

NOTICE OF SPECIAL CALLED MEETING

PLANNING AND ZONING COMMISSION

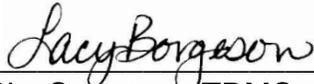
**CITY MUNICIPAL BUILDING
2 NORTH MAIN STREET
CITY COUNCIL CHAMBERS, 2ND FLOOR
MARCH 26, 2013**

AGENDA

5:00 P.M.

1. **P-FY-13-22:** Hold a public hearing to consider and take action on the Final Plat of Panda Power Plant Project, a 258 ± acre, four lot, one block, non-residential subdivision, being a replat of Panda Temple Power Project, located east of SE H K Dodgen Loop, south of Panda Drive and north of FM 3117, at 2892 Panda Drive. (Applicant: All County Surveying for Panda Temple Power)

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 4:20 PM, March 20, 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 ITEM MEMORANDUM

3/26/13
Item #1
Regular Agenda
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APPLICANT / DEVELOPMENT: Chuck Lucko, All County Surveying, Inc. on behalf of Panda Temple Power, LLC

CASE MANAGER: Beverly Zendt, Interim Director of Planning

ITEM DESCRIPTION: P-FY-13-22 - Hold a public hearing to consider and take action on the Final Plat of Panda Power Plant Project, a 258 ± acre, one block, four lot, non-residential subdivision, being a replat of Panda Temple Power Project, located east of SE H. K. Dodgen Loop, south of Panda Drive, and north of F. M. 3117, including property addressed as 2892 Panda Drive.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat Panda Power Project on March 11 and March 13, 2013. The Development Review Committee deemed the plat complete on March 21, 2013. Panda Power Plant Project is a replat of Panda Temple Power Plant Project a one block, one lot, non-residential 250 acre subdivision approved in September 2011. The purpose of the replat is to plat lands owned or to be owned by Panda Temple Power, LLC, Panda Temple Power II, LLC, and Oncor Electric Delivery Company, LLC.

An existing 2" waterline on the east side of the property boundary and an existing 12" waterline (located along Lorraine Avenue) are available to serve the site. Additionally, an existing 15" wastewater line is available to serve the site. A reciprocal private water and sewer agreement will establish easements to extend private service lines to all lots. A 15' wide utility easement is available to extend utilities to future development on the south plat boundary. The property owner, Panda Temple Power, LLC is proposing private passage easements as depicted on the plat to provide access to all newly created lots.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Panda Power Project.

FISCAL IMPACT: None.

ATTACHMENTS:

Plat

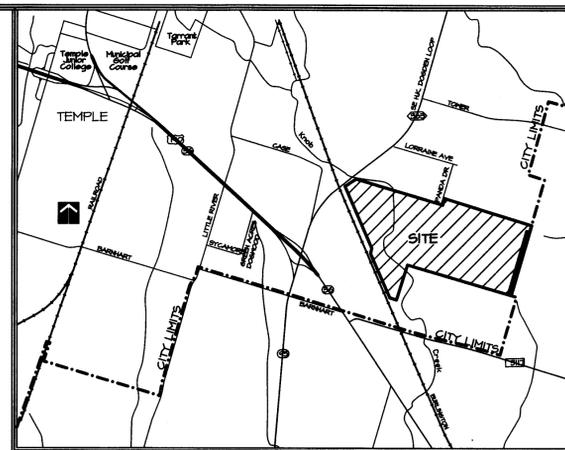
FINAL PLAT OF PANDA POWER PLANT PROJECT

WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

Being an addition consisting of 258.06 Acres, situated in the MAXIMO MORENO SURVEY, ABSTRACT 14, City of Temple, Bell County, Texas, being a REPLAT of Lot 1, Block 1, Panda Temple Power Project, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Cabinet D, Slide 335-A, Plat Records of Bell County, Texas, and also embracing all of a called 12.61 Acre tract conveyed to Panda Temple Power, LLC in Document No. 2013-0005601, Official Public Records of Real Property, Bell County, Texas.

This plat is to accompany a metes and bounds descriptions of the herein shown 258.06 Acre tract.

PURPOSE OF THIS PLAT: To plat the lands owned or to be owned by PANDA TEMPLE POWER, LLC, PANDA TEMPLE POWER II, LLC, and ONCOR ELECTRIC DELIVERY COMPANY, LLC.



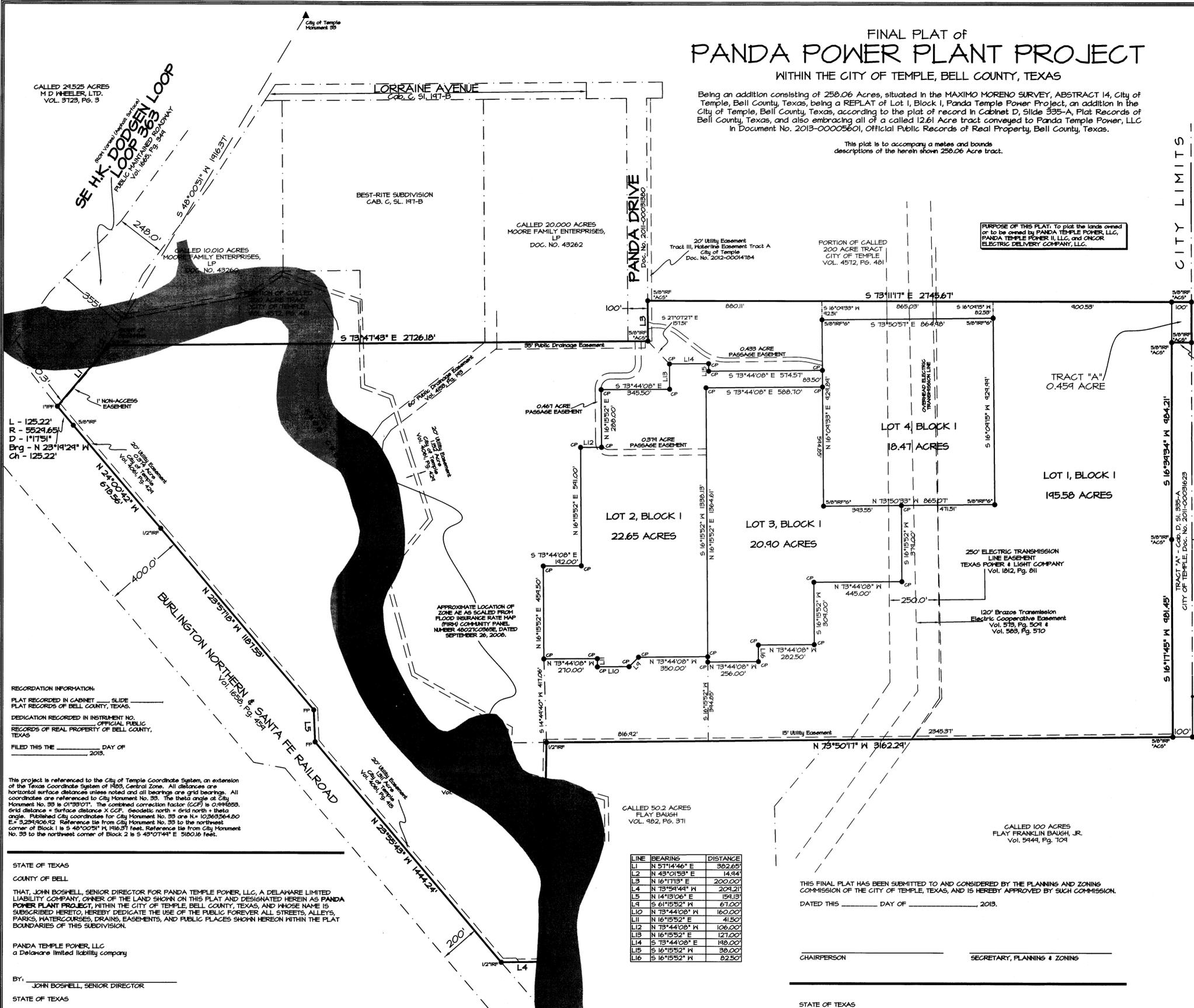
VICINITY MAP - N.T.S.

LOTS - FOUR (4)
BLOCKS - ONE (1)
TRACTS - ONE (1) - 0.459 ACRE
AREA - 258.06 ACRES

OWNER:

PANDA TEMPLE POWER, LLC
a Delaware limited liability company
4100 Spring Valley Road, Suite 1001
Dallas, Texas 75244

IPP - Iron Pipe Found
IRF - Iron Rod Found stamped "GORDONDA"
IRF "AC" - Iron Rod Found stamped "AC"
IRS - Iron Rod set stamped "AC"
Cone Mon - Concrete Monument
CP - Colored Peg
FP - Fence Post Found



RECORDATION INFORMATION:
PLAT RECORDED IN CABINET _____ SLIDE _____
PLAT RECORDS OF BELL COUNTY, TEXAS.
DEDICATION RECORDED IN INSTRUMENT NO. _____
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS.
FILED THIS THE _____ DAY OF _____, 2013.

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. 39. The theta angle at City Monument No. 39 is 01°59'07". The combined correction factor (CCF) is 0.994889. Grid distance = Surface distance X CCF. Grid distance north = grid north + theta angle. Published City coordinates for City Monument No. 39 are N= 10,263,264.80 E= 3,229,906.52. Reference line from City Monument No. 39 to the northwest corner of Block 1 is S 45°00'25" W 116.271 feet. Reference line from City Monument No. 39 to the northwest corner of Block 2 is S 45°07'44" W 510.16 feet.

STATE OF TEXAS
COUNTY OF BELL
THAT, JOHN BOSWELL, SENIOR DIRECTOR FOR PANDA TEMPLE POWER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS PANDA POWER PLANT PROJECT, WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, 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.

PANDA TEMPLE POWER, LLC
a Delaware limited liability company
BY: JOHN BOSWELL, SENIOR DIRECTOR

STATE OF TEXAS
COUNTY OF BELL
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN BOSWELL, SENIOR DIRECTOR FOR PANDA TEMPLE POWER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 _____, 2011.

NOTARY PUBLIC, STATE OF TEXAS

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 _____, 2011 A. D.
By: Bell County Tax Appraisal District

LINE	BEARING	DISTANCE
L1	N 57°14'46" E	302.65
L2	N 43°01'53" E	14.44
L3	N 16°17'13" E	200.00
L4	N 73°54'44" W	204.21
L5	N 14°13'06" E	154.19
L6	S 61°15'52" W	67.00
L7	N 73°44'08" W	160.00
L8	N 16°15'52" E	41.50
L9	N 73°44'08" W	106.00
L10	N 16°15'52" E	127.00
L11	S 73°44'08" E	148.00
L12	S 16°15'52" W	38.00
L13	S 16°15'52" W	82.50

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, PLANNING & ZONING _____

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

CHARLES C. LUCKO, R.P.L.S. DATE SURVEYED: February 19, 2013
REGISTRATION No. 4636



F. M. 3117
REGULATED ROADWAY
VOL. 1024, PG. 382

REVISIONS:

FINAL PLAT of
PANDA POWER PLANT PROJECT
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

ALL COUNTY SURVEYING, INC.
1303 South 21st Street, Temple, Texas 76504
(254) 717-2272 FAX (254) 714-1608

Copyright 2013 All County Surveying, Inc.

PLOT DATE: 03-14-2013

Survey completed	02-19-2013
Scale:	1" = 250'
Job No.	090216
Dwg No.	030216.10P
Drawn by	SLM
Surveyor	CCL 84636