

RESOLUTION NO. 19 - 20

A RESOLUTION OF THE CITY OF COMMERCE, TEXAS, RELATING TO AUTHORIZING THE APPROVAL OF A REPLAT AT 1700 LEE STREET; GRANTING AUTHORITY TO THE MAYOR TO EXECUTE SAID RESOLUTION AND AUTHORIZING CITY SECRETARY TO AUTHENTICATE MAYOR'S SIGNATURE TO SAID RESOLUTION; AND, AUTHORIZING THE CITY MANAGER TO EXECUTE ANY AND ALL OTHER INSTRUMENTS REQUISITE IN IMPLEMENTING SAID RESOLUTION AND AUTHORIZING CITY SECRETARY TO AUTHENTICATE CITY MANAGER'S SIGNATURE.

A regular meeting of the City Council of the City of Commerce, Texas, was held in Commerce, Texas, at City Hall, on the 16th day of April 2019, at 6:00 p.m.; a majority of council members being present and constituting a quorum, the following resolution was adopted:

WHEREAS, an application, attached hereto and marked exhibit "A", has been submitted by TAMU-C Sigma Chi Housing Corporation requesting to replat to combine lots 4, 5, 6, 6B, and 7B of Block 2, Lexa Neal Addition, into Lots 4-R and 5-R of Block 2, Lexa Neal Addition, 0.841 Acres, F. G. Jernigan Survey, A-565, known as 1700 Lee Street;

WHEREAS, the notice pursuant to Section 2.6 of the Subdivision Ordinance of the Code of Ordinances of the City of Commerce, Texas, has been published in the official newspaper and given to adjacent property owners;

WHEREAS, the Planning and Zoning Commission of the City of Commerce, Texas, conducted a public hearing on the 26th day of March 2019, at 5:30 p.m. in accordance with Section 2.6 of the Subdivision Ordinance of the Code of Ordinances of the City of Commerce, Texas;

WHEREAS, after conducting a public hearing on said replat request, wherein public comment was received and considered on the said application, and all other prerequisites relating thereto, and after consideration of the grounds for the replat, the Planning and Zoning Commission unanimously voted to recommend approval of the replat request as reflected in the minutes of the meeting attached hereto, marked exhibit "B", and made a part hereof as if copied herein verbatim; and,

WHEREAS, the City Council, after having reviewed the action of the Planning and Zoning Commission and its recommendation, as well as having complied with all prerequisites of the Subdivision Ordinance of the City of Commerce, Texas, relative to the approval of replats, deems it

in the best interest and general welfare of the City of Commerce, Texas, that said replat should be authorized for said property.

THEREFORE, BE IT RESOLVED, that this replat at 1700 Lee Street is approved and the Mayor of the City of Commerce, Texas, be authorized and he is hereby authorized to execute this resolution;

BE IT FURTHER RESOLVED, that the City Secretary be authorized, and she is hereby authorized to attest to the signature of the Mayor to this resolution;

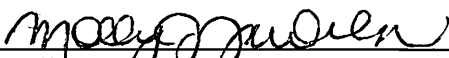
BE IT FURTHER RESOLVED, that the City Manager be authorized, and he is hereby authorized to execute the agreement and any and all instruments requisite in implementing said resolution;

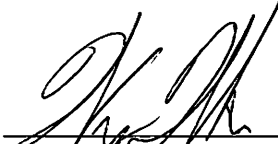
BE IF FURTHER RESOLVED, that the City Secretary be authorized, and she is hereby authorized to attest to the signature of the City Manager to any and all instruments requisite in implementing this resolution;

PASSED BY THE GOVERNING BODY of the City of Commerce, Texas, at a regular meeting of the City Council of the City of Commerce, Texas, on the 16th day of April 2019.

ATTEST:

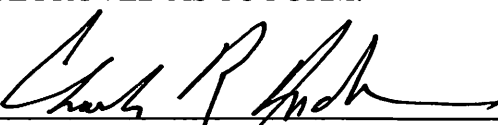
CITY OF COMMERCE, TEXAS


Molly Jacobsen, City Secretary


Wyman Williams, Mayor

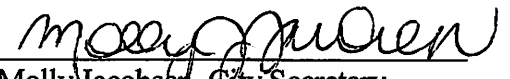
(Seal)

APPROVED AS TO FORM:


Charles Anderson, City Attorney

I, Molly Jacobsen, City Secretary of the City of Commerce, Texas, do hereby certify that the above is a true and correct copy of a resolution and that the same has not been repealed and is in full force and effect.

(Seal)


Molly Jacobsen, City Secretary
City of Commerce, Texas



Plat/Replat Application

"Exhibit A"

Project Name: Sigma Chi Education Center

Location Information

Address: 1700 Lee Street, Commerce, TX

Survey Name/Abstract No./Subdivision Name: F.G. JERNIGHAN SURVEY / LEXA NEAL ADDITION

Lot, Block: Block 2, L 4, 5, 6, 6B, 7B Addition Name: LEXA NEAL ADDITION

Number of Acres: 0.841 Number of Lots: 2 - LOT 4R / LOT 5R

Geographic ID Number R- 52416 R- 52417

Geographic ID Number R- 52418 R-

Submittal Type

- | | | |
|---|---|--|
| ☐ Amending Plat | ☐ Minor Replat - Non-Residential | ☐ Plat Final |
| ☐ Development Plat | ☐ Minor Replat - Residential | ☐ Replat Preliminary |
| ☐ Minor Plat | ☐ Plat Preliminary | ☒ Replat Final |

Owner/Application Information

Owner Name: TAMU-C SIGMA CHI HOUSE CORP Applicant Name: KENT HUBERT

Company: Company: TAMU-C SIGMA CHI HOUSE CORP

Address: P.O. Box 511 Address: P.O. Box 511

City, State, Zip: Commerce, TX 75429 City, State, Zip: Commerce, TX 75429

Phone: 925-997-7818 Phone: ~~903-461-5256~~ 903-461-5256

Email: JChapel@AOL.COM Email: ~~JChapel@AOL.COM~~ JChapel@AOL.COM
KENT DIVERSIFIED-INSURANCE.NET

☐ I will represent the application myself; or

☒ I hereby designate KENT HUBERT (applicant above) to act as my agent for submittal, processing, representation, and/or presentation of this application. The designee shall be the primary contact person for this application.

I hereby certify that I am the owner of the property and certify that the information provided within this application is true and correct. By signing below, I agree that the City of Commerce is authorized and permitted to provide information contained within this application, including email address, to the public and in response to a Public Information Request.

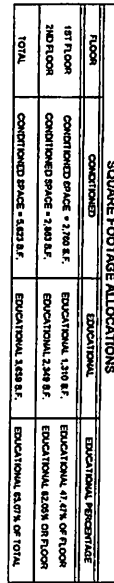
Owner Signature: JChapel - President - Date: 2/26/2019
SIGMA CHI HOUSE CORP



FILE

[illegible]

Existing Concrete Approach Apron



- 2ND FLOOR = 2863 S.F.**



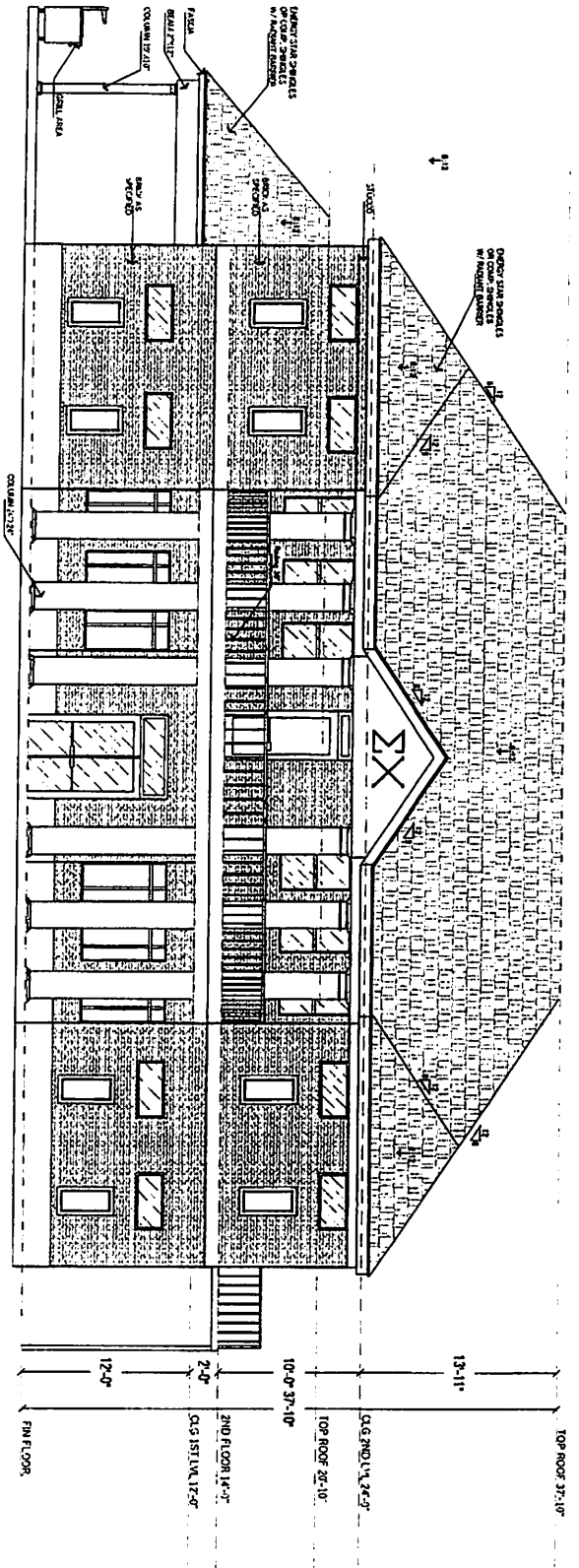
-Phone:817-584-2763
1/29/2019

SIGMA CHI ZETA ETA COMPLEX
1700 LEE STREET
COMMERCE, TX 75428

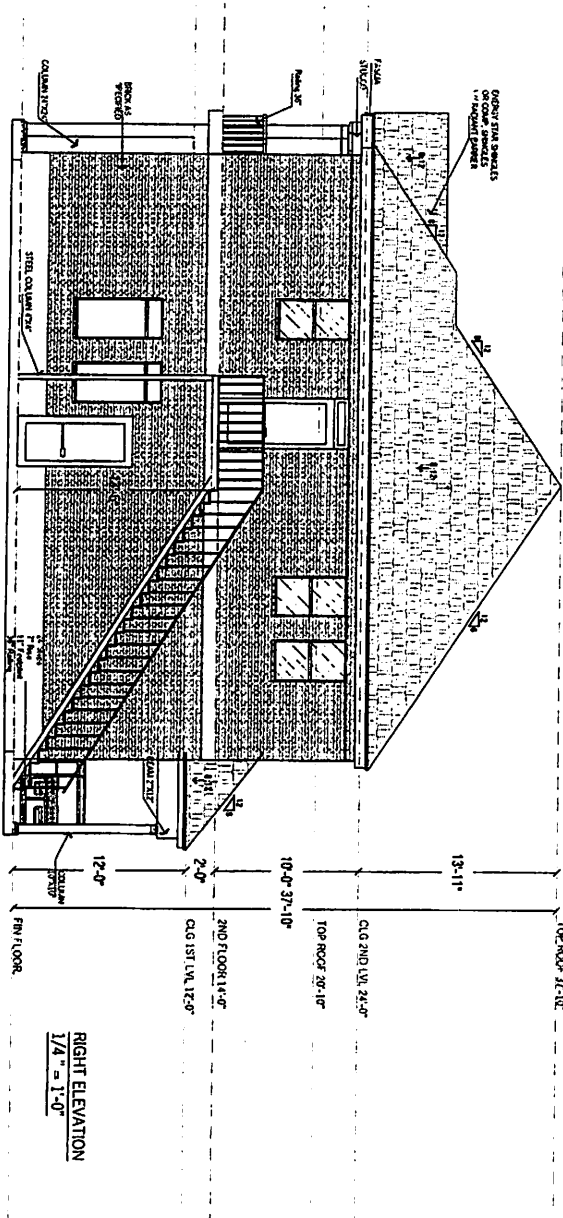


Technology Corporation
Downtown Republic Center 325 N. St. Paul Street
Suite 3100, Dallas Tx 75201

Name Sheet:
SITE PLAN
Revision Date:
--/--/----
Scale:
1"=10'
Date:
01/21/2019
Sheet
1 of 18



FRONT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

SIGMA CHI ZETA ETA COMPLEX
1700 LEE STREET
COMMERCE, TX 75428



Name Sheet:

ELEVATIONS

Revision Date:

Scale:

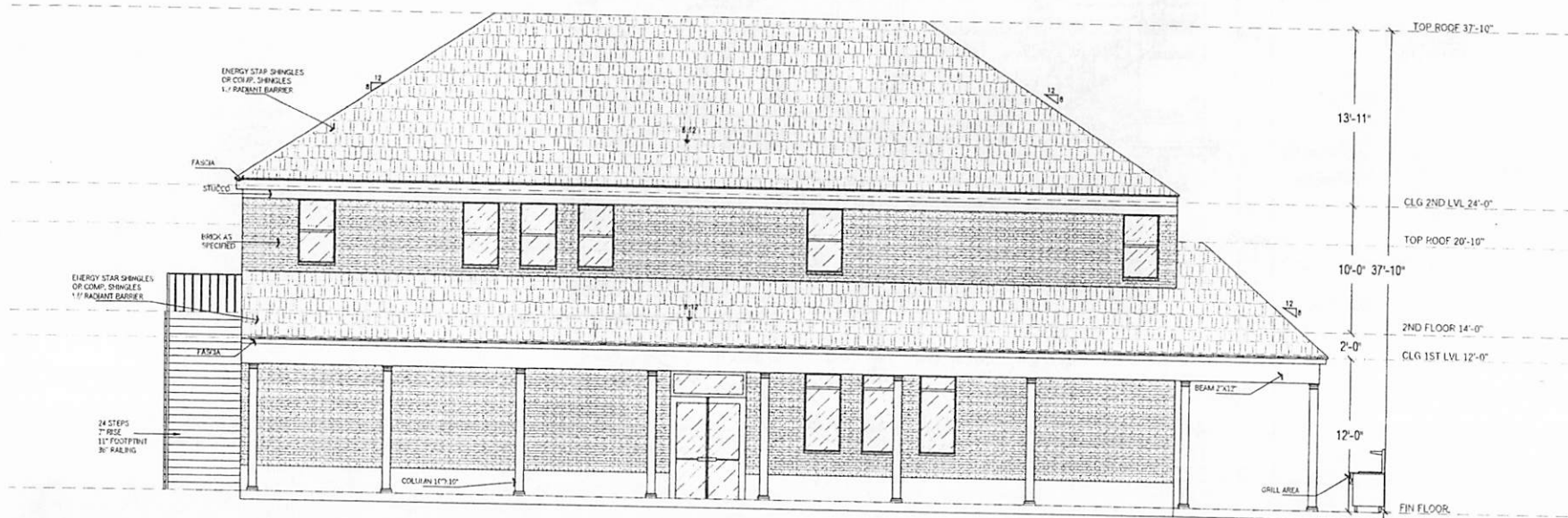
Date:

Sheet

2 of 18



Technology Corporation
Downtown Republic Center 325 N. St. Paul Street
Suite 3100, Dallas Tx 75201



REAR ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



Technology Corporation
Downtown Republic Center 325 N. St. Paul Street
Suite 3100, Dallas, TX 75201

SIGMA CHI ZETA ETA COMPLEX
1700 LEE STREET
COMMERCE, TX 75428



Name Sheet:

ELEVATIONS

Revision Date:

--/--/----

Scale:

1/4" = 1'-0"

Date:

01/21/2019

Sheet

3 of 18



MINUTES

Planning and Zoning Commission

March 26, 2019 - 5:30 p.m.

Commerce City Hall

1119 Alamo Street, Commerce, TX 75428

"Exhibit B"

Members Present: Carolyn Trezevant, Jonathan Myers, Terry Harris, Thomas Deaton, Michelle Martinez, Henry Ross, Gary Thompson
Members Absent: None
City Staff Present: City Manager Darrek Ferrell, Anna Holt
Others Present: Manuel Vargas, John Chopel, Kent Holbert

1. Call to Order:

Chairwoman Trezevant called the meeting to order at 5:30 p.m.

2. Consideration of a Motion Approving Minutes from the February 18, 2019, and February 26, 2019, Meetings:
Member Deaton made a motion approving the minutes seconded by Member Ross, and the vote carried unanimously.

3. Public Hearing and Consideration of a Request by TAMU-C Sigma Chi Housing Corporation for Approval of a Replat for the Property Known as 1700 Lee Street, Commerce, TX 75428 to Combine Lots 4, 5, 6, 6B, and 7B of Block 2, Lexa Neal Addition, into Lots 4-R and 5-R of Block 2, Lexa Neal Addition, 0.841 Acres, F.G. Jernigan Survey, A-565:

City Manager Ferrell initiated the discussion stating that the item was a replat request to replat the subject properties into two lots, and City Staff recommended approval.

Chairwoman Trezevant opened the public hearing at 5:40 p.m. No public comment. The public hearing was closed at 5:41 p.m.

Member Martinez made a motion to recommend approval of the replat seconded by Member Deaton, and the vote carried unanimously.

4. Public Hearing and Consideration of a Request by Manuel Vargas for Approval of a Replat for the Property Known as 1203 Culver Street, Commerce, TX 75428 to Divide Lot 1 (N ½) of Block 5, Cowan H O Subdivision #1, Acres .778 into Lot 1, Acres 0.389, and Lot 2, Acres 0.389, of Block 1, Durango Addition:

City Manager Ferrell presented an overview of the replat request, and City Staff recommended approval.

Chairwoman Trezevant opened the public hearing at 5:50 p.m. There was public present concerned about the rezone of the subject property and were referred to make comment during the following agenda item. Public hearing closed at 6:03 p.m.

Member Martinez made a motion to recommend approval of the replat seconded by Member Deaton. Members Martinez, Deaton, Harris, Ross, and Thompson voted in favor of the motion to approve, and Member Myers voted to recommend denial. The recommendation for approval passed.

5. Public Hearing and Consideration of a Request by Manuel Vargas for a Change in Zoning from R10 Single Family Dwelling District to A2 Apartment Dwelling District for Property ID: 42631, Legal Description: S2590 Cowan H O Subdivision #1, Block 5, Lot 1 (N ½), Acres 0.778, known as 1203 Culver Street, Commerce, TX 75428:

City Manager Ferrell explained that the request was for a change in zoning from R10 Single Family Dwelling District to A2 Apartment Dwelling District, and based on zoning context, City Staff recommended denial of the request.

Chairwoman Trezevant opened the public hearing at 6:11 p.m. Hector and Sharon Arce of 2613 Washington Street spoke in concern of parking and trash typically associated with multi-family developments. Howard and Freda Lambert of 2610 Washington Street spoke in dissent of the change in zoning and read a letter from a neighbor not in favor of the zoning change. Christopher Luttrell of 1200 Culver Street stated that his problem was with the lack of maintenance commonly known to apartment complexes, and the negative effect on surrounding property values. Walter Parker of 2616 Washington Street stated concern regarding the traffic. Public hearing closed at 6:15 p.m.

Member Martinez made a motion to recommend denial of the change in zoning seconded by Member Harris, and the vote carried unanimously.

6. Adjourn:

Member Deaton made a motion to adjourn seconded by Member Myers, and the vote carried unanimously. The meeting adjourned at 6:18 p.m.

Carolyn Trezevant
Chairwoman Carolyn Trezevant

Anna M. Holt
Anna M. Holt, Development Specialist

April 9, 2019
Date