & Procedures



1. The Old Main Street Market

a. Primary Vending Space—Stalls

The Old Main Street Market will be housed primarily under the market pavilion. There will be ten rentable stalls with electricity, 12'x3'x3' storage box, circulated air (industrial fans), display tables, and public restrooms.

b. Secondary Vending Space—Canopies

The secondary space for vendors will be west of the market pavilion under portable 10' x 10' canopies. The canopies will be set up, if needed, to accommodate vendors who could not be housed in the market pavilion. It will be preferable to fill up the market pavilion before canopies are set up.

c. Tables and Chairs

The Old Main Street Market will provide tables and chairs for rent. Vendors can provide their own tables and chairs, which must fit entirely inside their stall and not encroach upon other vendors. All canopies will be OMS canopies to create a more uniform look and standard set up.

Note: There are no refunds for inclement weather and the market will open rain or shine. Refunds will be given should weather conditions be so bad that closing is mandated or advised.

2. Produce and Product Vending

a. The stalls are available for rental on a daily, weekly or monthly basis for the cost of \$10 per day, \$40 per week or \$150 per month. Each stall will be equipped with electricity and a display table. The canopies will be rented only on a daily basis for \$8 per day with no electricity.

b. Stalls can be rented monthly for \$150, and payment must be made on or before the 25th day of the previous month. (No refunds will be given for missed days). If a vendor has a reserved space, he or she must be present between 8:30 a.m. and 9:30 a.m. or make special arrangements with OMS management by calling 903-570-

7630. If contact is not made then the vendor may lose the space for the day. This guideline applies to weekly and monthly rental vendors and will serve the purpose of reducing the possibility of the market pavilion being sparsely occupied.
- c. Subleasing a reserved space to another vendor is not allowed.
 - d. Vendors may not change spaces during the day.
 - e. Selling must be done only out of rented stalls, canopies, or from approved trucks and trailers. No soliciting outside of stalls and canopies will be allowed, and no amplified sound will be permitted.
 - f. Vendors must clean up their space at the end of the market.
 - g. Smoking is prohibited under the market pavilion. Vendor smoking is also discouraged, but allowed in the designated smoking areas and the open-air canopy area.
 - h. Empty boxes are to be flattened and placed in the dumpster on the west end of the lot.
 - i. Selling of animals on the grounds will not be allowed.
 - j. No pets are allowed with vendors or shoppers in the market pavilion with the exception of service and/or guide dogs. Pets on the grounds must be leashed or held.
 - k. All vendors shall conduct themselves in a professional manner while at the Market. Shoes and shirts are required at ALL times.
 - l. All produce and products must be “home”, “Texas” or adjoining “Tri-State” (Louisiana, Arkansas, Oklahoma) grown or made, meaning the grower, artist or cook must be local, from Texas or adjoining Tri-State.
 - m. All produce and products shall be sold at a standard weight or measure. Products may be sold by the pound and weighed on scales that can be tested by OMS management. Produce may also be sold by the piece, pint, quart, peck, bushel or another generally accepted measure of quantity.

- n. All vendors are encouraged, but not required, to have a valid Texas Sales Tax ID number and are responsible for their own tax reporting and payments. Note: A Tax ID number can be obtained from the State Comptrollers office. Please visit www.window.state.tx.us for an application.
- o. All signage must comply with the Chandler city ordinances.

3. Produce and Food Vendors

- a. Required State of Texas licenses and permits are necessary for any food vendors who are set up in trucks or trailers. Should any vendor be inspected on site by state authorities and closed down there will be no refunds.
- b. All food vendors set up in trucks or trailers must have a State Sales Tax Permit and number on file with OMS management.
- c. Food trucks and trailers can hook up to OMS water and electricity source but must catch all grey water in a storage tank.
- d. Parking spaces #1 and #3 on the southeast side of the lot in the proximity of the icehouse (all identified on the site plan) and are equipped to accommodate food trucks or trailers.
- e. The food vending spaces are available for rental on a daily, weekly or monthly basis for the cost of \$20 per day, \$75 per week or \$250 per month.
- f. Stalls can be rented monthly for \$250, and payment must be made on or before the 25th day of the previous month. (No refunds will be given for missed days).
- g. No more than two food trucks or trailers can occupy the lot daily.
- h. All food trucks or trailers must be moved daily or arrangements can be made to park overnight, but all trucks and trailers must be moved before every Saturday at 6:00 p.m. No food trucks or trailers can be on the lot on Sundays. All vendors leave parked vehicles at their own risk.
- i. All food vendors are responsible for appropriately packaging their products and protecting them from the elements.

- j. If produce is labeled “organic” or advertised as “organically grown”, then proper documentation from the State of Texas is required.
- k. Baked or canned products must be properly labeled with the common name of the product and contact information of the producer.
- l. Food vendors distributing food product samples at the market must use sanitary practices.
- m. All food trailers and trucks must be of acceptable condition to add to the market atmosphere. OMS management reserves the right to deny any admittance of food trailers or trucks based on that basis.

4. Vendor Check-In

- a. Vendors are asked to check in between 8:30 a.m. and 9:30 a.m.
- b. Space is available on a first come, first serve basis with the exception of the previously reserved spaces due to weekly or monthly payment.
- c. Immediately after unloading or loading, vehicles must be moved or parked on the far west end of the parking lot.
- d. Vendors under the canopies will be allowed to pull their trucks up to their rented canopy on the south side (railroad side). The canopies are located off the asphalt pavement to provide for ample parking and vehicle movement.
- e. Vendors must declare what they will be selling on the sign-in form at or before check in.
- f. The OMS management has the right to ask a vendor to remove from the market any inappropriate produce or any items of unacceptable quality; management may deny the sale of any item and deny the right of a vendor to sell due to non-compliance with policies and procedures but never in a discriminatory manner based on age, race, or gender.

Official Vendor Application

The Old Main Street Market
8:30 a.m. to 5:30 p.m.
Monday through Saturday

(Please PRINT neatly or TYPE)

Farm or Business Name: _____

Grower's or Seller's Name: _____

Mailing Address: _____

City, State, Zip: _____

Daytime Phone: _____ Alternate Phone: _____

E-mail: _____ Web site (if applicable): _____

TX Sales Tax # (if applicable): _____

REQUIRED: List items that you are displaying or selling at the Old Main Street Market in the space below and give an asking price range per item.

| Item | Estimated asking price |
|------|------------------------|
| 1. | _____ |
| 2. | _____ |
| 3. | _____ |
| 4. | _____ |
| 5. | _____ |
| 6. | _____ |
| 7. | _____ |

Have you been a vendor at the Old Main Street Market before? (Circle one)
Y N

Would you like to pre-pay weekly or monthly for a reserved space?
Y N

The Old Main Street Market will take place RAIN or SHINE. The Old Main Street Market will not assume responsibility for damage or theft of your

property. Vendor is responsible for submitting all applicable taxes directly to the proper agency. No generators will be allowed. All sale and display items must be contained within assigned area. The Old Main Street Market reserves the right to approve products.

Please use this area for comments or requests.

Vendor Checklist:

- _____ Hold Harmless and Indemnity agreement signed and notarized
- _____ Completed application (on file until October 20, 2012)

| |
|---|
| <p><i>(For official use only)</i></p> <p>Business: _____</p> <p>Name: _____</p> <p>Placement: _____</p> <p>Address: _____</p> <p>Phone: _____</p> |
|---|

I have read and understand the policies and procedures for the Old Main Street Market. I agree to follow all rules and regulations set forth by OMS staff and understand that failure to do so can result in removal without refund. I will have no dogs, cats, or pets of any kind, illegal substances, alcohol or weapons on my person or at my stall or canopy during the Old Main Street Market.

Signature

Date

Please deliver applications to Copeland's Chandler Drug or Mail applications to:

**Old Main Street Market
14225 Pine Brook Dr.
Tyler, Texas 75703**

Hold Harmless and Indemnity Agreement

Old Main Street Market
May 1st through November 1st 2014

I, _____, the Undersigned, binding my heirs, executors, administrators, estate and assigns, do hereby agree to completely and wholly release, indemnify and hold harmless the Old Main Street Station and Market its officers, agents, independent contractors, employees and SC & DB Properties LLC for any and all claims, damages, harm, personal injury, including death, property damage, lawsuits and judgments, including court costs, expenses and reasonable attorney's fees, and all other expenses resulting from the activities, programs, and events occurring on the above-stated date of the stated market in Chandler, Texas.

It is the understanding of all parties that this agreement shall apply whether or not the claims, damages, harm, personal injury, including deaths, property damage, lawsuits, judgments, court costs, attorney's fees or any other expense arise from the negligence of whatever nature, omissions, willful or intentional acts of the vendors or vendor's officers, agents, employees, independent contractors, other representatives, invites, licensees, or guests.

If this vendor is other than an individual, vendor certifies, warrants and represents that the individual whose signature appears below is duly authorized to execute this Agreement on behalf of the firm, corporation, partnership or other entity who is the vendor.

IN WITNESS WHEREOF, this Agreement has been executed this _____ day of _____, in the year 20____.

Vendor: _____

Signature: _____

Printed Name: _____

STATE OF _____ COUNTY OF _____

Before me _____ on this day personally appeared _____ known to me (or proved to me on the oath of _____) or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, A.D. _____.

(Seal)

Notary Public In and For The State of _____

My Commission Expires _____.

