

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
STAFF CONFERENCE ROOM, 3<sup>rd</sup> FLOOR  
MARCH 18, 2013, 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, March 18, 2013.
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, 2<sup>ND</sup> FLOOR  
MARCH 18, 2013, 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 March 4, 2013.

**B. ACTION ITEMS**

- Item 2:** [P-FY-13-14](#) - Hold a public hearing to consider and take action on the Final Plat for Tranum Subdivision Phase VIII, a 4.92 ± acres, 3-lot, 1 block, non-residential subdivision, located on the west side of South General Bruce Drive and east of Profit Place. (Applicant: All County Surveying)
- Item 3:** [P-FY-13-17](#) – Consider and make a recommendation on the Final Plat of High Crest Phase II, a 36.345 ±, 57-lot, 4-block, residential subdivision, with developer's exceptions to local regulations related to: street width, payment of park fees, slope design (roadside swales), minimum number of entrances, and the provision of no-parking signs; located on east side of Bowles Ranch Road, north of FM 439, in Temple's western ETJ (Turley Associates for V W Barge III).

**Item 4:** [Z-FY-13-14](#) – Hold a public hearing to discuss and recommend action on an amendments to Ordinance 2010-4413, Temple Unified Development Code, Articles 5 and 11, related to the following land uses: boarding/rooming house; correctional facility; halfway house; institution for alcoholic and narcotic patients; institution, religious, charitable, philanthropic nature; substance abuse treatment facility; social service shelter; and transitional or emergency shelter.

**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 2:45 PM, March 14, 2013.

  
\_\_\_\_\_  
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 \_\_\_\_\_ 2013.  
Name/Title \_\_\_\_\_

**PLANNING AND ZONING COMMISSION  
MONDAY, MARCH 4, 2013  
5:00 P.M.  
WORK SESSION**

**PLANNING AND ZONING MEMBERS PRESENT**

Chair James Staats

**COMMISSIONERS:**

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

**PLANNING AND ZONING MEMBERS ABSENT:**

**STAFF PRESENT:**

Autumn Speer, Dir. of Planning & Development  
Trudi Dill, Deputy City Attorney  
Beverly Zendt, Assistant 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 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 5:03 p.m. and asked Ms. Autumn Speer, Director of Planning & Development, to proceed.

Ms. Speer stated she would present the 2012 Annual Report during the Work Session and gave copies to the Commissioners. There was only one item on the agenda and Chair Staats stated he would need to abstain from that item.

Ms. Speer stated her last day would be Tuesday, March 12, 2013 and thanked the Commissioners for all their work.

Ms. Speer stated the Annual Report goes over the activities, cases, and projects for the previous year.

The highlights included:

One annexation took place which was a voluntary annexation, for the Campus at Lakewood.

There were 12 total text amendments and Comprehensive Plan amendments. The biggest amendment being the 1<sup>st</sup> and 3<sup>rd</sup> Street Overlay, which starts north of Avenue M and goes up to the Mayborn Center. This Overlay addresses the public frontage area along the street for 1<sup>st</sup> and 3<sup>rd</sup> Streets.

A Thoroughfare Plan amendment was done for future Westfield Boulevard. North Pea Ridge was changed from an arterial to Westfield and is now on the Transportation Capital Plan.

An I-35 appeal change was created to include both P&Z and City Council action.

Alignment changes were made to the Trails Master Plan to line up with the Thoroughfare Plan.

Other Thoroughfare Plan amendments were done to line up with the TCIP plan.

Procedures were established to request a CUP for billboard signs. There will be many more coming forward.

Other projects included, but not limited to:

Several batches of text amendments;

Seven I-35 appeals were processed;

The new site for Johnson Brothers Ford, the Longhorn International Trucking, Starbucks remodel and sign, the old Albertson's remodel, the Mac Haik new dealership remodel and new construction and Johnson Brothers Ford sign;

Public hearings came to 21 rezoning cases, 11 CUPs, and three Planned Developments amendments and changes;

Plats – 35 subdivision plats, 22 final and 11 minor/amending plats;

Residential lots, final or minor, ready to be built on, 925 for the year;

Approximately 400 residential building permits were processed;

Forty-seven nonresidential lots were processed;

A total of 323 acres of residential property platted and 133 acres of non-residential property platted;

Other projects included several SULs and Abandonments;

719 residential Building Permits were reviewed (also includes things such as fences, pools, decks, etc.) with a two day review period;

204 nonresidential permits were reviewed with a three and a half day review period; and

133 signs were processed with two and a half day review period.

Chair Staats asked how Temple compared to other like-sized cities in the given numbers and Ms. Speer stated compatible if not a bit high. Temple has done well with solid steady activity.

Ms. Speer stated some reorganization would be taking place after her resignation, such as Ms. Beverly Zendt stepping up as Interim Planning Director.

Ms. Speer gives the Directors Report:

Valley Ranch plat and rezoning is still pending (no action has occurred);

Tranum Subdivision was scheduled for March 18<sup>th</sup> but will need to be rescheduled;

A text amendment for Social Services Uses and Transitional Shelters will come forward on March 18, 2013;

A final plat for High Crest Phase II is coming forward;

A final plat for CEFCO Subdivision (replat) is coming forward;

A preliminary plat of BRV Addition is pending and will be going through DRC again; and

A CUP for an off-premise sign in April.

City Council status is given.

Chair Staats stated he would be abstaining from Item 2 and Vice-Chair Sears would lead the meeting.

Chair Staats assigns the Invocation and Pledge.

Commissioner Talley thanked Ms. Speer for everything she has brought to the City.

There being no further discussion, Vice-Chair Staats adjourned the meeting at 5:16 P.M.

**PLANNING AND ZONING COMMISSION  
MARCH 4, 2013  
5:30 P.M.**

**PLANNING AND ZONING MEMBERS PRESENT**

Chair James Staats

**COMMISSIONERS:**

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

**PLANNING AND ZONING MEMBERS ABSENT:**

**STAFF PRESENT:**

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

**The agenda for this meeting was posted on the bulletin board at the Municipal Building, February 28, 2013 at 11:00 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 Staats called Meeting to Order at 5:30 P.M.

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

**A. CONSENT ITEMS**

**Item 1: Approval of Minutes:** Work session and the regular meeting of February 19, 2013.

Minutes approved by general consent.

## **B. ACTION ITEMS**

**Item 2: P-FY-13-16:** Consider and make a recommendation on the Final Plat of The Oaks at Lakewood, a 19.065 acres ±, 2 blocks, 37-lot residential subdivision, located on the east side of Morgan's Point Road, north of the intersection of West Adams Avenue and Morgan's Point Road. (Carothers Executive Homes, LLC)

Chair Staats stated he would recuse himself from this item. Vice-Chair Sears will lead the meeting.

Ms. Tammy Lyerly, Senior Planner, stated P&Z was the final authority for this item since no exceptions have been requested.

The Development Review Committee (DRC) reviewed this plat on February 20, 2013 and deemed it administratively complete on February 26, 2013.

The property is zoned Single Family-One (SF-1) and City Council approved the preliminary plat of this development with an exception to the Unified Development Code (UDC) Section 8.2.1. G 2 allowing a street jog with a centerline offset of more than 180 feet on Connor Drive between Lakewood Oaks Boulevard and Camden K Drive with a resolution of 2012-6776-R. The final plat agrees with the exception granted at that time.

Water will be provided through six-inch and eight-inch water lines. Wastewater services will be provided through an eight-inch wastewater line, a force main and a proposed lift station in Tract B. The plat also shows Tract A which is a detention pond with drainage being provided through an 18-inch and 24-inch storm drains.

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

Park fees for this development total \$8,325.00 (\$225 per dwelling unit).

Once this plat is approved, the developer will record the off site easement and place its recordation information on the plat prior to the plat's recordation.

Staff recommends approval of this plat.

Commissioner Talley made a motion to approve Item 2, **P-FY-13-16**, and Commissioner Jones made a second.

*Motion passed: (8:0)*  
Chair Staats abstained

**Item 3: 2012 Annual Report:** Receive and discuss the Planning Department's Annual Report.

The 2012 Annual Report was presented at the Work Session.

## C. REPORTS

**Item 4:** 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)*

Chair Staats took the opportunity to say thank you in appreciation to Ms. Autumn Speer, Director of Planning and Development, for all the experience and knowledge she has brought to the community. Ms. Speer will be resigning from her position on March 12, 2013.

There being no further business, Chair Staats adjourned the meeting at 5:37 p.m.

Respectfully submitted,  
Leslie Evans



## PLANNING AND ZONING COMMISSION AGENDA ITEM

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03/18/13  
Item #2  
Regular Agenda

**APPLICANT / DEVELOPMENT:** All County Surveying

**CASE MANAGER:** Mark Baker, Planner

**ITEM DESCRIPTION:** P-FY-13-14 Hold a public hearing to consider and take action on the Final Plat for Trantum Subdivision Phase VIII, a 4.92 ± acres, 3-lot, 1 block, non-residential subdivision, located on the west side of South General Bruce Drive and east of Profit Place.

**ITEM SUMMARY:** The Development Review Committee reviewed the Final Plat for Trantum Subdivision Phase VIII on February 20, 2013. The plat was deemed administratively complete on February 26, 2013.

The Final Plat of Trantum Subdivision Phase VIII, a 3-lot, 1 block non-residential subdivision is a Replat of Lot 1, Block 2, Trantum Subdivision, Phase II and a portion of Lot 1, Block 2, Profit Place Addition, in the City of Temple, Bell County, Texas. The subject property is located on the west side of South General Bruce Drive and east of Profit Place.

The purpose of the Replat is to reconfigure boundary lines to create a new lot layout of the property. The Replat will result in a net increase of 1 lot.

The subject property is on the west side of South General Bruce Drive which has been identified as an arterial street in the Thoroughfare Plan. Profit Place is identified as a local street and provides 50' of right-of-way and 31' of pavement width.

An 8" sewer line is available in South General Bruce Drive and a 6" sewer line is available in Profit Place. A 6" waterline is available in South General Bruce Drive and an 8" waterline is available in Profit Place.

**STAFF RECOMMENDATION:** Staff recommends approval of the Final Plat for Trantum Subdivision Phase VIII.

**PUBLIC NOTICE:** The newspaper printed notice of the public hearing on March 2, 2013, in accordance with state law and local ordinance.

**FISCAL IMPACT:** Not Applicable

**ATTACHMENTS:**

Final Plat  
Utility Plan

STATE OF TEXAS  
 COUNTY OF BELL

THAT I, JAMES E. TRANUM, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **TRANUM SUBDIVISION, PHASE VIII**, WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

By: James E. Trantum  
 P. O. Box 1150  
 Temple, Texas 76503

STATE OF TEXAS  
 COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES E. TRANUM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

NOTARY PUBLIC, STATE OF TEXAS

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 \_\_\_\_\_, 2013.

CHAIRPERSON \_\_\_\_\_ SECRETARY TO THE PLANNING AND ZONING COMMISSION \_\_\_\_\_

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 AS SHOWN HEREON.

CHARLES G. LICKO, R.P.L.S. DATE SURVEYED: JANUARY 4, 2013  
 REGISTRATION NO. 4636

LOT 3, BLOCK 1  
 TRANUM SUBDIVISION,  
 PHASE II  
 Cab. B, Sl. 231-A

LOT 1, BLOCK 1  
 PROFIT PLACE PHASE II  
 Cab. C, Sl. 3-B

LOT 2, BLOCK 2  
 PROFIT PLACE, PHASE III  
 Cab. C, Sl. 45-C

LOT 3, BLOCK 2  
 PROFIT PLACE, PHASE III  
 Cab. C, Sl. 45-C

LOT 2  
 1.705 Acre

LOT 1  
 2.06 ACRES

LOT 1, BLOCK 1  
 TRANUM SUBDIVISION  
 Cab. B, Sl. 84-A

LOT 2, BLOCK 1  
 AMERICAN SELF STORAGE  
 ADDITION, PHASE TWO  
 Cab. B, Sl. 263-B

LOT 1, BLOCK 1  
 AMERICAN SELF STORAGE  
 ADDITION, PHASE ONE  
 Cab. B, Sl. 263-A

REMAINDER  
 LOT 1, BLOCK 1  
 PROFIT PLACE ADDITION  
 Cab. B, Sl. 46-A

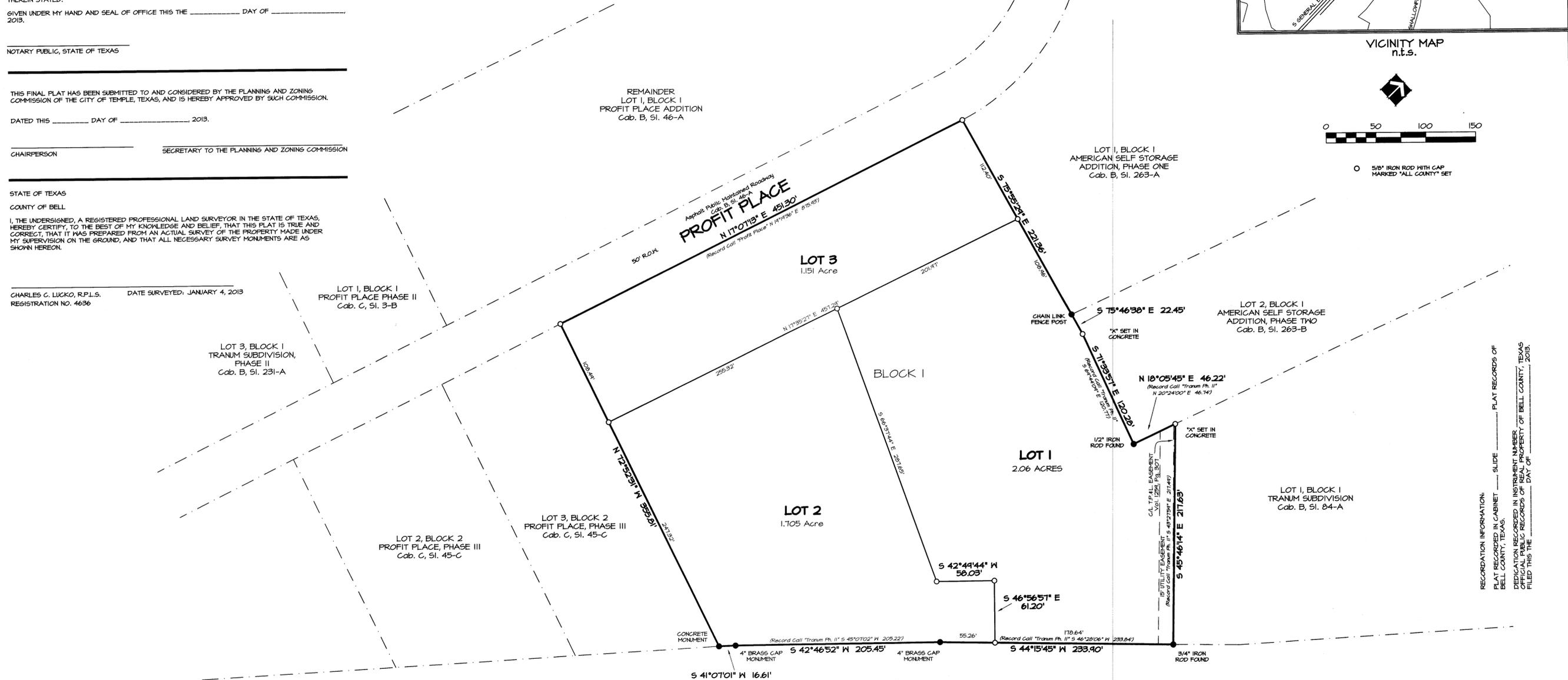
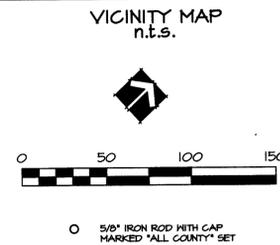
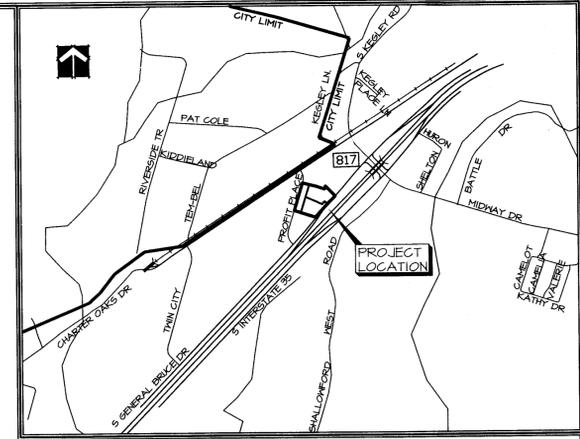
# FINAL PLAT OF TRANUM SUBDIVISION, PHASE VIII WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

Being a Replat of all of LOT ONE (1), BLOCK TWO (2), TRANUM SUBDIVISION, PHASE II, in the City of Temple, Bell County, Texas according to the plat of record in Cabinet B, Slide 231-A of the Plat Records of Bell County, Texas and a portion of LOT 1, BLOCK 2, PROFIT PLACE ADDITION, in the City of Temple, Bell County, Texas, according to the plat of record in Cabinet B, Slide 46-A of the Plat Records of Bell County, Texas and being part of the Nancy Chance Survey, Abstract No. 5, Bell County, Texas.

This plat is to accompany a metes and bounds description of the herein shown 4.92 acre tract.

OWNER:  
 JAMES E. TRANUM  
 P. O. BOX 1150  
 Temple, Texas 76503

LOTS - THREE (3)  
 BLOCKS - ONE (1)  
 AREA - 4.92 ACRES



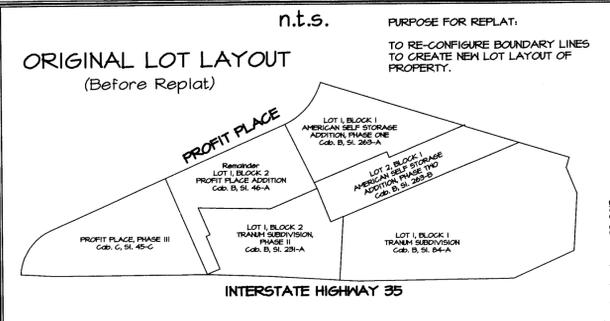
ACCESS NOTE:  
 ACCESS TO LOT 2 FROM S GENERAL BRUCE DR MUST BE APPROVED BY TxDOT AT THE TIME OF BUILDING PERMIT ISSUANCE.

INTERSTATE HIGHWAY 35  
 S GENERAL BRUCE DRIVE

AFFIDAVIT:  
 The Tax Appraisal District of Bell County, 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 \_\_\_\_\_, 2013 A. D.

By: \_\_\_\_\_  
 Bell County Tax Appraisal District



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 coordinates are referenced to City Monument No. 122. The theta angle at City Monument No. 122 is 01°30'14". The combined correction factor (CCF) is 0.994957. Grid distance = Surface distance X CCF. Geodetic north = Grid north + theta angle. Reference tie from City monument No. 122 to the northeast corner of the 4.92 Acre tract is N 45°21'42" W, 345.70 Feet. Published City coordinates for project reference point 122 are N = 10367.410.25 E = 3210.425.21

This property is found on the FIRM Flood Insurance Rate Map No. 48021C0335E, Effective Date September 26, 2009 and is located in Zone "X".

REVISIONS:	

FINAL PLAT OF  
**TRANUM SUBDIVISION,  
 PHASE VIII**  
 WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

**ALL COUNTY SURVEYING, INC.**  
 1903 South 21st Street, Temple, Texas 76504  
 (254) 778-2272 FAX (254) 774-7608  
 TX Firm Lic No. 10023600

Survey completed	01-04-13
Scale:	1" = 50'
Job No.	120819
Dwg No.	120819
Drawn by	DMF
Surveyor	CCL #4636

# TOPOGRAPHY & UTILITY TRANUM SUBDIVISION, PHASE VIII WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

Being part of the Nancy Chance Survey, Abstract No. 5, Bell County, Texas.

### UTILITY CONTACTS & GOVERNMENTAL AGENCIES

The following utility companies have been supplied a copy of this plat and the Subdivision Plat.

Southwestern Bell Telephone Company  
117 North 1st Street  
Temple, Texas 76501  
TT3-8626 TT3-8502 fax TT3-8514

Time Warner Cable  
P.O. Box 428  
Temple, Texas 76503  
TT8-8164 fax TT0-6248

ONCOR (previously TXU Electric)  
303 West Calhoun  
Temple, Texas 76501  
TTO-6218 fax TIO-6248

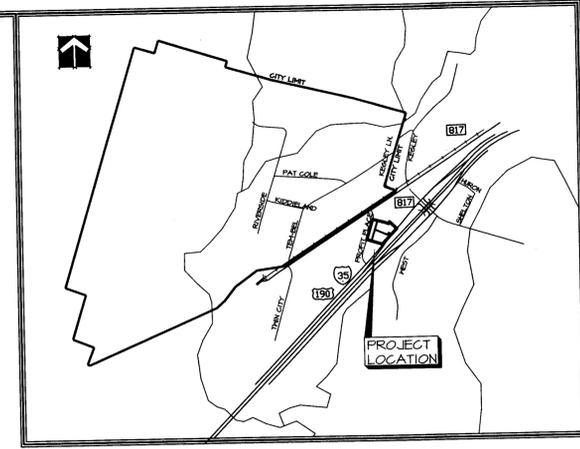
CENTROVISION  
P.O. Box 3157  
Temple, Texas 76505  
TT3-1163 fax TIO-0718

TXU Gas  
303 West Calhoun  
Temple, Texas 76501  
TTO-2501 fax TIO-2545

CITY OF TEMPLE  
Director of Planning  
248-5668

OWNER:  
JAMES E. TRANUM  
P. O. BOX 1150  
Temple, Texas 76503

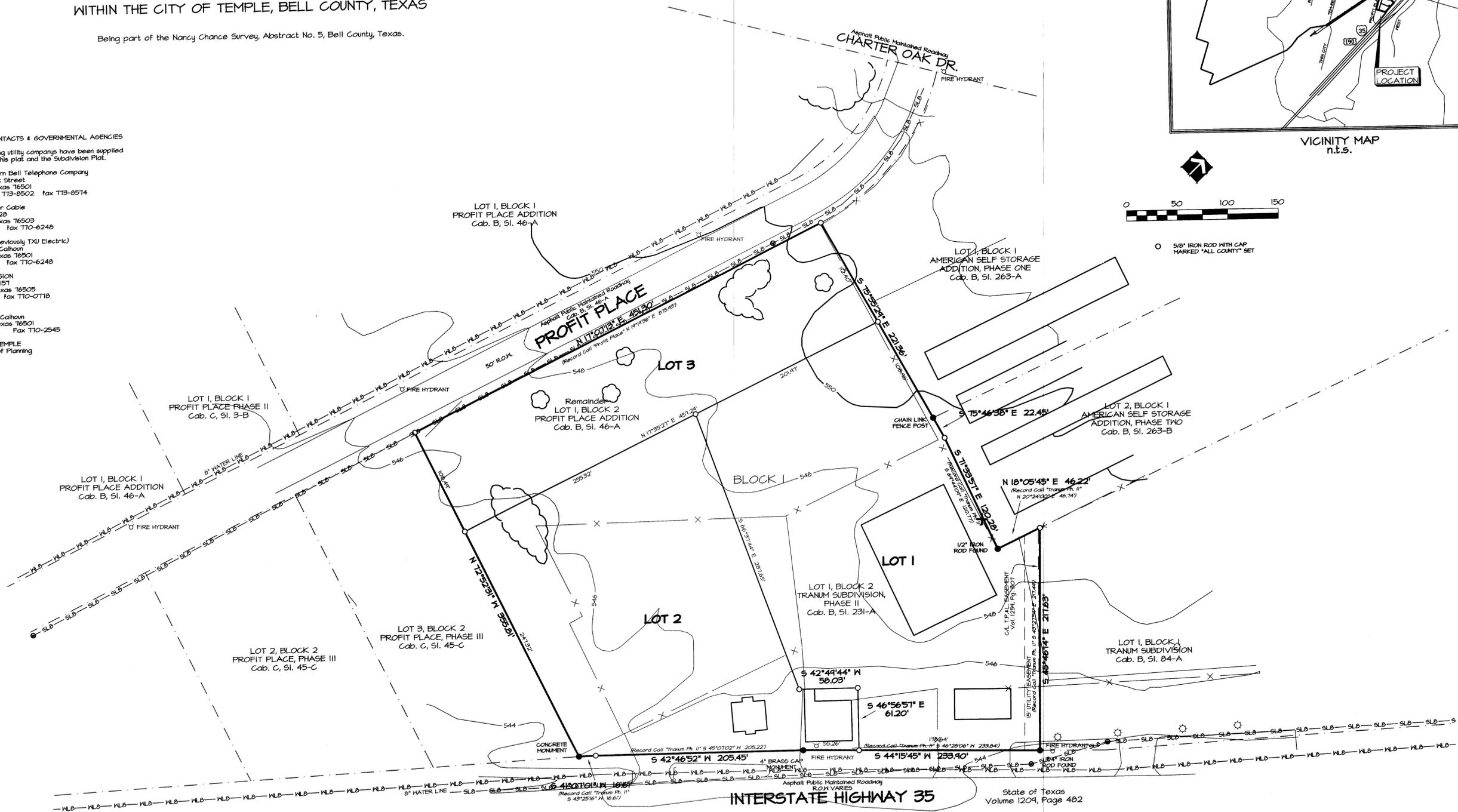
LOTS - THREE (3)  
BLOCKS - ONE (1)  
AREA - 4.42 ACRES



VICINITY MAP  
n.t.s.



5/8" IRON ROD WITH CAP  
MARKED "ALL COUNTY" SET



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 coordinates are referenced to City Monument No. 122. The theta angle at City Monument No. 122 is 0°15'01.4". The combined correction factor (CCF) is 0.9999857. Grid distance = Surface distance X CCF. Geodetic north = Grid north + theta angle. Reference tie from City monument No. 122 to the northeast corner of the 4.42 Acre tract is N 45°21'42" W 345.70 Feet. Published City coordinates for project reference point 122 are N = 10367418.25 E = 3210425.21  
This property is found on the FIRM Flood Insurance Rate Map No. 48021C0335E, Effective Date September 26, 2008 and is located in Zone "X".

CONTOURS SHOWN HEREON WERE TAKEN FROM THE CITY OF TEMPLE STACKHOUSE MAPS. NO SURVEY FIELD WORK WAS PERFORMED FOR THE LOCATION OF THESE CONTOURS.

REVISIONS:


FINAL PLAT OF  
**TRANUM SUBDIVISION,  
PHASE VIII**  
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

**ALL COUNTY SURVEYING, INC.**  
1903 South 21st Street, Temple, Texas 76504  
(254) 776-2212 FAX (254) 774-7608  
Tx Firm Lic. No. 10029600

Survey completed	01-04-13
Scale:	1" = 50'
Job No.	120814
Dwg No.	120814T
Drawn by	DMF
Surveyor	CCL #4636



## PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

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3/18/13  
Item #3  
Regular Agenda  
Page 1 of 3

**APPLICANT / DEVELOPMENT:** Jennifer Ryken, Turley Associates, Inc. on behalf of V.W. Barge III

**CASE MANAGER:** Beverly Zendt, Interim Director of Planning

**ITEM DESCRIPTION:** P-FY-13-17 - Consider and recommend action on the Final Plat of High Crest Phase II, a 36.345 ±, 57-lot, 4-block, residential subdivision, with developer’s exceptions to local regulations related to: street width, payment of park fees, slope design (roadside swales), minimum number of entrances, and the provision of no–parking signs; located on east side of Bowles Ranch Road, north of FM 439, in Temple’s western ETJ (Turley Associates for V W Barge III).

**ITEM SUMMARY:** The Development Review Committee reviewed the Final Plat of High Crest II on February 18, and February 20, 2013. High Crest II is the second phase of the High Crest subdivision located at the general intersection of High Crest Dr. and FM 439 in the City’s extraterritorial jurisdiction. High Crest I, a 68 lot residential subdivision, was constructed in 2007 before the 2011 annexation which brought this general area into the city’s extraterritorial jurisdiction.

An existing 14’ waterline is available on Bowles Ranch Road and will be extended to serve this subdivision. Water is provided by the 439 Water Supply Corporation who has indicated that a 50,000 elevated storage tank will be provided on Lot 27 and will provide adequate pressure to meet fire suppression needs for proposed fire hydrants. The applicant is proposing on-site sewage facilities for all lots in the subdivision. Per Bell County Public Health District, a note has been added to the plat indicating approval by the Bell County Health Department is required for the use of individual septic systems.

The following represents a list of the exceptions being requested by the applicant and the corresponding staff recommendations.

#	City standards	Applicant Exception/Proposal	Staff Recommendation
1	22’ rural local and 26’ rural collector street width a (outer edge of asphalt to outer edge of asphalt) <a href="#">UDC Sec. 8.2 &amp; Design and Development Standards Manual – Typical Street Sections</a>	20’ wide & 24’ wide (respectively)-outer edge of asphalt to outer edge of asphalt with a 1’ concrete ribbon on each side	Staff recommends <b>approval</b>
2	\$225 per dwelling unit total of \$12,825 <a href="#">UDC Sec. 8.3.2</a>	No Park Fees	Staff recommends <b>disapproval</b>
3	Minimum of 4:1 slope for roadside swales <a href="#">Design and Development Standards Manual</a>	Developer proposed 3:1 side slopes consistent with Phase I	Staff recommends <b>approval</b>
4	Two entrances required for 75-150 lots <a href="#">Design and Development Standards Manual – Residential Subdivision Entrance/Access Design</a>	125 lots will be served by one entrance – High Crest Drive	Staff recommends <b>disapproval</b>
5	No parking signs required on streets with less than 26’ pavement width Section 12-4 City Code of Ordinances <a href="#">IFC 2009</a>	Developer proposes placing no parking restrictions in HOA covenants	Staff recommends <b>approval</b>

1. The Design and Development Standards Manual requires a 22' rural local street and a 26' rural collector street measured from the outer edge of asphalt to the outer edge of asphalt. The applicant has provided a 22' rural local street and a 24' rural collector street measured from the outer edge of asphalt to the outer edge of asphalt with a 1' concrete ribbon curb on each side. This standard continues the street layout pattern provided in Phase I and is acceptable to Bell County; subsequently staff recommends approval of this exception.
2. It has been staff's policy to recommend that park fees be waived in the ETJ (related amendment pending final City Council approval March 21, 2013) if the following all of the following criteria can be met:
  - a. The area proposed for development is more than one mile from the existing city limits;
  - b. The proposed subdivision will create fewer than nine lots; and
  - c. The City has not set forth plans to annex the area proposed for development in the City's Municipal Annexation Plan.

Items a and item c are both satisfied with this project. Item b is not. As this project creates an additional 57 lots, staff recommends that Park Fees be paid in accordance with the City's park fee schedule.

3. The Design and Development Standards Manual requires a 4:1 slope for roadside swales. The Developer is proposing a 3:1 slope. This standard continues the drainage pattern provided in Phase I and is acceptable to Bell County; subsequently staff recommends approval of this exception.
4. A single entrance for High Crest I and High Crest II is provided off of High Crest Drive. High Crest I has 68 residential lots. The developer is proposing an additional 57 lots for High Crest II. The Design and Development Standards Manual states that subdivisions with 75-150 lots must provide a minimum of two entrances. The developer may provide an alternative to this design in the form of a "Temporary Emergency Vehicle Access" entrance across a public lot or easement if the access is constructed in accordance with the Design and Development Standards Manual. High Crest Phase I is served with the single entrance and has been constructed in a manner that eliminates the opportunity to provide a second entrance for the subject tract. At this time, the applicant does not own the adjacent tract to the east. The applicant has extended Mountain Rose Road in anticipation of acquiring the adjacent tract and extending this street to create a second entrance when the tract to the east has been acquired. If the applicant can demonstrate that emergency response agencies serving this subdivision are satisfied with a single entrance, staff recommends approval. If not, staff recommends that the applicant provide the Temporary Emergency Vehicle Access entrance per the Design and Development Standards Manual.
5. Proposed streets within and surrounding the proposed subdivision will have street widths varying from 22' – 24' (edge of curb to edge of curb). The IFC 2009 requires that any roadway with less than 26' of pavement width must have no parking signs on either side of the road and any roadway with less than 32' of pavement width must have no parking signs on one side of the roadway. The applicant has indicated that required parking restrictions will be placed in the Home Owners' Association covenants. Additionally, the Bell County Engineers' Office has indicated that the county will not support this standard as the posting of regulatory traffic signs is strictly regulated and can only be approved by the Commissioner's Court.

**STAFF RECOMMENDATION:** Staff recommends approval of the Final Plat of High Crest Phase II with the following exceptions:

- UDC Sec. 8.2 Design and Development Standards Manual – Typical Street Sections: requiring the provision of a 22' rural local street width and 26' rural collector street width (outer edge of asphalt to outer edge of asphalt). Developer proposes 20' and 24' wide (respectively) outer edge of asphalt to outer edge of asphalt with a 1' concrete ribbon on each side.

- Design and Development Standards Manual: requiring the provisions of a minimum 4:1 slope for roadside swales. Developer proposes 3:1 side slopes consistent with Phase I.

Staff recommends disapproval of the following exceptions:

- UDC Sec. 8.3.2- requiring the payment of park fees in the sum of \$225 per dwelling unit. Developer proposes no fees.
- Design and Development Standards Manual – Residential Subdivision Entrance/Access Design: requiring the provision of a second entrance for subdivisions with 75-150 lots.

**FISCAL IMPACT:** Park fees in the sum of \$12,825 will be required for the creation this subdivision.

**ATTACHMENTS:**

[Plat](#)  
[Top/Utility Layout](#)  
[Letter requesting exceptions](#)

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	81.50	700.00	S 9°25'59" W 81.45'
C2	201.29	700.00	N 69°18'35" E 200.59'
C3	200.20	500.00	S 72°38'33" E 198.86'
C4	158.40	700.00	S 19°15'4" W 158.06'
C5	110.12	700.00	N 61°13'37" E 110.01'
C6	339.84	1000.00	N 70°48'28" W 338.21'
C7	200.20	500.00	S 72°32'33" E 198.86'
C8	2.33	700.00	N 16°37'29" E 2.33'
C9	285.92	950.00	N 69°41'39" W 284.84'
C10	139.38	500.00	S 69°32'29" E 138.93'
C11	42.51	1000.00	S 71°44'35" W 42.51'
C12	53.45	672.50	S 68°38'28" W 53.43'
C13	84.70	727.50	S 69°25'59" W 84.65'
C14	101.74	675.00	N 73°13'47" W 101.64'
C15	68.83	725.00	N 74°49'39" W 68.81'
C16	105.76	725.00	N 67°55'43" W 105.67'
C17	92.36	675.00	N 64°59'31" W 92.29'
C18	33.88	725.00	N 62°24'38" W 33.87'
C19	27.82	525.00	S 62°38'28" W 27.82'
C20	78.09	475.00	S 65°46'54" E 78.00'
C21	103.05	525.00	S 69°43'54" E 102.88'
C22	112.10	475.00	S 77°15'8" W 111.84'
C23	79.33	525.00	S 79°41'2" E 79.26'
C24	127.02	672.50	S 80°19'23" W 126.83'
C25	126.49	727.50	S 19°32'18" W 126.33'
C26	15.42	672.50	S 82°13'37" W 15.42'
C27	95.29	672.50	N 21°38'42" E 95.30'
C28	92.70	727.50	N 22°05'00" E 92.64'
C29	9.81	672.50	N 17°08'17" E 9.81'
C30	2.24	672.50	N 16°37'29" E 2.24'
C31	20.51	975.00	N 79°56'27" W 20.51'
C32	42.70	1025.00	N 79°21'1" W 42.69'
C33	110.66	1025.00	N 39°00'46" W 110.67'
C34	140.15	975.00	N 75°13'13" W 140.03'
C35	136.75	975.00	N 67°5'3" W 136.65'
C36	110.21	1025.00	N 68°53'28" W 110.16'
C37	84.77	1025.00	N 63°26'29" W 84.75'
C38	33.93	975.00	N 62°4'8" W 33.93'
C39	129.67	475.00	S 68°53'34" E 129.27'
C40	34.56	525.00	S 70°44'45" E 34.56'
C41	108.15	525.00	S 80°19'48" E 107.96'
C42	60.52	475.00	S 80°21'47" E 60.47'
C43	67.49	525.00	S 80°19'48" E 67.44'
C44	101.07	925.00	N 75°11'0" W 101.02'
C45	104.46	975.00	N 75°14'50" W 104.41'
C46	137.32	925.00	N 67°48'11" W 137.20'
C47	115.07	975.00	N 67°47'49" W 115.00'
C48	73.92	975.00	N 63°14'38" W 73.90'
C49	40.01	925.00	N 62°18'40" W 40.01'
C50	29.08	525.00	S 62°39'31" E 29.07'
C51	132.42	475.00	S 69°3'29" E 131.99'
C52	117.28	525.00	S 70°38'41" E 117.03'
C53	117.81	75.00	N 50°59'14" E 106.07'
C54	117.81	75.00	N 39°00'46" W 106.07'
C55	12.80	100.00	S 87°40'48" E 12.79'
C56	88.15	100.00	N 63°24'00" E 85.32'
C57	43.68	1027.50	S 17°44'51" W 43.68'
C58	28.86	972.50	S 18°06'54" W 28.86'
C59	22.71	727.50	S 13°39'46" W 22.71'
C60	56.13	100.00	N 22°04'01" E 55.40'
C61	78.54	50.00	N 50°59'14" E 78.71'
C62	78.54	50.00	N 39°00'46" W 78.71'
C63	43.04	100.00	N 06°20'40" W 42.71'
C64	87.86	100.00	N 43°50'47" W 85.06'
C65	26.17	100.00	N 76°30'54" W 26.10'
C66	58.18	50.00	S 50°22'34" E 54.95'
C67	46.54	50.00	N 69°37'26" E 44.88'
C68	44.61	50.00	N 42°36'18" W 43.15'
C69	60.11	50.00	S 77°23'42" W 56.59'

LINE TABLE		
LINE	LENGTH	BEARING
L1	54.30	S 73°09'10" W
L2	21.74	S 84°00'46" E
L3	36.95	S 84°00'46" E
L4	23.61	S 84°00'46" E
L5	32.43	S 05°59'13" W
L6	49.62	S 61°41'9" E
L7	14.95	N 16°31'46" E
L8	62.95	N 25°44'02" E
L9	82.66	N 25°44'02" E
L10	49.62	S 61°41'9" E
L11	36.17	N 61°41'9" W
L12	13.45	N 61°41'9" W
L13	21.74	S 84°00'46" E
L14	22.62	N 63°28'7" W
L15	32.76	S 78°18'59" E
L16	6.68	N 78°18'59" E
L17	53.46	S 61°41'9" E
L18	47.70	N 61°41'9" W
L19	5.76	N 61°41'9" W
L20	21.74	S 84°00'46" E
L21	14.12	S 72°10'04" E
L22	2.74	S 77°02'39" E
L23	68.48	S 77°02'39" E
L24	14.95	N 16°31'46" E
L25	40.85	N 18°57'55" E
L26	69.06	S 77°02'39" E

- NOTES:
- ALL LOTS IN THE HIGH CREST PHASE II ARE SUBJECT TO RESTRICTIVE COVENANTS.
  - 25' MINIMUM FRONT YARD SETBACK  
15' MINIMUM SIDE YARD SETBACK  
10' MINIMUM REAR YARD SETBACK  
15' MINIMUM CORNER SIDE YARD SETBACK
  - HIGH CREST PHASE II IS NOT WITHIN THE 100-YEAR FLOOD BOUNDARY PER F.E.M.A. FEDERAL INSURANCE RATE MAP No. 48027C0325E DATED SEPTEMBER 26, 2008
  - WATER SUPPLIED BY THE 439 WATER SUPPLY CORPORATION PROPERTY
  - DRAINAGE WAYS SHALL REMAIN CLEAR AND NOT TO BE ALTERED OR IMPEDED IN ANY WAY.

TRACT A - 0.376 ACRES DEDICATED TO 439 WATER SUPPLY CORPORATION

BOWLES RANCH ROAD 1382 L.F. 1.744 AC  
ARCHSTONE LOOP 2087 L.F. 2.337 AC  
MOUNTAIN ROSE ROAD 1028 L.F. 1.221 AC

LOTS 1, 18, 19 BLOCK 2, LOTS 1 AND 13 BLOCK 3, LOT 1 BLOCK 4, SHALL HAVE NO ACCESS TO BOWLES RANCH ROAD.

DRIVEWAY CULVERTS REQUIRED:

**BLOCK 2**  
LOTS 9-18 18" DRIVEWAY CULVERT  
LOTS 21-26 18" DRIVEWAY CULVERT

**BLOCK 3**  
LOTS 1-7 18" DRIVEWAY CULVERT

**BLOCK 4**  
LOTS 1-2 18" DRIVEWAY CULVERT

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2013

CITY SECRETARY \_\_\_\_\_

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 \_\_\_\_\_, 2013.

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 \_\_\_\_\_, 2013

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

\* 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, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_

2013 A.D., IN CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_, PLAT RECORDS OF BELL COUNTY, TEXAS.

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

STATE OF TEXAS

COUNTY OF BELL

I, the undersigned, Owner of the land shown on this plat and designated herein as HIGH CREST, PHASE II, an addition to the City of Temple ETJ, and Bell County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of public forever, all streets, parks, water courses, 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.

ANSLEY CORPORATION

V.W. (Bill) Barge III, President

STATE OF TEXAS

COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2013 BY V.W. BARGE III, President, Ansley Corporation.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS

COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS:

That I, Jennifer Ryken, do hereby certify that I prepared all drainage calculations and designed all drains, streets/roads and appurtenances in accordance with the Subdivision Ordinance of the Bell County Subdivision Regulations.



*Jennifer Ryken*  
JENNIFER RYKEN  
NO. 116277



*Michael E. Alvis*  
Michael E. Alvis, R.P.L.S., No. 5402

FINAL PLAT:  
HIGH CREST PHASE II  
36.345 ACRES  
57 LOTS, 4 BLOCKS, 1 TRACTS  
10 LOTS, BLOCK 1  
26 LOTS, BLOCK 2  
13 LOTS, BLOCK 3  
8 LOTS, BLOCK 4  
TRACT A

JOHN M. PORTER SURVEY, ABSTRACT No: 648, IN THE ETJ OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS

ENGINEERING • PLANNING • SURVEYING  
CONSTRUCTION MANAGEMENT

**TURLEY ASSOCIATES, INC.**  
301 N. 3rd ST.  
TEMPLE, TEXAS  
E-MAIL: VDTURLEY@AOL.COM

(254) 773-2400  
(254) 773-3998

FINAL PLAT for:  
HIGH CREST, PHASE II  
36.345 ACRES

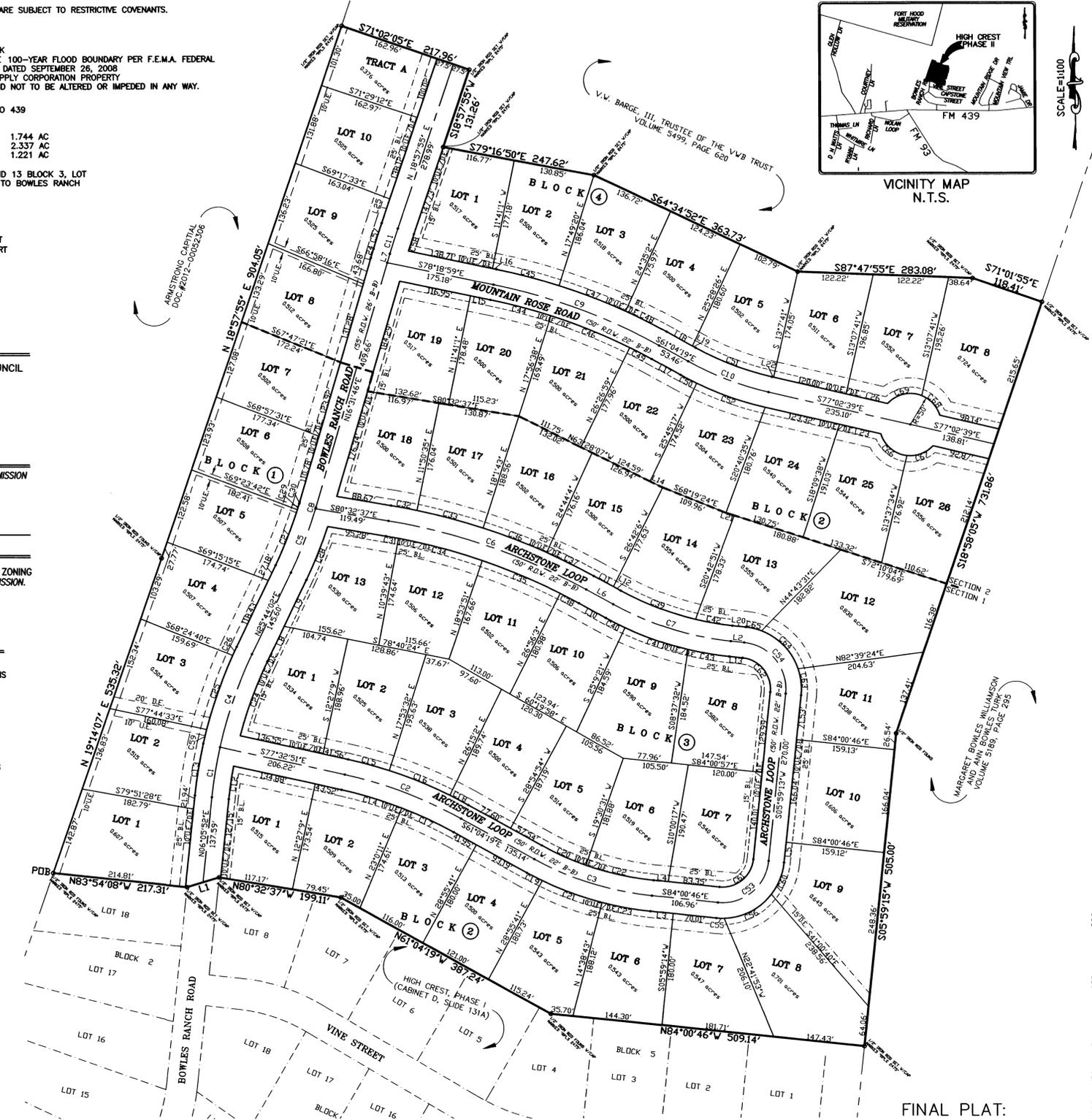
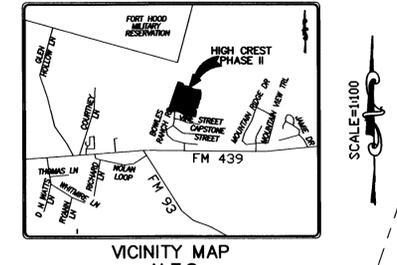
JOHN M. PORTER SURVEY, ABSTRACT No: 648, IN THE ETJ OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS

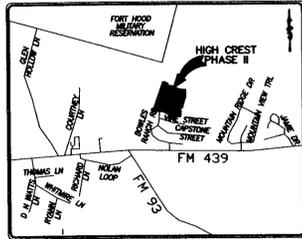
DEVELOPED BY:  
BILL BARGE  
3802 S.W. H.K. DODDEN LOOP  
TEMPLE, TEXAS

REVISIONS		
JFB	COMMENTS	5/5/13

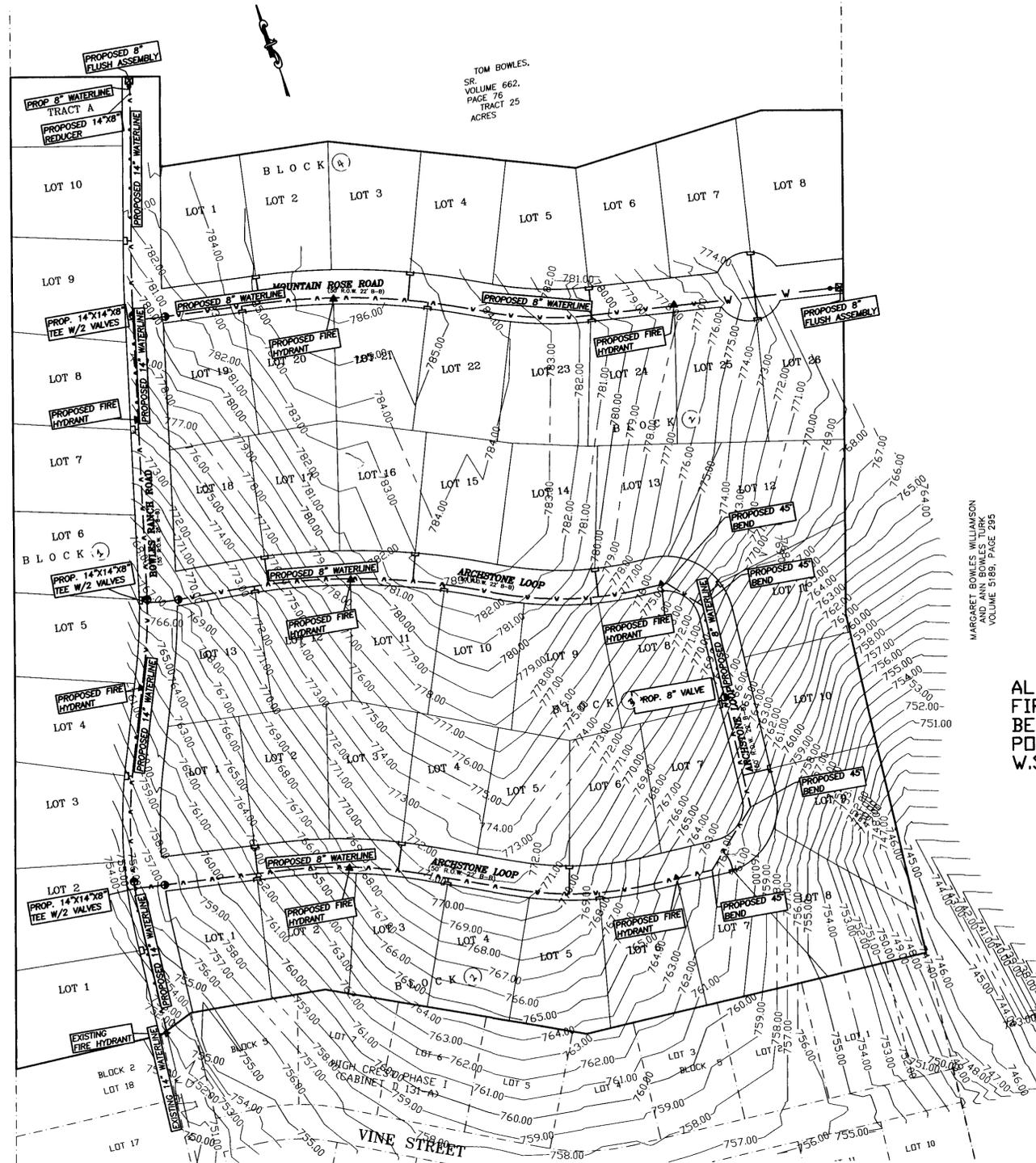
Date: 11/13/12  
Drawn By: JFB  
Reference: 11298-D  
FB/LB:  
Job Number: 12-626  
Sheet of  
Computer: 12-626PLAT

**11831-D**  
DRAWING NUMBER





VICINITY MAP  
N.T.S.



ARMSTRONG CAPITAL  
DOC #2012-0052306

MARGARET BOWLES WILLIAMSON  
AND ANNY BOWLES TRUST  
VOLUME 518, PAGE 295

### LEGEND

- Proposed Water Valve
- Proposed Fire Hydrant
- Proposed Bullhead Water Service (1-1/2")
- Proposed Single Water Service (1")
- Proposed Water Line
- Proposed Tee
- Proposed Flush Assembly

#### NOTE

ALL WATER UTILITIES TO BE INSTALLED  
PER 439 WATER SUPPLY CORPORATION  
SPECIFICATIONS.

#### NOTE:

ALL FIRE HYDRANTS WILL USE THE LATERAL  
FIRE HYDRANT ASSEMBLY. AFTER THE 6" 90°  
BEND IT WILL REDUCE TO A 2", AND A 2"  
POST HYDRANT WILL BE INSTALLED. SEE 439  
W.S.C. DETAIL SHEET #15.

#### GENERAL NOTES:

ALL CONSTRUCTION TO COMPLY WITH 439 WATER SUPPLY CORPORATION DETAIL SHEETS AND SPECIFICATIONS.

CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING A STORM WATER POLLUTION PREVENTION PLAN, INCLUDING ALL EROSION CONTROL MEASURES.

SITE TO BE LEFT IN CONDITION EQUAL TO TO BETTER THAN PRE-CONSTRUCTION CONDITION.

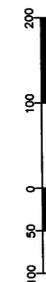
ALL DISTURBED AREAS TO BE SEEDED AND IRRIGATED UNTIL GRASS IS ESTABLISHED.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ANY EXISTING UTILITIES.

UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REGULATIONS.

NO PUBLIC SANITARY SEWER SYSTEM IS AVAILABLE TO SERVE THIS SUBDIVISION. APPROVAL BY THE BELL COUNTY HEALTH DEPARTMENT IS REQUIRED FOR THE USE OF INDIVIDUAL SEPTIC SYSTEMS.

CONTRACTOR RESPONSIBLE FOR PROVIDING BELL COUNTY AND CITY OF TEMPLE WITH SWPPP, N.O.I. AND N.O.T.



Know what's below.  
Call before you dig.

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

ENGINEERING • PLANNING • SURVEYING  
CONSTRUCTION MANAGEMENT

**TURLEY ASSOCIATES, INC.**

301 N. 3rd ST. TEMPLE, TEXAS 76501 (254) 773-2400  
E-MAIL: VTURLEY@AOL.COM (254) 773-3998

FIRM#1658



UTILITY LAYOUT FOR:  
**HIGH CREST, PHASE II**  
BELL COUNTY, TEXAS

DEVELOPED BY:  
**BILL BARGE**  
3602 S.W. H.K. DODGEN LOOP  
TEMPLE, TEXAS

REVISIONS

DATE: DECEMBER 12, 2012
DRN. BY: JFB
REF.: 11298-D
LEVEL BOOK
JOB NO.: 12-626
SHEET 2 OF 16
COMPUTER DWG. NO. UTILITY LAYOUT
<b>11831-D</b>
DRAWING NUMBER

### UTILITY LAYOUT FOR: HIGH CREST PHASE II



**TURLEY ASSOCIATES, INC.**

301 NORTH THIRD STREET • TEMPLE, TEXAS 76501 • (254) 773-2400  
F-1658 FAX • (254) 773-3998

March 7, 2013

City of Temple  
Attn: Autumn Spears  
Planning Director  
2 North Main Street  
Temple, TX 76501

RE: High Crest Phase IV

Dear Autumn:

On behalf of our client, Turley Associates, Inc. would like to formally request exceptions from the *Unified Development Code* and the *Drainage Criteria and Design Manual* for the above referenced project.

The first exception that is requested regards the street widths within the project. The required street width for a rural local street in Temple ETJ is 22' outer edge of asphalt to outer edge of asphalt. The local streets in High Crest Phase II are designed to be 20' wide outer edge of asphalt to outer edge of asphalt with a 1' concrete edge ribbon on each side, thus making the total driving surface width 22' back to back. This is consistent with the first phase of High Crest and meets Bell County street standards. We ask that the City grant an exception to the rural local street standard and approve the street width as designed.

The second exception also regards street widths. The required width for a rural collector street in Temple ETJ is 26' measured from the outer edge of asphalt to outer edge of asphalt. The collector within this development is designed to be 24' wide from outer edge of asphalt to outer edge of asphalt with a 1' concrete edge ribbon on each side. This makes the total driving surface 26' wide. This design is 2' wider than the collector in the previous phase and meets Bell County street standards. We ask that the City grant an exception to this requirement.

We would also like to request that the City grant an exception to the park fee requirement. This development is more than a mile outside of the City Limits (approximately 2.25 miles) and annexation of the property is not anticipated any time soon. This meets two of the three requirements set forth by the parks department to waive fees within the ETJ.

The *Drainage Criteria and Design Manual* calls for roadside swales to have a minimum side slope of 4:1. This project is designed with 3:1 side slopes which is consistent with the first phase of the subdivision and meets Bell County

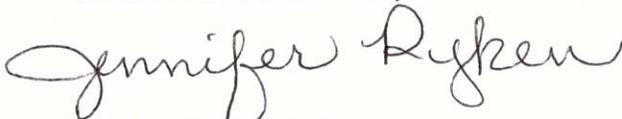
Subdivision Standards. We ask that the City grant an exception to this requirement. We would also like to request an exception to the *Drainage Criteria and Design Manual* requirement of detention and mitigation of increased runoff flow.

The City of Temple requires that developments with more than 75 lots have two entrances into the development. High Crest does not have two entrances. Phase I of High Crest was developed fronting FM 439 when this area was not within the ETJ of the City of Temple and was approved by Bell County with one entrance. The County only required that we provide through streets to the east for future connectivity. The entrance to the development was also approved by TxDOT. Phase II of High Crest abuts the northern boundary line of Phase I and has only one connection to Phase I. Phase II also provides a through street to the east for future connectivity. Seeing as Phase I was built approximately 5 years ago and met all standards at the time of platting it creates an undue hardship on the property owner to require a second entrance off of FM 439 when there is no frontage left within his property boundary. For these reasons we ask that the City of Temple grant an exception to the *Unified Development Code* requirements of a second entrance.

We appreciate your consideration on these matters and are available at your convenience to discuss these items or answer any questions.

Sincerely,

**TURLEY ASSOCIATES, INC.**

A handwritten signature in cursive script that reads "Jennifer Ryken".

Jennifer Ryken, P.E.  
Project Engineer

## Beverly Zendt

---

**From:** Jennifer Ryken [jryken@turley-inc.com]  
**Sent:** Tuesday, March 12, 2013 9:40 AM  
**To:** Beverly Zendt  
**Subject:** High Crest Phase II

Beverly,

Turley Associates, Inc., on behalf of our client, would like to request an exception to the Fire Department's requirement of posting "No Parking" signs due to the width of the road for the fact the County is against this request. Thank you for your consideration in this matter.

Sincerely,

Jennifer Ryken, P.E.  
Project Engineer

Turley Associates, Inc.  
301 N. 3rd Street  
Temple, Tx 76501  
(254)773-2400 x 209

Click below to connect with us  
via website or social links.



**Important:** This message and any attached documents accompanying this transmission may contain privileged and/or confidential information and is intended solely for the addressee (s) named above or one who is authorized to receive for the addressee (s). If you are not the intended recipient of this transmission, you are hereby notified that the copying, use, or distribution of any information or materials transmitted herewith is strictly prohibited. If you have received this message in error, please delete it and any attached documents from your system immediately and notify our office at once by replying to the email or calling our office at the number listed above. Thank you for your cooperation.



## PLANNING AND ZONING COMMISSION MEMORANDUM

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3/18/13  
Item #4  
Regular Agenda  
Page 1 of 2

**APPLICANT:** City of Temple

**DEPT. /DIVISION SUBMISSION & REVIEW:** Beverly Zendt, Interim Director of Planning

**ITEM DESCRIPTION:** Hold a public hearing to discuss and recommend action on amendments to Ordinance 2010-4413, Temple Unified Development Code, Articles 5 and 11, related to the following land uses: boarding/rooming house; correctional facility; halfway house; institution for alcoholic and narcotic patients; institution, religious, charitable, philanthropic nature; substance abuse treatment facility; social service shelter; and transitional or emergency shelter.

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed amendments.

**ITEM SUMMARY:** On February 7, 2013, City Council held a workshop where information was presented regarding regulations pertaining to social service and community residential facilities. At that time, staff presented information related to the following:

- Classification of social service/ community residential facilities;
- Location of existing social service and community residential facilities; and
- Standards and regulations governing the location of such facilities.

City Council directed staff to prepare amendments to Articles 5 and 11 of the Unified Development Code to:

- Provide definitions for social service and community residential facilities;
- Identify appropriate districts for such facilities;
- Identify appropriate districts for all categories of facilities and which uses might be better regulated with a Conditional Use Permit (CUP); and
- Update Section 5.1 Use Table of the Unified Development Code to reflect those recommendations.

Staff has prepared the following amendments to Articles 5 and 11 of the Unified Development Code:

- **Article 5: Use Standards.** Adding, amending, and determining appropriate districts and regulations for social service and community residential uses in the Section 5.3.1 Use Table:
  - Correctional Facility – amended to permit this use in Light Industrial and Heavy Industrial Districts only with a Conditional Use Permit;

- Removed *Institution for Alcoholic and Narcotic Patients* (replace with *Substance Abuse Facility*);
  - Substance Abuse Treatment Facility – amended/ changed from *Institution for Alcoholic and Narcotic Patients* and permitted in most non-residential (O-1, O-2, GR, C, CA, LI) with a Conditional Use Permit;
  - Removed *Institution, Religious, Charitable, Philanthropic Nature* (replace with *Social Services Shelter*);
  - Social Service Shelter – amended/changed from *Institution, Religious, Charitable, and Philanthropic Nature* and permitted in all standard zoning districts with a Conditional Use Permit; and
  - Transitional or Emergency Shelter – Amended to permit in General Retail and Commercial Districts with a Conditional Use Permit.
- **Article 5: Transitional or Emergency Shelter.** Amending Section 5.3.12 to include Social Service Shelters and applying same standards governing:
    - Separation of Social Services Shelters from incompatible uses;
    - Supervisory staff/ resident ratios; and
    - Other provisions related to waiting areas and the provision of HVAC.
  - **Article 11: Definitions.** Adding or amending definitions for the following categories of social service/community residential facilities:
    - Boarding house/rooming house
    - Correctional facility
    - Halfway House
    - Social Service Facility
    - Substance Abuse Facility

**PUBLIC NOTICE:** The newspaper printed notice of the Planning and Zoning Commission public hearing on March 10, 2013 in accordance with state law and local ordinance.

**FISCAL IMPACT:** Not Applicable

**ATTACHMENTS:**

[Attachment 1: Article 5- Use Table](#)

[Attachment 2: Article 5 – Transitional Shelter or Emergency Shelter](#)

[Attachment 3: Article 11- Defined Terms](#)

## Section 5.1 Use Table

P= Permitted by Right L = Permitted by Right Subject to Limitations  
 [blank cell] = Prohibited C= Conditional Use Permit

Specific 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	C	CA	LI	HI	Standards	
<b>RESIDENTIAL USES</b>																							
Boarding/Rooming House												P	P		P		P	P	P	P			
Family or Group Home	L	L	L	L	L	L	L	L	L	L	L	L	L	C	C	C	C	C	C	C			5.3.1
<b>EDUCATION AND INSTITUTIONAL USES</b>																							
Art gallery or museum														P	P	P	P	P	P	P	P		
Cemetery, crematorium or mausoleum	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Child care: family home	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L			5.3.9
Child care: group day care home	C	C	C	C	C	C	C	C	C	C	C	C	C	L	L	L	L	L	L	L	L	L	5.3.9
Child care: day care center	C	C													L	L	L	L	L	L	L	L	5.3.10
College, university or seminary	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		P	P	P	P			
Community center	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
<b>Correctional facility</b>	C																			C	C	C	
Fairgrounds or exhibition area	C	C									C	C	C	P	P		P	P	P	P			
<b>Emergency Shelter</b>																		C	C		C		5.3.12
Fraternal organization lodge or union hall	C	C										C	C	P	P		P	P	P	P	P	P	
<b>Halfway house</b>											C	C	C	C	C	C	C	C	C	C	C		
Hospital	C														P		P	P	P	P			
<i>Institution for alcoholic or narcotic patients</i>	C	C												C	P		C	P	P	P			
<i>Institution, religious-charitable philanthropic nature</i>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	P	P	P	P	P	
Military reserve, national guard center																			P		P	P	
Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Pre-school	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	L	L	5.3.11
School, business														P	P	P	P	P	P	P	P	P	
School, commercial trade																			P	P	P	P	
School, elementary or secondary (public or private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
<b>Social Service Shelter</b>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	5.3.12
<b>Substance Abuse Treatment Facility</b>														C	C		C	C	C	C			
<b>Transitional Shelter</b>																					C		5.3.12

**Temple, Texas Unified Development Code**

Effective 12/16/10 • Last Amended 07/19/12

**Temple, Texas Unified Development Code**

Effective 12/16/10 • Last Amended 07/19/12

### 5.3.12 Transitional, ~~or Emergency~~ or Social Service Shelter

A ~~transitional or emergency shelter~~ transitional, emergency, or social service shelter may be permitted in accordance with the use table in Sec. 5.1 subject to the following standards.

- A. The ~~transitional or emergency shelter~~ transitional, emergency, or social service shelter must be a minimum of 1,000 feet from the following uses:
  - 1. Alcoholic beverage sales (on-premise or off-premise consumption);
  - 2. All residential uses or zoning districts as specified in the zoning district table in Section 4.1.1 and in the use table in Section 5.1.3 (this standard may be amended with the Conditional Use Permit for Social Service Shelters);
  - 3. Child care uses;
  - 4. Elementary or secondary schools (public or private); and
  - 5. Other ~~transitional or emergency shelter facilities~~ transitional, emergency, or social service shelter
- B. The distance required above must be measured in a straight, direct line from the property line of a use listed above to the property line of the ~~transitional or emergency shelter~~ transitional, emergency, or social service shelter and in a direct line across intersections.
- C. Space must be provided inside the ~~transitional or emergency shelter~~ transitional, emergency, or social service shelter so that prospective and current residents are not required to wait on sidewalks or any other public right-of-way.
- D. The ~~transitional or emergency shelter~~ transitional, emergency, or social service shelter must be equipped with a functioning central heating, ventilation and air conditioning system.
- E. The occupancy load and construction of the building must meet the most recent version of the International Fire Code and Building Code adopted by the City, including all Fire Safety requirements.
- F. A minimum of one shelter staff member must be present per 25 clients on-premise of the transitional or emergency shelter. A minimum of one shelter staff member must be present at the shelter at all times.
- G. Emergency shelters are facilities designed and operated in a manner that clients are provided temporary housing for stays of up to thirty (30) consecutive days.
- H. Transitional shelters are facilities designed and operated in a manner that clients are provided temporary housing for periods up to one year.
- I. Occasional, unplanned short term stays that exceed the thirty day or one year normal stay by clients of emergency and transitional shelters shall not constitute a violation of this ordinance.

[Ord. 2012-4505]

## Sec. 11.2. Defined Terms

As used in this UDC, unless the context otherwise indicates, the words below are defined as follows. Words not expressly defined in this Section are to be construed in accordance with their ordinary meaning or in accordance with their customary usage in municipal planning and engineering practices.

**Boarding House /Rooming House.** A building other than a hotel, where lodging and meals for four or more persons are served for compensation and no rehabilitation services are provided.

Correctional Facility. A penal facility including buildings and structures that are inhabited by 6 or more persons who are under restraint or security and are generally incapable of self-preservation due to security measures not under the occupants' control. This definition includes, but is not limited to prisons, jails, reformatories, detention centers, correction centers, and prerelease centers.

**Emergency Shelter.** A facility providing temporary shelter, over a period of less than 30 days, for persons who are indigent, needy, homeless or transient. [Ord. 2012-4505]

**Family or Group Home.** A dwelling unit used as a single housekeeping unit where not more than six physically or mentally impaired or handicapped persons are provided room and board, as well as supervised care and rehabilitation provided by not more than two persons. "Family Home" means a community-based residential home operated in accordance with the Community Homes for Disabled Persons Location Act and its amendments.

~~Halfway House. A dwelling unit used as a single housekeeping unit for not more than six persons who have demonstrated a tendency towards alcoholism, drug abuse, anti-social or criminal conduct, together with not more than two persons providing supervision and other services to such persons. A residential facility for the housing, rehabilitation, and training of persons who are subject to community supervision, parole, or mandatory supervision under state or federal law.~~

Social Service Shelter (Short Term Only) – A facility providing shelter, over a period of 30 days or less, for no more than 10 persons who are receiving therapy or counseling from support staff who are present at all times the residents are present, for one or more of the following purposes:

- (a) To help residents recuperate from the effects of drugs or alcohol addiction;
- (b) To help homeless persons or families achieve independence and obtain permanent housing; or
- (c) To provide temporary shelter for persons who are victims of domestic abuse.

Substance Abuse Treatment Facility. An outpatient or residential facility that offers treatment for persons with chemical dependency and operates such facility under a state license or registration of a faith-based (non-medical) exempt program.

**Transitional Shelter.** A facility providing shelter, over a period of more than 30 days, for persons who are receiving therapy or counseling from support staff who are present at all times the residents are present, for one or more of the following purposes:

- (a) To help residents recuperate from the effects of drugs or alcohol addiction;
- (b) To help homeless persons or families achieve independence and obtain permanent housing; or
- (c) To provide temporary shelter for persons who are victims of domestic abuse. [Ord. 2012-4505]



# PLANNING AND ZONING COMMISSION AGENDA ITEM

3/18/13  
Item #5  
Regular Agenda  
Page 1 of 3

**APPLICANT:** Planning & Zoning Commission

**CASE MANAGER:** Beverly Zendt, Interim Director of Planning

**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>SPECIAL CALLED MEETING: Panda Power Plat</b>	<b>P&amp;Z 3/26/13</b>	
<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>Z-FY-12-50</b> 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
<b>P-FY-13-18</b> Hold a public hearing to consider and take action on the Final Plat of CEFCO #23 Commercial, a 3.009 ± acres, 2-lot, 1 block, non-residential subdivision, being a Replat of Lot 1, Block 1, CEFCO #23 subdivision according to the plat recorded in Cabinet C, Slide 136-B, of the real property records of Bell County, Texas and being a part of the 32.204 + acre tract of land described in a RTC Texas Special Warranty Deed dated November 9, 1992 to Robert J. Kasberg and being of record in Volume 2912, Page 323, of the real property records of Bell County, Texas and being all of that certain 1.003 acre tract of land described in a Warranty deed dated November 3, 2006 from Kasberg Development , Co. to Heartland Resources, Inc., and being of record in Document No. 2006-00052064, of the	P&Z on 4/01/13	Turley Associates

real property records of Bell County, Texas, located at northwest corner of North Kegley Road and West Adams Avenue and addressed as 5510 W. Adam Ave.		
<b>P-FY-13-19</b> Consider and take action on the Preliminary Plat of BRV Addition, a 43.00 ± acres, a 139-lot, 6-block residential subdivision, located on the northeast side of SW H K Dodgen Loop, south of Hopi Trail.	DRC on 3/04/13	Jon Hake for J. Kirk Willard)
<b>Z-FY-13-15</b> Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow an off-premise sign (billboard) on 0.405 ± acres, being part of the McKinney & Williams Survey, Abstract No. 609, Bell County, Texas, located at 1611 Commerce Street.	P&Z on 4/01/13 Pending	Lamar Advertising for Robert Giniewicz
<b>P-FY-13-22</b> Hold a public hearing to discuss and take action on the Final Plat of Panda Power Plant Project, a 287 ± acre, 5-lot, 2-block non residential subdivision, located east of SE H K Dodgen Loop, south of Panda Drive and north of FM 3117, at 2892 Panda Drive.	P&Z Special Called Meeting on 3/26/13	All County Surveying
<b>P-FY-13-21</b> Consider and take action on the Final Plat of Scott and White Memorial Hospital, a 209.04 ± acre 1 lot, 1-block nonresidential subdivision located generally from the main campus to various locations along West Avenue R to south 13th, 15th, 19th Streets to Fryers Creek.	DRC 3/18/13	Ronald Carroll
<b>P-FY-13-20</b> Consider and take action on the Final Plat of Porter Addition, a 4.003 ± acres, 2-lot, 1-block residential subdivision, located on the west side of Old Howard Road, North of Mouser Road & South of Moore's Mill Road. (Inc.	DRC 3/18/13	Turley Associates
<b>Z-FY-13-15</b> Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow an off-premise sign (billboard) on 0.405 ± acres, being part of the McKinney & Williams Survey, Abstract No. 609, Bell County, Texas, located at 1611 Commerce Street.	P&Z 4/01/13	Lamar Advertising for Robert Giniewicz

City Council Final Decisions	Status
<b>Z-FY-13-10</b> Hold a public hearing to discuss and recommend action on a zone change from Planned Development District (PD) with specific uses of shopping center and housing development to Commercial District (C) on 0.52 to allow an off-premise sign (billboard) on 0.6483 ± acres, in Bell County, Texas, being part of the Redding Roberts Survey, Abstract Number 692, a part of that 9.173 acres of land described in the Dedication of Creekside Planned Development, a planned development in the City of Temple, Bell County, Texas, being of record in Volume 1528, Page 813, Deed Records of Bell County, Texas, located at 3602 SW H K Dodgen Loop.	APPROVED at 1 <sup>st</sup> Reading on March 7, 2013

City Council Final Decisions	Status
<p><b>Z-FY-13-12</b> Hold a public hearing to discuss and recommend action on an amendment to Ordinance 2010-4413, Temple Unified Development Code, in its entirety to address personnel title changes; Article 1 to address purpose, compliance, enforcement and violations; Article 2 to clarify final action requirements; Article 3 to amend subdivision plat review, add requirements for preliminary plat, amend site plan requirements, clarify appeal processes, amend warrant and variance requirements in TMED; Article 4 and Article 5 to remove single family detached and single family attached uses in non-residential districts and clarify manufactured home requirements; Article 6 to amend landscape requirements for overlay districts and clarify material in I-35; Article 7 to amend landscape requirements, lighting requirements relating to glare, amend sidewalk requirements, address wall sign placement for certain facades; Article 8 to amend general provisions to address fire safety requirements, amend fire and park requirements in ETJ, amend sidewalk requirements and applicability in Industrial Park; and Article 11 to amend definitions as needed.</p>	<p>APPROVED at 1<sup>st</sup> Reading on March 7, 2013</p>



**PLANNING AND ZONING COMMISSION  
MEETING EVALUATION  
March 18, 2013**

**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**

2013														
	Jan 7	Jan 22	Feb 4	Feb 19	Mar 4	Mar 18	Apr 1	Apr 15	May 6	May 20	June 3	June 17	P	A
James Staats	P	No Meeting Held	P	P	P								4	
Allan Talley	P		P	P	P								4	
Derek Martin	A		P	A	P								2	2
Will Sears	P		A	P	P								3	1
Greg Rhoads	P		P	P	P								4	
David Jones	P		P	P	P								4	
Chris Magaña	P		P	A	P								3	1
Randy Harrell	A		P	P	P								3	1
Patrick Johnson	P		P	A	P								3	1

	July 1	July 15	Aug 5	Aug 19	Sept 3	Sept 16	Oct 7	Oct 21	Nov 4	Nov 18	Dec 2	Dec 16	P	A
James Staats														
Allan Talley														
Derek Martin														
Will Sears														
Greg Rhoads														
David Jones														
Chris Magaña														
Randy Harrell														
Patrick Johnson														

not a Board member