

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
STAFF CONFERENCE ROOM, 1ST FLOOR
NOVEMBER 5, 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, November 5, 2012.
2. 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, 2ND FLOOR
NOVEMBER 5, 2012, 5:30 P.M.
REGULAR MEETING AGENDA**

1. _____ Invocation
2. _____ Pledge of Allegiance

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 October 15, 2012.

Item 2: [P-FY-12-35](#) – Consider and take action on the Final Plat of The Ranch At Woodland Trails Phase I, a 11.997 ± acres, 20-lot, 2-block, residential subdivision located at the corner of Canyon Trail and Bench Mark Trail, west of FM 2271, in Temple's western ETJ. (Applicant: Jason Carothers)

B. ACTION ITEMS

Item 3: [P-FY-12-38](#) – Hold a public hearing to consider and take action on the Final Plat of Westfield Development Phase IX, a 4.056 ± acres, 5-lot, 1-block, general retail subdivision being a Replat of Lot 4, Block 1 Westfield Development Phase VII and Lots 5-7, Block 1 Westfield Development Phase IV, located along the north side of Honeysuckle between Verbena Drive and Meadowbrook Drive at the following addresses: 7480 Honeysuckle, 7372

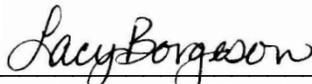
Honeysuckle, 7378 Honeysuckle, and 7348 Honeysuckle. (Applicant: Kiella Development)

Item 4: [Z-FY-12-61](#) – Hold a public hearing to discuss and recommend action on permanent zoning upon annexation to Urban Estates District (UE) consisting of 10.089 ± acres of land, proposed for The Campus at Lakewood Ranch Phase VIII, located at the north end of Richland Drive, north of The Campus at Lakewood Ranch Phase VII. (Applicant: Kiella Development)

C. REPORTS

Item 5: 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 3:45 PM, November 1, 2012.



City Secretary, TRMC
City of Temple

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

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.
Name/Title _____

**PLANNING AND ZONING COMMISSION
MONDAY, OCTOBER 15, 2012
5:00 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

COMMISSIONERS:

PLANNING AND ZONING MEMBERS ABSENT:

STAFF PRESENT:

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.

No work session was held on October 15, 2012.

**PLANNING AND ZONING COMMISSION
OCTOBER 15, 2012
5:00 P.M.**

PLANNING AND ZONING MEMBERS PRESENT
Chair James Staats

COMMISSIONERS:

Randy Harrell	Chris Magaña
Greg Rhoads	Will Sears
H. Allan Talley	Derek Martin
Patrick Johnson	

PLANNING AND ZONING MEMBERS ABSENT:

David Jones

STAFF PRESENT:

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

The agenda for this meeting was posted on the bulletin board at the Municipal Building, October 12, 2012 at 10:15 a.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 5:03 P.M.

Invocation by Commissioner Johnson; Pledge of Allegiance by Commissioner Magaña.

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of September 17, 2012.

Minutes approved by general consent.

B. ACTION ITEMS

C. REPORTS

Item 2: Receive brief overview from Senior Planner, Beverly Zendt, on the Texas American Planning Association Conference held in Ft. Worth, Texas on October 3-5, 2012.

Ms. Beverly Zendt, Assistant Planning Director, stated the conference was held in Ft. Worth on October 3rd through the 5th. Redevelopment was a key theme this year and played into numerous discussions. Several cities are focusing on areas of town that have fallen into disrepair or decay. Garland has a mission to revitalize and bring economic development to the entire community and redefine themselves. Austin is redeveloping Airport Boulevard and Dallas is working on initiatives in neighborhoods for revitalization.

The 'sense of place' is becoming increasingly important in the planning community. It is not only identified as a quality of life issue but also as an issue of economic competitiveness.

Branding is important for a community which is also identifiable.

Neighborhood revitalization is part of a complete development strategy. It is important to maintain integrity throughout the entire community and not ignore areas of total disrepair.

There is a nationwide trend toward urban village or new urbanism consisting of issues such as walkability, connectivity, quality of life, mixed housing, mixed uses, easy access through different modes of transportation, compact development, density, and form based codes.

Several sessions focused on complete street strategies such as the programs in San Antonio, Austin, and Dallas. In general, Complete streets are streets that take into account all modes of transportation, not just automobiles or motorized transportation. Complete streets enhance mobility options, improve physical exercise and recreation of the community and overall contributing to the quality of life.

The Better Block is a firm out of Dallas which is similar to a living charrette/workshop. They actually go into the street to figure out what might work best. The Better Block works with business and property owners, landscapers, etc., to create a living charrette that demonstrates how to improve the image and functionality of a street. The goals are to improve quality of life, make streets more economically viable, and create a nicer atmosphere. They basically roll it all in, set it up to see how it fits in the area, create additional ideas for revitalization, and then roll it all out. The demonstration reduces fear of what something could look like and how it might work in a community.

Ms. Zendt discussed some form based code projects in Austin which basically move away from classic zoning which separate uses and focuses more on the form, scale, materials and envelope of a building and create more of a quality of place. Form based codes typically focus on public space standards and building form standards. For economic development it creates a sense of predictability—you do not worry about what will happen next door because they will be held to the same standard of design and quality.

Mr. Mitchell Silver was a keynote speaker and gave an outstanding presentation regarding development trends, demographic trends, type of future development, what people want, and

what is selling, and what is not selling in both large and small towns. Ms. Zendt would like to bring this presentation back to the Commission once it is available since it gives an overview of what the trends will be for the next decade in terms of urban development. Mr. Silver encouraged planners to look at these trends in order to get ahead of the curve instead of trailing behind.

Chair Staats stated he was familiar with several of the areas Ms. Zendt discussed and it was good to hear about the projects being installed.

Item 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. ***(continued, if not completed in Work Session)***

Ms. Autumn Speer, Director of Planning and Development, stated there were a couple of new plats coming forward on November 5, 2012. City Council had a second reading on the amendments regarding billboards and CUP, and first reading approval was given on the Trails Plan and Thoroughfare Plan.

Ms. Speer stated there was a correction to Z-FY-12-50, the rezoning on the west side of Dubose Road. That item went to City Council but the public hearing was just opened—there was no decision.

The rezoning for duplexes was denied and will not go forward to a second reading.

Commissioner Talley asked about the Valley Ranch item being tabled and Ms. Speer stated Mr. Howe was trying to make sure that everything on the preliminary plat will be perfect. He still has some engineering work to do on the drainage issue.

Ms. Speer also invited all Commissioners to attend an informal appreciation reception being held in honor of former Commissioners, Mike Pilkington and Bert Pope, immediately following the meeting.

There being no further business, Chair Staats adjourned the meeting at 5:21 p.m.

Respectfully submitted,

Leslie Evans



PLANNING AND ZONING COMMISSION AGENDA ITEM

11/05/12
Item #2
Consent Agenda
Page 1 of 1

APPLICANT / DEVELOPMENT: Jason Carothers.

ITEM DESCRIPTION: P-FY-12-35 Consider and take action on the Final Plat of The Ranch at Woodland Trails Phase I, a 11.997 ± acres, 20-lot, 2-block, residential subdivision located at the corner of Canyon Trail and Bench Mark Trail, west of FM 2271, in Temple's western ETJ.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of The Ranch at Woodland Trails Phase I.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of The Ranch at Woodland Trails Phase I on September 4, 2012 and October 24, 2012. As of October 29, 2012, the plat was deemed administratively complete.

The Final Plat of The Ranch at Woodland Trails Phase I is a 20-lot single family residential subdivision located in Temple's western ETJ. The proposed plat agrees with the Preliminary Plat of The Ranch at Woodland Trails, which was approved by City Council on November 20, 2008 by Resolution #2008-55990-R with approval of an exception allowing a longer cul-de-sac length than allowed by Subdivision Ordinance Section 33-93 (h).

The proposed Ridgeoak Drive complies with rural local street standards allowing a 28-foot pavement width including the 1-foot ribbon curbing (supporting 75,000 pounds per City standards) as approved with the preliminary plat.

Water services will be provided through proposed 6-inch water lines within the proposed right-of-way of Ridgeoak Drive. Sanitary sewer services will be provided by a septic system that has already been approved by the Bell County Sanitarian.

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.

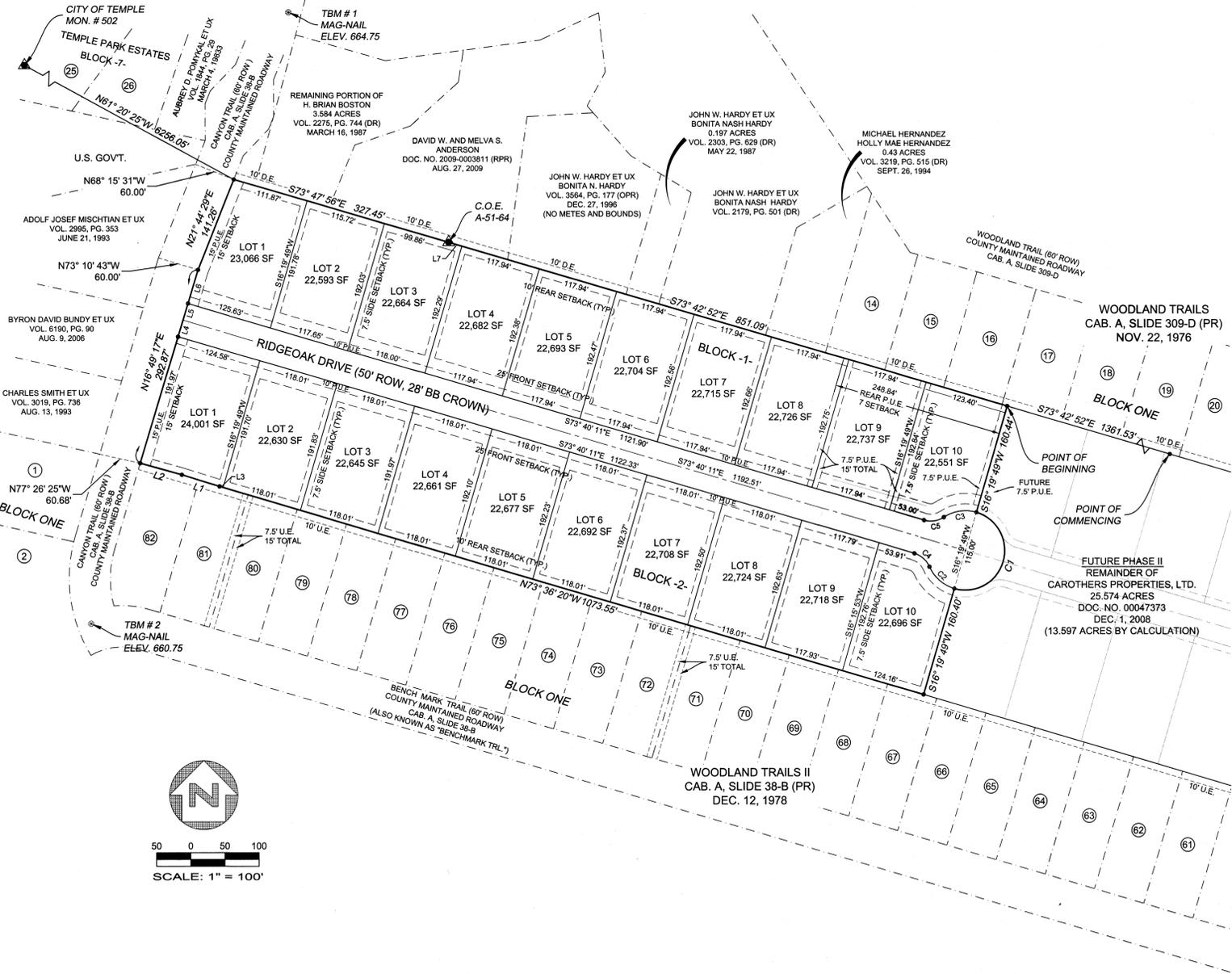
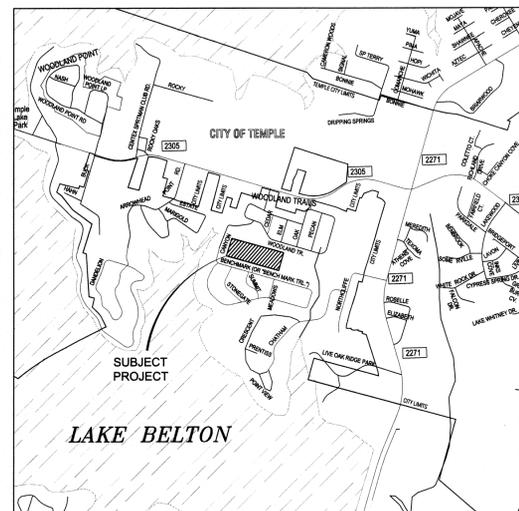
FISCAL IMPACT: Required park fees are \$4,500 (\$225 per single family lot created) for this plat.

ATTACHMENTS:
Plat

FINAL PLAT

THE RANCH AT WOODLAND TRAILS PHASE I

A Subdivision in the ETJ of Temple, Bell County, Texas



OWNER'S RESPONSIBILITIES:
 BY APPROVING THIS PLAT BY THE COMMISSIONERS' 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 COMMISSIONERS' COURT OF BELL COUNTY, TEXAS. SAID COMMISSIONERS' 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 DRAINAGEWAYS OR EASEMENTS IN THE SUBDIVISION OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM OR STREETS. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES IN THE PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

LIEN FREE RIGHT-OF-WAY:
 ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

PLAT NOTES:
 THERE IS A METES AND BOUNDS DESCRIPTION THIS DAY MADE TO ACCOMPANY THIS PLAT.
 NUMBER OF LOTS = 20
 NUMBER OF BLOCKS = 2
 ACREAGE OF ROW DEDICATION = 1.546 ACRES
 C.L. LENGTH OF STREETS = 1,192.51 LF
 TOTAL AREA OF SUBDIVISION = 11,997 ACRES
 S.P. TERRY SURVEY, ONE-THIRD LEAGUE, ABSTRACT NO. 812, BELL COUNTY, TEXAS

EASEMENTS:
 A 10.00' PUBLIC UTILITY EASEMENT ON THAT PORTION OF EACH LOT THAT IS CONTIGUOUS TO THE DEDICATED RIGHT-OF-WAY SHALL BE PART OF THIS PLAT EXCEPT FOR THOSE PORTIONS CONTIGUOUS WITH THE EASTERLY LINE OF CANYON TRAIL PARKWAY ROW, WHICH SHALL BE A 15.00' P.U.E.
 A 1.00' NON-ACCESS EASEMENT ON THAT PORTION OF EACH LOT THAT IS CONTIGUOUS TO CANYON DRIVE, AND VEHICULAR ACCESS IS PROHIBITED UPON OR ACROSS SAID EASEMENT.

BUILDING SETBACK NOTES FOR ALL LOTS (UNLESS OTHERWISE SPECIFIED):
 25' FRONT BUILDING SETBACK
 15' STREET SIDE BUILDING SETBACK
 7.5' INTERIOR SIDE BUILDING SETBACK
 10' REAR BUILDING SETBACK

FEMA INFORMATION:
 THIS ADDITION IS WITHIN FEMA FIRM MAPS 48027C01157E & 48027C0330E, DATED SEPT. 26, 2008. ALL AREAS OF THIS SUBDIVISION ARE IN "ZONE X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD.

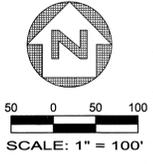
CORPS OF ENGINEERS INFORMATION:
 NO PORTION OF THIS SUBDIVISION IS WITHIN THE COE 642.00 MSL CONSERVATION EASEMENT.

NOTE: THE FINISH FLOOR ELEV. OF EACH HOUSE SHALL BE A MINIMUM OF 1.0' ABOVE THE EDGE OF PAVEMENT GRADE AT THE HIGHEST POINT ON THE FRONTING STREET, OR THE OWNER MUST SUBMIT A LOT LAYOUT AND DRAINAGE PLAN TO OBTAIN A BUILDING PERMIT.

PROJECT BENCHMARK THE RANCH AT WOODLAND TRAILS PHASE I:
 TBM # 1 IS A MAG-NAIL IN A CURVE OF CANYON DRIVE: EL. 664.75 (SEE PLAT)
 TBM # 2 IS A MAG NAIL IN THE INTERSECTION OF CANYON DRIVE AND BENCHMARK TRAIL: EL. 660.75 ELEVATION DATUM IS NAVD 88.

CITY OF TEMPLE MONUMENT INFORMATION:
 THIS PLAT IS REFERENCED TO THE CITY OF TEMPLE HORIZONTAL CONTROL SYSTEM MONUMENTS: MONUMENT # 502 (NAD 83 TEXAS CENTRAL ZONE)
 NORTHING 10,387,609.36
 EASTING 3,182,896.41
 ELEVATION 600.30 (NGVD 1929)
 CONVERGENCE 1" 27' 33"
 COMBINED SCALE FACTOR 0.999856

THE BEARING BASIS IS THE LINE TO MONUMENT # 502 FROM THE NORTHWEST CORNER OF THIS 11.997 ACRE TRACT OF LAND WHICH BEARS NORTH 61° 20' 25" WEST. ALL DISTANCES ARE GRID DISTANCES.



Line #	Length	Direction
L1	57.58'	N72° 54' 06"W
L2	63.26'	N74° 36' 24"W
L3	5.41'	S73° 36' 20"E
L4	25.00'	N16° 49' 17"E
L5	25.00'	N16° 49' 17"E
L6	50.90'	N16° 49' 17"E
L7	20.08'	N73° 45' 56"W

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	180.64'	57.50'	180° 00' 00"	115.00'	S16° 19' 49"W
C2	49.74'	57.50'	049° 33' 37"	48.20'	S48° 53' 23"E
C3	49.74'	57.50'	049° 33' 36"	48.20'	S81° 33' 01"W
C4	30.27'	35.00'	049° 33' 37"	29.34'	N48° 53' 23"W
C5	30.27'	35.00'	049° 33' 35"	29.34'	N81° 33' 00"E

- Legend**
- - 1/2" Iron Rod Found Unless Otherwise Noted
 - ⊗ - Cross-tie Corner Post Found
 - - 1/2" Iron Rod Set w/ Red Plastic Cap Marked "RPLS 4540"
 - () - Record Information
 - ⊗ - Mag-Nail Set
 - ▲ - Monument Found

STATE OF TEXAS §
 COUNTY OF BELL §

KNOW ALL MEN BY THESE PRESENTS: That CAROTHERS PROPERTIES, LTD., being the sole Owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 00047373 of the Official public Records of Bell County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recording of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as THE RANCH AT WOODLAND TRAILS PHASE I.

CAROTHERS PROPERTIES, LTD.
 50 South Wheat Road
 Belton, Texas 76513

Jason Carothers
 J&J CAROTHERS ENTERPRISES, LLC, GENERAL PARTNER
 Jason Carothers, President

Before me, the undersigned authority, personally appeared Jason Carothers known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he has executed the foregoing instrument as the President of J&J Carothers Enterprises, LLC, the General Partner of Carothers Properties, LTD., the owner of the property hereon described.

Amanda Harrimon October 25, 2012
 Notary Public in and for the State of Texas

Amanda Harrimon Printed Name & Seal
 February 17, 2014 Date Notary Commission Expires

CERTIFICATION OF ENGINEER:
 STATE OF TEXAS §
 COUNTY OF BELL §

KNOW ALL MEN BY THESE PRESENTS: That I, John Hart Bandas, Registered Professional Engineer, do hereby certify that I prepared all drainage calculations and designed all drains, streets, roads, and appurtenances in accordance with the Subdivision Regulations of the City of Temple, Texas.

John Hart Bandas
 John Hart Bandas, P.E.
 Registered Professional Engineer
 State of Texas #86858
 Firm # F-3782

CERTIFICATION OF SURVEYOR:
 STATE OF TEXAS §
 COUNTY OF BELL §

KNOW ALL MEN BY THESE PRESENTS: That I, R.P. Shelley, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon shall be properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Temple, Texas.

R.P. Shelley
 R.P. Shelley, RPLS No. 4540
 Registered Professional Land Surveyor

CERTIFICATION OF SANITARIAN OF BELL COUNTY, TEXAS:

I, the undersigned, a Registered Sanitarian in the State of Texas, hereby certify that this subdivision has been reviewed for compliance with applicable State and County regulations governing On-site Sewage Facilities and is hereby recommended for approval.

Signature: *Michael Johns* Date: 10-25-12
 Title: Sanitarian Bell County Public Health District

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION:

I hereby certify that the above and foregoing plat of THE RANCH AT WOODLAND TRAILS PHASE I, an Addition to Bell County, Texas situated in the ETJ of Temple, Texas was approved this ___ day of _____, 2012, by the Planning & Zoning Commission of the City of Temple, Texas.

Chairman _____ Secretary _____

CERTIFICATE OF APPROVAL BY COMMISSIONERS COURT OF BELL COUNTY, TEXAS:

I hereby certify that the above and foregoing plat of THE RANCH AT WOODLAND TRAILS PHASE I, an Addition to Bell County, Texas was approved this ___ day of _____, 2012, by the Bell County Commissioner's Court, and may be filed for record in the Official Records of Bell County, Texas.

County Judge _____
 Witness my hand this ___ of _____, 2012

NOTARY PUBLIC STATE OF TEXAS
 My Commission Expires: _____

TAX CERTIFICATE

The Bell County Tax Appraisal District, the taxing authority for all 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 _____, A.D. 2012
 Signature: _____ Bell County Tax Appraisal District

FILED FOR RECORD this ___ day of _____, 2012, A.D. in
 Cabinet _____, Slide _____, Plat Records of Bell County, Texas.
 Signature: _____, County Clerk

Sightline Surveying

5702 Southern Oaks
 San Antonio, Texas 78261
 Office (210) 286-9077 Fax (210) 568-4382
 EMAIL: "rickshelley@gmail.com"

Job # 229 Date of Survey: 05-21-12 FB: Bandas #12 File Name: 229-FPLAT.DWG



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

11/05/12
Item 3
Regular Agenda

APPLICANT / DEVELOPMENT: Kiella Development, Inc.

CASE MANAGER: Beverly Zendt, Assistant Planning Director

ITEM DESCRIPTION: P-FY-12-38 Hold a public hearing to consider and take action on the Final Plat for Westfield Development Phase IX, a 4.056 ± acre, 5-lot, 1-block general retail subdivision being a Replat of Lot 4, Block 1 Westfield Development Phase VII and Lots 5-7, Block 1 Westfield Development Phase IV located at the following addresses: 7480 Honeysuckle, 7372 Honeysuckle, 7378 Honeysuckle, and 7348 Honeysuckle.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of Westfield IX on October 1 and October 3. The plat was deemed administratively complete on October 24, 2012.

The Final Plat of Westfield IX is a 5-lot, 1 block non-residential (general retail) subdivision located on the north side of Honeysuckle Road between Verbena Drive and Meadowbrook Drive. The final plat is a Replat of Lot 4, Block 1 of Westfield Development Phase VII and Lots 5-7, Block 1 of Westfield Development Phase IV. The applicant would like to reconfigure the existing plats to adjust the lot configuration so that all lots front a public roadway. Additionally, the new configuration allows the applicant to maximize the buildable area on lots that have numerous utility and drainage easements.

The subject property is located on the north side of Honeysuckle which has been identified as a local street in the Thoroughfare Plan. Honeysuckle provides 36' of pavement width and 55' of right-of way. An 83' private passage easement exists as part of the original lot configuration and will remain situated between Lots 4 and 5 to serve as a location for public utilities and to provide space for future amenities. Lot 1 will be served by an existing 8" water line on north Honeysuckle. The plat shows an existing 6" water line, located in a public utility easement between Lots 3 and 4 will serve both Lots 3 and 4 and will be extended to Lot 2 via a private utility easement. An 8" water line is available on the south side of Honeysuckle to serve Lot 5. An existing 12" sewer line is available in a public utility easement on Lot 1 and will be extended to Lot 2 via a private utility easement. Two existing 6" sewer lines will serve Lots 3-5.

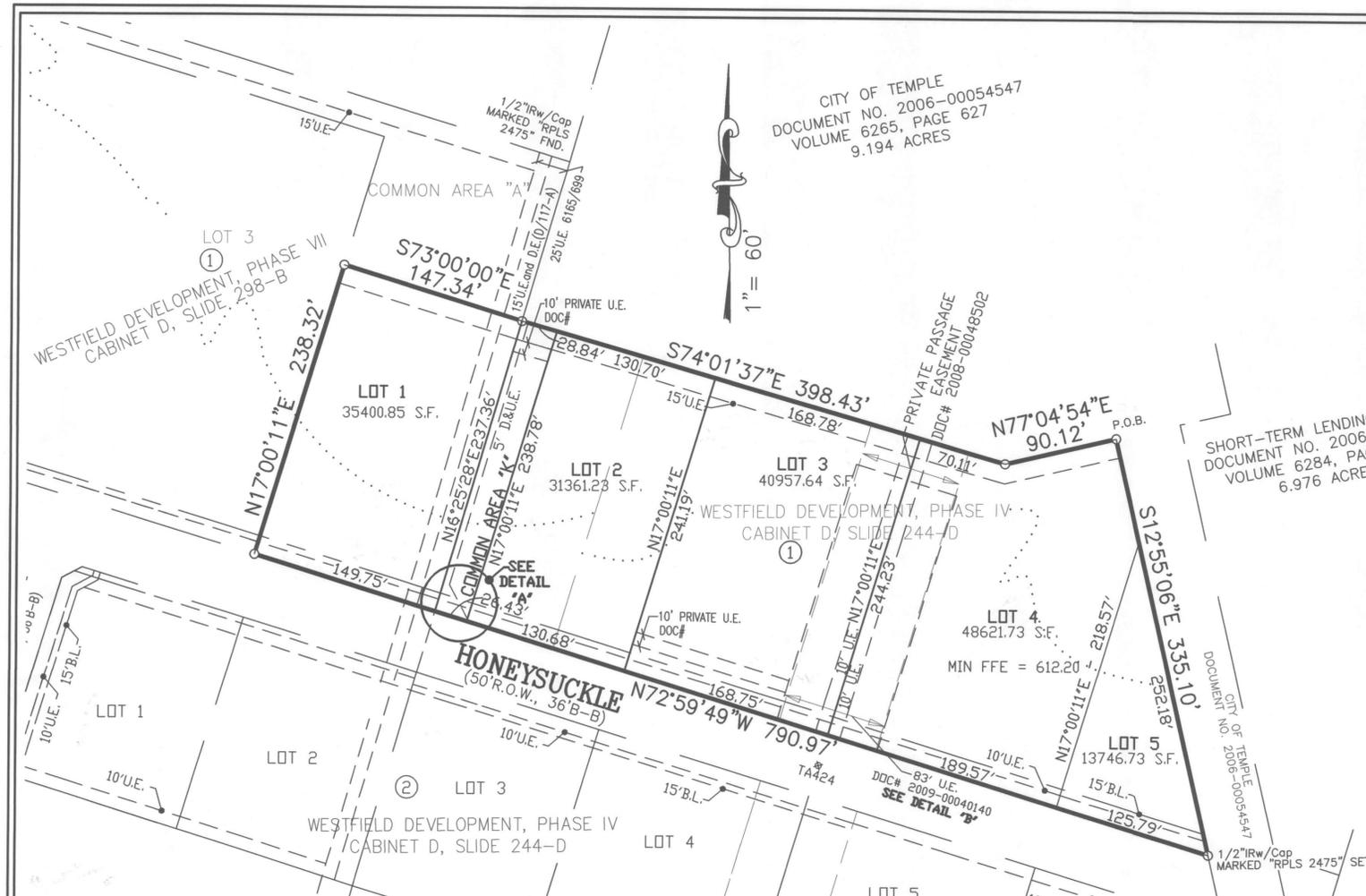
STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Westfield Addition Phase IX.

PUBLIC NOTICE:

The newspaper printed notice of the public hearing on October 20, 2012, in accordance with state law and local ordinance.

FISCAL IMPACT: N/A

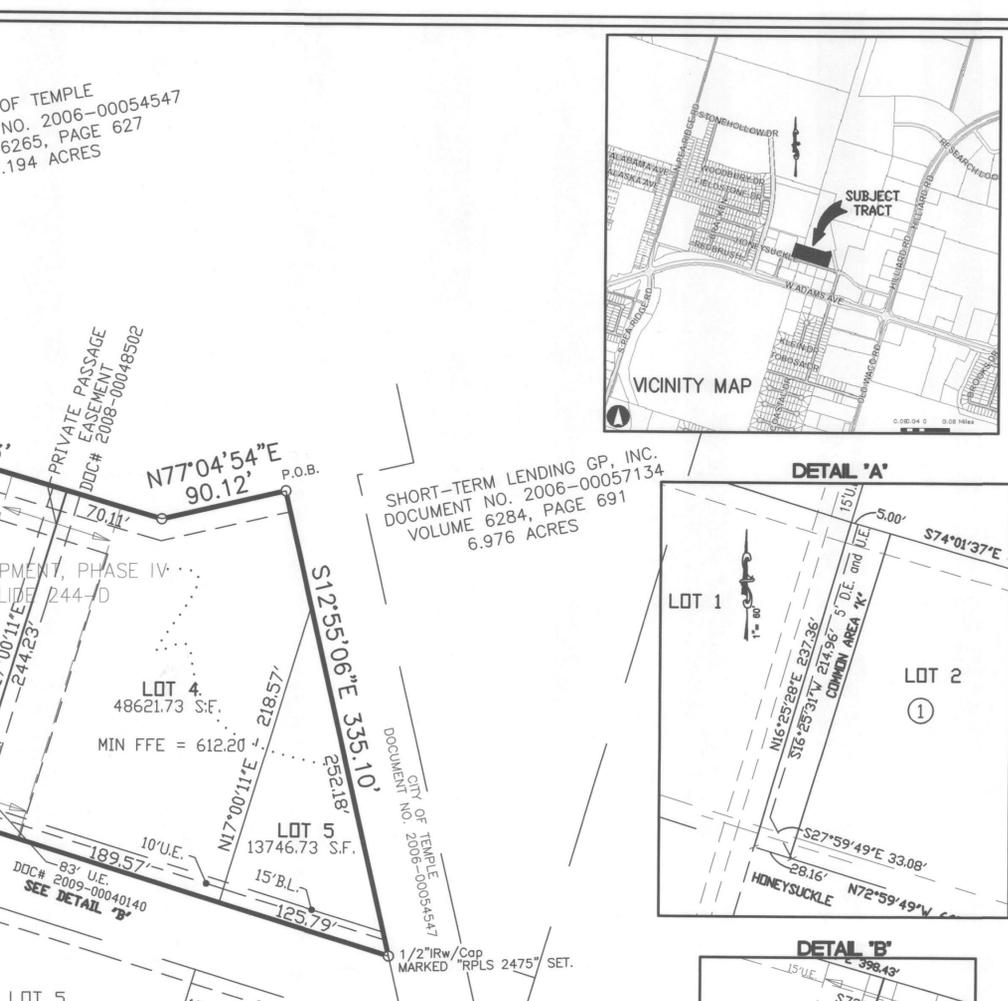
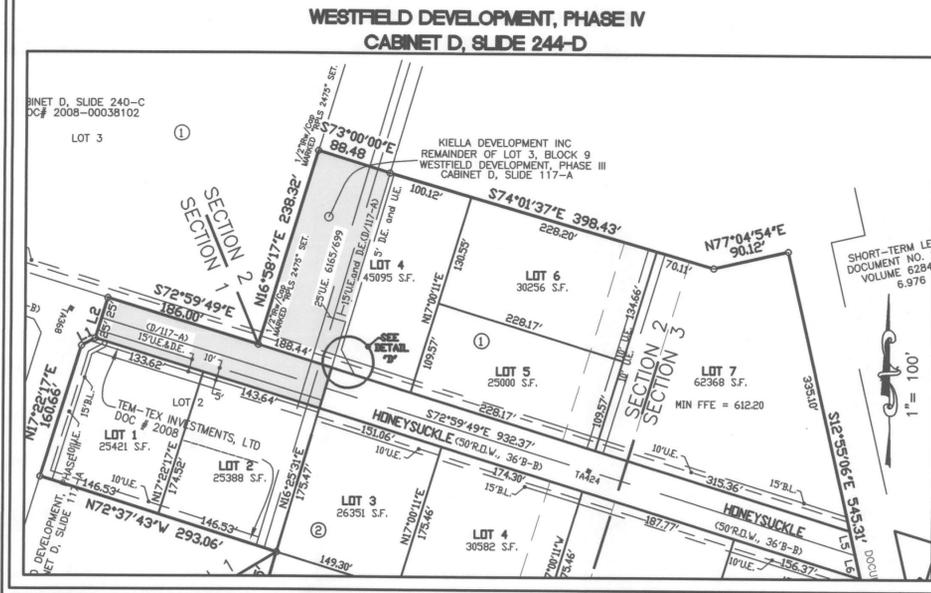
ATTACHMENTS: Plat and Topo/Utility Map



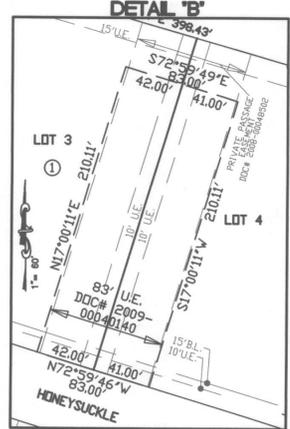
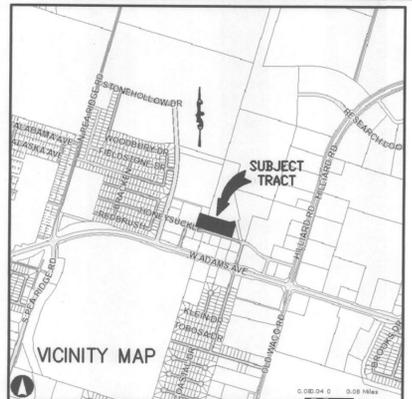
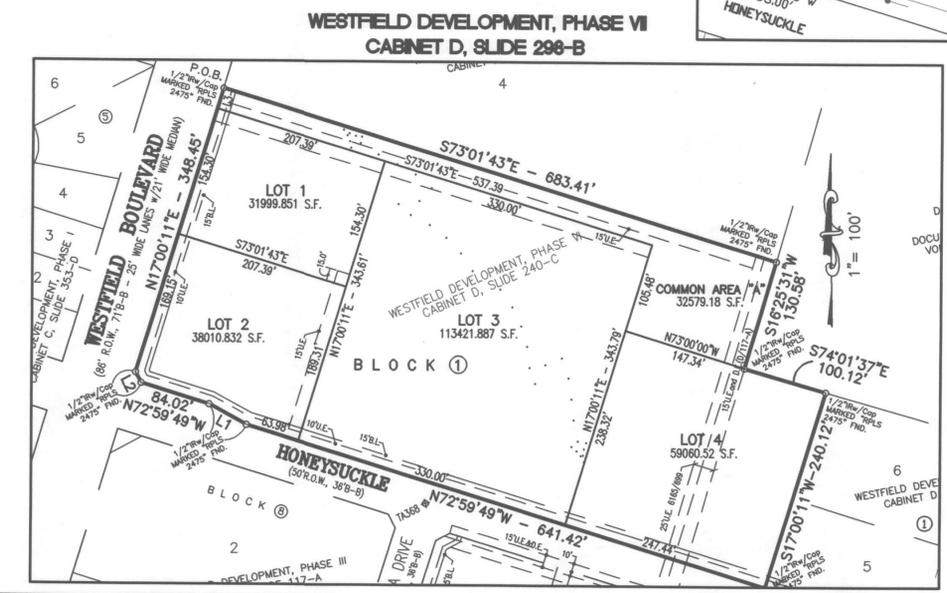
COMMON AREA "K" TO BE MAINTAINED BY THE WESTFIELD PROPERTY OWNERS ASSOCIATION
 ALL BOUNDARY CORNERS ARE 1/2" IRON ROD WITH CAP MARKED "RPLS 2475" FOUND UNLESS NOTED OTHERWISE.
 CURRENT ZONING IS "GR"
 THIS PROJECT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL 48027C0335E, DATED 26 SEP 2009
 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 4004 THE THETA ANGLE AT SAID CITY MONUMENT IS 01°30'24" THE COMBINED CORRECTION FACTOR (CCF) IS 0.999884 PUBLISHED CITY COORDINATES ARE X=3,206,128.30 Y=10,383,154.18 THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING IS N67°00'46"E, 2188.73 FEET

MONUMENT	NUMBER	NORTHING	EASTING
TA-424	10383009.93	3208060.08	

NOTE:
 PURPOSE OF THIS REPLAT IS TO ADJUST THE LOT CONFIGURATION SO THAT ALL LOTS FRONT A PUBLIC ROADWAY AND TO MAXIMIZE THE BUILDABLE AREA ON LOTS THAT HAVE NUMEROUS UTILITY AND DRAINAGE EASEMENTS.



NOTE:
 PURPOSE OF THIS REPLAT IS TO ADJUST THE LOT CONFIGURATION SO THAT ALL LOTS FRONT A PUBLIC ROADWAY AND TO MAXIMIZE THE BUILDABLE AREA ON LOTS THAT HAVE NUMEROUS UTILITY AND DRAINAGE EASEMENTS.



STATE OF TEXAS
 COUNTY OF BELL
 KIELLA DEVELOPMENT, INC. OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS WESTFIELD DEVELOPMENT, PHASE IX, A PORTION OF WHICH IS A RE-PLAT OF LOT 4, BLOCK 1 WESTFIELD DEVELOPMENT, PHASE VII AND LOTS 5-7, BLOCK 1 WESTFIELD DEVELOPMENT, PHASE IV, A SUBDIVISION IN THE CITY OF TEMPLE, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

STATE OF TEXAS
 COUNTY OF BELL
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2012 BY JOHN R. KIELLA, PRESIDENT OF KIELLA DEVELOPMENT, INC., A TEXAS CORPORATION, ON BEHALF OF SAID CORPORATION.

STATE OF TEXAS
 COUNTY OF BELL
 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.

STATE OF TEXAS
 COUNTY OF BELL
 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.

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:

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.

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.

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.

FINAL PLAT for:
WESTFIELD DEVELOPMENT PHASE IX
 A PORTION OF WHICH IS A RE-PLAT OF LOT 4, BLOCK 1 WESTFIELD DEVELOPMENT PHASE VII (CABINET D, SLIDE 298-B) AND LOTS 5-7, BLOCK 1 WESTFIELD DEVELOPMENT PHASE IV (CABINET D SLIDE 244-D)
 LOTS 1-5, BLOCK 1
 Common Area "K" (6591.59 sq ft)
 4.056 ACRES
 OUT OF AND A PART OF THE BALDWIN ROBERTSON LEAGUE SURVEY, A#17 OUT OF AND A PART OF THE NANCY CHANCE SURVEY, ABSTRACT #5 A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS
 4.056 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT TRACT SURVEYED MARCH 12, 2007

FILED FOR RECORD THIS _____ DAY OF _____, 2012, IN CABINET _____, SLIDE _____, PLAT RECORDS OF BELL COUNTY, TEXAS.

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 for:
WESTFIELD DEVELOPMENT, PHASE IX
 BALDWIN ROBERTSON LEAGUE SURVEY, A#17
 NANCY CHANCE SURVEY, A#5
 CITY OF TEMPLE, BELL COUNTY, TEXAS

PREPARED FOR:
KIELLA DEVELOPMENT
 P.O. BOX 1344
 Temple, Texas 76503

REVISIONS	
10/17/12 DRC COMMENTS	JGR
10/17/12 ADD PRVT. UE'S	JGR

DATE: SEPT. 7, 2012
 DRN. BY: JGR

REF.:
 07-379, 11760-D
 10-043, 12261-D

LEVEL BOOK
 JOB NO.: 12-641
 SHEET 1 OF 1
 COMPUTER DWG. NO. 12641_lp

12560-D
 DRAWING NUMBER

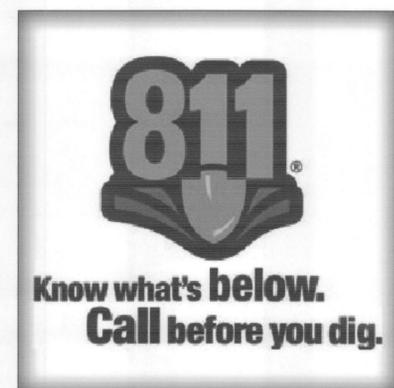
FIELD DEVELOPMENT, PHASE VII
CABINET D, SLIDE 298-B
LOT 3

COMMON AREA "A"
32579.18 S.F.

CITY OF TEMPLE
DOCUMENT NO. 2006-00054547
VOLUME 6265, PAGE 627
9.194 ACRES

SHORT-TERM LENDING GP, INC.
DOCUMENT NO. 2006-00057134
VOLUME 6284, PAGE 691
6.976 ACRES

WESTFIELD DEVELOPMENT, PHASE IV
CABINET D, SLIDE 244-D



UTILITY LEGEND

- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED SEWER LINE WITH SIZE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN-OUT
- PROPOSED SEWER SERVICE
- EXISTING SEWER LINE WITH SIZE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN-OUT
- EXISTING WATERLINE WITH SIZE
- EXISTING FIRE HYDRANT
- PROPOSED WATERLINE WITH SIZE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED BULLHEAD WATER SERVICE (1-1/2")
- PROPOSED SINGLE WATER SERVICE (1")
- PROPOSED TEE
- PROPOSED 90° BEND
- PROPOSED 45° BEND

NOTE:
CONTRACTOR SHALL COMPLY WITH ALL CURRENT D.S.H.A. REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING.



UTILITY PLAN FOR:
WESTFIELD DEVELOPMENT, PHASE IX
BALDWIN ROBERTSON LEAGUE SURVEY, A#17
NANCY CHANCE SURVEY, A#5
CITY OF TEMPLE, BELL COUNTY, TEXAS

PREPARED FOR:
KIELLA DEVELOPMENT
P.O. BOX 1344
Temple, Texas 76503

REVISIONS		
10/17/12	SWR SVC TO LOT 2	JGR

DATE: SEPT. 7, 2012
DRN. BY: JGR
REF.:
07-379, 11760-D
10-043, 12261-D
LEVEL BOOK
JOB NO.: 12-641
SHEET 2 OF 4
COMPUTER
DWG. NO. 12641_fp

12560-D
DRAWING NUMBER

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



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

11/05/12
Item # 4
Regular Agenda
Page 1 of 5

APPLICANT/ DEVELOPMENT: John Kiella, Kiella Development

CASE MANAGER: Autumn Speer, Director of Planning and Development

ITEM DESCRIPTION: Z-FY-12-61 Hold a public hearing to discuss and recommend action on on permanent zoning upon annexation to Urban Estates District (UE) consisting of 10.089± acres of land, proposed for The Campus at Lakewood Ranch Phase VIII, located at the north end of Richland Drive, north of The Campus at Lakewood Ranch Phase VII.

ITEM SUMMARY: The applicant filed a petition on September 18, 2012, seeking voluntary annexation of approximately 10± acre acres into the City of Temple. Voluntary annexation is governed by Section 43.028 of the Texas Local Government Code and applies only to the annexation of an area that is:

1. Less than one-half mile in width,
2. Contiguous to the annexing municipality, and
3. Vacant and without residents or on which fewer than three qualified voters reside.

The landowner's petition meets the statutory requirements and is recommended to be granted.

The proposed dates for the initial public hearings were held on October 18, 2012 and October 19, 2012. No on-site hearing was required, as there are no residents on the land proposed to be annexed. Planning staff presented a Municipal Services Plan at the hearings, as required by state law, showing how the City will serve the area proposed to be annexed into the City. The proposed schedule anticipates completion of annexation proceedings December 6, 2012. The Planning and Zoning Commission will make a recommendation to the Council for the applicant's requested zoning to UE, Urban Estates, to be part of the annexation and zoning ordinance readings, at its November 5, 2012 meeting.

The applicant is requesting this change of zoning to allow development of single family dwellings. A final plat was approved on September 17, 2012, for 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. The northwest portion of this plat is included in the annexation proceedings and rezoning request.

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 Platted for UE lots	
East	UE	Undeveloped Land Plated for UE lots	

Direction	Zoning	Current Land Use	Photo
West	County	Undeveloped/ Low Density Residential	
South	UE	Residential	

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 Suburban Residential which is compatible with UE zoning.	Y
CP	Map 5.2 - Thoroughfare Plan	Proposed access will be from Richland Road, an existing local street. Access is adequate for this low density development.	Y
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	The subject property will be serviced by proposed 6" water lines and private septic systems.	Y
STP	Temple Trails Master Plan Map & sidewalks	The Plan does not reflect a trail in or surrounding the subject tract. Sidewalks are not required.	Y

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

DEVELOPMENT REGULATIONS:

According to the City of Temple Comprehensive Plan, Suburban Residential land use is characterized by mid-size single family lots, allowing for greater separation between dwellings and more emphasis on green space versus streets and driveways. The proposed UE zoning exceeds these requirements.

The following residential uses are **permitted by right** in the **proposed Urban Estates (UE)** zoning district:

- Industrialized Housing;
- Single Family Detached Dwelling;

Prohibited uses include manufactured home subdivisions, multi-family, patio home, and single family attached dwellings. Dimensional standards are as follows:

- Minimum lot size – 22,500 sq ft
- Minimum Lot Width – 80'
- Minimum Lot Depth – 125'
- Front Yard Setback – 30'

STAFF RECOMMENDATION:

Staff recommends approval of permanent rezoning to Urban Estates 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:

Three 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. In addition 14 courtesy notices were sent to property owners outside of the City limits. As of October 29, 2012, one notice was returned in favor of the request.

The newspaper printed notice of the Planning and Zoning Commission public hearing on October 25, 2012, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

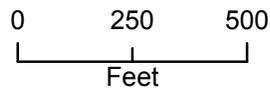
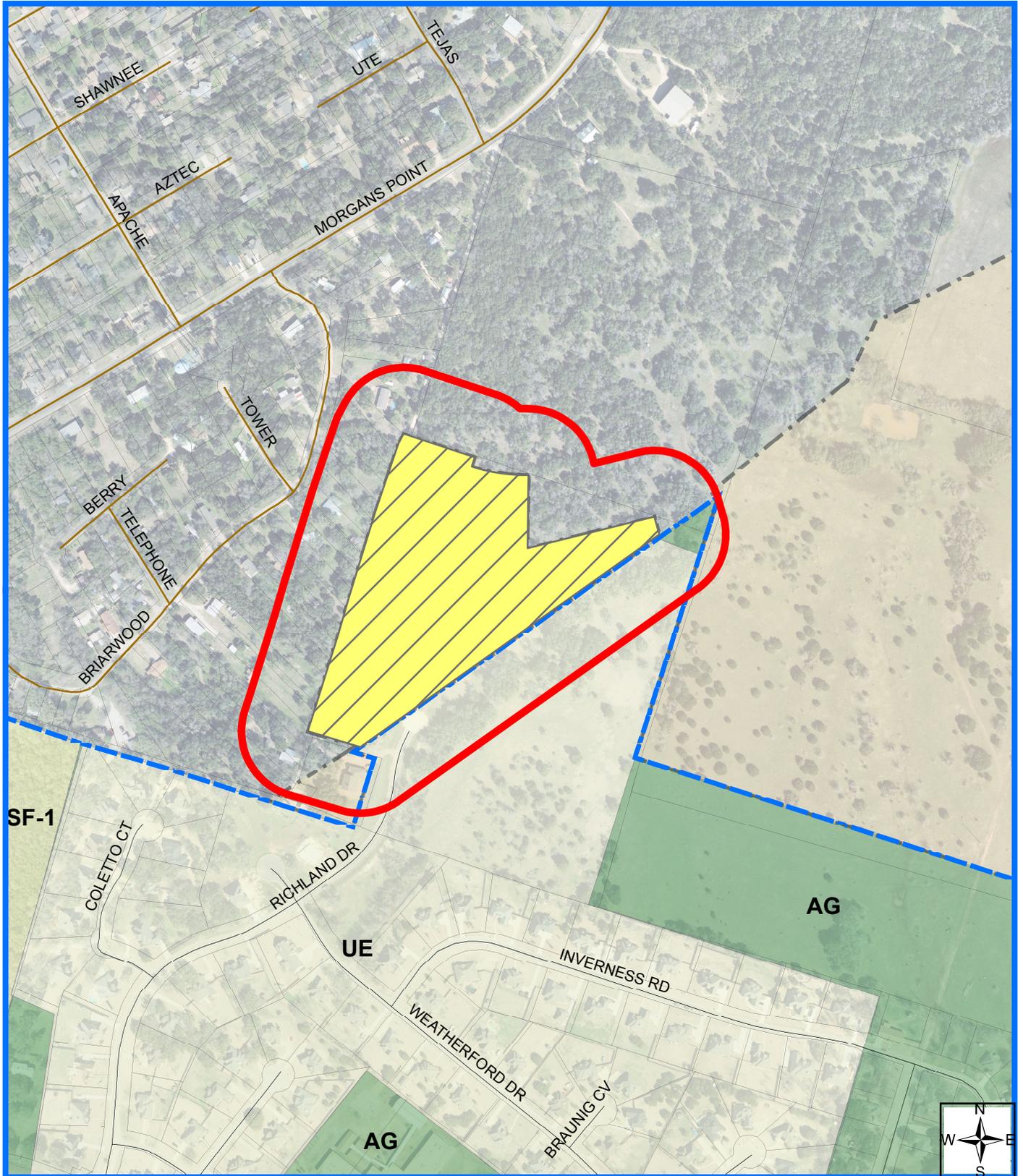
ATTACHMENTS:

[Zoning and Location Map](#)

[Future Land Use and Character Map](#)

[Notification Map](#)

[Returned Notices](#)



10/31/2012
 City of Temple
 GIS Dept.

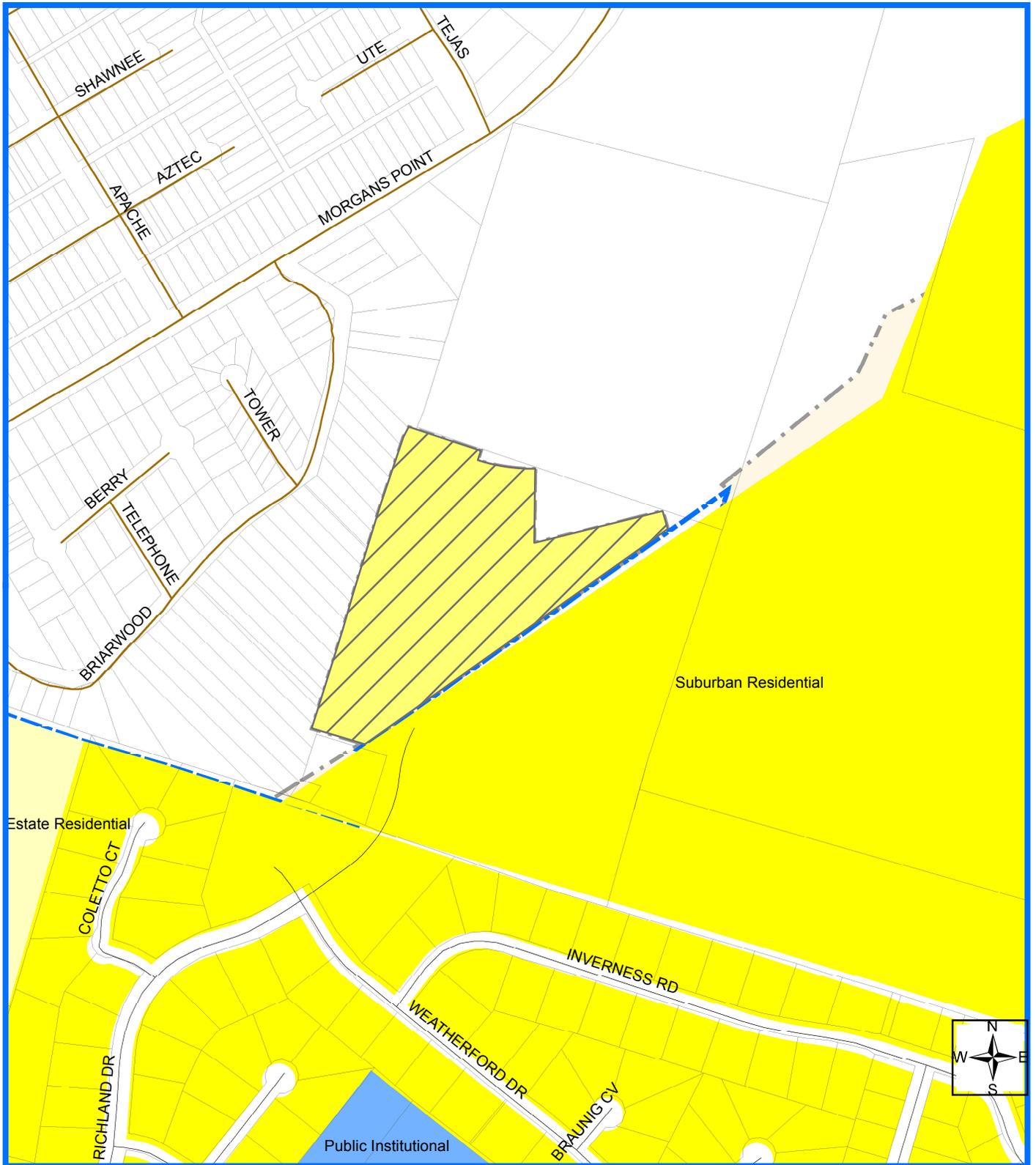
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



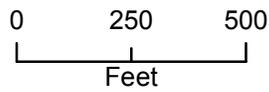
Z-FY-12-61

To UE

North of Richland Dr.

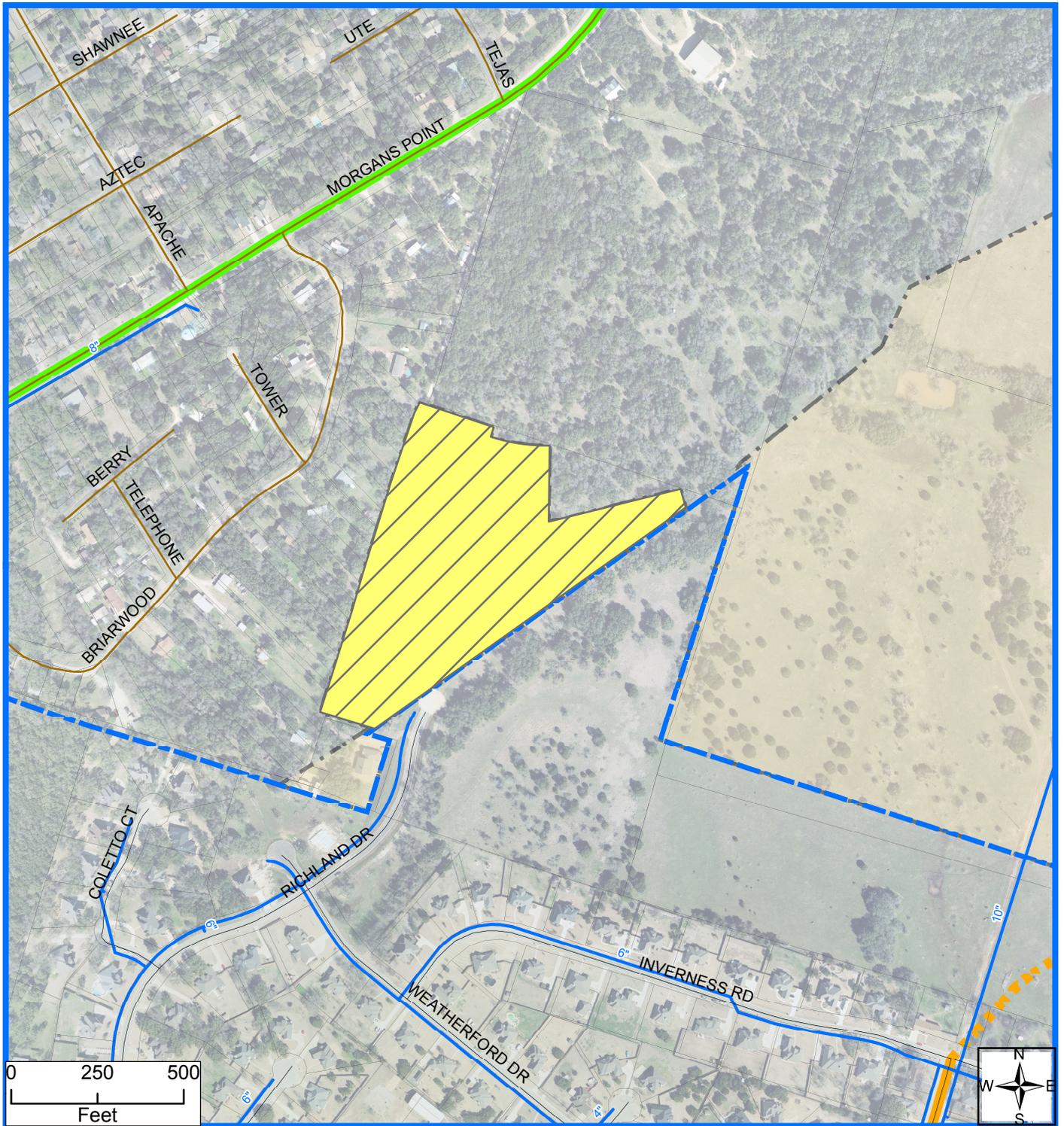


-  Case Z-FY-12-61
-  City Boundary
-  ETJ



10/31/2012
 City of Temple
 GIS Dept.

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.



 Case Z-FY-12-61	T-Fare	 Minor Arterial
 TempleSDE.GIS.WATER_MAIN	 Expressway	 Proposed Minor Arterial
 TempleSDE.GIS.Sewer_Mains	 Major Arterial	 Collector
 City/ETJ Boundary	 Proposed Major Arterial	 Proposed Collector
 ETJ		

10/31/2012
City of Temple
GIS Dept.

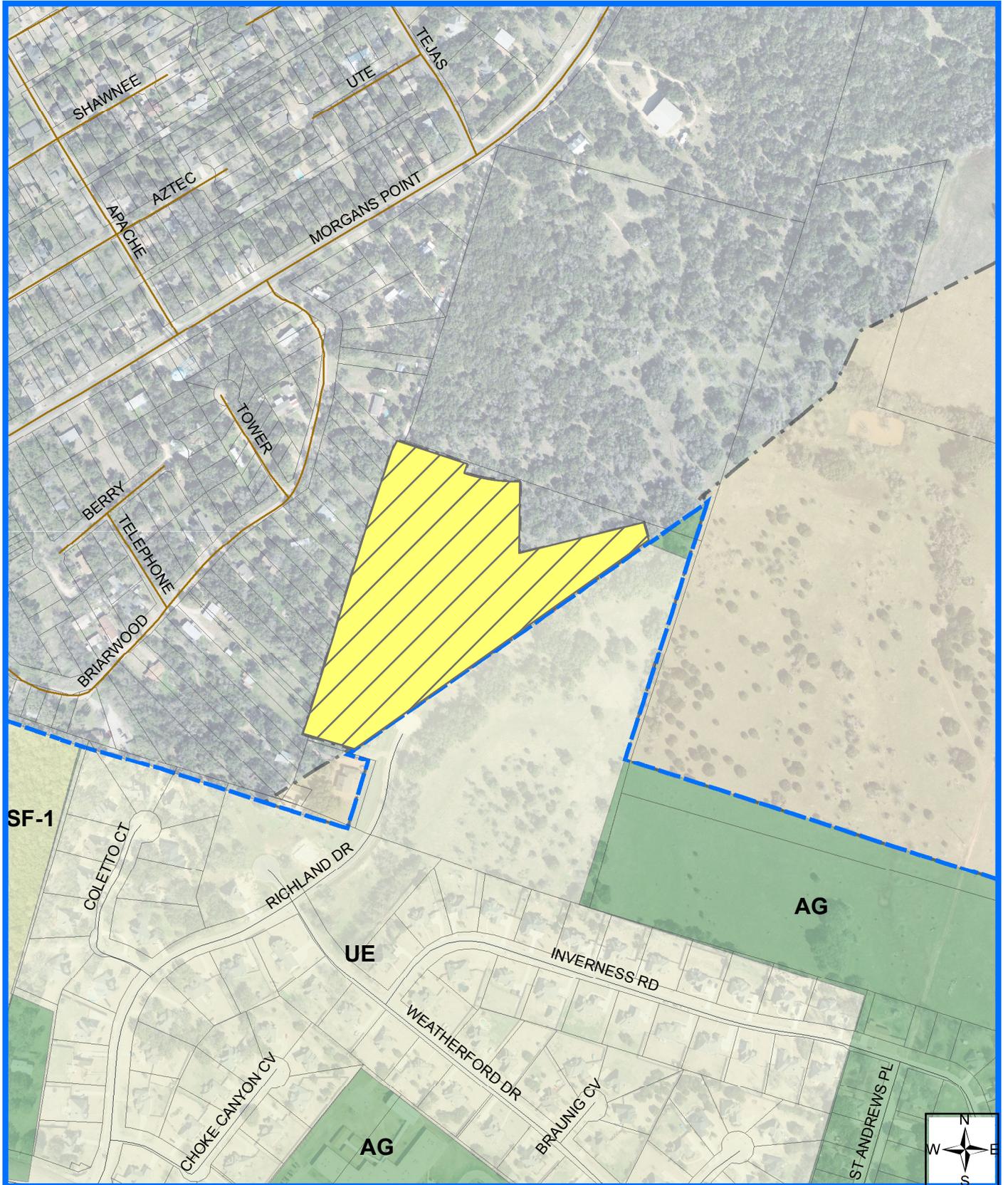
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



Z-FY-12-61

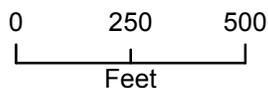
To UE

North of Richland Dr.



 Case Z-FY-12-61
 City/ETJ Boundary

 ETJ



10/31/2012
City of Temple
GIS Dept.

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.





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

First Omega Partners Ltd
7353 West Adams Avenue
Temple, Texas 76502

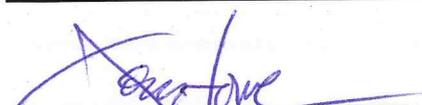
Zoning Application Number: Z-FY-12-61 **Project Manager:** Autumn Speer

Location: At the north end of Richland Drive, north of the Campus At Lakewood Ranch Phase VII

The proposed zone change upon annexation 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:



Signature

JOHN C. HOWE

Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than November 5, 2012



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

RECEIVED
OCT 29 2012
City of Temple
Planning & Development



PLANNING AND ZONING COMMISSION AGENDA ITEM

11/05/12
Item #5
Regular Agenda
Page 1 of 1

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
P-FY-12-31 - 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
P-FY-12-36 - 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.	2 nd DRC 11/05/12	All County Surveying
P-FY-13-03 - Consider and take action on the final plat of Trinity Evangelical Luthern Addition, a 2.97 ± acres, 1-block, 3-lots residential subdivision, located on the north side of Marlandwood Road, east of Aster Drive. (All County Surveying for Trinity Evangelical Lutheran Church)	Pending	All County Surveying
P-FY-13-02 - Consider and take action on the Final Plat of Waters Dairy Addition, a 1.401 ± acres, 1-lot, 1- block non residential subdivision, located at the southeast corner of South 31st Street and Waters Dairy Road. (Applicant: Stripes LLC for Henry Kiper Allen, Jr, Irvin McCreary Allen and Raye Virginia Allen Cucelo)	DRC 10/24/12	Stripes LLC

City Council Final Decisions	Status
Z-FY-12-53: Consider adopting an ordinance amending the Citywide Trails Master Plan.	APPROVED ON 2 nd reading on October 18, 2012
Z-FY-12-54: Consider adopting an ordinance amending Ordinance 2008-4230, the Choices '08, City of Temple Comprehensive Plan, Chapter 5, to amend the Thoroughfare Plan Map.	APPROVED ON 2 nd reading on October 18, 2012



PLANNING AND ZONING COMMISSION MEETING EVALUATION

November 5, 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?

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

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	P	No Meeting Held	P					14	2	
Mike Pilkington	P	P	P	P										14	
Allan Talley	P	P	P	P	P	P			P					16	
Derek Martin	P	P	P	A	P	P			P					14	2
Will Sears	A	A	P	P	P	P			P					13	3
Greg Rhoads	A	P	A	P	P	A			P					11	5
David Jones	P	P	P	P	P	P			A					15	1
Chris Magaña	A	P	P	P	P	P			P					11	2
Bert Pope	P	P	P	P										9	1
Randy Harrell					P	P			P					3	
Patrick Johnson					P	P		P					3		

not a Board member