



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 SCHEDULED MEETING **TUESDAY, NOVEMBER 1, 2016**, IN THE 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 a revised site plan and operating rules associated with the development of the Lake Palestine Gateway RV Park
 - 2. Consider and act on a revised site plan of the Main Street Market Phase III
 - 3. Consider and act on a Replat of the Original City of Chandler plat replating Lots 267 into Lots 267B, 267C, and 267D.

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 October 28, 2016 by 6:00pm and remained so posted at least 2 hours before said meeting was convened.

Shirley Parmer/City Secretary



CITY OF CHANDLER

Staff Report

PROJECT: Gateway RV Park Site Plan revision and revision to operating rules

DATE: PZ: 11-1-16 CC: 11-8-16

REQUEST: The property owner is requesting approval to amend the site plan and minimum operating rules adopted in Ordinance O-080916 for his proposed RV Park development.

APPLICANT: Tom Fuller

PROPERTY OWNER: same

PROPERTY DESCRIPTION: Property is south of Hwy 31, west of River Park and north of the Neches River. Generally located at 1300 Hwy 31 E.



ZONING: Zoning: Planned Development "PD" for an RV Park

SIZE: Approx. 3.5 acres Lot 1 = .561 acres and Lot 2 = 2.165 with Flood Zone as .8 acres

OVERVIEW: Ordinance O-080916 was approved in August of this year to allow both Lots 1 and 2 of the Lake Palestine Gateway RV Park to be used as an RV Park. A site plan and minimum operating rules were also approved. At this time

the developer is proposing some amendments to both the site plan and minimum operating requirements.

Site Plan: The original site plan did not show lot 1 as being part of the original development. This amendment includes lot 1 with a second building being proposed which will be a community building. This building will be for meetings or social gatherings primarily for the use by the tenants but could also be rented out for small functions such as a birthday party. Additional parking is also proposed to meet the parking requirements for a community center.

Other changes in the site plan include removing the boat ramp and replacing it with a picnic area.

Minimum Operating Requirements: The changes in the operating requirements are indicated on the attached Exhibit B with all changes in red and underlined. In general, these include:

1. Allowing some longer-term rentals
2. Reducing the size of the office building but including a second building for the Community Building
3. Removing the requirement for a fenced pet area
4. Screening the dumpster as is required in the city ordinance
5. Recognizing that the community building is a second phase to be completed within 6 months of the original opening date.

RECOMMENDED ACTION:

Consider and act on the revised site plan and revised minimum operating rules adopted in Ordinance O-080916 for the Gateway RV Park development .

CITY CONTACT:

John Taylor, City Administrator

ATTACHMENTS:

Attachment A – Revised Site Plan
Attachment B – Revised Minimum Operating Requirements

LAKE PALESTINE GATEWAY RV PARK

MINIMUM OPERATING REQUIREMENTS

Amended 10-21-16

General operation and maintenance requirements.

- A. Registration records must be kept on the occupancy of the RV park. As a minimum, the registration form must have space for name, date, and permanent mailing address.
- B. Upon request and advance notice, park records shall be made available to the City.
- C. A City inspection and occupancy permit shall be required prior to the opening of RV park.
- D. Time of Stay. No recreational vehicle or park tenant (except manager) shall stay a length of time which exceeds 30 days of time. However, up to 10 spaces may be longer term up to 90 days.
- E. No non-tenant dumping will be allowed.
- F. Interior roads and parking areas shall be asphalt or concrete and be maintained in such a manner so as not to cause hazard, inconvenience or negative impact on park tenants, use by emergency vehicles or the general public.
- G. Park areas shall be kept free of litter and debris at all times.
- H. Service buildings shall be maintained in a sanitary condition at all times.
- I. Animals traveling with campers shall be kept on a leash or tethered within their campsite at all times, unless in the fenced pet area.
- J. Operator shall provide for continued maintenance of landscaping, fencing, amenities and buildings.
- ~~K. —Development must retain site in as natural a state as is feasible.~~
- L. The developer, to whom approval was initially granted, or approved subsequent developer, or owner, shall be accountable to the City for adherence to these regulations.

M. Lot 1 and 2 may be used for RV Park and amenities meeting the requirements of this document. However, prior to either lot being used for other purposes an amendment to this PD is required.

N. RV Park must be a member of at least one RV travel guide or campground directory that provides a rating service for its members. The RV Park must meet or exceed the minimum standards of such rating service. The rating service must evaluate the visual appearance of the park, to include interior roads, exterior of buildings, grounds, signage, and entrance area. The rating should include the cleanliness of restrooms, showers and laundry area. RV sites should be evaluated to insure the proper operation of electrical, water and sewer hook ups. Recreation and registration areas should be in good order. Insure that all offered services such as phone, cable and internet are available.

O. New construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated to 2 feet above the base flood level or together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

Campsite Design Standards.

A. In the location and spacing of campsites, there shall be a minimum of 12 feet between RVs and/or structures.

B. All sites will be provided with electric, water, and sewer hookups and one main dump station hookup.

C. All campsites shall be well drained.

D. Concrete rip-rap along river will be covered with more natural rock. Riverfront will be maintained as an amenity to the park.

E. Restroom and shower facilities shall be located within the park according to the standards contained herein. Handicapped access to restroom facilities is required.

Traffic circulation and street design.

A. Interior roads shall have a minimum width of 20 feet.

B. Interior roads connecting to public street rights-of-way shall be paved in accordance with APWA standards within 50 feet of such rights-of-way.

C. Interior roads connecting to public street rights-of-way, which are to accommodate vehicular traffic entering and leaving the facility at one location, shall be a minimum of 36 feet wide within 50 feet of the property boundary.

D. Interior roads shall be well drained.

Parking.

A. A minimum of one auto parking space shall be provided inside the area of each campsite.

B. The Office shall contain one parking space for each 5 campsites. A minimum of nine feet by 19 feet shall be allowed for each ~~additional~~ parking space.

C. The Community Building shall contain 10 parking spaces plus one space for each 300 sq ft over 2000 sq. ft. A minimum of nine feet by 19 feet shall be allowed for each parking space.

DC. ~~Additional P~~parking shall not be ~~provided-allowed~~ on interior roads.

ED. Parking areas shall be well drained.

Accessory uses.

A. A.— Accessory uses and buildings are allowed whose primary usage and enjoyment are for park tenants. However, non-tenants will be able to use some facilities for a charge, such as the Community Center and kayak rentals.

A.B. Accessory uses shall include -but at a minimum:-will include:

1. Two³ picnic areas along the river side of the property with tables and barbeque grills
2. Kayak and canoe launch area.
3. Fishing area.
4. An open grassy area for games.
5. ~~Separate fenced pet area.~~

B. The RV Park will provide for canoe and kayak rentals to tenants, as well as, non-tenants.

C. A minimum of a 30' x 72'24' x 60' community service building ~~and park office~~ shall be provided in RV park, meeting the masonry requirements for the city of Chandler in natural colors of brown, green and tan.

D. A minimum of a 20' x 30' check in office with showers and restrooms shall be provided in RV park, meeting the masonry requirements for the city of Chandler in natural colors of brown, green and tan.

ED. Restroom requirements:

Number of Campsites	Toilets		Urinals		Lavatories		Showers	
	M	F	M	M	F	M	F	
1 – 40	1	2	1	1	1	1	1	
41 – 80	2	4	2	2	2	2	2	

FE. Common laundry facilities shall be provided.

Screening and setbacks.

- A. Entrance features will include stone and metal entrance gate with landscaping and irrigation.
- B. A minimum of a six-foot wood screening fence is required along Hwy 31 with the existing tree line located on the Hwy side of the fence. Tree line will be cleaned up and maintained. Chain-link fence with existing tree line maintained on the River Park side of the fence.

Water supply – Sewage disposal.

- A. All campsites are required to be serviced by connections to sewer.
- B. Fire flow requirements must be met and a minimum of one fire hydrant shall be required.

Refuse disposal.

- A. Refuse containers shall be located in all common amenity areas.
- B. Such containers shall be made of heavy and durable material with lids.
- C. Such containers shall have a holding capacity of not less than 30 gallons.
- D. At least one two-yard standard dumpster shall be required to be located near a facility entrance for convenient pick-up. More than one such dumpster may be required, depending on

the number of sites to be served and the number of weekly pick-ups. [Dumpster must be screened with a minimum of a wooden privacy fence.](#)

Miscellaneous provisions.

- A. Campgrounds shall not open until each and every improvement is in and approved by City. [With the exception of the Community Center and related parking which must be completed within 6 months of initial opening.](#)
- B. Interior all-weather pathways are to be provided to community building.
- C. Campsites are to be well marked and numbered.
- D. No storage of units allowed beyond the 30-day occupancy limit. [, except as noted above.](#)
- E. No external structures are to be attached to RVs.



CITY OF CHANDLER

Staff Report

PROJECT: Town of Chandler Replat Lots 267B, 267C, and 267D

DATE: PZ: 11-1-16 CC: 11-8-16

REQUEST: The property owner is requesting approval of a 3-lot plat of a 0.561-acre parcel for the purpose of building 3 single family dwellings.

APPLICANT: Matthew Pollard, managing member of Jack Owen, LLC

PROPERTY OWNER: same

PROPERTY DESCRIPTION: AB 799 S Weiss Survey, generally located between Fourth and Third Streets

ZONING: R-1

SIZE: .561 acres

OVERVIEW: This property that is subject of this replat was sold off of Lot 267 without the benefit of a plat. Although this was in violation of State law the city cannot hold the current plat request up because of it. The applicant has requested that the original owner of the property join with him in this replat but was turned down.

The proposed plat meets all the minimum standards of the R-1 district for the 3 residential lots as proposed except for lot depth of Lot 267 D. The minimum depth of this lot is 89.98' and the minimum lot depth of an R-1 District is 90'. Ten feet of this parcel is being donated for right-of-way for Fourth Street in order to provide 30 feet from centerline. The other variance being requested is to not construct a sidewalk as there are no sidewalks in this area of town, nor is there likely to ever be any.

Variance –

The plat requires with the following variance:

1. Lot 267D - Minimum 89' lot depth from the 90' minimum lot depth in the R-1 zoning.
2. No sidewalks will be required to be constructed on any of the lots.

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.

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:

Except for the variances referenced, this plat meets all the requirements of the City of Chandler and the State of Texas.

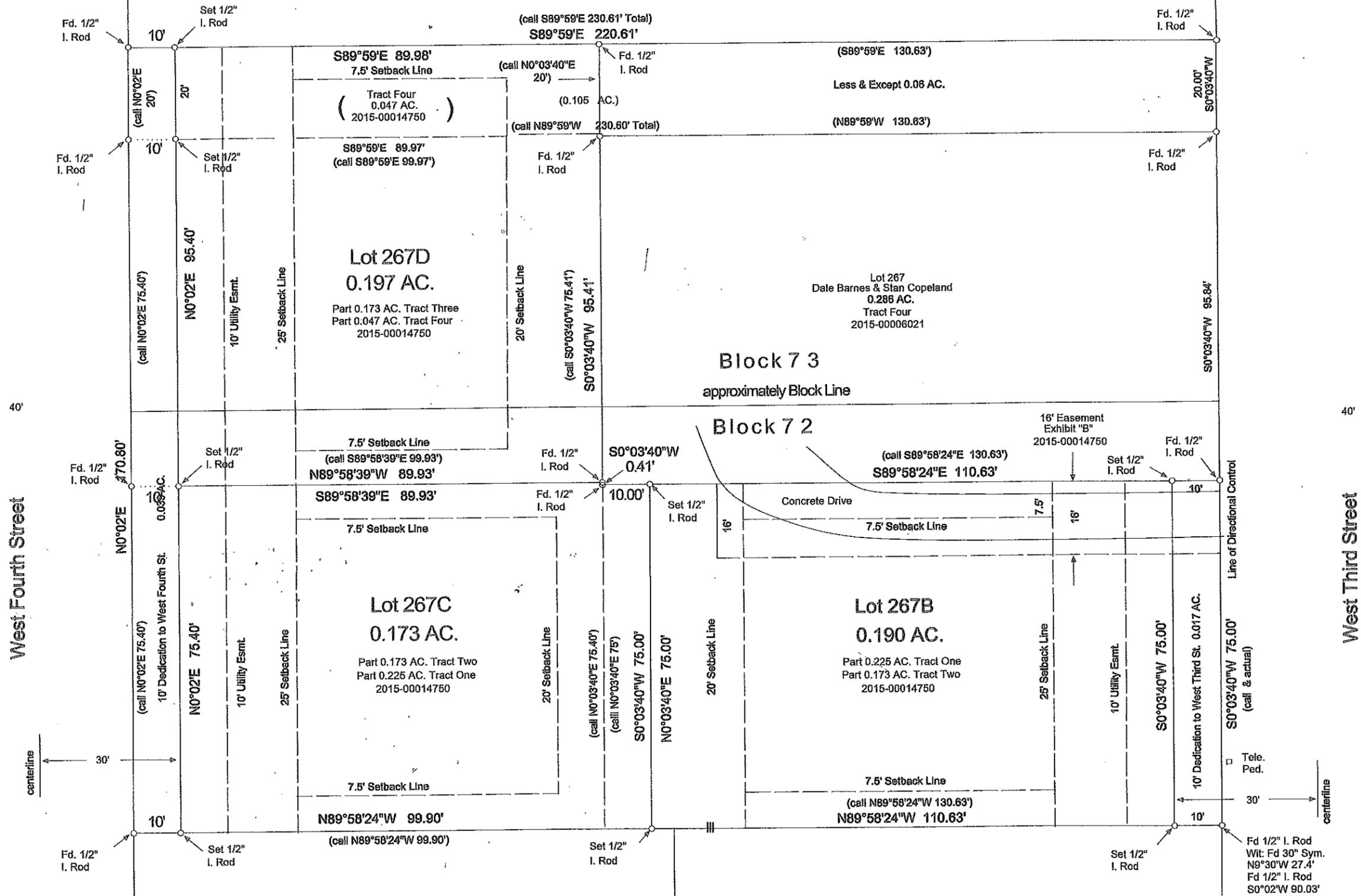
CITY CONTACT:

John Taylor, City Administrator

ATTACHMENTS:

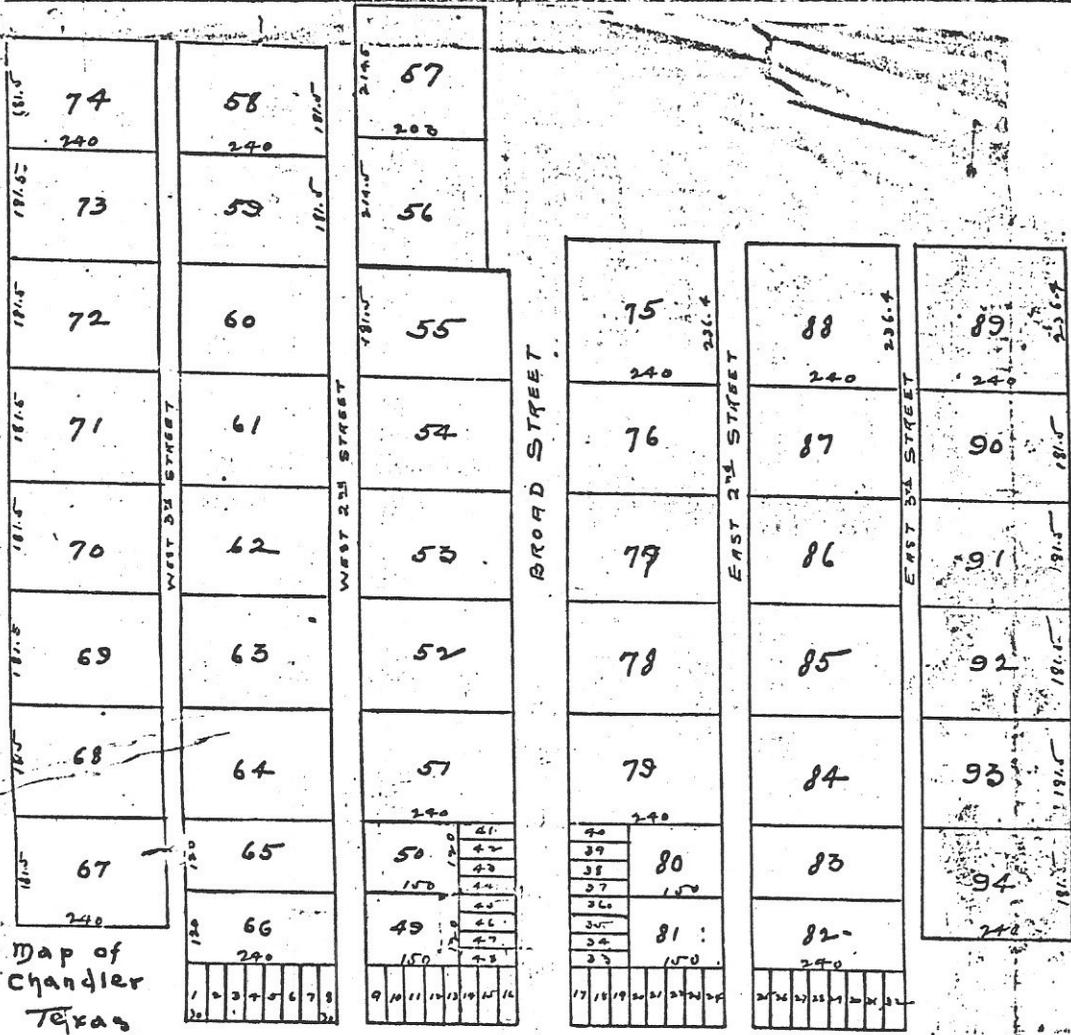
Proposed Plat
Original Plat

Lot 209
Waymon Wayne Parks
0.424 AC.
2013-00016728



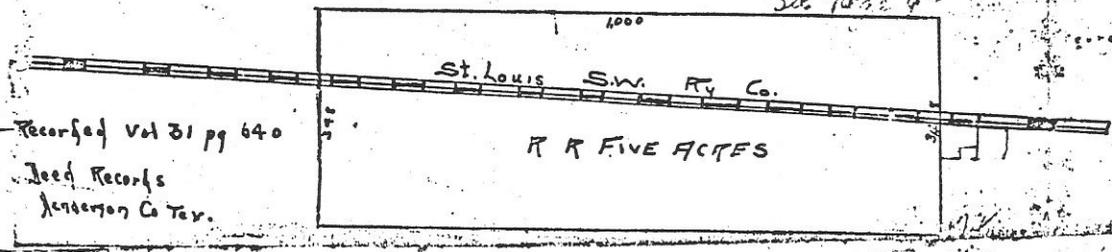
Lot 148
Cheryl I. Parrish

Lot 149
Glen Stuart Cade



Map of Chandler Texas

See page 4



Plot last not in book beginning year 1949.
 Copy of plot Vol. 5 Page 5 1/2 - Miller & Miller (not of record)



CITY OF CHANDLER

Staff Report

PROJECT: Main Street Market Site Plan Phase III Revision

DATE: PZ: 11-1-16 CC: 11-8-16

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

APPLICANT: Stan Copeland

PROPERTY OWNER: SC and DB Properties

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** – The owner has a prospective business that is interested in locating in the farthest west tenant spot of the market building. The primary business is a marine electrical/electronics parts business specializing in trolling motors, depth finders, fish locators, batteries, etc. To accommodate the retail use they want to add a carport to the west side of the building. The carport would be used for the installation of this equipment into boats.

The original site plan had a screened in porch which was going to be used for bar-b-que cooking. This use never materialized and was ultimately absorbed into the built retail space.

The carport location will meet all setback requirements. However, it will displace 2 handicap parking spaces that were on the original site plan. As can be seen in the following numbers the parking requirements are lower now than in the original site plan, going from 37 to 29 due primarily from less restaurant space.

Parking requirement

Phase I and II

-) Market pavilion -1,728 sq ft retail 1:200 = 8
-) Restaurant - 330 sq ft restaurant 1:100 = 4
-) Ice house - 150 sq ft retail 1:200 = 1

Phase III

-) Retail - 132x24 = 3,168 sq ft retail = 16
-) Total required = 29
-) Handicap required = 2

**RECOMMENDED
ACTION:**

The Planning and Zoning Commission will hear this request on November 1, 2016. The results of their meeting will be presented at the Council meeting.

CITY CONTACT:

John Taylor, City Administrator

ATTACHMENTS:

Request letter
Revised Site Plan (will be presented at the Commission meeting)
Elevations

October 27, 2016

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

Dear Mr. Taylor,

We are pleased that Mr. John Jones, who has a longstanding and successful business in Texarkana, Texas, called Jones' Trolling Motors Services, desires to move his operation to Chandler. His need is to have a carport/covered drive built onto the west side of the shop farthest west in our row of shops (117 W. Main Street) at Old Main Street Station. He would need this cover to install a trolling motor or depth finder on a boat that would be towed by a vehicle, thus keeping him out of the elements of rain or sun to do his work.

Mr. Jones' business is primarily trolling motors and he will need some showroom space but he is largely an electrical/electronics parts business. He specializes also in depth finders, fish locators, batteries, etc. This kind of business should be a fit for our town—the Gateway to Lake Palestine. Likewise, we all agree that the location of our shops on W. Main Street and Hwy 315 is a good location for his business.

Our original plan, two years ago, had a BBQ restaurant on the west side of our building and a screened in porch approved as an appendage to the building making the footprint of the building approximately 132' x 24'. This plan was approved along with the site plan that had two handicapped parking spaces to the west of the porch. Keep in mind that the original parking plan took into account that we would have a restaurant and our parking spaces are more than adequate for the current retail shops. Potential tenants changed their minds on the restaurant and the new plans that were approved had four shops and basically the same footprint as the original drawings, but with no porch. Now we are requesting to extend the building with an appendage carport/covered drive.

The plans are attached that would have us build a nice complimentary carport/covered drive to the west of the west end shop. The materials used will be the same as those that were used on the new building, i.e. r-panel roof, paint grip metal siding (architectural metal) siding, and wood columns in brick footings. It should look very nice and compliment the buildings operation.

It is our belief that this will not in any way restrict our traffic movement on the lot, or compromise our parking plan. A truck pulling a boat should easily be able to drive into the carport/covered drive with ease. It is my hope that we can get these plans approved and move forward with a 3-year lease with Mr. Jones and expedite our building plans to get him up and running as soon as possible.

Respectfully Yours,



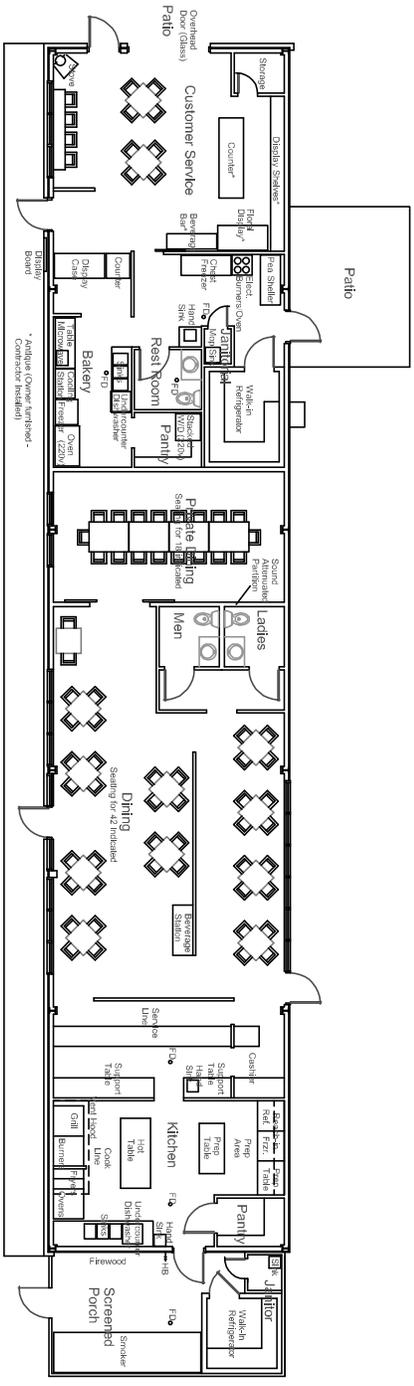
Stanley R. Copeland

The original floor plan with the restaurant



**S. VIC JONES
and ASSOCIATES**
ARCHITECTS
and INTERIORS
13317 Woodhaven Drive
Dallas, Texas 75234
Phone (972) 342-1212

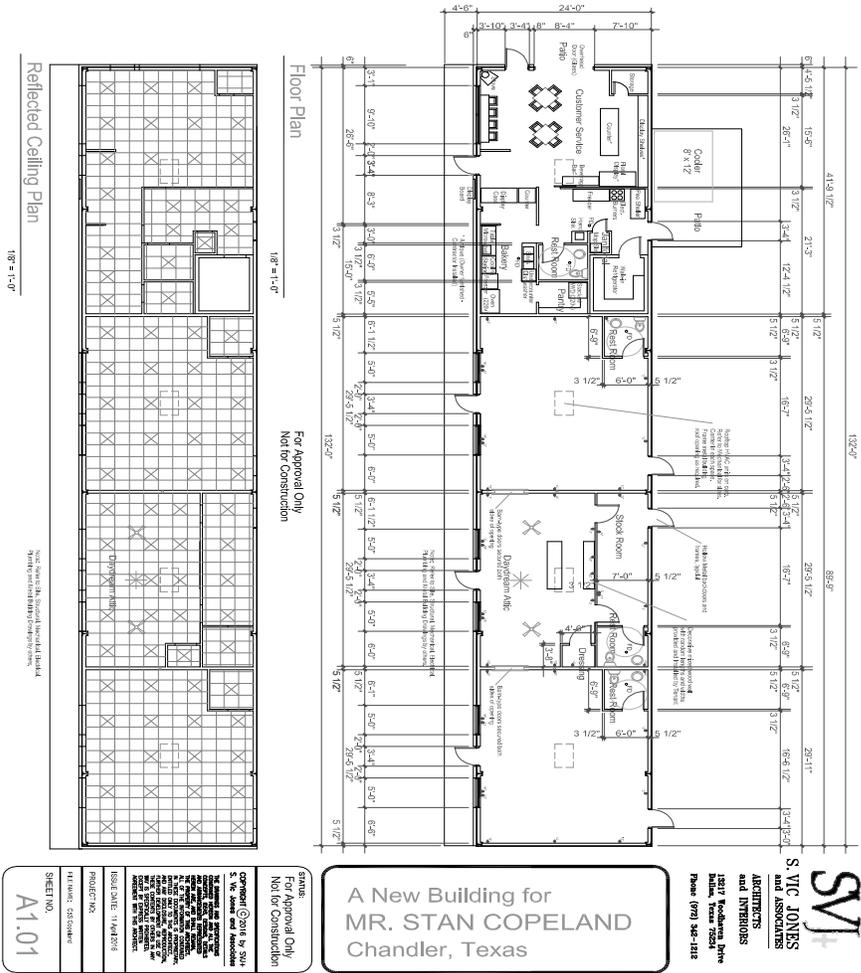
A New Building for
MR. STAN COPELAND
Chandler, Texas



Floor Plan
Approved 10/6/2015 1/16" = 1'-0"

<p>STATUS: PRELIMINARY DESIGN</p> <p>Copyright © 2015 by SVJ+S, Vic Jones and Associates</p> <p><small>THE CONTENTS AND INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF SVJ+S, VIC JONES AND ASSOCIATES. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SVJ+S, VIC JONES AND ASSOCIATES.</small></p>	<p>ISSUE DATE: 13 October 2015</p> <p>PROJECT NO:</p> <p>FILE NAME: C:\S Copeland - M.Bigs</p> <p>SHEET NO. A1.01A</p>
--	---

The current approved floor plan



The original renderings



CONCEPTUAL ELEVATIONS

E3.01

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

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

The elevation of the carport/covered drive

