



City of Chandler Planning & Zoning Commission

811 Hwy. 31 East
CHANDLER, TEXAS 75758

THE CITY OF CHANDLER PLANNING & ZONING COMMISSION WILL MEET FOR A **SPECIAL** MEETING **MONDAY, JUNE 8, 2015** IN CITY HALL OF CHANDLER, TEXAS AT **6:00 PM**

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 Site Plan for Main Street Market Phase III.
 - 2. Hold public hearing on Rezoning of Landscape Island in Crestview II generally located on Briarcrest Drive from R-1 to R-2
 - 3. Consider and act on Rezoning of Landscape Island in Crestview II generally located on Briarcrest Drive from R-1 to R-2.
 - 4. Hold Public Hearing on Re-plat for Crestview II Lots 19 – 22 and three associated variances.
 - 5. Consider and act on Re-plat for Crestview II Lots 19 – 22 and three associated variances.

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 June 2, 2015 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: Main Street Market Site Plan Phase III

DATE: PZ: 6-8-15 CC: 6-9-15

REQUEST: The property owner is requesting approval of a site plan for Phase III of the Main Street Market.

APPLICANT: Stan Copeland

PROPERTY OWNER: Stan Copeland

PROPERTY DESCRIPTION: 105 W. Main Street

ZONING: B-1

SIZE: Lot 1-A - 0.452 acres
Union Pacific RR lease tract – 0.39
Total - .842 acre

OVERVIEW: General - Phase III will involve the construction of a new retail building with overall dimensions of 24' x 119' (2,856 sq. ft.). This building will also have an additional area of 22' x 12' (264 sf) on the west end of the building that, depending on final tenant mix, may be designated as an outside seating area, or as a screened-in porch for use in the operation of a possible BBQ restaurant. Such an enclosed porch would be used to house the BBQ smoker pit and wood supply.

Also requested is approval for one additional food trailer designated parking space on the east end of the property. This additional designated vendor space would create a focal point of three food trailer operators around the Ice House vending station.

Three retail tenants are expected to occupy space in the new building, the first of which will be a fresh produce shop that would open to the east via a glass-paned overhead door. This permanent "produce stand" retail operation would offer a wide variety of vegetables, fruits, and nuts with an emphasis on items that are locally grown. The permanent nature of this business would also serve to compliment and anchor the farmers' market pavilion and its offerings. Other potential tenants include a BBQ restaurant

and a custom bakeshop offering cakes, cookies, pastries and other baked goods.

Setbacks – B-1 zoning requires setbacks of Rear – 0', Front – 25', side 15 on street, 10 internal unless adjacent to residential zoning which is 25'. The proposed setbacks all meet the required setbacks.

Architectural Design - The new building will have the same basic “shed type” profile as the Market Pavilion but will feature a façade of brick, glass, architectural steel panels, and sheet metal that is designed to be reminiscent of structures that would have been found along these very same train tracks in the early portion of the 20th century. The attached “screened porch” will be clad in fiber cement siding and painted to compliment the main structure.

The Architectural Design Standards of the City Code (Sec. 19-9) require 60% of the entire building to be Primary Finish including masonry, glass, stucco, fiber reinforced cement exterior siding. The remaining 40% may be secondary material of metal, wood or smooth CMU block.



If the architectural steel panels are considered a secondary material the proposed development is 40.6% Primary Finish (brick and glass) and 59.4% Secondary Finish (metal). All the metal on the front and sides is an architectural metal panel. As can be seen from the picture below the architectural metal panel provides a much higher quality look than standard

sheet metal.



If in this particular project the architectural metal panel was allowed to be counted as a Primary building material the 60/40 requirement would be met.

Parking and Circulation - To meet parking requirements for the new retail and foodservice tenants the current parking area will be expanded to include a tract of land (approx. 0.39 acres) immediately to the west and south of the subject property owned by Union Pacific Railroad. A complete parking analysis is included below. The city allowed the development of Phase I and II to use approximately 3 feet of the ROW for the required parking. The same allowance is required for the parking in Phase III. This analysis shows parking to be in conformance with the requirements.

PARKING ANALYSIS				
OLD MAIN STREET STATION				
PHASE III				
PHASE I & PHASE II (current)				
Description	Sq Ft	Category	Ratio	Required
Market Pavilion	1,728	Retail	1:200	8
Office	330	Office	1:300	1
Ice House	150	Vend/Retail	1:200	1
Total Required				10
Handicap Required*				1
<i>*Van Accessible Required</i>	1			
PHASE III (additional)				
Description	Sq Ft	Category	Ratio	Required
Stillwater Farms	864	Retail	1:200	4
Bakery w/seating	864	Cafe	1:100	9
BBQ	1,392	Restaurant	1:100	14
Total Required				27
FINAL (as shown)				
Total Required				37
Total Available				38
Surplus Available				1
Handicap Required*				2
<i>*Van Accessible Required</i>	1			
Handicap Available				3
<i>*Van Accessible Available</i>	1			

Use of the railroad property will be secured through a multi-year lease agreement with UP and will provide ample parking and service access to the rear of the new building and existing pavilion. Use of RR lease property has been allowed in other Main Street development, such as Wade's Restaurant and Chandler Feed and Seed Country Store.

Care has been taken to design the additional parking areas so as to avoid the loss of two existing mature pecan trees while maintaining a simple traffic flow. As a result, the current western most vehicle entry/exit will be relocated further west to the railroad property and the existing west drive will be closed.

Landscaping - Landscaping in keeping with the existing plantings for Phases I & II will be extended to the Union Pacific property as shown on the Site Plan. An attractive six-foot wood privacy fence will be constructed along the western and southern edges of the property adjacent to the parking area. A cable fence approximately 36" high will run along the southern property line behind the new retail building and extending to the eastern end of the property. A new dumpster enclosure will be attached to the privacy fence on the south perimeter of the property. This location will allow for a

straight in-and-out approach for bulk waste disposal vehicles. There is also room inside the enclosure for the collection and bundling of corrugated materials for recycling.

Signage – Signs will meet the existing ordinances and will be permitted through a separate permit.

RECOMMENDED ACTION:

The Planning and Zoning Commission will hear this request on June 8th. The results of their meeting will be presented at the Council meeting.

Staff has reviewed the site plan and finds that it meets the requirements of the city's codes with the following exceptions:

Any site plan approval of the plan as submitted will require the following 3 conditions:

1. To meet setback and parking code requirements the property must maintain a valid lease of the 0.39 acre RR property, as indicated on the attached site plan.
2. The parking area may extend into the Main Street ROW by up to 3'.
3. Due to the unique character of the development and due to the unique character of the Main Street area the proposed Architectural Steel Panels are considered a Primary finish which will result in the required 60% primary and 40% secondary, as shown on the attached elevations.

CITY CONTACT:

John Taylor, City Administrator

ATTACHMENTS:

Request letter
Site Plan / Elevations
Coverage calculations

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

May 18, 2015

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

Dear Mr. Taylor,

We are pleased to submit this Letter of Intent to begin the approval process for the development of Phase III of our Old Main Street Station project. With the help and guidance of the city staff Phases I & II were completed on time and on budget and have met with great success. We now are anxious to move forward with the third and final phase, a small retail strip building with additional parking.

Phase III will involve the construction of a new retail building, as originally indicated on the site plan for Phase II, with overall dimensions of 24' x 119' (2,856 sf). We are also seeking approval for an additional area of 22' x 12' (264 sf) on the west end of the building that, depending on final tenant mix, may be designated as an outside seating area, or as a screened-in porch for use in the operation of a possible BBQ restaurant. Such an enclosed porch would be used to house the BBQ smoker pit and wood supply.

We are also requesting approval for one additional food trailer designated parking space on the east end of the property. This additional designated vendor space would create a focal point of three food trailer operators around the Ice House vending station.

We are anticipating three retail tenants to occupy space in the new building, the first of which will be a fresh produce shop that would open to the east via a glass-paned overhead door. This permanent "produce stand" retail operation would offer a wide variety of vegetables, fruits, and nuts with an emphasis on items that are locally grown. The permanent nature of this business would also serve to compliment and anchor the farmers' market pavilion and its offerings.

Other potential tenants that we have already had extended conversations with include a BBQ restaurant and a custom bakeshop offering cakes, cookies, pastries and other baked goods.

The new building will have the same basic "shed type" profile as the Market Pavilion but will feature a façade of brick, glass and architectural metal panels that is designed to be reminiscent of structures that would have been found along these very same train tracks in the early portion of the 20th century. The rear of the building will have a more typical metal siding. The attached "screened porch" will be clad in fiber cement siding and painted to compliment the main structure.

The front and side elevations of the building (north, east, and west) total approximately 2,160 sf in surface area, of which 1,461 sf (67.6%) is brick and glass and 699 sf (32.4%) is architectural metal panels.

To meet parking requirements for the new retail and foodservice tenants we will expand our current parking area to include a tract of land (approx. .39 acres) immediately to the west and south of our property owned by Union Pacific Railroad. A complete parking analysis is attached to this letter and is included on the Site Plan. Use of the railroad property will be secured through a multi-year lease agreement with UP and will provide ample parking and service access to the rear of the new building and existing pavilion.

We have taken care to design the additional parking areas so as to avoid the loss of two existing mature pecan trees while maintaining a simple traffic flow. As a result, the current western most vehicle entry/exit will be relocated further west to the railroad property.

Landscaping in keeping with the existing plantings for Phases I & II will be extended to the Union Pacific property as shown on the Site Plan. We will also erect an attractive six-foot wood privacy fence along the western and southern edges of the property adjacent to the parking area. A cable fence approximately 36" high will run along the southern property line behind the new retail building and extending to the eastern end of the property. A new dumpster enclosure will be attached to the privacy fence on the south perimeter of the property. This location will allow for a straight in-and-out approach for bulk waste disposal vehicles. There is also room inside the enclosure for the collection and bundling of corrugated materials for recycling.

Currently, we are working to finalize the preleasing process and hope to begin construction once that is complete.

We are very much looking forward to completing the final development phase of this project and are excited about the additional business activity and renewed energy that this enterprise will bring to Chandler's Old Main Street area.

Sincerely Yours,

A handwritten signature in black ink, appearing to read "Stanley R. Copeland". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Stan Copeland

PARKING ANALYSIS

OLD MAIN STREET STATION
PHASE III

PHASE I & PHASE II (current)

Description	Sq Ft	Category	Ratio	Required
Market Pavilion	1,728	Retail	1:200	8
Office	330	Office	1:300	1
Ice House	150	Vend/Retail	1:200	1
Total Required				10
Handicap Required*				1
*Van Accessible Required	1			

PHASE III (additional)

Description	Sq Ft	Category	Ratio	Required
Stillwater Farms	864	Retail	1:200	4
Bakery w/seating	864	Cafe	1:100	9
BBQ	1,392	Restaurant	1:100	14
Total Required				27

FINAL (as shown)

Total Required				37
Total Available				38
Surplus Available				1
Handicap Required*				2
*Van Accessible Required	1			
Handicap Available				3
*Van Accessible Available	1			

PARKING ANALYSIS

PHASE I & PHASE II (current)

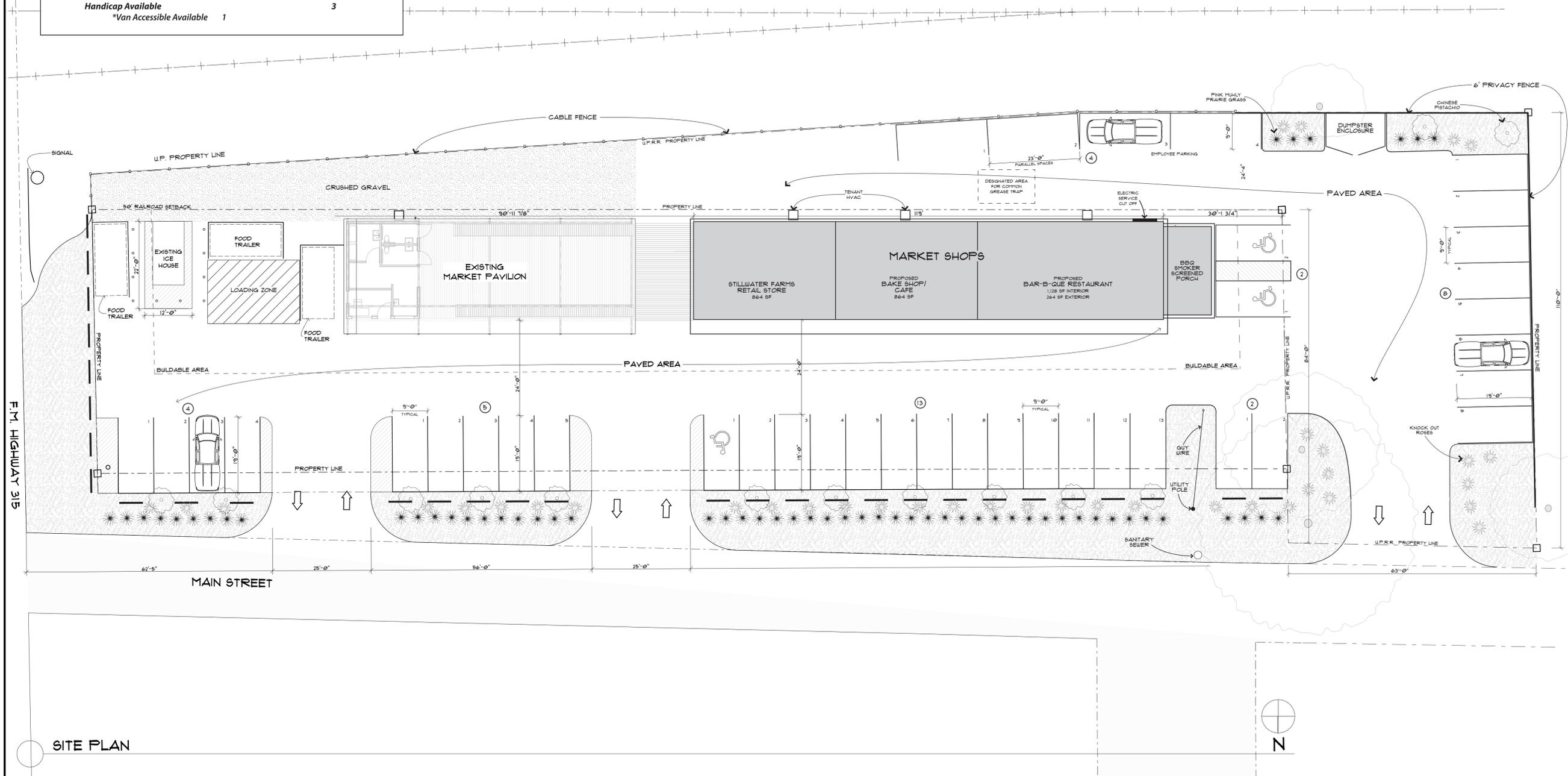
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Total Required	37
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*Van Accessible Required	1
Handicap Available	3
*Van Accessible Available	1



SITE PLAN

DESIGNER - MARK HOLUBEC
 OWNERS - STAN COPELAND
 DALE BARNES
 DON COPELAND

OLD MAIN STREET MARKET PHASE 3 - MARKET SHOPS CHANDLER, TEXAS

A1.01

CONCEPTUAL ELEVATIONS



DESIGNER - MARK HOLUBEC
 OWNERS - STAN COPELAND
 DALE BARNES
 DON COPELAND

OLD MAIN STREET MARKET
 PHASE 3 - MARKET SHOPS
 CHANDLER, TEXAS

E3.01

Elevation	Face	Width (ft)	Height (ft)	Total Area (sf)	Brick & Glass (sf)	%	Metal (sf)	%
North	Front	119.0	13.6	1618.4	1071.0	66.2%	547.4	33.8%
South	Rear	119.0	12.3	1457.8	0.0	0.0%	1457.8	100.0%
East	End	24.0	13.0	312.0	216.0	69.2%	96.0	30.8%
West	End	24.0	13.0	312.0	216.0	69.2%	96.0	30.8%
				3700.2	1503.0	40.6%	2197.2	59.4%



CITY OF CHANDLER

Staff Report

PROJECT: Crestview II Rezoning and Replat

DATE: PZ: 6-8-15 CC: 6-9-15

REQUEST: The property owner is requesting approval of a replat of the tract identified as a "Landscape Island" into 4 residential lots with 3 variances and to rezone the property from R-1 to R-2. Both replating and rezoning are separate agenda items and will require public hearings.

APPLICANT: Crestview Properties – Laura Tedford

PROPERTY OWNER: same

PROPERTY DESCRIPTION: AB 799 S Weiss Survey, Crestview Place II, Landscape Island generally located on Briarcrest

ZONING: R-1

SIZE: .570 acres

OVERVIEW: When Crestview II was originally platted in 1974, the .570 acre tract within the Briarcrest Circle was designated a "Landscape Island". There are 10 developed lots that front out to this open area. The developer never created a Home Owners Association which normally would have been deeded all common open space once the development was completed. The original development company still owns the property; however, the maintenance of the property has been taken care of by the adjacent homeowners for the past few years.

There are three separate requests that are being made for the proposed development to occur including rezoning, replatting and 3 variances. They all require a public hearing and separate P&Z and Council action.

A valid petition of opposition has been filed by the surrounding property owners. This petition is signed by 35 individuals representing 19 properties of which 16 are within 200 feet of the subject property. There are 18 properties within 200 feet of the subject property thus triggering the State requirement for a $\frac{3}{4}$ vote to approve the rezoning or the replat.

The first action to be acted upon will be the rezoning. If the rezoning fails the replat and the associated variances will have to fail as it is premised on the R-2 zoning.

Re-zoning –

Z-15-01 Rezoning of Landscape Island from “R-1” to “R-2” both are residential zoning with the biggest difference the minimum lot area. R-1 has a minimum lot area of 7,500 sq. ft. and the R-2 district has a minimum lot area if 6,500.

Replat –

RP-15-02 Replat of Crestview II Landscape Island to residential lots 19-22

Variances –

The replat requires with the following variances:

1. Minimum lot area 5,924 sq. ft. from the 6,500 minimum requirement in the R-2 zoning
2. Minimum 10’ front setback from the 25’ minimum front setback in the R-2 zoning
3. Minimum 73.94’ lot depth from the 90’ minimum lot depth in the R-2 zoning

According to the Subdivision Ordinance, no variances will be granted unless the Council finds the following:

- (a) There are special circumstances or conditions affecting the land involved such that the strict application of the provisions of the ordinance would deprive the applicant of the reasonable use of his land.
- (b) The variances are necessary for the preservation and enjoyment of a substantial property right of the applicant and the granting of the variance will not be detrimental to the public health, safety, or welfare of individuals, or injurious to other properties in the area.
- (c) The granting of the variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this ordinance.

Pecuniary (related to money) hardship to the subdivider, standing alone, shall not be deemed to constitute undue hardship.

Any variance thus authorized is required to be entered in writing into the minutes of the Commission and/or the City Council and the reason which justified the departure to be set forth, and such variance must be authorized by affirmative vote of not less than two-thirds (2/3) of the entire members of the City Council.

**RECOMMENDED
ACTION:**

The Planning and Zoning Commission will hear this request on June 8th.
The results of their meeting will be presented at the Council meeting on the 9th.

CITY CONTACT:

John Taylor, City Administrator

ATTACHMENTS:

Zoning Application
Original Crestview II plat, 1974
Proposed Replat
Proposed lot layout
Application for variances



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)

Project Information:

Project Name: CRESTVIEW II Island
 Project Address: Briarcrest Dr. Chandler TX
 Parcel(s) Tax ID (Long or Short #): see attached
 Previous projects associated with location: CRESTVIEW PLACE; CRESTVIEW II
 Existing Zoning R1 Proposed Zoning R2
 Additional Information See attached

Contact Information:

Applicant (or Key Contact)	Owner (if different from Applicant)
Name <u>Laura Tedford</u>	Name <u>Same</u>
Company <u>Crestview Properties</u>	Company _____
Address <u>410 Hwy 31 E (P.O. Box 385)</u>	Address _____
City, State, Zip <u>Chandler TX 75758</u>	City, State, Zip _____
Phone <u>903-849-6497</u>	Phone _____
Email <u>laura@crestviewproperties.com</u>	Email _____

Legal Description:

Survey S Weiss Abstract AB 799 Addition Name* CRESTVIEW II
 Lot 19-22 Block II Total Acreage 1.580

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

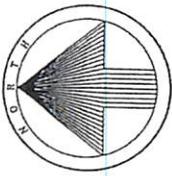
Signature:

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: Laura Tedford Date: 5-13-15

(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: _____



CRESTVIEW II

CRESTVIEW PLACE BLOCK 3
D/153

I, RANDOLPH PARKER DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DO HEREBY ADOPT THIS PLAT DESIGNATING THIS PROPERTY AS: "CRESTVIEW II" AND DO HEREBY DEDICATE THE STREETS FOR PUBLIC USE.

RANDOLPH PARKER
704 NORTH BROAD
CHANDLER, TEXAS 75758

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE COUNTY, TEXAS, THIS THE DAY OF 19

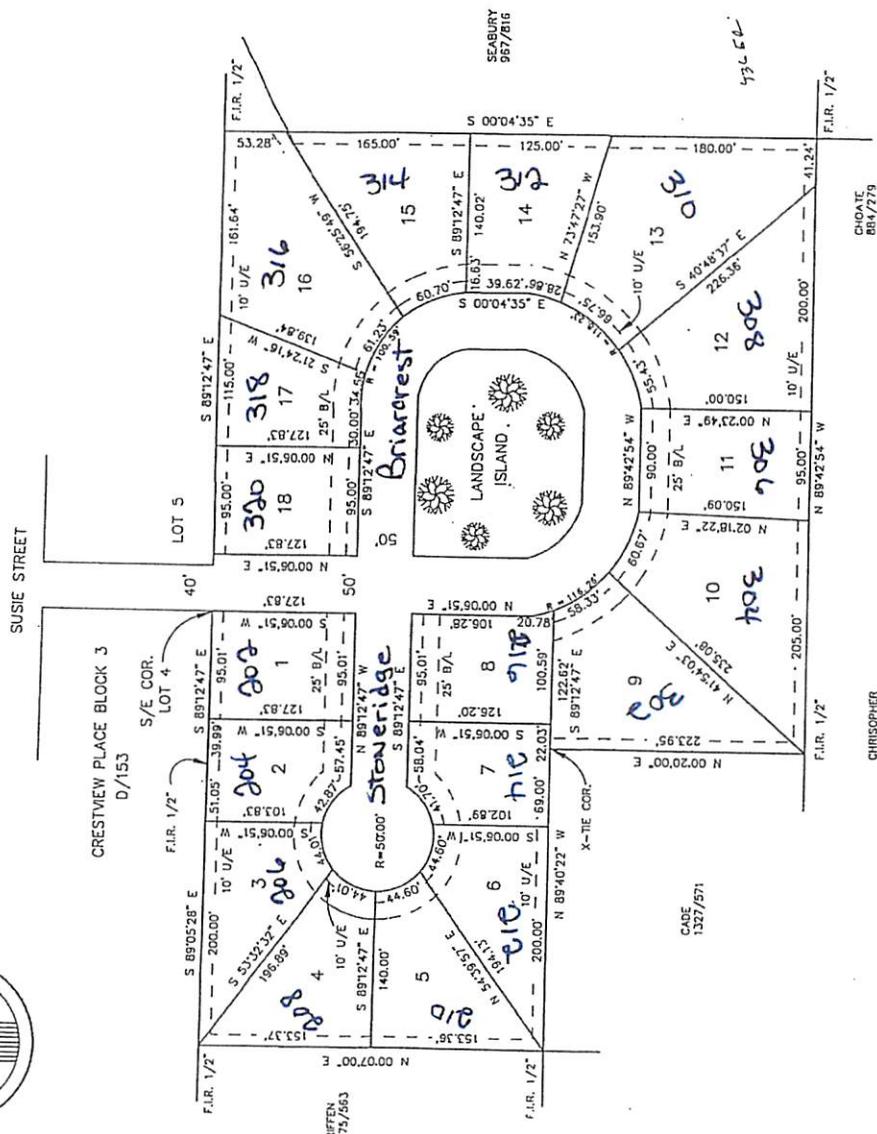
APPROVED BY THE COMMISSIONERS COURT OF HENDERSON COUNTY, TEXAS THIS THE DAY OF 19

COUNTY JUDGE _____ COUNTY CLERK _____
MAYOR _____ CITY SECRETARY _____
APPROVED BY THE CITY OF CHANDLER THIS THE DAY OF 19

SCALE: 1" = 50'
COUNTY: HENDERSON
ACREAGE: 6.388 AC.

SURVEY: SIMON WEISS A-789
DESCRIPTIONS VOL 1273 PG 265
SURVEYED FOR: RANDOLPH PARKER

HEARN SURVEYING ASSOCIATES
PLATE OFFICE CENTER
ADDRESS: 12731
ADDRESS: 12731
ADDRESS: 12731
1-800-432-7070



NOTE: SET 3/8" IRON ROD UNLESS OTHERWISE NOTED

1. 10" UTILITY LARGEMENT ALONG FRONT AND REAR OF ALL LOTS.
2. 25" IRON RODS ALONG ALL LOTS.
3. 4" DIA. IRON RODS FOR ALL LOTS.

CHRISTOPHER
25/640

CADE
1327/571



do hereby certify that the above mentioned tract of land represents the results of an on the ground survey made under my direction and supervision and that this survey substantially complies with the current standards of the State of Texas. My commission expires on 08/18/19.

RANDOLPH PARKER
Surveyor
12731
1-800-432-7070



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)

Project Information:

Project Name: CRESTVIEW PROPERTIES
 Project Address: Briarcrest Dr. Chandler TX
 Parcel(s) Tax ID (Long or Short #): See attached
 Previous projects associated with location: CRESTVIEW PLACE; CRESTVIEW II
 Existing Zoning R1 Proposed Zoning R2
 Additional Information See attached

Contact Information:

Applicant (or Key Contact)		Owner (if different from Applicant)	
Name <u>Laura Tedford</u>		Name <u>Same</u>	
Company <u>CRESTVIEW PROPERTIES</u>		Company _____	
Address <u>410 Hwy 31 E (P.O. Box 385)</u>		Address _____	
City, State, Zip <u>Chandler TX 75758</u>		City, State, Zip _____	
Phone <u>903-349-4497</u>		Phone _____	
Email <u>laura@crestviewproperties.com</u>		Email _____	

Legal Description:

Survey S Weiss Abstract 799 Addition Name* CRESTVIEW II
 Lot 19-22 Block II Total Acreage 1.580

*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: Laura Tedford Date: 5-13-15

(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: _____

Preparer's Signature Laura Tedford
Printed Name Laura Tedford
Date 5-13-15

** The applicant shall have all utility service providers sign-off on the plat prior to its approval. This can be accomplished via email, letter, or actual signature blocks on the plat, so long as all utility service providers respond in writing that they have no objection to the proposed plat.*

PRELIMINARY FOR REVIEW PURPOSES ONLY
ACCEPTED FOR PREPARATION OF FINAL PLAT

CRESTVIEW II
REPLAT LANDSCAPE ISLAND D/301
FINAL PLAT LOTS 19 THROUGH 22

WE, LAURA TEDFORD AND MARY PARKER NICHOLS, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DO HEREBY ADOPT THIS PLAT DESIGNATING THIS PROPERTY AS LOTS 19 THROUGH 22, CRESTVIEW II AND DO HEREBY DEDICATE THE STREETS FOR PUBLIC USE.

LAURA TEDFORD
410 STATE HWY. 31 EAST
CHANDLER, TEXAS 75758

MARY PARKER NICHOLS
410 STATE HWY. 31 EAST
CHANDLER, TEXAS 75758

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR HENDERSON COUNTY, TEXAS, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF CHANDLER, TEXAS.

MAYOR

DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF CHANDLER, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF CRESTVIEW II TO THE CITY OF CHANDLER, TEXAS, SUBMITTED TO THE CITY COUNCIL OF CHANDLER, TEXAS, ON _____ DAY OF _____, 20____, WAS ACCEPTED AND SET FORTH IN AND UPON SAID MAP OR PLAT AND SAID CITY COUNCIL FURTHER AUTHORIZED THE MAYOR TO SIGN AND SET FORTH ACCEPTANCE THEREOF BY SIGNING HER NAME AS HEREIN ABOVE SUBSCRIBED.

WITNESS MY HAND THIS _____ DAY _____, 20____.

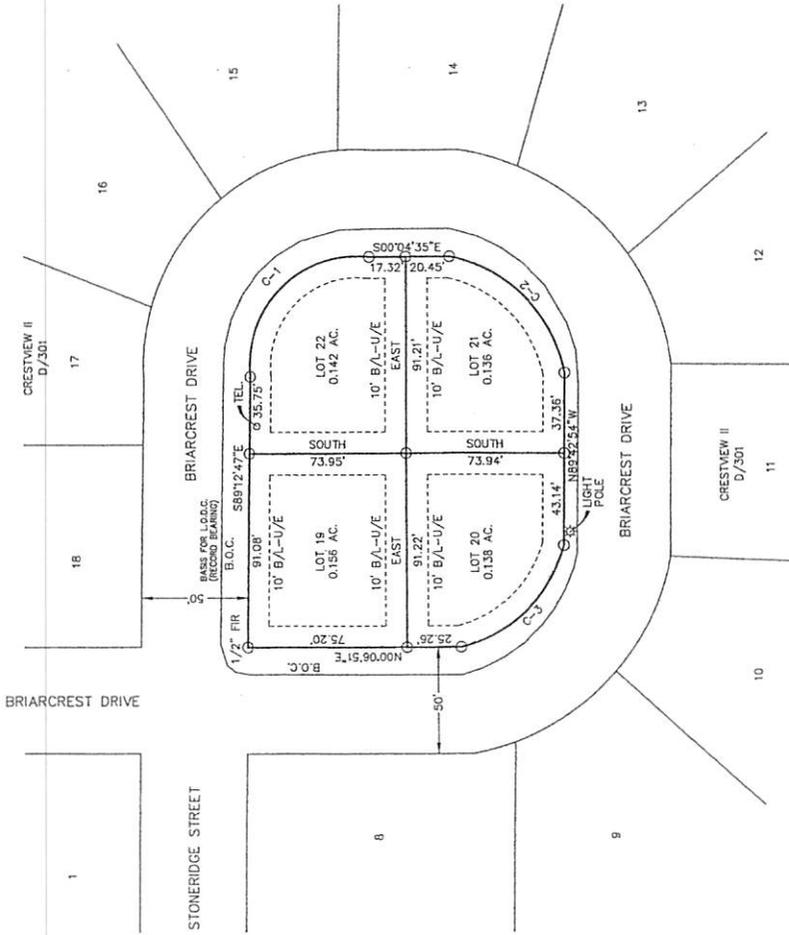
CITY SECRETARY
CITY OF CHANDLER

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CHANDLER, HENDERSON COUNTY, TEXAS, THIS THE _____ DAY OF _____, 20____.

PLANNING AND ZONING CHAIRMAN

FILED IN CABINET _____ SLIDE _____ PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO. 4821300225E, DATED APRIL 5, 2010, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR HENDERSON COUNTY, TEXAS.
THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
NOTICE - SELLING A PORTION OF THIS ADDITION BY MEES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.



CURVE REPORT

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	50.59'	107°29'48"	63.03'	80.49'	78.50'	S44°35'40"E
C-2	66.20'	82°03'31"	39.86'	91.75'	66.31'	S89°12'47"E
C-3	86.20'	82°03'31"	39.86'	71.75'	66.31'	N44°48'03"W

TEL = TELEPHONE RISER
B.O.C. = BACK OF CURB
O = 1/2" SET IRON ROD UNLESS NOTED

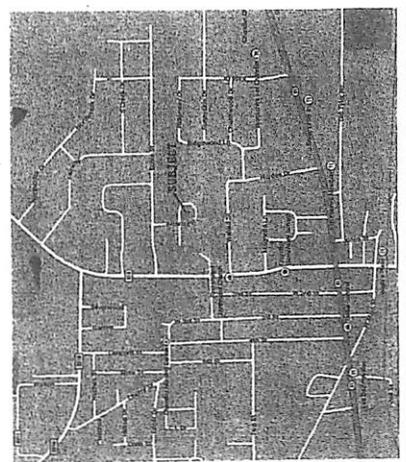


MARK FENNEL SURVEYING ASSOCIATES
201 HWY. 175 W. SUITE 2
ATHERTON, TEXAS 75751
(803) 915-2858
1-800-432-7670

FINAL PLAT
LOTS 19 THROUGH 22
CRESTVIEW II
NUMBER OF LOTS: 4
TOTAL ACREAGE: 0.58 AC.
SIMON WEISS SURVEY A-799
CHANDLER, HENDERSON COUNTY, TEXAS
DATE OF PREPARATION: 05/06/15
SCALE: 1" = 40'

I, Mark Fennell, Registered Professional Land Surveyor, do hereby certify that the above survey plat and notes of even date were prepared by me or under my direct supervision and to the best of my knowledge and belief, this is the true and correct plat of the same.
This is the 6th day of MAY, 2015.
Mark Fennell
Registered Professional Land Surveyor
Number 13333

USE OR REPRODUCTION OF THIS SURVEY FOR ANY PURPOSE BY OTHER PARTIES IS PROHIBITED. SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.





Board of Adjustment Application

City of Chandler

811 Hwy 31 East
Chandler, TX 75758 • 903.849.6853 (phone) • 903.849.4663 (fax)
www.chandler.tx.com

Site Information

Address: Briarcrest Chandler TX 75758
Subdivision: CRESTVIEW II Lot #: 19-22 Block #: II
Lot Area: 580 Zoning District: R1 (Rezone to R2)

Property Owner: CRESTVIEW PROPERTIES LAURA TEDFORD; MARY PARKER NICHOLS
Address: 410 HWY 31 E P.O. Box 385
City: Chandler State: TX Zip: 75758
Phone: 903-849-6497 Fax: 903-849-3927 Email: laura@crestviewproperties.com

Applicant: Same
Address:
City: State: Zip:
Phone: Fax: Email:

If applicant is different from property owner:

The Property Owner does hereby grant the applicant, (name), authority to represent him/her at the hearing. (property owner) Signature

On this day of, 20, before me the undersigned notary public, personally appeared, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he/she executed it.

WITNESS my hand and official seal:

[Seal]

Request

Zoning Ordinance, Section: Appendix 3A-1
Check One: Appeal Special Exception: Variance: [checked]

Describe Request:

1 Front yard setback - from 25' to 10'

2 Area of Lot - from 6500 sq ft to 5924 sq ft

Describe Hardship: Landscape Island has a total of 24905 SF.

3 Lot depth 90' to 73.4 To create 4 lots, we are just short of the Square Footage required. Changing setback lines would allow for the necessary SF

Board of Adjustment Variance Worksheet

In order to make a finding of hardship and to grant a variance, the Board of Adjustment must determine that the following conditions are met. State how your request meets these conditions.

a) There are special circumstances existing on the property on which the application is made related to size, shape, area, topography, surrounding conditions and location that do not apply generally to other property in the same area and the same zoning district.

It is our desire to build 4 garden homes with small yards for low maintenance housing. This parcel of land lends itself to that opportunity except that it is just short of the amount of SF needed to meet city's requirements

b) That granting of the variance will not violate the purpose or intent of the ordinance and will not cause harm to any surrounding property owner.

The "Island" doesn't share property lines with any existing homes. With the city requiring a 14' flight of way and 25' setback lines, we are just short of the amount of SF needed for R2 zoning requirements

c) The granting of the variance will not merely serve as a convenience to the applicant.

The granting of this variance will allow the builder/owner to meet a need in the city for low maintenance garden homes.

d) The granting of the variance will alleviate some demonstrable and unusual hardship or difficulty so great as to warrant a deviation from the standards and will not be contrary to the public interest.

Because the "Island" is separate from other homes in the area, it would not affect anything other than the 4 lots in question.

Applicant hereby requests that this case be reviewed by the Board of Adjustment for a decision.

I hereby certify that the above statements are true and correct, that I have read this application form and understand that filing the application and paying the fee does not guarantee an affirmative action by the Board of Adjustment. I further understand that at least four (4) affirmative votes must be cast in order to grant my request.

On this _____ day of _____, 20____, before me _____, the undersigned notary public, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he/she executed it.

WITNESS my hand and official seal:

[Seal]

City Staff Only:

Fee Paid: _____ Receipt #: _____

BOA meeting date: _____

Board Decision: () Denied () Granted

Terms and/or Conditions: _____

Board Chair: _____

Filed with the office of the City Secretary this _____ day of _____, 20_____.