

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM, 1ST FLOOR
MAY 20, 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, May 20, 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, 2ND FLOOR
MAY 20, 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 May 6, 2013.

B. ACTION ITEMS

Item 2: [P-FY-13-28](#) – Consider and take action on the Final Plat of TRI-Supply Subdivision, a ± 11.33 acres, 1-lot, 1-block, non residential subdivision, located at the southeast corner of Range Road and NW H K Dodgen Loop. (Applicant: All County Surveying for TEDC)

Item 3: [P-FY-13-24](#) - Consider and take action on the Amended Master Preliminary Plat of The Hills of Westwood, a 201.145 ± acre, 519-lot, 14-block residential and nonresidential subdivision, located on the east side of South Pea Ridge Road, north of Hogan Road. (Applicant: Victor Turley for John Kiella)

Item 4: [P-FY-13-25](#) - Consider and take action on the Final Plat of BUC-EE's Subdivision, a 29.659 ± acres, 1-lot, 1-block nonresidential subdivision, located at the southeast corner of the intersection of North General Bruce

Drive and NE H K Dodgen Loop. (Applicant: Arch Aplin III for Frank Mayborn Enterprises, Inc.)

Item 5: [Z-FY-13-20](#): – Hold a public hearing to discuss and recommend action on a zone change from Agricultural District (AG) to General Retail District (GR) on 1.00 ± acres, being a portion of the Daniel Meador Survey, Abstract Number 577, situated in the City of Temple, Bell County, Texas located at 8744 Airport Road. (Applicant: Lina Chtay for Mary Conlon)

Item 6: [Z-FY-13-21](#): – Hold a public hearing to consider and recommend action on a zone change from Agricultural District (AG) to General Retail District (GR) on ± 1.296 acres of land situated in the Nancy Chance Survey, Abstract 5, Bell County, Texas, located on the west side of Old Waco Road, south of West Adams Avenue. (Applicant: Shane Wood for H.A. Procter)

C. REPORTS

Item 7: 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 11:30 AM, on May 16, 2013.



Lacy Borgeson, TRMC
City Secretary

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

I certify that this Notice of Meeting Agenda was removed by me from the outside bulletin board in front of the City Municipal Building at _____ the _____ day of _____, 2013. Title _____.

**PLANNING AND ZONING COMMISSION
MAY 6, 2013
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT
Chair James Staats

COMMISSIONERS:

Will Sears	Chris Magaña
Derek Martin	Randy Harrell
David Jones	Greg Rhoads

PLANNING AND ZONING MEMBERS ABSENT:

H. Allan Talley	Patrick Johnson
-----------------	-----------------

STAFF PRESENT:

Beverly Zendt, Interim Director of Planning
Trudi Dill, Deputy City Attorney
Tammy Lyerly, Senior Planner
Mark Baker, Planner
Leslie Evans, Administrative Assistant

The agenda for this meeting was posted on the bulletin board at the Municipal Building, May 2, 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 Rhoads; Pledge of Allegiance by Commissioner Magaña.

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of May 6, 2013.

Approval by general consent.

B. ACTION ITEMS

Item 2: Z-FY-13-17 - Hold a public hearing to discuss and recommend action on a zone change from Agricultural District (AG) to Neighborhood Service District (NS) on 4.916 ± acres, situated in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located at 7425 West Adams Avenue. (John Kiella for Vineyard Christian Fellowship Church)

Ms. Tammy Lyerly, Senior Planner, stated this case would go forward to City Council on June 6, 2013 for first reading and June 20, 2013 for second reading.

The property is located on West Adams and zoned Agricultural (AG). Applicant is asking for Neighborhood Service (NS) zoning. Surrounding properties include single family residential to the south, nonresidential development to the east, retail uses to the north, and AG uses/undeveloped land to the west.

The NS district may have both residential and nonresidential uses. Several prohibited uses are stated for the Commission.

NS zoning is the most restrictive retail district and is intended to provide day-to-day retail and service needs for residential neighborhood service areas. The district should be located convenient to residential areas in locations such as the corner of a local road and a collector that serves the neighborhood.

The Future Land Use and Character Map designate the area as Suburban-Residential which is not necessarily characteristic of the NS district even though NS district and uses are compatible with residential uses. If this zoning request is approved, amendments to the Future Land Use and Character Map would be made accordingly.

Water and sewer lines are available to serve the property. A water line is located along the south right-of-way of West Adams and a sewer line is located to the east. A 12-inch sewer line is across the street.

West Adams is designated as a major arterial which is compatible with NS.

Thirty-three notices were mailed out. Three responses were received in favor and three in opposition. One notice was undecided.

Staff recommends approval of the requested zone change from AG to NS for the following reasons:

The request does not comply with the Future Land Use and Character Map but it is consistent with the adjacent nonresidential development to the east.

The request complies with the Thoroughfare Plan Map and public facilities will be available to the subject property.

Chair Staats asked about the Baptist Church and the designated zoning (AG) and Ms. Lyerly stated churches are allowed in all zoning districts.

Chair Staats opened the public hearing.

Mr. John Kiella, 11122 Whiterock, Temple, Texas, stated he represents the church since he has the property under contract. Mr. Kiella asked about allowing townhomes in the NS district (single family attached).

After some discussion it was decided among Staff and Mr. Kiella that townhomes would be an allowed use by right (with limitations) in the NS zoning district. Ms. Lyerly stated there would be an amendment made to reflect this decision.

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

Commissioner Martin made a motion to approve Item 2, **Z-FY-13-17**, as stated, and Commissioner Rhoads made a second.

Motion passed: (7:0)

Commissioners Talley and Johnson absent

Item 3: Z-FY-13-19: - Hold a public hearing to discuss and recommend action on a zone change from General Retail District (GR), Neighborhood Service District (NS), and Two Family District (2F) to General Retail District on Lots 1 – 12, Block 8, Freeman Heights Addition, being an area of 2.066 ± acres, located at the southeast corner of South 31st Street and West Central Avenue. (Travis Bousquet for property owners)

Mr. Mark Baker, Planner, stated this item would go forward to City Council on June 6, 2013 for first reading and June 20, 2013 for second reading.

The property is bordered by West Central Avenue to the north, South 31st Street to the west, West A Avenue on the south and South 29th Street to the east.

The zoning request from GR, NS, and Two-Family (2F) to GR would allow for the development of a Walgreens store. The Future Land Use and Character Map designate the area as Auto-Urban Commercial district.

Eight-inch water lines are located in West Central Avenue, South 31st Street and South 29th Street, a six-inch sewer line is located in West Central Avenue and in the alley and an abandonment application has been submitted to abandon and relocate the existing six-inch sewer line in the alley.

Surrounding properties includes mixed residential and commercial uses to the south, the First Lutheran Church lies to the north, mixed residential and nonresidential uses lie to the east, and to the west are primarily commercial uses.

Both South 31st Street and West Central Avenue are designated as major arterials by the Thoroughfare Plan.

Development regulations with the GR district allow most retail uses. Prohibited and Conditional uses are also given.

The property is subject to the Central Avenue Corridor Sign Standards. Mr. Baker gives some of the dimensional standards.

West Central Avenue is a major arterial and a four foot sidewalk is required. South 31st Street is a major arterial and a proposed community wide connector trail is identified in the Trails Master Plan and an eight foot wide sidewalk is required. A sidewalk would be triggered when a

new building or structure is built requiring a permit per UDC Section 3.13 or based on a valuation of the remodel.

Sixteen notices were mailed out with five responses returned in favor of the request. Zero notices were received in opposition.

Staff recommends approval of the zoning request for the following reasons:

The proposed zoning is consistent with the Future Land Use and Character Map which identify the area as Auto-Urban Commercial;

The request complies with the Thoroughfare Plan plan;

The proposed zoning is compatible with surrounding uses; and

Facilities are available to serve the property.

Chair Staats opened the public hearing.

Mr. Travis Bousquet, applicant and civil engineer for Jeff Mallett and Co., stated he was available for any questions.

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

Vice-Chair Sears made a motion to approve Item 3, **Z-FY-13-19**, and Commissioner Martin made a second.

Motion passed: (7:0)

Commissioners Talley and Johnson absent

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)

There being no further business, Chair Staats adjourned the meeting at 5:54 p.m.

Respectfully submitted,
Leslie Evans

**PLANNING AND ZONING COMMISSION
MONDAY, MAY 6, 2013
5:00 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Chair James Staats

COMMISSIONERS:

Will Sears	Chris Magaña
Derek Martin	Randy Harrell
David Jones	Greg Rhoads

PLANNING AND ZONING MEMBERS ABSENT:

H. Allan Talley Patrick Johnson

STAFF PRESENT:

Beverly Zendt, Interim Director of Planning
Trudi Dill, Deputy City Attorney
Tammy Lyerly, Senior Planner
Mark Baker, Planner
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 5:04 p.m. and asked Ms. Beverly Zendt, Interim Director of Planning, to proceed.

The Director's Report was given:

Buc-ee's Subdivision is still pending and waiting on a DRC.

Hills of Westwood have some park fee agreements to work out. This is an amended preliminary plat that will add 80 new lots.

Final Plat of S&W Memorial Hospital has some road issues.

Preliminary plat for Valley Ranch will go forward on June 17th with a July 11th City Council date.

BRV Addition still pending.

Brazos Bend is waiting for revisions.

Rabern Ranch, Temple Bible Church and Tri-Supply all went to DRC on May 6th. No exceptions have been discovered yet.

Two rezonings: AG to GR on 8744 Airport Road for a meat market and one for AG to GR on the west side of Old Waco Road, south of Adams for a gym.

City Council updates:

Social Services facilities was approved at the second reading by City Council and will be incorporated into the UDC.

Final plat of Highcrest was approved.

The billboard on Commerce Drive was approved.

The alley abandonment related to the Pogue Building was approved on second reading.

There are two cases for tonight's meeting.

A zone change from AG to NS on 7425 W. Adams for Vineyard Christian Fellowship Church and a rezoning from GR, NS, and 2F to GR on Lots 1 through 12 for a proposed Walgreen's project.

Commissioner Jones asked what the reason was for the letter of opposition to the Vineyard Christian Fellowship Church and Ms. Lyerly stated it was not written on the response letter.

There being no further discussion, Chair Staats adjourned the meeting at 5:15 P.M.



PLANNING AND ZONING COMMISSION AGENDA ITEM

05/20/13
Item #2
Regular Agenda

APPLICANT / DEVELOPMENT: All County Surveying

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: P-FY-13-28 Consider and take action on the Final Plat of Tri-Supply Subdivision, a ± 11.33 acres, 1-lot, 1-block, non residential subdivision, located at the southeast corner of Range Road and NW H K Dodgen Loop.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat for Tri-Supply Subdivision on May 8, 2013. The plat was deemed administratively complete on May 13, 2013.

The Final Plat of the Tri-Supply subdivision is a 1 lot, 1-block non-residential subdivision located at the southeast corner of Range Road and NW HK Dodgen Loop. The property is addressed as 3919 Range Road.

The purpose of the Final Plat is to plat 11.33 acres of land for conveyance and development.

The subject property is bordered by NW HK Dodgen Loop which has been identified as a Major Thoroughfare in the Thoroughfare Plan and Range Road to the west which has been identified as a collector street. NW HK Dodgen Loop provides a minimum of 80' right-of-way and 60' pavement. Range Road provides the minimum 55' right-of-way and 36' pavement. Since the subject property is within the Northwest Industrial Park, per UDC Section 8.2.3D, no sidewalks are required.

Adjacent to Range Road, there is a 6" water line available on the west side of the property. In addition, there is a 6" sewer line to the south of the property in Range Road. This sewer line will need to be extended in order to serve the property.

The Planning and Zoning Commission will make the final determination, since the applicant has not requested any exceptions to the Unified Development Code.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat for Tri-Supply Subdivision.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Final Plat
Utility Plan

FINAL PLAT OF TRI-SUPPLY SUBDIVISION WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

Being 11.33 ACRES, situated in the MERCER PHELAN SURVEY, ABSTRACT 659, Bell County, Texas, embracing a portion of the remainder of a called 194.77 Acre tract conveyed to the Temple Economic Development Corporation in Volume 3383, Page 221, Official Public Records of Real Property, Bell County, Texas (said 194.77 Acre tract being described in Volume 1138, Page 619, Deed Records of Bell County, Texas).

This plat is to accompany a metes and bounds description of the herein shown 11.33 acre tract.

STATE OF TEXAS
COUNTY OF BELL

THAT, THE TEMPLE ECONOMIC DEVELOPMENT CORPORATION, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS TRI-SUPPLY SUBDIVISION, 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, WATERS, COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

By: LEE PETERSON, PRESIDENT
TEMPLE ECONOMIC DEVELOPMENT CORPORATION
One South First Street
Temple, Texas 76501

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LEE PETERSON, 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, PLANNING & ZONING _____

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 the _____ day of _____, 2013 A. D.

By: _____
Bell County Tax Appraisal District

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 C. LUCKO, R.P.L.S.
REGISTRATION NO. 4636
DATE SURVEYED, APRIL 3, 2013

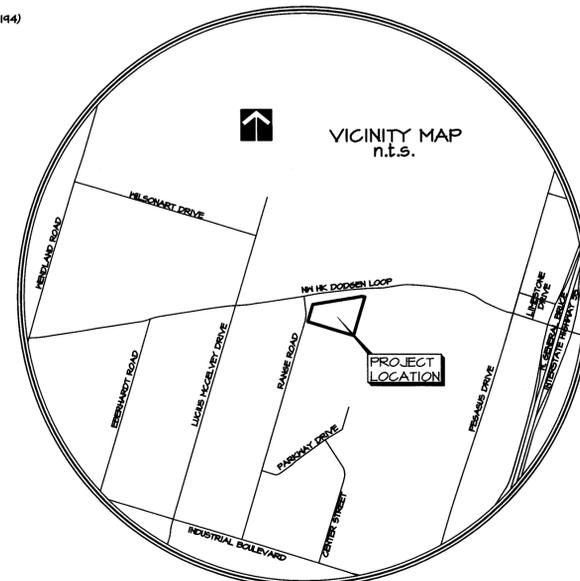
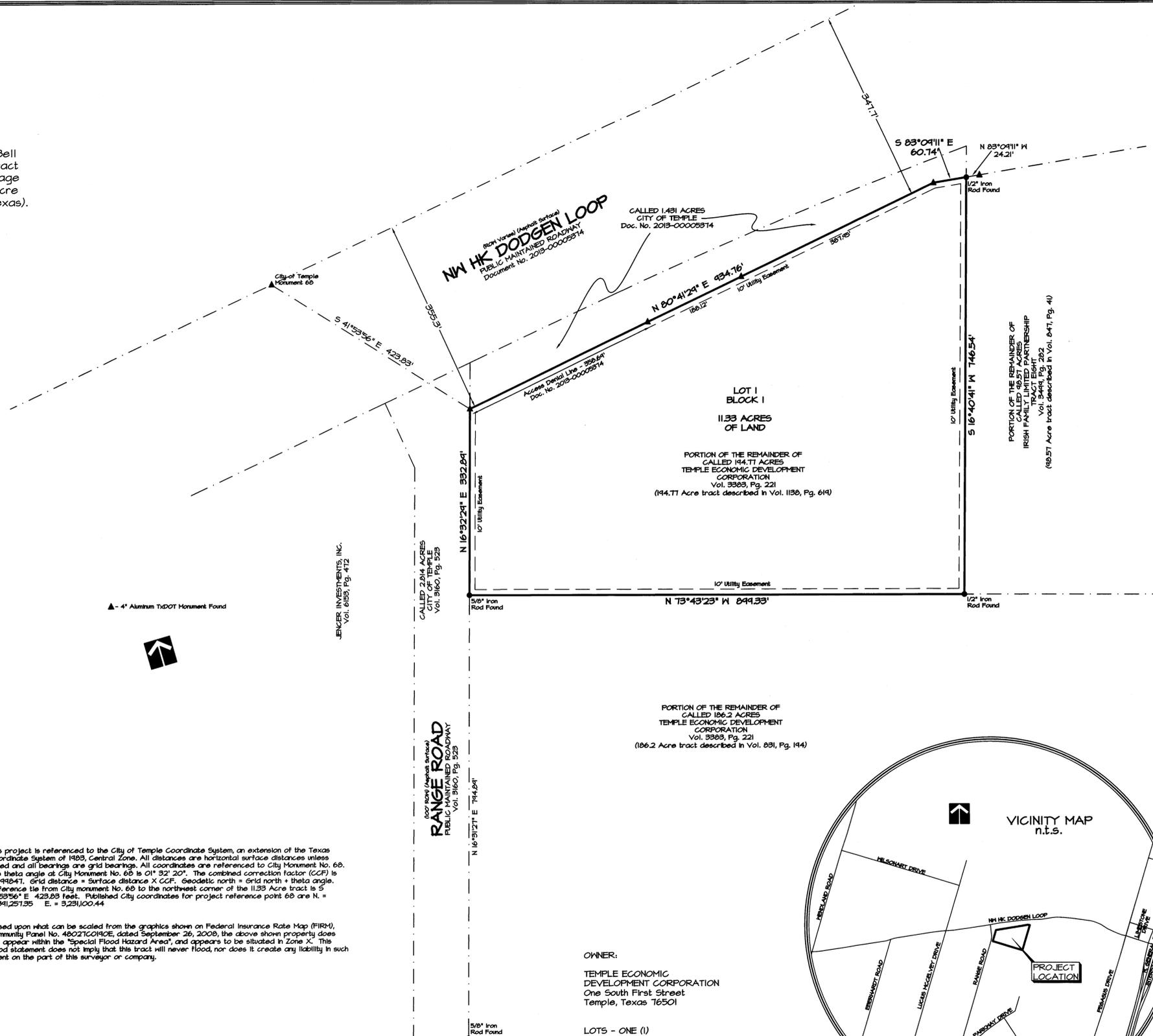
This project is referenced to the City of Temple Coordinate System, an extension of the Texas Coordinate System of 1983, Central Zone. All distances are horizontal surface distances unless noted and all bearings are grid bearings. All coordinates are referenced to City Monument No. 68. The theta angle at City Monument No. 68 is 01° 32' 20". The combined correction factor (CCF) is 0.991847. Grid distance = Surface distance X CCF. Geodetic north = Grid north + theta angle. Reference tie from City monument No. 68 to the northwest corner of the 11.33 Acre tract is S 41° 53' 56" E 423.83 feet. Published City coordinates for project reference point 68 are N = 10,341,251.35 E = 5,231,000.44

Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48027100190E, dated September 26, 2009, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.

RECORDATION INFORMATION:

PLAT RECORDED IN CABINET _____ SLIDE _____, PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION RECORDED IN INSTRUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS FILED THIS THE _____ DAY OF _____, 2013.



OWNER:
TEMPLE ECONOMIC DEVELOPMENT CORPORATION
One South First Street
Temple, Texas 76501

LOTS - ONE (1)
BLOCKS - ONE (1)
AREA - 11.33 ACRES

PURPOSE FOR PLAT:
To plat an existing 11.33 Acre parcel for conveyance and development.

REVISIONS:

FINAL PLAT OF
TRI-SUPPLY SUBDIVISION
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

ALL COUNTY SURVEYING, INC.
1303 South 21st Street, Temple, Texas 76504
(254) 778-2272 FAX (254) 774-1608
Tx Firm Lic No. 10023600

Plot Date:	05-09-2013
Survey completed:	04-03-2013
Scale:	1" = 100'
Job No.:	130251P
Dwg No.:	130251P
Drawn by:	SLM
Surveyor:	CCL #4636

Copyright 2013 All County Surveying, Inc.

TOPOGRAPHICAL / UTILITY LAYOUT for TRI-SUPPLY SUBDIVISION

WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

Being 11.33 ACRES, situated in the MERCER PHELAN SURVEY, ABSTRACT 654, Bell County, Texas, embracing a portion of the remainder of a called 144.77 Acre tract conveyed to the Temple Economic Development Corporation in Volume 3383, Page 221, Official Public Records of Real Property, Bell County, Texas (said 144.77 Acre tract being described in Volume 1138, Page 614, Deed Records of Bell County, Texas).

OWNER:

TEMPLE ECONOMIC DEVELOPMENT CORPORATION
One South First Street
Temple, Texas 76501

LOTS - ONE (1)
BLOCKS - ONE (1)
AREA - 11.33 ACRES

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
TTS-8626 TTS-8502 fax TTS-8514

Time Warner Cable
P.O. Box 928
Temple, Texas 76503
TTS-8764 fax TTS-6248

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

CENTROVISION
P.O. Box 3151
Temple, Texas 76505
TTS-1163 fax TTS-0718

TXJ Gas
303 West Calhoun
Temple, Texas 76501
TTO-2581 Fax TTS-2545

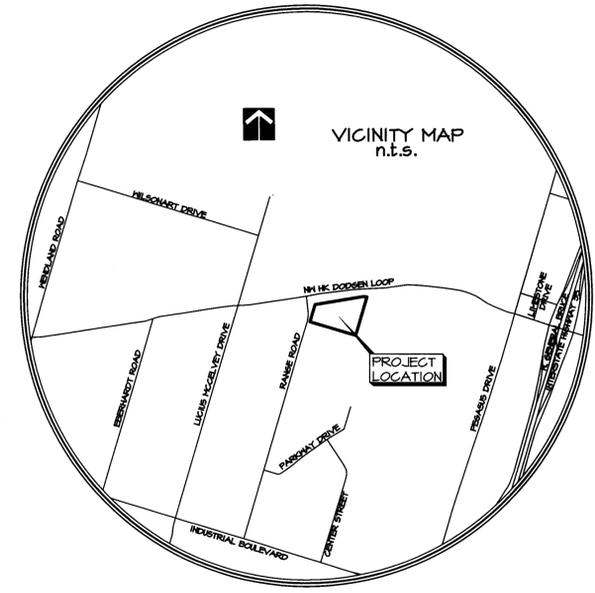
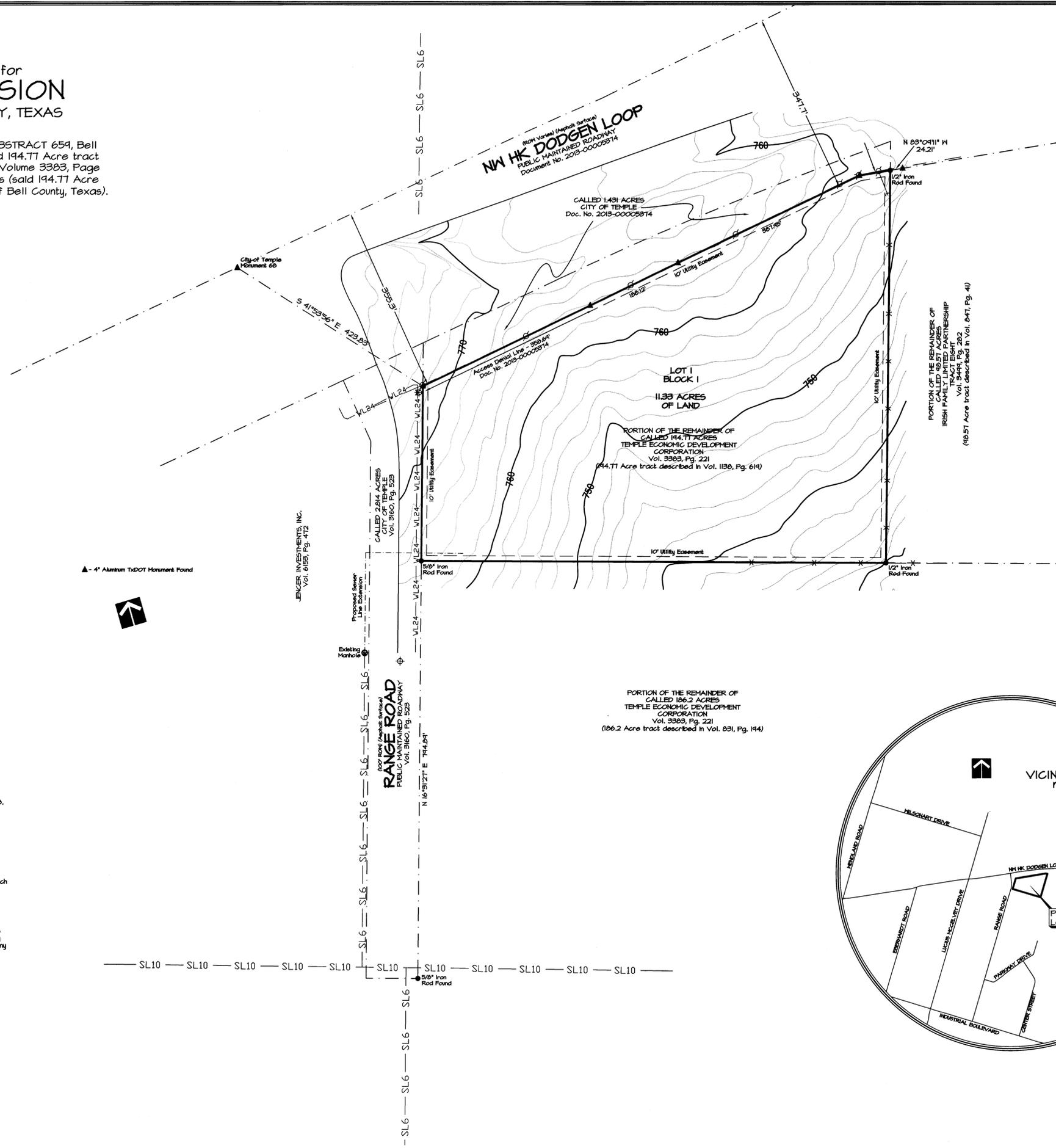
CITY OF TEMPLE
Director of Planning
248-5668

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. 68. The theta angle at City Monument No. 68 is 01° 32' 20". The combined correction factor (CCF) is 0.999847. Grid distance = surface distance X CCF. Geodetic north = grid north + theta angle. Reference tie from City monument No. 68 to the northwest corner of the 11.33 Acre tract is S 41°53'56" E 423.83 feet. Published City coordinates for project reference point 68 are N = 10,341,257.35 E = 5,221,000.44

Based upon what can be ascertained from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48027C0140E, dated September 26, 2008, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone "X". This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.

The location of the underground utility lines shown hereon is based on a combination of visible surface appurtenances and record information. Locations shown are generally schematic in nature and may not accurately reflect the correct size and location of each particular utility. Some utility lines may not be shown. Prior to any construction, all utility companies should be notified to mark any buried lines. Contractors shall assume responsibility for actual field location and protection of existing utility facilities whether shown or not.

Contours shown hereon as per "STACKHOUSE" maps provided by the City of Temple. No surveying was performed to locate the actual contours.



REVISIONS:

TOPOGRAPHICAL / UTILITY LAYOUT for
TRI-SUPPLY SUBDIVISION
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

ALL COUNTY SURVEYING, INC.
1303 South 21st Street, Temple, Texas 76504
(254) 718-2212 FAX (254) 714-1608
Tx Firm Lic No. 10023600

Plot Date: 05-04-2013

Survey completed	04-03-2013
Scale:	1" = 100'
Job No.	130224
Dwg No.	130254T4U
Drawn by	SLH
Surveyor	CCJ #4626

Copyright 2013 All County Surveying, Inc.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

5/20/13
Item #3
Regular Agenda
Page 1 of 2

APPLICANT / DEVELOPMENT: Victor Turley for John Kiella

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: P-FY-13-24 Consider and take action on the Amended Master Preliminary Plat of The Hills of Westwood, a 201.145 ± acre, 519-lot, 14-block residential and nonresidential subdivision, located on the east side of South Pea Ridge Road, north of Hogan Road.

STAFF RECOMMENDATION: Staff recommends approval of the Amended Master Preliminary Plat of The Hills of Westwood.

ITEM SUMMARY: The Development Review Committee reviewed the Amended Master Preliminary Plat of The Hills of Westwood on April 24, 2013. An additional meeting was held on May 6, 2012 to discuss park requirements. As of May 14, 2013, the plat was deemed administratively complete.

The Amended Master Preliminary Plat of The Hills of Westwood proposes 519 lots and 14 blocks. It consists of an east and west portion. The west portion is the reconfiguration of the existing single family residential lots that were part of the previously approved Master Preliminary Plat of The Hills of Westwood. The east portion consists of newly acquired land that extends to Old Waco Road. The east portion is proposed for single family residential uses, with nonresidential uses along the street frontage of Old Waco Road. The residential portions of the development are zoned Single Family – Two (SF-2) and Single Family Three (SF-3). The nonresidential portion fronting Old Waco Road is zoned Office Two (O-2).

This request amends the Master Preliminary Plat of The Hills of Westwood, approved by the Planning and Zoning Commission by Resolution on December 16, 2002. The Master Preliminary Plat of The Hills of Westwood approved in 2002 consisted of 378 lots and 11 blocks on 96.95 acres. The Amended Master Preliminary Plat of The Hills of Westwood is an increase of 104.19 acres and 141 lots. The increase requires three entrances into the development, per the Design Criteria-Residential Subdivision Entrances. The plat provides three entrances, as well as a 19-foot wide emergency entrance with a gate and mountable curb, have been proposed to satisfy the additional entrance requirement. An adjacent 6-foot wide sidewalk will also be provided along the emergency entrance, as shown on sheet 8.

The Amended Master Preliminary Plat of The Hills of Westwood reflects existing and proposed 6-inch and 8-inch water lines, as well as existing and proposed 6-inch and 8-inch sanitary sewer lines for this development.

A playground in the total value of \$40,000 will be built in Von Rosenberg Park. The first part of the playground will be built prior to the occupancy of the 89th home built after March 28th, 2011 (35 of these 89 now occupied). The completion of this playground will be installed prior to the occupancy of the 178th home built after March 28th, 2011 within the eastern portion of this plat. The playground, along with improvements made within the private park adjacent to Von Rosenberg Park, will fulfill the park land dedication requirements for the western portion of The Hills of Westwood comprised of approximately 447 single family lots.

Park fees will be paid for the eastern portion of The Hills of Westwood (comprised of approximately 311 single family lots and adjoining Old Waco Road) at \$225 per dwelling or single family lot (\$69,975). Park fees will go to further develop Von Rosenberg Park per the approved park master plan.

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

FISCAL IMPACT:

Please see park comments above.

ATTACHMENTS:

Plat Set

BENCHMARK No. TA-197 THE OAKS OF WESTWOOD, PHASE I EL=577.28
 THE CENTERLINE INTERSECTION OF SUNSET TRAIL AND BENT OAK DRIVE.
 BENCHMARK No. TA-196 THE OAKS OF WESTWOOD, PHASE I EL=575.74
 THE CENTERLINE INTERSECTION OF SKYVIEW AND BENT OAK DRIVE.

THIS PROJECT IS REFERENCED TO THE CITY OF TEMPLE COORDINATE SYSTEM, AN EXTENSION OF THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.

ALL COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NUMBER 504 THE THETA ANGLE AT SAID CITY MONUMENT IS 01°29'25" THE COMBINED CORRECTION FACTOR (CCF) IS 0.999656 PUBLISHED CITY COORDINATES ARE X=3,202,019.50 Y=10,378,796.21 THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING IS N67°20'27"E, 3988.35 FEET

LINE	LENGTH	BEARING
L1	4.52	S16°41'51"W
L2	56.32	S61°26'34"W
L3	86.91	N16°41'52"E
L4	14.74	N73°19'26"W
L5	49.74	N72°30'47"W
L6	69.81	N17°45'00"E
L7	17.10	S72°15'00"E

CURVE	LENGTH	RADIUS	CHORD
C1	787.98	1035.00	N50°42'09"W 769.09'
C2	132.79	415.00	N45°27'31"E 132.22'
C3	312.14	485.00	N36°11'16"E 306.78'
C4	580.62	2070.00	S64°12'52"E 578.72'

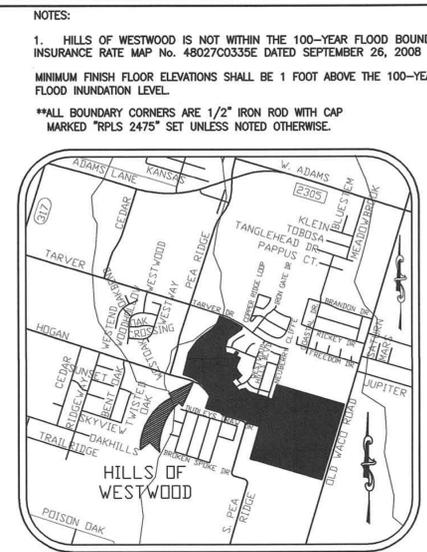
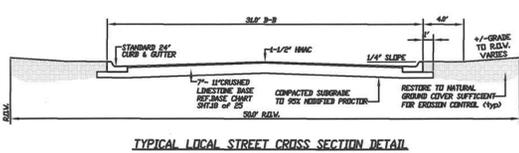
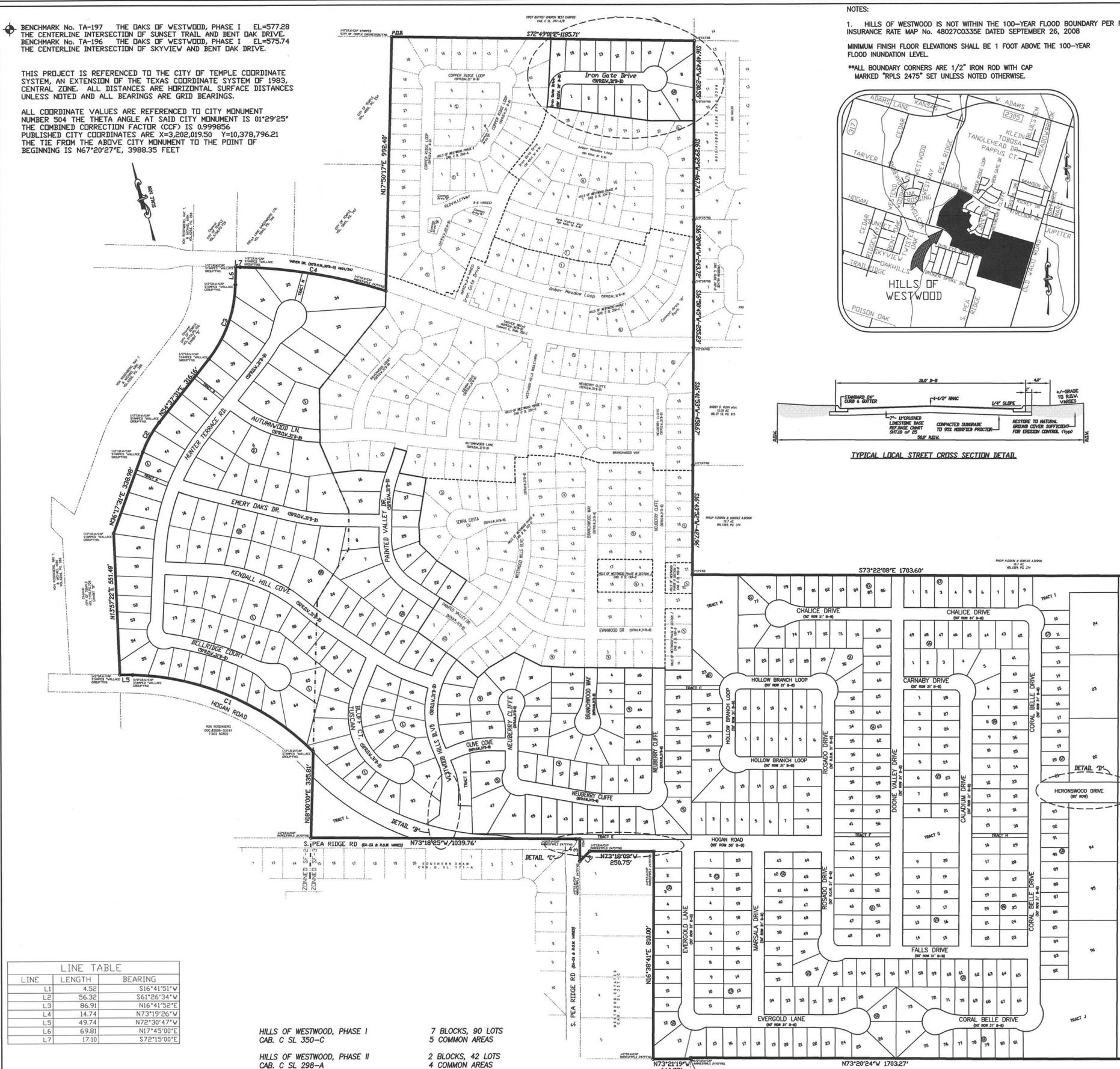
HILLS OF WESTWOOD, PHASE I
 CAB. C. S.L. 350-C 7 BLOCKS, 90 LOTS
 5 COMMON AREAS

HILLS OF WESTWOOD, PHASE II
 CAB. C. S.L. 298-A 2 BLOCKS, 42 LOTS
 4 COMMON AREAS

HILLS OF WESTWOOD, PHASE III
 CAB. D. S.L. 122-D 6 BLOCKS, 75 LOTS
 1 COMMON AREA

HILLS OF WESTWOOD, PHASE III, SECTION 3
 CAB. D. S.L. 199-B 2 BLOCKS, 10 LOTS

HILLS OF WESTWOOD, PHASE VI
 CAB. D. S.L. 334-C 3 BLOCKS, 36 LOTS



NOTES:
 1. HILLS OF WESTWOOD IS NOT WITHIN THE 100-YEAR FLOOD BOUNDARY PER F.E.M.A. FEDERAL INSURANCE RATE MAP No. 4802700335E DATED SEPTEMBER 26, 2008
 MINIMUM FINISH FLOOR ELEVATIONS SHALL BE 1 FOOT ABOVE THE 100-YEAR FLOOD INUNDATION LEVEL.
 **ALL BOUNDARY CORNERS ARE 1/2" IRON ROD WITH CAP MARKED "RPLS 2475" SET UNLESS NOTED OTHERWISE.



STATE OF TEXAS
 COUNTY OF BELL
 KIELLA DEVELOPMENT, INC., OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS PRELIMINARY OF HILLS OF WESTWOOD, A SUBDIVISION IN THE CITY OF TEMPLE, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.
 KIELLA DEVELOPMENT
 JOHN KIELLA, VICE-PRESIDENT

STATE OF TEXAS
 COUNTY OF BELL
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2013 BY JOHN KIELLA, VICE-PRESIDENT OF KIELLA DEVELOPMENT, INC., A TEXAS CORPORATION, ON BEHALF OF SAID CORPORATION.
 NOTARY PUBLIC

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. 109277

STATE OF TEXAS
 COUNTY OF BELL
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.
 Michael E. Alvis
 Michael E. Alvis, R.P.L.S., No. 5402

PRELIMINARY PLAT FOR INSPECTION PURPOSES ONLY
 BEING A SUBDIVISION OUT OF AND A PART OF THE NANCY CHANCE SURVEY, ABSTRACT#5 CITY OF TEMPLE, BELL COUNTY, TEXAS
 RECOMMENDED FOR PRELIMINARY PLAT APPROVAL:
 DATED THIS ____ DAY OF _____, 2013
 CITY ENGINEER
 APPROVED FOR FINAL PREPARATION OF FINAL PLAT:
 CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

INDEX SHEET for:
 MASTER AMENDED PRELIMINARY OF
 HILLS OF WESTWOOD
 519 Lots, 14 Blocks
 LOTS 28-103, BLOCK 1
 LOTS 4-16, BLOCK 2
 LOTS 21-28, BLOCK 3
 LOTS 28-49, BLOCK 5
 LOTS 4-14, 22-48, BLOCK 9
 LOTS 3-31, BLOCK 10
 LOTS 1-86, BLOCK 11
 LOTS 1-96, BLOCK 12
 LOTS 1-22, BLOCK 13
 LOTS 1-12, BLOCK 14
 LOTS 1-28, BLOCK 15
 LOTS 1-49, BLOCK 16
 LOTS 1-24, BLOCK 17
 LOTS 1-16, BLOCK 18
 TRACT A - 0.046 acres HOA
 TRACT B - 0.038 acres HOA
 TRACT C - 0.074 acres HOA
 TRACT D - 0.253 acres HOA
 TRACT E - 0.310 acres To Be Dedicated to C.O.T. for future R.O.W.
 TRACT K - 1.38 acres To Be Dedicated to C.O.T. for future R.O.W.
 TRACT F - 0.076 acres HOA
 TRACT G - 0.682 acres HOA
 TRACT H - 0.074 acres HOA
 TRACT I - 0.741 acres COT
 TRACT J - 2.342 acres COT
 TRACT K - 1.377 acres COT
 TRACT L - 0.893 acres HOA
 TRACT M - 1.482 acres COT
 TRACT N - 0.063 acres COT
 201.145 Acres
 BEING A SUBDIVISION OUT OF AND A PART OF THE NANCY CHANCE SURVEY, ABSTRACT#5 CITY OF TEMPLE, BELL COUNTY, TEXAS
 201.145 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO THE APPLICATION FOR PLAT APPROVAL



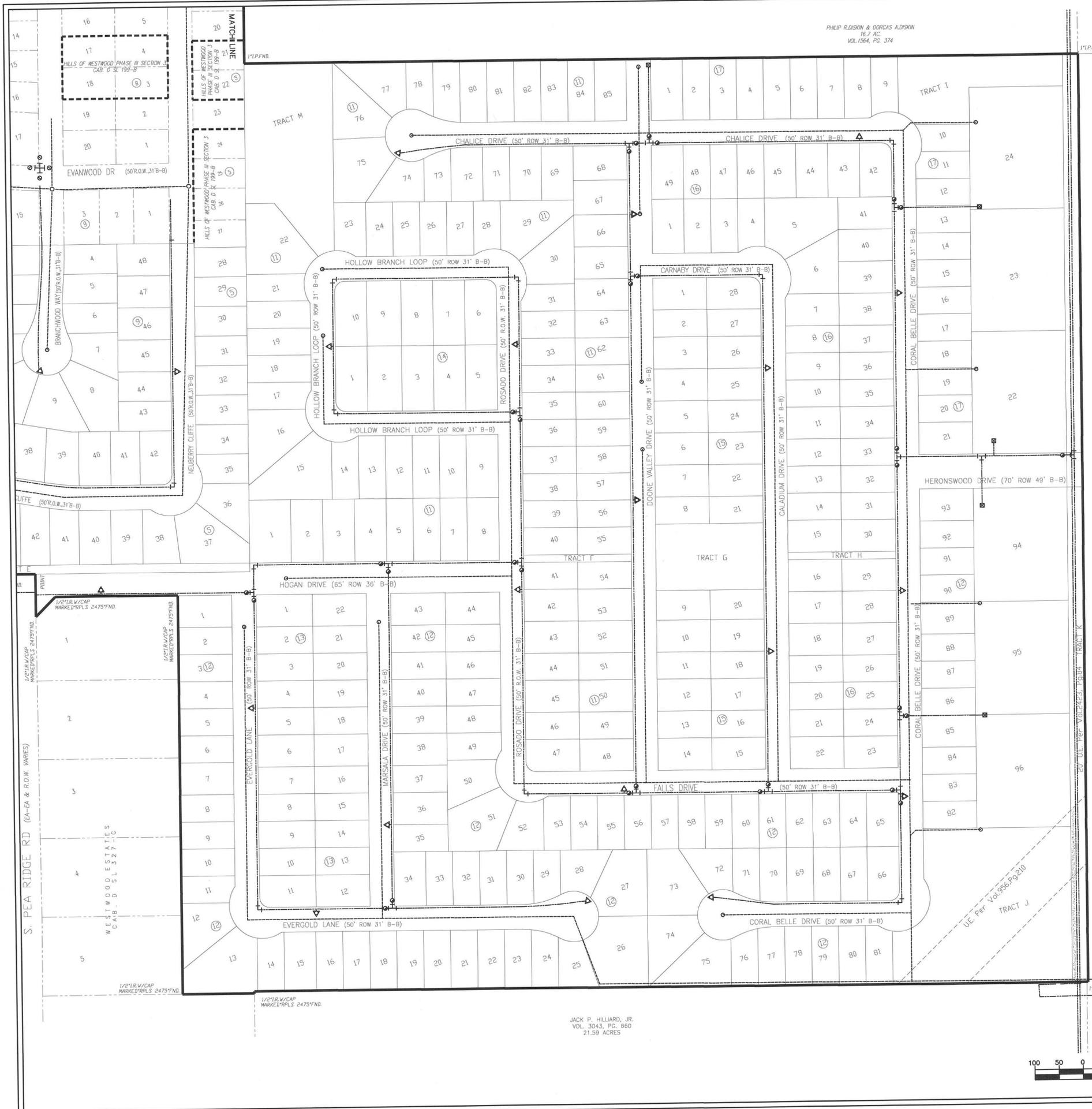
ENGINEERING • PLANNING • SURVEYING
 CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.
 301 N. 3rd St.
 TEMPLE, TEXAS 76701
 E-MAIL: VDTURLEY@AOL.COM
 (254) 773-2400
 (254) 773-3998

Sheet 1 Index
 Sheet 2 Master Plan
 Sheet 3 Master Plan
 Sheet 4 Utility Plan
 Sheet 5 Utility Plan
 Sheet 6 Drainage Plan
 Sheet 7 Drainage Plan
 Sheet 8 Sidewalk plan
 Sheet 9 Details

INDEX SHEET for:
 MASTER AMENDED PRELIMINARY OF
 HILLS OF WESTWOOD
 NANCY CHANCE SURVEY, ABSTRACT#5
 CITY OF TEMPLE, BELL COUNTY, TEXAS
 DEVELOPED BY:
 KIELLA DEVELOPMENT, INC.
 P.O. BOX 1344
 TEMPLE, TEXAS 76703

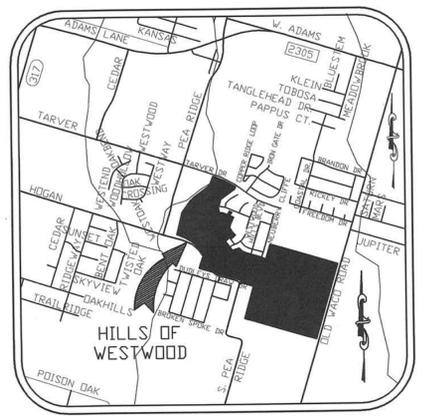
REVISIONS		
T/W	CITY COMMENTS	DATE
		04/25/13

DATE: March 11, 2013
 DRN. BY: JFB
 REF.: 02-280, 11028-D(Survey)
 02-283, 11035-D(Master)
 06-385, 11645-D(Phase II)
 FB/LB: DATA COL.
 JOB NO.: 10-206
 SHEET 1 OF 9
 COMPUTER DWG. NO. 10-206
11678-D
 FILE NO.



RICHARD LEWIS
DOCK#011-26182
5.35 ACRES

PHILIP R. DISKIN & DORCAS A. DISKIN
16.7 AC.
VOL. 1264, PG. 374



BENCHMARK No. TA-197 THE DAKS OF WESTWOOD, PHASE I EL=577.28
THE CENTERLINE INTERSECTION OF SUNSET TRAIL AND BENT DAK DRIVE.
BENCHMARK No. TA-196 THE DAKS OF WESTWOOD, PHASE I EL=575.74
THE CENTERLINE INTERSECTION OF SKYVIEW AND BENT DAK DRIVE.

THIS PROJECT IS REFERENCED TO THE CITY OF TEMPLE COORDINATE SYSTEM, AN EXTENSION OF THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.

ALL COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NUMBER 504 THE THETA ANGLE AT SAID CITY MONUMENT IS 01°29'25" THE COMBINED CORRECTION FACTOR (CCF) IS 0.999856 PUBLISHED CITY COORDINATES ARE X=9,202,019.50 Y=10,378,796.21 THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING IS S79°07'25"E, 4293.33 FEET

NOTES:

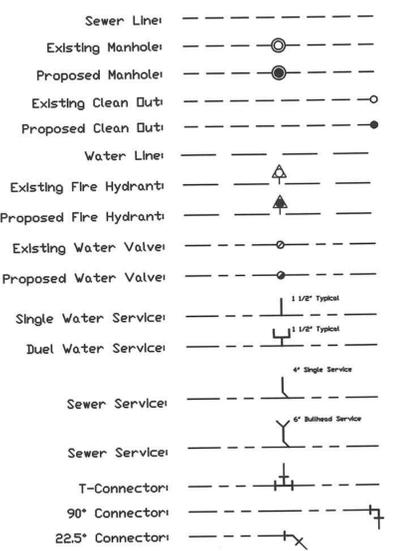
- HILLS OF WESTWOOD IS NOT WITHIN THE 100-YEAR FLOOD BOUNDARY PER F.E.M.A. FEDERAL INSURANCE RATE MAP No. 4802700335E DATED SEPTEMBER 26, 2008
MINIMUM FINISH FLOOR ELEVATIONS SHALL BE 1 FOOT ABOVE THE 100-YEAR FLOOD INUNDATION LEVEL.
- ALL BOUNDARY CORNERS ARE 1/2" IRON ROD WITH CAP MARKED "RPLS 2475" SET UNLESS NOTED OTHERWISE.

GENERAL NOTES:

- ALL CONSTRUCTION TO COMPLY WITH CITY OF TEMPLE DETAIL SHEETS AND SPECIFICATIONS.
- ALL BENDS AND FITTINGS WILL BE DUCTILE IRON MECHANICAL JOINT (D.I.M.J.) MEETING THE SPECIFICATIONS OF ANSI/AWWA C-110-77 OR AWWA 153.
- CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING A STORM WATER POLLUTION PREVENTION PLAN.
- SITE TO BE LEFT IN CONDITION EQUAL TO OR 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.

RICHARD T. JACKSON, CIVIL ENGINEER
VOL. 2038, PAGE 154
14.88 ACRES

OLD WACO RD (EA-EA & R.O.M. VARIES)



JACK P. HILLIARD, JR.
VOL. 3043, PG. 660
21.59 ACRES

JACK P. HILLIARD, JR.
VOL. 3043, PG. 660

MASTER UTILITY LAYOUT
HILLS OF WESTWOOD
516 Lots, 14 Blocks
201.145 Acres

BEING A SUBDIVISION OUT OF AND A PART OF THE NANCY CHANCE SURVEY, ABSTRACT#5 CITY OF TEMPLE, BELL COUNTY, TEXAS



ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.
301 N. 3rd ST. TEMPLE, TEXAS 76501 FAX NO. (254) 773-3998
E-MAIL: VDTURLEY@AOL.COM



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

REVISIONS		
TJJ	CITY COMMENTS	04/25/13

DATE: March 28, 2013
DRN. BY: TJJ
REF.: 02-280, 11028-D(Survey)
02-283, 11035-D(Master)
06-385, 11645-D(Phase II)
FB/LB: DATA COL
JOB NO.: 10-206
SHEET 4 OF 9
COMPUTER DWG. NO. 10-206

11678-D
FILE NO.

Drainage Calculations, Developed Conditions, Calculated I_c

DA	AREA (acres)	TC (min.)	C10	I10 (in./hr.)	Q10 (cfs)	C25	I25 (in./hr.)	Q25 (cfs)	C100	I100 (in./hr.)	Q100 (cfs)	Comments
A	6.08	19.42	0.56	5.20	17.72	0.61	5.96	22.12	0.69	7.21	30.27	TO EX. 15' INLET
A1	0.92	0.00	0.56	5.04	2.59	0.61	5.79	3.25	0.69	7.01	4.44	TO EX. 5' INLET
B	20.25	26.11	0.56	4.59	52.04	0.61	5.30	65.46	0.69	6.43	89.83	TO EX. DET. POND
B TOTAL	1.76	17.57	0.56	5.37	5.29	0.61	6.15	6.60	0.69	7.42	9.01	TO INLET #1
B1	22.01	26.11	0.56	4.59	56.57	0.61	5.30	71.15	0.69	6.43	97.64	TO EX. DET. POND
C	2.11	17.61	0.56	5.36	6.32	0.61	6.14	7.89	0.69	7.42	10.79	SHEET FLOW
D	3.34	19.26	0.56	5.21	9.76	0.61	5.98	12.20	0.69	7.23	16.68	TO EX. GRASS CHANNEL TO TARVER
E	21.58	30.18	0.56	4.23	51.13	0.61	4.91	64.64	0.69	5.97	88.91	TO PROPOSED DETENTION POND "A"
F	11.26	19.02	0.56	5.24	33.06	0.61	6.00	41.23	0.69	7.25	56.35	TO PROPOSED DETENTION POND "A"
G	2.61	24.77	0.44	4.71	5.41	0.48	5.44	6.81	0.56	6.59	9.63	TO PROPOSED DETENTION POND "A"
G1	1.23	17.54	0.56	5.37	3.69	0.61	6.15	4.60	0.69	7.43	6.28	TO PROPOSED DETENTION POND "A"
G2	3.06	20.45	0.56	5.10	8.75	0.61	5.86	10.95	0.69	7.09	14.98	TO INLET #2
G3a	1.04	19.48	0.56	5.19	3.02	0.61	5.96	3.78	0.69	7.20	5.16	TO INLET #3
G3b	3.78	28.83	0.56	4.28	9.01	0.61	4.94	11.38	0.69	6.00	15.63	TO INLET #4
G4a	3.85	17.69	0.56	5.36	11.55	0.61	6.13	14.39	0.69	7.41	19.67	TO INLET #5
G4b	2.71	23.02	0.56	4.87	7.40	0.61	5.61	9.28	0.69	6.79	12.71	TO INLET #6
G4c	2.77	22.55	0.56	4.92	7.62	0.61	5.66	9.55	0.69	6.84	13.06	TO INLET #7
G4d	0.96	16.97	0.56	5.42	2.91	0.61	6.21	3.63	0.69	7.49	4.95	TO INLET #8
G5	2.22	19.27	0.56	5.21	6.48	0.61	6.00	8.03	0.69	7.23	11.08	TO PROPOSED DETENTION POND "B"
H1a	3.03	28.22	0.56	4.40	7.46	0.61	5.10	9.42	0.69	6.19	12.93	TO INLET #9
H1b	3.18	20.93	0.56	5.06	9.01	0.61	5.81	11.27	0.69	7.03	15.43	TO INLET #10
H2a	3.36	26.22	0.56	4.58	8.62	0.61	5.29	10.85	0.69	6.42	14.90	TO INLET #11
H2b	3.21	21.04	0.56	5.05	9.06	0.61	5.80	11.34	0.69	7.02	15.53	TO INLET #12
H3	0.93	10.00	0.81	6.54	4.91	0.86	7.44	5.93	0.95	8.88	7.82	TO INLET #27
H5	1.81	20.48	0.56	5.10	5.16	0.61	5.86	6.45	0.69	7.09	8.83	TO INLET #13
H6	0.41	10.73	0.56	6.40	1.48	0.61	7.29	1.84	0.69	8.71	2.49	TO INLET #14
H7	3.68	28.37	0.56	4.37	9.00	0.61	5.08	11.39	0.69	6.17	15.65	TO INLET #15
H8	1.34	16.52	0.56	4.47	3.36	0.61	5.17	4.23	0.69	6.27	5.80	TO INLET #16
H9	3.83	25.49	0.56	4.65	9.98	0.61	5.36	12.53	0.69	6.50	17.19	TO INLET #17
I1	3.02	31.36	0.56	4.18	7.07	0.61	4.85	8.94	0.69	5.90	12.30	TO INLET #18
I2	0.44	14.15	0.56	5.76	1.43	0.61	6.58	1.78	0.69	7.92	2.42	TO OLD WACO RD.
I3	3.36	21.92	0.56	4.97	9.17	0.59	5.72	11.32	0.68	6.92	15.79	TO OLD WACO RD.
J1	1.78	23.28	0.59	4.85	5.10	0.63	5.58	6.27	0.73	6.76	8.80	TO HERONSWOOD DR.
J2	1.23	15.60	0.56	5.55	3.84	0.61	6.34	4.77	0.69	7.83	6.67	TO OLD WACO RD.
J3	3.01	26.24	0.59	4.58	8.14	0.63	5.29	10.04	0.73	6.42	14.11	TO OLD WACO RD.
K1	6.10	33.02	0.42	4.10	10.51	0.48	4.76	13.94	0.56	5.79	19.78	TO INLET #20
K2	4.07	25.55	0.56	4.64	10.58	0.61	5.36	13.31	0.69	6.50	18.26	TO INLET #21
K3	2.47	22.92	0.56	4.40	6.09	0.61	5.66	8.53	0.69	6.19	10.55	TO INLET #22
K4	3.45	24.87	0.56	4.71	9.11	0.61	5.44	11.46	0.69	6.59	15.71	TO INLET #23
K5	5.28	29.10	0.56	4.26	12.54	0.61	4.94	15.84	0.69	6.00	21.76	TO INLET #24
K6	1.34	19.97	0.56	5.15	3.86	0.61	5.91	4.83	0.69	7.14	6.60	TO PROPOSED DETENTION POND "C"
K7	2.97	23.15	0.56	4.87	8.10	0.61	5.61	10.16	0.69	6.79	13.92	TO INLET #25
K8	2.42	21.70	0.56	4.99	6.76	0.61	5.74	8.47	0.69	6.94	11.58	TO INLET #26
K9	3.72	19.64	0.41	5.19	7.91	0.45	5.96	9.97	0.53	7.20	14.18	TO PROPOSED DETENTION POND "C"
L	3.31	22.55	0.56	4.64	8.60	0.61	5.36	10.82	0.69	6.50	14.85	SHEET FLOW
M	4.31	22.01	0.56	4.96	11.98	0.61	5.71	15.02	0.69	6.91	20.56	TO OLD WACO RD.
N1	2.48	20.34	0.56	5.12	7.11	0.61	5.87	8.88	0.69	7.10	12.15	TO INLET #28
N2	2.00	13.50	0.56	5.88	6.60	0.61	6.71	8.20	0.69	8.07	11.16	SHEET FLOW
O	3.87	25.35	0.56	4.66	10.09	0.61	5.38	12.68	0.69	6.52	17.39	SHEET FLOW
P	5.61	18.56	0.56	5.28	16.59	0.61	6.05	20.70	0.69	7.31	28.29	TO INLET #29
Q1	3.05	19.65	0.56	5.19	8.86	0.61	5.96	11.08	0.69	7.20	15.14	TO INLET #30
Q2	2.43	21.27	0.56	5.03	6.85	0.61	5.78	8.58	0.69	6.99	11.74	TO INLET #31
Q3	7.00	24.83	0.56	4.71	18.47	0.61	5.43	23.20	0.69	6.58	31.80	TO INLET #32
R1	0.59	13.32	0.81	5.92	2.83	0.86	6.75	3.43	0.95	8.11	4.55	TO INLET #33
R2	1.05	17.60	0.56	5.36	3.14	0.61	6.14	3.92	0.69	7.42	5.36	TO INLET #34
R3	2.95	22.36	0.56	4.93	8.13	0.61	5.67	10.19	0.69	6.87	13.96	TO INLET #35
S	4.12	22.58	0.56	4.91	11.33	0.61	5.65	14.20	0.69	6.84	19.45	TO INLET #36
T	3.54	23.65	0.56	4.82	9.56	0.61	5.55	11.99	0.69	6.72	16.42	SHEET FLOW TO FLOODWAY (CHANNEL)
U	2.96	18.10	0.56	5.32	8.83	0.61	6.09	11.01	0.69	7.36	15.06	SHEET FLOW TO FLOODWAY (CHANNEL)
V	0.92	18.09	0.56	5.32	2.73	0.61	6.09	3.41	0.69	7.36	4.66	SHEET FLOW

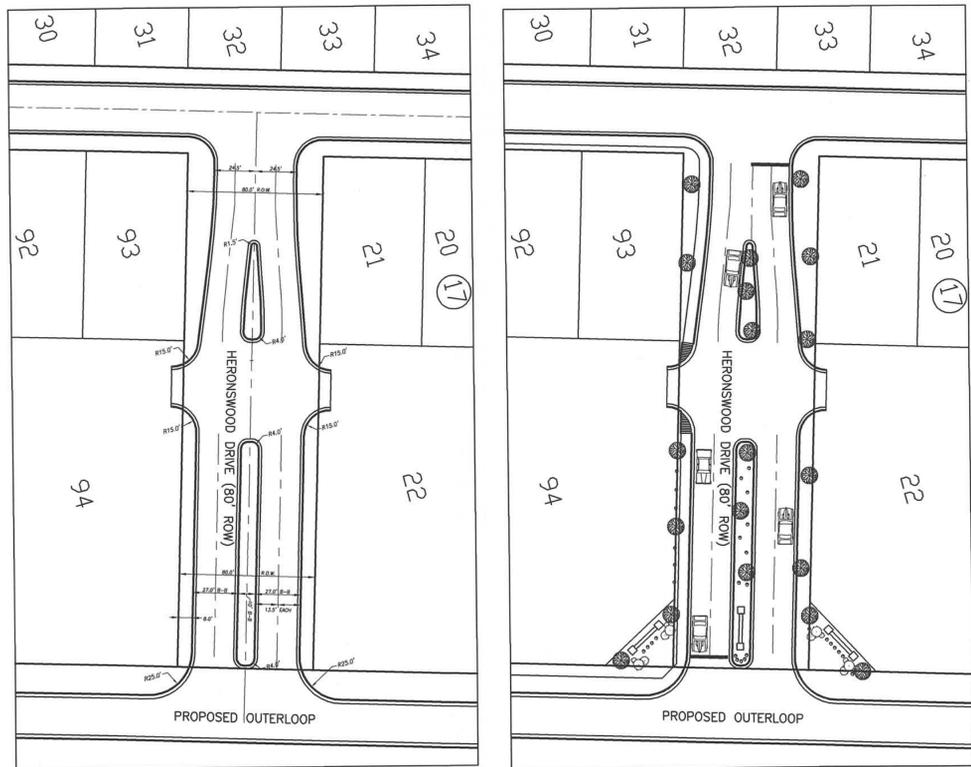
STREET CALCULATIONS (Q10)

STREET NAME	DRAINAGE SECTION	Z	n	SLOPE (F/FT)	Qcap (CFS)	Q10 (CFS)	DEPTH OF FLOW (FT.)	SPREAD ALLOWED (FT)	SPREAD (FT)	COMMENT
FALLS COVE	B1	30.00	0.015	0.0063	13.99	5.29	0.347	15.00	10.42	Inlet #1
HOLLOW BRANCH COVE	G1	30.00	0.015	0.0071	14.86	3.69	0.297	15.00	8.90	Flume #1
HOLLOW BRANCH COVE	G2	60.00	0.015	0.0154	43.68	8.75	0.274	30.00	16.43	Inlet #2
CHALLACE DR.	G3a	30.00	0.015	0.0102	17.74	3.02	0.258	15.00	7.73	Inlet #3
DOONE VALLEY DR.	G3b	30.00	0.015	0.0083	16.08	9.01	0.402	15.00	12.07	Inlet #4
CHALLACE DR.	G4a	30.00	0.015	0.0103	17.86	11.55	0.425	15.00	12.74	Inlet #5
FUTURE STREET	G4b	30.00	0.015	0.0136	20.56	7.40	0.341	15.00	10.23	Inlet #6
FUTURE STREET	G4c	30.00	0.015	0.0111	18.53	7.62	0.358	15.00	10.75	Inlet #7
FUTURE STREET	G4d	30.00	0.015	0.0116	18.98	2.91	0.248	15.00	7.43	Inlet #8
CHALLACE DR.	G5	30.00	0.015	0.0050	12.44	6.48	0.392	15.00	11.75	Flume #2
NUEBERRY CLIFFE	H1a	30.00	0.015	0.0138	20.67	7.46	0.341	15.00	10.24	Inlet #9
NUEBERRY CLIFFE	H1b	30.00	0.015	0.0138	20.67	9.01	0.366	15.00	10.99	Inlet #10
ROSADA DR.	H2a	30.00	0.015	0.0062	13.89	8.62	0.418	15.00	12.55	Inlet #11
COPPERFIELD DR.	H2b	30.00	0.015	0.0139	20.76	9.06	0.367	15.00	11.00	Inlet #12
DOONE VALLEY DR.	H5	30.00	0.015	0.0051	12.57	5.16	0.358	15.00	10.74	Inlet #13
DOONE VALLEY DR.	H6	30.00	0.015	0.0050	12.44	2.49	0.274	15.00	6.76	Inlet #14
CALADIUM DR.	H7	30.00	0.015	0.0050	12.44	15.80	0.545	15.00	13.29	Inlet #15
CALADIUM DR.	H8	30.00	0.015	0.0071	14.80	3.36	0.287	15.00	8.60	Inlet #16
CORAL BELLE DR	I1	30.00	0.015	0.0114	18.83	7.07	0.346	15.00	10.39	Inlet #17
CORAL BELLE DR	I2	30.00	0.015	0.0114	18.83	1.43	0.190	15.00	5.71	Inlet #18
CORAL BELLE DR	H9	30.00	0.015	0.0050	12.44	9.98	0.460	15.00	13.81	Inlet #19
EVERGOLD LANE	K1	30.00	0.015	0.0103	17.85	10.51	0.410	15.00	12.30	Inlet #20
MARSALA DR.	K2	30.00	0.015	0.0098	17.41	10.58	0.415	15.00	12.45	Inlet #21
HERONSWOOD DR	K3	30.00	0.015	0.0082	15.91	6.09	0.349	15.00	10.47	Inlet #22
HERONSWOOD DR	K4	30.00	0.015	0.0092	16.87	9.11	0.397	15.00	11.91	Inlet #23
CORAL BELLE DR	K5	30.00	0.015	0.0256	28.18	12.54	0.369	15.00	11.08	Inlet #24
CORAL BELLE DR	K6	30.00	0.015	0.0131	20.12	3.86	0.269	15.00	8.08	Flume #3
HERONSWOOD DR	K7	30.00	0.015	0.0056	13.17	8.10	0.417	15.00	12.50	Inlet #25
HERONSWOOD DR	K8	30.00	0.015	0.0084	16.11	6.76	0.361	15.00	10.84	Inlet #26
COPPERFIELD DR.	H3	30.00	0.015	0.0122	19.46	4.91	0.299	15.00	8.96	Inlet #27
TUSCAN BLUFF RD	N1	60.00	0.015	0.0081	31.59	7.11	0.286	30.00	17.16	Inlet #28
BELLRIDGE COURT	P	60.00	0.015	0.0314	62.33	16.59	0.305	30.00	18.27	Inlet #29
EMERY OAKS DR	Q1	30.00	0.015	0.0389	34.71	8.86	0.300	15.00	8.99	Inlet #30
EMERY OAKS DR	Q2	30.00	0.015	0.0318	31.39	6.85	0.283	15.00	8.48	Inlet #31
HUNTER TERRACE COVE	Q3	60.00	0.015	0.0358	66.62	18.47	0.309	30.00	18.56	Inlet #32
AUTUMN WOOD LANE	R1	30.00	0.015	0.0500	39.35	2.83	0.187	15.00	5.60	Inlet #33
AUTUMN WOOD LANE	R2	30.00	0.015	0.0500	39.35	3.14	0.194	15.00	5.82	Inlet #34
HUNTER TERRACE COVE	R3	60.00	0.015	0.0224	52.70	8.13	0.248	30.00	14.90	Inlet #35
HUNTER TERRACE COVE	S	60.00	0.015	0.0156	44.00	11.33	0.301	30.00	18.05	Inlet #36

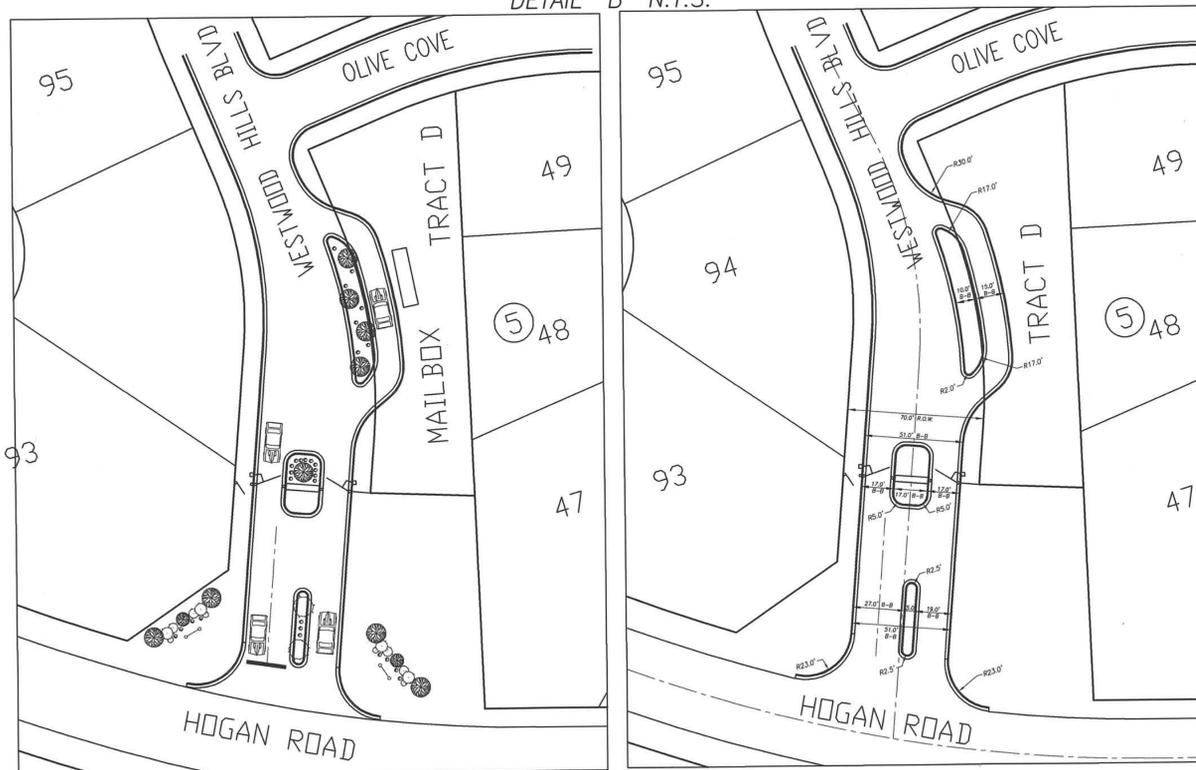
STREET CALCULATIONS (Q100)

STREET NAME	DRAINAGE SECTION	Z	n	SLOPE (F/FT)	Qcap (CFS)	Q100 (CFS)	DEPTH OF FLOW (FT.)	SPREAD ALLOWED (FT)	SPREAD (FT)	COMMENT
FALLS COVE	B									

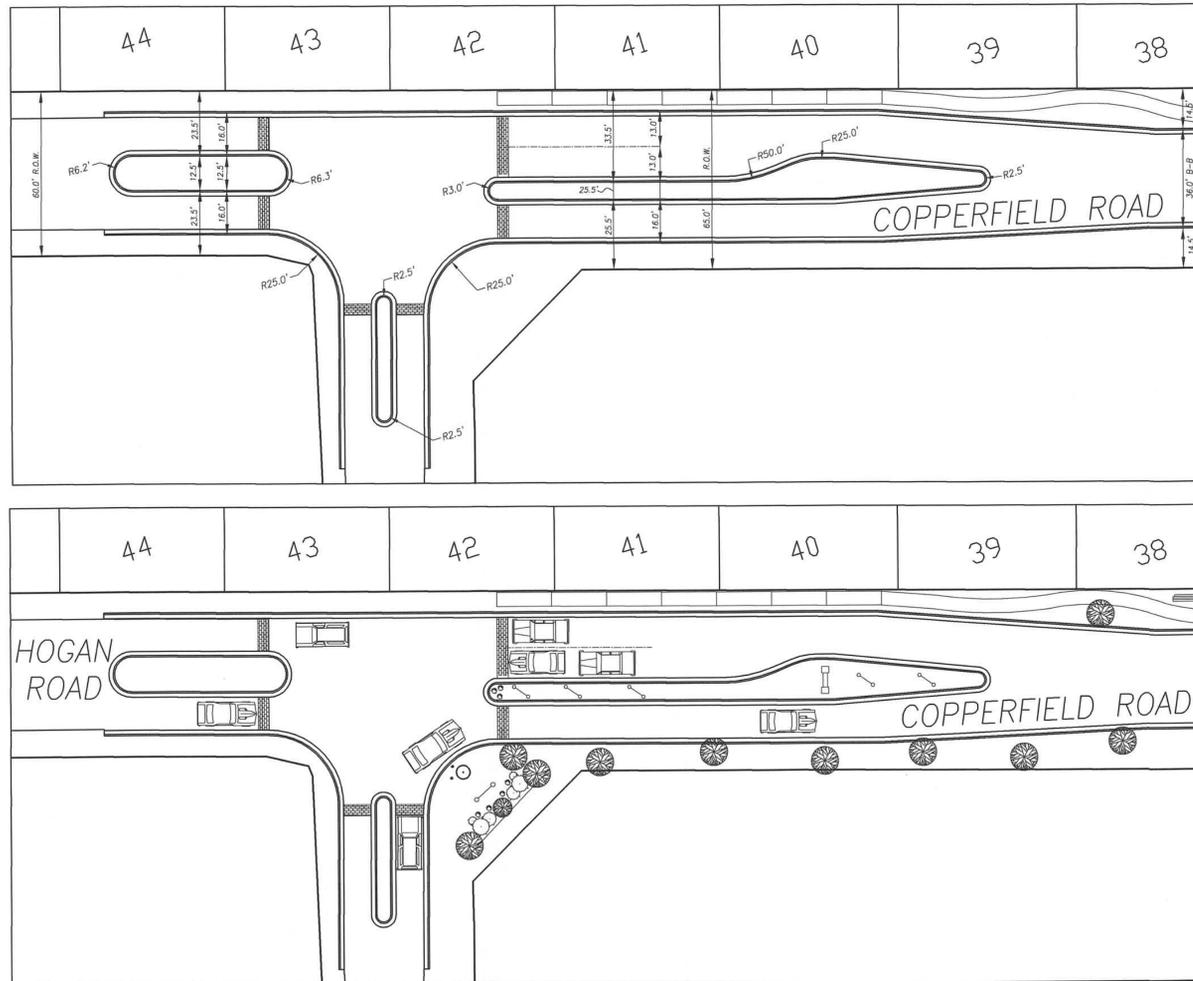
HERONS DRIVE ENTRANCE
DETAIL "D" N.T.S.



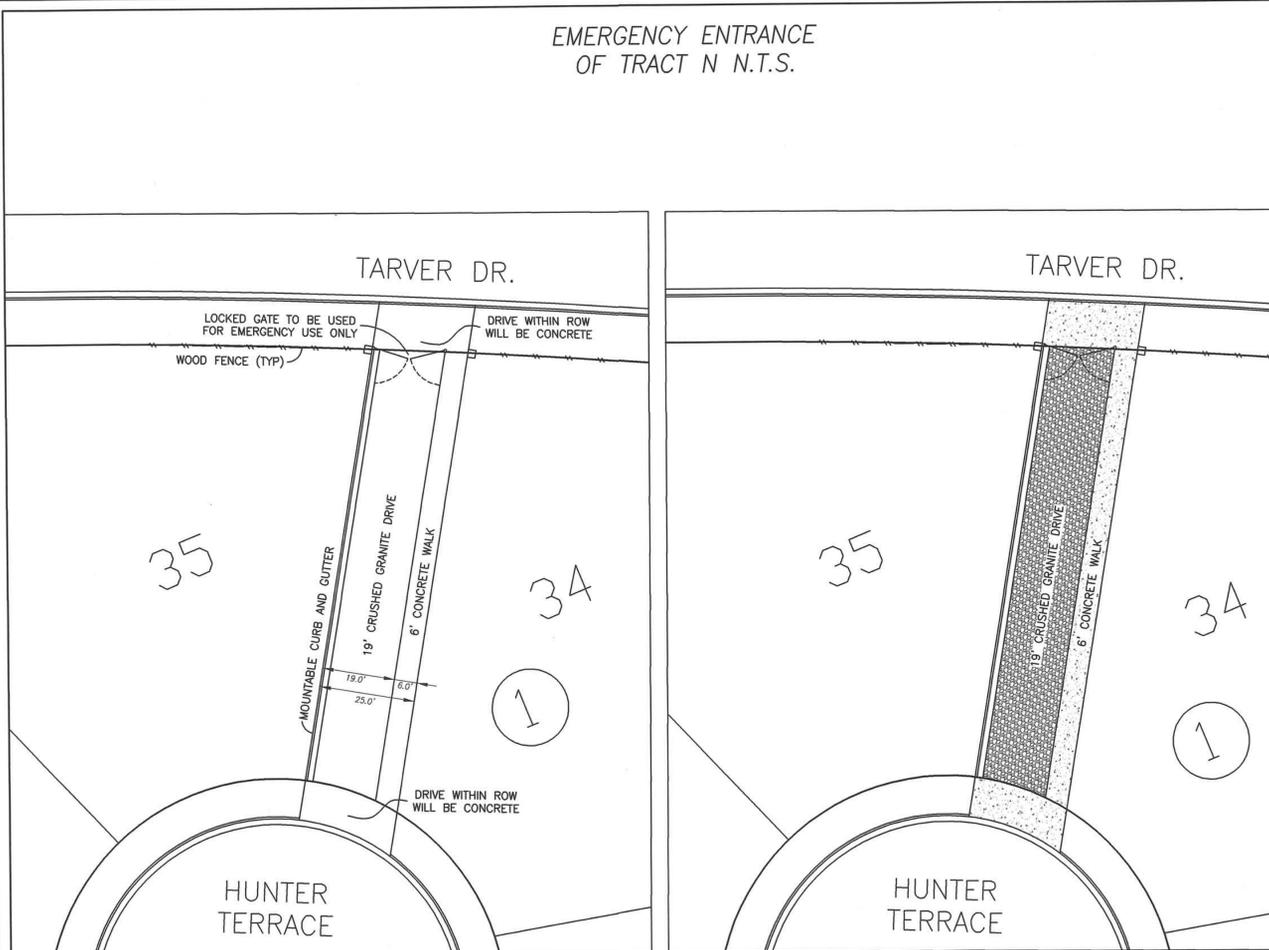
WESTWOOD HILLS BLVD GATE ENTRANCES
DETAIL "B" N.T.S.



COPPERFIELD/HOGAN ROAD ENTRANCE
DETAIL "C" N.T.S.



EMERGENCY ENTRANCE
OF TRACT N N.T.S.



ENTRANCE DETAILS
HILLS OF WESTWOOD
NANCY CHANCE SURVEY, ABSTRACT#5
CITY OF TEMPLE, BELL COUNTY, TEXAS

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

REVISIONS		
BJL	ADDED NEW ENTRANCE	5/3/13

DATE: March 11, 2013
DRN. BY: BJL
REF.: 02-280, 11026-D(Survey)
02-283, 11035-D(Master)
06-385, 11645-D(Phase II)
FB/LB: DATA COL
JOB NO.: 10-206
SHEET 9 OF 9
COMPUTER DWG. NO. 10-206

ENTRANCE DETAILS
HILLS OF WESTWOOD

11678-D
FILE NO.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

5/20/13
Item #4
Regular Agenda
Page 1 of 1

APPLICANT / DEVELOPMENT: Arch Aplin III, Buc-ee's Ltd. on behalf Frank Mayborn Enterprises, Inc.

CASE MANAGER: Beverly Zendt, Interim Director of Planning

ITEM DESCRIPTION: P-FY-13-25 - Consider and take action on the Final Plat of BUC-EE's Subdivision, a 29.659 ± acres, 1-lot, 1-block nonresidential subdivision, located at the southeast corner of the intersection of North General Bruce Drive and NE H K Dodgen Loop.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of Buc-ee's #35 Subdivision on April 22 and May 8, 2013. The Development Review Committee deemed the plat complete on May 13, 2013. The applicant is developing the site for the purpose of constructing a 60,000SF Buc-ee's travel/convenience center. The City is extending utilities to this site and to multiple adjacent tracts in an effort to facilitate economic development along the east side of I-35 in this general area.

The site will be served by a new off-site 12" water main extended from Pegasus Rd. and across Interstate-35. A new 12" sanitary sewer main will be extended from the existing Troy lift station north of the subject tract. An existing force main, located north of the subject tract, will be relocated from the I-35 frontage road to serve the subject tract. All utilities will be extended by means of off-site easements to be acquired and recorded at a later date. The proposed water and sewer configuration has been designed to allow extension of utilities to multiple tracts on the east side of I-35 in an effort to facilitate development in this general area.

The applicant has coordinated access to the proposed site with the Texas Department of Transportation in accordance with their applicable standards. No other utility providers identified conflicts in this general area.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Buc-ee's

FISCAL IMPACT: None.

ATTACHMENTS:

Plat
Topo & Conceptual Off-Site Utility Layout

STATE OF TEXAS *
 COUNTY OF BELL *
 KNOW ALL MEN BY THESE PRESENTS

THAT BUC-EE'S, LTD, A TEXAS LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "BUC-EE'S #35", A SUBDIVISION IN THE CITY OF TEMPLE AND WHOSE NAME IS SUBSCRIBED HERETO, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2013

BUC-EE'S, LTD
 A TEXAS LIMITED PARTNERSHIP

BY: AHA-GP, L.C.
 A TEXAS LIMITED LIABILITY COMPANY
 A GENERAL PARTNER

ARCH H. APLIN III, ITS PRESIDENT
 327 F.M. 2004
 LAKE JACKSON, TX 77566

STATE OF TEXAS *
 COUNTY OF BRAZORIA *

BEFORE ME, the undersigned authority, on this day personally appeared ARCH H. APLIN III, PRESIDENT, 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 considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2013.

NOTARY PUBLIC
 STATE OF TEXAS

BUC-EE'S, LTD
 A TEXAS LIMITED PARTNERSHIP

BY: DEW-GP, L.C.
 A TEXAS LIMITED LIABILITY COMPANY
 A GENERAL PARTNER

DONALD E. WASEK, ITS PRESIDENT
 327 F.M. 2004
 LAKE JACKSON, TX 77566

STATE OF TEXAS *
 COUNTY OF BRAZORIA *

BEFORE ME, the undersigned authority, on this day personally appeared DONALD E. WASEK, PRESIDENT, 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 considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2013.

NOTARY PUBLIC
 STATE OF TEXAS

STATE OF TEXAS *
 COUNTY OF BELL *

THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TEMPLE, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION.

CHAIRPERSON

STATE OF TEXAS *
 COUNTY OF BELL *

THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TEMPLE, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION.

SECRETARY TO PLANNING & ZONING COMMISSION

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 _____, 2013.

BELL COUNTY TAX APPRAISAL DISTRICT

STATE OF TEXAS *
 COUNTY OF BELL *

FILED FOR RECORD THIS THE _____ DAY OF _____, 2013, IN CABINET _____ SLIDE _____, PLAT RECORDS OF BELL COUNTY. 2013

BELL COUNTY CLERK

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.

SHAWN T. ASH, REGISTERED
 PROFESSIONAL LAND SURVEYOR NO. 5687

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.

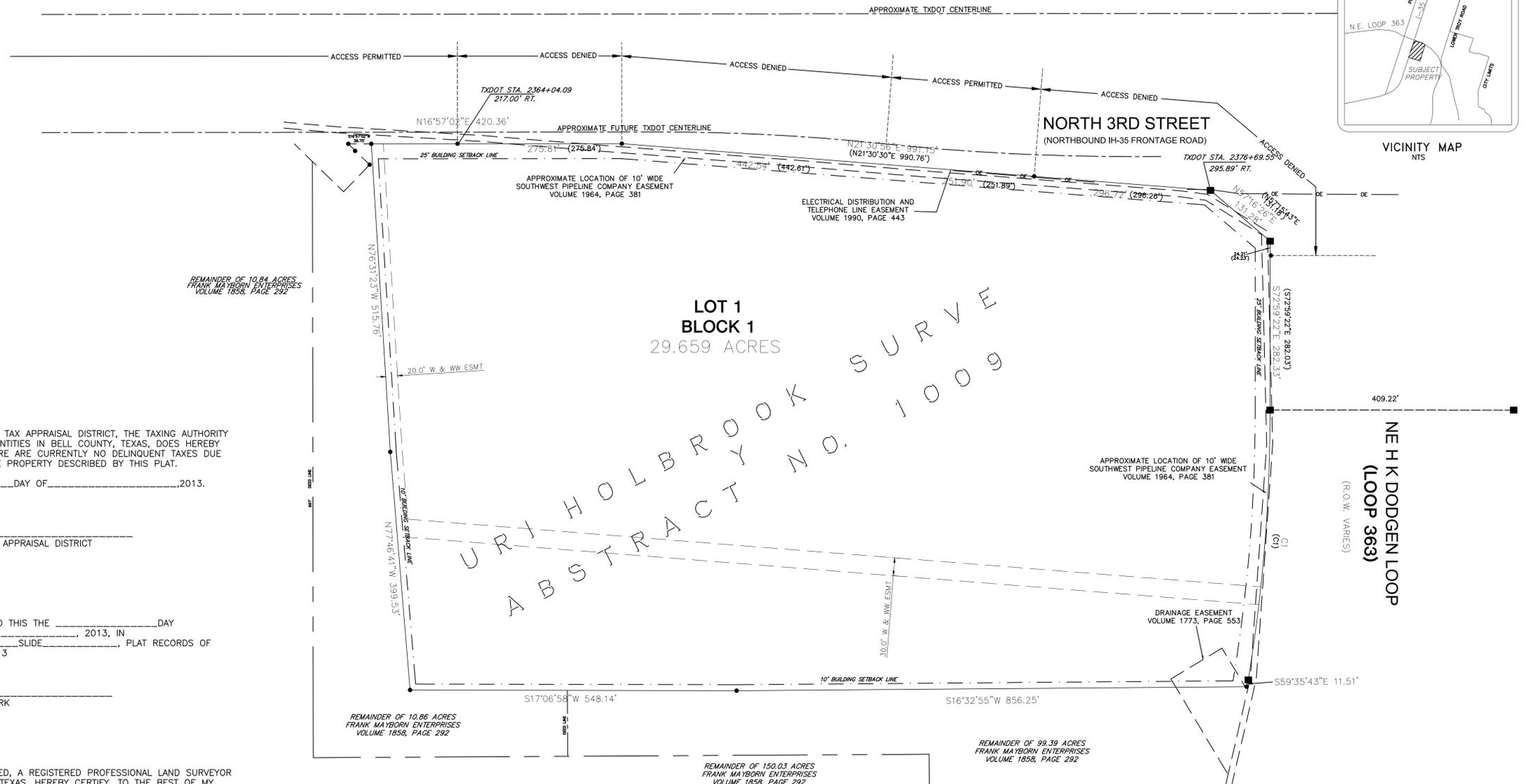
DAVID SCOTT RATCLIFF, REGISTERED
 PROFESSIONAL ENGINEER NO. 97351

NOTE:

ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48027C019E, REVISED SEPTEMBER 26, 2008, THIS LOT IS LOCATED IN ZONE "X", WHICH IS AN AREA OUTSIDE THE 100-YEAR FLOODPLAIN.

NORTH INTERSTATE HIGHWAY 35

(R.O.W. VARIES)



LEGEND

- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- ▲ PK FOUND
- TxDOT MON FOUND

CURVE TABLE				
NO.	DELTA	RADIUS	ARC LENGTH	CHORD BEARING
C1	92°28'41"	2739.79	453.22	452.71 S68°22'15"E

RECORD CURVE TABLE				
NO.	DELTA	RADIUS	ARC LENGTH	CHORD BEARING
C1	---	2739.79	452.98	452.46 N68°20'W

**FINAL PLAT OF
 BUC-EE'S #35 SUBDIVISION
 BEING 29.659 ACRES OF LAND
 OUT OF THE
 URI HOLBROOK SURVEY, ABSTRACT NO. 1009
 CITY OF TEMPLE
 BELL COUNTY, TEXAS**



0 50' 100' 200'
 OWNER: BUC-EE'S, LTD
 327 FM 2004
 LAKE JACKSON, TX 77566
 GRAPHIC SCALE: 1" = 100'

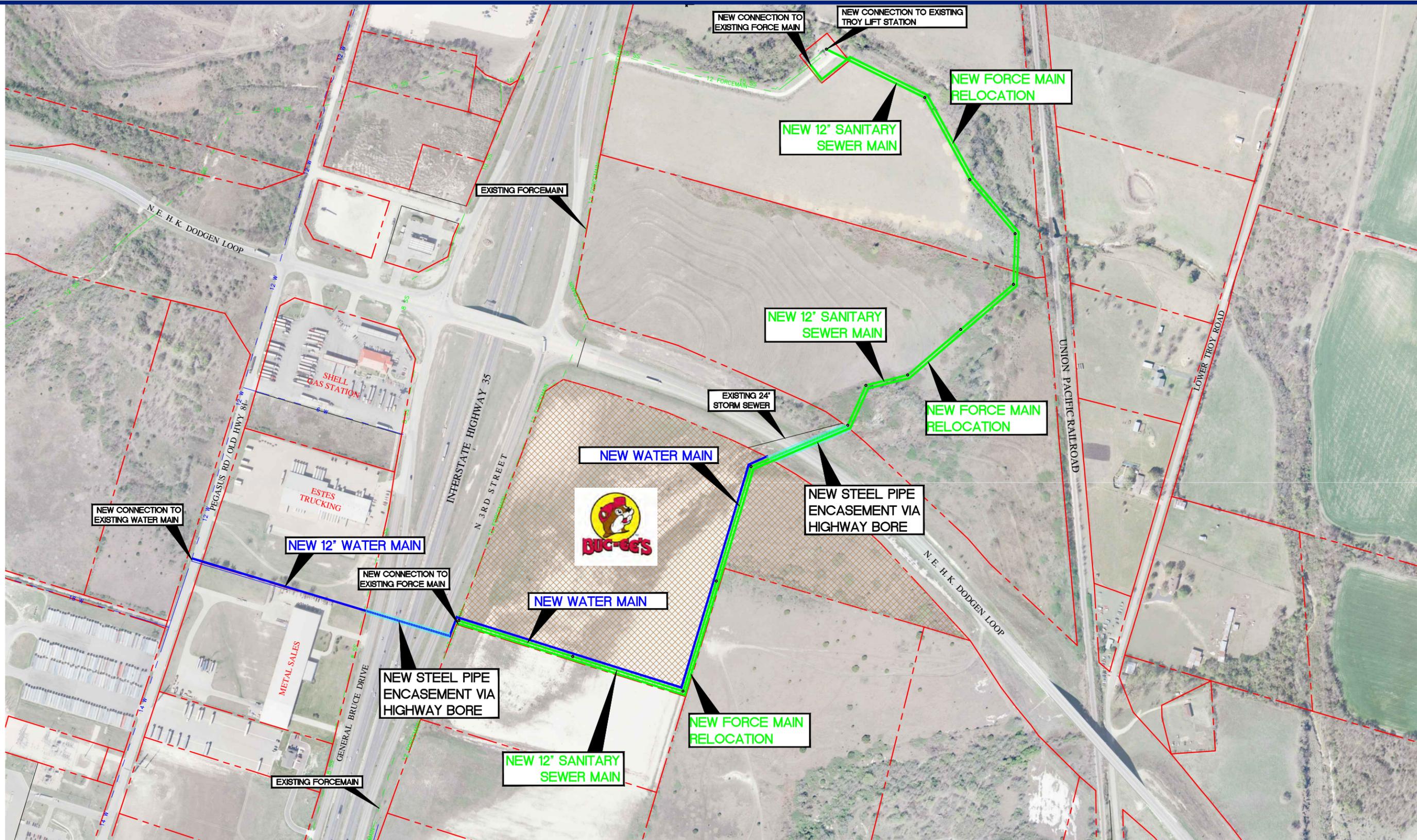
PLAT INFORMATION:

BUC-EE'S LTD
 327 F.M. 2004
 LAKE JACKSON, TX 77566

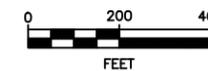
LOT 1
 BLOCK 1
 29.659-ACRES

ASH & ASSOCIATES
 SURVEYING - ENGINEERING - ARCHITECTURE
 142 JACKSON LANE
 SAN MARCOS, TEXAS 78666
 (512) 392-1719
 FAX (512) 392-1928
 ash@ashassociates.net
 Surveying: 100847-00
 Engineering: F-13483
 Architecture: TX20240

DRAWN: RMM SCALE: PLOT 1"=100'
 REVIEWED: RMM DATE: 05/13/13
 PROJECT No. 13-4444
 ASH & ASSOCIATES, L.L.C. SHEET 1 OF 1



**PROPOSED BUC-EE'S
RETAIL DEVELOPMENT
WATER AND SEWER EXTENSIONS**





PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

5/20/13
Item # 5
Regular Agenda
Page 1 of 5

APPLICANT/ DEVELOPMENT: Lina Chtay for Mary Conlon

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: Z-FY-13-20 Hold a public hearing to discuss and recommend action on a zone change from Agricultural District (AG) to General Retail District (GR) on 1.00 ± acres, being a portion of the Daniel Meador Survey, Abstract No. 577, situated in the City of Temple, Bell County, Texas, located at 8744 Airport Road.

STAFF RECOMMENDATION: Staff recommends approval of the requested zone change to GR District for the following reasons:

1. The request does not comply with the Future Land Use and Character Map, but is consistent with the adjacent General Retail Districts to the east and west;
2. The request complies with the Thoroughfare Plan; and
3. Public and private facilities are available to the subject property.

ITEM SUMMARY: The applicant requests a zone change from Agricultural District (AG) to General Retail District (GR). The applicant's requested zone change would allow development of retail uses on the property and expand the General Retail District already existing on the adjacent properties to the east and west.

According to the City of Temple Comprehensive Plan, the property's current Agricultural Rural land use classification is characterized by areas within the city limits that do not yet have adequate public facilities and services, and therefore may not have any on-site utilities. It is meant to protect areas in active farm and/or ranch use. Since the requested GR District does not comply with the property's Agricultural Rural land use classification, a zone change would require an amendment to the Future Land Use and Character Plan.

The requested GR zoning district is the standard retail district and allows most retail uses including retail sales, restaurants, grocery stores, department stores, or offices and residential uses except apartments.

The GR zoning district is intended to serve larger service areas than neighborhoods. This district should be located at the intersection of major arterials and should provide total on-site traffic maneuvering such that traffic entering and exiting the facility should have room to turn, stack and park within the confines of the retail facility. Adjoining zoning districts should be carefully selected to reduce environmental conflicts.

Although the applicant has indicated his intention for utilize the site for a future meat market, a rezoning from the AG to the GR zoning district would allow many uses by right that would not have been allowed before. Those uses include, but are not limited to, the following:

Residential uses

- Single Family Detached
- Duplex
- Home for the Aged
- Townhouse

Nonresidential uses

- Office
- Restaurant
- Hotel or Motel
- Food or Beverage sales store without fuel sales

Prohibited uses include HUD-Code manufactured homes and land lease communities, boat sales or storage, welding or machine shop, storage warehouse, and building material sales, among others.

SURROUNDING PROPERTY AND USES:

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

Direction	Zoning	Current Land Use	Photo
Subject Property	AG	Vacant Building and Property	
			

Direction	Zoning	Current Land Use	Photo
North	AG	Undeveloped Property	
South	AG	Undeveloped Land and Nonresidential Uses	
East	GR	Bar and Dance Hall	

Direction	Zoning	Current Land Use	Photo
West	GR	Package Store	

COMPREHENSIVE PLAN COMPLIANCE:

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

Document	Policy, Goal, Objective or Map	Site Conditions	Compliance
CP	Map 3.1 - Future Land Use and Character (FLUP)	The applicant's property is identified as Agricultural Rural. The applicant's requested GR District does not comply with this recommendation, but is consistent with adjacent nonresidential development (zoned GR) to the east and west. A zone change to the GR District would require an amendment to the Future Land Use and Character Plan.	N
CP	Map 5.2 - Thoroughfare Plan	The property fronts Airport Road, which is identified as a major arterial. The requested GR district is appropriate along major arterials.	Y
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	A 6-inch water line along the north right-of-way of Airport Road services the property. The property appears to be serviced by a septic system. There's an 8-inch sewer line east of the subject property near the Airport in the north right-of-way line of Airport Road.	Y
STP	Temple Trails Master Plan Map & sidewalks	There are no trails shown on the Temple Trails Master Plan Map for this area.	Y

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

DEVELOPMENT REGULATIONS: Dimensional standards for **nonresidential** development in the GR District are as follows:

- Minimum lot size – N/A
- Minimum Lot Width – N/A
- Minimum Lot Depth – N/A
- Front Yard Setback – 15 feet

- Side Yard Setback – 10 feet
- Rear Yard Setback – 0 feet (10 feet adjacent to residential zoning)

Although development regulations require a 6-foot wide sidewalk along Major Arterials, such as Airport Road, the subject property was developed without a sidewalk. The 6-foot sidewalk will be required with the property's redevelopment, per the UDC Section 7.3-Sidewalks:

Applicability

Sidewalks built in accordance with the standards in Sec. 8.2.3 are required adjacent to a collector street, minor arterial or major arterial if:

A new building or structure is built requiring a Building Permit as set forth in Sec.3.13; or the cost to remodel an existing structure is by 50 percent or more of the assessed value of the property per the current tax rolls.

PUBLIC NOTICE:

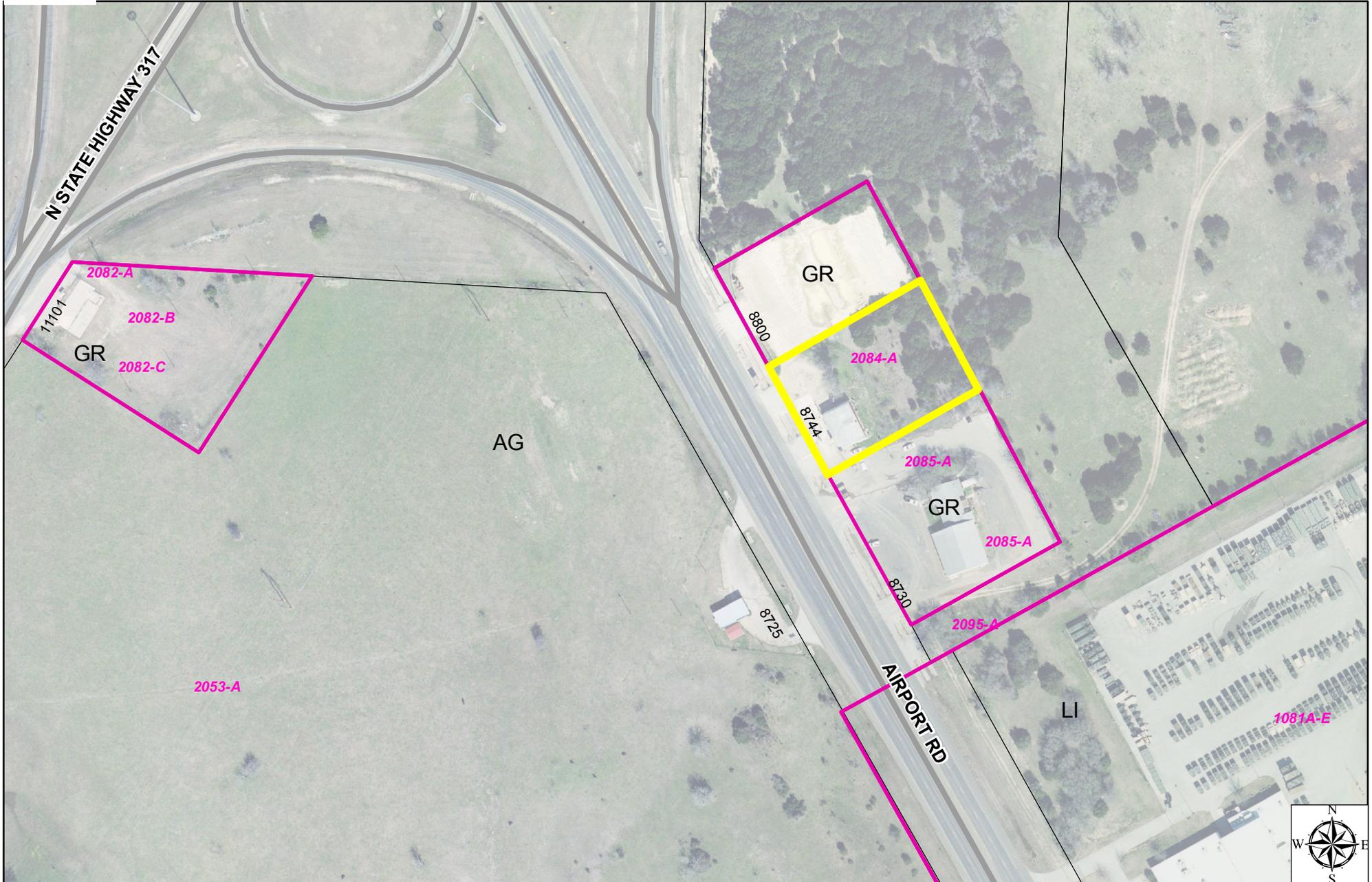
Four notices of the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of May 15, 2013, one notice was returned in favor of the request and no notices were returned in opposition.

The newspaper printed notice of the Planning and Zoning Commission public hearing on May 9, 2013, in accordance with state law and local ordinance.

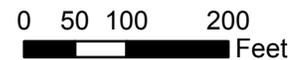
FISCAL IMPACT: Not Applicable

ATTACHMENTS:

- Zoning and Location Map
- Future Land Use and Character Map
- Notification Map
- Response letter



 Case	 Subdivisions	 1234-A Outblocks	 ① Blocks
 Zoning	 Parcel	 1234 Addresses	 1 Lots



5/15/2013
City of Temple GIS

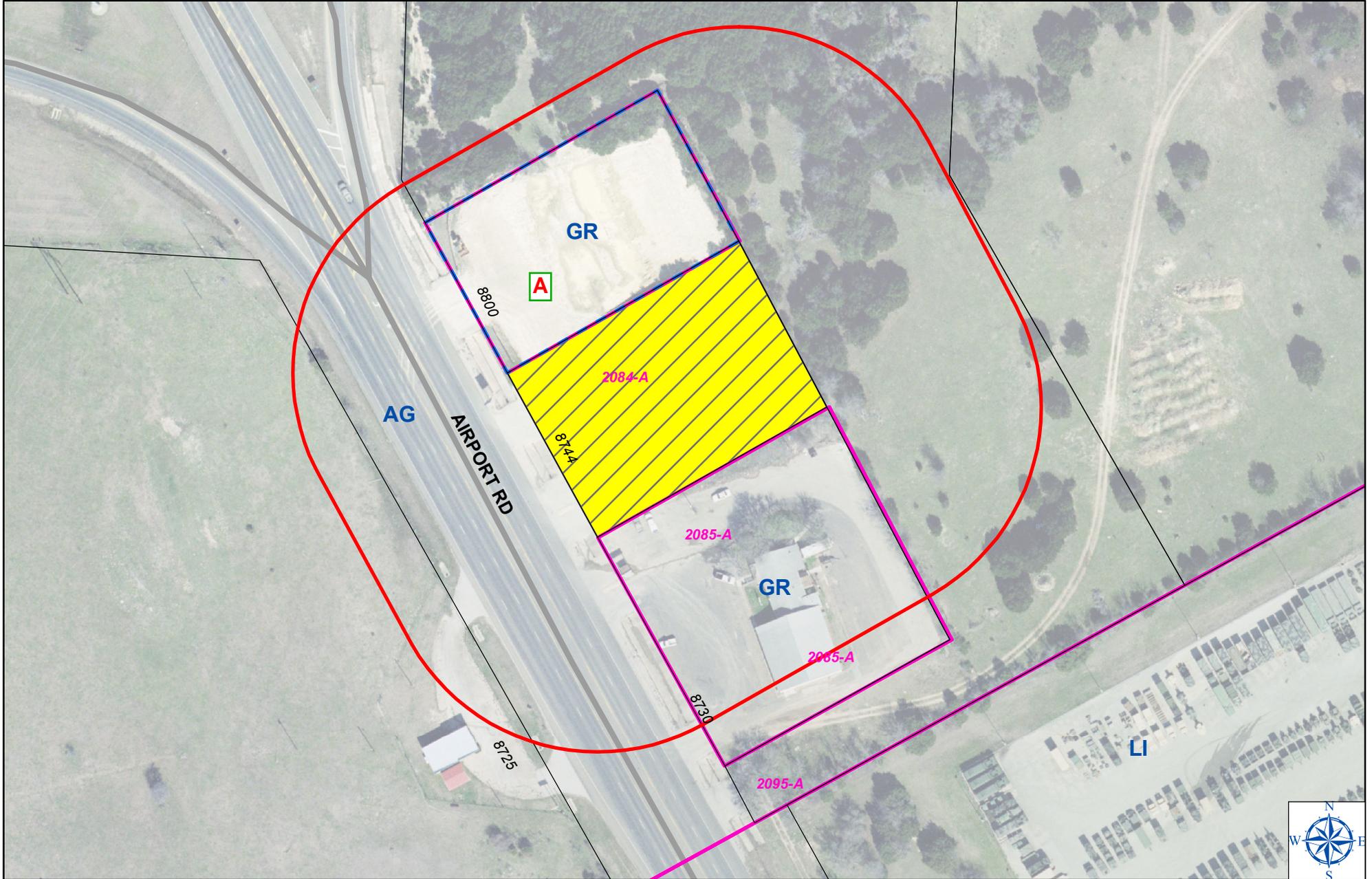
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



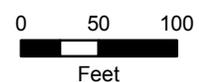
Future Land Use

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

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



-  Case
-  200' Buffer
-  Zoning
-  Subdivision
- 1234-A Outblock Number
- 1234 Address
-  Block Number
- 1 Lot Number



5/3/2013
 City of Temple GIS
 tlyerly

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





**RESPONSE TO PROPOSED
ZONE CHANGE REQUEST
CITY OF TEMPLE**

Richard Lewis Heating & AC
1218 South 27th Street
Temple, Texas 76504

Zoning Application Number: Z-FY-13-20

Project Manager: Tammy Lyerly

Location: 8744 Airport Road

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

I recommend approval () denial of this request.

Comments:

Richard Lewis
Signature

RICHARD LEWIS
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than May 20, 2013

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

RECEIVED
MAY 15 2013
City of Temple
Planning & Development

Number of Notices Mailed: 4

Date Mailed: May 9, 2013



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

5/20/13
Item #6
Regular Agenda
Page 1 of 5

APPLICANT / DEVELOPMENT: Shane Wood on behalf of H.A. Proctor.

CASE MANAGER: Beverly Zendt, Interim Director of Planning

ITEM DESCRIPTION: Z-FY-13-21 Hold a public-hearing to discuss and recommend action on a zone change from Agricultural District (AG) to General Retail District (GR) on 1.296 ± acres, being a portion of the Nancy Chance Survey, Abstract 5, Bell County, Texas, located on the west side of Old Waco Road, south of West Adams Avenue.

STAFF RECOMMENDATION: Staff recommends approval of the requested zone change to General Retail District for the following reasons:

1. Although the proposed request does not fully comply with the Future Land Use and Character Map, the proximity to West Adams Ave (Major Arterial) and the scale of the rezoning would permit only smaller General Retail uses;
2. The request complies with the Thoroughfare Plan; and
3. Public facilities will be available to subject property.

ITEM SUMMARY: The applicant requests a change of zone from Agricultural District (AG) to General Retail District (GR). The General Retail zoning district is the standard retail district and allows most retail uses including retail sales, restaurants, grocery store, department store or offices and residential uses except apartments. The General Retail zoning district is intended to serve larger service areas than neighborhoods. This district should be located at the intersection of major arterials and should provide total on-site traffic maneuvering such that traffic entering and exiting the facility should have room to turn, stack and park within the confines of the retail facility. Adjoining zoning districts should be carefully selected to reduce environmental conflicts.

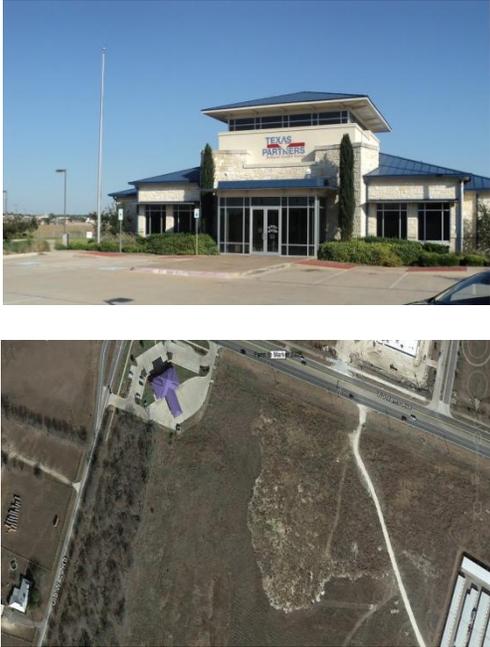
Although the applicant has indicated that they intend to use the site for the purpose of constructing a gymnastics studio, a General Retail zoning designation will permit a range of uses including but not limited to:

- Most retail and service uses: off-premise alcohol and beverage sale; beauty shop; drugstore and pharmacy;
- Two industrial uses: asphalt batching plant (Conditional Use Permit);
- Indoor recycling operation (subject to limitations); and
- Some recreational/entertainment uses: Dance Hall (CUP); Day camp for children (CUP); some on premise consumption of alcohol (>75% with a CUP only).

SURROUNDING PROPERTY AND USES:

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

Direction	Zoning	Current Land Use	Photo
Subject Property	AG	Undeveloped	
West	SF3	Residential	

<p>South</p>	<p>AG</p>	<p>Residential</p>	
<p>East</p>	<p>GR & SF2</p>	<p>Bank/ Professional Office (GR) Undeveloped (SF2)</p>	
<p>North</p>	<p>AG</p>	<p>Trinity Church of Temple</p>	

COMPREHENSIVE PLAN COMPLIANCE:

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

Document	Policy, Goal, Objective or Map	Site Conditions	Compliance?
CP	Map 3.1 - Future Land Use and Character (FLUP)	Suburban Commercial**	N
CP	Map 5.2 - Thoroughfare Plan	The property fronts Old Waco Road which has been identified as a proposed major arterial in the city's adopted Thoroughfare Plan (currently is built as a rural road).	Y
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	Subject area is served by City of Temple water by means of a 4" water line. A 10" wastewater line is available across on the east side of Old Waco Road.	Y
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	Old Waco Road has been identified as a Proposed City Wide Spine Trail – a 10' wide trail is required for this site (6' per UDC Sec. 8.2.3 and 10' as Old Waco Road is identified as a proposed city-wide spine trail).	Y

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

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

The Land Use and Character Map identify this area as Suburban Commercial. According to the Comprehensive Plan, this area is appropriate for office, retail, and other service uses adjacent to and abutting residential neighborhoods. The Comprehensive Plan calls development that maintains the suburban character and is compatible in scale and landscaping with the surrounding residential area. Although the proposed zoning is not consistent with this land use designation, the proximity to a Major Arterial (West Adams Ave) and the anticipated widening of Old Waco Road to a Major Arterial, make this site appropriate for smaller General Retail projects similar to the identified use. If approved, the future Land Use Map will be updated to reflect the change.

Thoroughfare Plan (CP Map 5.2)

The Thoroughfare Plan identifies Old Waco Road as a proposed Major Arterial which supports adjacent residential and commercial development. Major arterials can intersect with both collectors and local streets although driveway access is restricted. Old Waco Road has been identified on the City's Transportation Capital Improvement Plan and will be constructed when right-of-way acquisition is complete and funding is available. Although the current rural width of Old Waco Road would not be sufficient for all General Retail projects, the scale of the rezoning will not adversely impact road capacity.

Temple Trails Master Plan Map and Sidewalks Ordinance

The City of Temple Master Trails plan calls for a 10' sidewalk along the subject site. Preliminary design of this section of Old Waco Road is ongoing. Staff has advised the applicant that staff will evaluate the practicality and usefulness of a sidewalk at this location at the time of permitting.

DEVELOPMENT REGULATIONS:

Dimensional standards for both zoning districts are depicted below:

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

4.5.1 Single-Family Detached Dwelling

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

ALH = Any Legal Height not prohibited by other laws -- = Use not permitted NA = Use permitted but standard does not apply * = See Sec. 4.4.4F.1.d and Special Cases

Temple, Texas Unified Development Code
 Effective 12/16/10 • Last Amended 07/19/12
 4-19

PUBLIC NOTICE:

On May 9, 2013 three notices of the Planning and Zoning Commission public hearing were sent out to property owners within 200' of case Z-FY-13-13 as required by State law and City Ordinance. As of Wednesday May 15, 2013, one notice was returned in support of the proposed zone change.

The newspaper printed notice of the Planning and Zoning Commission public hearing on May 9, 2013 in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

- Zoning and Location Map
- Notice Map
- Response Letters



Z-FY-13-21

Zone Change Request from Agricultural (AG) to General Retail (GR)

West side of Old waco Road
Approx. 430' south of W. Adams Ave.



 Case Z-FY-13-21
  Parcel
  Zoning

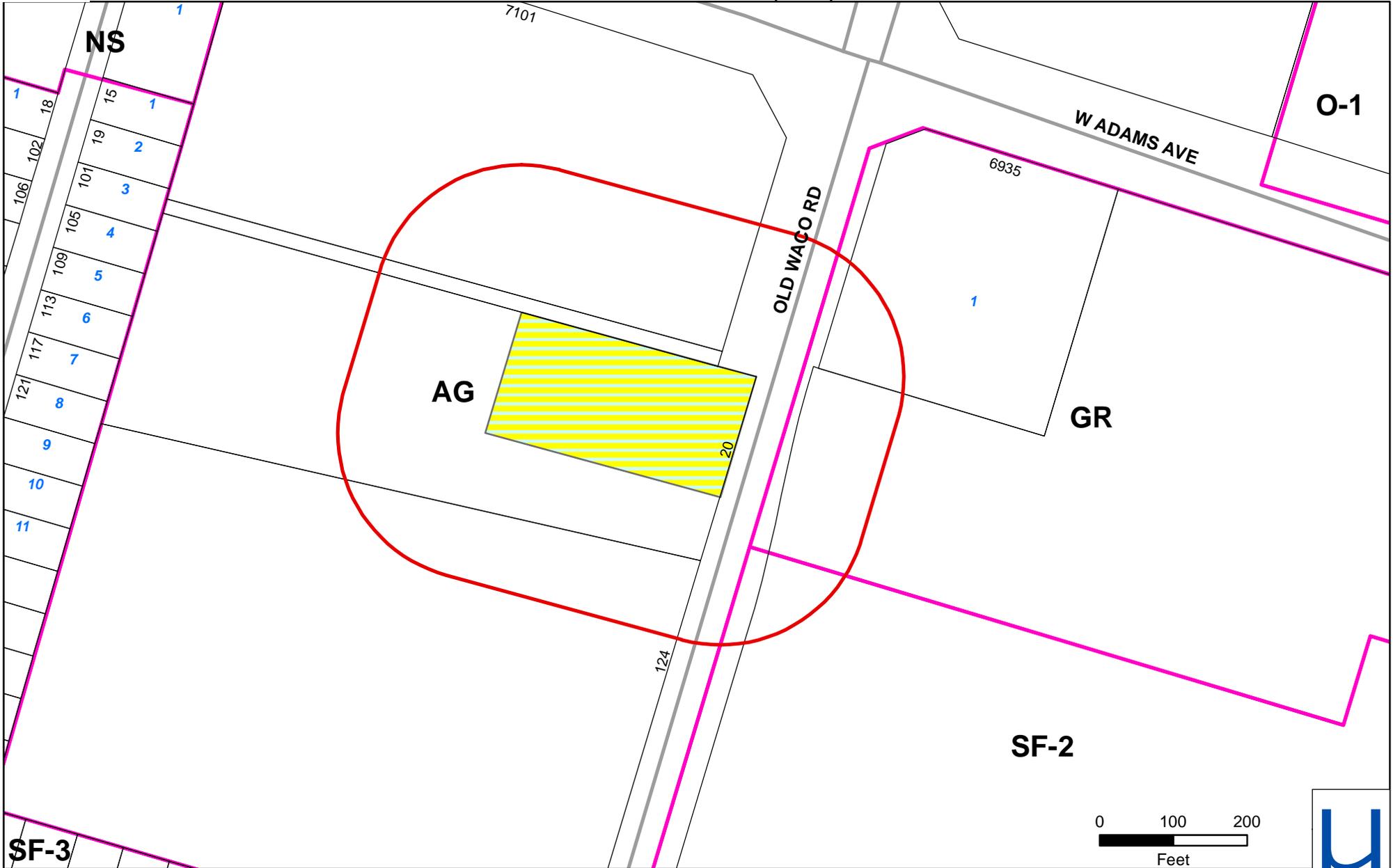
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.
 City of Temple Planning Dept.
 4/30/2013



Z-FY-13-21

Zone Change Request from Agricultural (AG) to General Retail (GR)

West side of Old waco Road
Approx. 430' south of W. Adams Ave.



 200' Property Owner Buffer
 Parcel
 Zoning
 Case Z-FY-13-21

GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.
 City of Temple Planning Dept.
 4/30/2013



**RESPONSE TO PROPOSED
ZONE CHANGE REQUEST
CITY OF TEMPLE**

Texas Partners Federal Credit
1011 Wales Drive
Temple, Texas 76549

Zoning Application Number: Z-FY-13-21 **Project Manager:** Beverly Zendt

Location: On the west side of Old Waco Road, south of West Adams Avenue

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

I recommend approval () denial of this request.

Comments:

Phyllis have, CFO
Signature

Phyllis have
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than May 20, 2013

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

RECEIVED
MAY 13 2013
City of Temple
Planning & Development

Number of Notices Mailed: 3

Date Mailed: May 9, 2013



PLANNING AND ZONING COMMISSION AGENDA ITEM

5/20/13
Item #7
Regular Agenda
Page 1 of 2

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
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	PZC 6/17/13	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.	CC 7/11/13	Gary Freytag
P-FY-13-27 Consider and take action on the Final Plat of Temple Bible Church Subdivision Phase III, a ± 9.26 acres, 1-lot, 1-block, nonresidential subdivision, located on the south side of Cottonwood Lane, east of Oakview Drive, (Applicant: All County Surveying for Temple Bible Church)	DRC 5/6/13	All County Surveying
Buc-ee's P-FY-13-22 Hold a public-hearing to discuss and recommend action on a zone change from Commercial District to Planned Development-Commercial (PD-C) District, located at the Southeast corner of N General Bruce Drive and NE H K Dodgen Loop.	P&Z 6/10/13	Arch Aplin III for Frank Mayborn Enterprises, Inc.
P-FY-13-29 Consider and take action on the Final Plat of the Groves at Lakewood Ranch Phase I, a 43.560 ± acres, a 63-lot, 7-block, residential subdivision, located west of Windmill Farms Phase I, east of The Highlands Subdivision.	DRC 5/20/13	John Kiella

<p>P-FY-13-21 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.</p>	<p>DRC 6/3/13</p>	<p>Ronald Carroll</p>
--	-------------------	-----------------------

<p>City Council Final Decisions</p>	<p>Status</p>
<p><u>Z-FY-13-16</u> – Consider and make a recommendation on an Appeal of Standards in Sec. 6.7 of the Unified Development Code related to the I-35 Corridor Overlay Zoning District for landscaping, parking, screening and wall standards, architectural standards, signs, and lighting.</p>	<p>Considered for final approval on May 16, 2013</p>
<p><u>Z-FY-13-13</u> Hold a public-hearing to discuss and recommend action on a zone change from Agricultural District (AG) to Single Family- One (SF-1) For Lots 1-3 and Lot 5 – 20 Block 1, and all of Blocks 2-5, The Highlands Phase 1, located on the north side of West Adams Avenue, west of Windmill Farms Subdivision.</p>	<p>Considered on 1st Reading May16, 2013</p>
<p><u>Z-FY-13-15:</u> Consider adopting an ordinance authorizing a Conditional Use Permit to allow an off-premise sign (billboard) relocation closer than 2,000 feet from another off-premise sign at 1611 Commerce Street.</p>	<p>Approved at 1st Reading on May 2, 2013</p>
<p><u>Z-FY-13-14:</u> Consider adopting an ordinance authorizing 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.</p>	<p>Approved at 2nd Reading on May 2, 2013</p>



**PLANNING AND ZONING COMMISSION
MEETING EVALUATION
May 20, 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?

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