



The list of items that approval is contingent upon are as follows:

1. Correction of the signature line on the final plat to be filed with the County Clerk's Office.
2. Correction of the list of lots not meeting the 60' minimum width requirement.
3. Inclusion of this note on the plans: "Street lights will be installed at the corner of every intersection, at the entrances to the subdivision, and at the community mail boxes."
4. Inclusion of a note on the engineered drawings indicating how rip rap rock will be installed at the two sharp turns on the lower end of the drainage channel to prevent erosion as was agreed to at our meeting last week.
5. The sewer mains on the cul-de-sacs need to be extended to the end of each cul-de-sac with a clean out at the end of the line.
6. Obtain a letter from Somervell County indicating their willingness to accept runoff from the development and include any provisions for off-site improvements associated with the agreement between the County and the developer.



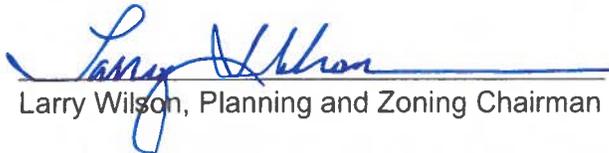
A handwritten signature in blue ink, followed by the date "1/16/2021".

EXHIBIT 10

**ADDITIONAL INFORMATION ON RECOMMENDATION TO APPROVE  
THE SQUAW CREEK MEADOWS SUBDIVISION PLAT**

The Planning and Zoning Commission recognizes the submitted plat doesn't comply with the following provisions of the City's Zoning and Subdivision Ordinances, but recommends variances be granted and the plat be approved contingent upon Somervell County providing a letter agreeing to accept the additional run-off created by Squaw Creek Meadows Subdivision [10.02.034(b)(4)(E)]:

1. On curves and in cul-de-sacs some of the lots do not meet the minimum width at the very front of the lot due to the lots being pie shaped. The average width of the lots comply with the City's required 60' minimum lot width. This variance should be granted because the City's Ordinance should be revised to accommodate this type of lot configuration.[Sec. 14.02.041(d)(1) Schedule of District Regulations]
2. On not bringing Bull Adams Lane up to City standards, it appears in the past, the City has not required developers to comply with this provision of the City's Subdivision Ordinance. If the City doesn't grant a variance from this requirement, it appears the additional expense will cause the developer to abandon the project. A similar situation exists concerning the subdivision being planned for Gibbs Street. This variance should be granted because this provision of the City's Subdivision Ordinance has not been followed, appears to be impractical, and should be eliminated. [Sec. 10.02.034(a)(10)]
3. On not complying with the 5' buffer requirement for the drainage channel. This requirement would have been met, but the city staff asked the developer to increase the capacity of the drainage channel to contain the run-off from a 100 year event. Initially the channel was designed to comply with the ordinance's requirement to design for a 50 year event. With the subdivision platting completed, the only feasible solution was to widen the channel and reduce the 5' buffer at the top of the channel. This variance should be granted because the developer is complying with a request from City staff to go above and beyond the requirements of City ordinances by designing for a 100 year event. [10.02.035(b)(2)]

  
Larry Wilson, Planning and Zoning Chairman