

RESOLUTION 2024- 12 - 02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMMERCE, TEXAS, APPROVING A PRELIMINARY PLAT: FOR THE EAST OAK CREEK ADDITION PHASE II AND III, TO SUBDIVIDE PROPERTY ID: 112345, AN APPROXIMATELY 7.435 ACRE LOT, MORE SPECIFICALLY DESCRIBED AS A1276 SAYLE N A, TRACT 31, ACRES 7.435, AND A PORTION OF PROPERTY ID: 127762, AN APPROXIMATELY 43.787 ACRE LOT, MORE SPECIFICALLY DESCRIBED AS A0913 RILEY I W, TRACT 15-1A, ACRES 43.787 (ALSO IN A0388). LOCATED WITHIN THE CITY LIMITS OF COMMERCE, TEXAS; PROVIDING FOR A REPEALING CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Commerce, Texas is a home-rule municipality; and

WHEREAS, pursuant to the Texas Local Government Code Section 212 “Municipal Regulation of Subdivisions and Property Development” and Appendix B, “Subdivisions”, Section 2, “Procedures” of the Commerce Code of Ordinances, the City Council is required to take action regarding certain plats; and

WHEREAS, Todd Winters, Engineering Concepts and Design L.P., (“the Applicant”) has submitted a Preliminary Plat for East Oak Creek Addition Phase II and III to subdivide: Property ID #112345, and a portion of Property ID #127762, inclusive of the following conditions: 1) in Phase III the addition of a buffer/green space as required by Planning & Zoning and the Commerce City Council between the East Oak Creek subdivision and Hydro Aluminum; 2) Oak Lane, South of E. Sterling Hart Drive, will be rebuilt by the developer in Phase II. 3) North of E. Sterling Hart Dr., Oak Lane will be rebuilt by the City of Commerce in future street projects and 4) in Phase II, lots on Black Kettle Drive were removed and replaced with a drainage easement.

WHEREAS, a public hearing was held and the preliminary plat for Phase II and III was recommended unanimously for approval by the Planning & Zoning Commission on December 3, 2024 and a copy of those minutes attached hereto as Exhibit “A”; and

WHEREAS, the City Council is required to take action on a preliminary plat within 30 days of the Planning & Zoning Commission taking action; and did so on Tuesday, November 19, 2024 and voted favorably to grant the replat; and

WHEREAS, the City of Commerce Community Development Department has reviewed the above referenced plat and found it is in compliance with state law and the City’s Code of Ordinances, and the Texas Local Government Code Section 212 governing

plats; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COMMERCE, TEXAS:

Section 1: The Preliminary Plat of East Oak Creek Addition Phase II and III, of the City of Commerce, Hunt County, Texas, to subdivide Property ID:112345, Legal Description: A1276 SAYLE N A, TRACT 31, ACRES 7.435, and a portion of Property ID: 127762, Legal Description: A0913 RILEY I W, TRACT 15-1A, ACRES 43.787 (ALSO IN A0388), within the city limits of Commerce, Texas is hereby approved for recording, a copy of same being attached hereto as Exhibit "B" and incorporated herein for all purposes.

Section 2: All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

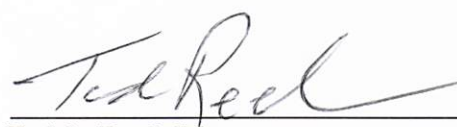
Section 3: That this Resolution shall take effect immediately upon its passage, and it is so resolved.

PASSED AND APPROVED at a regular meeting of the City Council of Commerce, Texas, on the 17th day of December 2024.

ATTEST:

CITY OF COMMERCE


Molly Jacobsen, City Secretary


Teddy Reel, Mayor

(Seal)

APPROVED AS TO FORM:


Charles Anderson, City Attorney



MINUTES

Planning and Zoning Commission

December 3rd, 2024 - 5:30 p.m.

Commerce City Hall

1119 Alamo Street, Commerce, TX 75428

Members Present:	Carolyn Trezevant, Terry Harris, Gary Thompson, Jayson Douglas, Aracely Castro
Members Absent:	Thomas Deaton, Michelle Martinez
City Staff Present:	Director of Community Development Jon Harper, Development Specialist Bethany Arnold
Others Present:	Gabriel Novak

1. Call to Order:

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

2. Consideration of a Motion Approving Minutes from the November 7th, 2024 Meeting:

Member Jayson Douglas made the motion to approve the minutes. Member Gary Thompson seconded the motion resulting in the motion passing unanimously.

3. Public Hearing and Consideration of a Request by Jeff Miles, Commerce FM 3218 Development, LLC, for Approval of a Final Plat: Parkmont Addition, of the City of Commerce, Hunt County, Texas Property ID:113210, Legal Description: A0421 HENSON D, TRACT 38-4, ACRES 13.778.

Jon Harper, Director of Community Development, stated this agenda item is the final plat for the Parkmont Addition and that no changes have been made from the preliminary plat. Jon Harper stated that if approved by Planning and Zoning and City Council in December, the developer wants to start working by the second week of January. Member Gary Thompson asked if any changes have been made. Jon Harper stated that no changes have been made, and any minor changes can be approved by the City Manager without going to Planning and Zoning. Any major changes would need Planning and Zoning approval.

Chairperson Carolyn Trezevant asked if there were any public comments; there being none, the public hearing was closed at 5:35 p.m.

Member Jayson Douglas made the motion to approve the final plat of Parkmont Subdivison. Member Gary Thompson seconded the motion resulting in the motion passing unanimously.

4. Public Hearing and Consideration of a Request by Todd Winters, Engineering Concepts and Design L.P., for Approval of a Preliminary Plat: East Oak Creek Addition Phase II and III, of the City of Commerce, Hunt County, Texas, to subdivide Property ID:112345, Legal Description: A1276 SAYLE N A, TRACT 31, ACRES 7.435, and a portion of Property ID: 127762, Legal Description: A0913 RILEY I W, TRACT 15-1A, ACRES 43.787,(ALSO IN A0388)

Jon Harper, Director of Community Development, stated this agenda item is for the preliminary plats for Bloomfield Homes Phase II and III. Adjustments were made due to the creek near the properties. Street improvement projects are in the works for surrounding roads. Buffer was placed as requested by City Council and Planning Zoning and will be completed in Phase II and III. The plan is to finalize Phase II only in the next

Planning and Zoning Meeting. Chairperson Carolyn Trezevant asked for clarification of the location of Phase II and III.

Chairperson Carolyn Trezevant opened the public hearing at 5:43 p.m.

Gabriel Novak with Petitt-ECD spoke before the board and gave better clarification to Chairperson Carolyn Trezevant on the location of Phase II and III. Gabriel Novak spoke about how they are ready to get started since it will take about 12-18 months to get lots completed.

Chairperson Carolyn Trezevant closed the public hearing at 5:48 p.m.

Member Jayson Douglas made the motion to approve the preliminary plat for Phase II and Phase III of the East Oak Creek Subdivision. Member Gary Thompson seconded the motion resulting in the motion passing unanimously

5. Adjourn

Member Jayson Douglas made the motion to adjourn the meeting. Member Gary Thompson seconded the motion resulting in the motion passing unanimously.

Chairman Carolyn Trezevant adjourned the commission at 5:50 PM.

Chairperson Carolyn Trezevant

Bethany Arnold, Community Development Specialist

Date

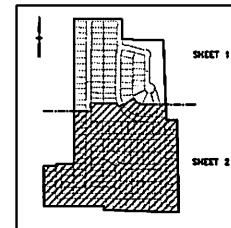
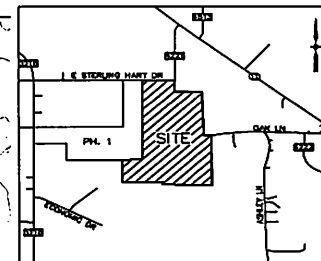
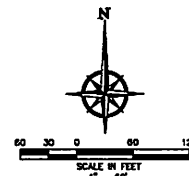
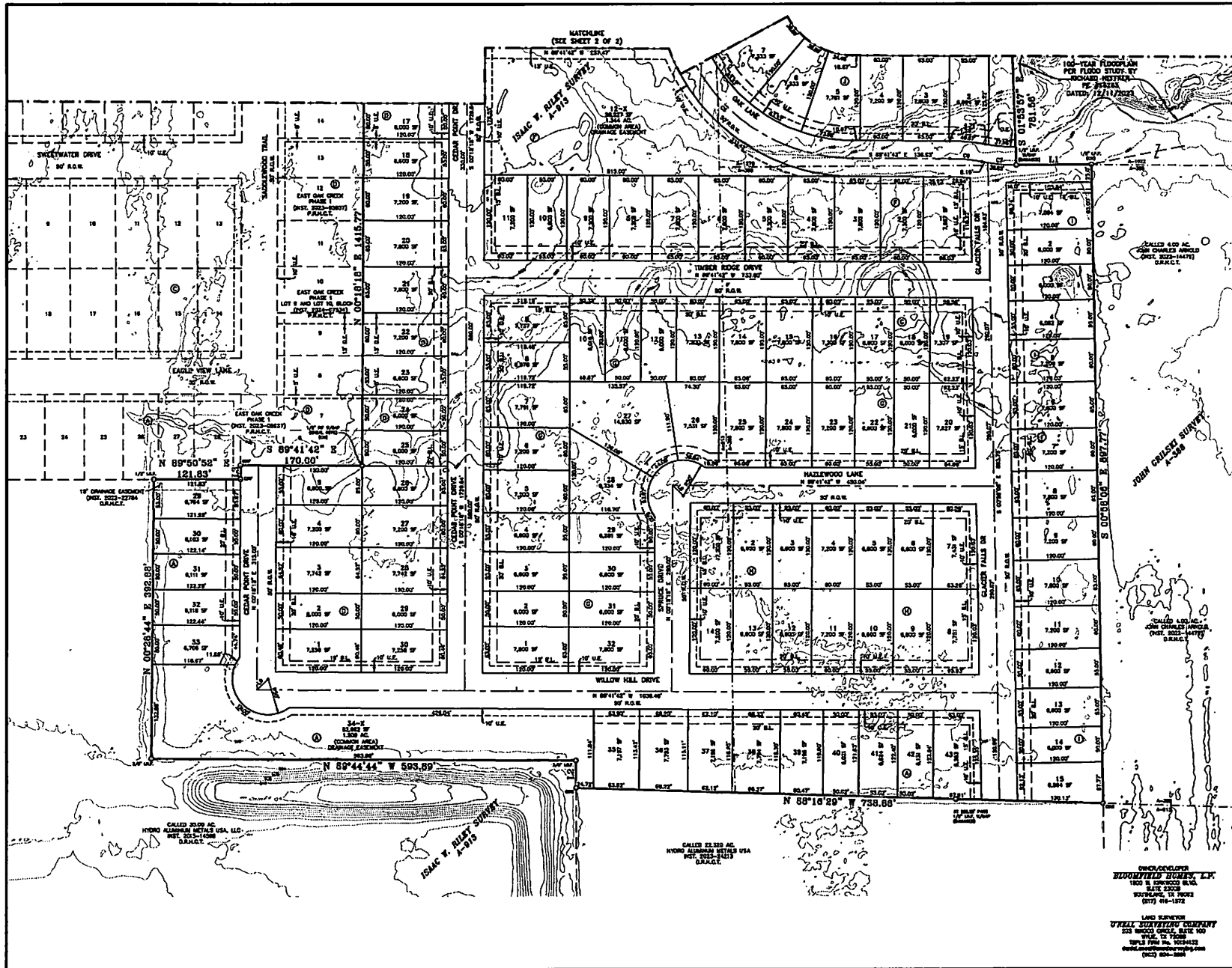
daniel@earthlink.net
 (903) 804-2881
 DATE 10/21/2024
 EXCEL/MSRD, TX 75060
 WILKIN, TX 75060
 (972) 941-6400

THE UNIVERSITY OF CHICAGO

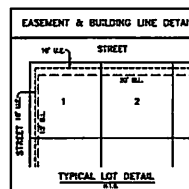
2. YOUNG YOUNG COMPANY IS SET TO BE THE LAST YOUNG YOUNG COMPANY THAT REMAINS

2. **VERIFICATION** is essential to make the Low-Voltage Power Industry a

DATE: 10/13/2024 (P12) 841-6100 FINLEY J CP



KEY MAP
N.T.S.



PRELIMINARY PLAT EAST OAK CREEK PHASES 2 & 3

169.772 ACRES
169 RESIDENTIAL LOTS
4 COMMON AREA LOTS
SITUATED IN THE
ISAAC W. RILEY SURVEY, ABST. NO. 913
JOHN GRULSKI SURVEY, ABST. NO. 388
N.A. SAYLE SURVEY, ABST. NO. 1276
CITY OF COMMERCE, HUNT COUNTY, TEXAS

PETIT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION

OWNER/DEVELOPER
BROOKFIELD HOMES, L.P.
1800 N. FORTWORTH BLVD.
SUITE 2000
FORTWORTH, TX 76104
(817) 616-1872

LAND SURVEYOR
UTAH SURVEYING COMPANY
215 N. GUYTON BLVD., SUITE 100
WILEY, TX 75098
TEL: 972-941-1111
FAX: 972-941-1112
WWW.UTAHSURVEYING.COM
(972) 941-1111

TRIPLEX FIRM INCORPORATED
ENGINEERING FIRM #00148 SURVEYING FIRM #0184762
1600 N. COLLINS BLVD. SUITE 100
DALLAS, TX 75201 (972) 941-6400