

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
STAFF CONFERENCE ROOM, 1ST FLOOR
NOVEMBER 19, 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 19, 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 19, 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 November 5, 2012.

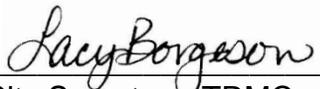
Item 2: [P-FY-13-05](#) - Consider and take action on the Final Plat of Heritage Place Phase IV, a 13.04 ± acre, 63-lot, 3-block residential subdivision, located on the south side of West Nugent Avenue, west of Abbey Ridge. (Applicant: Turley Associates for John Kiella)

B. ACTION ITEMS

C. REPORTS

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)*

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 3:00 PM, November 16, 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, NOVEMBER 5, 2012
5:00 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Chair James Staats

COMMISSIONERS:

David Jones
H. Allan Talley
Chris Magaña

Will Sears
Mike Pilkington
Greg Rhoads

PLANNING AND ZONING MEMBERS ABSENT:

Randy Harrell

Derek Martin

STAFF PRESENT:

Autumn Speer, Dir. of Planning & Development
Trudi Dill, Deputy City Attorney
Beverly Zendt, Assistant Planning Director
Nicole Torralva, Director of Public Works
Don Bond, Project Engineer
Mary Maxfield, Planning Technician
Leslie Evans, Administrative Assistant
Mark Baker, Planning Intern

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 Staats opened the work session at 5:00 p.m., assigned the Invocation and Pledge, and asked Ms. Autumn Speer, Director of Planning & Development, to proceed.

Item 2 is a final plat for Ranch of Woodland Trails Phase I. Several emails and phone calls have been received by the Commission and Staff regarding this item. This plat is in the ETJ so review is shared with the County. The County and City have an Interlocal Agreement which makes the City the governing and deciding body for ETJ plats. This plat was put through the standard platting process and was deemed complete by the City's Subdivision Regulations and Zoning Ordinance on October 29th.

Ms. Speer has not discussed anything directly with the public, but getting the information second and third hand. The majority of concerns deal with transportation and traffic in the

area. This property is located out by the lake and has limited access into the subdivision. Phase I has 20 lots on it.

Ms. Speer also heard third hand there were drainage problems with the second phase. This property was preliminary platted in 2009 and approved with a longer than normal cul-de-sac length. If a plat meets the requirements of a preliminary plat they move on.

Ms. Speer and Chair Staats previously discussed the option of taking the item off of the Consent Agenda and allowing the public to speak for the record; however, it is not a public hearing. The only way the Commission could deny the plat would be to find something that Staff failed to find in the codes, otherwise it needs to be moved on. If the item is tabled, according to Texas Local Government Code, all plats have to be acted on in 30 days or they are deemed approved without action. The item can be tabled but would automatically be approved by November 28th. The City's P&Z Commission is the final authority.

Chair Staats stated he would like to have the public comments.

Ms. Speer stated Public Works people would be available to answer any questions since the concerns dealt with public works issues.

The final plat of the Westfield Development Phase IV is a five lot commercial replat adding a lot and requires a public hearing.

A public hearing for rezoning for Campus at Lakewood Ranch Phase VIII. The applicant did a voluntary annexation in September and this is the rezoning portion for UE.

Directors Report was given.

Commissioner Jones stated he liked that people are participating and wanted to know if the issues would be addressed by the City. Ms. Speer stated the City of Temple does not require traffic impact studies no matter how large the subdivision. It is not required for the County or City development. The closest thing would be the Capital Improvements Plan when looking at rebuilding new roads and infrastructure.

A few months ago the ability to capture perimeter street fees was done away with for residential development. The streets and improvements are on the City to fix after the fact. There are no studies required or done. The City looks at light, what is needed to design, and capture right-of-way if the correct road alignment is on the Thoroughfare Plan. The County can do a study but they do not have that requirement.

Ms. Speer stated the City also has concerns but if Staff does not have hard and fast rules and requirements based on state law, cannot always get those concerns taken care of.

The County is involved because the Interlocal Agreement allows them to participate in the comments since it is still in the county. The ETJ is designated to be the City's someday but because of the agreement, the City has controlling say but the County maintains the roads, drainage, etc.

Chair Staats stated the Commission's hands are somewhat tied. If it is tabled it gets approved anyway and if they cannot find anything Staff overlooked, it cannot be denied. The citizens should be on the record and allowed to talk.

Chair Staats stated he would like to see the City of Temple have a traffic impact analysis, especially for a larger subdivision. Ms. Speer stated City Council would have to approve something like that.

There being no further discussion, Chair Staats adjourned the meeting at 5:12 P.M.

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

PLANNING AND ZONING MEMBERS PRESENT
Chair James Staats

COMMISSIONERS:

Chris Magaña
Will Sears
David Jones

Greg Rhoads
H. Allan Talley
Patrick Johnson

PLANNING AND ZONING MEMBERS ABSENT:

Randy Harrell

Derek Martin

STAFF PRESENT:

Autumn Speer, Dir. of Planning & Development
Trudi Dill, Deputy City Attorney
Beverly Zendt, Assistant Planning Director
Nicole Torralva, Director of Public Works
Don Bond, Project Engineer
Mary Maxfield, Planning Technician
Leslie Evans, Administrative Assistant
Mark Baker, Planning Intern

The agenda for this meeting was posted on the bulletin board at the Municipal Building, November 1, 2012 at 3:45 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 Staats called Meeting to Order at 5:30 P.M.

Invocation by Commissioner Talley; Pledge of Allegiance by Vice-Chair Sears.

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of October 15, 2012.

Minutes approved by general consent.

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)

Chair Staats asked for this item to be moved from the Consent Agenda for public comments and discussion. Item 2 will be heard last.

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)

Ms. Beverly Zendt, Assistant Planning Director, stated item is a replat of two previous plats. The P&Z is the final authority.

The subject property is located north of West Adams between Verbena and Meadow Brook Drive along Honeysuckle. The applicant is requesting a replat of the two previous plats, Lot 4, Block 1 of Westfield Development Phase VII and Lots 5-7, Block 1 Westfield Development Phase IV. The subject tract is zoned General Retail (GR). This replat was requested to reconfigure the existing lots to maximize the buildable area due to several easements and to permit all lots to front on the public roadway of Honeysuckle.

Summary: Lot 1 has been adjusted from previous configuration which has utilities running through the center; Lots 2 and 3 have been reoriented toward Honeysuckle with adjustment to the boundary lines; and Lot 4 has been divided into two lots and oriented toward Honeysuckle. Most of the existing easements are now on the boundaries.

An 83 foot passage easement is located between Lot 3 and 4 and will remain in place to accommodate existing utilities, and will also serve as a site for future amenities.

There are sufficient utilities in place to serve all of the subject lots and possible extension.

Development Review Committee (DRC) deemed this plat complete on October 24, 2012. Notification of the public hearing was published in accordance with state law.

Staff recommends approval of the final plat.

Chair Staats opened the public hearing.

Mr. Victor Turley, Turley & Associates, 301 N. 3rd Street, Temple, Texas, stated he was the engineer for the applicant and was available for any questions. This project occurs on Commercial tracts.

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

Vice-Chair Sears made a motion to approve Item 3, **P-FY-12-38**, as presented, and Commissioner Talley made a second.

Motion passed: 7:0

Commissioners Martin and Harrell absent

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)

Ms. Autumn Speer, Director of Planning & Development, stated this was an annexation project submitted on September 18, 2012 to put permanent zoning on the property. The zoning will allow development of single family dwellings, which is the same that exists in the other Campus at Lakewood Ranch. The final plat was approved on September 17, 2012 for the Campus at Lakewood Ranch Phase VIII.

Surrounding properties include developed land to the south as Urban Estate (UE) residential, to the east is undeveloped land, the subject property and farther north is undeveloped, and to the west is undeveloped and low density residential on the other side of this property.

UE is the larger single family zoning district and does not allow nonresidential uses.

The Future Land Use and Character Map designate this area as Suburban-Residential and does comply. Water is available on Richland Drive and will be extended. Septic will be provided on the lots.

Staff recommends approval of the requested zoning change since the request complies with the Future Land Use and Character Map, the Thoroughfare Plan, and utilities area available to serve the property.

Chair Staats opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Rhoads made a motion to approve Item 4, **Z-FY-12-61**, as presented, and Commissioner Jones made a second.

Motion passed: 7:0

Commissioners Martin and Harrell absent

Commissioner Talley asked Ms. Speer if the required printed notification was also published on the City's website. Ms. Speer stated no.

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)

Chair Staats stated although this item did not require a public hearing, he was interested in hearing the public comments. Chair Staats asked Ms. Speer to review the information stated in the previous work shop to the public citizenry since the P&Z Commission has limited authority. Chair Staats read the description for the record.

Ms. Speer stated this was a final plat for Ranch at Woodland Trails Phase I, a 20 acre plat. The aerial shown indicates where Phase I and Phase II are located. This has been preliminary platted and approved by the City. The applicant submitted this project in August and held two DRC meetings in which the County is also invited. Since this is an ETJ plat it lies within the City's jurisdiction. The City and County have an interlocal agreement that was agreed upon and signed in 2002 that gives the City jurisdiction to approve plats in the ETJ. It also provides the County the ability to make comments but the City is the final decision maker.

The final plat conforms with the preliminary plat approved by City Council on November 20, 2008. There was an exception at that time allowing a greater than 1000 foot cul-de-sac. When this plat came in, the City is bound by the Development Regulations, the Subdivision Ordinance, the Zoning Ordinance, and the Unified Development Code (UDC). If the plat conforms to the preliminary plat and meets all the codes, it is deemed complete. This plat was deemed complete on October 29, 2012. According to Texas Local Government Code, if no action is taken on the plat once it is deemed complete, it will automatically be approved within 30 days, if not denied or approved before then.

The only way the P&Z Commission can make a decision to not approve this plat is if they find something in the City's Code that has not been met.

Staff recommends approval of this plat and P&Z is the final authority.

Chair Staats stated he would now take public comments and reminded all citizens to be mindful of their time.

Mr. Roy Reid, 668 Benchmark Trail, Woodland Trails Section II, stated he has been living there for approximately 30 years. Mr. Reid supports the development of the property for residential and feels it would be a good asset for the area; however, he does not accept it as currently proposed. The traffic emptying on Canyon Trail is a big mistake. Traffic is currently very bad and this would make it worse.

Mr. Reid stated there was property available to connect through the subdivision creating two outlets for Woodland Trails II and a new proposed development. It would be a huge asset for the entire area. Mr. Reid stated there was also a drainage issue on the far east end of the property (in Phase II).

Chair Staats asked Mr. Reid if he had talked with the County. Mr. Reid stated he had not talked to the County at all and just had the idea today.

Ms. Sherry Woodard, 633 Benchmark Trail, addressed the dangerous road situation. Ms. Woodard brought pictures of the road areas to show the Commissioners and gave brief descriptions of each picture. Ms. Woodard pointed out there were several blind spots in various areas and bus drivers and other vehicles have difficulty getting through now. Ms. Woodard agreed that a second outlet to the subdivision would give an additional exit.

Ms. Woodard stated people would probably not be opposed to the development if Canyon Trail were not used as the only exit.

Commissioner Talley asked if anyone had come out to cut the brush back in order to see better. Ms. Woodard stated the County has come out occasionally to cut it and the neighbors

pitch in to cut it. Ms. Woodard stated the brick mailboxes are close to the edge of the street as well.

Commissioner Jones asked who had jurisdiction over the streets for repair, patching, sealing, etc. Ms. Speer stated the County was responsible for those things, not the City of Temple. FM 2305 is a TxDOT road.

Commissioner Rhoads asked if the roads were considered when looking at the plat. Ms. Speer stated the County planners brought it up but this property is constrained by the ownership for the property. Commissioner Rhoads asked if this was considered for the second phase to do any road work. Ms. Speer stated not that she is aware of but the applicant may be able to answer.

Chair Staats clarified that the City has no requirements for traffic impact analyses for subdivisions coming into the City, no matter the size, and Ms. Speer agreed.

Mr. Aubrey Pomykal, 12992 Canyon Trail, stated the back end of his property stops at where the entrance would be coming in from this subdivision. Mr. Pomykal believed the County did a traffic count at one time and came up with 750 cars in one day, the street has cracks and has not been topped in two years.

Mr. Pomykal occasionally mows the area and stated the County comes out with a bush hog about once a year to mow. Someone will get killed since the road is already overloaded and crowded. Mr. Pomykal stated better planning is needed for the area.

Mr. Terry Hebert (phonetic), 776 Benchmark Trail, stated he has lived there for 15 years and the road has always been a problem. There is a blind corner entering the street and the road has a big dip in it making it difficult to see. Another entrance would be helpful. Mr. Hebert stated people do not follow the posted speed limits which add to the issue.

Chair Staats stated from the emails received and the comments at tonight's meeting, the traffic, the width of the roads, etc., are not under the City of Temple's jurisdiction; it is all County related.

Chair Staats thanked the citizens for going on the record with their comments but also reiterated that if this item were tabled, the plat would be automatically approved on November 28th in accordance with Texas law. Unless the P&Z Commission finds some reason or omission and/or violation of the codes and regulations, the P&Z has no authority. The traffic is best addressed through the County and TxDOT. The developer has abided by all the regulations in place for the City.

Commissioner Jones thanked the citizens for their emails and appreciated their participating in the system. Commissioner Jones suggested the residents contact the County Commissioners and County Engineer since they address issues such as speed, signs, shoulders, etc., on the roads.

Mr. Jason Carothers, Carothers Properties, 50 S. Wheat Road, Belton, Texas, stated he was the developer. Mr. Carothers stated he was aware of most of the concerns voiced during the meeting and was working with the County on them. Mr. Carothers explained this was the first process needed to get a final plat through the City in order to have something to take to the

County. Currently, the County has no regulations requiring any improvements to streets for getting in and out of the developments.

Mr. Carothers stated a suggestion for drainage (in Phase II) would be to create a detention facility on a purchased vacant lot and the County is working on guidelines to maintain the detention facility for the life of it.

Mr. Carothers stated there were other access points but he did not own the land. There is an easement to the east of the property that his construction vehicles would use as much as possible.

Mr. Carothers understood the concerns voiced and stated he did not want to spend a lot of money for lots he would not be able to get rid of. He is working on the issues with the County but the City of Temple can only approve the plat.

Mr. Phillip Wilson, 596 Benchmark Trail, stated the City cannot do anything about the roads and the County says they don't know what to do, and asked who the final authority was for changing the roads. Chair Staats replied they were county roads and anything to be done would be through the County. Mr. Wilson asked if the County would have to come back through the City and Chair Staats responded that the roads into the subdivision had nothing to do with the approval or denial of the plat; it was a County issue.

Chair Staats stated the plat has met all the requirements the City has put forth for their jurisdiction. By tabling the item or taking no action, the plat would automatically be approved on November 28, 2012 by Texas law.

Commissioner Talley made a motion to approve Item 2, **P-FY-12-35**, and Commissioner Magaña made a second.

Motion passed: 7:0

Commissioners Martin and Harrell absent

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)

There being no further business, Chair Staats adjourned the meeting at 6:17 p.m.

Respectfully submitted,
Leslie Evans



PLANNING AND ZONING COMMISSION AGENDA ITEM

11/19/12
Item #2
Consent Agenda
Page 1 of 1

APPLICANT / DEVELOPMENT: Turley Associates for John Kiella

ITEM DESCRIPTION: P-FY-13-05 Consider and take action on the Final Plat of Heritage Place Phase IV, a 13.04± acre, 63-lot, 3-block residential subdivision, located on the south side of West Nugent Avenue, west of Abbey Ridge.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Heritage Place Phase IV.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of Heritage Place Phase IV on November 7, 2012. As of November 16, 2012, the plat was deemed administratively complete.

The Final Plat of Heritage Place Phase IV is a 63-lot single family residential subdivision located south of West Nugent Avenue and west of Abbey Ridge. The proposed plat agrees with the Second Amended Preliminary Plat of Heritage Place and Heritage Place Village which was approved by City Council on December 1, 2011 by Resolution #2011-6500-R with approval of an exception to UDC Section 8.2.1.C related to reduced street width; Section 8.2.1.K related to installation of mountable curbs; and Section 8.3 related to reduced parkland dedication.

As approved by Resolution #2011-6500-R, proposed streets will have street widths of 28 feet (back of curb to back of curb) within street rights-of-way widths of 50 feet.

Water and sanitary sewer services will be provided through proposed 8-inch lines within the proposed street rights-of-way.

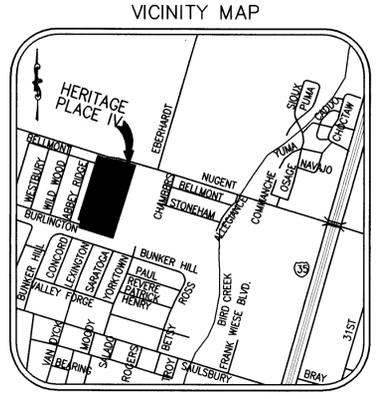
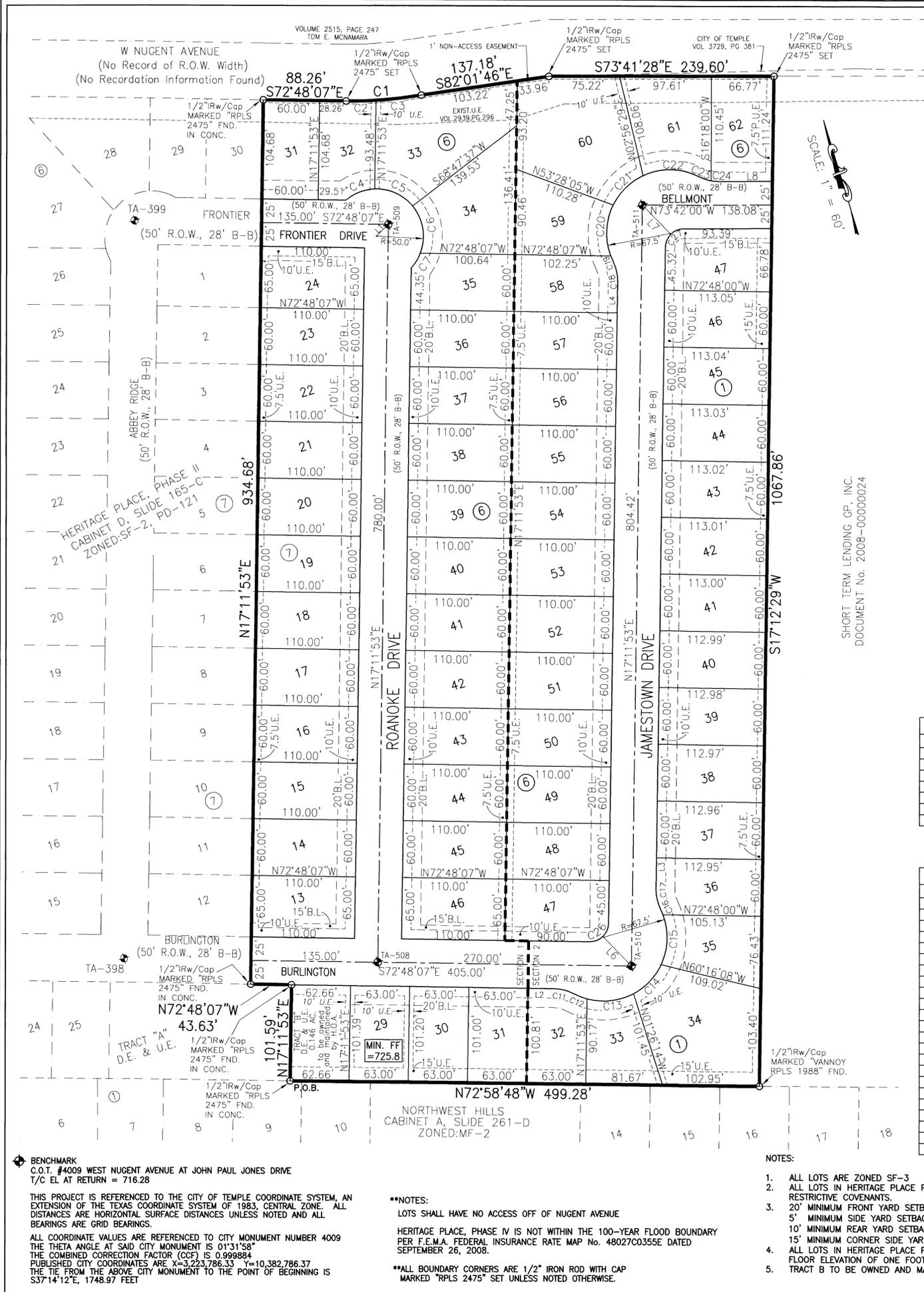
The Planning and Zoning Commission is the final plat authority since the applicant has not requested any exceptions to the Unified Development Code.

FISCAL IMPACT: Park land dedication of 1.763 acres along with a trail and trail improvements along the creek shall be installed and fully dedicated prior to the recordation of The Final Plat of Heritage Place Phase VI. Trail improvements shall be equal to the park dedication fee for this development (Phases III-VI) at \$225 per dwelling.

A 6-foot to 8-foot wide connector trail is required along Nugent to fulfill the Citywide Trails Master Plan. The City will install the required trail when funding becomes available.

ATTACHMENTS:

Plat



LINE TABLE

LINE	LENGTH	BEARING
L1	17.73	N62°01'40"E
L2	26.92	N72°48'07"W
L3	32.01	N17°11'53"E
L4	32.14	N17°11'53"E
L6	42.36	N27°48'07"W
L7	42.08	S28°15'03"E
L8	56.20	S73°42'00"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD
C1	80.31	432.89	S78°06'59"E 80.20'
C2	31.77	432.89	S74°54'14"E 31.76'
C3	48.54	432.89	S80°13'08"E 48.52'
C4	33.52	50.00	S85°07'30"W 32.90'
C5	45.91	50.00	N49°21'39"W 44.32'
C6	52.93	50.00	N07°16'13"E 50.49'
C7	18.34	50.00	N48°06'04"E 18.24'
C11	23.32	50.00	N59°26'25"W 23.11'
C12	14.54	67.50	S52°15'03"E 14.51'
C13	50.83	67.50	S79°59'50"E 49.64'
C14	43.35	67.50	N60°01'55"E 42.61'
C15	54.24	67.50	N18°36'55"E 52.79'
C16	6.03	67.50	N06°57'54"W 6.03'
C17	23.32	50.00	S03°50'12"W 23.11'
C18	23.28	50.00	N03°51'27"E 23.07'
C19	5.93	67.50	S06°57'56"E 5.93'
C20	55.54	67.50	S19°07'19"W 53.98'
C21	45.30	67.50	S61°54'58"W 44.45'
C22	61.07	67.50	N72°56'21"W 59.01'
C23	14.43	50.00	S55°17'07"E 14.38'
C24	8.86	50.00	S68°37'33"E 8.84'
C26	31.42	20.00	N62°11'53"E 28.28'
C27	31.10	20.00	S61°44'57"W 28.06'

NOTES:

- ALL LOTS ARE ZONED SF-3
- ALL LOTS IN HERITAGE PLACE PHASE IV ARE SUBJECT TO RESTRICTIVE COVENANTS.
- 20' MINIMUM FRONT YARD SETBACK
5' MINIMUM SIDE YARD SETBACK
10' MINIMUM REAR YARD SETBACK
15' MINIMUM CORNER SIDE YARD SETBACK
- ALL LOTS IN HERITAGE PLACE PHASE IV TO HAVE A MINIMUM FINISHED FLOOR ELEVATION OF ONE FOOT ABOVE THE TOP OF CURB
- TRACT B TO BE OWNED AND MAINTAINED BY HOA.

MONUMENTS

TA-508	N	10381487.64	E	3224969.03
TA-509	N	10382232.77	E	3225199.66
TA-510	N	10381407.81	E	3225226.96
TA-511	N	10382176.26	E	3225464.81
TA-398	N	10381567.48	E	3224711.10
TA-399	N	10382312.60	E	3224941.73

REVISIONS

NO.	DATE	DESCRIPTION

STATE OF TEXAS
COUNTY OF BELL

HERITAGE PLACE, PHASE IV

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
JENNIFER RYKEN
NO. 10627

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 HEREON.

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

FINAL PLAT FOR:
HERITAGE PLACE, PHASE IV

63 Lots, 3 Blocks
LOTS 13-24, BLOCK 7
LOTS 29-47, BLOCK 1
LOTS 31-62, BLOCK 6

TRACT "B" - 0.146 Acres
13.040 ACRES

OUT OF AND A PART OF THE ELIZABETH BERRY SURVEY, ABSTRACT #56 AND THE A.G. MOORE SURVEY, ABSTRACT #596 A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

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

TRACT SURVEYED AUGUST, 2012

ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT

TURLEY ASSOCIATES, INC.
F-1658
301 N. 3rd ST. TEMPLE, TEXAS 76501 (254) 773-2400
E-MAIL: VDTURLEY@AOL.COM (254) 773-3998

FINAL PLAT OF:

HERITAGE PLACE, PHASE IV

ELIZABETH BERRY SURVEY, ABSTRACT #56 AND THE A.G. MOORE SURVEY, ABSTRACT #596 A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

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

DATE: July 23, 2012
DRN. BY: JFB
REF.: 07516, 07550
11845-D, 11873-D

FB/LB: DATA COL
JOB NO.: 11-179
SHEET 1 OF 1
COMPUTER DWG. NO. 11-179 plat.dwg

11856-D
FILE NO.



PLANNING AND ZONING COMMISSION AGENDA ITEM

11/19/12
Item #3
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
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
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.	Pending	Gary Freytag
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.	3 rd DRC 11/19/12	All County Surveying
P-FY-13-03 - Consider and take action on the final plat of Trinity Evangelical Lutheran 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)	Pending	Stripes LLC

City Council Final Decisions	Status
<p>Z-FY-12-61 – Consider adopting an ordinance authorizing a 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</p>	<p>APPROVED at 1st Reading on November 15, 2012</p>



**PLANNING AND ZONING COMMISSION
MEETING EVALUATION
November 19, 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	P				15	2	
Mike Pilkington	P	P	P	P										14	
Allan Talley	P	P	P	P	P	P			P	P				17	
Derek Martin	P	P	P	A	P	P			P	A				14	3
Will Sears	A	A	P	P	P	P			P	P				14	3
Greg Rhoads	A	P	A	P	P	A			P	P				12	5
David Jones	P	P	P	P	P	P			A	P				16	1
Chris Magaña	A	P	P	P	P	P			P	P				12	2
Bert Pope	P	P	P	P										9	1
Randy Harrell					P	P			P	A				3	1
Patrick Johnson					P	P		P	P				4		

not a Board member