

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
STAFF CONFERENCE ROOM, 1<sup>ST</sup> FLOOR  
SEPTEMBER 17, 2012, 5:00 P.M.  
WORK SESSION AGENDA**

Staff will present the following items:

1. Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for Monday, September 17, 2012.
2. Elections for Chair and Vice-Chair
3. Receive and discuss the Planning Director's Report containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code (UDC).

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
CITY COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR  
SEPTEMBER 17, 2012, 5:30 P.M.  
REGULAR MEETING AGENDA**

1. \_\_\_\_\_ Invocation
2. \_\_\_\_\_ Pledge of Allegiance
3. \_\_\_\_\_ Elections for Chair and Vice-Chair

**A. CONSENT ITEMS**

All items listed under this section, Consent Agenda, are considered to be routine by the Planning & Zoning Commission and may be enacted in one motion. If discussion is desired by the Commission, any item may be removed from the Consent Agenda at the request of any Commissioner and will be considered separately.

**Item 1:** [Approval of Minutes](#): Work session and the regular meeting of September 4, 2012.

**Item 2:** **P-FY-12-19:** Consider and take action on the Final Plat of The Campus at Lakewood Ranch Phase VIII, a 15.047 ± acres, 19-lot, 3 block residential subdivision, located at the north end of Richland Drive, north of The Campus at Lakewood Ranch Phase VII.

**B. ACTION ITEMS**

**Item 3:** **Z-FY-12-60:** Hold a public hearing to discuss and recommend action on a zone change from Single Family Two District (SF-2) to Two Family District (2F) on 16.451 ± acres, situated in the Maximo Moreno Survey, Abstract 14, Bell County, Texas, located between Hartrick Bluff Road and Lowe's Drive, south of Canyon Creek Drive.

- Item 4: Z-FY-12-50:** Hold a public-hearing to discuss and recommend action on a zone change from PD Planned Development-Urban Estates District (PD-UE) to Planned Development -Single Family-1 District (PD-SF-1) on 39.3± acres of land, being part of the William Frazier Survey, Abstract #310 located south of FM 93 along the west side of Dubose Road.
- Item 5: P-FY-12-23:** Consider and make a recommendation on the Preliminary Plat of The Oaks at Lakewood, a 19.065 acres ±, 2 blocks, 37-lot residential subdivision, with a requested exception to Unified Development Code Section 8.2.1.G.2, regarding a threshold of 180 feet for a jogged intersection, located on the east side of Mogan's Point Road, north of the intersection of West Adams Avenue and Morgan's Point Road.
- Item 6: Z-FY-12-53:** Hold a public hearing to discuss and recommend action on an amendment to the City Wide Trails Master Plan.
- Item 7: Z-FY-12-54:** Hold a public hearing to discuss and recommend action on an amendment to Ordinance 2008-4230, the City of Temple Comprehensive Plan, Chapter 5, to amend the Thoroughfare Plan Map.

**C. REPORTS**

- Item 8:** Receive and discuss the [Planning Director's Report](#) containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code. ***(continued, if not completed in Work Session)***

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 1:15 PM, on September 13, 2012.

  
 \_\_\_\_\_  
 Lacy Borgeson, TRMC  
 City Secretary

**SPECIAL ACCOMMODATIONS: Persons with disabilities, who have communication or accommodation needs and desire to attend the meeting, should notify the City Secretary's Office by mail or by telephone 48 hours prior to the meeting.**

I certify that this Notice of Meeting Agenda was removed by me from the outside bulletin board in front of the City Municipal Building at \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_, 2012. Title \_\_\_\_\_.

**PLANNING AND ZONING COMMISSION  
TUESDAY, SEPTEMBER 4, 2012  
5:00 P.M.  
WORK SESSION**

**PLANNING AND ZONING MEMBERS PRESENT**

Chair Derek Martin

**COMMISSIONERS:**

Randy Harrell  
Greg Rhoads  
H. Allan Talley  
David Jones

Chris Magaña  
James Staats  
Will Sears  
Patrick Johnson

**PLANNING AND ZONING MEMBERS ABSENT:**

**STAFF PRESENT:**

Autumn Speer, Dir. of Community Services  
Trudi Dill, Deputy City Attorney  
Beverly Zendt, Senior Planner  
Tammy Lyerly, Planner  
Mary Maxfield, Planning Technician  
Leslie Evans, Administrative Assistant

**The agenda for this meeting was posted on the bulletin board at the Municipal Building in compliance with the Open Meetings Law.**

*The following is a summary of the proceedings of this meeting. It is not intended to be a verbatim translation.*

With a quorum present, Chair Martin opened the work session at 5:01 p.m., assigned the Invocation and Pledge, and asked Ms. Autumn Speer, Director of Community Services, to proceed.

Ms. Speer stated Items 2 and 7 would not be going forward and need to be pulled from the Agenda.

Ms. Speer introduced the two new P&Z Commissioners, Randy Harrell and Patrick Johnson.

Item 3 is a plat and on the Consent Agenda.

Item 4 is a public hearing for a replat. There are no issues.

Item 5 is a zoning request by the Bird Creek area and Sammons Golf Course. This request does not meet the Comprehensive Plan so Staff is recommending denial. The Comprehensive Plan designates the area for Commercial. The request is from HI to MF-2.

Item 6 is a zoning request from AG to GR located at an existing residential structure to use for a boutique business. Staff is recommending approval.

Item 7 will be tabled until a future date.

The Director's Report was given.

Ms. Speer stated the elections would take place at the September 17, 2012 meeting.

A send-off reception will be held for former Chairs and Commissioners, Mike Pilkington and Bert Pope, as soon as Mr. Pope returns from out of town.

There being no further discussion, Chair Martin adjourned the meeting at 5:08 P.M.

**PLANNING AND ZONING COMMISSION  
SEPTEMBER 4, 2012  
5:30 P.M.**

**PLANNING AND ZONING MEMBERS PRESENT**  
Chair Derek Martin

**COMMISSIONERS:**

Randy Harrell	Chris Magaña
Greg Rhoads	James Staats
H. Allan Talley	Will Sears
David Jones	Patrick Johnson

**PLANNING AND ZONING MEMBERS ABSENT:**

**STAFF PRESENT:**

Autumn Speer, Dir. of Community Services  
Trudi Dill, Deputy City Attorney  
Beverly Zendt, Senior Planner  
Tammy Lyerly, Planner  
Mary Maxfield, Planning Technician  
Leslie Evans, Administrative Assistant

**The agenda for this meeting was posted on the bulletin board at the Municipal Building, August 30, 2012 at 3:00 p.m. in compliance with the Open Meetings Law.**

*The following is a summary of the proceedings of this meeting. It is not intended to be a verbatim translation.*

Chair Martin called Meeting to Order at 5:34 P.M.

Invocation by Commissioner Talley; Pledge of Allegiance by Commissioner Jones.

**A. CONSENT ITEMS**

**Item 1: Approval of Minutes:** Work session and the regular meeting of August 20, 2012.

**Item 2: P-FY-12-19:** Consider and take action on the Final Plat of The Campus at Lakewood Ranch Phase VIII, a 15.047 ± acres, 19-lot, 3 block residential subdivision, located at the north end of Richland Drive, north of The Campus at Lakewood Ranch Phase VII. (Applicant: Turley Associates for Kiella Development)

**Item 3: P-FY-12-33:** Consider and take action on the Final Plat of Village of Sage Meadows Phase VI, a 15.12 ± acres, 66-lot, 3-block residential subdivision, located on the south

side of Tarver Drive, across from Green Pasture Drive. (Applicant: BSP Engineers for K B Homes Lone Star Inc).

Chair Martin stated Items 2 and 7 would be pulled from the Agenda.

Vice-Chair Staats made a motion to approve Consent Items 1 and 3 as stated and Commissioner Rhoads made a second.

*Motion passed: (9:0)*

## **B. ACTION ITEMS**

**Item 4: P-FY-12-29:** Hold a public hearing to consider and take action on the Final Plat of Nathans Addition Phase 2, a 0.257 ± acre, 2-lot, 1-block residential subdivision being a replat of Lot 8 Block G, Nathans Addition located along the southeast corner of Avenue C and South 22nd Street at 1202 and 1204 East Avenue C.

Ms. Beverly Zendt, Senior Planner, stated this was a residential replat located at 1202 and 1204 East Avenue C, with Turley and Associates as the applicant on behalf of Lorenzo Martinez.

There are two existing residential structures located on the subject property and the request is to replat the property into two separate lots to designate an individual lot for each structure. Both existing structures encroach on the required front setbacks and the applicant went before the Zoning Board of Adjustments on August 16, 2012 and received a variance to the front setbacks. The subject property is zoned Mixed Use (MU). The construction dates of the existing structures seem to predate any documentation available.

DRC deemed this request administratively complete on August 29, 2012. There is a six inch water line that serves the property on two sides and a six inch sewer line on the east side. Sewer service is extended from 1204 to 1202 by means of dedicated private easements.

All other dimensional requirements are met for the subject property.

Staff recommends approval of this plat since it meets all requirements.

Chair Martin opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Sears made a motion to approve Item 4, **P-FY-12-29**, and Commissioner Talley made a second.

*Motion passed: (9:0)*

**Item 5: Z-FY-12-58:** Hold a public hearing to discuss and recommend action on a zone change from Heavy Industrial District (HI) to Multiple Family Two District (MF-2) on 12.163 ± acres, being a part of land situated in the Redding Roberts Survey, Abstract No. 692, Bell County, Texas, located at 3000 South General Bruce Drive.

Ms. Tammy Lyerly, Planner, stated the applicant requests the zone change for future apartment uses since Heavy industrial district does not allow any type of residential uses. The subject property is located closed to the north edge of Bird Creek Crossing and General Bruce Drive. The only access to the subject property is from Avenue K.

Surrounding properties include undeveloped land to the south, multiple uses to the east which include residential, commercial, and industrial uses; Sammons Park Golf Course to the north, and undeveloped land to the west. The MF-2 zone change would allow the following uses, but not limited to, single family attached, single family detached, duplexes, home for the aged and apartments. Nonresidential uses would allow some things such as a motel/hotel, fire station, park with playground, and child care/day care center (requires a CUP). Prohibited uses in MF-2 include, but not limited to, a restaurant, patio home, recreational vehicle park, HUD Code manufactured home subdivision or land use community, golf course, mini-storage warehouse, and food or beverage sales.

Multifamily-Two District allows modest sized dwelling units and increased number of units within a multi-family complex, allowing approximately 20 units per acre, three to four stories in height. This property would allow a maximum of 340 units.

The Future Land Use and Character Map designate this property for Auto Urban-Commercial which residential uses would not be in compliance with the Comprehensive Plan.

There are utilities in the area to serve the property.

The Thoroughfare Plan shows Avenue K as a local street.

Thirteen notices were mailed out and one was received in favor of the request, zero was received in opposition.

Staff recommends denial of this request because the request does not agree with the Future Land Use and Character Map, does not agree with the Thoroughfare Plan since Avenue K is a local street and not developed with curb and gutter; and the incompatibility between surrounding light and heavy industrial uses and potential residential uses brought in.

Commissioner Talley asked if the applicant talked to Staff about the willingness to widen Avenue K due to the inability to handle a lot of traffic. Ms. Lyerly stated no, this was not discussed, but the applicant was given Staff's recommendation of denial based on the Comprehensive Plan. Widening of a street is normally discussed in detail during the platting process and development issues.

Vice-Chair Staats asked what the right-of-way width was for Avenue K and Ms. Lyerly stated the right-of-way width for a local street is approximately 50 feet wide.

Commissioner Rhoads asked how many businesses in front of Avenue K would be removed and Ms. Lyerly stated it would be 150 feet deep.

Vice-Chair Staats asked how long the land had been vacant and Ms. Lyerly stated there were no signs of previous development. Vice-Chair Staats stated his concern was protecting the creek from runoff.

Chair Martin opened the public hearing.

Mr. Reuben Marek, 509 Kasberg Drive, Temple, Texas, stated he represented the buyer and seller's property. They would like to build a 180-200 unit apartment complex on this property in the amount of approximately \$20 million and a contract is currently pending. Would like to see the property rezoned to go forward with the project.

Avenue K will be a dead end street after the I35 expansion. It will provide ample entrance to the property. The adjoining property will have frontage off of I35 and, to his knowledge, there are no plans for any retail growth there. The subject property overlooks the golf course and would bring \$20 million to the City of Temple. If this project does not go through, the property will remain undeveloped as it has always been.

The widening of Avenue K has not been discussed, but Mr. Marek felt the parties involved would do what it takes to help the project.

Mr. Marek passed out copies of prospective plans for the Commissioners. No site plan is currently available for the site since the applicant is waiting for the zoning to be approved.

Mr. Marek stated the traffic would be rather light on Avenue K since it would accommodate so few businesses.

Commissioner Sears stated he liked the idea of utilizing the golf course view and vice versa.

Commissioner Magaña asked what type of apartments would be built on the property and Mr. Marek stated high end, luxury apartments, similar to Chappell Hills/Chappell Oaks, overlooking the golf course.

There being no further speakers, Chair Martin closed the public hearing.

Commissioner Rhoads stated there were several unanswered questions in his mind and Staff seemed to want to keep things in alignment but also understood Mr. Marek's position. Commissioner Rhoads stated he would like to see nice apartments with retail in front of them, but understood why Staff recommended denial due to the Comprehensive Plan.

Commissioner Magaña stated he would like to see the area developed and believed it would add to the type of smaller businesses that would eventually come to the area.

Commissioner Talley agreed, however, he did not want to set a new precedent against the codes and rules already established.

Commissioner Rhoads stated he would like to see a site plan to know how this would go.

Ms. Lyerly stated a site plan would usually be included only if the zoning were for a Planned Development. Ms. Lyerly also stated any type of zone change request would need to comply with the Comprehensive Plan. If it does not, Staff will always endorse the Comprehensive Plan.

Vice-Chair Staats stated someone was willing to invest into the community and would probably be a better environmental situation for the creek if the integrity were maintained. He felt it would add value to the properties and the golf course.

Chair Martin stated he felt this project would go great with the surrounding development, bring in tax dollars and enhance Temple overall.

Commissioner Jones stated they were aware of the developer and their product, and they are willing to work on Avenue K. Commissioner Jones was in agreement with the other Commissioners.

Commissioner Magaña made a motion to approve Item 5, **Z-FY-12-58**, and Commissioner Sears made a second.

*Motion passed: (8:1)*

Commissioner Rhoads voted nay

**Item 6: Z-FY-12-59:** Hold a public hearing to discuss and recommend action on a zone change from Agricultural District (AG) to General Retail District (GR) on 1.053 ± acres out of the Nancy Chance Survey, Abstract No 5, Bell County, Texas, located at 3408 and 3410 South Kegley Road.

Ms. Zendt stated the subject property was located at the intersection of Kegley Road and Charter Oak Drive, adjacent to the railroad, and just inside the city limits. The property is zoned AG and the current use is residential. The requested zoning is GR and the proposed use would be a retail boutique. Surrounding properties are zoned Commercial (C) and AG.

The Future Land Use and Character Map designate the area as Auto Urban-Commercial and the request would comply. AG does not allow retail sales or services.

A change of Use will require conformance with the following standards:

- Access and Circulation Sec. 7.2
- Off-Street Parking and Loading 7.4
- Screening and Buffering Sec. 7.6

South Kegley Road and Charter Oak Drive are both designated as Collector Streets and are adequate for the proposed use. Access will be along South Kegley Road.

Public and private facilities are extended to the site and appear adequate for the proposed use. There is a six-inch water line and six-inch sewer line available to serve the property.

Five notices were mailed out with one courtesy notice returned in favor of the request. Zero were returned in opposition.

Staff recommends approval of the change of zoning from AG to GR for the following reasons:

- The request complies with the Future Land Use and Character Map;
- The request complies with the Thoroughfare Plan; and
- A combination of public and private facilities will be available to subject property.

Chair Martin opened the public hearing. There being no speakers, the public hearing was closed.

Commissioner Talley made a motion to approve Item 6, **Z-FY-12-59**, and Commissioner Sears made a second.

*Motion passed: (9:0)*

**Item 7: Z-FY-12-52:** Hold a public hearing to discuss and recommend action on an amendment to Ordinance 2010-4413, Temple Unified Development Code, Articles 3, 7, and 8 of the Unified Development Code to: 1) add requirement for a preliminary plat for certain subdivision projects; 2) eliminate language relating to the numbering of lots and blocks 3) insert reference to new drainage standards; 4) establish conditions for waiver of fire hydrants in the Extraterritorial Jurisdiction (ETJ); 5) establish conditions for waiver of dedication of parkland in the ETJ; 6) eliminate requirements for the construction of certain sidewalks in Industrial Parks; and amend cost sharing for construction costs of certain sidewalks.

Chair Martin stated Item 7 would be tabled.

### **C. REPORTS**

**Item 8:** Receive and discuss the **Planning Director's Report** containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code. ***(continued, if not completed in Work Session)***

There being no further business, Chair Martin adjourned the meeting at 6:21 p.m.

Respectfully submitted,  
Leslie Evans



# PLANNING AND ZONING COMMISSION AGENDA ITEM

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09/17/12  
Item #2  
Consent Agenda  
Page 1 of 1

**APPLICANT / DEVELOPMENT:** Kiella Development, Inc.

**ITEM DESCRIPTION:** P-FY-12-19 Consider and take action on the Final Plat of The Campus at Lakewood Ranch Phase VIII, a 15.047 ± acres, 19-lot, 3 block residential subdivision, located at the north end of Richland Drive, north of The Campus at Lakewood Ranch Phase VII.

**STAFF RECOMMENDATION:** Staff recommends approval of the Final Plat of The Campus at Lakewood Ranch Phase VIII.

**ITEM SUMMARY:** The Development Review Committee reviewed the Final Plat of The Campus at Lakewood Ranch Phase VIII on June 6, 2012. As of September 7, 2012, the plat was deemed administratively complete.

The Final Plat of The Campus at Lakewood Ranch Phase VIII is a 19-lot single-family residential subdivision. The developer proposes landscape islands in both of the proposed roads. Representatives from the Fire Department have been working with the developer's engineer to insure adequate maneuvering around the proposed landscape islands.

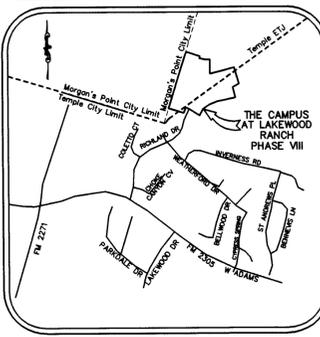
Although the northwest portion of the proposed plat is currently within Temple's ETJ, the developer plans to seek voluntary annexation for that portion of land.

Water services will be provided through proposed 6-inch water lines. The developer proposes septic system for this development.

The Planning and Zoning Commission is the final plat authority since the applicant has not requested any exceptions to the Unified Development Code. This plat will also go through the plat approval process for the Commissioner's Court of Bell County.

**FISCAL IMPACT:** Required park fees are \$1,125 (\$225 per new residential dwelling) for this plat.

**ATTACHMENTS:**  
Plat



I, THE UNDERSIGNED, A REGISTERED SANITARIAN IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION, AND ITS WASTEWATER UTILITY SYSTEM HAS BEEN REVIEWED FOR COMPLIANCE WITH APPLICABLE STATE AND OTHER REGULATIONS GOVERNING SUCH SYSTEMS AND IS HEREBY APPROVED FOR INSTALLATION AS INDICATED.

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
TITLE: \_\_\_\_\_

I HEREBY, CERTIFY THIS PLAT WAS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012 BY THE BELL COUNTY COMMISSIONERS COURT, AND MAY BE FILED FOR RECORD IN THE DEED RECORDS OF BELL COUNTY BY THE COUNTY CLERK.

COUNTY JUDGE \_\_\_\_\_

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012

NOTARY PUBLIC \_\_\_\_\_

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012 A.D., IN CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_, PLAT RECORDS OF BELL COUNTY, TEXAS.

COUNTY CLERK \_\_\_\_\_

"IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF BELL COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BELL COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OF EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES IN THIS PLAT. FLOOD PLAN DATA, PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT."

- NOTES:
- LOTS WITHIN THE CITY LIMITS OF TEMPLE ZONED U.E. SUBJECT TO RESTRICTIVE COVENANTS.
  - 30' MINIMUM FRONT YARD SETBACK
  - 15' MINIMUM SIDE YARD SETBACK
  - 10' MINIMUM REAR YARD SETBACK
  - 15' MINIMUM CORNER SIDE YARD SETBACK
  - THE CAMPUS AT LAKEWOOD RANCH, PHASE VIII IS NOT WITHIN THE 100-YEAR FLOOD BOUNDARY PER F.E.M.A. FEDERAL INSURANCE RATE MAP No. 48027C0175E DATED SEPTEMBER 26, 2008
  - LOTS 2-7, BLOCK 9, SHALL HAVE A MINIMUM 12' CMP DRIVEWAY CULVERT
  - WATER SUPPLIED BY THE CITY OF TEMPLE. PROPERTY OWNERS OF LOTS IN BLOCK 9 SHALL BE RESPONSIBLE FOR MAINTENANCE OF SIDE-LOT DRAINAGE SWALES.
  - WYNN'SBORO WAY IS MAINTAINED BY BELL COUNTY. RICHLAND DRIVE IS MAINTAINED BY THE CITY OF TEMPLE.
  - H.O.A. TO MAINTAIN THE BEAUTIFICATION ISLANDS.

MONUMENT TABLE		
MON.	NORTHING	EASTING
TA507	10387505.13	3195267.96

LINE TABLE		
LINE	LENGTH	BEARING
L1	70.00	N 61°21'27" W
L2	24.31	N 41°44'37" E
L3	21.58	N 16°28'48" E
L4	57.03	N 17°54'49" E
L5	17.25	N 43°58'38" W
L6	19.52	N 02°48'14" W
L7	10.15	S 52°47'23" W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	TANGENT
C1	96.35	410.00	S 21°54'37" W 96.13'	48.40'
C2	7.41	550.00	S 31°29'44" W 7.41'	3.71'
C3	96.38	550.00	S 36°54'6" W 96.26'	48.31'
C4	157.74	520.00	S 37°19'58" W 157.14'	79.48'
C5	133.07	490.00	S 38°53'22" W 132.66'	66.95'
C6	91.22	490.07	S 52°0'8" W 91.09'	45.74'
C7	102.68	520.00	S 51°40'46" W 102.51'	51.51'
C8	68.54	550.22	S 53°45'56" W 68.49'	34.31'
C9	66.43	1182.92	N 55°43'46" E 66.42'	33.22'
C10	91.12	469.93	N 51°46'57" E 90.98'	45.70'
C11	41.15	1181.84	N 53°7'29" E 41.15'	20.58'
C12	131.87	345.00	S 63°4'47" W 131.06'	66.75'
C13	293.13	389.10	S 69°44'11" W 286.25'	153.92'
C14	146.67	435.00	S 54°37'7" W 145.98'	74.04'
C15	10.41	470.00	N 45°35'37" E 10.41'	5.20'
C17	119.83	345.01	S 83°58'47" W 119.23'	60.52'
C18	148.41	435.00	S 74°3'6" W 147.69'	74.93'
C19	148.19	405.00	N 75°32'49" E 147.36'	74.93'
C20	55.85	405.00	N 89°58'47" E 55.81'	27.97'
C24	92.94	435.00	S 89°56'45" W 92.76'	46.65'
C25	61.32	344.96	S 89°1'31" E 61.24'	30.74'
C26	130.20	344.98	N 75°4'13" E 129.43'	65.88'
C27	28.33	405.00	S 63°03'39" W 28.33'	14.17'
C28	47.77	473.00	N 64°3'38" E 47.75'	23.91'
C29	15.91	1368.79	S 64°35'54" W 15.91'	7.96'
C30	21.08	1382.94	S 64°41'45" W 21.08'	10.54'
C31	84.68	1322.94	S 62°53'26" W 84.66'	42.35'
C32	119.66	275.00	S 27°31'12" E 118.72'	60.79'
C33	272.85	250.00	S 12°42'39" E 259.51'	151.80'
C34	242.07	225.00	S 12°15'56" E 230.56'	134.24'
C35	127.00	275.00	S 1°49'25" E 125.88'	64.65'
C36	34.31	275.00	S 14°58'53" W 34.29'	17.18'
C37	173.66	525.00	S 81°28'40" E 172.87'	87.63'
C38	226.12	473.29	N 80°38'16" E 223.98'	115.26'
C39	104.45	861.99	N 52°59'37" E 104.38'	52.29'
C40	206.73	400.50	S 72°24'30" W 204.44'	105.72'
C41	14.99	5.00	S 28°14'37" E 9.97'	69.15'
C42	185.71	379.50	S 79°54'41" W 183.86'	94.75'
C43	176.34	370.50	N 80°17'42" E 174.68'	89.88'
C44	14.44	5.00	N 16°05'10" W 9.92'	39.28'
C45	98.68	379.50	N 88°37'02" E 98.40'	49.62'
C46	62.01	400.50	N 88°22'07" W 61.94'	31.07'
C47	29.53	250.00	S 40°35'37" E 29.51'	14.78'
C48	31.34	10.00	N 50°26'42" E 19.99'	
C49	132.86	254.00	S 24°22'15" E 131.35'	67.99'
C50	9.06	3.00	S 84°08'42" W 5.99'	48.63'
C51	141.09	246.00	S 18°45'18" E 139.16'	72.54'

CITY OF TEMPLE MONUMENT EL=706.26  
 CENTERLINE P.I. ALUM. MONUMENT TA-239 THE CAMPUS AT LAKEWOOD RANCH, PHASE V  
 BENCHMARK EL=688.72  
 R.R. SPIKE SET IN NORTHEAST SIDE OF POWER POLE +/- 125' WEST OF CENTERLINE CYPRESS SPRING AND +/- 5' NORTH OF NORTH RIGHT-OF-WAY FM 2305.  
 THIS PROJECT IS REFERENCED TO THE CITY OF TEMPLE COORDINATE SYSTEM, AN EXTENSION OF THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.  
 ALL COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NUMBER 506 THE THETA ANGLE AT SAID CITY MONUMENT IS 01°29'04" THE PUBLISHED CORRECTION FACTOR (CCF) IS 0.999852  
 THE BOUNDARY COORDINATES ARE X=5,198,199.05 Y=10,383,950.33  
 THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING IS N40°34'10" W, 4363.57 FEET

STATE OF TEXAS  
COUNTY OF BELL  
KIELLA DEVELOPMENT, INC. OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE CAMPUS AT LAKEWOOD RANCH, PHASE VIII A SUBDIVISION WITH 4.958 ACRES IN THE CITY OF TEMPLE AND 10.089 ACRES IN THE ETJ OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

THE OWNER ACKNOWLEDGES THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT; INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

KIELLA DEVELOPMENT, INC.  
A TEXAS CORPORATION

JOHN KIELLA, PRESIDENT

STATE OF TEXAS  
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012 BY JOHN KIELLA, PRESIDENT OF KIELLA DEVELOPMENT, INC. A TEXAS CORPORATION, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC \_\_\_\_\_

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF TEMPLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

SECRETARY TO PLANNING & ZONING COMMISSION: \_\_\_\_\_

THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TEMPLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

CHAIRPERSON: \_\_\_\_\_

TAX CERTIFICATE  
THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.  
BELL COUNTY TAX APPRAISAL DISTRICT

BY: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY, THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT:

JENNIFER RYKEN  
NO. 106177

STATE OF TEXAS  
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

MICHAEL E. ALVIS, R.P.L.S.  
NO. 5402

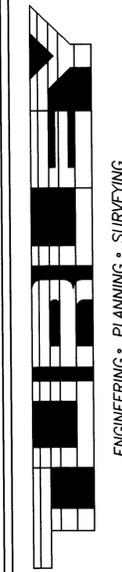
## FINAL PLAT FOR: THE CAMPUS AT LAKEWOOD RANCH PHASE VIII

19 Lots, 3 Blocks  
LOTS 1-7, BLOCK 9  
LOTS 6-10, BLOCK 7  
LOTS 1-7, BLOCK 8

15.047 ACRES  
4.958 ACRES CITY OF TEMPLE  
10.089 ACRES IN THE ETJ OF THE CITY OF TEMPLE, BELL COUNTY

A SUBDIVISION IN THE CITY OF TEMPLE AND IN THE ETJ OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS

15.047 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT



ENGINEERING • PLANNING • SURVEYING  
CONSTRUCTION MANAGEMENT  
**TURLEY ASSOCIATES, INC.**  
301 N. 3rd ST. TEMPLE, TEXAS 76501  
E-MAIL: VDTURLEY@AOL.COM (254) 773-2400 (254) 773-3998

FIRM #-1658

FINAL PLAT OF:  
THE CAMPUS AT LAKEWOOD RANCH PH VIII  
15.047 ACRES  
GEORGE W. LINDSEY SURVEY, ABSTRACT #513  
A SUBDIVISION WITH 4.958 ACRES IN THE CITY OF TEMPLE AND 10.089 ACRES IN THE ETJ OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS

DEVELOPED BY:  
KIELLA DEVELOPMENT, INC.  
P.O. BOX 1344  
TEMPLE, TEXAS 76503

REVISIONS		
5/9/12	DRC COMMENTS	JFB
8/30/12	COUNTY COMMENTS	JFB
DATE: APRIL 6, 2012		
DRAWN BY: JFB		
REF.: 96339,9736-D 11624-D		
LEVEL BOOK -		
JOB NO.: 08-381		
SHEET 1 OF 1		
COMPUTER DWG. NO. 08-381 PLAT.DWG		
12512-D		
DRAWING NUMBER		



## PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

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09/17/12  
Item # 3  
Regular Agenda  
Page 1 of 5

**APPLICANT/ DEVELOPMENT:** Clark and Fuller, PLLC on behalf of owner McLean Commercial, Ltd.

**CASE MANAGER:** Beverly Zendt AICP, Senior Planner

**ITEM DESCRIPTION:** Z-FY-12-60 Hold a public hearing to discuss and recommend action on a zone change from Single Family Two District (SF-2) to Two Family District (2F) on 16.451± acres, situated in the Maximo Moreno Survey, Abstract 14, Bell County, Texas located between Hartrick Bluff Road and Lowe's Drive, south of Canyon Creek Drive.

**ITEM SUMMARY:** The applicant is requesting this change of zoning to allow development of two family dwellings (duplexes). A preliminary plat was approved on July 18, 2011 which depicted 127 single-family units (average lot size of 65' X120') on a 29.66 acre tract that extended to Lowe's Drive on the west side and Paseo Del Plata Drive on the south side. The preliminary plat exhibited a development pattern consistent with SF-2 zoning with an approximate density of 4.28 single-family units per acre.

The applicant has indicated his intention to develop the subject tract in a manner consistent with the previously submitted preliminary plat, maintaining the proposed average lot sizes for the purpose of constructing two-family dwellings rather than single family dwellings. Based on the density depicted in the preliminary plat, the applicant could construct approximately 70 two-family dwelling structures (duplexes)/140 two-family dwelling units.

**SURROUNDING PROPERTY AND USES:**

The following table shows the subject property, existing zoning and current land uses:

Direction	Zoning	Current Land Use	Photo
Subject Property	AG	Undeveloped Land Preliminary Platted for SF-2	
East - Taken across Hartrick Bluff Rd.	2F	Undeveloped Land Platted 10/11- 106 lots on 32.145 acres	
West Taken from Lowe's Dr.	O2	Undeveloped	

Direction	Zoning	Current Land Use	Photo
North	O2	Undeveloped	
South Taken from Paseo Del Plata	SF2	Undeveloped – part of previously submitted preliminary plat	

**COMPREHENSIVE PLAN COMPLIANCE:**

The proposed rezoning relates to the following goals, objectives or maps of the Comprehensive Plan and Sidewalk and Trails Plan:

Document	Policy, Goal, Objective or Map	Site Conditions	Compliance
CP	Map 3.1 - Future Land Use and Character (FLUP)	The subject property has been identified as Auto- Urban Residential which is compatible with 2F zoning.	Y
CP	Map 5.2 - Thoroughfare Plan	Proposed access will be on Hartrick Bluff Road, a proposed/existing collector street (Hartrick Bluff Road is not fully constructed at this time). Local streets are not shown on the Thoroughfare Plan. Hartrick Bluff Road will provide sufficient capacity to serve the proposed use.	Y
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	The subject property is served by an 8" water line on the northeast corner of the subject tract and by a 10" sewer line on the northwest corner of subject site. Both are accessible from the subject tract.	Y
STP	Temple Trails Master Plan Map & sidewalks	The Plan does not reflect a trail in or surrounding the subject tract. A sidewalk is required along one side of Hartrick Bluff Rd.	Y

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

**DEVELOPMENT REGULATIONS:**

According to the City of Temple Comprehensive Plan, Auto-Urban Residential land use is characterized by either site-built homes on small lots or higher density residential uses. The Comprehensive Plan states that Auto-Urban Residential land uses may include garden/patio homes, two-family dwellings and townhouses, provided that an increase in open space is coupled with an increase in density.

The following uses are **permitted by right** under the **existing Single Family-2 (SF-2)** zoning district:

- Industrialized Housing; and
- Single Family Detached Dwelling.

The following residential uses are **permitted by right** in the **proposed Two-Family (2F)** zoning district:

- Industrialized Housing;
- Single- Family Attached Dwelling;
- Single Family Detached Dwelling;
- Duplex (two family dwelling); and
- Zero-lot-line dwelling

**Prohibited uses** include manufactured home subdivisions, multi-family, patio home, recreational vehicle park, and townhouses. Dimensional standards are as follows:

Article 4: Zoning Districts

Sec. 4.5. Residential Dimensional Standards

4.5.4 Two-Family Dwelling

Type of Use	AG	UE	SF-1	SF-2	SF-3	SFA-1	SFA-2	SFA-3	TH	2F	MF-1	MF-2	MF-3	O-1	O-2	NS	GR	CA	C	LI	HI	
Min. Lot Area (sq. ft.)	-	-	-	-	-	-	-	-	-	4,000	4,000	3,500	-	3,500	3,500	-	3,500	3,500	3,500	-	-	
Min. Lot Width (ft.)	-	-	-	-	-	-	-	-	-	60	60	60	-	60	60	-	60	60	60	-	-	
Min. Lot Depth (ft.)	-	-	-	-	-	-	-	-	-	100	100	100	-	100	100	-	100	100	100	-	-	
Min. Front Yard Setback(ft.)	-	-	-	-	-	-	-	-	-	25	25	25	-	25	25*	-	15	See 4.4.4F.1.d*			-	-
Min. Side Yard Setback(ft.)	-	-	-	-	-	-	-	-	-	5	10% of lot width 5 min		-	10% of lot width 5 min	10% of lot width 5 min*	-	10% of lot width 5 min			-	-	
Min. Side (Corner)Yard Setback(ft.)	-	-	-	-	-	-	-	-	-	15	15	15	-	15	15*	-	15	15	15	-	-	
Min. Rear Yard Setback(ft.)	-	-	-	-	-	-	-	-	-	10	10	10	-	10	10	-	10	10	10	-	-	
Max. Building Coverage (%) for Rear Half of Lot	-	-	-	-	-	-	-	-	-	50	50	50	-	50	50	-	50	50	50	-	-	
Max. Height (stories)	-	-	-	-	-	-	-	-	-	2 ½	3	4	-	ALH	ALH*	-	ALH	ALH	ALH	-	-	

ALH = Any Legal Height not prohibited by other laws -- = Use not permitted N/A = Use permitted but standard does not apply \* = See Sec. 4.4, Measurements and Special Cases

**STAFF RECOMMENDATION:**

Staff recommends approval of a rezoning from SF-2 to 2-F for the following reasons:

1. The request complies with the Future Land Use and Character Map;
2. The request complies with the Thoroughfare Plan; and
3. A combination of public and private facilities will be available to subject property.

**PUBLIC NOTICE:**

Two notices of the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of September 10, 2012, no notices were returned either in favor or against the proposed change of zoning.

The newspaper printed notice of the Planning and Zoning Commission public hearing on September 6, 2012, in accordance with state law and local ordinance.

**FISCAL IMPACT:** Not Applicable

**ATTACHMENTS:**

- Zoning and Location Map
- Future Land Use and Character Map
- 200' Buffer Notification Map
- Thoroughfare Plan and Utility Map

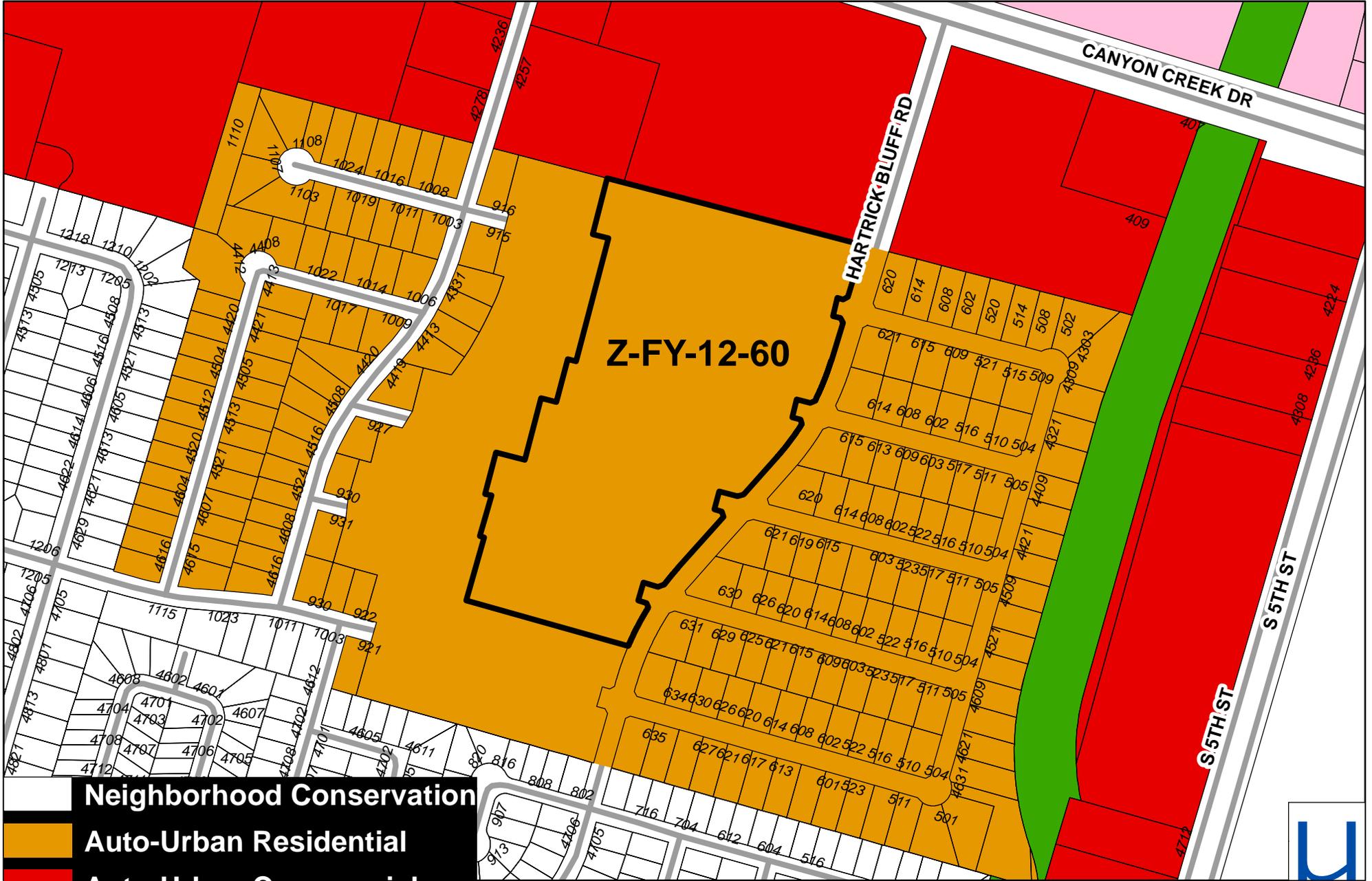




**Z-FY-12-60**

**Change of Zoning SF-2 to 2F**

**McLean Commercial  
Hartrick Road**



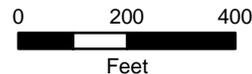
**Neighborhood Conservation**

**Auto-Urban Residential**

**Auto-Urban Commercial**

**Suburban Commercial**

**Parks & Open Space**



September 6, 2012  
City of Temple Planning Department

GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.

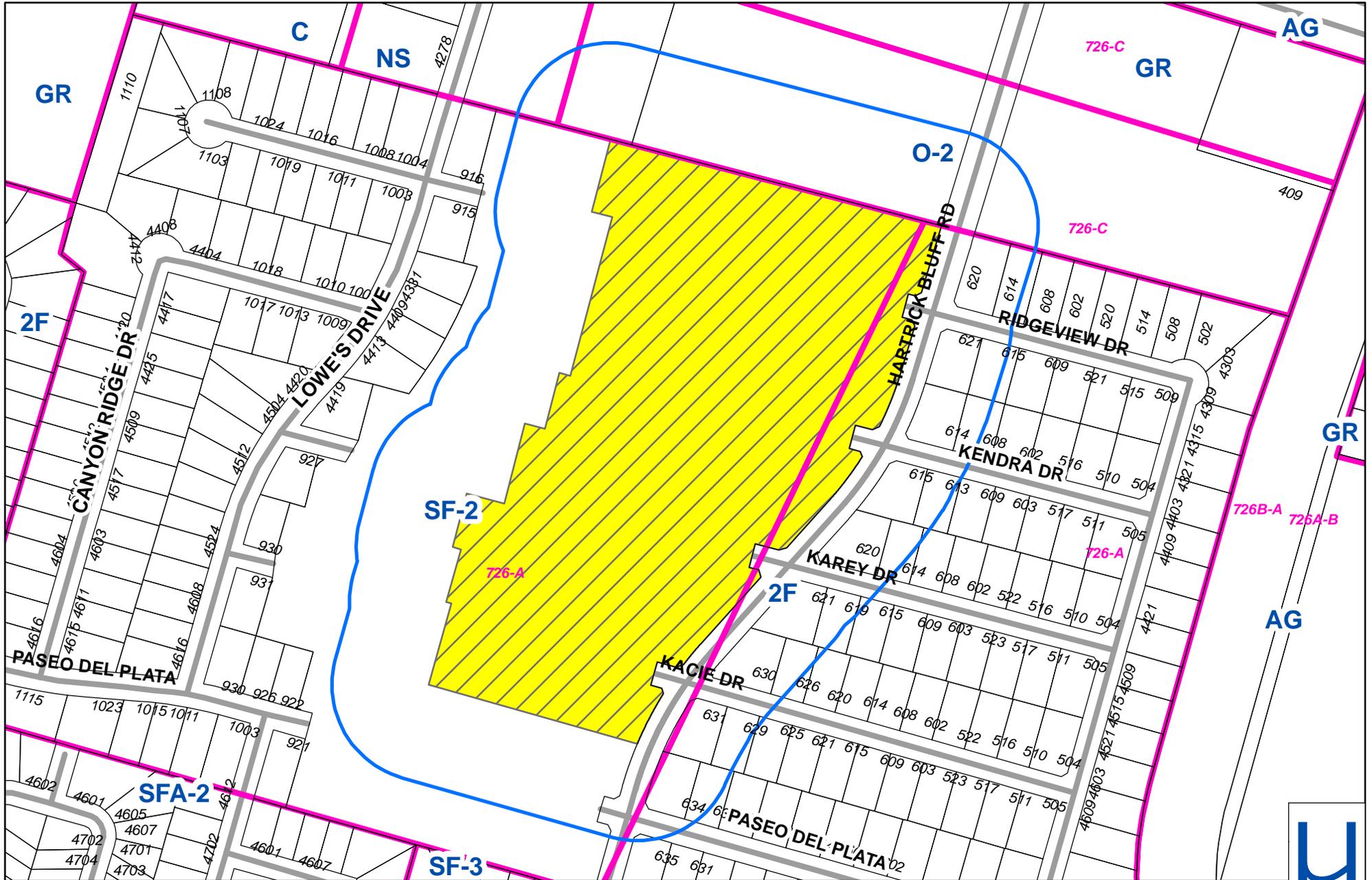




Z-FY-12-60

# Change of Zoning SF-2 to 2F 200 ft. Notification Buffer

McLean Commercial  
Hartrick Road



Case



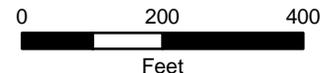
Buffer\_200



Zoning

1234

Outblock Number



August 22, 2012  
City of Temple GIS

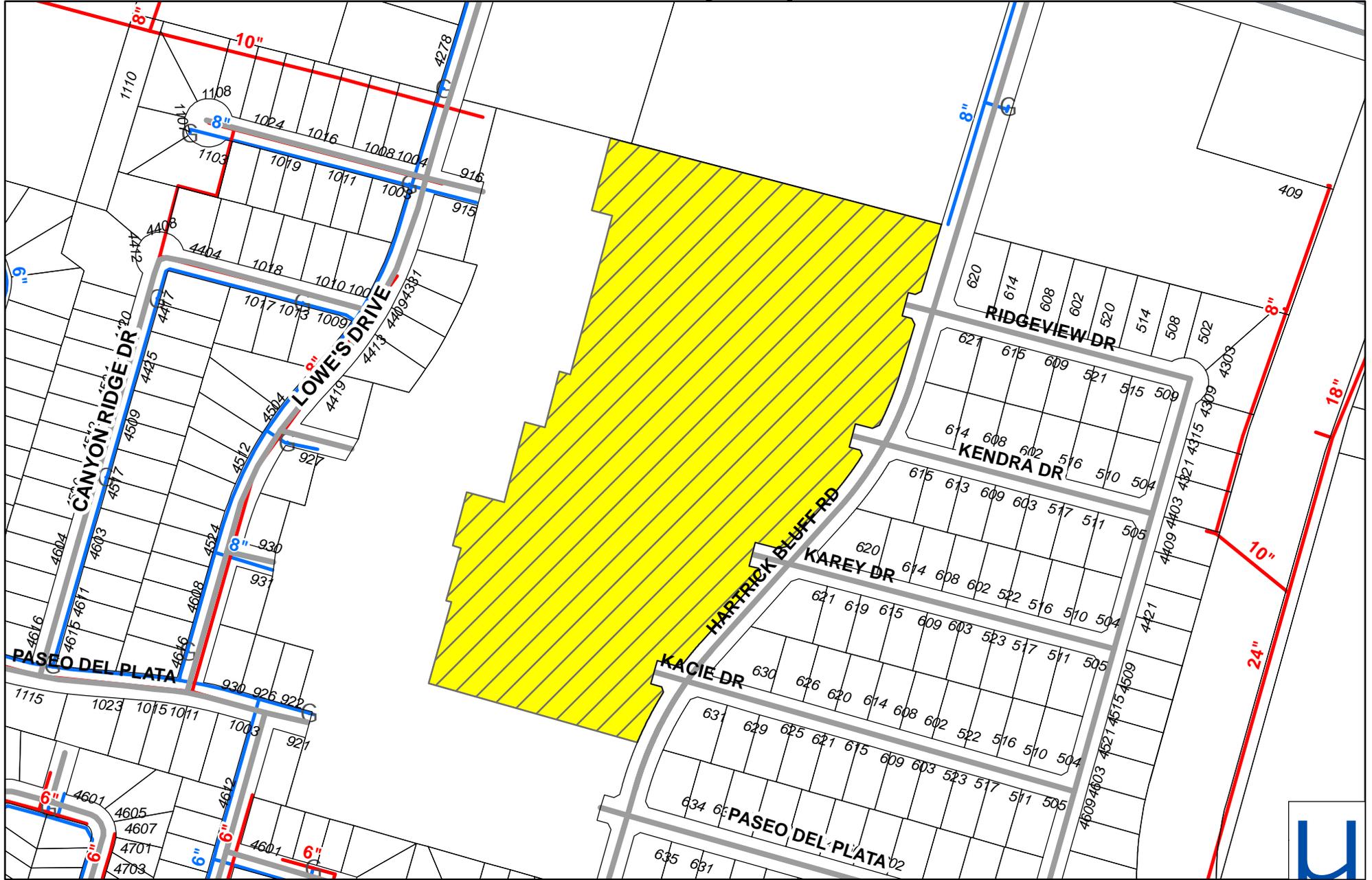
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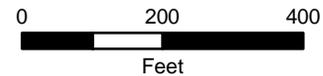
Z-FY-12-60

# Change of Zoning SF-2 to 2F Utility Map

## McLean Commercial Hartrick Road



 Case   
  Fire Hydrant   
 Sewer Line   
 Water Line



August 22, 2012  
City of Temple GIS

GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



## PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

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9/17/2012  
Item #4  
Regular Agenda  
Page 1 of 6

**APPLICANT / DEVELOPMENT:** Gary Freytag on behalf of J & B Holding Ltd.

**CASE MANAGER:** Beverly Zendt, Senior Planner

**ITEM DESCRIPTION:** Z-FY-12-50 Hold a public-hearing to discuss and recommend action on a rezoning from PD Planned Development-Urban Estates District (PD-UE) to Planned Development - Single Family-1 District (PD-SF-1) on 39.3± acres of land, being part of the William Frazier Survey, Abstract #310 located south of FM 93 along the west side of Dubose Road.

**ITEM SUMMARY:** The current PD-UE zoning was approved in 2004 when the owner sought voluntary annexation of this tract of land. A Preliminary Plat was submitted for the subject property and the adjacent tract of land to the east depicting a pattern of development that included larger (average .5 acre lots) and commercial development along FM 93. The tract to the east was platted and built in a manner consistent with the Preliminary Plat and in accordance with Urban Estate requirements. The developer is now seeking to rezone the residential portion of the second tract from PD-UE to PD-SF-1.

The proposed zoning would increase the density from the original proposed 56 residential lots to a proposed 94 residential lots. This provides for an overall 67% increase in density with an average density of 2.39 lots per acre. The applicant has proposed a minimum lot size of 10,802 sq.ft. (.248 acres), exceeding the required minimum lot size of 7,500 sq.ft. for SF-1 zoning. Additionally, the applicant is seeking to reduce the pavement width of local streets within the development from the required 31ft. to the rural street standard of 22ft. The applicant has submitted a preliminary plat, consistent with these stated lot dimensions, to be considered by the Planning and Zoning Commission at an upcoming meeting.

**SURROUNDING PROPERTY AND USES:**

The following table shows the subject property, existing zoning, and current land uses:

<p><b>Subject Property</b></p>	<p><b>PD-UE</b></p>	<p><b>Agricultural</b></p>	
<p><b>North Across FM 93</b></p>	<p><b>AG</b></p>	<p><b>Agricultural</b></p>	
<p><b>East</b></p>	<p><b>PD-UE</b></p>	<p><b>Residential</b></p>	

South	Bell County	Low-Density Residential	
West	Bell County	Undeveloped	

**COMPREHENSIVE PLAN COMPLIANCE:**

The proposed rezoning relates to the following goals, objectives or maps of the Comprehensive Plan and Sidewalk and Trails Plan:

Document	Policy, Goal, Objective or Map	Site Conditions	Compliance?
CP	Map 3.1 - Future Land Use and Character (FLUP)	Suburban Residential**	Y
CP	Map 5.2 - Thoroughfare Plan	FM 93 – Major Arterial** Dubose Road – improved Rural Collector street	Y
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	8" water line available along FM 93 adjacent to the property. Existing 10' wastewater line accessible to the property.	Y
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	Dubose and FM 93 are on the Trails Master plan. **	Y

CP = Comprehensive Plan    STP = Sidewalk and Trails Plan\*\* See explanation below

Future Land Use and Character Plan (FLUP) (CP Map 3.1)

The Land Use and Character Map identify this area as Suburban Residential allowing for mid-size single family detached homes identified in the Unified Development Code. According to the Comprehensive Plan, development in this district should feature curvilinear streets, increased open space and vegetation, variation in the building envelope, and larger varied lot sizes. The development proposed by the applicant is consistent with these area goals and objectives.

Thoroughfare Plan (CP Map 5.2)

The Thoroughfare Plan identifies FM 93 as a Major Arterial which supports adjacent residential and commercial development. Major arterials can intersect with both collectors and local streets although driveway access is restricted. Dubose Road is built to a Rural Collector standard.

Temple Trails Master Plan Map and Sidewalks Ordinance

Dubose Road and FM 93 are on the Trails Master plan. A local connector trail is proposed along the eastern boundary of the subdivision and along FM 93 adjacent to the commercial tracts of this subdivision. Dubose Road is a Rural Collector road with sufficient right-of-way to allow for the future construction of that trail segment. The section of trail proposed along FM 93 will be noted on the plat and constructed at such time that the commercial tracts along FM 93 are developed.

**DEVELOPMENT REGULATIONS:**

The current PD-UE zoning permits single-family detached residences and related accessory uses and accommodates larger lot single family residential developments. The SF-1 is a higher density use that permits single-family detached residences and related accessory structures and serves as a transition between larger and smaller lot single family districts. The SF-1 district allows more modest sized dwelling units and an increased number of lots per acre. The minimum lot size for the UE residential district is 22,500 sq.ft. The minimum lot size for the SF-1 residential district is 7,500 sq.ft.

Dimensional standards for both zoning districts are depicted below:

Article 4: Zoning Districts  
Sec. 4.5. Residential Dimensional Standards

4.5.1 Single-Family Detached Dwelling

Type of Use	AG	UE	SF-1	SF-2	SF-3	SFA-1	SFA-2	SFA-3	TH	2F	MF-1	MF-2	MF-3	O-1	O-2	NS	GR	CA	C	LI	HI	
Min. Lot Area (sq. ft.)	1 ac.	22,500	7,500	5,000	4,000	5,000	3,000	2,300	4,000	6,000	6,000	5,000	--	6,000	6,000	6,000	5,000	5,000	5,000	--	--	
Min. Lot Width (ft.)	100	80	60	50	40	50	30	20	40	50	50	50	--	50	50	50	50	50	50	--	--	
Min. Lot Depth (ft.)	150	125	100	100	100	100	100	100	100	100	100	100	--	100	100	100	100	100	100	--	--	
Min. Front Yard Setback (ft.)	50	30	25	25	15	25	15	15	15	25	25	25	--	25	25*	15	15	See 4.4.4F.1.d*			--	--
Min. Side Yard Setback (ft.)	15	15	10% of lot width 6 min 7.5 max	5	5	5	5	5	10% width of lot 5 min	5	10% of lot width 5 min		--	10% of lot width 5 min	10% of lot width 5 min*	10% of lot width 5 min					--	--
Min. Side (Corner) Yard Setback (ft.)	15	15	15	15	15	15	15	15	15	15	15	15	--	15	15*	15	15	15	15	--	--	
Min. Rear Yard Setback (ft.)	10	10	10	10	10	10	10	10	10	10	10	10	--	10	10	10	10	10	10	--	--	
Max. Building Coverage (%) for Rear Half of Lot	50	50	50	50	50	50	50	50	50	50	50	50	--	50	50	50	50	50	50	--	--	
Max. Height (stories)	3	3	2	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	3	4	--	3	ALH	2 ½	3	ALH	ALH	--	--	

ALH = Any Legal Height not prohibited by other laws -- = Use not permitted NA = Use permitted but standard does not apply \* = See Sec. 4.4, Measurements and Special Cases

The proposed Planned Development will stipulate a larger lot size of 22,433.ft. (.515 acres) and a minimum lot size of 10,802 sq.ft. (.248 acres). **Any substantial deviation from this proposed site layout would require an amended Planned Development.**

The original PD-UE zoning allowed for the construction of rural local streets with a pavement width of 22 ft. to support a density of less than two dwelling units per acre. The proposed increase in density will necessitate the construction of local streets with a pavement width of 31 ft. Density for this subject tract was calculated separately from the eastern portion of the subdivision due to the distinct division of the two phases by Dubose Road.

Article 8: Subdivision Design and Improvements

Sec. 8.2. Design Standards

Street Type	Pavement Width (ft.)	Right-of-Way Width (ft.)
Rural Local Street	22	50
Local Street	31	50
Rural Collector Street	26	55
Collector Street	36	55
Arterial Street	49	70
Major Thoroughfare	60	80

**PUBLIC NOTICE:**

This item was originally scheduled for consideration on August 6, 2012 before being rescheduled at the applicant's request. On July 26, 2012, nine notices and three courtesy notices (outside the City limits) of the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of case Z-FY-12-50 as required by State law and City Ordinance. The City received two notices (20%) in opposition to the proposed change of zoning and two notices (20%) in support of the proposed change of zoning. One courtesy notice was returned expressing opposition to the proposed change of zoning.

On September 5, 2012, nine notices and three courtesy notices (outside the City limits) of the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of case Z-FY-12-50 as required by State law and City Ordinance. As of September 11, 2012, one courtesy notice was returned expressing opposition to the proposed change of zoning. This notice was resubmitted from an earlier respondent.

The newspaper printed notice of the Planning and Zoning Commission public hearing on September 6, 2012, in accordance with state law and local ordinance.

**STAFF RECOMMENDATION**

The surrounding land uses are primarily low density and include estate development and agricultural uses. Given the general character of the surrounding land uses and the density and home size proposed by the applicant, staff recommends approval of the proposed Planned Development – Single Family-1 zoning (PD-SF-1) which will provide a less dense development scheme than that allowed under Single Family-1 zoning (SF-1). Additionally, staff recommends that the streets within the development be constructed to the local street standard 31ft. pavement width consistent with UDC requirements for streets serving residential property with a density greater than 2 dwelling units per acre. If the proposed rural local streets (22ft. pavement width) are approved, it is staff's recommendation that the applicant post no parking signs, in accordance with city requirements, to allow safe movement of emergency response vehicles in the subdivision. In summary, staff's recommendation is:

- Approval of Planned Development-Single Family-1 zoning (PD-SF1) consistent with submitted conceptual plan (Preliminary Plat).
- Disapproval of proposed 22ft. pavement width for interior streets requiring the applicant to construct interior streets to a local street standard (31ft pavement width).

**FISCAL IMPACT:** Not Applicable

**ATTACHMENTS:**

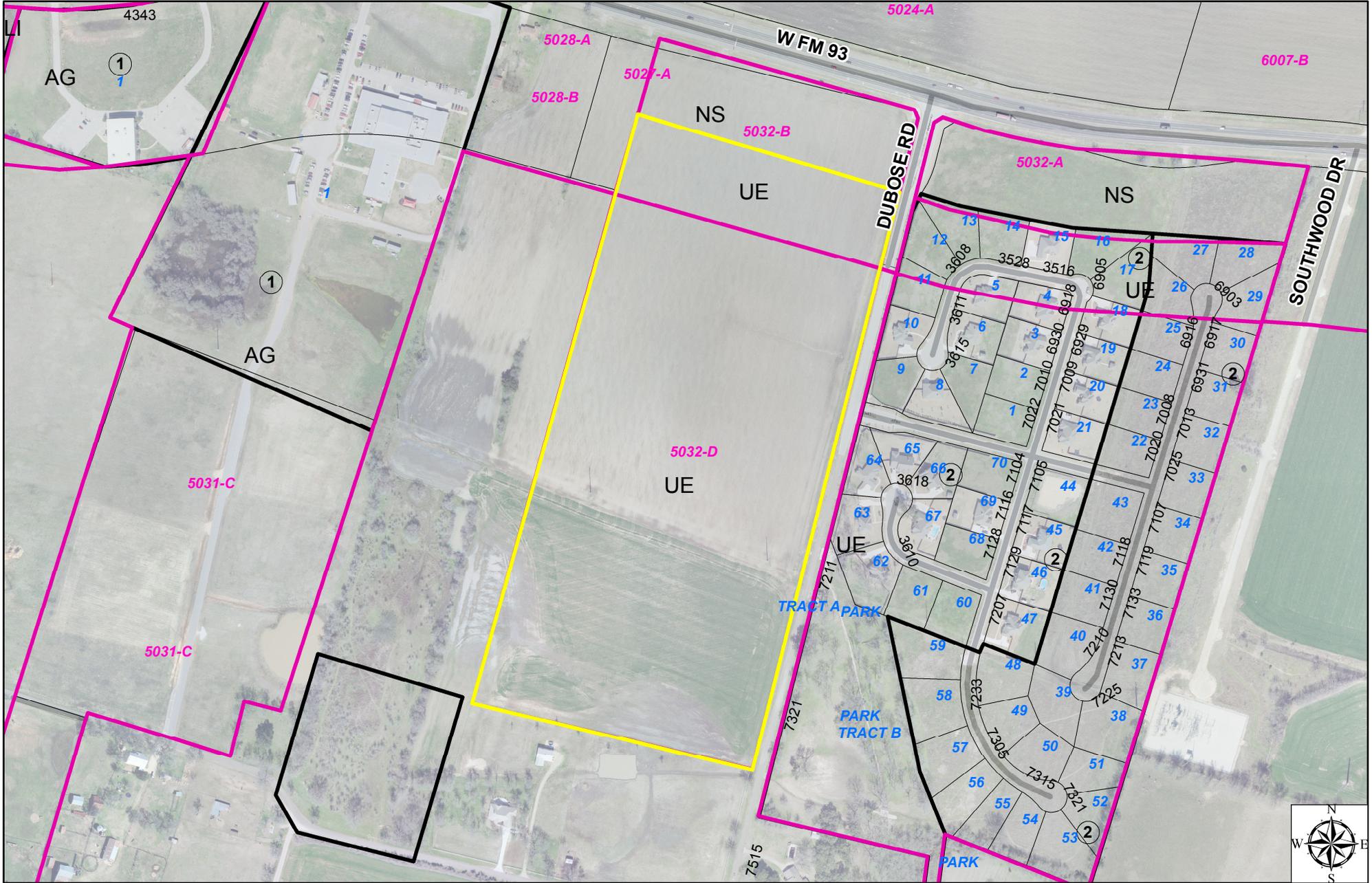
[Zoning and Location Map](#)  
[Future Land Use and Character map](#)  
[Notice Map](#)  
[Thoroughfare and Master Trails Plan Map](#)  
[Utility Map](#)  
[Conceptual Plan \(Preliminary Plat\)](#)  
[Response Letters](#)



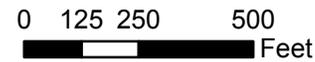
# Z-FY-12-50

PD(UE) to PD (SF-1)  
Zoning and Location Map

## FM 93 & Dubose

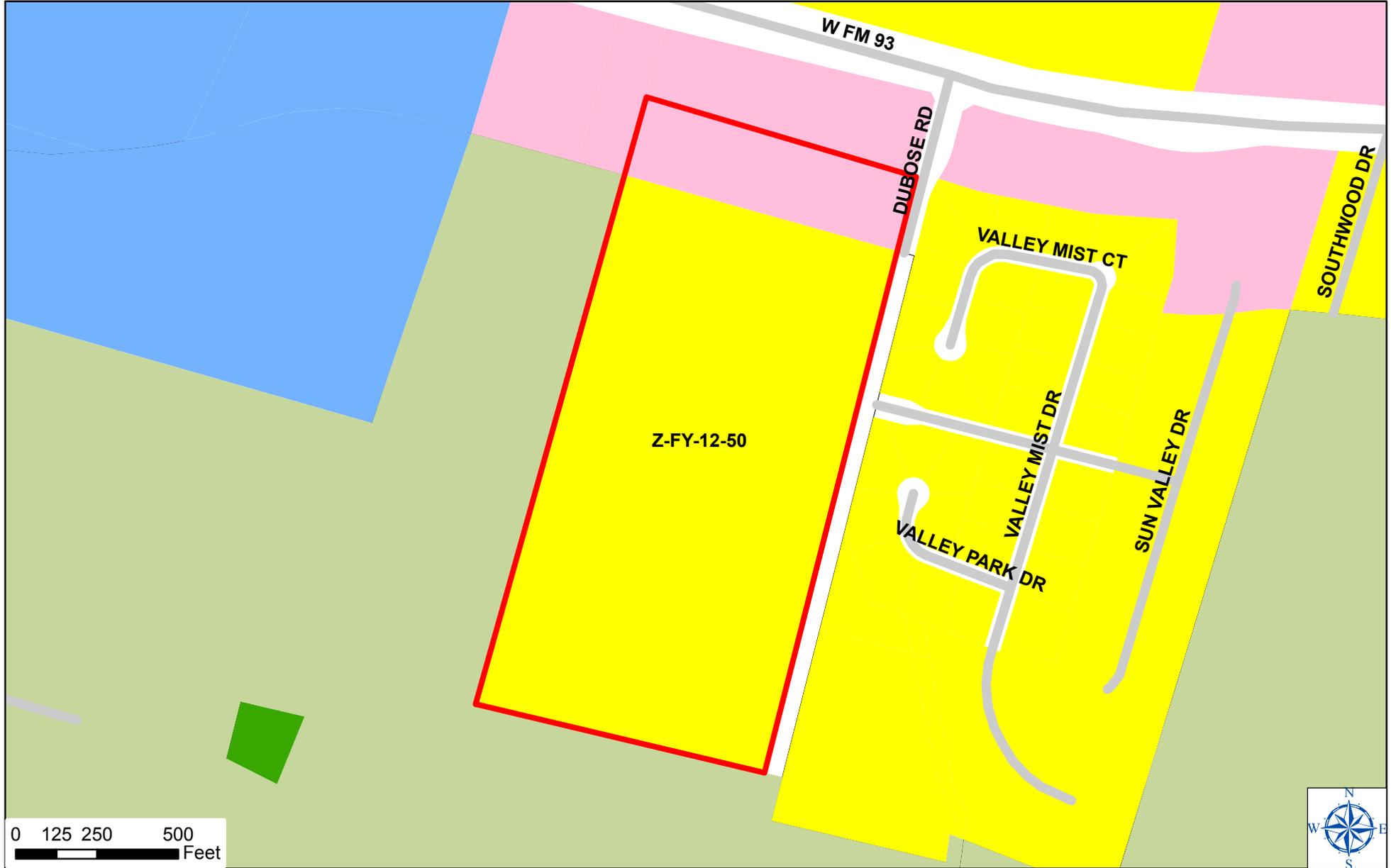


- Case
- Subdivisions
- 1234-A Outblocks
- Blocks
- Zoning
- Parcel
- 1234 Addresses
- Lots



7/11/2012  
City of Temple GIS

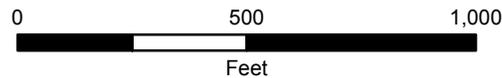
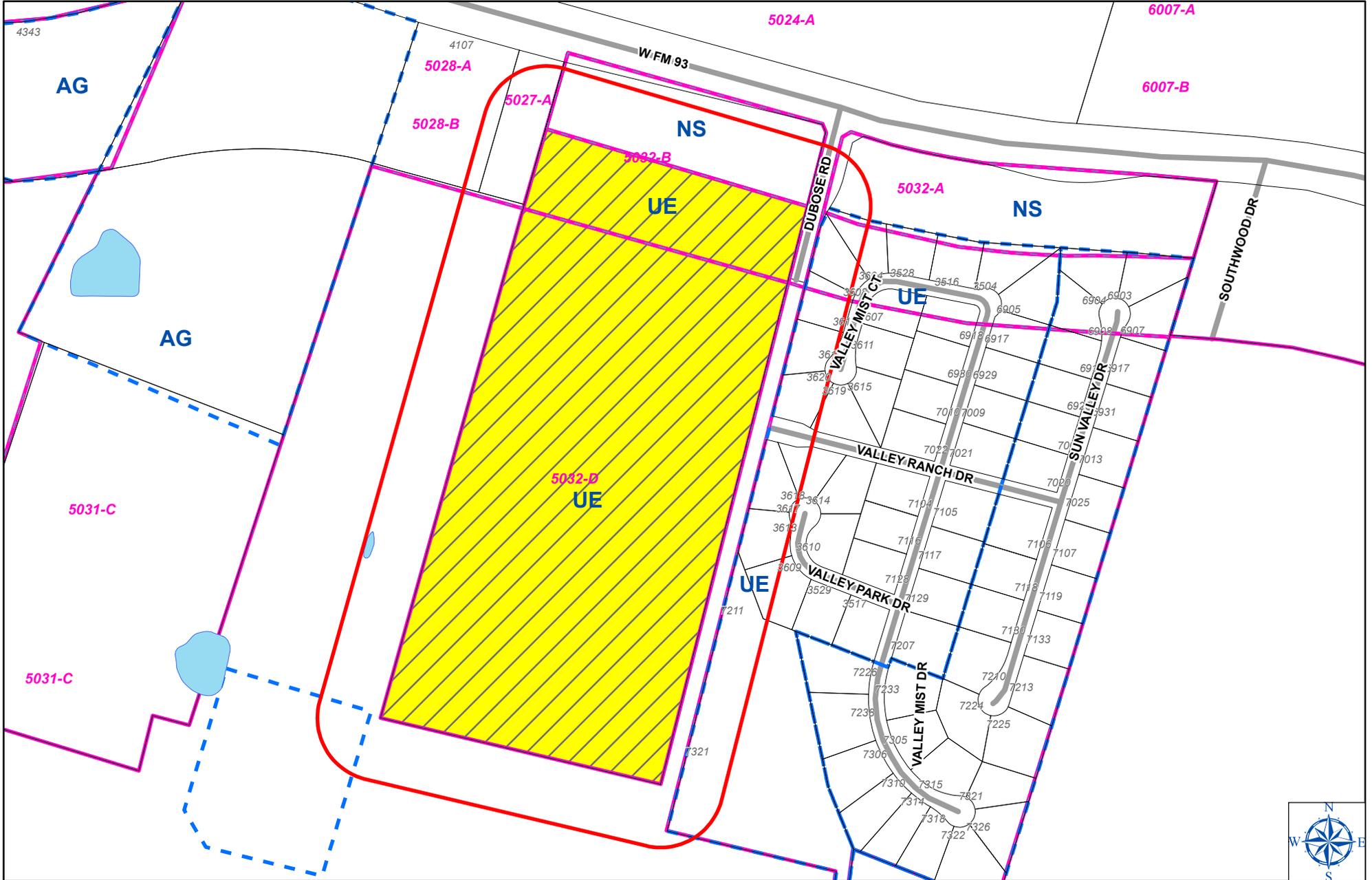
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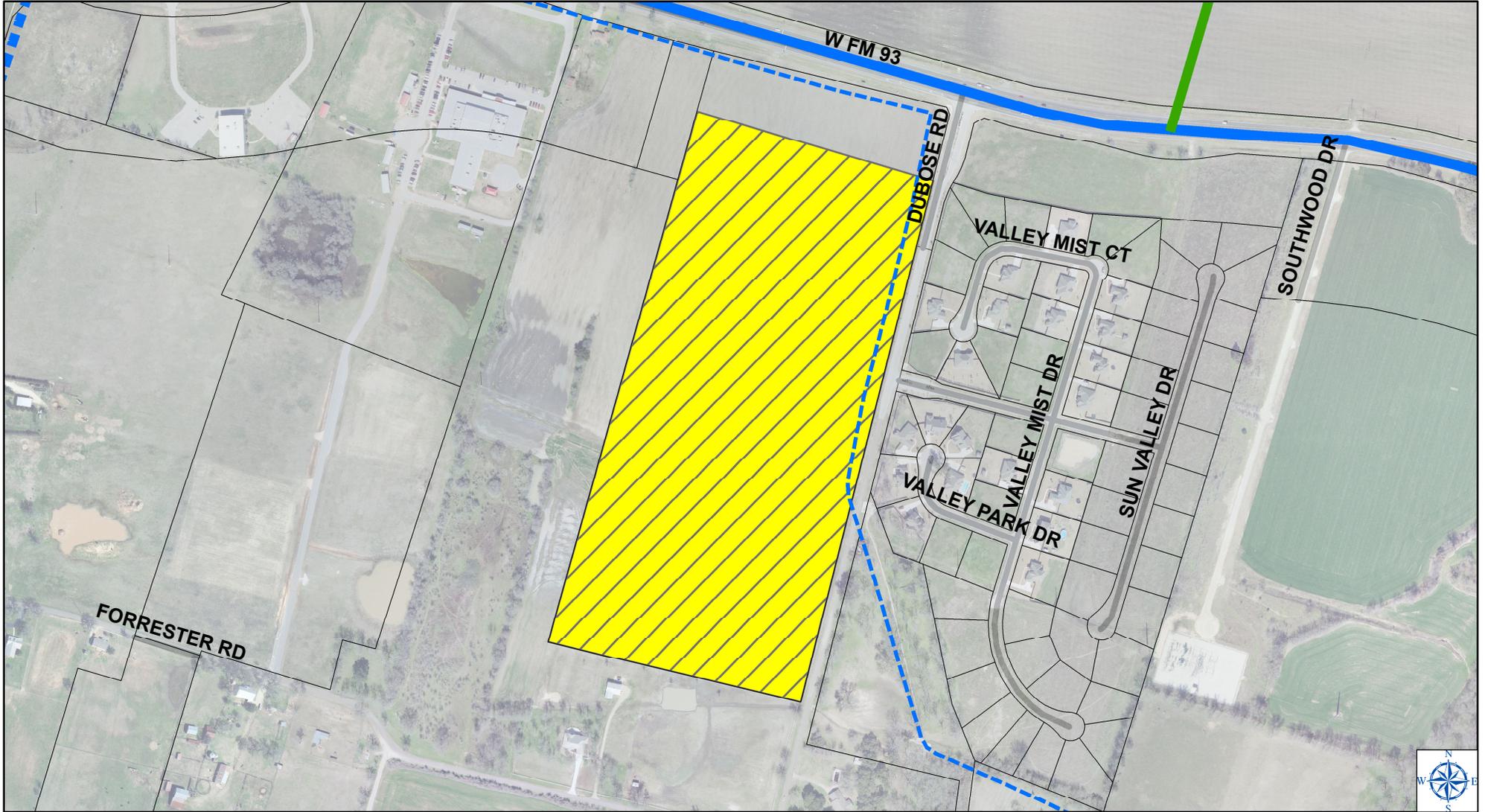


### Future Land Use

- |                           |                         |                       |                                   |                      |
|---------------------------|-------------------------|-----------------------|-----------------------------------|----------------------|
| Neighborhood Conservation | Auto-Urban Residential  | Auto-Urban Commercial | Temple Medical Education District | Public Institutional |
| Estate Residential        | Auto-Urban Multi-Family | Suburban Commercial   | Industrial                        | Parks & Open Space   |
| Suburban Residential      | Auto-Urban Mixed Use    | Urban Center          | Business Park                     | Agricultural/Rural   |

GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.





Trails

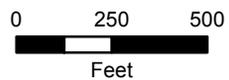
- Existing Citywide Spine Trail
- Under Design/Construction Citywide Spine Trail
- Proposed Citywide Spine Trail
- Existing Community-Wide Connector Trail

- Under Design/Construction Community-Wide Connector Trail
- Proposed Community-Wide Connector Trail
- Existing Local Connector Trail
- Proposed Local Connector Trail

Thoroughfare

- Expressway
- Major Arterial
- Proposed Major Arterial

- Proposed K-TUTS
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Conceptual Collector

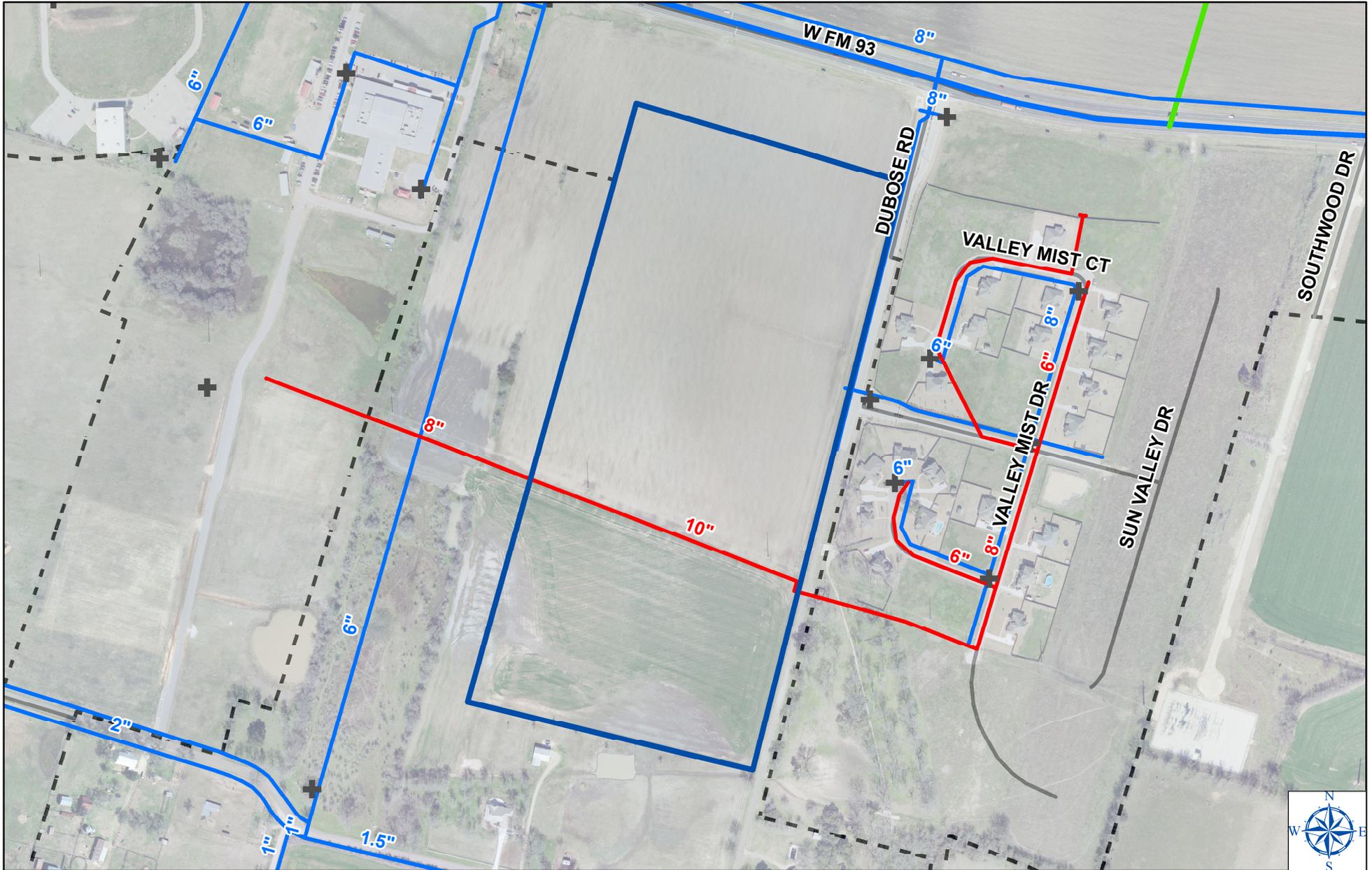




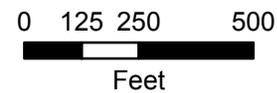
Z-FY-12-50

PD(UE) to PD (SF-1)  
UTILITY MAP

FM 93 & Dubose



- Case
- Water Line
- - - Proposed Major Arterial
- - - Proposed Minor Arterial
- City Limits
- + Fire Hydrant
- Expressway
- Proposed K-TUTS
- Collector
- Sewer Line
- Major Arterial
- Minor Arterial
- - - Conceptual Collector



GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.

7/11/2012  
City of Temple GIS





**COURTESY NOTICE  
RESPONSE TO PROPOSED  
REZONING REQUEST  
CITY OF TEMPLE**

Gary Etux Deyette Pauer  
3790 Forrester Road  
Temple, Texas 76502

Zoning Application Number: Z-FY-12-50      Project Manager: Beverly Zendt

Location: Along the southwest corner of FM 93 and Dubose Road

We have identified your property as being adjacent to a proposed zone change which is the area shown in hatched marking on the attached map. Although your property is outside the Temple City Limits, this letter is sent as a courtesy.

**Comments:**

*Four years ago we were promised by Jim Howe that the lots that backed up to our property would be 1/2 acre lots. We are of the conviction that when a man makes a promise, that it should be honored. Half acre lots in the back of the subdivision would be more valuable for three important reasons they would be further away from Highway 93 and would back up to beautiful acreage.*

*Delfette Pauer*  
Signature

Delfette Pauer  
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than August 6, 2012

City of Temple  
Planning Department  
Room 201  
Municipal Building  
Temple, Texas 76501

Number of Notices Mailed: 3

Date Mailed: July 26, 2012

**RECEIVED**

**JUL 31 2012**



**RESPONSE TO PROPOSED  
REZONING REQUEST  
CITY OF TEMPLE**

Dale Etux Dawn Massie  
3620 Valley Mist Court  
Temple, Texas 76502

**Zoning Application Number:** Z-FY-12-50      **Project Manager:** Beverly Zendt

**Location:** Along the southwest corner of FM 93 and Dubose Road

The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice, and provide any additional comments you may have.

I recommend  approval      ( ) denial of this request.

**Comments:**

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*Dale H. Massie*  
**Signature**

Dale H. Massie  
**Print Name**

**Please mail or hand-deliver this comment form to the address shown below, no later than August 6, 2012**

**City of Temple  
Planning Department  
Room 201  
Municipal Building  
Temple, Texas 76501**

**RECEIVED**  
**AUG 07 2012**  
City of Temple  
Planning & Development

Number of Notices Mailed: 9

Date Mailed: July 26, 2012



**RESPONSE TO PROPOSED  
REZONING REQUEST  
CITY OF TEMPLE**

KAM Homebuilders Ltd  
P.O. Box 1344  
Temple, Texas 76503-1344

**Zoning Application Number:** Z-FY-12-50      **Project Manager:** Beverly Zendt

**Location:** Along the southwest corner of FM 93 and Dubose Road

The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice, and provide any additional comments you may have.

I recommend  approval      ( ) denial of this request.

**Comments:**

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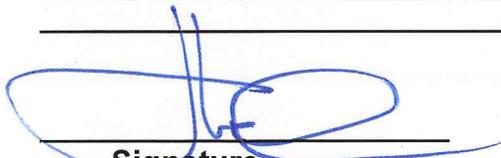
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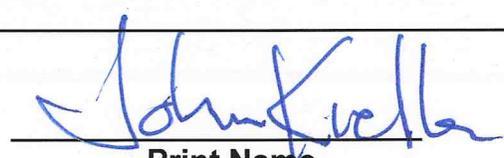
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\_\_\_\_\_  
**Signature**

  
\_\_\_\_\_  
**Print Name**

**Please mail or hand-deliver this comment form to the address shown below, no later than August 6, 2012**

**City of Temple  
Planning Department  
Room 201  
Municipal Building  
Temple, Texas 76501**

**RECEIVED**

**AUG 01 2012**

City of Temple  
Planning & Development

Number of Notices Mailed: 9

Date Mailed: July 26, 2012



**RESPONSE TO PROPOSED  
REZONING REQUEST  
CITY OF TEMPLE**

Gary Etux Catherine Smith  
3609 Valley Park Drive  
Temple, Texas 76502

**Zoning Application Number:** Z-FY-12-50      **Project Manager:** Beverly Zendt

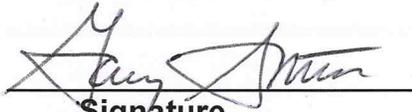
**Location:** Along the southwest corner of FM 93 and Dubose Road

The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice, and provide any additional comments you may have.

I recommend ( ) approval      (✓) denial of this request.

**Comments:**

An increase in density for this tract will increase traffic and drainage. FM 93 at Dubose can be challenging at times. To increase the number of vehicles using this intersection would have been challenging. However, to significantly increase the load at this intersection is a serious concern. I am also very concerned about drainage that will flow into the "park" behind Valley Park and Valley Mist. There are times that this drainage feature appears to be at capacity now.

  
Signature

Gary Smith  
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than August 6, 2012

City of Temple  
Planning Department  
Room 201  
Municipal Building  
Temple, Texas 76501

**RECEIVED**

AUG 06 2012

City of Temple  
Planning & Development

Number of Notices Mailed: 9

Date Mailed: July 26, 2012



**RESPONSE TO PROPOSED  
REZONING REQUEST  
CITY OF TEMPLE**

LaVonna Constance  
3613 Valley Park Drive  
Temple, Texas 76502

**Zoning Application Number:** Z-FY-12-50      **Project Manager:** Beverly Zendt

**Location:** Along the southwest corner of FM 93 and Dubose Road

The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice, and provide any additional comments you may have.

I recommend ( ) approval       denial of this request.

**Comments:**

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Signature

LaVonna Constance  
Print Name

**Please mail or hand-deliver this comment form to the address shown below, no later than August 6, 2012**

City of Temple  
Planning Department  
Room 201  
Municipal Building  
Temple, Texas 76501

**RECEIVED**

AUG 07 2012

City of Temple

Planning & Development

Number of Notices Mailed: 9

Date Mailed: July 26, 2012



**2<sup>nd</sup> COURTESY NOTICE  
RESPONSE TO PROPOSED  
REZONING REQUEST  
CITY OF TEMPLE**

Gary Etux Deyette Pauer  
3790 Forrester Road  
Temple, Texas 76502

**Zoning Application Number:** Z-FY-12-50      **Project Manager:** Beverly Zendt

**Location:** South of FM 93 along the west side of Dubose Road

We have identified your property as being adjacent to a proposed zone change which is the area shown in hatched marking on the attached map. Although your property is outside the Temple City L

**Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

At first this developer promised two families to an acre. Now after we agreed to that proposal, he decides to double the concentration. Did he have that idea all along? We are opposed to this re-zoning. Where is all the additional water generated by this subdivision going? We are not naive to think that the City of Temple will oppose this re-zoning. You need the tax dollars. We have lived here since 1969. We developed Taylors Ridge Subdivision, owned a pharmacy here, my wife taught in Temple schools and I was stationed at Darnell Army Hospital for 4 years. Both my daughters graduated from Temple High School. We moved to this land to escape city congestion. Now it is at our door step. I would submit to Mr. Howe to at least make the lots contiguous to our land 1/2 acres each like he promised the first time.

Signature

GARY A. PAUER  
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than September 17, 2012

City of Temple  
Planning Department  
Room 201  
Municipal Building  
Temple, Texas 76501

**RECEIVED**  
SEP 10 2012  
City of Temple  
Planning & Development

Number of Notices Mailed: 3

Date Mailed: September 5, 2012



# PLANNING AND ZONING COMMISSION AGENDA ITEM

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09/17/12  
Item #5  
Regular Agenda  
Page 1 of 1

**APPLICANT / DEVELOPMENT:** Carothers Executive Homes, LLC

**CASE MANAGER:** Tammy Lyerly, Planner

**ITEM DESCRIPTION:** P-FY-12-23 Consider and make a recommendation on the Preliminary Plat of The Oaks at Lakewood, a 19.065 acres ±, 2 blocks, 37-lot residential subdivision, with a requested exception to Unified Development Code Section 8.2.1.G.2, regarding a threshold of 180 feet for a jogged intersection, located on the east side of Mogan's Point Road, north of the intersection of West Adams Avenue and Morgan's Point Road.

**STAFF RECOMMENDATION:** Staff recommends approval of the Preliminary Plat of The Oaks at Lakewood, subject to City Council's approval of the developer's requested exception to Unified Development Code Section 8.2.1.G.2, regarding a threshold of 180 feet for a jogged intersection.

**ITEM SUMMARY:** The Development Review Committee reviewed the Preliminary Plat of The Oaks at Lakewood on May 23, 2012 and September 5, 2012. It was deemed administratively complete on September 11, 2012.

Preliminary Plat of The Oaks at Lakewood is a 37-lot, 2-block single family residential subdivision located on the east side of Mogan's Point Road, north of the intersection of West Adams Avenue and Morgan's Point Road.

The applicant requests an exception to Unified Development Code Section 8.2.1.G.2 which allows street jogs with centerline offsets of more than 180 feet to be submitted for consideration in accordance with the exception provisions in UDC Section 3.6.6. The plat proposes a street jog of 101.19 feet on Connor Drive, between Lakewood Oaks Drive and Camdyn Kaye Drive.

Water will be provided to the subdivision through 6-inch and 8-inch water lines. Wastewater services will be provided through 8-inch wastewater lines, a force main, and a proposed lift station in Tract B.

City Council is the final plat authority since the applicant requests an exception to the Unified Development Code.

**FISCAL IMPACT:**

An 8 foot wide trail is to be provided along the east side of Morgan's Point Road by the developer and reimbursed by the City of Temple.

**ATTACHMENTS:**

Request for Exception to UDC Section 8.2.1.G.2  
Plat

**BANDAS ENGINEERING CO.**  
CIVIL ENGINEERING

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Firm Number F-3782

Sept. 11, 2012

Ms. Autumn Spears  
City of Temple  
Director of Development and Planning  
5 North Main St.  
Temple, Texas 76501

Re: The Oaks at Lakewood, An Addition To The City of Temple, Texas  
Corrected Exception Letter With *New Street Names*

Dear Ms. Spears,

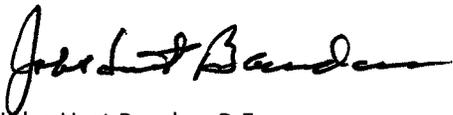
On behalf of my client, Carothers Properties, LTD and Jason Carothers, we are requesting the following exception per Section 3.66 of the Unified Development Code. Please see attached "Street and Lighting Layout", Sheet 2 of 7. You will notice that the C.L. distance on *Connor Drive* between *Lakewood Oaks Boulevard* and *Camdyn Kaye Drive* is 101.19 feet. The UDC in Section 8.2.1.G.2 calls for a threshold of 180 feet for a "jogged" intersection. The following special circumstances lead us to ask for this exception:

1. *Lakewood Oaks Boulevard* serves only as an entrance to a small neighborhood community with a very limited traffic count. It is designed to line up with *Lago Terra Boulevard* across *Morgan's Point Drive*. If we eliminate the internal jog by lining *Lakewood Oaks Boulevard* up with *Camdyn Kaye Drive*, we cause a jogged intersection on *Morgan's Point Road* which has a high traffic count.
2. If we eliminate the jog internally by re-arranging the internal street layout, we end up with some odd lot shapes, lose lots, and cause other difficulties with the utility layout.
3. Any traffic hazards due to the internally jogged intersection can be mitigated with stop signs and warning signs.

We request that this exception be considered and forwarded to the Planning and Zoning Commission and The City Council for approval.

Please call if you have any questions concerning this matter.

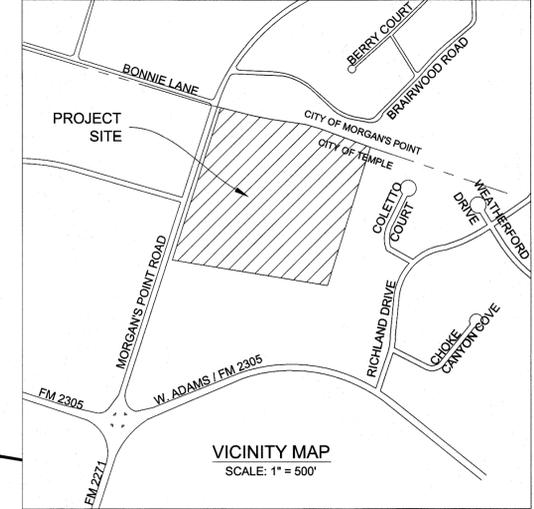
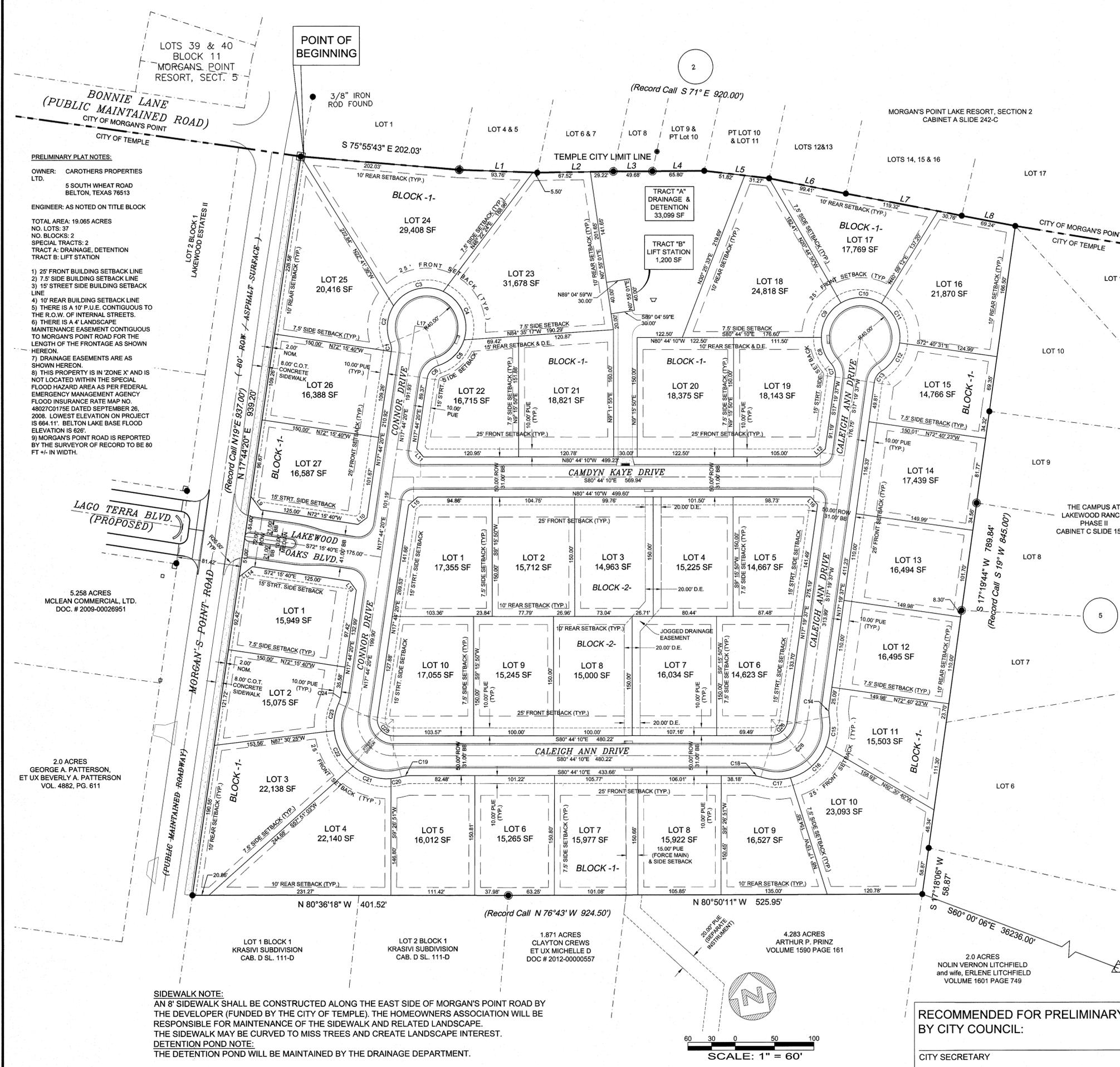
Sincerely,



John Hart Bandas, P.E.

Cc: Mr. Jason Carothers

*Bandas Office Address Change:*  
*P.O. Box 871*  
*Temple, Texas 76503-0871*



PRELIMINARY PLAT NOTES:  
OWNER: CAROTHERS PROPERTIES LTD.  
ENGINEER: AS NOTED ON TITLE BLOCK  
TOTAL AREA: 19.065 ACRES  
NO. LOTS: 37  
NO. BLOCKS: 2  
SPECIAL TRACTS: 2  
TRACT A: DRAINAGE, DETENTION  
TRACT B: LIFT STATION

- 1) 25' FRONT BUILDING SETBACK LINE
- 2) 7.5' SIDE BUILDING SETBACK LINE
- 3) 15' STREET SIDE BUILDING SETBACK LINE
- 4) 10' REAR BUILDING SETBACK LINE
- 5) THERE IS A 10' P.U.E. CONTIGUOUS TO THE R.O.W. OF INTERNAL STREETS.
- 6) THERE IS A 4' LANDSCAPE MAINTENANCE EASEMENT CONTIGUOUS TO MORGAN'S POINT ROAD FOR THE LENGTH OF THE FRONTAGE AS SHOWN HEREON.
- 7) DRAINAGE EASEMENTS ARE AS SHOWN HEREON.
- 8) THIS PROPERTY IS IN 'ZONE X' AND IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48027C0175E DATED SEPTEMBER 26, 2008. LOWEST ELEVATION ON PROJECT IS 664.11'. BELTON LAKE BASE FLOOD ELEVATION IS 626'.
- 9) MORGAN'S POINT ROAD IS REPORTED BY THE SURVEYOR OF RECORD TO BE 80 FT +/- IN WIDTH.

CURVE TABLE

Curve #	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	11.05'	20.50'	030°53'23"	10.92'	S02° 17' 38"W
C2	48.38'	50.00'	055°26'20"	46.51'	N14° 34' 06"E
C3	71.55'	50.00'	081°59'23"	65.60'	N83° 16' 58"E
C4	72.38'	50.00'	082°56'14"	66.22'	S14° 15' 14"E
C5	47.73'	50.00'	054°41'38"	45.94'	S54° 33' 41"W
C6	23.03'	20.50'	064°21'57"	21.84'	N49° 55' 19"E
C7	17.82'	20.50'	049°48'18"	17.26'	S07° 34' 32"E
C8	36.43'	50.00'	041°44'30"	35.63'	S11° 36' 26"E
C9	52.35'	50.00'	059°59'36"	49.99'	S39° 15' 37"W
C10	53.87'	50.00'	061°43'47"	51.30'	N79° 52' 41"W
C11	57.89'	50.00'	066°20'16"	54.71'	N15° 50' 39"W
C12	43.47'	49.99'	049°48'58"	42.11'	N42° 13' 42"E
C13	17.82'	20.50'	049°48'18"	17.26'	N42° 13' 46"E
C14	12.43'	40.50'	017°35'30"	12.39'	N08° 31' 52"E
C15	38.24'	67.50'	032°27'44"	37.73'	N15° 57' 59"E
C16	61.74'	67.50'	052°24'09"	59.61'	N58° 23' 55"E
C17	38.00'	67.50'	032°15'20"	37.50'	S79° 16' 20"E
C18	12.43'	40.50'	017°35'30"	12.39'	S71° 56' 25"E
C19	11.00'	40.50'	015°33'50"	10.97'	N88° 31' 06"W
C20	13.45'	67.50'	011°25'09"	13.43'	S89° 24' 34"W
C21	51.97'	67.50'	044°06'36"	50.69'	N62° 49' 33"W
C22	51.97'	67.50'	044°06'36"	50.69'	N18° 42' 57"W
C23	35.30'	67.50'	029°57'49"	34.90'	N18° 19' 16"E
C24	11.00'	40.50'	015°33'50"	10.97'	N25° 31' 15"E
C25	35.23'	20.50'	098°28'31"	31.05'	S31° 29' 55"E
C26	29.32'	20.50'	081°56'12"	28.88'	N58° 17' 43"E
C27	78.20'	45.50'	098°28'31"	68.93'	N31° 29' 55"W
C28	65.07'	45.50'	081°56'12"	59.66'	S58° 17' 43"W

LINE TABLE

LINE#	LENGTH	DIRECTION
L1	99.25'	S78° 40' 10"E
L2	96.74'	S81° 39' 19"E
L3	65.80'	S81° 13' 47"E
L4	83.09'	S74° 05' 43"E
L5	63.00'	S69° 26' 03"E
L6	99.41'	S69° 50' 41"E
L7	150.08'	S69° 50' 41"E
L8	69.24'	S69° 49' 41"E
L9	49.68'	N81° 06' 28"W
L10	15.00'	S72° 15' 40"E
L11	21.21'	N27° 15' 40"W
L12	14.14'	S62° 44' 20"W
L13	13.06'	N31° 29' 55"W
L14	15.10'	S58° 17' 43"W
L15	15.10'	S58° 30' 05"W
L16	13.11'	N31° 42' 17"W

LEGEND:  
● 5/8" IRON ROD FOUND  
● 1/2" IRON ROD FOUND  
● 12" WOOD FENCE CORNER POST FOUND

SURVEYOR: BOUNDARY SURVEY WAS PERFORMED BY ADVANCED SURVEYING & MAPPING, LLC, BY TIMOTHY L. KENNEDY, RPLS # 6119, OCTOBER 2, 2011  
NOTE: THIS PROJECT IS REFERENCED TO THE CITY OF TEMPLE COORDINATE SYSTEM, AN EXTENSION OF THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS OTHERWISE NOTED, AND ALL BEARINGS ARE GRID BEARINGS. ALL COORDINATES REFERENCE TO CITY OF TEMPLE MONUMENT NO. 3.  
THE THETA ANGLE AT SAID CITY MONUMENT IS 1° 31' 42".  
THE COMBINED CORRECTION FACTOR (CCF) IS 0.999847  
PUBLISHED CITY COORDINATES ARE:  
NORTHING 10,368,408.89  
EASTING 3,225,333.77  
GRID DISTANCE = SURFACE DISTANCE X CCF.  
GEODETIC NORTH = GRID NORTH + THETA ANGLE.  
THE TIE FROM THE REFERENCED CITY MONUMENT TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 1, IS NORTH 60° 00' 06" WEST FOR A DISTANCE OF 36,236.00'.

SIDEWALK NOTE:  
AN 8' SIDEWALK SHALL BE CONSTRUCTED ALONG THE EAST SIDE OF MORGAN'S POINT ROAD BY THE DEVELOPER (FUNDED BY THE CITY OF TEMPLE). THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE SIDEWALK AND RELATED LANDSCAPE. THE SIDEWALK MAY BE CURVED TO MISS TREES AND CREATE LANDSCAPE INTEREST.  
DETENTION POND NOTE:  
THE DETENTION POND WILL BE MAINTAINED BY THE DRAINAGE DEPARTMENT.



THE OAKS AT LAKEWOOD  
AN ADDITION TO THE CITY OF TEMPLE, TEXAS  
OWNER: CAROTHERS PROPERTIES, LTD.  
50 SOUTH WHEAT ROAD  
BELTON, TEXAS 76513

PRELIMINARY PLAT  
THE OAKS AT LAKEWOOD

BANDAS ENGINEERING CO.  
CIVIL ENGINEERING / FIRM # F-3762  
404 COTTINGHAM DRIVE  
TEMPLE, TEXAS 76504  
(254) 778-8728  
FAX (254) 778-3940  
bandasengineering@sbcglobal.net



09/06/12

RECOMMENDED FOR PRELIMINARY APPROVAL

CITY ENGINEER AND/OR DIRECTOR OF PUBLIC WORKS DATE

RECOMMENDED FOR PRELIMINARY APPROVAL  
BY CITY COUNCIL:

CITY SECRETARY DATE

APPROVED FOR PREPARATION OF FINAL PLAT

CHAIRMAN, PLANNING & ZONING COMMISSION DATE

DATE: JULY 23, 2012  
DRAWN BY: JHB  
DESIGNED BY: JHB  
CHECKED BY: JHB  
PROJECT #: 287  
SHT. # 1  
OF 7



## PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

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09/17/12

Item #6

Regular Agenda

Page 1 of 2

**APPLICANT:** City of Temple

**CASE MANAGER:** Beverly Zendt, Senior Planner

**ITEM DESCRIPTION:** Z-FY-12-53 Hold a public hearing to discuss and recommend action on an ordinance amending the Citywide Trails Master Plan.

**ITEM SUMMARY:** On March 4, 2012, the City of Temple adopted, by Resolution No. 2010-5971-R, the Citywide Trails Master Plan to implement community-wide mobility goals and objectives identified in the *Choices '08*, City of Temple Comprehensive Plan. Since that time, staff has identified multiple revisions and amendments resulting from the following:

- Revisions to the Thoroughfare Plan;
- Revisions and funding changes related to the Transportation Capital Improvements Plan (CIP)(Streets CIP);
- 1<sup>st</sup> and 3<sup>rd</sup> St. Overlay Plan implementation;
- Lack of connectivity or viability of proposed routes (likelihood of construction);
- Changing City requirements; and
- City Council approved exceptions.

The Citywide Trails Master Plan is used by staff to require upsizing of certain sidewalks (with oversize participation agreements) and for requiring right-of-way dedication and construction of trails for certain development projects. This strategy for implementation necessitates adoption of the Citywide Master Trails Plan by Ordinance rather than by Resolution. By adopting this Ordinance, the City will also establish consistency with the adoption and amendment process for the Thoroughfare Plan which addresses motorized mobility much in the same way the Citywide Trails Master plan addresses non-motorized transportation. Additionally, this adopted plan will assist the City in implementing the community-wide mobility goals set forth in the Comprehensive Plan and in demonstrating the City's commitment to a multi-modal transportation network for future mobility enhancement grant opportunities.

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed amendments and adoption of the Citywide Trails Master Plan.

**FISCAL IMPACT:**

None

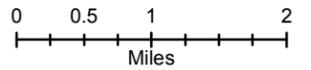
**ATTACHMENTS:**

Citywide Trails Master Plan Map - Existing  
Citywide Trails Master Plan .Map - Proposed Changes 1  
Citywide Trails Master Plan Map - Proposed Changes 2  
Citywide Trails Master Plan Map - Proposed



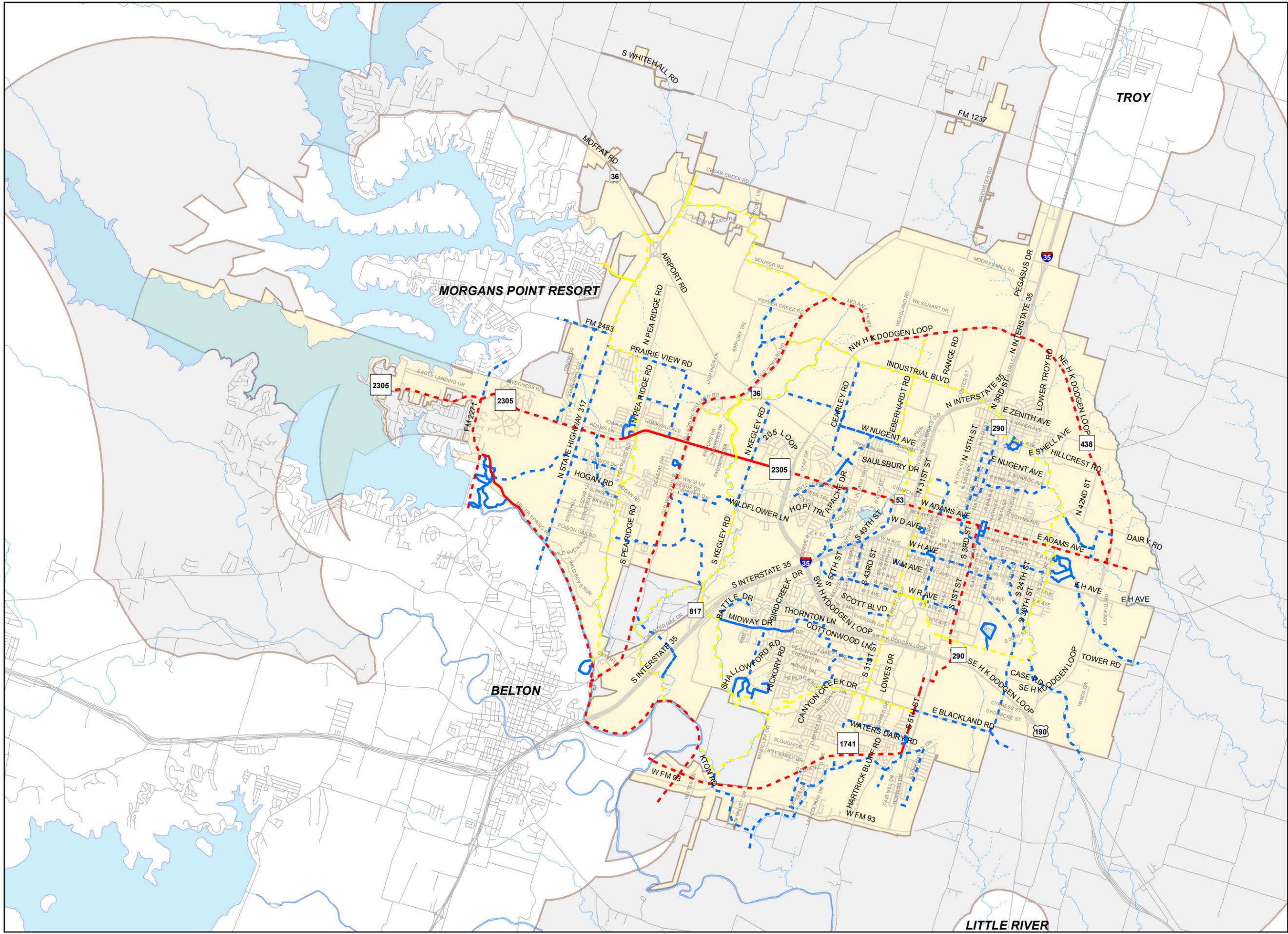
# Trails Master Plan

- Existing Citywide Spine Trail
- Under Design/Construction Citywide Spine Trail
- Proposed Citywide Spine Trail
- Existing Community-Wide Connector Trail
- Under Design/Construction Community Wide Connector Trail
- Proposed Community-Wide Connector Trail
- Existing Local Connector Trail
- Proposed Local Connector Trail
- City Limits
- Extraterritorial Jurisdiction (ETJ)
- Water Body

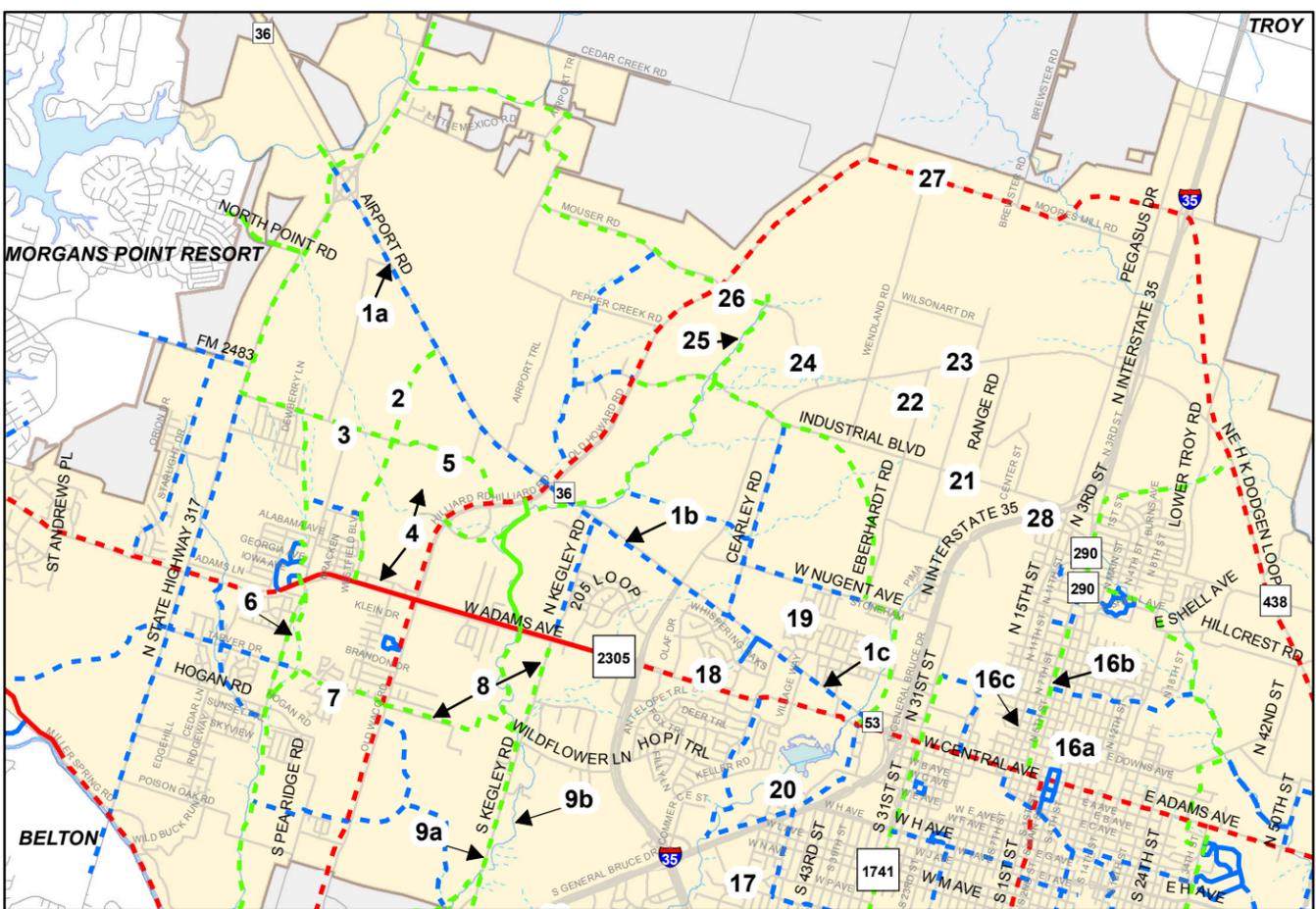
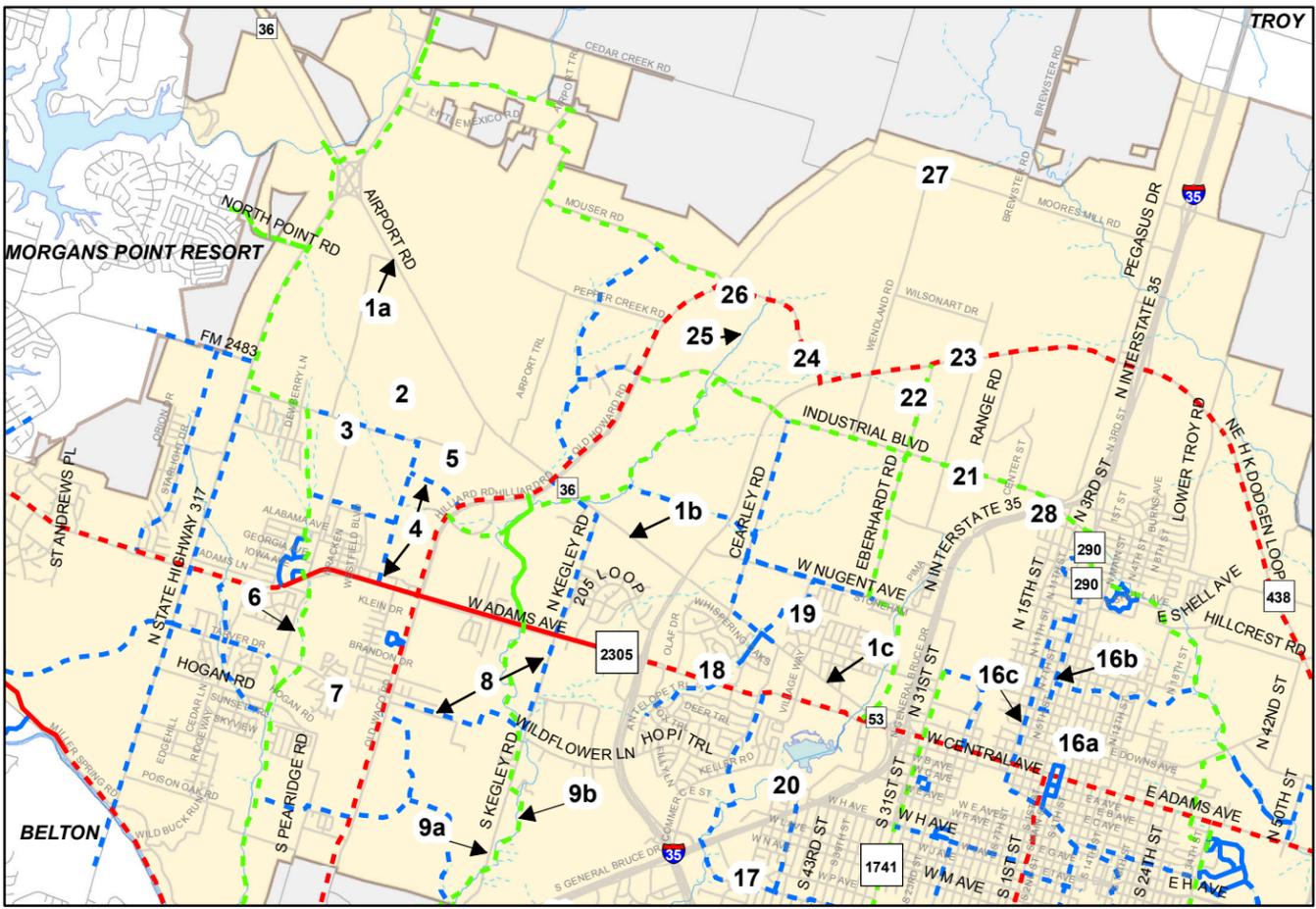


MAP PREPARED: September 7, 2012

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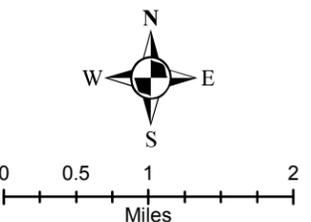
#	Classification	Action	Segment Description	Reason for Change
1a	Proposed Community-Wide Connector	Add	Approx 14,370 ft along Airport Rd from SH 317 to Outer Loop	Providing connectivity to multiple segments
1b	Proposed Community-Wide Connector	Add	Approx 6,100 ft along Airport Rd from Kegley to Cearley	Providing connectivity to multiple segments
1c	Proposed Community-Wide Connector	Add	Approx 5,100 ft along Airport Rd from Apache to Adams	Providing connectivity to multiple segments
2	Proposed Community-Wide Connector	Add	Approx 9,500 ft from Airport Rd to W Adams Ave	Consistent with TFARE Plan amendments and addition of new arterial proposed along Westfield
3	Proposed Local Connector	Reclassified to Proposed Community-Wide Connector	Approx 6,700 ft along Prairie View Rd	Consistent with TFARE Plan amendments and addition of new arterial proposed along Westfield
4	Proposed Local Connector	Remove	Approx 5,550 ft Prairie View Rd to W Adams	New alignment due to proximity to Westfield
5	Proposed Community-Wide Connector	Add	Approx 4,300 ft from Prairie View to Outer Loop	Improving connectivity and establishing consistency with the Transportation CIP
6	Proposed Community-Wide Connector	Add	Approx 5,200 ft from W Adams to just past Hogan Rd	Establishing consistency with the Transportation CIP
7	Proposed Community-Wide Connector	Add	Approx 5,300 ft along Tarver	Establishing consistency with the Transportation CIP
8	Proposed Local Connector	Reclassified to Proposed Community-Wide Connector	Approx 8,700 ft east along Jupiter Dr and north along S Kegley Dr	Establishing consistency with the Transportation CIP
9a	Proposed Community-Wide Connector	Add	Approx 8,700 ft along S Kegley Dr	Establishing consistency with the Transportation CIP
9b	Proposed Community-Wide Connector	Remove	Approx 4,000 ft parallel to S Kegley Dr	Establishing consistency with the Transportation CIP
18	Proposed Local Connector	Remove	Approx 4,500 ft Whispering Oaks to Fox Trl	Lack of viability due to built environment
19	Proposed Local Connector	Remove	Approx 3,000 ft SW Nugent Ave to Airport Rd	Lack of viability due to built environment
20	Proposed Community-Wide Connector	Add	Approx 8,300 ft along 41 <sup>st</sup> St and General Bruce Dr from Adams to Ira Young	Realigned in accordance with TXDOT requirements for the at-grade crossing of I-35
21	Proposed Community-Wide Connector	Remove	Approx 11,000 ft along Industrial Blvd	Eliminated due to location in Industrial Park area
22	Proposed Community-Wide Connector	Remove	Approx 8,300 ft along Eberhart Rd	Eliminated due to location in Industrial Park area
23	Proposed City-Wide Spine	Remove	Approx 16,000 ft along HK Dodgen Loop	Eliminated due to location in Industrial Park area
24	Proposed City-Wide Spine	Remove	Approx 4,500 ft along McLane Pkwy	Eliminated due to location in Industrial Park area
25	Proposed Community-Wide Connector	Add	Approx 4,000 ft from McLane Pkwy to Central Pointe Pkwy along Pepper Creek	Providing connectivity to detention pond feature
26	Proposed City-Wide Spine	Reclassified to Proposed City-Wide Connector	Approx 1,800 ft along McLane Pkwy	Relocation of City-Wide Spine allows reclass of this segment
27	Proposed City-Wide Spine	Add	Approx 30,500 ft along Outer Loop, south along Lower Troy to HK Dodgen Loop	Eliminated due to location in Industrial Park and implementation of 1 <sup>st</sup> & 3 <sup>rd</sup> St Overlay Plan



## Trails Master Plan

### Proposed Amendments (1 of 2)

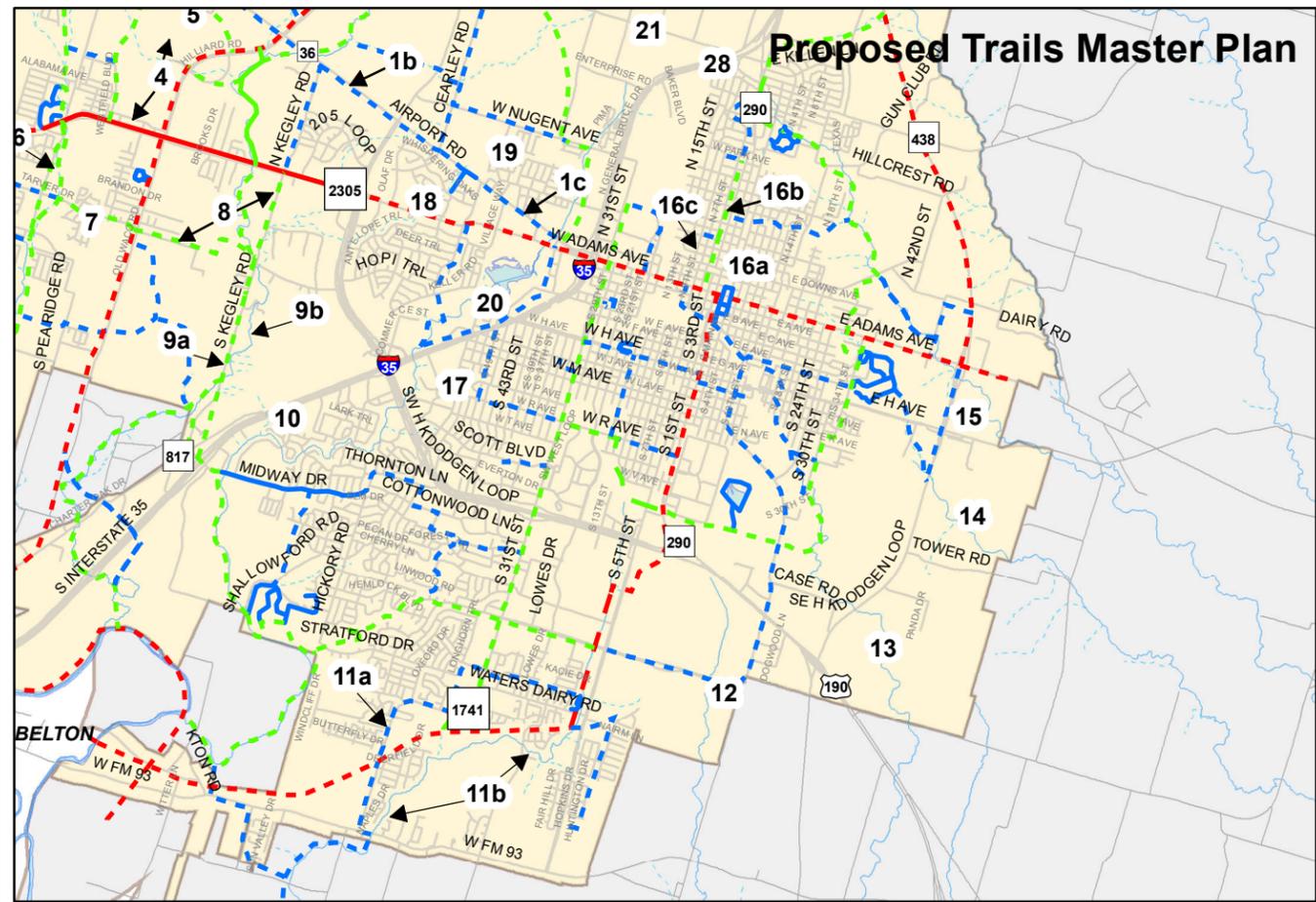
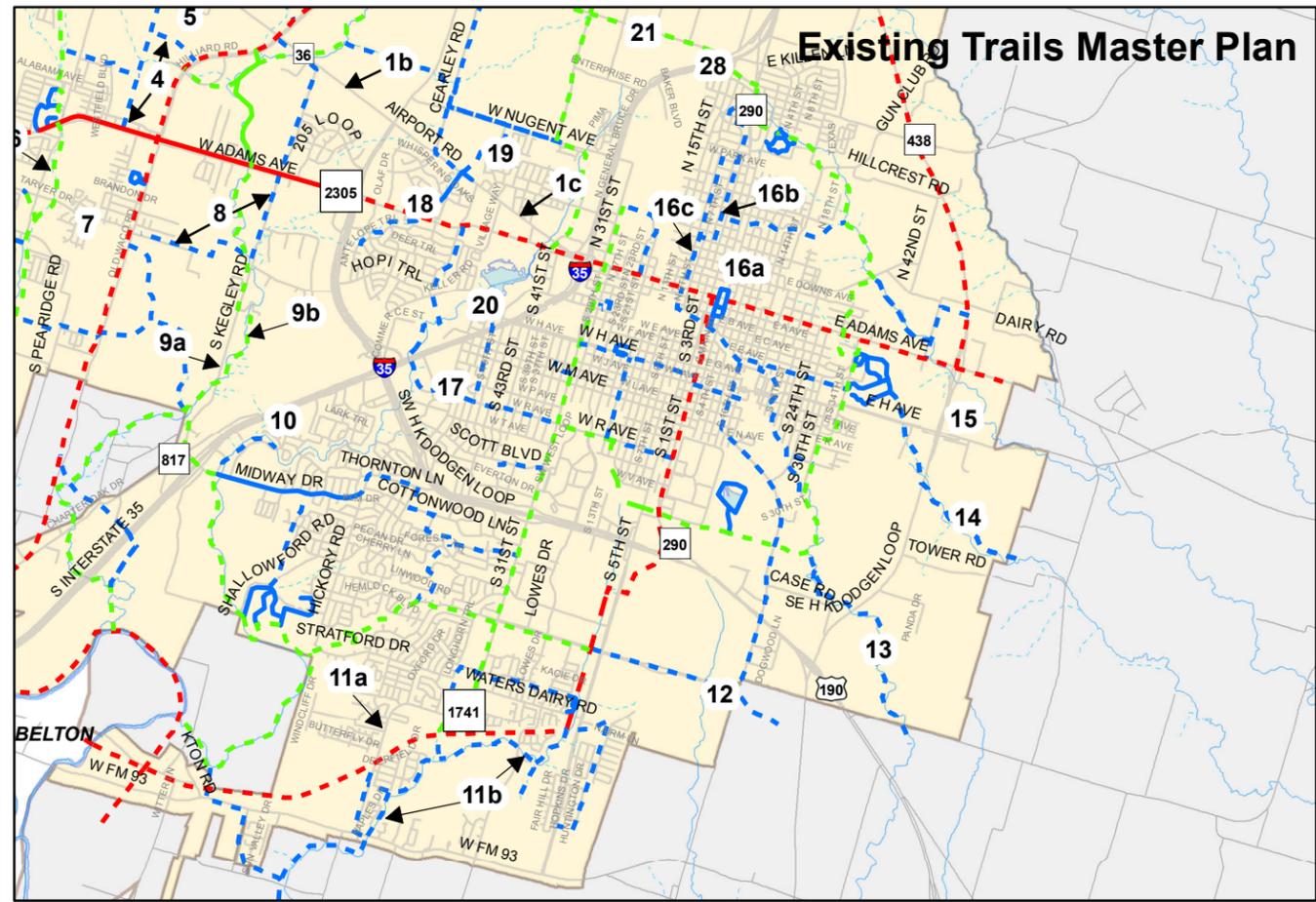
- Existing Citywide Spine Trail
- Under Design/Construction Citywide Spine Trail
- Proposed Citywide Spine Trail
- Existing Community-Wide Connector Trail
- Under Design/Construction Community-Wide Connector Trail
- Proposed Community-Wide Connector Trail
- Existing Local Connector Trail
- Proposed Local Connector Trail
- City Limits
- Extraterritorial Jurisdiction (ETJ)
- Water Body



MAP PREPARED: September 10, 2012

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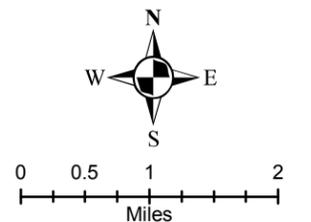
#	Classification	Action	Segment Description	Reason for Change
10	Proposed Local Connector	Remove	Approx 3,000 ft along Battle Dr	Lack of connectivity and viability
11a	Proposed Community-Wide Connector	Add	Approx 5,000 ft along 31 <sup>st</sup> St	Proposed as an alternate to 11b
11b	Proposed Local Connector	Remove	Approx 14,000 ft FM 93 to Fawn Meadows Rd (Taylor's Valley)	City Council approved exception removing this segment from the plan
12	Proposed Local Connector	Remove	Approx 2,300 ft south from Blackland Rd	Lack of connectivity and viability
13	Proposed Local Connector	Remove	Approx 10,000 ft along Case Rd	Eliminated due to location in Industrial Park area
14	Proposed Local Connector	Remove	Approx 5,500 ft from HK Dodgen Loop across Landfill Rd	Lack of connectivity and viability
15	Proposed Local Connector	Add	Approx 5,000 ft along SE HK Dodgen Loop	Promotes connectivity with the Outer Loop
16a	Proposed Community-Wide Connector	Add	Approx 2,200 ft along 5 <sup>th</sup> St	1 <sup>st</sup> and 3 <sup>rd</sup> St Overlay Plan Implementation
16b	Proposed Local Connector	Reclassified to Proposed Community-Wide Connector	Approx 3,500 ft along 7 <sup>th</sup> from Garfield to Park	1 <sup>st</sup> and 3 <sup>rd</sup> St Overlay Plan Implementation
16c	Proposed Local Connector	Remove	Approx 5,600 ft along 11 <sup>th</sup> from Adams to Park	1 <sup>st</sup> and 3 <sup>rd</sup> St Overlay Plan Implementation
17	Proposed Local Connector	Remove	Approx 4,500 ft S General Bruce to Ave R	Lack of connectivity and viability
28	Proposed Community-Wide Connector	Remove	Approx 2,000 ft from I-35 to N General Bruce Dr	1 <sup>st</sup> and 3 <sup>rd</sup> St Overlay Plan Implementation and eliminated to location in the Industrial Park



## Trails Master Plan

### Proposed Amendments (2 of 2)

- Existing Citywide Spine Trail
- Under Design/Construction Citywide Spine Trail
- Proposed Citywide Spine Trail
- Existing Community-Wide Connector Trail
- Under Design/Construction Community-Wide Connector Trail
- Proposed Community-Wide Connector Trail
- Existing Local Connector Trail
- Proposed Local Connector Trail
- City Limits
- Extraterritorial Jurisdiction (ETJ)
- Water Body



MAP PREPARED: September 10, 2012

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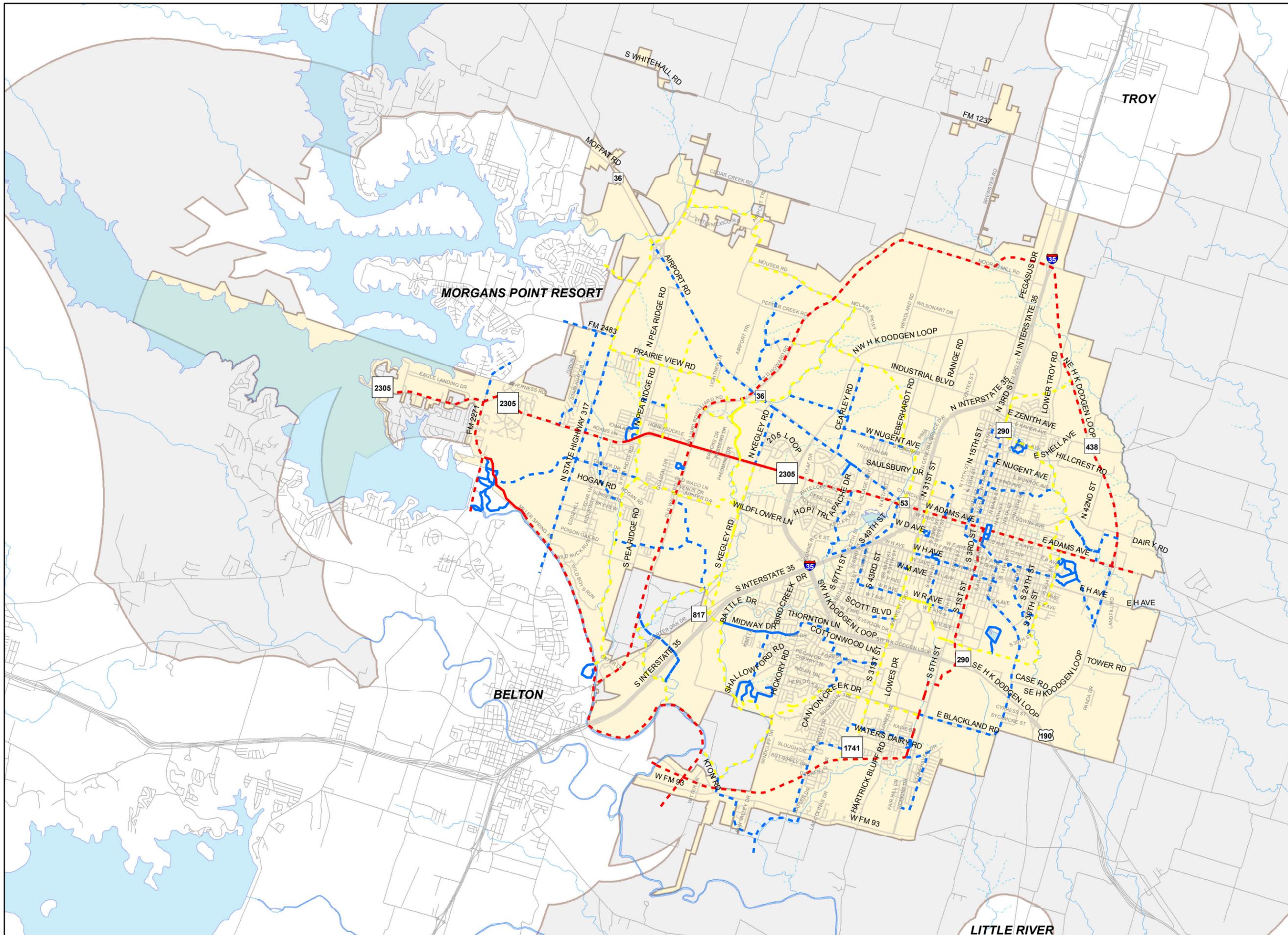
# Proposed Trails Master Plan

- Existing Citywide Spine Trail
- Under Design/Construction Citywide Spine Trail
- Proposed Citywide Spine Trail
- Existing Community-Wide Connector Trail
- Under Design/Construction Community Wide Connector Trail
- Proposed Community-Wide Connector Trail
- Existing Local Connector Trail
- Proposed Local Connector Trail
- City Limits
- Extraterritorial Jurisdiction (ETJ)
- Water Body



MAP PREPARED: September 7, 2012

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## PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

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09/17/12

Item #7

Regular Agenda

Page 1 of 2

**APPLICANT:** City of Temple

**CASE MANAGER:** Beverly M. Zendt AICP, Senior Planner

**ITEM DESCRIPTION:** **Z-FY-12-54** Hold a public hearing to discuss and recommend action on an amendment to Ordinance 2008-4230, the *Choices '08*, City of Temple Comprehensive Plan, Chapter 5, to amend the Thoroughfare Plan Map.

**ITEM SUMMARY:** On September 4, 2008, the City of Temple adopted the *Choices '08*, City of Temple Comprehensive Plan. With that plan, the City adopted a Thoroughfare Plan Map, a companion document to Chapter 5 which addressed transportation. The Thoroughfare Plan Map is intended as a guide for roadway network expansion and improvement. Care was taken in the development of the plan to ensure that designated routes follow existing roadway alignments, parcel boundaries, and topography as much as possible. Nevertheless, available funding, changing development patterns, city growth, right-of-way availability, and subsequent roadway realignments necessitate occasional revisions to ensure the map reflects current and projected transportation patterns and connectivity.

Planning staff has worked closely with Public Works staff to identify changes, based on updates to the City's Capital Improvements Plan project list and other developments, which impact the overall transportation network. The following table summarizes the proposed amendments to the Thoroughfare Plan identified by staff:

### Thoroughfare Plan Proposed Amendments

#	Name/ Classification	Action	Segment Description	Reason for Change
1	<b>Kegley Road</b> – Proposed Minor Arterial	Reclassified to Proposed Collector	Approx. 2.35 miles from West Adams to Charter Oak Drive	As a future Major Arterial, the proposed Outer Loop will provide sufficient parallel capacity and north-south connectivity.
2	<b>Tarver Road</b> – Proposed Minor Arterial	Reclassified to Proposed Collector	Approx. 1.31 miles from Hills of Westwood Subdivision to Kegley Road.	This section will not likely be constructed as an Arterial Street due to availability of funding.
3	<b>Tarver Road</b> – Proposed Minor Arterial	Reclassified to Existing Collector	Approx. 1.3 miles from State HWY 317 to Hills of Westwood Subdivision.	Although the section from State HWY 317 to S. Pea Ridge Rd has been constructed as an Arterial Street, it is anticipated that remaining sections, both existing and proposed, will be (or will remain) Collector Streets providing for an overall Collector Street classification.
4	<b>S. Pea Ridge Road</b> – Proposed Minor Arterial	Reclassified to Existing Collector	Approx. 3,170 ft from W. Adams Ave. to Tarver Road	Most existing sections of this road are constructed as a Collector Street providing for an overall Collector Street classification.
5	<b>S. Pea Ridge Road</b> – Proposed Minor Arterial	Reclassified to Proposed Collector	Approx. 1,700 ft. from Tarver Road to Hogan Road	This existing section will likely be widened to Collector Street width.

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed amendments to the City of Temple Thoroughfare Plan.

**FISCAL IMPACT:**

None

**ATTACHMENTS:**

- [Thoroughfare Plan Map- Existing](#)
- [Thoroughfare Plan Map- Proposed Changes](#)
- [Thoroughfare Plan Map- Proposed](#)

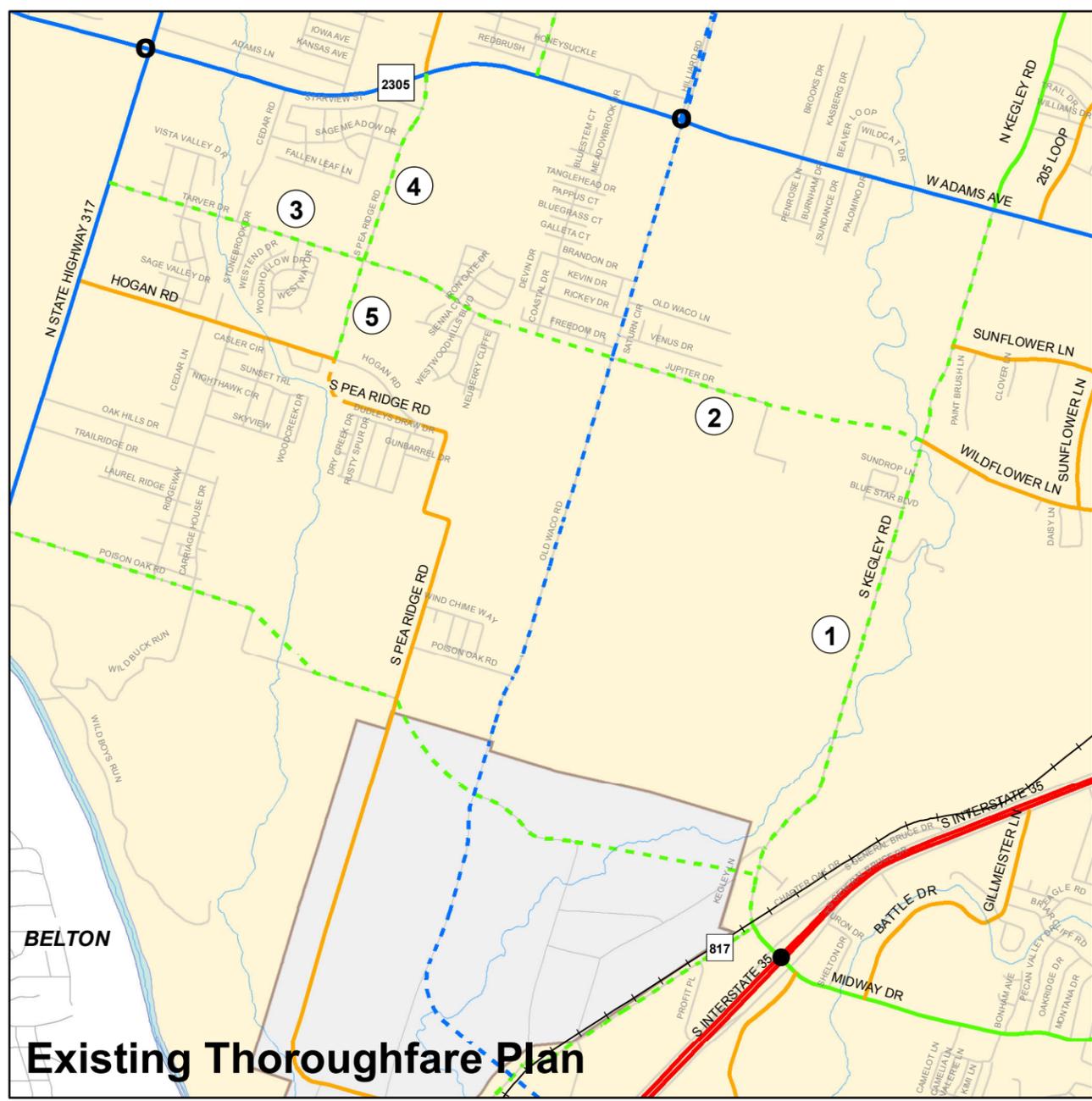




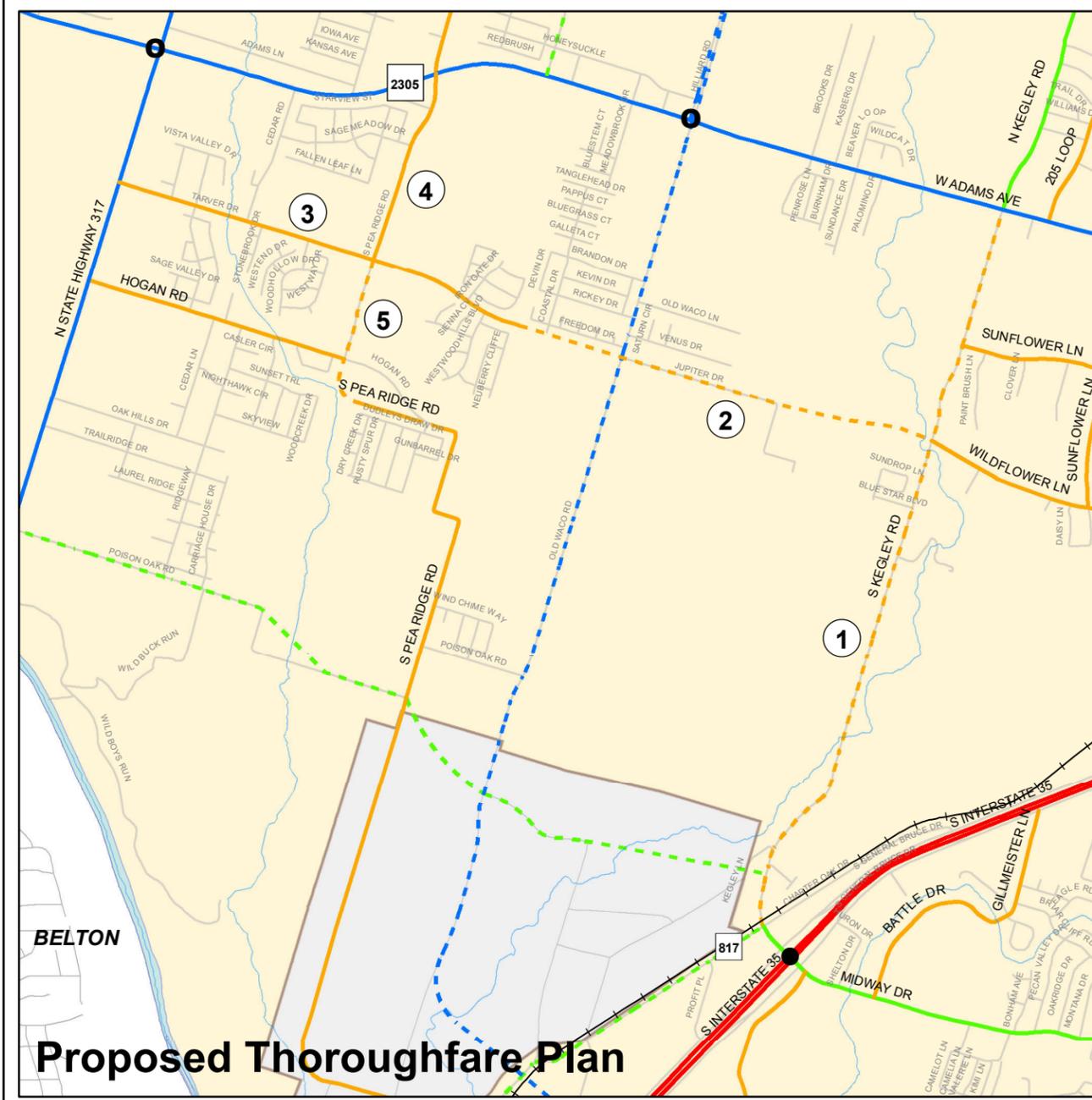
# THOROUGHFARE PLAN

## Proposed Amendments

- Grade Separated Interchange**
- Existing
  - Future
  - Existing Railroad
  - Expressway
  - Major Arterial
  - - - Proposed Major Arterial
  - Minor Arterial
  - - - Proposed Minor Arterial
  - Collector
  - - - Proposed Collector
  - Extraterritorial Jurisdiction (ETJ)
  - Water Body
  - City Limits

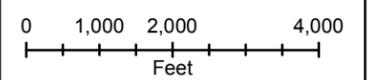


**Existing Thoroughfare Plan**



**Proposed Thoroughfare Plan**

#	Name/ Classification	Action	Segment Description	Reason for Change
1	Kegley Road - Proposed Minor Arterial	Reclassified to Proposed Collector	Approx 2.35 miles from West Adams to Charter Oak Drive	As a future Major Arterial, the proposed Outer Loop will provide sufficient parallel capacity and north-south connectivity.
2	Tarver Road - Proposed Minor Arterial	Reclassified to Proposed Collector	Approx 1.31 miles from Hills of Westwood Subdivision to Kegley Road	This section will not likely be constructed as an Arterial Street due to availability of funding.
3	Tarver Road - Proposed Minor Arterial	Reclassified to Existing Collector	Approx 1.3 miles from State Hwy 317 to Hills of Westwood Subdivision	Although the section from State Hwy 317 to S Pea Ridge Rd has been constructed as an Arterial Street, it is anticipated that remaining sections, both existing and proposed, will be (or will remain) Collector Streets providing for an overall Collector Street classification.
4	S Pea Ridge Road - Proposed Minor Arterial	Reclassified to Existing Collector	Approx 3,170 feet from W Adams Ave to Tarver Road	Most existing sections of this road are constructed as a Collector Street providing for an overall Collector Street classification.
5	S Pea Ridge Road - Proposed Minor Arterial	Reclassified to Proposed Collector	Approx 1,700 feet from Tarver Road to Hogan Road	This existing section will likely be widened to Collector Street width.



MAP PREPARED: September 14, 2012

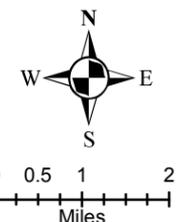
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# THOROUGHFARE PLAN

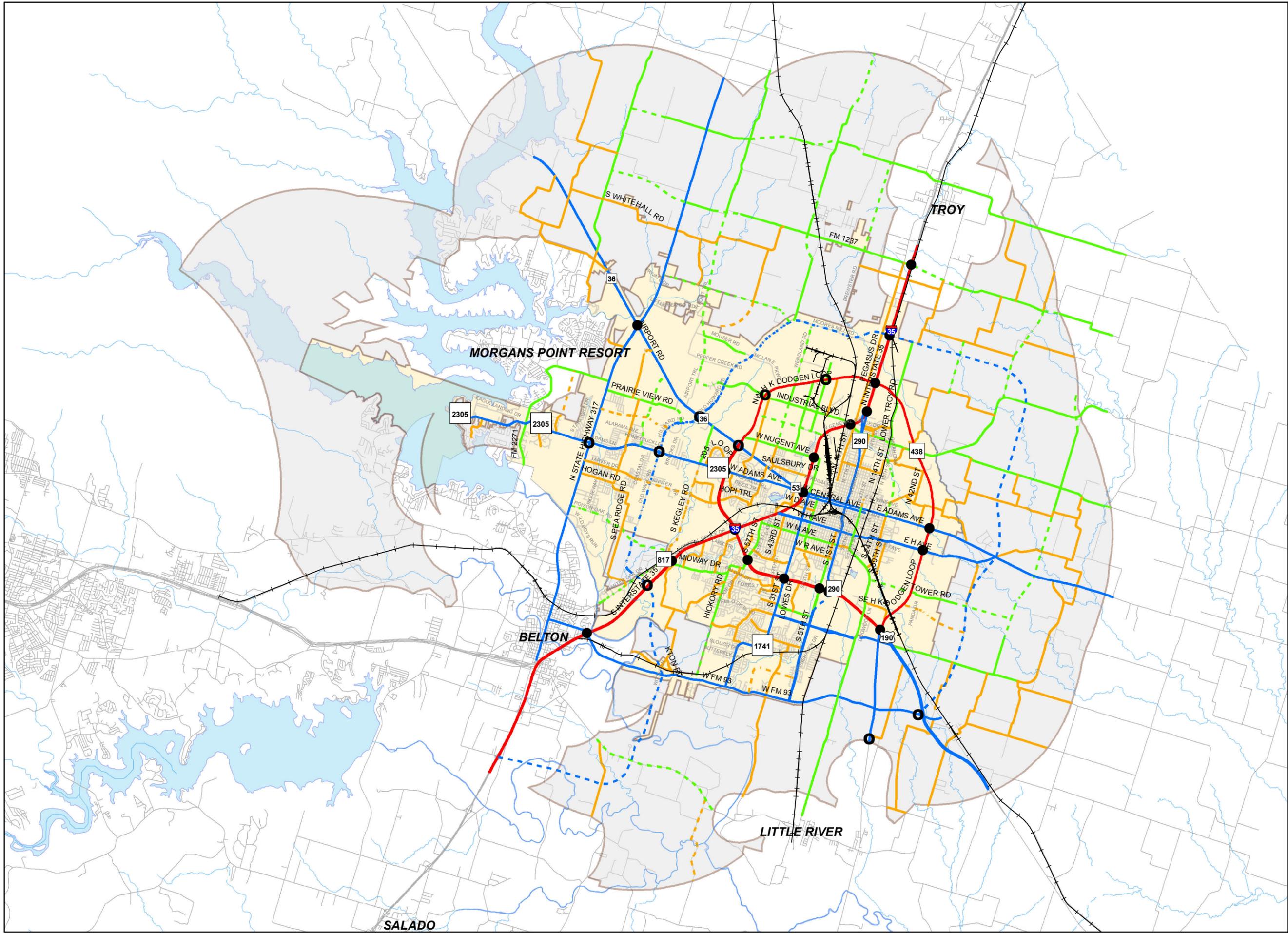
## Proposed Amendments

- Expressway
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Proposed Collector
- Existing Railroad
- Grade Separated Interchange**
  - Existing
  - Future
- City Limits
- Extraterritorial Jurisdiction (ETJ)
- Water Body



MAP PREPARED: September 14, 2012

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## PLANNING AND ZONING COMMISSION AGENDA ITEM

09/17/12  
Item #8  
Regular Agenda  
Page 1 of 2

**APPLICANT:** Planning & Zoning Commission

**CASE MANAGER:** Autumn Speer, Director of Community Services

**ITEM DESCRIPTION:** Receive and discuss the Planning Director’s Report containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code (UDC).

**BACKGROUND:** The Planning & Zoning Commission will consider several items at future meetings which may also require City Council review for a final decision, shown on the following table.

Future Commission Projects	Status	Applicant
<b>P-FY-12-31</b> - Consider and take action on the Preliminary Plat of Valley Ranch Phases III & IV, a 44.234 ± acre, 94-lot residential subdivision, located at the southeast corner of FM 93 and Dubose	Pending	Gary Freytag for Lexington Holdings
<b>P-FY-12-34</b> - Consider and take action on the final plat of Enterprise Business Park, Phase IV, a 8.144 ± acre 2-lot, 1 block, nonresidential subdivision, located along the west side of Lucius McCelvey Drive, south of the intersection with Industrial Boulevard.	Pending	All County Surveying
<b>P-FY-12-35</b> - Consider and take action on the Final Plat of The Ranch At Woodland Trials, a 11.843 ± acres, 20-lot, 2-block, residential subdivision located at the corner of Canyon Trail and Bench Mark Trial, west of FM 2271, in Temple’s western ETJ.	Pending	Jason Carothers
<b>P-FY-12-36</b> - Consider and take action on the Final Plat of King’s Cove, a 7.024 ± acres, 5-lot, 1-block residential subdivision, located north of the intersection of Rocky Lane and King’s Cove.	Pending	All County Surveying

City Council Final Decisions	Status
<b>Z-FY-12-55</b> - Consider adopting an ordinance authorizing an amendment to Ordinance 2010-4413, Temple Unified Development Code, Article 7.5 “Signs” to amend requirements for State and National Flags in nonresidential zoning districts.	APPROVED ON 2 <sup>nd</sup> READING ON SEPTEMBER 6, 2012

City Council Final Decisions	Status
<p><b>Z-FY-12-57:</b> Consider adopting an ordinance authorizing an amendment to Ordinance 2010-4413, Temple Unified Development Code, Article 7.5, "Signs", to establish procedure to request a Conditional Use Permit for off-premise signs relocating due to proposed state right-of-way requirements.</p>	<p>APPROVED ON 1<sup>st</sup> READING ON SEPTEMBER 6, 2012</p>
<p><b>Z-FY-12-56:</b> Consider adopting an ordinance authorizing a Conditional Use Permit to allow an off-premise sign relocation closer than 1,500 feet from another off-premise sign at 5275 S General Bruce Drive.</p>	<p>APPROVED ON 1<sup>st</sup> READING ON SEPTEMBER 6, 2012</p>



**PLANNING AND ZONING COMMISSION  
MEETING EVALUATION**  
September 17, 2012

**Rating Scale**

Excellent    Average    Poor

- 1. What is your overall rating of the P & ZC's Meeting?
- 2. How would you rate the content of the staff's reports?
- 3. How would you rate the clarity of the meeting agenda?
- 4. How would you rate the staff presentation?

Excellent	Average	Poor

5. In what ways did tonight's meeting meet (or not meet) your expectations?

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6. Please provide any comments and suggestions that you feel would be useful for the next meeting (content, speakers, materials, resources, etc.).

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**P&Z COMMISSION ATTENDANCE**

2012														
	Jan 3	Jan 17	Feb 6	Feb 21	Mar 5	Mar 19	Apr 2	Apr 16	May 7	May 21	June 4	June 18	P	A
James Staats	P	P	P	P	A	P	P	P	P	No Meeting Held	No Meeting Held	P	9	1
Mike Pilkington	P	P	P	P	P	P	P	P	P			P	10	
Allan Talley	P	P	P	P	P	P	P	P	P			P	10	
Derek Martin	P	P	P	P	P	P	A	P	P			P	9	1
Will Sears	P	P	P	A	P	P	P	P	P			P	9	1
Greg Rhoads	A	A	P	P	P	P	P	P	P			P	8	2
David Jones	P	P	P	P	P	P	P	P	P			P	10	
Chris Magaña				P	A	P	P	P	P			P	6	1
Bert Pope					P	P	P	P	A			P	5	1

	July 2	July 16	Aug 6	Aug 20	Sept 4	Sept 17	Oct 1	Oct 15	Nov 5	Nov 19	Dec 4	Dec 17	P	A
James Staats	A	P	P	P	P								12	2
Mike Pilkington	P	P	P	P									14	
Allan Talley	P	P	P	P	P								14	
Derek Martin	P	P	P	A	P								12	2
Will Sears	A	A	P	P	P								11	3
Greg Rhoads	A	P	A	P	P								10	4
David Jones	P	P	P	P	P								14	
Chris Magaña	A	P	P	P	P								9	2
Bert Pope	P	P	P	P									9	1
Randy Harrell					P								1	
Patrick Johnson					P								1	

not a Board member