

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM, 1ST FLOOR
JULY 1, 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, July 1, 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
JULY 1, 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 June 17, 2013.

B. ACTION ITEMS

Item 2: [P-FY-13-19](#): Consider and take action on the Preliminary Plat of BRV Addition, a 43.005 ± acres, 131-lot, 8-block subdivision, generally located on the northeast side of SW H K Dodgen Loop and south of Hopi Trail. (Applicant: Cross Engineering)

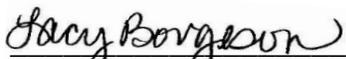
Item 3: [P-FY-13-30](#) - Consider and recommend action on the Preliminary Plat of Brayson Crossing, a 6.008 ± acres, 9-lot, 1-block residential subdivision with a requested exception to Chapter 12 of the Code of Ordinances, Section 12-13, d) Location of Private Fire Apparatus Access Roads and Fire Lanes, to allow a private apparatus access road that has a pavement and concrete ribbon curb width of no less

than thirteen feet, instead of the minimum required width of twenty feet, located in the western E.T.J., at the northeast corner of FM 439 and Sparta Loop. (Applicant: Mitchell & Associates for JRBC Investments LLC)

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)***

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 2:10 PM, on June 27, 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
JUNE 17, 2013
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT
Chair James Staats

COMMISSIONERS:

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

PLANNING AND ZONING MEMBERS ABSENT:

STAFF PRESENT:

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

The agenda for this meeting was posted on the bulletin board at the Municipal Building, June 14, 2013 at 11:50 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 Talley; Pledge of Allegiance by Commissioner Jones.

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of June 3, 2013.

Approval by general consent.

B. ACTION ITEMS

Item 2: P-FY-12-31: Consider and take action on the Revised Preliminary Plat of Valley Ranch Addition, a 39.3 ± acre, 94-lot residential subdivision with a requested exception to Unified Development Code Section 8.2.1., allowing the use of Local Rural

Streets with 50-foot wide rights-of-way and 28-foot wide streets (back of curb to back of curb), located at the southwest corner of FM 93 and Dubose Road.

Ms. Tammy Lyerly, Senior Planner, stated that since the applicant was asking for exceptions on this plat, it would be going forward to City Council for final approval authority.

This is a revised preliminary plat of Valley Ranch Addition and the subject property is located on the west side of Dubose Road. Dubose Road is in the county but the property is located within the city limits.

This plat was deemed complete on June 12, 2013. The property is currently zoned Planned Development (PD) Urban Estates (UE). The developer is in the process of pursuing a rezoning for the portion that is an amendment to a PD Single Family-One (SF-1) district. This plat proposes amending the existing preliminary plat of Valley Ranch Addition which was approved by City Council in 2004 with Resolution 2004-4086-R. The entire Valley Ranch development that was approved with that preliminary plat is a combined 135 residential and non-residential lots and consists of 95.847 ± acres. The revised portion for P&Z review is only the residential portion located on the west side of Dubose Road.

The amendment proposes 94 single family lots, an increase of 38 lots from the 56 single family lots originally approved. With this increase, it triggers the City's requirements for 31 foot wide streets, back of curb to back of curb, but the developer would like to stay with local rural street standards which are 28 foot width. The rural standards are measured from edge of asphalt to edge of asphalt. The 28 foot width would include the ribbon curbing, making it 26 foot width but 28 foot with the ribbon curbing.

Water will be provided through a proposed six-inch and eight-inch water lines. Wastewater services will be provided through an existing 10-inch wastewater line and a proposed six inch and eight-inch wastewater lines.

The development has an extensive parkland dedication. With the additional 38 lots, it increases the parkland dedication for the entire Valley Ranch Addition to \$8,550.

Staff recommends approval of the revised preliminary plat of Valley Ranch Addition subject to City Council's approval of the developer's requested exception to the UDC Section 8.2.1 allowing the use of local rural streets with the 50 foot right-of-way and 28 foot wide streets measured back of curb to back of curb.

Chair Staats asked Mr. Gary Freytag, 462 Woodland Point Road, Temple, Texas, what the width was of Oncor's transmission line since there was nothing stated on the plat. Mr. Freytag stated 60 feet. Mr. Bob Wallace with the Wallace Group stated they have been working with Mr. Freytag on the project and he was a licensed surveyor. Mr. Wallace stated a lot of the old Oncor and high pressure gas line easements did not have a specified width in the documents. Courts have ruled what the limits of those easements can be and that it what Mr. Wallace 'assumed' in this case. Mr. Wallace stated generally the power line easements width is specified by the law depending on the voltage of the line and this is probably a 69KV line.

Commissioner Rhoads made a motion to approve Item 2, **P-FY-12-31**, as presented, and Commissioner Harrell made a second.

Motion passed: (9:0)

Item 3: Z-FY-13-22: Hold a public hearing to consider and recommend action on a zone change from Commercial District (C) to Planned Development–Commercial (PD-C) on 29.659± acres of land out of the Uri Holbrook Survey, Abstract No. 1009, City of Temple, Bell County, Texas, being a portion of that 99.39 acre tract of land conveyed by deed and recorded in Volume 1858, Page 292, of the Deed Records of Bell County, Texas, located at the southeast corner of North General Bruce Drive and NE H K Dodgen Loop.

Ms. Beverly Zendt, Interim Director of Planning, stated the applicant was Arch Aplin III on behalf of Frank Mayborn Enterprises. This item will go to City Council first reading on July 11th and second reading on July 18th.

This is for a proposed travel convenience center, an approximately 6,000 square feet facility, with 829 parking spaces, and 88 fueling locations.

The landscape plan includes 40 interior and terminal parking islands. There is a 20 foot deep landscape buffer along I-35 and a 20 foot deep north landscape buffer bordering on H K Dodgen Loop, and a south landscape buffer. All parking islands will be fully landscaped.

Building materials and architecture will consist of stone, concrete tilt wall, EFIS, and aluminum frames. The applicant proposes a portico styled main, north and south entrances offset by 21 feet with supporting pillars. Additional five foot offsets are located at the front entrance that faces I-35.

Overall site layout is shown for Buc-ee's #22 located in New Braunfels which is very similar to the Temple location.

Screening, buffering and signage: a 100 foot tall pole sign is proposed. Applicant anticipates proposed enclosed trash compactors constructed of 100 percent stone on three sides with a gate enclosure constructed of heavy gauge metal to match the building colors.

The subject tract is zoned Commercial (C) and currently undeveloped. Surrounding properties include undeveloped land to the north, zoned Agricultural (AG), undeveloped land to the east, zoned C, (may be used for fill for other sites), undeveloped land to the south, zoned C, and across I-35, a drive through restaurant and fueling station, zoned C.

The Future Land Use and Character Map designate the area as Suburban-Commercial. The Comprehensive Plan describes Suburban-Commercial appropriate for retail and services adjacent to residential neighborhoods and in other areas such as gateways and high profile corridor locations.

The proposed zone change is not consistent with the Comprehensive Plan Future Land Use and Character Map. However, Staff recommends approval despite the inconsistency since there is a lack of residential development in the area and the site is currently zoned C as are several abutting properties. Several surrounding areas are also zoned Light Industrial (LI). It is not likely the area will ever go residential. The subject tract is also located at the intersection of two expressways which is appropriate for commercial development. If this request is approved the Future Land Use and Character Map would have to be updated to reflect the change.

Per Unified Development Code (UDC) Section 3.4.3., in approving a Planned Development and the related development plans, a standard may not be modified unless the UDC expressly permits such modification. Uses are limited to those identified in the development plans provided.

Thoroughfare, sidewalks and utilities: Water and sewer are being extended to serve this site and multiple sites on the east side of the interstate. The UDC and Trail Master Plan do not call for trails or sidewalks in this area. H K Dodgen Loop and I 35 are existing expressways with sufficient capacity to support the proposed use.

One notice was mailed out and returned in favor of the request.

Staff recommends approval for the following reasons:

The general lack of residential development in this area;

The Surrounding industrial future land uses;

The existing Commercial zoning designation of the subject tract and surrounding tracts to the east, west, and south;

Location of the subject tract at the intersection of two expressways, I-35 and HK Dodgen Loop -is appropriate for commercial development;

The request complies with the Thoroughfare Plan; and

Public facilities will be available to subject property.

Chair Staats asked if the signage request was in compliance with the I-35 overlay. Ms. Zendt stated it was not. This is a special consideration item and is consistent with the corporate standard and other sites.

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

Commissioner Rhoads made a motion to approve Item 3, **Z-FY-13-22**, as presented, and Vice-Chair Sears made a second.

Motion passed: (9:0)

Item 4: **-Z-FY-13-25**: Hold a public hearing to discuss and recommend action on a zone change from Office One District (O-1) to General Retail District (GR) on 1.317± acres being a part of Lot 2, Block 1, Joshlin Subdivision, an addition to the City of Temple, Bell County, Texas, located at 6768 West Adams Avenue, west of Holy Trinity Catholic High School and east of Hilliard Road.

Ms. Lyerly stated this item was scheduled for City Council first reading on July 18 and second reading on August 1.

The request is for retail uses not allowed in the current O-1 district.

Surrounding properties include undeveloped land and AG uses to the west, undeveloped land to the south, a medical clinic to the east and a private school to the north.

Allowed and prohibited GR uses are given.

The requested GR 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 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.

The Future Land Use and Character Map designate the area as Suburban-Commercial uses which are compatible with the request.

Public facilities are available to serve the site.

Four notices were mailed out. One was returned in favor and zero returned in opposition.

Staff recommends approval of the zone change request for the following reasons:

1. The request complies with the Future Land Use and Character Map;
2. The request complies with the Thoroughfare Plan; and
3. Public facilities are available to the subject property.

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

Vice-Chair Sears made a motion to approve Item 4, **Z-FY-13-25**, as presented, and Commissioner Magaña made a second.

Motion passed: (9:0)

Item 5: Z-FY-13-23: Hold a public hearing to discuss and recommend action on a zone change from Light Industrial District (LI) to Central Area District (CA) on Lot 1, Block 34, Original Town of Temple, County of Bell, Texas, according to the map or plat recorded in volume 36, page 640 of the real property records of Bell County, Texas. The subject property is located at 201 South Main Street.

Mr. Mark Baker, Planner, stated the applicant for this request was Francisco Vidana and this item will go to City Council for first reading on July 18 and second reading on August 1.

The Comprehensive Plan Future Land Use and Character Map designate the area as Urban-Center District which is for the immediate downtown area and – provides for the most intensive site development and allows buildings devoted to office, commercial or service uses.

The subject property is located at the southeast corner of South Main Street and W Avenue B.

The Central Area (CA) district is the predominant zoning district within the downtown core and principally addresses development within the Central Business District. The district allows uses

ranging from most office, retail, service and commercial uses including retail sales, restaurants, grocery stores and department stores.

Several allowed and prohibited uses are given.

There is a six-inch water line in both South Main Street and West B Avenue, a two inch water line in the alley, along with a six-inch sewer line in the alley to serve the property.

Surrounding properties include unoccupied and occupied service and industrial uses to the south, The Poage Federal Building to the north, restaurant and service uses to the east and service uses to the west.

There are no established dimensional standards for non-residential uses within the CA zone. The property is currently developed with a building foot print extending to the property lines on all sides.

Per UDC Section 4.6, the maximum building height may be any legal limit that other laws and ordinances do not prohibit. Off-street parking requirements in CA are generally waived in favor of on-street parking or a mix of structured parking (public/private).

Nine notices were mailed out. Four notices were returned in favor of the request and one was returned in opposition. Verification of the signature for opposition is pending. The denial was based on the previous use of the building as a bar and beer cans and broken bottles were littered around the building causing the adjacent property owner to clean it up. The applicant has been advised of this concern and is aware the establishment must be operated in a manner to reduce excessive litter.

Staff recommends approval of the request for a zone change from LI to CA for the following reasons:

1. The proposed zoning is consistent with the Future Land Use Map which identifies this area as Urban Center;
2. The request complies with the Thoroughfare Plan;
3. The proposed zoning is compatible with the surrounding uses; and
4. Public facilities are available to serve the subject property.

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

Commissioner Martin made a motion to approve Item 5, **Z-FY-13-23**, and Vice-Chair Sears made a second.

Motion passed: (9:0)

Item 6: Z-FY-13-24: Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption where sales will be more than 75% of the gross revenue for Vidana's Place, on Lot 1, Block 34, Original Town of Temple, County of Bell, Texas, according to the map or plat recorded in volume 36, page 640 of the real property records of Bell County, Texas. The subject property is located at 201 South Main Street.

Mr. Baker stated this item was a request for a Conditional Use Permit (CUP) to allow an establishment to generate more than 75 percent of their revenue from the sales of alcoholic beverages with on-premises consumption. This item will go forward to City Council on July 18 for first reading and August 1 for second reading.

The applicant has a pending application for a zone change from LI to CA for relief from the on-site parking requirement. The Future Land Use and Character Map designate this area as Urban Center District.

There are two six-inch water lines to serve the property along South Main Street and West B Avenue, a two-inch water line in the alley, and a six-inch sewer line in the alley.

The applicant is proposing a business where more than 75 percent of the gross revenue is generated from the sales of alcoholic beverages with the on-premise consumption. In both LI and CA zoning, a CUP is required and subject to UDC Section 5.3.15—standards for alcoholic beverage sales with the on-premise consumption.

Staff identified five standards relative to this request:

Traffic Generation / Area Overcrowding

Property has been used as a bar/tavern in the past, no additional traffic or concerns for area overcrowding are anticipated.

Licensing from Texas Alcoholic Beverage Commission

Applicant must comply with applicable licensing and permit provisions of the Alcoholic Beverage Code within six months from the date of the issuance of the CUP.

Security

Security lighting and cameras are proposed as well as security personnel at the front entrance.

Parking

The CA zoning district generally waives on-site parking in favor of on-street parking. There are a number of parking opportunities within the immediate location. In addition, business hours will occur when surrounding businesses will not be open so there will be no competition for the parking.

Distance from Sensitive Uses

The property is not located within 300' from a place of worship, elementary or secondary school, public hospital, public park or any residentially zoned or developed lot. The closest distance to any of these uses is approximately 381 feet.

Surrounding properties include unoccupied and occupied service and industrial uses to the south, The Poage Federal Building to the north, restaurant and service uses to the east and service uses to the west.

Site and floor plans are shown.

Nine notices were mailed out. Three were received in favor and one in opposition. Verification of the signature for opposition is pending. The denial was based on the previous use of the building as a bar and beer cans and broken bottles were littered around the building causing the adjacent property owner to clean it up. The applicant has been advised of this concern and is aware the establishment must be operated in a manner to reduce excessive litter.

Staff recommends approval of the requested Conditional Use Permit where more than 75% of the gross revenue will be from the sale of alcoholic beverages with on-premise consumption for the following reasons:

1. The request is compatible with the Future Land Use and Character Map which identifies this area as Urban Center;
2. The request complies with the Thoroughfare Plan;
3. Public facilities are available to serve the property; and
4. The applicant has demonstrated compliance with the specific standards in Section 5.3.15 of the UDC.

Discussion about the type of neighboring businesses.

Chair Staats asked about the legalities of taking containers out of an establishment serving alcohol especially since the opposing notice mentioned beer cans and beer bottles. Ms. Trudi Dill stated there are some beer establishments patrons can leave the premises, depending on the type of license they have, however, mixed beverage customers are not allowed to leave the establishment.

Chair Staats opened the public hearing.

Mr. Francisco Vidana, 2704 Forest Trail, Temple, Texas, stated they would control the beer cans, bottles and litter, by ceasing service at a certain time. Whatever is purchased within the building cannot be taken out. At night and early in the morning the applicant proposes they will clean everything up.

Commissioner Magaña asked about the security issues. Mr. Vidana stated they proposed having four cameras on the outside and four on the inside, as well as security at both

entrances and two to four securities walking around during business hours. Security lights will also be in place with motion sensors and alarms which will also help the neighboring businesses.

Chair Staats closed the public hearing.

Commissioner Magaña made a motion to approve Item 6, **Z-FY-13-24**, as presented, and Commissioner Johnson made a second.

Motion passed: (9:0)

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)

There being no further business, Chair Staats adjourned the meeting at 6:20 p.m.

Respectfully submitted,
Leslie Evans

**PLANNING AND ZONING COMMISSION
MONDAY, JUNE 17, 2013
5:00 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Chair James Staats

COMMISSIONERS:

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

PLANNING AND ZONING MEMBERS ABSENT:

STAFF PRESENT:

Beverly Zendt, Interim Director of Planning
Trudi Dill, Deputy City Attorney
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 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.

Ms. Zendt stated that Planning has been very busy and six new cases were just submitted.

The Director's Report was given:

A rezoning from C to LI or HI with a CUP to allow a wireless cell tower to be located at 2615 S. 37th Street.

A rezoning from AG to SF-1 submitted by Brad Dusek which should come before P&Z on July 15th. This is located east of Arrowhead Road.

The final plat of Wyndham Hill Addition Phase III, 15 acres. This was preliminary platted and is now coming back for a final plat. There was a small increase in density but this did not trigger revisions to the preliminary plat.

The final plat of Central and 31st Addition (Walgreens) went to DRC and staff will meet with the applicant on Wednesday. The plat will not go to P&Z until all lots involved have been brought under Walgreen's ownership. There is a rezoning and an abandonment of an alley pending.

The final plat of Ramcon (for a Holiday Inn) located at the corner of South 37th Street and Everton Drive will go to DRC on July 1st.

The final plat of Brazos Bend Subdivision is still pending. There are multiple duplexes and drainage issues involved.

The preliminary plat for Brayson Crossing located in the western ETJ at the northeast corner of FM 439 and Sparta Loop. Staff is working with the applicant to work through some issues but may come to P&Z in July.

The final plat of S&W Memorial Hospital will require another DRC.

City Council status:

The Highlands rezoning was approved.

Walgreens rezoned was approved on first reading.

Zone change from AG to NS for Vista Community Church was approved on first reading.

Ms. Zendt stated the rezoning for Valley Ranch was approved and sent to City Council; however, the applicant asked Staff to hold off on the rezoning until the revised preliminary plat was ready. There is an exception on the plat related to road width. The applicant asked for 28 feet of pavement width for the Valley Ranch Subdivision. It was originally planned to be an UE subdivision with less than two dwelling units per acre and they have increased the density. Staff recommends the increase in density is triggering a local street standard per the UDC. The applicant is looking at the density of the entire subdivision and Staff is looking at the density of the specific phase. Staff is recommending disapproval of the exception.

Ms. Lyerly stated the applicant is requesting to use the local rural street standards instead of a local street standard. For SF-1 it is 31 feet back of curb to back of curb and the applicant is asking for 28 feet rural standard—26 feet edge to edge with the ribbon curb = 28 feet. The current zoning for the entire development is PD district with UE as the base for the residential portion.

Discussion about the plat background, increased density and road width.

Ms. Zendt stated the PD for Buc-ee's has some unique concerns with the site with parking and fuel pumps. The I-35 standards have been met and a strong landscape plan has been submitted. The PD was requested to find a hybrid between general development and I-35 overlay. Some of the negotiations were made for them to create the site in Temple.

There being no further discussion, Chair Staats adjourned the meeting at 5:23 P.M.



PLANNING AND ZONING COMMISSION AGENDA ITEM

07/01/13
Item #2
Regular Agenda
Page 1 of 2

APPLICANT / DEVELOPMENT: Cross Engineering

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: P-FY-13-19 Consider and take action on the Preliminary Plat of BRV Addition, a 43.005 ± acres, 131-lot, 8-block subdivision, generally located on the northeast side of SW H K Dodgen Loop and south of Hopi Trail.

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat for BRV Addition.

ITEM SUMMARY: The Development Review Committee reviewed the Preliminary Plat for BRV Addition on March 6, 2013. The plat was deemed administratively complete on June 25, 2013.

The Preliminary Plat of BRV Addition, a 131-lot, 8 block, subdivision within 43.005 ± acres. The subject property is generally located on the northeast side of SW HK Dodgen Loop Road, south of Hopi Trail with Burlington Northern, Santa Fe (BNSF) Railroad property on the southeast side of the property.

The preliminary plat is proposed in two phases and contains multiple zoning districts. The applicant is proposing developing the property in accordance with the following zoning designations within the plat boundary:

1. Single Family Dwelling 1 (SF-1),
2. Single Family Dwelling 2 (SF-2),
3. Multi-Family Dwelling 2 (MF-2), and
4. General Retail (GR).

The districts are identified on the plat and all the proposed lots meet the development and dimensional standards for their respective zoning districts.

SW HK Dodgen Loop Road is identified as a major thoroughfare in the Thoroughfare Plan and Hopi Trail is identified as a collector street. The applicant is proposing subdivision entrances from three points, Hopi Trail, Erie Drive and Keller Road. The plat proposes to create three new local streets, Bison Way, Antelope Trail and White Tail Way as well as extend the existing collector streets of Erie

Drive and Keller Road. All proposed local streets and their proposed extensions will meet the 50' wide ROW and 31' pavement width requirements.

There is currently a 6" sewer line in Hopi Trail, a 6" sewer line in Erie Drive and an 8" sewer line in Keller Road. There is a 20' sewer easement that enters the subdivision from the southwestern boundary at SW H K Dodgen Loop Road, passes through the MF-2 zoned parcel and follows within the proposed Keller Road extension. The applicant anticipates requesting the release of this easement at a future date. The released portion of the easement will have no impact on sewer delivery within the proposed subdivision.

Water is available to the subject tract by means of a 6" water line in Hopi Trail, a 6" water line in Erie Drive and a 6" water line in Keller Road. In addition, there is a 27" water line which extends the full length of the southeast property line adjacent to the BNSF railroad.

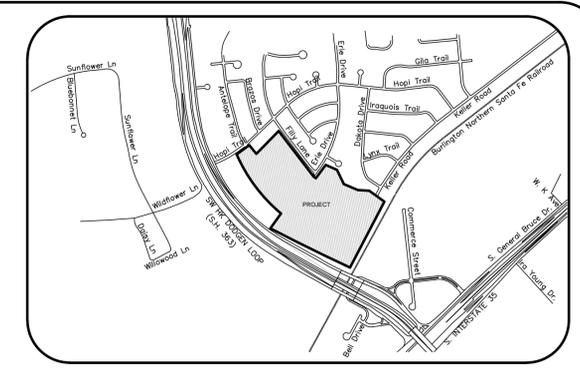
Utilities are proposed through the extension of 8" water lines and 8" sewer lines down the full length of all proposed collector streets and parts of Keller Road. All utility locations will be finalized with the final plat.

FISCAL IMPACT: Park fees will be required at \$225 per dwelling. Therefore, park fees will be a total of \$29,250 for the single-family portion of this plat.

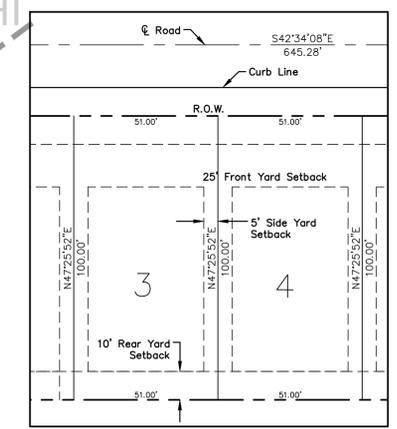
A 50% credit for park fee may be given for the multi-family development provided sufficient on-site recreational amenities are provided. Fees for multi-family are also calculated at \$225 per dwelling.

ATTACHMENTS:

Preliminary Plat
Preliminary Utility Plan



VICINITY MAP
N.T.S.



LOT SET BACK DETAIL
N.T.S.

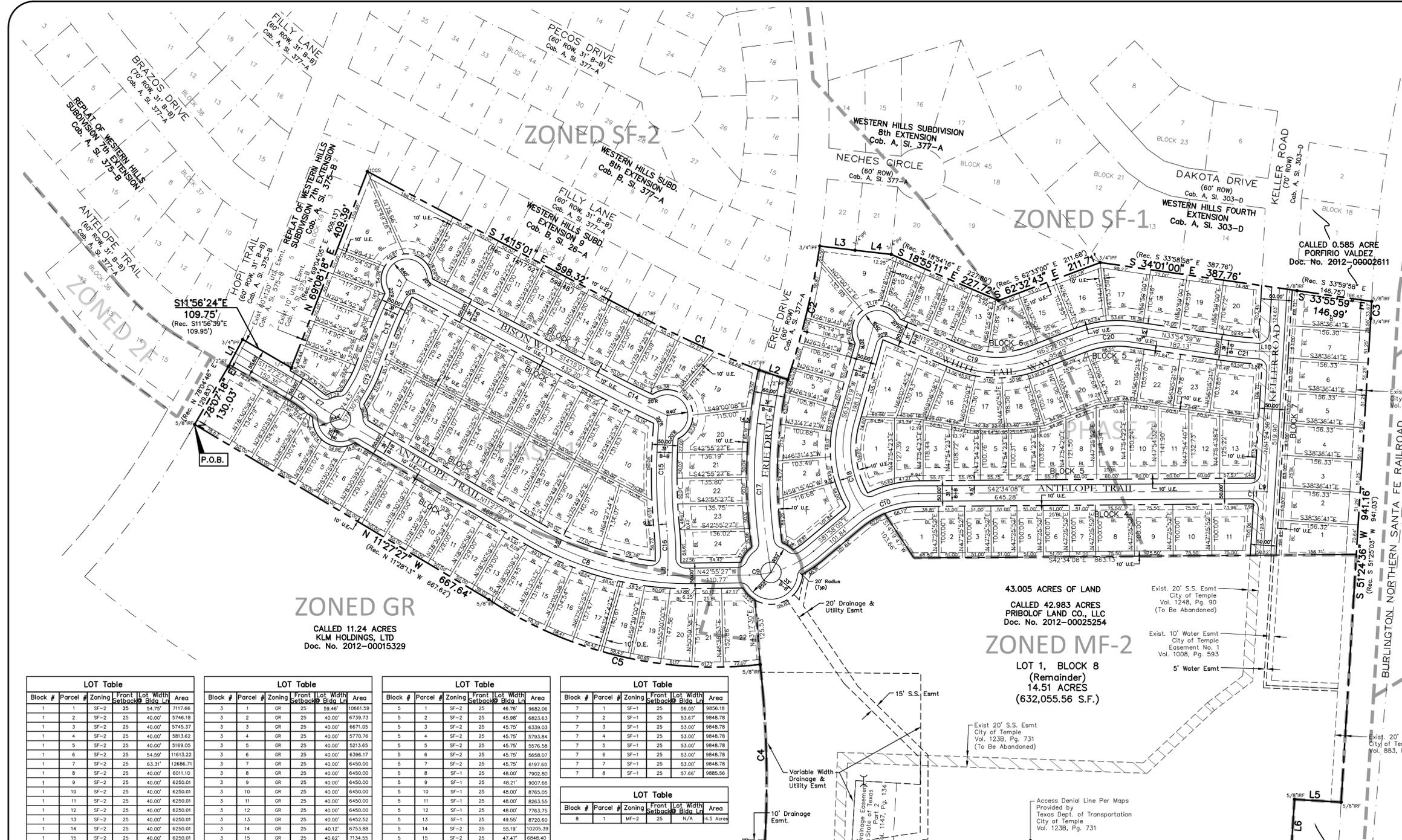
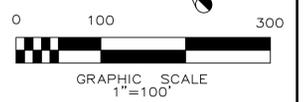
- SETBACK AND EASEMENT NOTES FOR ALL LOTS:**
- SF-1 25' Front Building Setback Line
 - SF-2 25' Front Building Setback Line
 - GR 15' Front Building Setback Line
 - 5' Min. Side Building Setback Line
 - 5' Min. Side Building Setback Line
 - 15' Street Side Yard Setback Line
 - 10' Rear Yard Setback Line
 - All DRY and WET Utility Easements Will Be Finalized on the Final Plat.
- Boundary & Topographical Survey was Performed By ALL COUNTY SURVEYING, INC., On 1/18/2013 By Charles C. Lucko, RPLS #4636

OWNER:
Pribolof Land Co., LLC
Waco, Texas 76703
Representative: Jason K. Willard

SUBDIVISION SUMMARY:
AREA: 43.005 ACRES
NUMBER OF BLOCKS: 8
LOTS: 131

LEGEND

5/8"RF	5/8" IRON ROD FOUND
3/4"RF	3/4" IRON PIPE FOUND
1/2"RF	1/2" IRON ROD FOUND
10CS	STEEL SPINDLE FOUND



CALLLED 11.24 ACRES
KLM HOLDINGS, LTD
Doc. No. 2012-00015329

43.005 ACRES OF LAND
CALLLED 42.983 ACRES
PRIBOLOF LAND CO., LLC
Doc. No. 2012-00025254

ZONED MF-2
LOT 1, BLOCK 8
(Remainder)
14.51 ACRES
(632,055.56 S.F.)

N 42'05"48" W 1027.92'
(Rec. N 42'05"05" W 1027.83')
SW HK DODGEN LOOP
(STATE LOOP 363 / S.H. 363)
(ROW VARIES)
PUBLIC MAINTAINED ROADWAY
Vol. 5809, Pg. 591

43.005 ACRES OF LAND
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS
BEING PART OF THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 609, BELL COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED TO PRIBOLOF LAND CO., LLC IN DOCUMENT NO. 2012-00025254, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

LOT Table

Block #	Parcel #	Zoning	Front Setback	Lot Width	Area
1	1	SF-2	25	54.72'	7117.66
1	2	SF-2	25	40.00'	5746.18
1	3	SF-2	25	40.00'	5745.37
1	4	SF-2	25	40.00'	5813.62
1	5	SF-2	25	40.00'	5169.05
1	6	SF-2	25	54.59'	11613.22
1	7	SF-2	25	63.31'	12686.71
1	8	SF-2	25	40.00'	6011.10
1	9	SF-2	25	40.00'	6250.01
1	10	SF-2	25	40.00'	6250.01
1	11	SF-2	25	40.00'	6250.01
1	12	SF-2	25	40.00'	6250.01
1	13	SF-2	25	40.00'	6250.01
1	14	SF-2	25	40.00'	6250.01
1	15	SF-2	25	40.00'	6250.01
1	16	SF-2	25	40.00'	6251.86
1	17	SF-2	25	40.00'	6258.16
1	18	SF-2	25	46.23'	6629.88
1	19	SF-2	25	59.36'	12340.13
1	20	SF-2	25	65.10'	9726.76
1	21	SF-2	25	40.02'	6796.47
1	22	SF-2	25	40.01'	6797.36
1	23	SF-2	25	40.08'	6792.83
1	24	SF-2	25	45.03'	8549.57

LOT Table

Block #	Parcel #	Zoning	Front Setback	Lot Width	Area
3	1	GR	25	59.44'	10661.59
3	2	GR	25	40.00'	6739.73
3	3	GR	25	40.00'	6671.05
3	4	GR	25	40.00'	5770.76
3	5	GR	25	40.00'	5213.65
3	6	GR	25	40.00'	6396.17
3	7	GR	25	40.00'	6450.00
3	8	GR	25	40.00'	6450.00
3	9	GR	25	40.00'	6450.00
3	10	GR	25	40.00'	6450.00
3	11	GR	25	40.00'	6450.00
3	12	GR	25	40.00'	6450.00
3	13	GR	25	40.00'	6452.52
3	14	GR	25	40.12'	6753.88
3	15	GR	25	40.62'	7134.55
3	16	GR	25	40.44'	7273.60
3	17	GR	25	40.24'	7422.28
3	18	GR	25	40.03'	7579.52
3	19	GR	25	41.85'	8067.95
3	20	GR	25	41.86'	8297.79
3	21	SF-2	25	42.03'	8522.26
3	22	SF-2	25	55.51'	9956.55

LOT Table

Block #	Parcel #	Zoning	Front Setback	Lot Width	Area
5	1	SF-2	25	48.00'	9856.08
5	2	SF-2	25	45.98'	8923.63
5	3	SF-2	25	45.75'	8339.03
5	4	SF-2	25	45.75'	5793.84
5	5	SF-2	25	45.75'	5576.58
5	6	SF-2	25	45.75'	5658.07
5	7	SF-2	25	45.75'	6197.60
5	8	SF-1	25	48.00'	7902.80
5	9	SF-1	25	48.21'	9007.68
5	10	SF-1	25	48.00'	8765.05
5	11	SF-1	25	48.00'	8263.55
5	12	SF-1	25	48.00'	7763.75
5	13	SF-1	25	49.55'	8720.60
5	14	SF-2	25	55.19'	10205.39
5	15	SF-2	25	47.47'	6848.40
5	16	SF-2	25	52.71'	7045.80
5	17	SF-2	25	48.20'	6484.40
5	18	SF-2	25	47.51'	6519.99
5	19	SF-1	25	41.41'	5487.71
5	20	SF-1	25	62.50'	7553.82
5	21	SF-1	25	61.86'	8336.96
5	22	SF-1	25	61.84'	7550.65
5	23	SF-1	25	62.05'	7515.92
5	24	SF-1	25	69.95'	9632.15

LOT Table

Block #	Parcel #	Zoning	Front Setback	Lot Width	Area
7	1	SF-1	25	46.00'	9856.18
7	2	SF-1	25	53.67'	9848.78
7	3	SF-1	25	53.00'	9848.78
7	4	SF-1	25	53.00'	9848.78
7	5	SF-1	25	53.00'	9848.78
7	6	SF-1	25	53.00'	9848.78
7	7	SF-1	25	53.00'	9848.78
7	8	SF-1	25	57.66'	9855.56

LOT Table

Block #	Parcel #	Zoning	Front Setback	Lot Width	Area
8	1	MF-2	25	N/A	4.5 Acres

R.O.W. Table

Curve #	Length	Radius	Delta
C1	258.24'	2130.00'	006°57'09"
C2	267.19'	1591.24'	009°37'14"
C3	33.67'	2913.34'	000°39'44"
C4	351.66'	2021.50'	009°58'02"
C5	554.78'	800.00'	039°44'00"

Curve Table

Curve #	Length	Radius	Delta
C6	34.084	200.000	009°45'52"
C7	34.084	200.000	009°45'52"
C8	329.519	600.000	031°28'00"
C9	136.290	200.000	039°02'39"
C10	137.529	200.000	039°23'57"
C11	13.814	200.000	003°57'27"
C12	32.941	200.000	009°26'13"
C13	88.281	750.000	006°44'39"
C14	140.599	2213.066	003°38'24"
C15	224.570	1113.182	011°33'31"
C16	75.935	500.000	008°42'05"
C17	333.413	921.336	020°44'03"
C18	183.936	200.000	052°41'37"
C19	153.154	200.000	043°52'31"
C20	102.823	200.000	029°27'24"
C21	61.530	750.000	004°42'02"

Line Table

Line #	Length	Direction
L1	59.904	N75° 57' 57.25"E
L2	58.746	S23° 38' 07.85"E
L3	69.226	S35° 20' 40.82"E
L4	71.167	S35° 35' 20.61"E
L5	91.269	N38° 37' 11.11"W
L6	89.482	S51° 26' 34.04"W
L7	23.924	S75° 49' 24.77"W
L8	10.499	N51° 00' 07.78"E
L9	20.903	S38° 36' 41.15"E
L10	38.872	N38° 36' 41.15"E

LOT Table

Block #	Parcel #	Zoning	Front Setback	Lot Width	Area
2	1	SF-2	25	57.79'	6673.28
2	2	SF-2	25	40.00'	6500.78
2	3	SF-2	25	40.00'	6504.00
2	4	SF-2	25	40.00'	6507.22
2	5	SF-2	25	40.00'	6510.44
2	6	SF-2	25	40.00'	6513.66
2	7	SF-2	25	40.00'	6516.88
2	8	SF-2	25	40.00'	6520.10
2	9	SF-2	25	40.01'	6549.33
2	10	SF-2	25	42.79'	11310.40
2	11	SF-2	25	43.27'	7530.23
2	12	SF-2	25	40.05'	6275.37
2	13	SF-2	25	40.05'	6394.10
2	14	SF-2	25	40.05'	6512.83
2	15	SF-2	25	40.05'	6631.56
2	16	SF-2	25	40.05'	6750.29
2	17	SF-2	25	40.05'	6869.02
2	18	SF-2	25	40.05'	6987.76
2	19	SF-2	25	40.00'	7053.57
2	20	SF-2	25	62.02'	8721.82
2	21	SF-2	25	81.74'	11120.19

LOT Table

Block #	Parcel #	Zoning	Front Setback	Lot Width	Area
4	1	SF-2	25	82.47'	7795.25
4	2	SF-2	25	41.00'	5100.00
4	3	SF-2	25	41.00'	5100.00
4	4	SF-2	25	41.00'	5100.00
4	5	SF-2	25	41.00'	5100.00
4	6	SF-2	25	41.00'	5100.00
4	7	SF-2	25	41.00'	5100.00
4	8	SF-1	25	65.50'	7549.98
4	9	SF-1	25	65.50'	7549.98
4	10	SF-1	25	65.50'	7549.98
4	11	SF-1	25	60.18'	7847.29

LOT Table

Block #	Parcel #	Zoning	Front Setback	Lot Width	Area
6	1	SF-2	25	43.70'	10376.28
6	2	SF-2	25	44.72'	6694.16
6	3	SF-2	25	44.68'	6113.12
6	4	SF-2	25	42.76'	5779.11
6	5	SF-2	25	40.00'	5350.33
6	6	SF-2	25	40.00'	5313.57
6	7	SF-2	25	40.00'	5146.38
6	8	SF-2	25	50.37'	7984.42
6	9	SF-2	25	56.72'	11724.84
6	10	SF-2	25	43.29'	5533.60
6	11	SF-2	25	40.00'	5416.41
6	12	SF-2	25	40.00'	5391.43
6	13	SF-2	25	58.83'	6621.70
6	14	SF-1	25	77.24'	7550.68
6	15	SF-1	25	63.50'	7814.00
6	16	SF-1	25	66.16'	8465.72
6	17	SF-1	25	66.14'	9113.60
6	18	SF-1	25	66.00'	7525.80
6	19	SF-1	25	60.00'	7535.38
6	20	SF-1	25	60.12'	8228.47

Issue Dates: 1, 2, 3, 4, 5, 6
Revisions: 1, 2, 3, 4, 5, 6
Date: _____

CROSS ENGINEERING CONSULTANTS
131 S. Tennessee St. • McKinney, Texas 75069
972.562.4409 • Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=100'

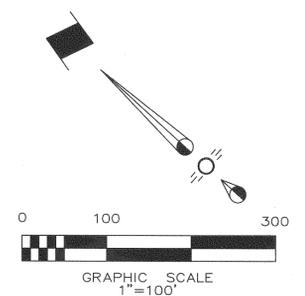
PRELIMINARY PLAT

BRV ADDITION

BRAZOS RIVER VENTURE, LLC

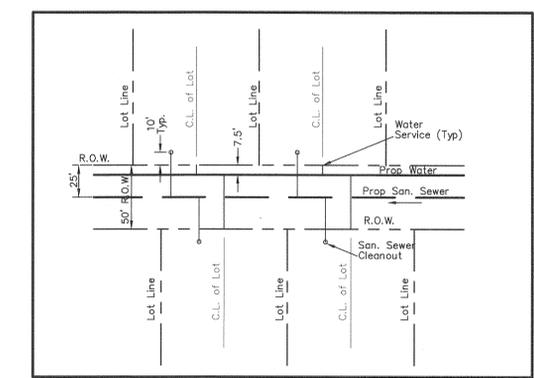
CITY OF TEMPLE, TEXAS

Sheet No. PRE1
Project No. 12093



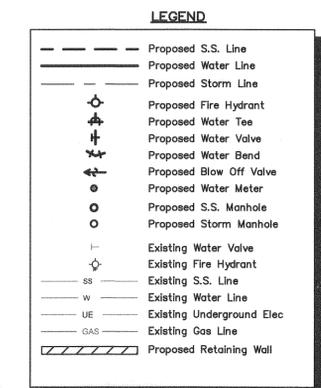
WATER & SANITARY SEWER NOTES

1. All materials and construction shall be in accordance with the City of Temple Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision), and to the regulations of the Texas Commission on Environmental Quality.
2. Existing utilities are shown schematically and are for the contractor's guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities.
3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
4. All sewer lines shall be PVC SDR-35.
5. All manhole rim grades must match finished grade in paved areas. Manholes constructed in landscape areas must have a final rim grade six inches (6") above final grade.
6. All water pipe 8" and larger shall be Class 150 DR 18 PVC water pipe, conforming to AWWA C900 standards.
7. Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.

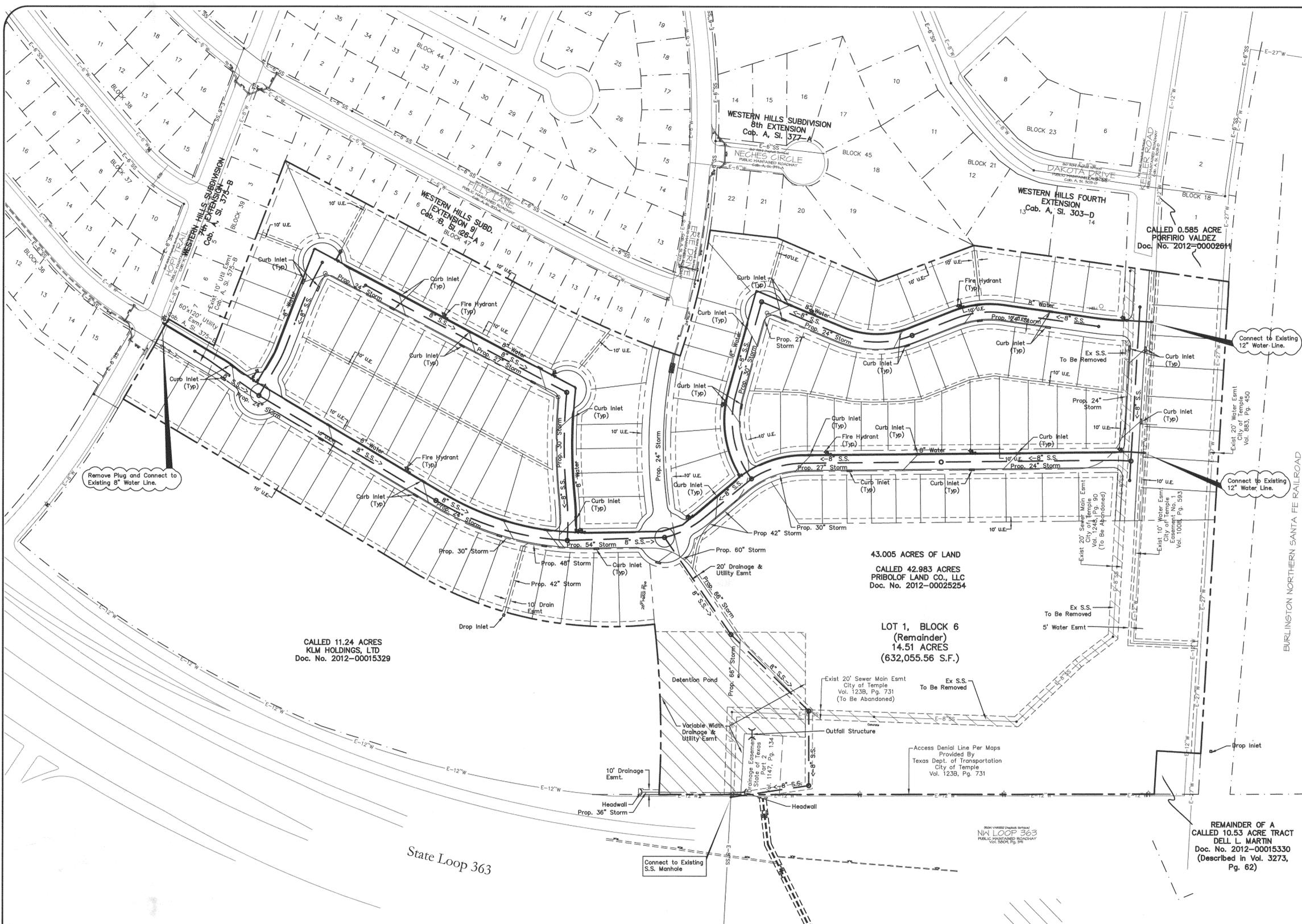


- 1) ALL WATER SERVICES SHALL BE INSTALLED IN THE CENTER OF EACH LOT.
- 2) ALL SANITARY SEWER LATERALS SHALL BE INSTALLED 10' DOWNSTREAM OF WATER SERVICE. ALL LATERALS TO BE INSTALLED WITH 2-WAY CLEANOUTS. SANITARY SEWER LATERALS SHALL BE EXTENDED 10' INTO PROPERTY.

TYPICAL SERVICE LOCATIONS



Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth Prior to Construction and Notify Engineer of any Discrepancies.



CALLLED 11.24 ACRES
KLM HOLDINGS, LTD
Doc. No. 2012-00015329

43.005 ACRES OF LAND
CALLLED 42.983 ACRES
PRIBOLOF LAND CO., LLC
Doc. No. 2012-00025254

LOT 1, BLOCK 6
(Remainder)
14.51 ACRES
(632,055.56 S.F.)

REMAINDER OF A
CALLLED 10.53 ACRE TRACT
DELL L. MARTIN
Doc. No. 2012-00015330
(Described in Vol. 3273,
Pg. 62)

CAUTION!!
Existing Utilities in Area. Contractor shall determine location and elevation of all utilities prior to construction. Contractor shall inform Engineer of any conflicts prior to construction.

Issue Dates:	Revisions:	Date:
1	02/04/13	1
2	04/24/13	2
3	05/15/13	3
4		4
5		5
6		6

CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St.
972.562.4409

McKinney, Texas 75069
Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I.
Checked By: C.E.C.I.
Scale: 1" = 100'

PRELIMINARY UTILITY

BRV ADDITION

BRAZOS RIVER VENTURE, LLC
CITY OF TEMPLE, TEXAS

Sheet No.
PU

Project No.
12093

Z:\PROJECTS\2012 Job Files\12093 Acuna\12093 Pre Utility.dwg, 6/11/2013 5:12:52 PM, 1.1, BJohnson

PRELIMINARY UTILITY
ACUNA



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

07/01/13
Item #3
Regular Agenda
Page 1 of 2

APPLICANT / DEVELOPMENT: Mitchell & Associates for JRBC Investments LLC.

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: P-FY-13-30 Consider and recommend action on the Preliminary Plat of Brayson Crossing, a 6.008 ± acres, 9-lot, 1-block residential subdivision with a requested exception to Chapter 12 of the Code of Ordinances, Section 12-13, d) Location of Private Fire Apparatus Access Roads and Fire Lanes, to allow a private apparatus access road that has a combined pavement and concrete ribbon curb width of no less than thirteen feet, instead of the minimum required width of twenty feet, located in the western E.T.J., at the northeast corner of FM 439 and Sparta Loop.

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat of Brayson Crossing, subject to meeting the minimum required 20-foot pavement width for private apparatus access road, per Chapter 12 of the Code of Ordinances, Section 12-13, d) Location of Private Fire Apparatus Access Roads and Fire Lanes.

ITEM SUMMARY: The Development Review Committee reviewed the Preliminary Plat of Brayson Crossing on June 5, 2013. It was deemed administratively complete on June 26, 2013.

Preliminary Plat of Brayson Crossing is a 9-lot, 1-block, single family residential subdivision located in the western E.T.J., at the northeast corner of FM 439 and Sparta Loop.

Tract A consists of two private streets, Brayson Oaks Drive and Brayson Oaks Court, with 22-foot rights-of-way widths and 20-foot pavement widths. The development proposes entrance islands at F.M. 439 that do not meet the minimum width requirements of Chapter 12 of the Code of Ordinances. The applicant has proposed a private street width of 13 feet on both sides of the proposed entrance island.

Chapter 12 of the Code of Ordinances, Section 12-13, d) Location of Private Fire Apparatus Access Roads and Fire Lanes, requires the following:

No building, other than single-family or two-family dwellings, shall be constructed so that any part of the perimeter of the building is greater than one hundred and fifty (150) feet from a public way or public place unless the owner or property manager constructs and maintains a private apparatus access road or fire lane having a minimum width of twenty (20) feet and a minimum overhead clearance throughout of no less than thirteen (13) feet six (6) inches and terminating within one hundred and fifty (150) feet from the furthestmost point of said building. The same being reflected on the first plat of the property.

The applicant has requested an exception to Chapter 12 of the Code of Ordinances, Section 12-13, d) Location of Private Fire Apparatus Access Roads and Fire Lanes, to allow a private apparatus access road that has a pavement and concrete ribbon curb width of no less than thirteen feet, instead of the minimum required width of twenty feet.

Water will be provided to the subdivision through proposed 6-inch water lines. This development will be serviced by septic system.

Required park fees are in the sum of \$2,025 (\$225 per dwelling), per the Unified Development Code.

City Council is the final plat authority since the applicant requests an exception to the Unified Development Code.

FISCAL IMPACT:

ATTACHMENTS:

Letter of Requested Exception
Plat

Mitchell & Associates, Inc.
Engineering & Surveying

June 25, 2013

Ms. Tammy A. Lyerly
Senior Planner
City of Temple
Planning Department
2 North Main
Temple, Texas 76501

Re: Brayson Crossing Exceptions

Dear Ms. Lyerly,

Please let this letter serve as a request for an exception to the UDC, Article 3, Section 3. The specific exception is to Chapter 12, Section 12 - 13, d) of the Code of Ordinances. The request is to allow a private apparatus access road that has a width less than twenty (20) feet. This request is to allow a private apparatus access road that has a pavement and concrete ribbon curb width of no less than thirteen (13) feet.

A similar request has been granted for the Valley Ranch II Subdivision.

Respectfully,



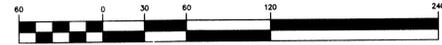
Robert E. Mitchell, P.E.
Mitchell & Associates, Inc.

RECEIVED

JUN 25 2013

City of Temple
Planning & Development

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

STATE OF TEXAS §
COUNTY OF BELL §

BRBC Investments, L.L.C, a Texas limited liability company, owner of the land shown on this plat and designated herein as BRAYSON CROSSING, within the extraterritorial jurisdiction of the City of Temple, Bell County, Texas, and whose name is subscribed hereto, does hereby dedicate for the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places shown herein within the plat boundaries of this subdivision.

WITNESS the execution hereof, on this 21 day of JUNE, 2013.

Rebecca Taylor
Rebecca Taylor, President

Before me, the undersigned authority, on this day personally appeared Rebecca Taylor known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that she executed the foregoing instrument as the owner of the property described herein.



Christine Marie Napper
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 7/18/16

In approving this plat by the Commissioners' Court of Bell County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Bell County, Texas. Said Commissioners' Court assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the public road system and streets. The County assumes no responsibility for the accuracy of representation by other parties in this plat. Flood plain data, in particular, may change depending on the subsequent development.

All easements as shown on this plat are free of liens.

I, the undersigned, city engineer of the City of Temple, hereby certify that this subdivision plat conforms to all requirements of the subdivision ordinance and hereby recommend approval.

City Engineer: _____ Date: _____

This preliminary 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.

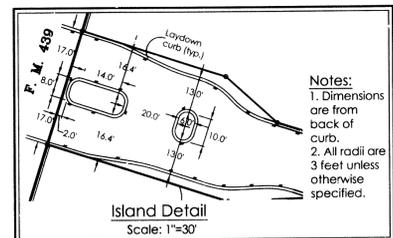
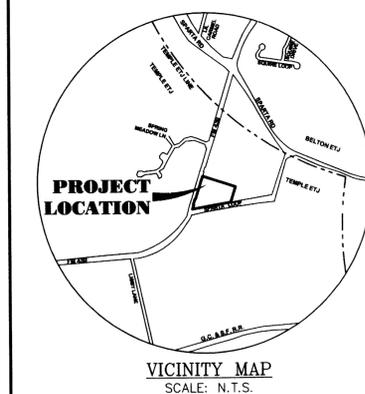
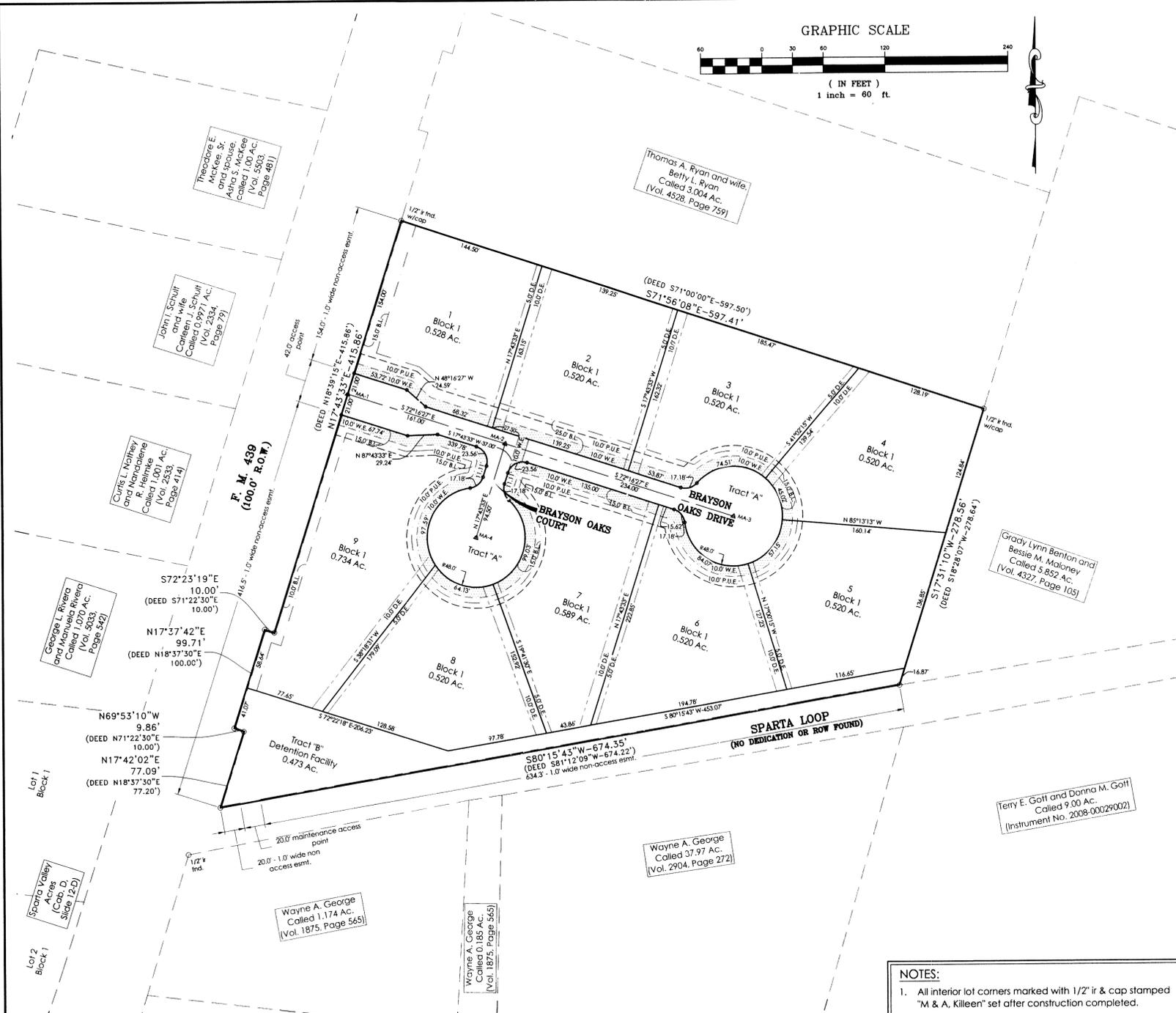
Dated this _____ day of _____, 2013.

Chairperson: _____

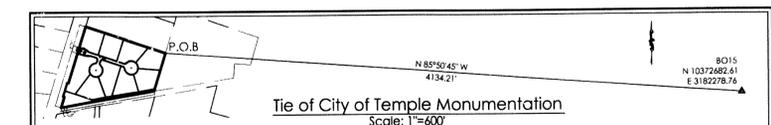
KNOW ALL MEN BY THESE PRESENTS,

That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the County of Bell, Texas, and this subdivision is within the County Limits of Bell County, Texas.

Rex D. Haas
Rex D. Haas
Registered Professional Land Surveyor, No. 4378



MONUMENT	NORTHING	EASTING
MA-1	10373000.6407'	3177534.1721'
MA-2	10372951.6220'	3177687.5285'
MA-3	10372880.3774'	3177910.4191'
MA-4	10372861.6118'	3177658.7577'



- NOTES:**
- All interior lot corners marked with 1/2" ir & cap stamped "M & A, Killeen" set after construction completed.
 - All property corners are 1/2" ir & cap stamped "M & A, Killeen, found, unless otherwise specified.
 - This subdivision is located in zone X, by the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C0325E, effective date September 26, 2008 for Bell County, Texas.
 - This subdivision will be served by on site sewerage facilities (OSS). The Bell County Health Department must approve any on site sewerage facilities installation prior to construction.
 - All bearings are grid bearings referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83.
 - All coordinate values are referenced to City Monument No. B015.
 - The theta angle at City Monument number B015 is +01°27'28".
 - Combined Correction Factor (CCF) is 0.999854.
 - Published City Coordinates for City Monument number B015 are X = 3,182,278.76 and Y = 10,372,682.61.
 - The tie from City Monument number B015 to the northeast corner of this 6.007 acres tract is N85°50'45"W, 4,134.21 feet.
 - Grid Distance = surface distance times CCF.
 - Geodetic North = grid north + theta angle.
 - Area of Tract "A" = 0.564 Acres
Area of residential lots = 4.971 Acres
Area of Tract "B" = 0.473 Acres
 - ir = iron rod
fnd = found
P.U.E. = public utility easement
W.E. = water easement
D.E. = drainage easement
B.L. = building setback line
TBM = temporary bench mark
P.O.B = point of beginning
PAV. = pavement
 - Radii at right of way on lot 3, lot 6, lot 7 & lot 9 are 15' unless otherwise specified.
 - Tract "A" = private streets
Tract "B" = private detention facility
 - Common areas: Tract "A" & Tract "B".
 - Brayson Court & Brayson Oaks Drive:
Right of Way Width = 22.0'
Pavement Width = 20.0'
Along cul-de-sac:
Right of Way Radius = 48.0'
Pavement Radius = 47.0'

I, the undersigned, a registered sanitarian in the State of Texas, hereby certify that this subdivision has been reviewed for compliance with applicable state and county regulations governing On-Site Sewage Facilities and is hereby recommend for approval.

Signature: _____ Date: _____

Title: _____ Bell County Public Health District

The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this _____ day of _____, A.D. 2013

BELL COUNTY TAX APPRAISAL DISTRICT

BY: _____

FILED FOR RECORD this _____ day of _____, 2013, in Cabinet _____, Slide _____, Plat _____, Records of Bell County, Texas. Dedication Instrument in Instrument # _____, Official Public Records of Real Property, Bell County, Texas.

BRAYSON CROSSING
CITY OF TEMPLE ET J, BELL COUNTY, TEXAS
PRELIMINARY PLAT

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
T. B. P. L. S. FIRM REGISTRATION NO. 102024-00

DWG No. 13-24-D
SCALE: 1"=100'
DATE: MAY 16, 2013
DRAWN BY: MDM/FRB
CHECKED BY: FRB/RS
SHEET TITLE: PRELIMINARY PLAT
AREA: 6.008 AC.



PLANNING AND ZONING COMMISSION AGENDA ITEM

7/01/13
Item #4
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>Z-FY-13-27 - Hold a public hearing to discuss and recommend action on a zone change from Agricultural District (AG) to Single Family One District (SF-1) on 17.65 ± acres, being part of the S.P. Terry survey, Abstract No. 812, in Bell County, Texas, located on the north side of FM 2305 east of Arrowhead Point Road.</p>	P&Z 7/15/13	Brad Dusek
<p>P-FY-13-32 - Consider and take action on the Final Plat of Wyndham Hill Addition Phase III, a 15.534 ± acres, 60-lot, 5-block residential subdivision, located on the west side of South 5th Street, west of Wyndham Hill Parkway. (Gary Freytag for Belfair Development, Inc.</p>	Pending	Gary Freytag
<p>P-FY-13-31 - Consider and take action on the Final Plat of Central and 31st Addition, a 2.066 ± acre, 1-lot, 1-block nonresidential subdivision, located at the southeast corner of South 31st Street and West Central Avenue</p>	DRC 6/17/13 Pending	Jeff Mallet
<p>P-FY-13-13 Consider and take action on the Final Plat for Brazos Bend Subdivision, a + 5.50 acre, 20-lot, Office Two (O2) residential subdivision, being part of the Nancy Chance Survey, abstract 5, Bell County, Texas being the remainder of a called 5.50 acre tract conveyed to Extraco Banks, NA, custodian of the Todd Scott IRA in Document No. 2011-00041131, Official Public Records of Real Property, Bell County, Texas. The property is located at 510 Old Waco Road, on the west side of Old Waco Road, north of Brandon Drive.</p>	DRC 6/05/13 Pending	All County Surveying

<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 6/05/13 Pending</p>	<p>Ronald Carroll</p>
<p>Z-FY-13-28 - Hold a public hearing to consider and recommend action on a zone change from Planned Development-Single Family Two District to Multiple Family One District on 35.22 ± acres; Planned Development-Single Family Two District to General Retail District on 3.40 ± acres; Planned Development-General Retail District to Multiple Family One District on 1.27 ± acres; and Planned Development-General Retail District to General Retail District on 10.80 ± acres Being out of and part of a called 50.691 ± acres of land out of the Maximo Moreno Survey, Abstract 14, Bell County, Texas located at the northeast corner of South 5th Street and F.M. 93.</p>	<p>PZC 7/15/13</p>	<p>Randy Harrell</p>
<p>P-FY-13-35 - Consider and take action on the Final Plat of Hills of Westwood Phase V, a 16.402 ± acre, 64-lot, 4-block residential subdivision, located at the northeast corner of Hogan Road and South Pea Ridge Road.</p>	<p>DRC 7/01/13</p>	<p>John Kiella</p>
<p>P-FY-13-34 - Consider and take action on the Final Plat of Lake Pointe Phase III, a 66.87 ± acres, 343-lot, 10-block residential subdivision, located on the southwest corner of Prairie View Road and North Pea Ridge Road.</p>	<p>DRC 7/01/13</p>	<p>W&B Development</p>

<p>City Council Final Decisions</p>	<p>Status</p>
<p>Z-FY-13-19: Consider adopting an ordinance authorizing 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.</p>	<p>APPROVED at 2nd Reading on June 20, 2013</p>
<p>Z-FY-13-17 Consider adopting an ordinance authorizing 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 on the south side of West Adams Avenue, at 7425 West Adams Avenue.</p>	<p>APPROVED at 2nd Reading on June 20, 2013</p>
<p>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.</p>	<p>APPROVED at 1st Reading on June 20, 2013</p>
<p>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.</p>	<p>APPROVED at 1st Reading on June 20, 2013</p>



**PLANNING AND ZONING COMMISSION
MEETING EVALUATION
July 1, 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.).

P&Z COMMISSION ATTENDANCE

2013															
	Jan 7	Jan 22	Feb 4	Feb 19	Mar 4	Mar 18	Mar 26	Apr 1	Apr 15	May 6	May 20	June 3	June 17	P	A
James Staats	P	No Meeting Held	P	P	P	P	P	A	P	P	P	A	P	9	2
Allan Talley	P		P	P	P	P	P	P	P	A	P	A	P	9	2
Derek Martin	A		P	A	P	P	P	A	P	P	A	A	P	6	5
Will Sears	P		A	P	P	A	P	P	P	P	P	P	P	9	2
Greg Rhoads	P		P	P	P	A	A	P	P	P	P	A	P	8	3
David Jones	P		P	P	P	P	A	P	P	P	P	P	P	10	1
Chris Magaña	P		P	A	P	A	A	P	P	P	P	A	P	7	4
Randy Harrell	A		P	P	P	P	P	P	P	P	P	P	P	10	1
Patrick Johnson	P		P	A	P	P	P	P	A	P	A	P	P	8	3
								Special Called Meeting							

	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