

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
JANUARY 6, 2014, 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, January 6, 2014.
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
JANUARY 6, 2014, 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 December 16, 2013.

B. ACTION ITEMS

Item 2: [P-FY-13-44](#) - Consider and take action on the Final Plat of The Ranch At Woodland Trails Phase II, a ± 13.545 acre, 22-lot, 1-block, residential subdivision, located west of Canyon Trail and west of FM 2271, located in Temple's western E.T.J.

Item 3: [P-FY-13-45](#) - Hold a public hearing to consider and recommend action on the Final Plat of Gillmeister Addition, Phase Two, a 5.582 ± acres, 3-lot, 1-block nonresidential subdivision, being a replat of Lot 2, Block 1, Gillmeister Addition, located at the southwest corner of the intersection of Gillmeister Lane and South General Bruce Drive/IH-35.

Item 4: [Z-FY-13-29](#) - Hold a public hearing to discuss and recommend action on a zone change from Agricultural District (AG) to Single-Family Two District (SF-2) on 26.88 +/- acres, being part of the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located south of Poison Oak Road, east of South Pea Ridge Road.

- Item 5:** [Z-FY-14-12](#) - Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow a used tire service and repair facility to be located within the I-35 Overlay Zone, Lot 3, Block 13, Temple Heights subdivision, County of Bell, Texas, addressed as 2815 South General Bruce Drive.
- Item 6:** [Z-FY-14-15](#) - Hold a public meeting to consider and recommend action on a conditional use permit to allow a pet crematorium within a new 1500 square foot building on a portion of Lot 1, Block 1, Gosney Commercial Subdivision, Bell County, Texas, addressed as 2055 Scott Boulevard.
- Item 7:** [Z-FY-14-16](#) - Hold a public hearing to discuss and recommend action for a zoning change from Heavy Industrial (HI) District to PD (HI) District in the I-35 Corridor Overlay on 2.00 +/- being a tract of land out of and a part of the George Givens Survey, Abstract No. 345, addressed as 4206 South General Bruce Drive.
- Item 8:** [Z-FY-14-17](#) - Hold a public hearing to discuss and recommend action on a Conditional Use Permit (CUP) to construct a freestanding 180 foot personal wireless cell tower and ground equipment on a tract of land situated in the John J. Simmons Survey, Abstract No.737, located at 7378 State Highway 317.
- Item 9:** [O-FY-14-04](#) - Consider adopting a resolution authorizing an Appeal of Standards in Section 6.7 of the Unified Development Code related to the I-35 Corridor Overlay Zoning District for landscaping etc., located at 3555 S. General Bruce Drive.

C. REPORTS

- Item 10:** 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 11:45 AM, on January 3, 2014.



 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 _____, 2014. Title _____.

_____ Title: _____

**PLANNING AND ZONING COMMISSION
DECEMBER 16, 2013
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT
Vice-Chair Greg Rhoads

COMMISSIONERS:

James Staats
Patrick Johnson
Omar Crisp

Blake Pitts
David Jones

PLANNING AND ZONING MEMBERS ABSENT:

Will Sears

STAFF PRESENT:

Brian Chandler, Director of Planning
Trudi Dill, Deputy City Attorney
Tammy Lyerly, Senior Planner
Mark Baker, Planner
Mary Maxfield, Planning Technician
Phillip Melton, Planning Intern
Leslie Evans, Administrative Assistant

The agenda for this meeting was posted on the bulletin board at the Municipal Building, December 13, 2013 at 1:45 p.m. in compliance with the Open Meetings Law.

The following is a summary of the proceedings of this meeting. It is not intended to be a verbatim translation.

Vice-Chair Rhoads called Meeting to Order at 5:30 P.M.

Invocation by Commissioner Pitts; Pledge of Allegiance by Commissioner Crisp.

A. CONSENT ITEMS

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

Approval by general consent.

B. ACTION ITEMS

Item 2: P-FY-14-06 – Consider and take action on the final plat of Eberhardt Subdivision, a 7.00 +/- acres, 2-lot, 1 block non-residential subdivision, being a replat of a portion of Temple Industrial Park Section Eight, Block One, within the City of Temple, Bell

County, Texas, located east of Eberhardt Road and southwest of the BNSF Railroad and addressed as 3111 & 3289 Eberhardt Road.

Mr. Mark Baker, Planner, stated the P&Z Commission is the final plat authority since this is a replat requiring a public hearing. This is the plat for Item 4, Z-FY-14-13, the manufacturing plant.

The final plat was reviewed by the DRC on December 4, 2013 and deemed administratively complete on December 10, 2013. Eberhardt Road is identified as a major arterial which provides a minimum of 70 foot right-of-way and 49 foot pavement width. No sidewalk is required since the property is within the Northwest Industrial Park. Eberhardt Road does meet the minimum width and pavement requirements and no additional right-of-way dedication is being required.

Water is available by an 18-inch waterline in Eberhardt Road and sewer is available by a six-inch sewer line on the southern border and an eight-inch sewer line on the northern end of the property.

Texas Local Government Code 212.014 (replatting without vacating the preceding plat) requires a public hearing for this replat.

No notice was submitted to the newspaper for this type of plat; the notice requirements are fulfilled by posting of the agenda.

Staff Recommends Approval of the Final Plat for Eberhardt Subdivision.

Vice-Chair Rhoads opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Staats made a motion to approve Item 2, **P-FY-14-06**, as presented, and Commissioner Jones made a second.

Motion passed: (6:0)

Chair Sears absent; two vacancies

Item 3: Z-FY-14-11 - Hold a public hearing to discuss and recommend action on a zone change from Agricultural District (AG) to Single-Family Two District (SF2) on 115.33 +/- acres of land and from Agricultural District (AG) to General Retail District (GR) on 12.725 +/- acres, both being a portion of 128.05 acres of land, being part of the Baldwin Robertson Survey, Abstract 17, Bell County, Texas, located on the east side of SH 317, north of the FM 2483 intersection, and extending to the west side of North Pea Ridge Road.

Ms. Tammy Lyerly, Senior Planner, stated the applicant was asking for a portion of the subject property to be rezoned to Single Family-Two (SF-2) and the other portion to General Retail (GR). This item will go forward to City Council on January 16, 2014 for first reading and February 6, 2014 for second reading.

The subject property stretches from SH 317 over to North Pea Ridge Road and is surrounded by existing agricultural land and rural/residential properties, as well as General Retail to the southwest. The Future Land Use and Character Map designate the area as Agricultural/Rural with a small portion at the southwest corner being Suburban/Commercial.

Surrounding properties include agricultural and undeveloped land to the north, agricultural and rural residential uses to the east, agricultural/rural residential and retail uses to the south, and agricultural/rural residential uses to the west.

Allowed and prohibited uses for SF-2 and GR are given along with development standards for both.

The Agricultural/Rural classification is intended for areas within the City limits that do not have adequate public facilities, and may have on-site facilities; the classification meant to protect areas in active farm and/or ranch use; Chapter 4, Growth Management & Capacity of the Comprehensive Plan recommends a larger minimum lot size than the City's minimum one-acre minimum to manage premature growth in such areas and maintain the rural character; residential development at very low intensities is permitted if it is clustered, with significant open space preservation; due to densities associated with SF-2 developments, the applicant's requested SF-2 District does not appear to comply with the property's Agricultural/Rural classification; the Urban Estates District is a lower density single-family development that is compatible with surrounding rural/residential properties and agrees with the Future Land Use and Character Map recommendation of Agricultural/Rural.

SH 317 is a major arterial and North Pea Ridge Road is classified as a collector but not built to collector status. Standard development regulations require a six-foot wide sidewalk along major arterials per UDC Section 8.2.3 – Sidewalks. Since a six to eight-foot wide connector trail is required along the property's frontage at SH 317, the required six-foot wide sidewalk may need to be upsized to an eight-foot width. A four-foot wide sidewalk is required along collectors, such as North Pea Ridge Road.

Existing utilities include a 16-inch water line across the street on SH 317 and an eight-inch water line along North Pea Ridge. A sewer line is south of the property-south of FM 2483. The applicant plans to bring sewer to the property from the south.

Thirteen notices were mailed out and zero notices were received in favor or opposition.

Staff recommends approval of the requested zone change to SF-2 District for the following reasons:

Based on staff's direction from City Council at its November 21, 2013, workshop regarding Single Family developments in areas such as this, with Agricultural/Rural classifications, staff anticipates future changes to the Future Land Use and Character Map for Suburban Residential uses in this area that would bring the applicant's request into compliance with anticipated development in this area;

Although the requested SF-2 District complies with the Thoroughfare Plan, North Pea Ridge Road is not built to its collector classification; and

Water facilities are available to the subject property. Although sewer facilities are currently not available to the site, the applicant has indicated he plans to extend services from the south to his property.

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

Based on staff's direction from City Council at its November 21, 2013 workshop regarding non-residential developments in areas, such as this, with Agricultural/Rural classifications, staff anticipates future changes to the Future Land Use and Character Map for Suburban Commercial uses in this area along arterials and at intersections with other arterials in the area that would bring the applicant's request into compliance with anticipated development in this area;

The request complies with the Thoroughfare Plan; and

Water facilities are available to the subject property. Although sewer facilities are currently not available to the site, the applicant has indicated he plans to extend services from the south to his property.

Commissioner Johnson's concern was traffic to the area. Ms. Lyerly stated the plat was different than the zone change. There are no Capital Improvement Projects proposed for North Pea Ridge but the developer has the option to apply for a Developer's Agreement for future widening. That is a major issue with this zoning request since North Pea Ridge Road is not currently built to carry the density the applicant is asking for. The City may look at this for future CIPs. Since the property fronts SH 317, the applicant could have an entrance from 317.

Vice-Chair Rhoads opened the public hearing.

Mr. Gary Purser, Jr., 6503 Wells Fargo, Killeen, Texas, stated he was the owner of the property. The GR portion is on the transmission high line. Water and sewer are available. Mr. Purser understood Commissioner Johnson's concerns about the road but he is working with TxDOT and hopefully can have two entrances off of 317; however, first they need a TIA, Traffic Impact Analysis. Most of the traffic would come out at 317.

There being no further speakers, Vice-Chair Rhoads closed the public hearing.

Commissioner Jones made a motion to approve Item 3, **Z-FY-14-11**, and Commissioner Staats made a second.

Motion passed: (5:1)

Commissioner Johnson voted Nay; Chair Sears absent; two vacancies

Item 4: Z-FY-14-13 - Hold a public hearing to discuss and recommend action on a Conditional Use Permit for a biodiesel manufacturing plant on Lot 1, Block 1, Temple Industrial Park Section Eight on 7.00 +/- acres, located at 3289 & 3111 Eberhardt Road.

Mr. Phillip Melton, Planning Intern, stated this item would go forward to City Council for first reading on January 16, 2014 and second reading would be February 6, 2014.

The subject property is located in the Industrial Park. The site is currently vacant and undeveloped. The applicant is proposing a recycling use for manufacturing of biodiesel and has worked with TEDC to find a suitable location and TEDC granted them this site.

The property is zoned Light Industrial (LI) and a CUP would be required per UDC Section 5.1.

All uses in industrial zoning must conform to the performance standards in Section 7.1 of the UDC. The following performance standards would apply to this Conditional Use Permit.

- Noise
- Odorous Matter
- Fire
- Vibration

Noise must be limited to 75 dB and the applicant has indicated that the equipment that generates the most noise is located at distances far enough from the property line so that the decibel level will be considerably lower than 75 dB.

Odorous Matter must not exceed the odor threshold beyond the property line. Vents will run to a thermal oxidizer as an odor mitigation measure. The applicant is also working with an odor control firm and will install recommended additional odor suppression systems if they are determined necessary.

Storage and use of all flammable liquids must conform to the standards and regulations of Chapter 12, Fire Prevention and Protection, of the Code of Ordinances.

Vibration must not exceed the limit of displacement when measured at the property line.

The applicant has indicated that the concrete will be designed to absorb any vibrations generated by the equipment and will not exceed the displacement ranges at the property line as specified in the UDC.

The following landscaping standards are proposed to comply with UDC Section 7.5:

A minimum of five percent of the lot area will be landscaped;

A minimum of one two-inch diameter or 65 gallon tree at time of planting will be planted for each 40 feet of linear street frontage; and

All landscaping will be irrigated.

Surrounding properties include industrial use (LI zoning) to the north, vacant land (LI zoning) to the south and west, and industrial uses (HI zoning) to the east.

The Future Land Use and Character Map designate the area as the Industrial District designated for the City's industrial use. A recycling plant for biodiesel is an industrial use and is compatible with the Future Land Use Plan.

Eberhardt Road is classified as a minor arterial.

An 18 inch water line is available along Eberhardt Road with an additional six-inch water line available along the south side of the property. An eight-inch sanitary sewer line is available on the north side of the property with an additional six-inch sanitary sewer is also available at the south side of the property.

All Thoroughfare and Infrastructure in place is sufficient for the proposed use.

No existing or proposed trails were identified. Sidewalks are not required along Eberhardt road per UDC Section 8.2.

The development would be subject to all standards in UDC Section 7 unless identified in the Ordinance for this CUP.

Eight property notices were mailed out with zero returned in favor or in opposition.

Staff recommends approval of the conditional use permit for a biodiesel manufacturing plant for the following reasons:

The request is compatible with the Future Land Use and Character Map;

The request complies with the Thoroughfare Plan;

The proposed use is compatible with the surrounding uses; and,

Public facilities are available to serve the subject property.

Vice-Chair Rhoads opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Jones made a motion to approved Item 4, **Z-FY-14-13**, as presented, and Commissioner Pitts made a second.

Motion passed: (6:0)

Chair Sears absent; two vacancies

C. REPORTS

Item 5: Receive and discuss the **Planning Director's Report** containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code.
(continued, if not completed in Work Session)

There being no further business, Vice-Chair Rhoads adjourned the meeting at 5:58 p.m.

Respectfully submitted,
Leslie Evans

**PLANNING AND ZONING COMMISSION
MONDAY, DECEMBER 16, 2013
5:00 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Vice-Chair Rhoads

COMMISSIONERS:

James Staats
Patrick Johnson
Omar Crisp
Blake Pitts
David Jones

PLANNING AND ZONING MEMBERS ABSENT:

Will Sears

STAFF PRESENT:

Brian Chandler, 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, Vice-Chair Rhoads opened the work session at 5:00 p.m. and asked Mr. Brian Chandler, Director of Planning, to proceed.

Mr. Chandler started with an update on the Fettig Subdivision which P&Z reviewed on December 3, 2013. This item goes to City Council on January 16, 2014 and due to the level of opposition (20 percent of neighbors and adjacent right-of-way) make it an official protest. Therefore, City Council will need a super majority vote on this item. Ms. Trudi Dill, Deputy City Attorney stated there were very few cases which reached 20 percent.

Mr. Chandler informed the Commission the plat would come forward in February 2014.

Mr. Mark Baker, Planner, stated the Eberhardt Subdivision (replat) is associated with Item 4, the biodiesel manufacturing plant. The plat can go forward without approval of the CUP.

Mr. Phillip Melton, Planning Intern, informed the Commissioners the biodiesel plant would use oil and grease for biodiesel.

Commissioner Pitts asked about the SH 317/Pea Ridge development and if there were any means available to have the developers chip in and assist with the road work they are asking for. Commissioner Staats responded he did not believe it was in the Ordinance. Ms. Dill stated the City no longer has perimeter street contribution requirement. The City does expect dedication for right-of-way and they also get cost sharing. Temple does not have impact fees. Mr. Chandler clarified that the developer(s) would have to apply for a cost sharing agreement with the City.

Commissioner Staats asked Ms. Dill to clarify what an illegal meeting constituted. Ms. Dill stated under the Open Meetings Act all meetings have to be posted within a certain time, the meeting(s) may not begin early or continue after it is adjourned, a quorum of members talking about Planning Commission business needs to be inside a meeting time frame and opened to the public. The members may not virtually meet by exchanging emails or taking straw polls.

Mr. Chandler stated a large agenda was coming on January 6, 2014. Mr. Baker informed the Commission he would have three items coming forward, a zone change, a CUP for a tire store/servicing building on General Bruce, and a CUP for a pet crematorium in an existing building on Scott Boulevard (small animals only).

Invocation and pledge assigned.

There being no further discussion, Vice-Chair Rhoads adjourned the meeting at 5:14 P.M.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

01/06/14
Item #2
Regular Agenda
Page 1 of 2

APPLICANT / DEVELOPMENT: Jason Carothers

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: P-FY-13-44 Consider and take action on the Final Plat of The Ranch At Woodland Trails, Phase II, a ± 13.545 acre, 22-lot, 1-block, residential subdivision, located west of Canyon Trail and west of FM 2271, located in Temple's western E.T.J.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of The Ranch at Woodland Trails, Phase II

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of The Ranch at Woodland Trails, Phase II on September 25, 2013, October 22, 2013, and November 20, 2013. It was deemed administratively complete on January 3, 2014.

The Final Plat of The Ranch at Woodland Trails, Phase II is a 22-lot single family residential subdivision located in Temple's western ETJ. The proposed plat's long cul-de-sac agrees with the Preliminary Plat of The Ranch at Woodland Trails, which was approved by City Council on November 20, 2008 by Resolution #2008-55990-R with approval of an exception allowing a longer cul-de-sac length than allowed by Subdivision Ordinance Section 33-93 (h).

Water services will be provided through proposed 6-inch water lines within the proposed right-of-way of Ridgeoak Drive. Sanitary sewer services will be provided by a septic system.

Tract A, a 46-foot wide drainage easement, and Tract B, a 50-foot wide drainage easement, will both be owned and maintained by the subdivision's Home Owners' Association. Lot 52, Block 1, Woodland Trails Phase II (Doc # 2013-00046405) will be owned and maintained by the Ranch at Woodland Trails' H.O.A. A 45-foot wide offsite drainage easement, located on Lot 51, Block 1, Woodland Trails Phase II, will be granted to the Ranch at Woodland Trails' H.O.A.

Park fees for phase I (\$4,500) and phase II (\$4,950) in the total sum of \$9,450 will be required for this development with release of signed mylars for plat recordation. Park fees are calculated at \$225 per single family lot created.

The Planning and Zoning Commission is the final plat authority since the applicant has not requested any new exceptions to the UDC. This plat will also go through the plat approval process for the Commissioner's Court of Bell County.

FISCAL IMPACT: Not Applicable

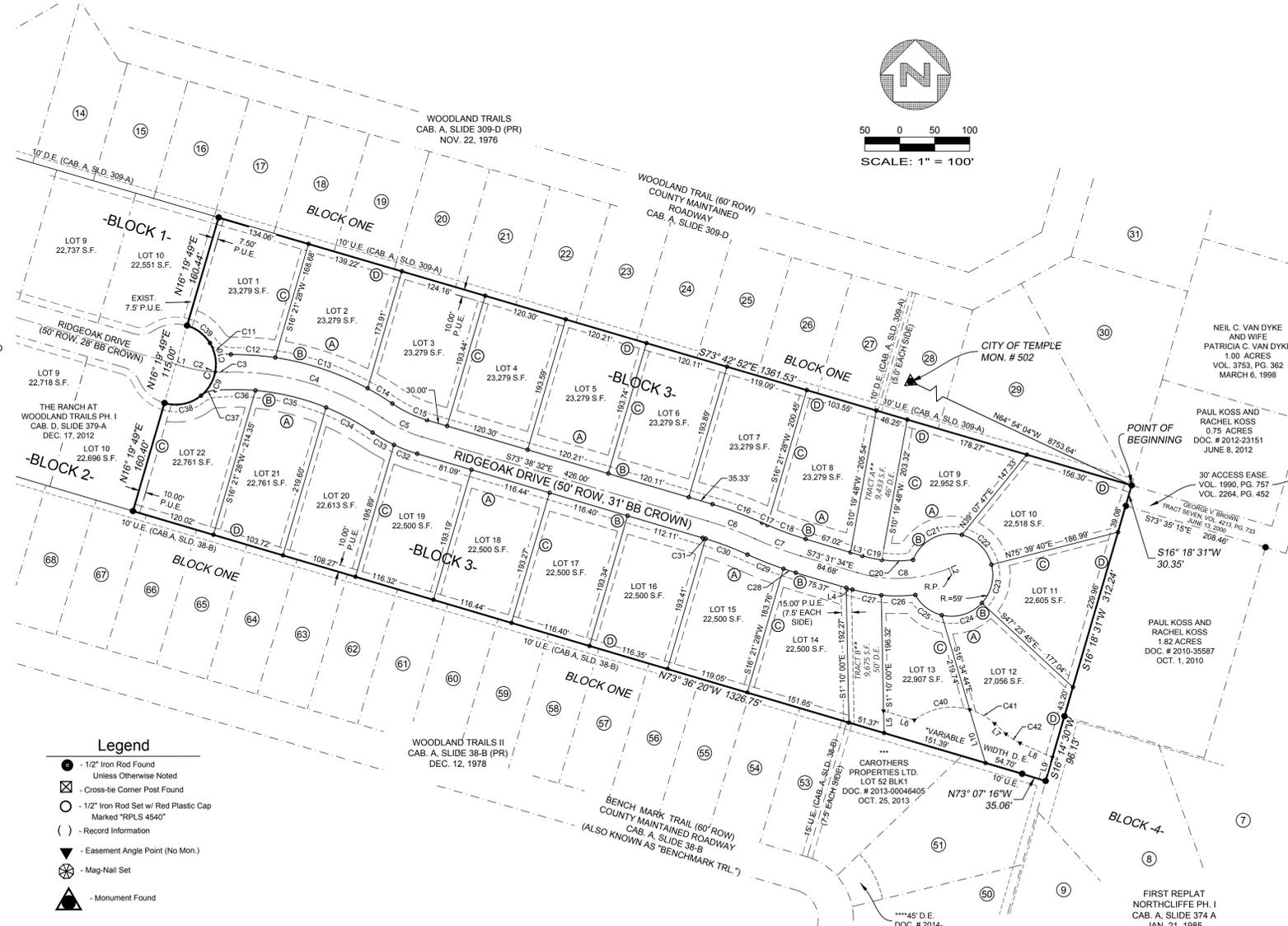
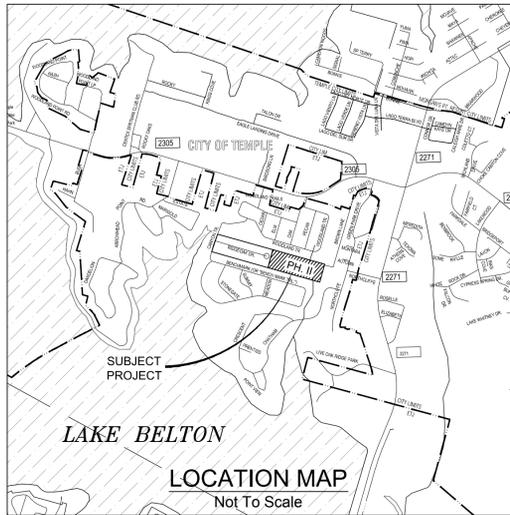
ATTACHMENTS:

Final Plat

FINAL PLAT

THE RANCH AT WOODLAND TRAILS PHASE II

A Subdivision in the ETJ of Temple, Bell County, Texas



OWNER'S RESPONSIBILITIES:

BY APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THROUGHFARES 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 THROUGHFARES 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 ROAD SYSTEM OR STREETS. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES IN THE PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

LIEN FREE RIGHT-OF-WAY:

ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

PLAT NOTES:

THERE IS A METES AND BOUNDS DESCRIPTION THIS DAY MADE TO ACCOMPANY THIS PLAT.

EXCEPT FOR THE RANCH AT WOODLAND TRAILS PHASE I (CAB. D. SLD. 379-A), THE ADJOINING TRACTS OF LAND WERE NOT SURVEYED AND ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY.

NUMBER OF LOTS = 22
 NUMBER OF TRACTS (LETTERED) = 2
 NUMBER OF BLOCKS = 1
 ACREAGE OF ROW DEDICATION = 63.510 S.F. (1.458 ACRES)
 C.L. LENGTH OF STREETS = 1,169.87 LF (FROM WEST BDRY TO RP OF CUL-DE-SAC)
 TOTAL AREA OF SUBDIVISION = 13.545 ACRES
 S.P. TERRY SURVEY, ONE-THIRD LEAGUE, ABSTRACT NO. 812, BELL COUNTY, TEXAS

EASEMENTS:

A 10.00' PUBLIC UTILITY EASEMENT ON THAT PORTION OF EACH LOT THAT IS CONTIGUOUS TO THE DEDICATED RIGHT-OF-WAY SHALL BE PART OF THIS PLAT.

A 10.00' PUBLIC UTILITY EASEMENT AT THE REAR OF ALL LOTS, AND OTHER P.U.E.'S ELSEWHERE AS NOTED, SHALL BE A PART OF THIS PLAT.

THE VARIABLE WIDTH DRAINAGE EASEMENT DESIGNATED WITH * ON THE REAR OF LOTS 12 & 13 BLOCK 3 IS GRANTED TO THE HOA AND SHALL BE MAINTAINED BY THE HOA.

TRACT A AND TRACT B DESIGNATED WITH ** SHALL BE TRANSFERRED TO AND MAINTAINED BY THE HOA.

LOT 52 BLOCK 1 (DOC. # 2013-00046405) OF THE ADJOINING WOODLAND TRAILS II (CAB. A. SLD. 38-B) AND DESIGNATED WITH *** SHALL BE TRANSFERRED TO AND MAINTAINED BY THE HOA.

THE 45' D.E. ON LOT 51 BLOCK 1 OF WOODLAND TRAILS II (CAB. A. SLD. 38-B) DESIGNATED WITH **** WILL BE GRANTED TO THE HOA.

BUILDING SETBACK NOTES FOR ALL LOTS (UNLESS OTHERWISE SPECIFIED):

25' FRONT BUILDING SETBACK (TYP.) (A)
 10' FRONT P.U.E. (TYP.) (B)
 7.5' INTERIOR SIDE BUILDING SETBACK (TYP.) (C)
 10' REAR SETBACK AND P.U.E. (TYP.) (D)

FEMA INFORMATION:

THIS ADDITION IS WITHIN FEMA FIRM MAPS 48027C01157E & 48027C0330E, DATED SEPT. 26, 2008. ALL AREAS OF THIS SUBDIVISION ARE IN "ZONE X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD."

CORPS OF ENGINEERS INFORMATION:

NO PORTION OF THIS SUBDIVISION IS WITHIN THE COE 642.00 MSL CONSERVATION EASEMENT.

NOTE: THE FINISH FLOOR ELEV. OF EACH HOUSE SHALL BE A MINIMUM OF 1.0' ABOVE THE EDGE OF PAVEMENT GRADE AT THE HIGHEST POINT ON THE FRONTING STREET, OR THE OWNER MUST SUBMIT A LOT LAYOUT AND DRAINAGE PLAN TO OBTAIN A BUILDING PERMIT.

PROJECT BENCHMARK THE RANCH AT WOODLAND TRAILS PHASE I:

TBM # 1 IS A MAG-NAIL IN A CURVE OF CANYON DRIVE. EL. 664.75 (SEE PLAT)
 TBM # 2 IS A MAG-NAIL IN THE INTERSECTION OF CANYON DRIVE AND BENCH MARK TRAIL. EL. 660.75
 ELEVATION DATUM IS NAVD 88
 TBM # 3 IS A CHISELED "BOX-X" ON RT. EX. CURB AT STA. 11+57.91 RIDGE OAK DR. EL. 688.63

CITY OF TEMPLE MONUMENT INFORMATION:

THIS PLAT IS REFERENCED TO THE CITY OF TEMPLE HORIZONTAL CONTROL SYSTEM MONUMENTS:
 MONUMENT # 502 (NAD 83 TEXAS CENTRAL ZONE)
 NORTHING 10,387,609.36
 EASTING 3,182,896.41
 ELEVATION 600.30 (NGVD 1929)
 CONVERGENCE 1" 27' 33"
 COMBINED SCALE FACTOR 0.999856

THE BEARING BASIS IS THE REFERENCE LINE TO MONUMENT # 502 FROM THE NORTHEAST CORNER OF THIS 13.545 ACRE TRACT OF LAND WHICH BEARS NORTH 64° 54' 04" WEST FOR A DISTANCE OF 8,753.64 FEET. ALL DISTANCES ARE GRID DISTANCES. ALL BEARINGS ARE GRID BEARINGS.

FIRM NO. 10130900

Sightline Surveying

5702 Southern Oaks
 San Antonio, Texas 78261
 Office (210) 286-9077 Fax (210) 568-4382
 EMAIL: "rickshelley@gmail.com"

Job # 229 Date of Survey: 05-21-12 FB: Bandas #12 File Name: 229B-FPLAT.DWG



Line #	Length	Direction
L1	11.18'	S73° 38' 35"E
L2	10.00'	S21° 48' 53"E
L3	17.65'	S73° 31' 34"E
L4	9.30'	N73° 31' 34"W
L5	31.50'	S01° 10' 00"E
L6	45.97'	N73° 36' 38"W
L7	22.14'	N47° 53' 27"W
L8	50.69'	N66° 13' 40"W
L9	35.05'	S16° 14' 30"W
L10	79.37'	S16° 34' 44"E

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	180.64'	57.50'	180° 00' 00"	115.00'	N16° 19' 49"E
C2	46.48'	200.00'	013° 19' 01"	46.38'	S80° 18' 03"E
C3	16.49'	200.00'	004° 43' 28"	16.49'	S89° 19' 18"E
C4	236.16'	374.98'	036° 05' 05"	232.28'	S73° 38' 33"E
C5	62.98'	200.00'	018° 02' 30"	62.72'	S64° 37' 19"E
C6	72.13'	499.72'	008° 16' 12"	72.07'	S69° 37' 36"E
C7	70.12'	500.28'	008° 01' 49"	70.06'	S69° 30' 37"E
C8	133.65'	200.00'	038° 17' 19"	131.18'	N87° 19' 47"E
C9	40.33'	57.50'	040° 11' 19"	39.51'	N31° 05' 06"E
C10	43.11'	57.50'	042° 57' 21"	42.11'	N10° 29' 14"W
C11	35.89'	35.00'	058° 45' 22"	34.34'	S61° 20' 35"E
C12	63.75'	400.00'	009° 07' 55"	63.69'	N86° 09' 19"W
C13	140.03'	400.00'	020° 03' 29"	139.32'	N71° 33' 37"W
C14	41.40'	400.00'	005° 55' 49"	41.38'	N58° 33' 58"W
C15	57.78'	175.94'	018° 48' 59"	57.52'	S64° 12' 47"E
C16	75.72'	525.13'	008° 15' 44"	75.66'	N69° 37' 37"W
C17	8.36'	445.31'	001° 04' 33"	8.36'	S65° 59' 22"E
C18	58.26'	475.28'	007° 01' 24"	58.22'	S70° 00' 52"E
C19	28.50'	170.81'	009° 33' 31"	28.46'	S78° 16' 39"E
C20	44.97'	173.20'	014° 52' 39"	44.85'	N89° 50' 29"E
C21	85.65'	59.01'	083° 09' 39"	78.33'	S62° 56' 50"W

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C22	62.94'	59.00'	061° 07' 29"	60.00'	N44° 54' 05"W
C23	58.64'	59.00'	056° 56' 35"	56.25'	N14° 07' 57"E
C24	62.94'	59.00'	061° 07' 29"	60.00'	N73° 09' 59"E
C25	48.81'	59.00'	047° 23' 48"	47.43'	S52° 34' 22"E
C26	48.96'	225.64'	012° 26' 00"	48.87'	N89° 30' 27"E
C27	33.03'	225.00'	008° 24' 35"	33.00'	S80° 03' 27"E
C28	18.39'	525.27'	002° 00' 21"	18.39'	S72° 31' 24"E
C29	55.24'	525.28'	006° 01' 32"	55.21'	S68° 30' 28"E
C30	64.27'	474.73'	007° 45' 25"	64.22'	N69° 22' 19"W
C31	4.25'	474.73'	000° 30' 45"	4.25'	N73° 30' 24"W
C32	35.37'	225.00'	009° 00' 27"	35.34'	S69° 08' 19"E
C33	35.48'	225.00'	009° 02' 03"	35.44'	S60° 07' 05"E
C34	75.57'	349.42'	012° 23' 28"	75.42'	N61° 47' 29"W
C35	104.23'	349.47'	017° 05' 20"	103.85'	N76° 30' 10"W
C36	57.85'	349.32'	009° 29' 19"	57.78'	N89° 45' 52"W
C37	22.19'	35.23'	036° 05' 11"	21.82'	S69° 16' 45"W
C38	55.29'	57.50'	055° 05' 36"	53.18'	N78° 43' 34"E
C39	41.85'	57.50'	041° 42' 17"	40.94'	N52° 49' 03"W
C40	83.46'	90.00'	053° 08' 01"	80.50'	S79° 23' 28"W
C41	41.08'	90.00'	026° 09' 05"	40.72'	N60° 58' 00"W
C42	24.00'	75.00'	018° 20' 13"	23.90'	S57° 03' 33"E

STATE OF TEXAS §
 COUNTY OF BELL §

CAROTHERS PROPERTIES, LTD., Owner of the land shown on this plat and designated herein as THE RANCH AT WOODLAND TRAILS PHASE II, within the ETJ of the City of Temple, Bell County, Texas, and whose name is described hereto, hereby dedicates to the use of the Public forever all streets, alleys, parks, watercourses, drains, easements, and public places shown hereon within the Plat boundaries of this Subdivision.

CAROTHERS PROPERTIES, LTD.
 50 South Wheat Road
 Belton, Texas 76513

J&J CAROTHERS ENTERPRISES, LLC, GENERAL PARTNER _____ DATE _____
 Jason Carothers, President

Before me, the undersigned authority, personally appeared Jason Carothers known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he has executed the same for the purposes and consideration therein stated.

 Notary Public in and for the State of Texas

 Printed Name & Seal

 Date Notary Commission Expires

CERTIFICATION OF ENGINEER:

STATE OF TEXAS §
 COUNTY OF BELL §

KNOW ALL MEN BY THESE PRESENTS: That I, John Hart Bandas, Registered Professional Engineer, do hereby certify that I prepared all drainage calculations and designed all drains, streets, roads, and appurtenances in accordance with the Subdivision Regulations of the City of Temple, Texas.

John Hart Bandas
 John Hart Bandas, P.E.
 Registered Professional Engineer
 State of Texas #68858
 Firm # F-3782

NEIL C. VAN DYKE AND WIFE PATRICIA C. VAN DYKE
 1.00 ACRES
 VOL. 3753, PG. 362
 MARCH 6, 1998

PAUL KOSS AND RACHEL KOSS
 0.75 ACRES
 DOC. # 2012-23151
 JUNE 8, 2012

30' ACCESS EASE.
 VOL. 1990, PG. 757
 VOL. 2264, PG. 452

30' ACCESS EASE.
 VOL. 1990, PG. 757
 VOL. 2264, PG. 452

30' ACCESS EASE.
 VOL. 1990, PG. 757
 VOL. 2264, PG. 452

PAUL KOSS AND RACHEL KOSS
 1.82 ACRES
 DOC. # 2010-35587
 OCT. 1, 2010

R.P. Shelley, RPLS No. 4540
 Registered Professional Land Surveyor

CERTIFICATION OF SURVEYOR:

STATE OF TEXAS §
 COUNTY OF BELL §

KNOW ALL MEN BY THESE PRESENTS: That I, R.P. Shelley, 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 shall be properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Temple, Texas.

R.P. Shelley
 R.P. Shelley, RPLS No. 4540
 Registered Professional Land Surveyor

CERTIFICATION OF SANITARIAN OF BELL COUNTY, TEXAS:

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 recommended for approval.

Signature: _____ Date: _____
 Title: _____ Bell County Public Health District

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION:

I hereby certify that the above and foregoing plat of THE RANCH AT WOODLAND TRAILS PHASE II, an Addition to Bell County, Texas situated in the ETJ of Temple, Texas was approved this _____ day of _____, 2014, by the Planning & Zoning Commission of the City of Temple, Texas.

Chairman _____ Secretary _____

CERTIFICATE OF APPROVAL BY COMMISSIONERS COURT OF BELL COUNTY, TEXAS:

I hereby certify that the above and foregoing plat of THE RANCH AT WOODLAND TRAILS PHASE II, an Addition to Bell County, Texas was approved this _____ day of _____, 2014, by the Bell County Commissioner's Court, and may be filed for record in the Official Records of Bell County, Texas.

County Judge _____

Witness my hand this _____ of _____, 2014

NOTARY PUBLIC STATE OF TEXAS

My Commission Expires: _____

TAX CERTIFICATE

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. 2014

Signature: _____ Bell County Tax Appraisal District

FILED FOR RECORD this _____ day of _____, 2014, A.D. in
 Cabinet _____, Slide _____, Plat Records of Bell County, Texas.
 Dedication and Field Notes: Document # 2013- _____



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

01/06/14
Item #3
Regular Agenda
Page 1 of 1

APPLICANT / DEVELOPMENT: Shane Wood for Gillmeister Properties, LC.

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: PUBLIC HEARING - P-FY-13-45 Hold a public hearing to consider and recommend action on the Final Plat of Gillmeister Addition, Phase Two, a 5.582 ± acres, 3-lot, 1-block nonresidential subdivision, being a replat of Lot 2, Block 1, Gillmeister Addition, located at the southwest corner of the intersection of Gillmeister Lane and South General Bruce Drive/IH-35.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Gillmeister Addition, Phase Two.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of Gillmeister Addition, Phase Two on September 25, 2013. It was deemed administratively complete on December 27, 2013. The Final Plat of Gillmeister Addition, Phase Two is a 3-lot, 1-block nonresidential subdivision. The property is within Commercial and General Retail zoning districts.

This proposed plat is a replat of Lot 2, Block 1, Gillmeister Addition. Texas Local Government Code 212.014 (replatting without vacating preceding plat) requires a public hearing for this replat.

Water services will be provided through a new 6-inch water line connection to an existing water main along Gillmeister Lane. Sewer services are available through existing 6-inch, 12-inch, and 18-inch sanitary sewer lines. A new 8-foot x 6-foot box culvert storm sewer will be provided within a new 20-foot wide drainage easement on Lots 1 and 2.

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

FISCAL IMPACT: Not Applicable

ATTACHMENTS:
Final Plat

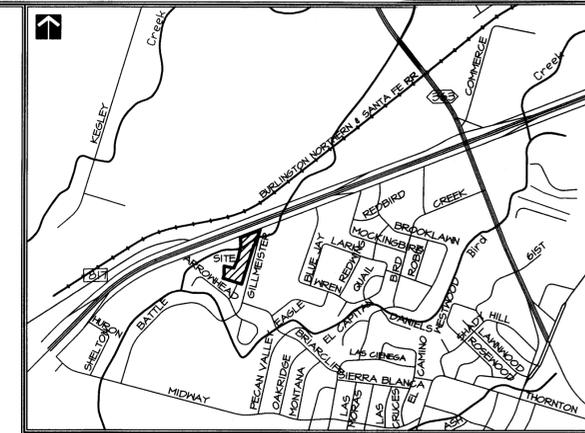
FINAL PLAT OF GILLMEISTER ADDITION, PHASE TWO

WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

Being part of the GEORGE GIVENS SURVEY, ABSTRACT 345, Bell County, Texas, being a replat of Lot 2, Block 1, GILLMEISTER ADDITION, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Cabinet C, Slide 84-C, Plat Records of Bell County, Texas, all of a called 1.201 Acre tract conveyed as Tract 5 and all of a called 3.02 Acre tract conveyed as Tract 6 to GILLMEISTER PROPERTIES, L.C. in Volume 2853, Page 788, Official Public Records of Real Property, Bell County, Texas.

This plat is to accompany a metes and bounds description of the herein shown 5.582 acre tract.

NEW VARIETY (Upper Section)
INTERSTATE HIGHWAY 35
S GENERAL BRUCE DRIVE
PUBLIC MAINTAINED ROADWAY
Vol. 1467, Pg. 478



VICINITY MAP - N.T.S.

LOTS - 3
BLOCKS - 1
AREA - 5.582 ACRES

FILED FOR RECORD THIS _____ DAY OF _____, 2014.

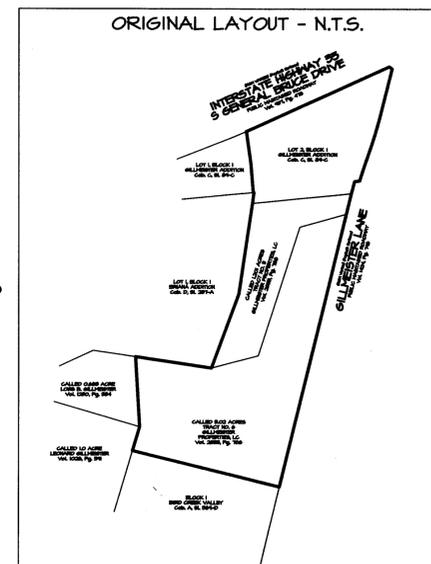
IN YEAR _____ PLAT # _____, PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT # _____, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48027C0395E, 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.

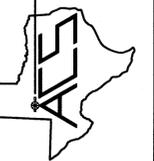
This project is referenced to the City of Temple Coordinate System, an extension of the Texas Coordinate System of 1983, Central Zone. All distances are horizontal surface distances unless noted and all bearings are grid bearings. All coordinates are referenced to City Monument No. 3. The theta angle at City Monument No. 33 is 01° 31' 42". The combined correction factor (CCF) is 0.994847. Grid distance = Surface distance X CCF. Geodetic north = grid north + theta angle. Published City coordinates for City Monument No. 3 are N = 10,268,408.84 E = 3,225,333.77 Reference tie from City Monument No. 3 to the southeast corner of said 5.58 Acre tract is N 81°42'07" W 10862.86 feet.

ORIGINAL LAYOUT - N.T.S.



FINAL PLAT OF
**GILLMEISTER ADDITION
PHASE TWO**
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

ALL COUNTY SURVEYING, INC.
1303 South 21st Street, Temple, Texas 76504
(254) 778-2272 FAX (254) 774-7608



Plot date: 12-16-2013

Job No: 130564
Date: 08-21-2013
Scale: 1" = 60'
Drawing No: 130564
Drawn By: SLW
Checked By: CCL

STATE OF TEXAS

COUNTY OF BELL

GILLMEISTER PROPERTIES, L.C., A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS GILLMEISTER ADDITION, PHASE TWO, WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

By:

LEONARD G. GILLMEISTER, PRESIDENT DATE _____
GILLMEISTER PROPERTIES, L.C., A TEXAS LIMITED LIABILITY COMPANY

STATE OF TEXAS

COUNTY OF BELL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2014.

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 _____, 2014.

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 _____, 2014.

By:

Bell County Tax Appraisal District

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 THIS PLAT.

JUSTIN FULLER, PE

Registration Number 100183

STATE OF TEXAS

COUNTY OF BELL

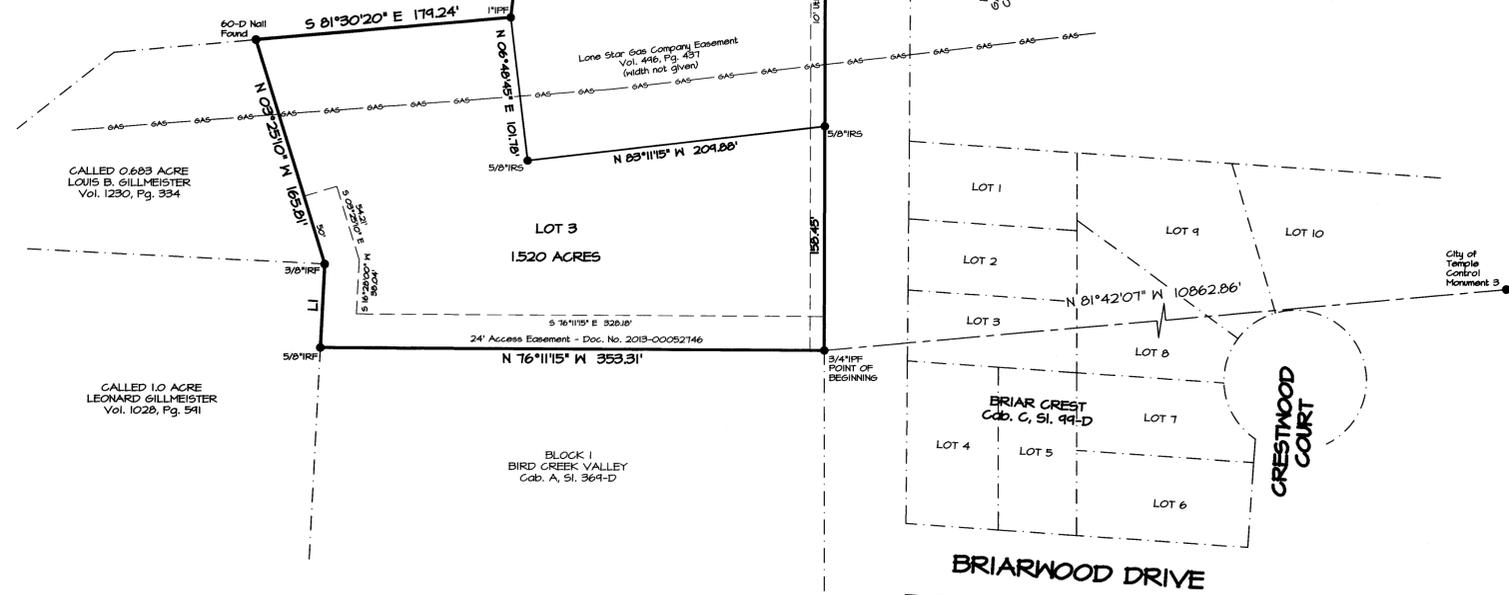
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY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

Charles C. Lucko

CHARLES C. LUCKO, R.P.L.S. DATE SURVEYED: AUGUST 21, 2013
REGISTRATION NO. 4636



LINE	BEARING	DISTANCE
L1	N 16°28'00" E	58.47'
L2	N 07°43'20" E	25.74'
L3	S 84°45'18" W	1.85'
L4	N 04°24'43" W	66.48'
L5	N 07°55'36" W	74.04'
L6	S 50°15'46" E	8.60'
L7	S 84°16'36" W	11.54'
L8	S 14°40'38" W	28.94'





PLANNING AND ZONING COMMISSION AGENDA ITEM

01/06/14
Item #4
Regular Agenda
Page 1 of 3

APPLICANT/ DEVELOPMENT: Glynn Cummings

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: Z-FY-13-29 Hold a public hearing to discuss and recommend action on a zone change from Agricultural District (AG) to Single-Family Two District (SF-2) on 26.88 + / - acres, being part of the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located South of Poison Oak Road, east of South Pea Ridge Road.

STAFF RECOMMENDATION: Based on the following discussion, staff recommends approval for a zone change from AG to SF-2 for the following reasons:

1. The proposed zoning complies with the Future Land Use Map which identifies this area as Suburban Residential;
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.

ITEM SUMMARY: According to the City of Temple Comprehensive Plan / Future Land Use Plan (FLUP), the subject property is within the designated Suburban Residential District. The Suburban Residential district is for mid-sized single-family lots, allowing for greater separation between dwellings and more emphasis on green spaces versus the streets and driveways that predominate in an auto-urban setting. While it should be noted that 5.2 + / - acres of the subject property is within the Suburban Commercial FLUP designation, the 5.2 +/- acre piece is not being considered for zoning at this time and will remain zoned Agriculture (AG). While a portion of the proposed SF-2 is within the Suburban Commercial district, staff has been working with the applicant to provide an adequate acreage and depth to accommodate future non-residential development along Old Waco Road. The applicant has also been made aware of the dedication requirements for the widening of Old Waco Road. The remaining 5.2 +/- acres will accommodate both the dedication requirements as well as adequate for development of uses within a non-residential zoning district which are consistent with Suburban Commercial district. The dedication requirements will be addressed when the property is platted or triggered with the building permit. Therefore, the current zoning request complies with the Suburban Residential district and the intent of the FLUP with regard to the adjacent Suburban Commercial.

Although it is anticipated the property will be developed with detached single-family residences, there are a number of uses that are permitted by right. Those uses include but are not limited to:

Residential uses

Family or Group Home
 Industrialized Housing

Nonresidential uses

Farm or Ranch
 Park or Playground
 Fire Station
 Gas line Regulating Station

Prohibited uses include HUD-Code manufactured homes and land lease communities, duplexes and apartments. All commercial and industrial uses are prohibited, except these uses allowed by an approved conditional use permit (temporary asphalt concrete batching plants, a petroleum or gas well or a cemetery, crematory or mausoleum).

SURROUNDING PROPERTY AND USES: The following table provides the direction from the property, Future Land Use Plan (FLUP) designation, existing zoning and current land uses:

<u>Direction</u>	<u>FLUP</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	Suburban Residential	AG	Undeveloped
North	Suburban Residential	AG/ SF-2	Existing SF uses (Wind Crest Subd.)
South	Suburban Residential	ETJ	Undeveloped/ Scattered SF uses
East	Suburban Commercial	AG	Scattered SF uses on acreage (Old Waco Road Subdivision)
West	Suburban Residential	AG	Scattered SF uses on acreage

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	Compliance?
CP	Map 3.1 - Future Land Use and Character (FLUP)	Yes
CP	Map 5.2 - Thoroughfare Plan	Yes
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	Yes
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	Yes

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

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

The portion of the property being requested for rezoning is entirely within the Suburban Residential district. The Suburban Residential District is for mid-size single family lots, allowing for greater separation between dwellings and more emphasis on green spaces versus the streets and driveways that predominate in an auto-urban setting. The SF-2 zoning request is consistent with the FLUP district. The remainder of the property is within the Suburban Commercial district which is not under consideration at this time.

Thoroughfare Plan (CP Map 5.2)

The portion of the property under consideration has frontage along South Pea Ridge Road. South Pea Ridge Road has been identified as a collector street. South Pea Ridge will be built to collector standards when final right-of-way dedication and design is completed in the future.

Availability of Public Facilities (CP Goal 4.1)

Sewer is available to the subject property by a 15" line on the southern property boundary. Water is available through an 8" waterline in S. Pea Ridge Road.

Temple Trails Master Plan Map and Sidewalks Ordinance

According to the Trails Master Plan Map, no trails have been identified along S. Pea Ridge Road.

DEVELOPMENT REGULATIONS: Standard residential setbacks in the SF-2 district are:

Min Lot Size	5,000 S.F
Min Lot Width	50'
Min Lot Depth	100'
Front	25'
Side	5'
Side (corner)	15'
Rear	10'

Per UDC Section 8.2.3, sidewalks are required on one side of the road for collector streets. The sidewalk will be installed at the time of development, and will be noted on the plat.

PUBLIC NOTICE: Seventeen 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 Friday December 20, 2013 at 5:00 PM, no notices for approval and 1 notice for denial of the zone change have been received.

The newspaper printed notice of the public hearing on December 26, 2013, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

- Site and Surrounding Property Photos
- Zoning and Location Map
- Future Land Use and Character Map
- Buffer Notification Map
- Returned Property Owner Notices

Site & Surrounding Property Photos

(Photos taken in August 2013)



Site: Undeveloped - Looking East (AG)



**East: Scattered Single-Family Residences on Acreage (AG)
(Old Waco Road Subdivision)**



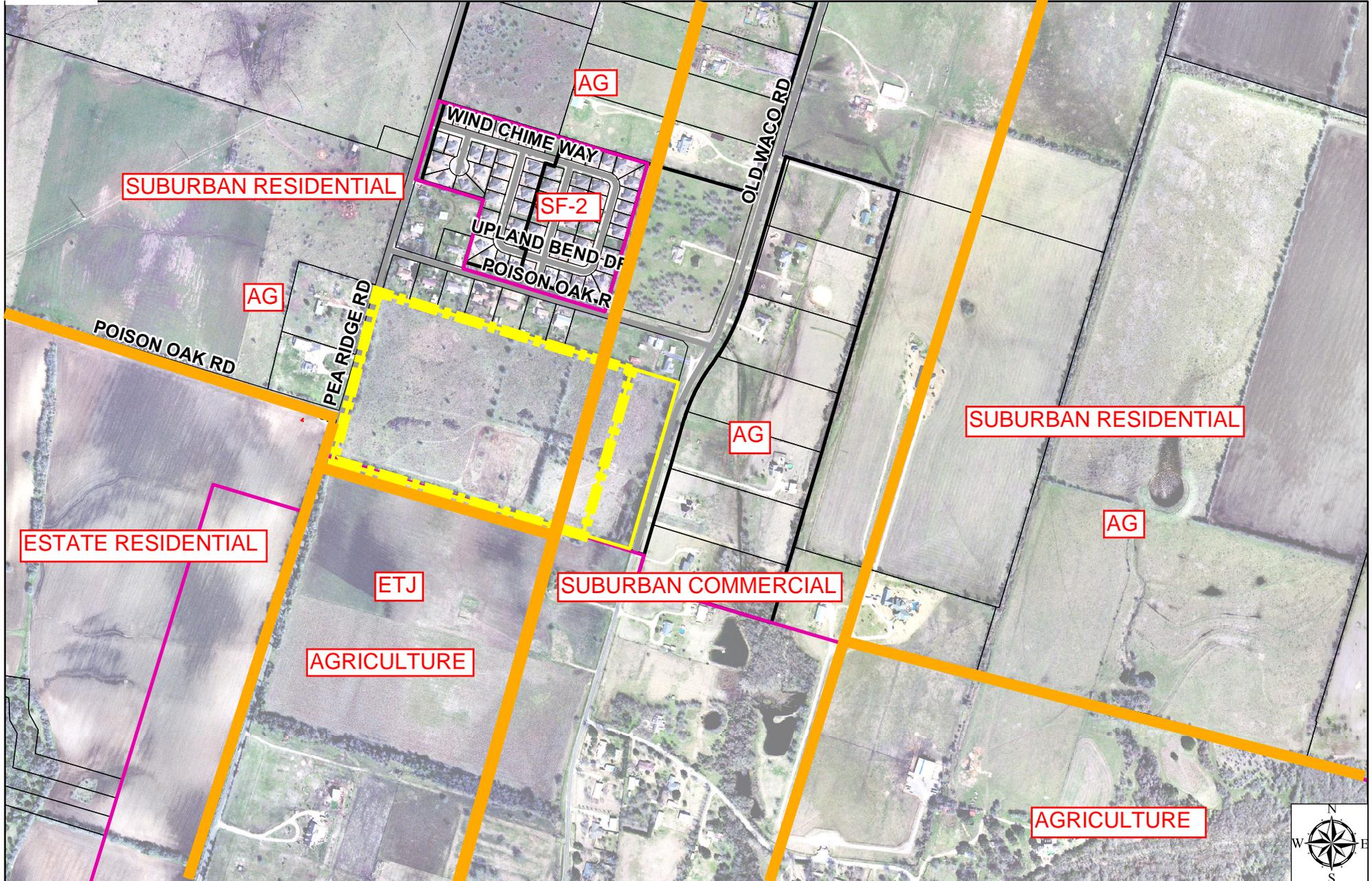
West: Scattered Single-Family Residences on Acreage (AG)



North: Developed SF Uses (Wind Crest Subdivision - SF-2)



South: Scattered Single-Family uses on acreage (ETJ)



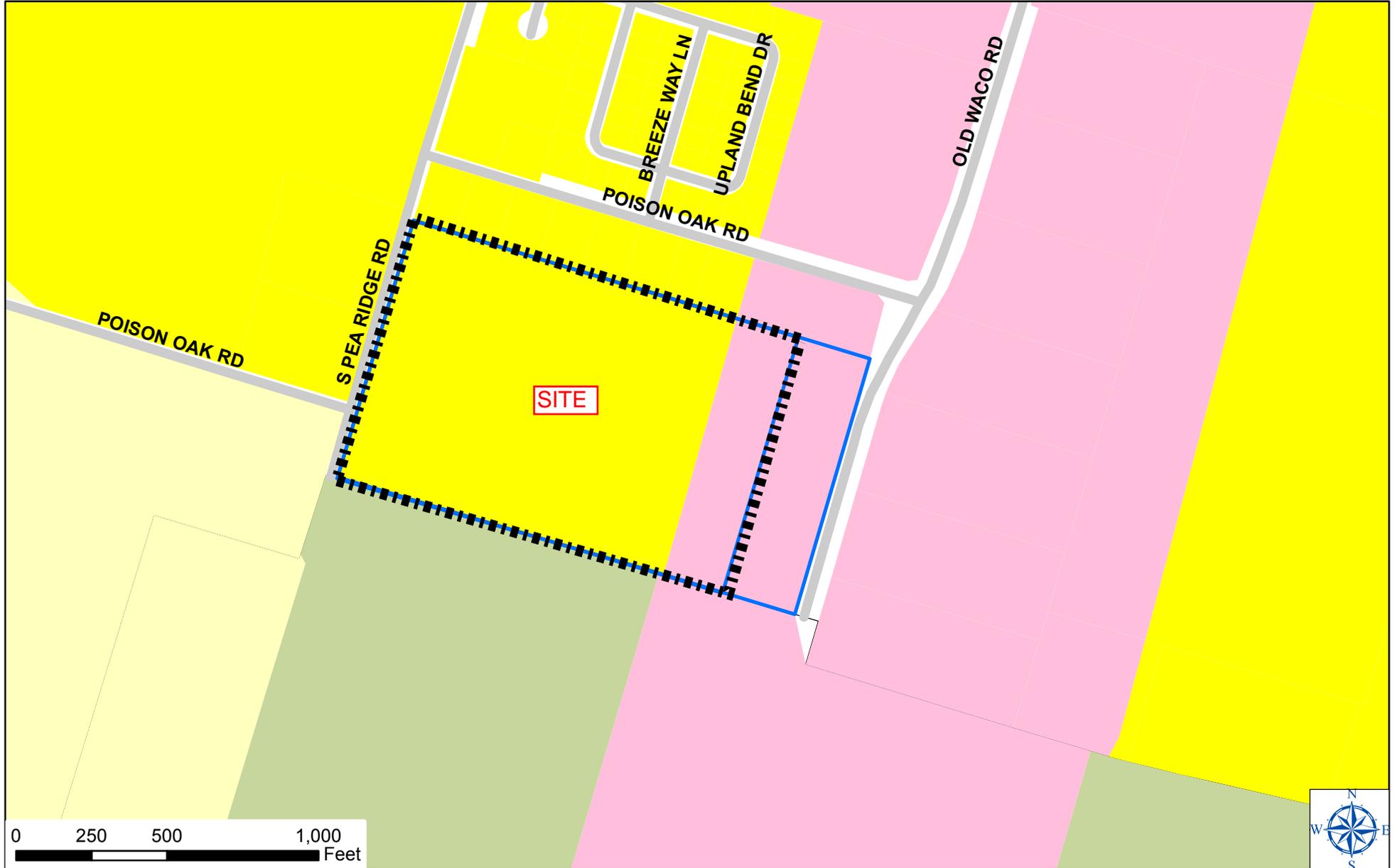
	Case		Subdivisions		Blocks
	Zoning		Parcel		Lots
			1234-A		1
			1234		1



12/9/2013
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 |

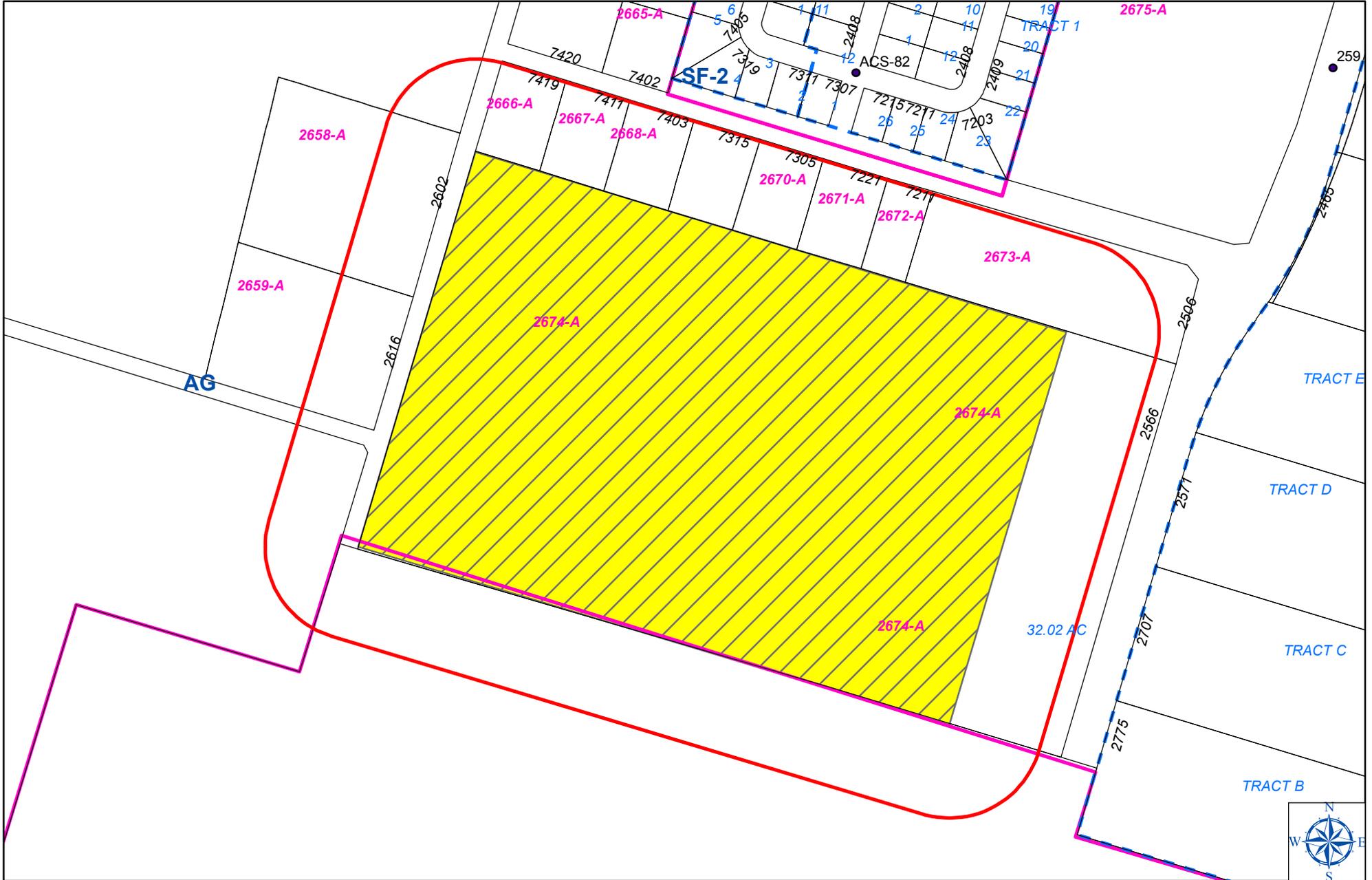
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



Z-FY-13-29

Buffer Notification AG to SF-2

South of Poison Oak Rd & East of S. Pea Ridge Rd.



Case



Zoning

1234-A

Outblock Number



200' Buffer



Subdivision

1234

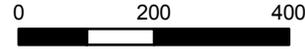
Address

①

Block Number

1

Lot Number



11/19/2013
City of Temple GIS
mbaker

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**

Charles A. O'Daniel
7315 Poison Oak Road
Temple, Texas 76502

Zoning Application Number: Z-FY-13-29 **Project Manager:** Mark Baker

Location: South of Poison Oak Road, east of South Pea Ridge 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 (X) denial of this request.

Comments:

without knowing the specifics regarding intended lot sizes, number of homes, quality of homes, and the impact this new construction will have on our current infrastructure, I cannot approve additional homes in this area of Temple. The homes built to the north of my house about 8-10 years ago are not of high quality and have attracted a lower class of residence to a once peaceful and beautiful country side. Also, the City has done nothing to improve the roads to this area and they continue to fail. Roads such as Old Waco and Pea Ridge are in the same state they were in 20 yrs ago. The City and local residence should consider this, not just profit from allowing this to occur.

Signature

Charles O'Daniel

Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than December 3, 2013

**City of Temple
Planning Department
Room 102
Municipal Building
Temple, Texas 76501**

RECEIVED

DEC 02 2013

**City of Temple
Planning & Development**



PLANNING AND ZONING COMMISSION AGENDA ITEM

01/06/2014
Item #5
Regular Agenda
Page 1 of 4

APPLICANT / DEVELOPMENT: Miguel Flores

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: Z-FY-14-12 Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow a used tire service and repair facility to be located within the I-35 Overlay Zone, Lot 3, Block 13, Temple Heights subdivision, County of Bell, Texas, addressed as 2815 South General Bruce Drive.

STAFF RECOMMENDATION: Staff recommends approval of the requested Conditional Use to allow a used tire service and repair facility for the following reasons:

1. The request is compatible with the Future Land Use and Character Map;
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 5.3.23 of the UDC.

Staff recommends approval of the requested Conditional Use Permit subject to the following conditions:

1. Approval of a color palette for exterior building colors in compliance to UDC Section 6.7.9.D3;
2. Submittal of a site plan providing a parking lot layout to accommodate the minimum required parking as required by UDC Section 7.5;
3. Vehicle servicing must be conducted completely within an enclosed building;
4. Vehicles being serviced may not exceed one and one-half tons;
5. All buildings must be set back a minimum of 25 feet from:
 - a. The public street right of way;
 - b. Residentially zoned or developed property; and
 - c. Public property such as a school or park.
6. No outside storage or display of any kind is permitted;
7. No parking of damaged motor vehicles is permitted, except on a temporary basis not to exceed 72 hours;
8. The conditional use permit is subject to further review by the Planning & Zoning Commission and City Council, as a result of expansion, as triggered by such I-35 Overlay standards and resulting review.

ITEM SUMMARY: The subject property is an existing and developed site addressed at 2815 South General Bruce Drive. The applicant, Miguel Flores, proposes establishing a business where used tires are serviced and flats are repaired. No capping or grooving of tires is anticipated or proposed.

The site is identified by the Comprehensive Master Plan / Future Land Use Plan (FLUP) as Auto-Urban Commercial which is for areas identified for commercial uses. The property is zoned Commercial (C) and allows minor automotive services uses by right. While the proposed use is consistent with the FLUP and the underlying zoning, the property is within the Freeway-Retail/Commercial sub-district of the I-35 Overlay Zone which requires a conditional use permit for minor automotive uses per UDC Section 6.7. A tire service and repair facility is an unlisted use but has been historically defined as a minor automotive use.

If triggered by expansion, the property would be subject to the I-35 Overlay which provides standards for design review. The design review and site plan review would verify compliance for enhanced parking, screening, exterior building materials, landscaping and exterior color. In this case, the I-35 standards are advisory and are not applicable, since the site is developed with an existing building and the proposal is to establish the tire service facility as opposed to expanding the facility.

While the Conditional Use Permit is required to establish the use, the property is within the I-35 Overlay and no expansion, other than repainting and striping of the parking is proposed at this time, minor automotive use are subject to the following performance standards per UDC Section 5.3.23:

- A. Vehicle servicing must be conducted completely within an enclosed building;
- B. Vehicles being serviced may not exceed one and one-half tons;
- C. All buildings must be set back a minimum of 25 feet from:
 - 1. The public street right of way;
 - 2. Residentially zoned or developed property; and
 - 3. Public property such as a school or park.
- D. No outside storage or display of any kind is permitted;
- E. No parking of damaged motor vehicles is permitted, except on a temporary basis not to exceed 72 hours.

Although a site plan is required per UDC Section 3.5.2B, since the site is developed and the applicant is requesting the conditional use permit only to establish the business without further expansion, an aerial image of the site was provided to show the site in its current configuration.

Staff has reviewed the proposal relative to the existing site which was considered by the DRC during their December 19, 2013 meeting. Based on the proposal, no issues were identified during the meeting.

SURROUNDING PROPERTY AND USES: The following table provides the direction from the property, Future Land Use Plan (FLUP) designation, existing zoning and current land uses:

<u>Direction</u>	<u>FLUP</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	Auto-Urban Commercial	C	Existing Commercial uses

North	I-35	LI / C	Interstate Freeway
Southwest	Auto-Urban Commercial	C	Existing Commercial uses
Southeast	Auto-Urban Commercial	C	Existing Commercial uses
West	Auto-Urban Commercial	LI / C	Interstate Freeway

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	Compliance?
CP	Map 3.1 - Future Land Use and Character (FLUP)	Yes
CP	Map 5.2 - Thoroughfare Plan	Yes
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	Yes
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	Yes

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

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

The Land Use and Character Map which identifies this area as Auto-Urban Commercial which is for the areas identified for commercial uses generally concentrated at intersections versus strip development along major roads.

The existing building has been used for minor automotive uses in the past. Staff understands that the applicant does not want to expand the existing site but occupy the existing building for a tire service and repair facility. Exterior repainting of the building and re-striping of the existing parking area is all that will be needed. The use of the property is consistent with the FLUP as well as compatible with the surrounding non-residential uses in the immediate vicinity.

Thoroughfare Plan (CP Map 5.2)

This portion of General Bruce Drive is not identified on the Thoroughfare Plan. Typical sections of General Bruce Drive have been identified as a Thoroughfare. West L. Ave is identified as a local street. No additional right-of-way or sidewalks are required for either. No issues related to capacity are anticipated from the proposed use of the property.

Availability of Public Facilities (CP Goal 4.1)

There is an 8" sewer line, in S. 57th St., a 6" sewer line in West L. Ave and a 6" water line available in S. 55th St. to serve the proposed use. No impacts to public facilities are anticipated.

Temple Trails Master Plan Map and Sidewalks Ordinance

The Temple Trails Master Plan map has not identified any proposed or existing trails. No sidewalk is triggered by this development.

DEVELOPMENT REGULATIONS: While the property is within the I-35 Overlay Standards, the proposed use as tire service facility will not trigger any I-35 standards unless the use of the property is expanded. Compliance with I-35 standards will be confirmed during the site plan review during the Construction Document portion of review.

Per UDC Section 6.7, the proposed tire service and repair facility is subject the I-35 Overlay Zone. As identified elsewhere in this report, I-35 Overlay requirements will be triggered by any proposed expansion of the site or use and identified by formal design and site plan review.

Per UDC Section 7.5, minor automotive uses require 1 space per 200 square feet of gross floor area.

Per UDC Section 6.7.9.D3, a color palette and sample board submittal is required with the site plan application. The color of all structures must be generally earth-tone in hue. The Director of Planning may approve accent colors that are not earth-tone, but not approve a façade that displays more than 10% of non-earth tone colors. No façade may display neon or fluorescent colors.

PUBLIC NOTICE: Eight notices of the 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 Friday December 20, 2013 at 12:00 pm, no notices had been returned in favor or in opposition to the proposed conditional use permit. Staff will provide an update to the Planning and Zoning Commission at the meeting if necessary.

The newspaper printed notice of the Planning and Zoning Commission public hearing on December 26, 2013, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

- Site and surrounding photos
- Applicant provided site photos
- Location and Zoning Map
- Future Land Use Map
- Buffer Notification Map

Site & Surrounding Property Photos



Site: Undeveloped - Looking North (NS)



Southwest: Commercial and Restaurant Uses (C)



East: Commercial and Service Uses (C)



North: I-35 and S. General Bruce Dr. (LI & C)



Southeast: Commercial and Service Uses (C)





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you're going
Data Base

**FREE
BELT
CHECK**

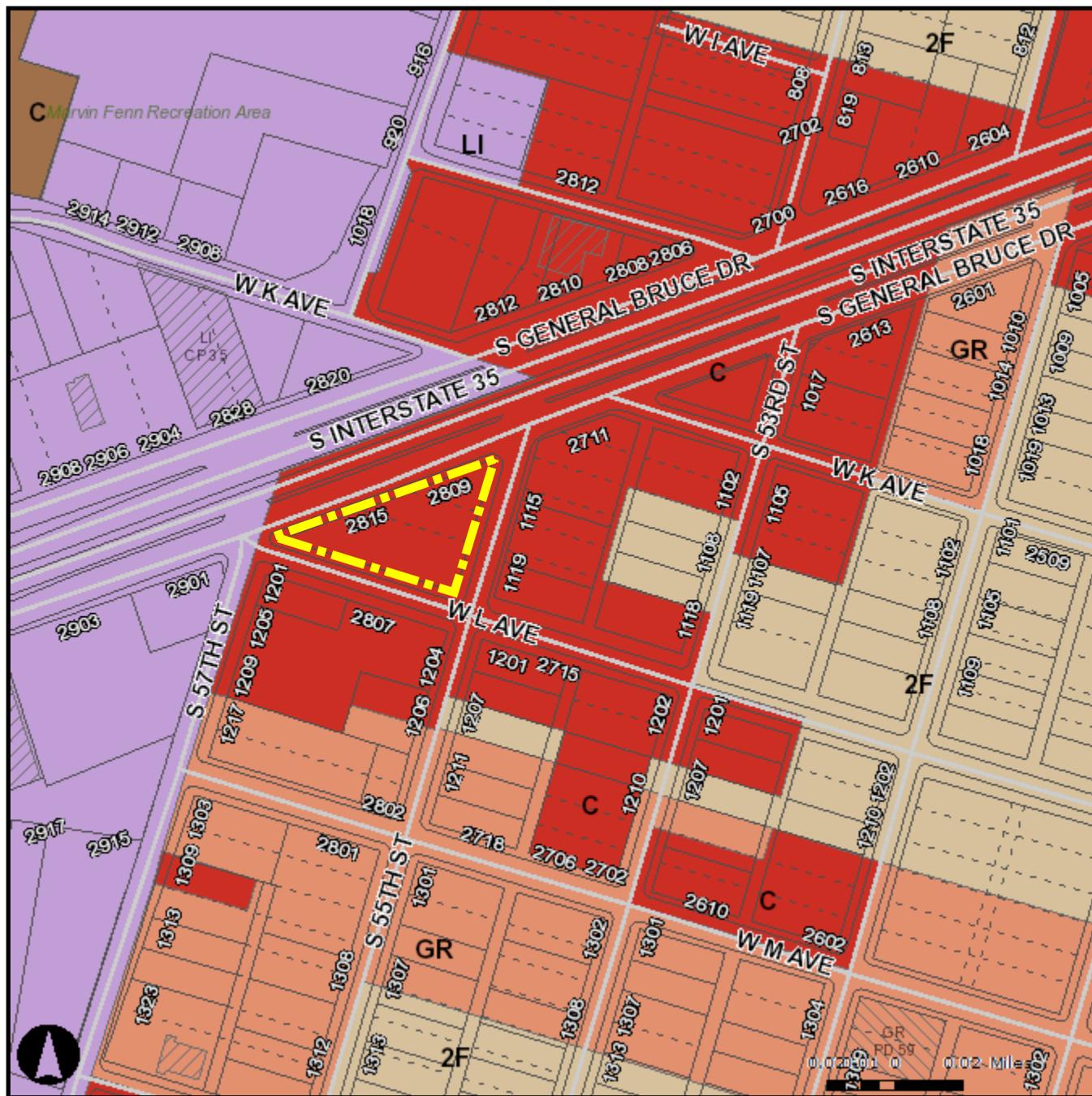
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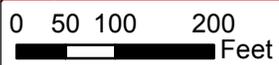
SERVICE CENTER





Map





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 |

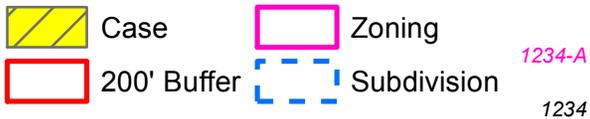
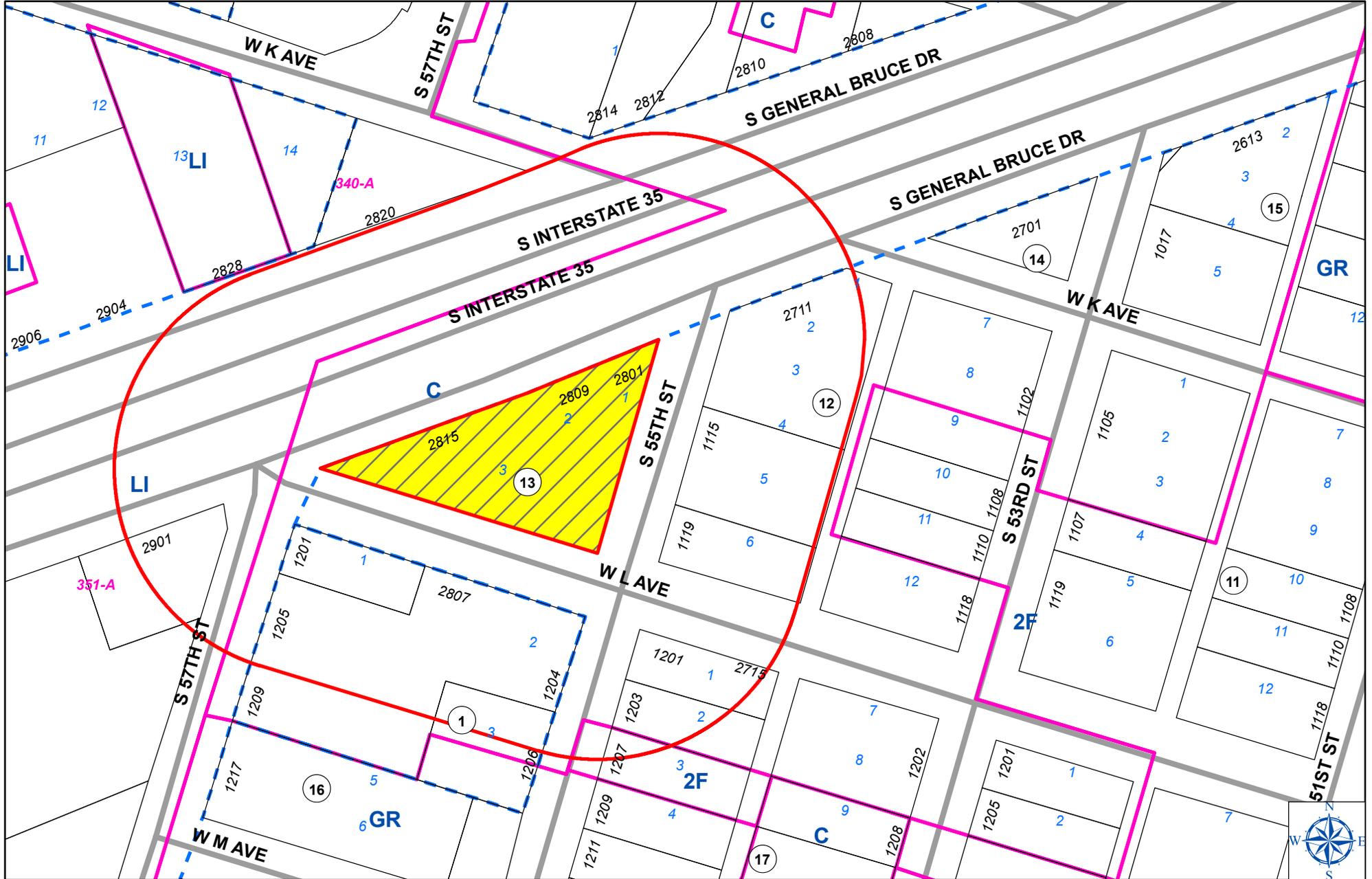
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Z-FY-14-12

Conditional Use Permit Tire Shop

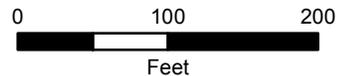
2815 S. General Bruce Dr.



Outblock Number
Address



Block Number
Lot Number



12/5/2013
City of Temple GIS
mbaker

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PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

01/06/14
Item #6
Regular Agenda
Page 1 of 4

APPLICANT / DEVELOPMENT: Gary Gosney

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: Z-FY-14-15: Hold a public meeting to consider and recommend action on a conditional use permit to allow a pet crematorium within a new 1500 square foot building as part of an existing veterinary hospital located on a portion of Lot 1, Block 1, Gosney Commercial Subdivision, Bell County, Texas, addressed as 2055 Scott Blvd.

STAFF RECOMMENDATION: Staff recommends approval of Z-FY-14-15, a Conditional Use Permit to allow a pet crematorium within a new 1500 square foot building as part of an existing veterinary hospital for the following reasons:

1. The request is compatible with the Future Land Use and Character Map;
2. The request complies with the Thoroughfare, Plan and the Trails Master Plan;
3. Public facilities are available to serve the property; and,
4. The use is compatible with Zoning and surrounding uses and,

Staff recommends Approval of the conditional use permit subject to the following conditions:

1. The crematory shall be used for veterinarian purposes only and subject to the Texas Commission on Environmental Quality (TCEQ) regulations and permitting;
2. The crematory shall be allowed as an accessory use; and
3. The crematory must be operated in such a manner as to prevent excessive noise, dirt, litter, and odors and in such a manner to minimize disturbance to surrounding property owners.

ITEM SUMMARY:

The applicant is requesting a conditional use permit to allow a pet crematorium within a new 1500 square foot building on the property of an existing veterinary hospital. While veterinary hospitals are permitted by right in the Commercial (C) zoning district, the requirement of the conditional use permit is triggered by the proposed on-site crematory. The proposed 1500 square foot building is the only

expansion to the property and no expansion to existing buildings is anticipated. Site improvements such as landscaping and parking are in place and any additional site development requirements will be identified during the building permit review. The proposed building will be provided with stone materials on all sides as shown by the attached elevations. Stone is acceptable as a required exterior finish per UDC Section 7.8.3F.

The applicant has provided technical specifications for the "Therm-Tec animal Cremation Unit" which indicates that the crematory burner unit will meet federal regulations and have no visible emission and no odors. The specifications for the animal crematory indicate that the burner can not only handle private incinerations but process up to 400 pound batch loads with a burn time of 67 lbs per hour. Further, the specifications indicate that this unit is specifically designed for private pet cremation services, humane societies, animal control facilities and veterinary practices. The applicant has indicated that cremation processing will be primarily for animals 50 lbs or less. An incinerator would be required for larger animals such as livestock but the applicant is not intending to process these types of requests. The applicant has indicated that this will provide a service to the community and will reduce the amount of animal waste being delivered to the local land fill.

Although no standards have been identified in the UDC, specifically related to crematoriums, staff has processed two conditional use permits since 1995, which included a crematory for a veterinary hospital (Z-95-025) and a human crematory (Z-FY-08-06). At that time, conditions addressed issues such as screening and buffering as well as modifications to the building façade to soften the visual appearance.

Since 2008, the UDC has been adopted which equally or exceeded the conditions of the earlier concerns. Compliance with the current standards including landscaping and parking will be addressed with the building permit. Staff does not anticipate the need for additional landscaping above what is required by the UDC. Parking is in place and additional parking is not anticipated to be triggered by the conditional use permit. Therefore, staff is recommending approval of the conditional use permit with the following conditions:

1. The crematory shall be used for veterinarian purposes only, subject to the Texas Commission on Environmental Quality (TCEQ) regulations and permitting;
2. The crematory shall be allowed as an accessory use;
3. The crematory must be operated in such a manner as to prevent excessive noise, dirt, litter, and odors and in such a manner to minimize disturbance to surrounding property owners.

Staff has reviewed the use permit and the site plan which were considered by the DRC during their Dec 19, 2013 meeting. Based on the proposal, no issues were identified during the meeting. The attached site and floor plan will be included in the Ordinance, if the conditional use permit is approved by City Council.

SURROUNDING PROPERTY AND USES:

The following table provides the direction from the property, Future Land Use Plan (FLUP) designation, existing zoning and current land uses:

<u>Direction</u>	<u>FLUP</u>	<u>Zoning</u>	<u>Current Land Use</u>
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Site	Auto-Urban Commercial	C	Office & Veterinary Hospital
North	Suburban Commercial	GR & C	Office
South	Auto-Urban Commercial	GR & C	Office
East	Auto-Urban Commercial	C & GR	Church
West	Auto-Urban Commercial	C & 2F	Vacant & Residential

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	Compliance?
CP	Map 3.1 - Future Land Use and Character (FLUP)	Yes
CP	Map 5.2 - Thoroughfare Plan	Yes
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	Yes
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	Yes

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

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

The Land Use and Character Map which identifies this area as Auto-Urban Commercial which is for the areas identified for commercial uses generally concentrated at intersections versus strip development along major roads.

The existing use is a veterinary hospital with a proposed pet crematory. The use of the property is consistent with the FLUP as well as compatible with the surrounding non-residential uses in the immediate vicinity.

Thoroughfare Plan (CP Map 5.2)

The Thoroughfare Plan identifies Scott Blvd as a Collector Street. No issues related to capacity are anticipated from the anticipated use of the property.

Availability of Public Facilities (CP Goal 4.1)

An 8" water line and 8" sewer line is available in Scott Blvd to serve the property's existing use and proposed use. No impacts to public facilities are anticipated.

Temple Trails Master Plan Map and Sidewalks Ordinance

The Temple Trails Master Plan map identifies a proposed connector trail within Scott Blvd. As a Collector Street, Scott Blvd is required to have sidewalks on the north side only. No sidewalk is triggered by this development.

DEVELOPMENT REGULATIONS: Although there are no established development regulations specifically for crematoriums in the commercial zoning district, staff has identified the following provision in the UDC which is applicable.

Per UDC Section 5.5.2, minimum setback requirements for accessory structures are the same as the principal building. In the commercial zoning district, there are no minimum setback requirements except 10' on a corner street side yard.

PUBLIC NOTICE: Six notices of the 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 Friday December 20, 2013 at 12:00 pm, no notices had been returned in favor or in opposition to the proposed conditional use permit. Staff will provide an update to the Planning and Zoning Commission at the meeting if necessary.

The newspaper printed notice of the Planning and Zoning Commission public hearing on December 26, 2013, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Site and Surrounding Properties Photos
Zoning and Location Map
Future Land Use Map
Site Plan / Floor Plan / Elevations
Crematory Unit Specifications
Buffer Notification Map

Site & Surrounding Property Photos



Site (from street): Existing Veterinary Hospital (C)



Site (within property): undeveloped



West: Undeveloped, existing drainage, residences farther to the west (C & 2F)



West: Existing Residences along Scott Blvd (2F)



East: Non-Residential Uses (GR & C)



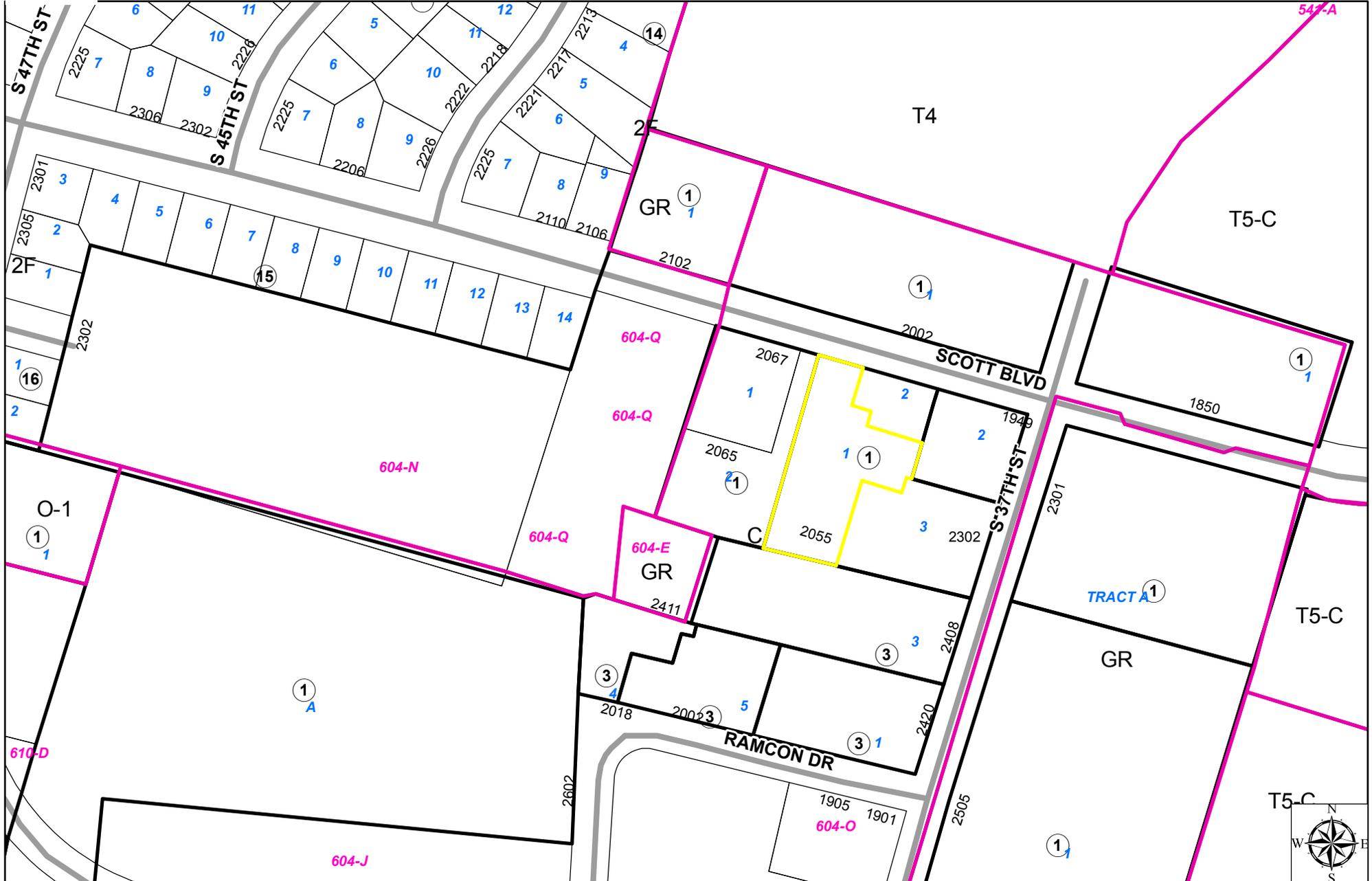
East: Non-Residential Uses (GR & C)



North: Existing Non-Residential Uses (GR & C)



South: State of Texas Health Services Dept. (GR & C)

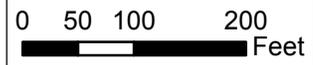
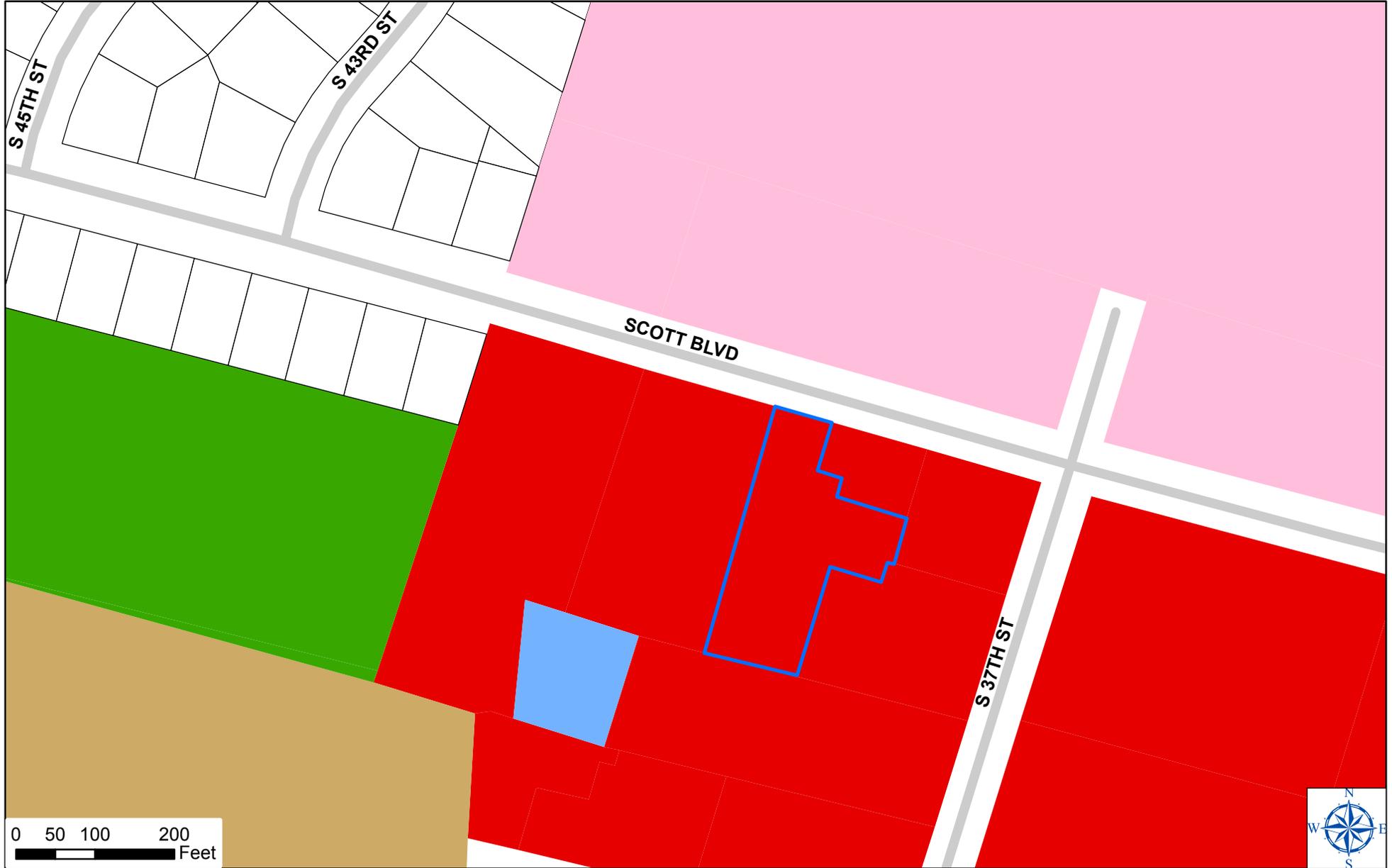


	Case		Subdivisions		Outblocks		Blocks
	Zoning		Parcel	1234-A	Addresses		Lots
				1234			



12/13/2013
City of Temple GIS

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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 |

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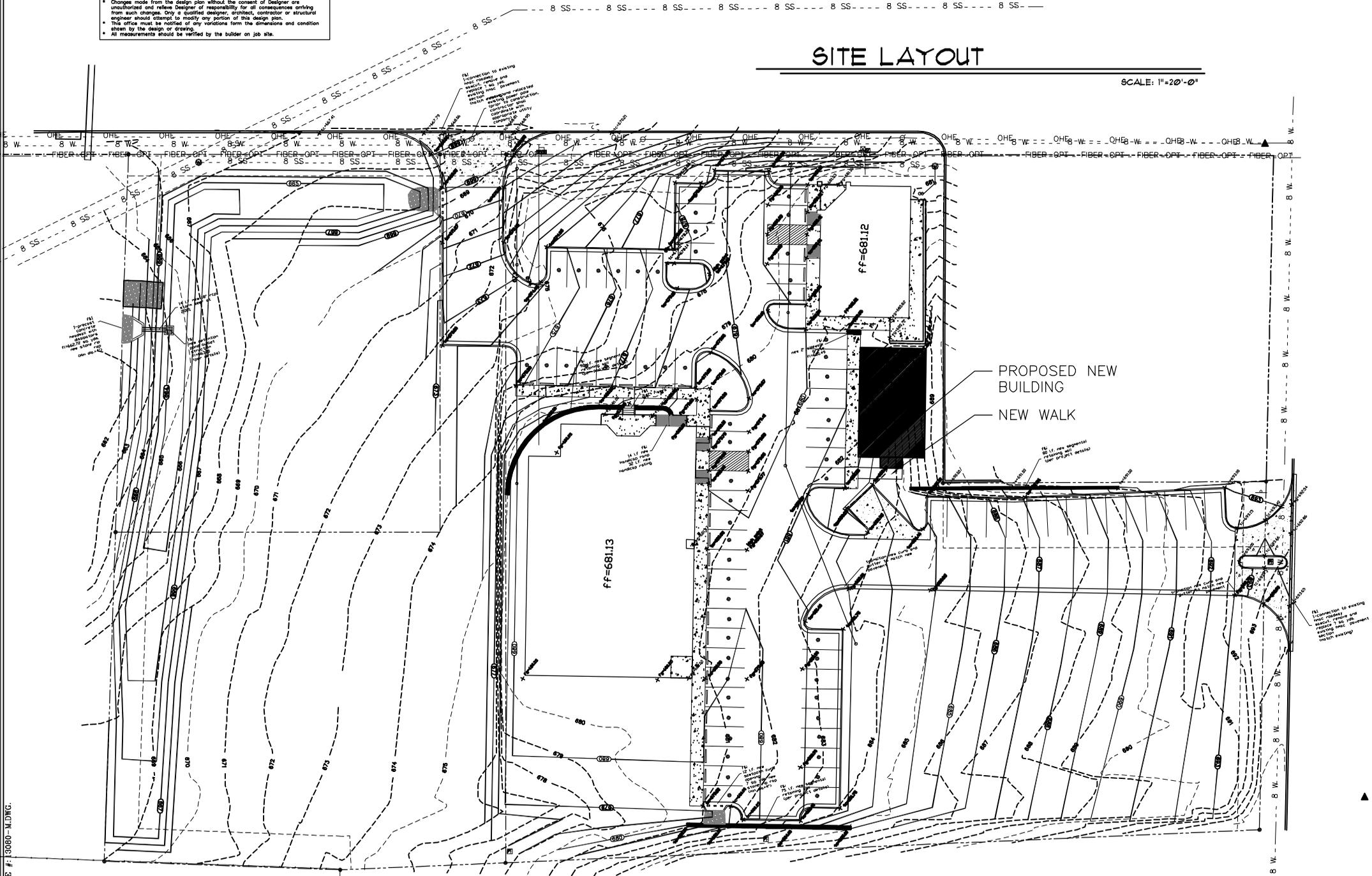
R.D. Chaplin and Associates, Drafting and Design, (hereinafter "Designer") is not an architectural or engineering firm and is not qualified or licensed to design structural framing and foundation plans.

- Designer does not warrant (expressly or implied) the resulting structure and is not responsible for any structural design problems, liability or damages resulting from the design plan.
- This design plan should be reviewed by a local architect or engineer to verify that it meets all local codes. Designer is not responsible to make the necessary revisions to enforce code compliance and structural integrity.
- This is not a survey. Designer has not reviewed any applicable deed restrictions or subdivision requirements. The owner and/or builder are responsible for obtaining a survey, for complying with deed restrictions and subdivision requirements and for locating and verifying actual property lines, building setback lines, utility easements, drainage easements, and/or any other requirements related to this design or site layout.
- Changes made from the design plan without the consent of Designer are unauthorized and relieve Designer of responsibility for all consequences arising from such changes. Only a qualified designer, architect, contractor or structural engineer should attempt to modify any portion of this design plan.
- This office must be notified of any variations from the dimensions and condition shown by the design or drawing.
- All measurements should be verified by the builder on job site.



SITE LAYOUT

SCALE: 1"=20'-0"



FILE # 13030-M.DWG

TEXAS PREMIER HOMES
 John & Rebecca Martin
 407 Canyon Creek Drive, Suite 101
 Temple, Texas 76702
 (254) 768-9710

R.D. Chaplin
 and Associates
 1614 W. Ave. I. - Temple, Texas 76704
 Office: (254) 779-3095 Mobile: (254) 718-8416
 Email: rdchomes@rvvm.com

Proposed New Building
 Gosney Clinic
 City of Temple
 Bell County, Texas
 Date: 11/25/13



Design, Engineering & Mfg.
 P.O. Box 1105 20525 S.W. Cipole Rd.
 Tualatin, Oregon 97062 Sherwood, Oregon 97140

Phone (503) 625-7575 Fax (503) 625-6161 (800) 292-9163
 E-Mail thermtec@earthlink.net Web Page thermtec.com

Specifically Designed For :

- * Private Pet Cremation Services
- * Humane Societies
- * Animal Control Facilities
- * Veterinary Practices

Capacity

Besides Private Cremations, These Models

Can Serve As Batch Load Crematories

S-18

S-27

300 Pound Batch Load

400 Pound Batch Load

Easy To Load --- Easy To Operate

16" Load Height
 22" x 26" Load Opening

No Visible Emission - No Odors

Meets State And Federal Regulations

No Grease Leakage

Built In Liquid Retention Dam

Built For Long Life

Constructed Of 3/16" Steel Plate,
 Lined With 1" Insulation And 3" Heavy Duty Refractory

Pre-piped & Pre-wired And Assembled At Factory

Shipment Of Main Chamber & Secondary Chamber Fully Assembled
 Two Stack Sections Included - Installed At Job Site

Automatic Temperature Control For Maximum Efficiency

Fuel Saving Feature Of High - Low Control for Secondary Burner
 On - Off Control for Primary Burner
 Fuel Saving Preheated Air For Primary & Secondary Chambers

CONSTRUCTION	S-18	S-27
Dimensions : W x L x H	37"x 64"x73"	37"x 82"x73"
Primary Chamber Volume	18.33	27.05
Stack Section 2 Each - 6'	Total 12'	Total 12'
(10 Ga. Steel With 3" 2,300 Deg. Refractory Lining)		
Stack Diameter	18"	18"
Load Door Opening	26" x 22"	26" x 22"
Load Door Size (Outside)	32 x35 1/2"	32 x35 1/2"

ANIMAL CREMATION UNITS

For Private Animal Cremations

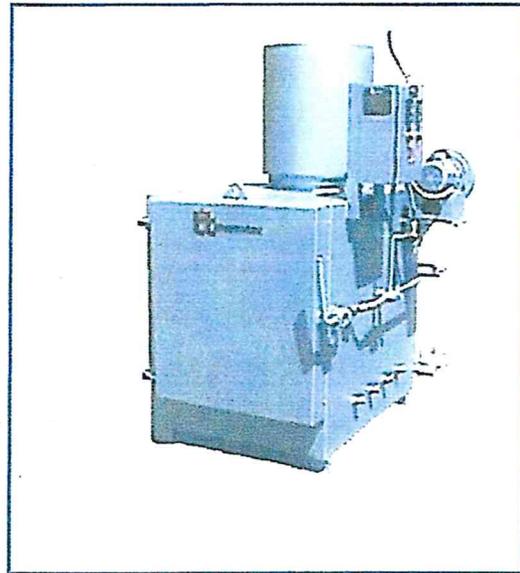
And Batch Load Cremations

Operating Parameters

Secondary Temperature: 1,600° F minimum
 Secondary Gas Residence Time: .5 - sec. minimum

Cremation Burn Rate: 50 lb/hr (S-18); 67 lb/hr (S-27)

Model S-18 & Model S-27



Model S- 18 Shown

Therm Tec, Inc. has designed, engineered And manufactured equipment for the ANIMAL CREMATION INDUSTRY since 1973

CONSTRUCTION	S-18	S-27
Primary Burner Firing Rate	400,000 Avg.	400,000 Avg.
Secondary Burner Firing Rate	450,000 Avg.	450,000 Avg.
Control Panel, NEMA 12 U.L. 508A	Yes	Yes
Natural Gas Requirements	850 CFH	850 CFH
Electrical Requirements	115/60/1 30 AMP	115/60/1 30 AMP
Paint & Primer -High Temp.	800 To 1,200 Deg. F.	
Weight	Pounds 6,944	8,134

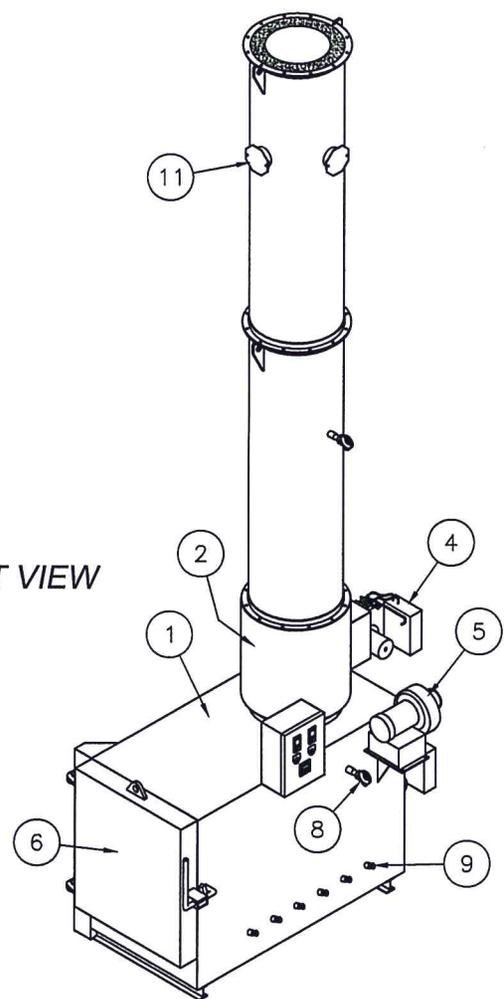
DISTRIBUTED & SERVICED BY



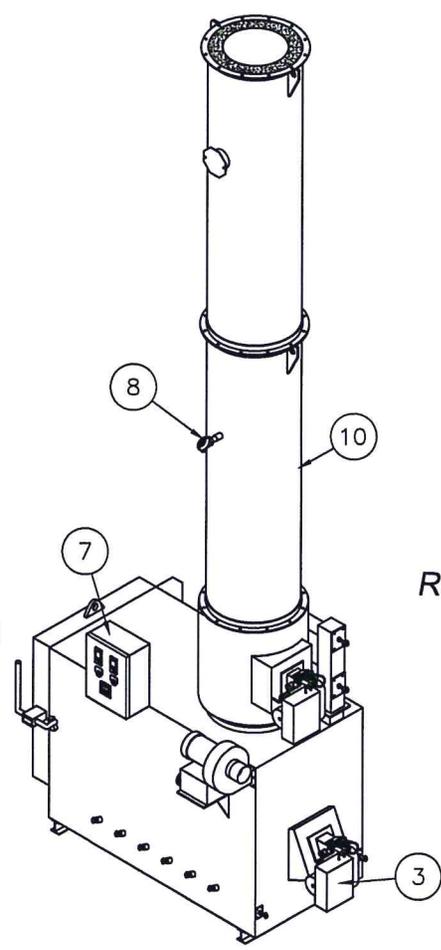
13508 OAK ST. • KANSAS CITY, MISSOURI 64145
 (816) 941-209 • 1-800-345-0847
 Fax (816) 941-2199

1	PRIMARY CHAMBER
2	SECONDARY CHAMBER
3	PRIMARY BURNER
4	SECONDARY BURNER
5	COMBUSTION AIR BLOWER
6	LOAD DOOR
7	CONTROL PANEL
8	THERMOCOUPLES
9	AIR PORT CLEAN-OUT CAPS
10	STACK SECTIONS (2)
11	TEST PORTS

FRONT VIEW



REAR VIEW

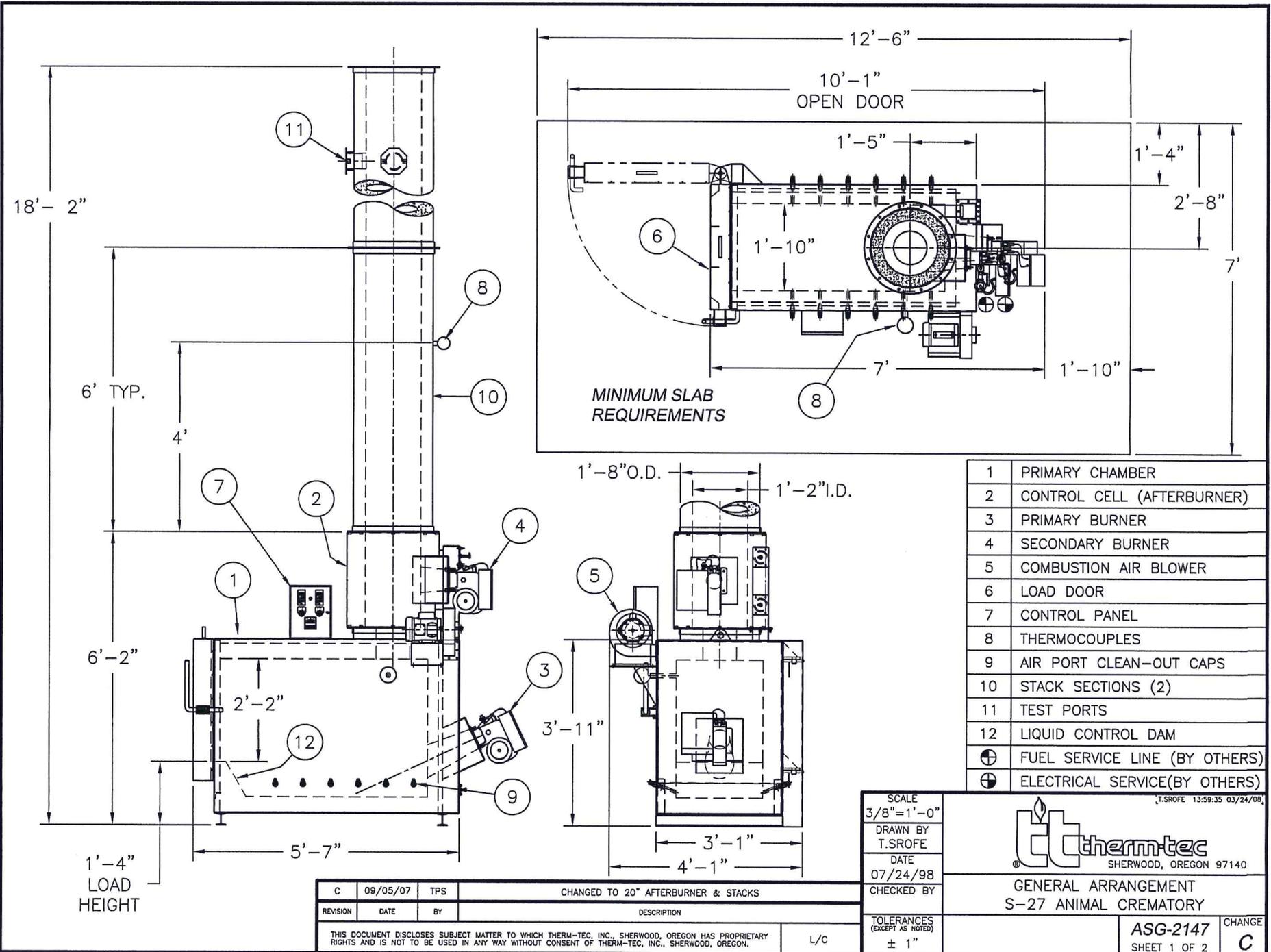


SCALE 1/4" = 1'-0"	 <small>T.SROFE 14:03:48 03/24/08</small> SHERWOOD, OREGON 97140
DRAWN BY T.SROFE	
DATE 07/24/98	GENERAL ARRANGEMENT S-27 ANIMAL CREMATORY
CHECKED BY	ASG-2147 CHANGE SHEET 2 OF 2 C
TOLERANCES (EXCEPT AS NOTED) ± 1"	

REVISION	DATE	BY	DESCRIPTION
C	09/05/07	TPS	CHANGED TO 20" AFTERBURNER & STACKS

THIS DOCUMENT DISCLOSES SUBJECT MATTER TO WHICH THERM-TEC, INC., SHERWOOD, OREGON HAS PROPRIETARY RIGHTS AND IS NOT TO BE USED IN ANY WAY WITHOUT CONSENT OF THERM-TEC, INC., SHERWOOD, OREGON.

L/C



1	PRIMARY CHAMBER
2	CONTROL CELL (AFTERBURNER)
3	PRIMARY BURNER
4	SECONDARY BURNER
5	COMBUSTION AIR BLOWER
6	LOAD DOOR
7	CONTROL PANEL
8	THERMOCOUPLES
9	AIR PORT CLEAN-OUT CAPS
10	STACK SECTIONS (2)
11	TEST PORTS
12	LIQUID CONTROL DAM
⊕	FUEL SERVICE LINE (BY OTHERS)
⊕	ELECTRICAL SERVICE (BY OTHERS)

SCALE
3/8"=1'-0"
DRAWN BY
T.SROFE
DATE
07/24/98
CHECKED BY



GENERAL ARRANGEMENT
S-27 ANIMAL CREMATORY

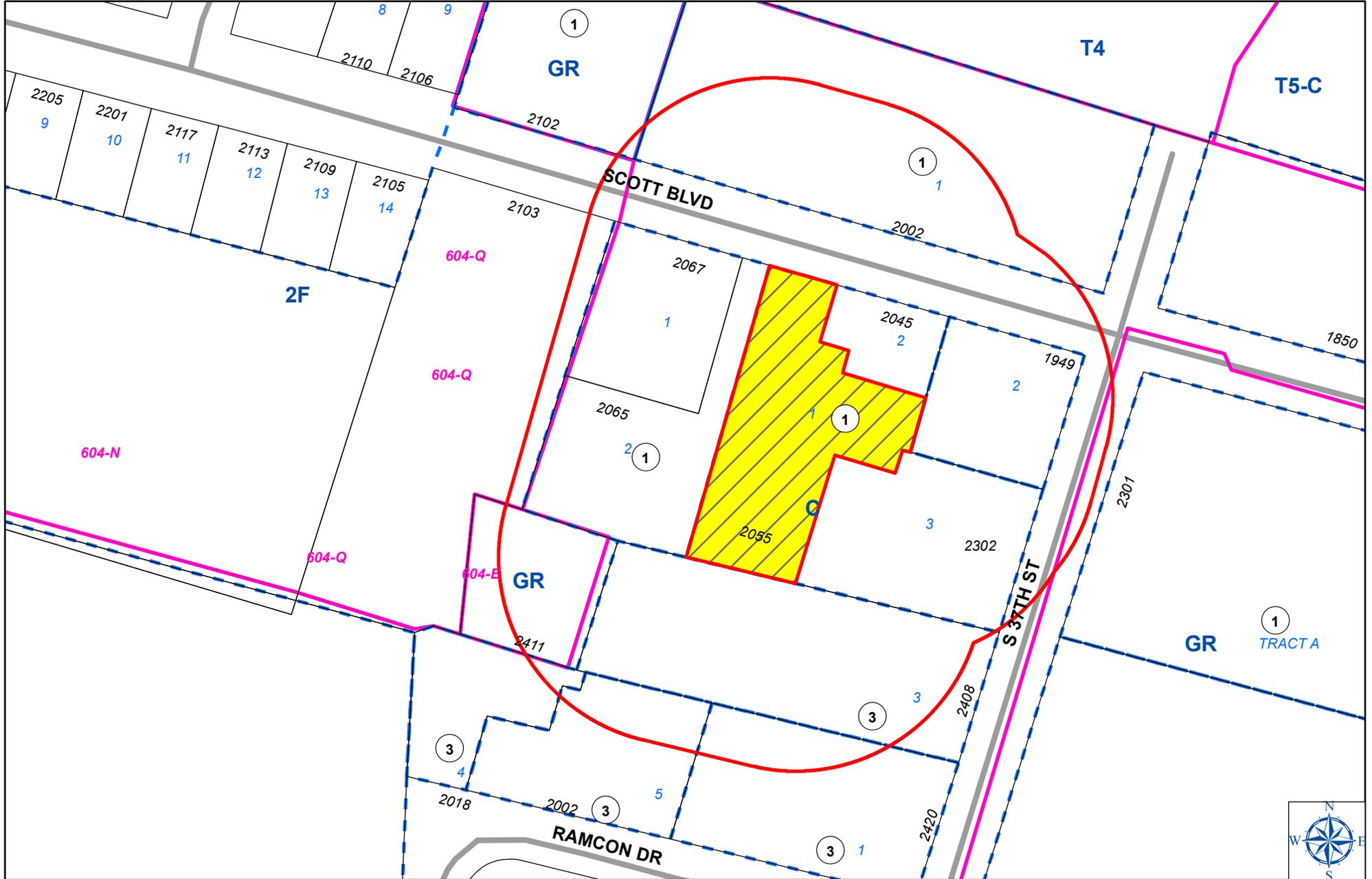
REVISION	DATE	BY	DESCRIPTION
C	09/05/07	TPS	CHANGED TO 20" AFTERBURNER & STACKS

THIS DOCUMENT DISCLOSES SUBJECT MATTER TO WHICH THERM-TEC, INC., SHERWOOD, OREGON HAS PROPRIETARY RIGHTS AND IS NOT TO BE USED IN ANY WAY WITHOUT CONSENT OF THERM-TEC, INC., SHERWOOD, OREGON.

L/C

TOLERANCES
(EXCEPT AS NOTED)
± 1"

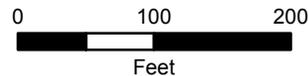
ASG-2147
SHEET 1 OF 2
CHANGE
C



 Case
 200' Buffer
 Zoning
 Subdivision

1234-A
 1234
 Outblock Number
 Address

①
 1
 Block Number
 Lot Number



12/13/2013
 City of Temple GIS
 mbaker

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PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

1/6/14
Item #7
Regular Agenda
Page 1 of 3

APPLICANT / DEVELOPMENT: Jason Dohnalik

CASE MANAGER: Phillip Melton, Planning Intern

ITEM DESCRIPTION Z-FY-14-16: Hold a public hearing to discuss and recommend action for a zoning change from Heavy Industrial (HI) District to PD (HI) District in the I-35 Corridor Overlay on 2.00 +/- being a tract of land out of and a part of the George Givens Survey, Abstract No. 345, addressed as 4206 South General Bruce Drive.

STAFF RECOMMENDATION: Staff recommends approval of the zone change from Heavy Industrial (HI) to PD(HI) for the following reasons:

1. The request complies with the Thoroughfare, Plan;
2. Public facilities are available to serve the property; and,
3. The development is compatible with the surrounding area.

ITEM SUMMARY:

The applicant is requesting a zone change from Heavy Industrial (HI) District to Planned Development (HI) District for the purpose of constructing a warehouse. The development will occur on a 2 acre site with one 10,051 square foot warehouse. The warehouse is an extension of the adjacent Tem-Tex industrial site to the south and as such is considered an industrial use. While an industrial use is allowed in HI zoning, it is not allowed in the Freeway Retail / Commercial Sub-District of the I-35 Overlay and therefore, a Planned Development would be needed to expand buildings associated with the non-conforming use.

Landscaping and Screening

The I-35 Overlay requires a total of 15% of the site to be landscaped and the applicant is proposing 19% of the site to be landscaped. The applicant is meeting the I-35 Overlay landscaping standards with the proposed landscaping improvements:

- A landscaped frontage with 12 Mountain Laurel evergreen trees and 8 Crepe Myrtle trees will be planted along General Bruce Drive per the I-35 Overlay landscaping standards in UDC Section 6.7;
- Along the northeast side of the site, between the building and the property line, Dwarf Holly Shrubs will be planted;
- Directly in front of the building alternating Crepe Myrtles and Dwarf Holly Shrubs are proposed;
- The remaining open areas will be sodded.

Building Materials and Architecture

According to the development plans, the applicant has proposed the following:

- Split face block for the bottom 50% of the façade;
- EFIS for the remaining 50% of the façade on the front and sides with metal on the rear;
- Two loading docks will be located at the rear of the building;
- Three entries, including a 12' x 10' roll up door, will be located on the south side of the building.

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	Compliance?
CP	Map 3.1 - Future Land Use and Character (FLUP)	No
CP	Map 5.2 - Thoroughfare Plan	Yes
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	Yes
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	No

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

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

The Land Use and Character Map identifies this area as an Auto Urban Commercial District which is identified for commercial use. This district is designated for high intensity commercial uses, such as services that would need to be screened and buffered from other lower intensity uses, but is not as high of intensity as allowed in the Industrial District. Because the warehouse is an extension of an existing industrial use, and would be considered an industrial use, the Planned Development is not compatible with the Future Land Use and Character Plan. However, the use is compatible with the surrounding area and the current underlying zoning.

Thoroughfare Plan (CP Map 5.2)

The Thoroughfare Plan identifies Interstate 35 as a Major Arterial. This thoroughfare provides sufficient capacity to accommodate the proposed use.

Availability of Public Facilities (CP Goal 4.1)

An 18" and 16" water line runs along General Bruce Drive at the frontage of the property, and an 8" sewer line runs near the northwest corner of the property. These facilities are sufficient for the proposed use.

Temple Trails Master Plan Map and Sidewalks Ordinance

No trails currently exist or are planned on or near the site. A 6' sidewalk would be required per UDC Section 8.2., however no sidewalks exist at the complex or surrounding industrial properties, nor is the area conducive for pedestrian accessibility. Therefore, the applicant is requesting a waiver.

WAIVERS:

The following waivers would be granted if the Planned Development is approved:

- A waiver from the requirement of an articulated entrance and the minimum of three architectural elements as defined in UDC Section 6.7.9.D.2c;
- A waiver from the requirement of a minimum of 40% of windows on each façade excluding the rear, no windows are proposed (UDC 6.7.9.D.2f);
- A waiver from the requirement of 70% of each façade to be masonry, the applicant is proposing 50% of the façade to be masonry (UDC 6.7.9.D.3g);
- A waiver to include Split Block as an approved primary material and EFIS as an approved accent material (UDC 6.7.9.D.3g), and;
- A waiver from the required 6' sidewalk.

PUBLIC NOTICE:

4 notices of the public hearing was sent out to property owners within 200-feet of the property as required by state law and local ordinance. As of January 2, 2014, one notice was returned in support of the zone change and none were received in opposition of the requested zone change.

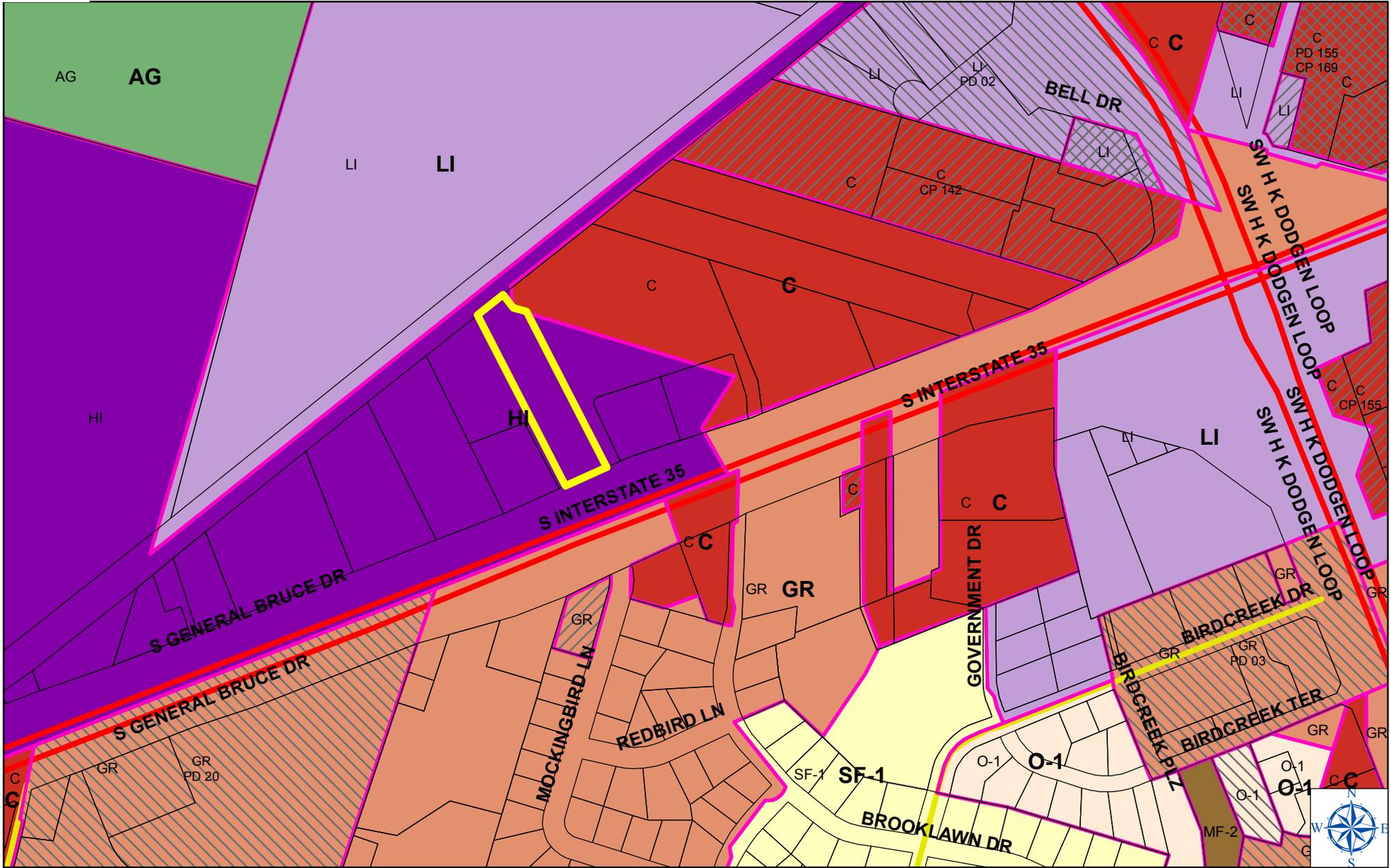
FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Surrounding Properties and Uses
Zoning and Location Map
Site Plan
Architecture Drawings
Surrounding Property Owner Notification Map
Notification Response Letters

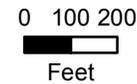
Direction	Zoning	Current Land Use	Photo
Subject Property	HI	Industrial Use	
North	HI	Undeveloped	

Direction	Zoning	Current Land Use	Photo
South	HI	Industrial Use	
East	GR	Commercial Use	
West	LI	Undeveloped	<p data-bbox="711 1738 1451 1808">No Photo Available. Railroad directly adjacent to the rear of the property.</p>



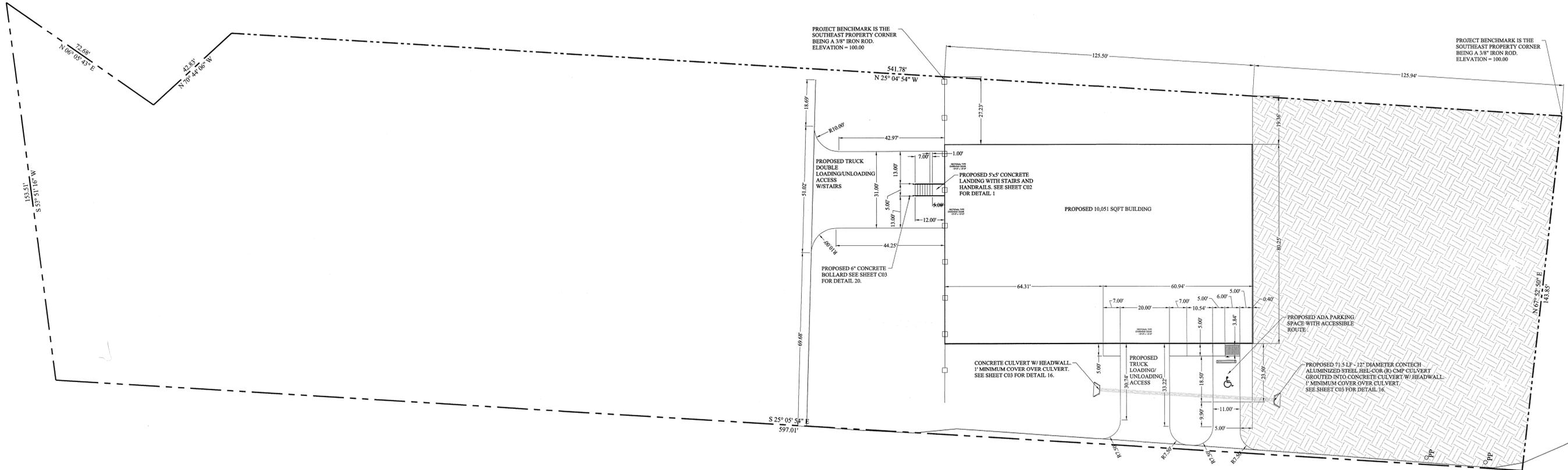
Legend

-  Site
-  Parcel
-  Zoning



1/2/2014
City of Temple GIS

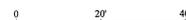
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



LEGEND		
	EXISTING	PROPOSED
FENCE		
CULVERT		
WHEEL STOP		
ADA PARKING SYMBOL		
PROPERTY LINE		
POWER POLE		
BOLLARD		

- NOTES:
- ALL SITE DIMENSIONS TO BE VERIFIED ON-SITE.
 - CONTRACTOR SHALL ESTABLISH PROPER HORIZONTAL SITE LOCATION CONTROL BEFORE THE START OF LAYOUT ACTIVITIES.
 - FOR INFORMATION ABOUT HANDICAP PARKING SPACES PLEASE REFERENCE SHEET HC4 NOTE 502 PARKING SPACE.
 - PARKING LOT PAVEMENT SHALL CONSIST OF CONCRETE PAVEMENT A MINIMUM THICKNESS OF 6" SEE DETAIL 4 & 4a SHEET C03.
 - ALL SIDEWALKS SHALL ADHERE TO THE TEXAS ACCESSIBILITY STANDARDS EFFECTIVE MARCH 15, 2012 OR LATEST EDITION.
 - ALL PARKING STALLS SHALL BE 9'0" WIDE BY 20' DEEP UNLESS OTHERWISE NOTED.
 - THE LOCATION OF UTILITIES, WATER MAINS, UNDERGROUND ELECTRICAL CONDUITS, FIBER OPTIC CABLES, NATURAL GAS LINES, UNDERGROUND TELEPHONE CABLES, AND SANITARY SEWER PIPES SHALL BE VERIFIED BY THE CONTRACTOR BEFORE THE START OF CONSTRUCTION. A WRITTEN REPORT OF THE OBSERVATION OF SITE UTILITIES NOT FOUND IN THE LOCATION AS SPECIFIED ON THESE PLANS SHALL BE MADE TO THE OWNER AND THE SITE ENGINEER BEFORE PROCEEDING WITH ADDITIONAL WORK. ANY WORK PERFORMED BY THE CONTRACTOR AFTER THAT TIME IS AT THAT CONTRACTOR'S OWN RISK.
 - IF CONTRACTOR KNOWS OR HAS REASON TO KNOW OF ANY ERRORS, OMISSIONS OR INCONSISTENCIES IN ENGINEER'S DRAWINGS, CONTRACTOR, BEFORE PROCEEDING WITH ANY FURTHER CONSTRUCTION RELATED THERETO, SHALL NOTIFY ENGINEER IMMEDIATELY IN WRITING FOR THE PURPOSE OF PROVIDING ENGINEER WITH AN OPPORTUNITY TO CURE ANY SUCH ERROR, OMISSION OR INCONSISTENCY.
 - CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING ALL SURVEY INFORMATION.
 - THE CLIENT & THE CONTRACTOR ARE RESPONSIBLE FOR SUBMITTING, RECEIVING APPROVAL, & ALL PERMITTING FROM ALL REGULATORY AGENCIES BEFORE CONSTRUCTIONS COMMENCES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING REGULATORY AGENCIES FOR ALL REQUIRED INSPECTIONS.
 - ABACUS ENGINEERING INC. CONDUCTED AN AS NEEDED TOPOGRAPHICAL SURVEY OF EXISTING CONDITIONS. NO RPLS HAS CONDUCTED A SURVEY OF THE PROJECT SITE. ABACUS ENGINEERING INC. DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY.

GENERAL SITE PLAN
SCALE 1" = 20'



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Texas Registered Engineering Firm
F-3836
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Authorized By Dennis K. Dyke
Texas P.E. 52246
For Review, Approvals, and/or
Estimation Purposes **ONLY**.

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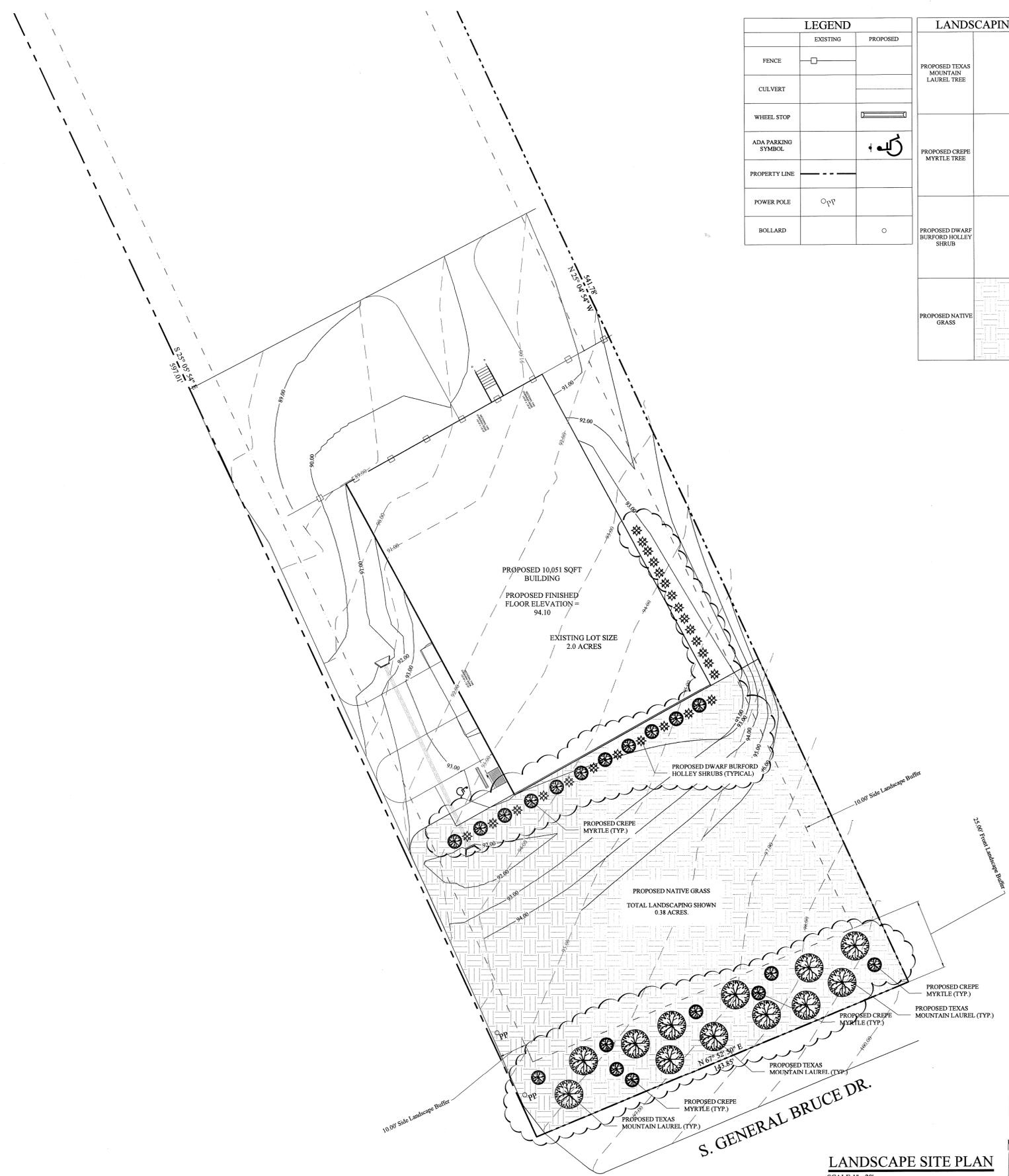
REVISION NOTES:
DATE: DEC. 30, 2013
ROTATED VIEW PORT

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4208 S GENERAL BRUCE DR. TEMPLE, TEXAS
DRAWING NUMBER: 20130719
GENERAL SITE PLAN

C01



LEGEND	
EXISTING	PROPOSED
FENCE	[Symbol]
CULVERT	[Symbol]
WHEEL STOP	[Symbol]
ADA PARKING SYMBOL	[Symbol]
PROPERTY LINE	[Symbol]
POWER POLE	[Symbol]
BOLLARD	[Symbol]

LANDSCAPING LEGEND	
PROPOSED TEXAS MOUNTAIN LAUREL TREE	[Symbol]
PROPOSED CREPE MYRTLE TREE	[Symbol]
PROPOSED DWARF BURFORD HOLLEY SHRUB	[Symbol]
PROPOSED NATIVE GRASS	[Symbol]

TREE / SHRUB SPECIES APPROVED BY THE CITY OF TEMPLE								
LARGE CANOPY TREE			SMALL TREE			DROUGHT TOLERANT SHRUB		
COMMON NAME	SCIENTIFIC NAME	TYPE	COMMON NAME	SCIENTIFIC NAME	TYPE	COMMON NAME	COMMON NAME	
CYPRESS, ARIZONA	CYPRESS, ARIZONA	EVERGREEN	BUCKEYE, MEXICAN	UNGNADIA SPECIOSA	DECIDUOUS	ABELLA, GLOSSY	PRIMROSE JASMINE	
CYPRESS, MONTEZUMA	TAXODIUM MUCRONATUM	DECIDUOUS	GRAPE MYRTLE	LAGERSTROEMIA INDICA	DECIDUOUS	AGARITA	ROCK ROSE	
ELM, CEDAR	ULMUS CRASSIFOLIA	DECIDUOUS	HOLLY, YUPOON	LLEX VOMITORIA	EVERGREEN	AGAVE, CENTURY PLANT	ROSE, BELINDA'S DREAM	
ELM, LACEBARK	ULMUS PARVIFOLIA	DECIDUOUS	LAUREL, TEXAS MOUNTAIN	SOPHORA SECUNDFLORA	EVERGREEN	ARTEMESIA	ROSE, KNOCK OUT	
OAK, BURR	QUERCUS MACROCARPA	DECIDUOUS	MAPLE, SHANTUNG	ACER TRUNCATUM	DECIDUOUS	BARBERRY, JAPANESE	ROSE, EASY	
OAK, CHINKAPIN	QUERCUS MUELENBERGII	DECIDUOUS	PERSIMMON, TEXAS	DIOSPYROS TEXANA	DECIDUOUS	BLACK DALEA	ROSE, MARIE FAVIE	
OAK, LIVE	QUERCUS VIRGINIANA	EVERGREEN	PISTACHE, TEXAS	DIOSPYROS TEXANA	DECIDUOUS	BUTTERFLY BUSH	ROSE, MUTABILIS	
PECAN	CARYA ILLINOENSIS	DECIDUOUS	PLUM, MEXICAN	PRUNUS MEXICANA	DECIDUOUS	BUTTERFLY BUSH, WOOLY	ROSE, NEARLY WILD	
MEDIUM CANOPY TREE			POSSUMHAW, HOLLY	LLEX DECIDUA	DECIDUOUS	CONTONEASTER	ROSE, OLD BUSH	
COMMON NAME	SCIENTIFIC NAME	TYPE	REDBUD, OKLAHOMA	CERCIS RENIFORMIS	DECIDUOUS	FLAME ACANTHUS	ROSEMARY	
OAK, LACEY	QUERCUS LACEYI	DECIDUOUS	REDBUD, TEXAS	CERCIS CANADENSIS VAR. TEXENSIS	DECIDUOUS	HOLLEY, BURFORD	SAGE, TEXAS	
OAK, MEXICAN WHITE	QUERCUS POLYMORPHA	DECIDUOUS	VITEX (CHADTE TREE)	VITEX AGNUS CASTUS	DECIDUOUS	HOLLEY, DWARF BURFORD	SOTOL, TEXAS	
OAK, TEXAS RED	QUERCUS TEXANA	DECIDUOUS				HOLLEY, DWARF CHINESE	SUMAC, EVERGREEN	
PISTACHE, CHINESE	PISTACIA CHINENSIS	DECIDUOUS				HOLLEY, DWARF YUPOON	SUMAC, FRAGRANT (AROMATIC)	
						LANTANA, PINK	TURK'S CAP	
						LANTANA, TEXAS	YUCCA, PALELEAF	
						MOUNTAIN SAGE	YUCCA, RED	
						NANDINA (DWARF TYPE)	YUCCA, SOFTLEAF	
						OLEANDER	YUCCA, TWISTLEAF	

TOTAL PROPOSED DEVELOPMENT SUMMARY

TOTAL PARCEL AREA = 87,119 S.F.
 15% OF DEVELOPMENT REQUIRED TO REMAIN LANDSCAPED = 13,068 S.F.
 PROVIDED LANDSCAPING > 16,552 S.F.
 PROPOSED 5 GALLON SHRUBS = 25 SHRUBS
 PROPOSED TREES - 12 TEXAS MOUNTAIN LAUREL + 19 CREPE MYRTLE = 31 ORNAMENTAL TREES

LANDSCAPE BUFFER SUMMARY

PROPERTY R.O.W. LENGTH = 143.85 FT.
 REQUIRED 3" CALIPER TREES = 4.79 - 5 TREES
 ALLOWED SUBSTITUTION OF ORNAMENTAL TREES = 5 (3" CALIPER) X 4 = 20 ORNAMENTAL TREES
 PROPOSED TREES - 12 TEXAS MOUNTAIN LAUREL + 8 CREPE MYRTLE = 20 ORNAMENTAL TREES
 60% OF TREES ARE REQUIRED TO BE EVERGREEN - 12 TEXAS MOUNTAIN LAUREL / 20 TOTAL TREES = 60% EVERGREEN TREES

- NOTES:**
- 1) THE LOCATION OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 4.7.13, INTERSTATE 35 CORRIDOR OVERLAY OF THE TEMPLE, TEXAS UNIFIED DEVELOPMENT CODE.
 - 2) GRASS AREAS SHALL BE SODDED, PLUGGED SPRIGGED OR HYDRO-MULCHED. EXCEPT THE SOLID SOB, SHALL USED IN SWALES, EARTHEN BERMS, AND OTHER AREAS SUBJECTED TO EROSION.
 - 3) NO TREE OR SHRUB SHALL BE PLACED IN SUCH A MANNER AS TO CREATE A HAZARD TO VEHICULAR OR PEDESTRIAN TRAFFIC.
 - 4) THE IRRIGATION PLAN SHALL BE DESIGNED BY A LICENSED IRRIGATOR.
 - 5) ALL SPRINKLER SYSTEMS SHALL BE DESIGNED IN SUCH A MANNER AS TO MINIMIZE WATER RUNOFF & TO ELIMINATE ANY OVER SPRAY INTO ADJOINING STREETS, DRIVEWAYS, AND PARKING AREAS.
 - 6) ENGINEER RECOMMENDS SOIL TEST TO DETERMINE IF THERE IS A NEED FOR AMENDMENTS TO SOIL FOR LANDSCAPE SURVIVAL.
 - 7) THE LOCATION OF UTILITIES: WATER MAINS, UNDERGROUND ELECTRICAL CONDUITS, FIBER OPTIC CABLES, NATURAL GAS LINES, UNDERGROUND TELEPHONE CABLES, AND SANITARY SEWER PIPE SHALL BE VERIFIED BY THE CONTRACTOR BEFORE THE START OF CONSTRUCTION. A WRITTEN REPORT OF THE OBSERVATION OF SITE UTILITIES NOT FOUND IN THE LOCATION AS SPECIFIED ON THESE PLANS SHALL BE MADE TO THE OWNER AND THE SITE ENGINEER BEFORE PROCEEDING WITH ADDITIONAL WORK. ANY WORK PERFORMED BY THE CONTRACTOR AFTER THAT TIME IS AT THAT CONTRACTOR'S OWN RISK.
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 P.O. BOX 3122 WACO, TEXAS 76787
 TEL: 817.871.1111 FAX: 817.871.1112
 WWW.ABACUS-ENG.COM EMAIL: info@abacuseng.com

DATE: 19 JULY 2013
 SHEET NO. 1
 AS SHOWN

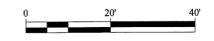
TEMTX
 4208 S GENERAL BRUCE DR. TEMPLE, TEXAS
 LANDSCAPE SITE PLAN

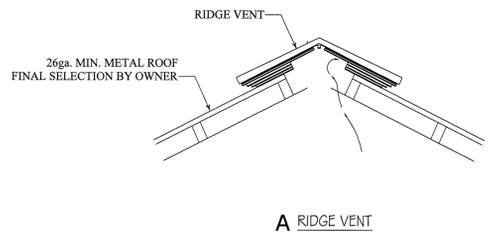
19 JULY 2013
 SC & RE
 DRAWN BY: SC & RE
 SHEET NO. 1
 DRAWING NUMBER: 20130719

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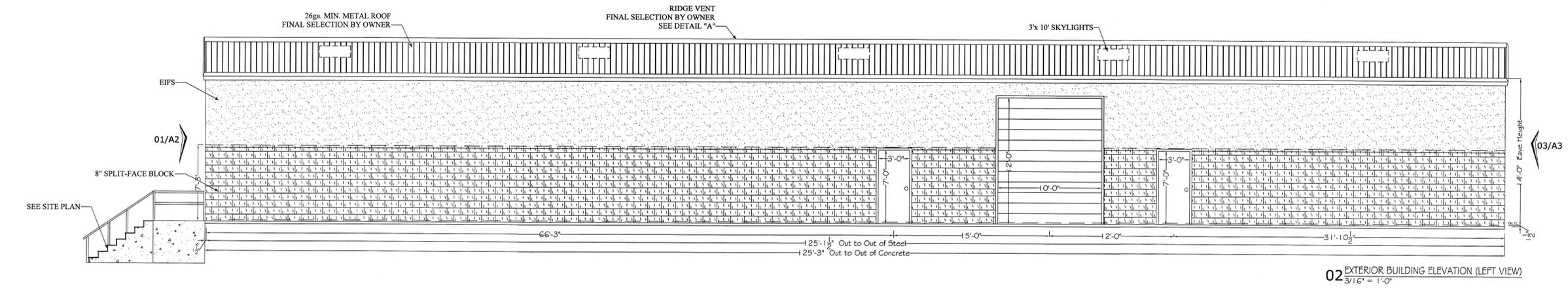


LANDSCAPE SITE PLAN
 SCALE 1" = 20'

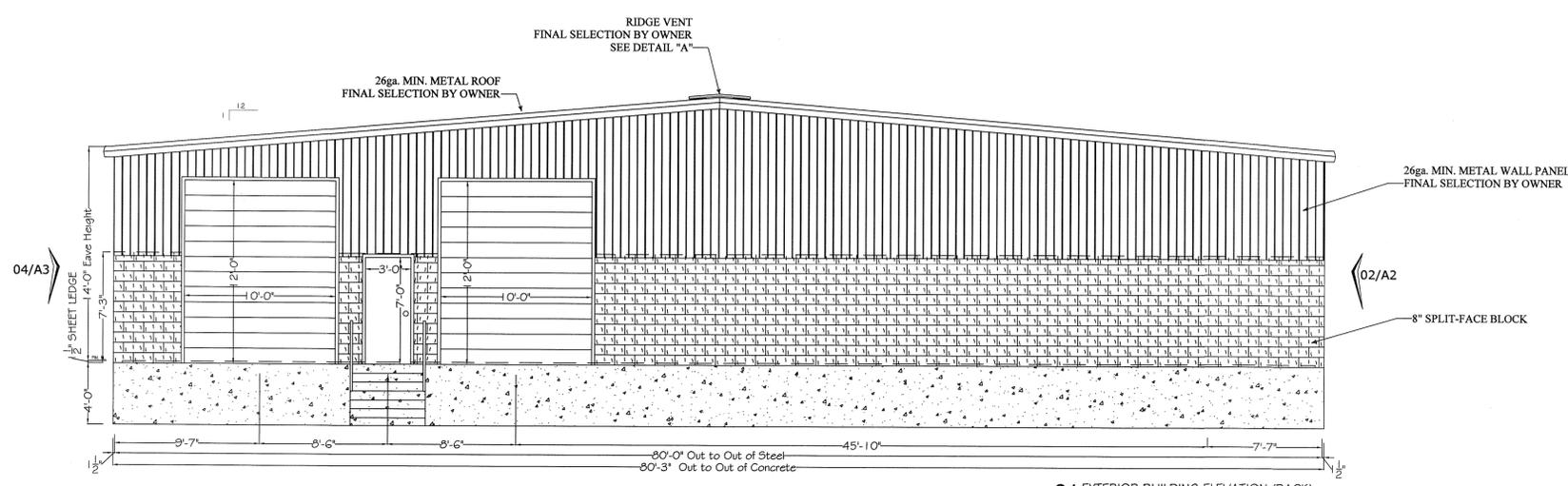




A RIDGE VENT



02 EXTERIOR BUILDING ELEVATION (LEFT VIEW)
3/16" = 1'-0"



01 EXTERIOR BUILDING ELEVATION (BACK)
3/16" = 1'-0"

PROFESSIONAL ENGINEERING
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COMMERCIAL
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17/10/13 Revised Elevations to show
Masonry Per City of Temple

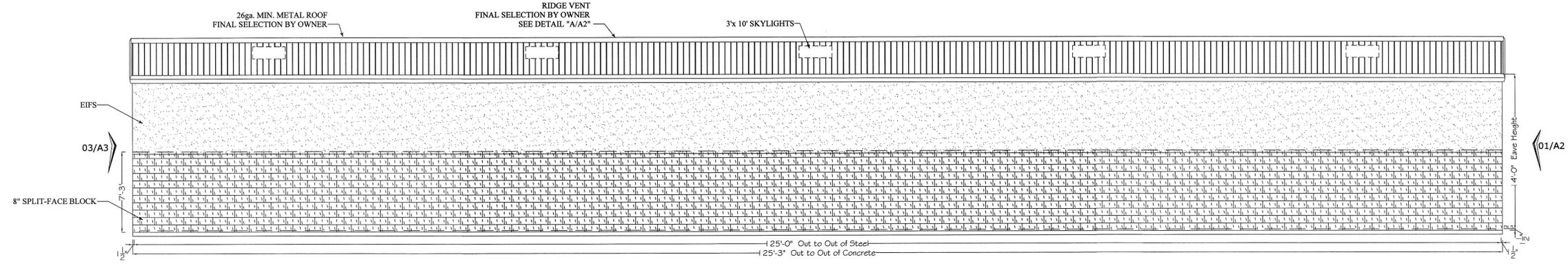
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71715-4200
TELEPHONE: 817-291-1111
FAX: 817-291-1112
WWW.ABACUS-ENG.COM
DENNIS K. DYKE
52246
1700 July 2013
DRAFTING NUMBER: 130715-A2
EXTERIOR ELEVATIONS

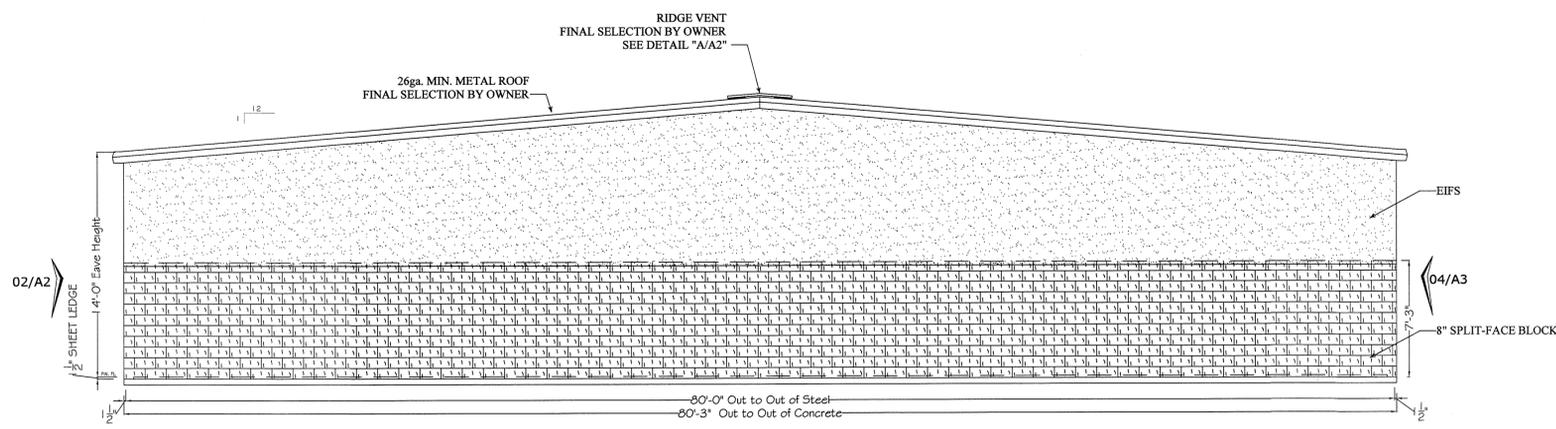
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Engineering Firm
F-3836

A2

C:\DATA\SANDRA\3D\3DVIEWPLOT\3DVIEWPLOT.ELV.dwg - 10/17/2013 2:43:12 PM, User: C204, Write Format with FirstPlot Access, O: 6976152, Abacus Engineering, Inc.



04 EXTERIOR BUILDING ELEVATION (RIGHT VIEW)
3/16" = 1'-0"



03 EXTERIOR BUILDING ELEVATION (FRONT)
3/16" = 1'-0"

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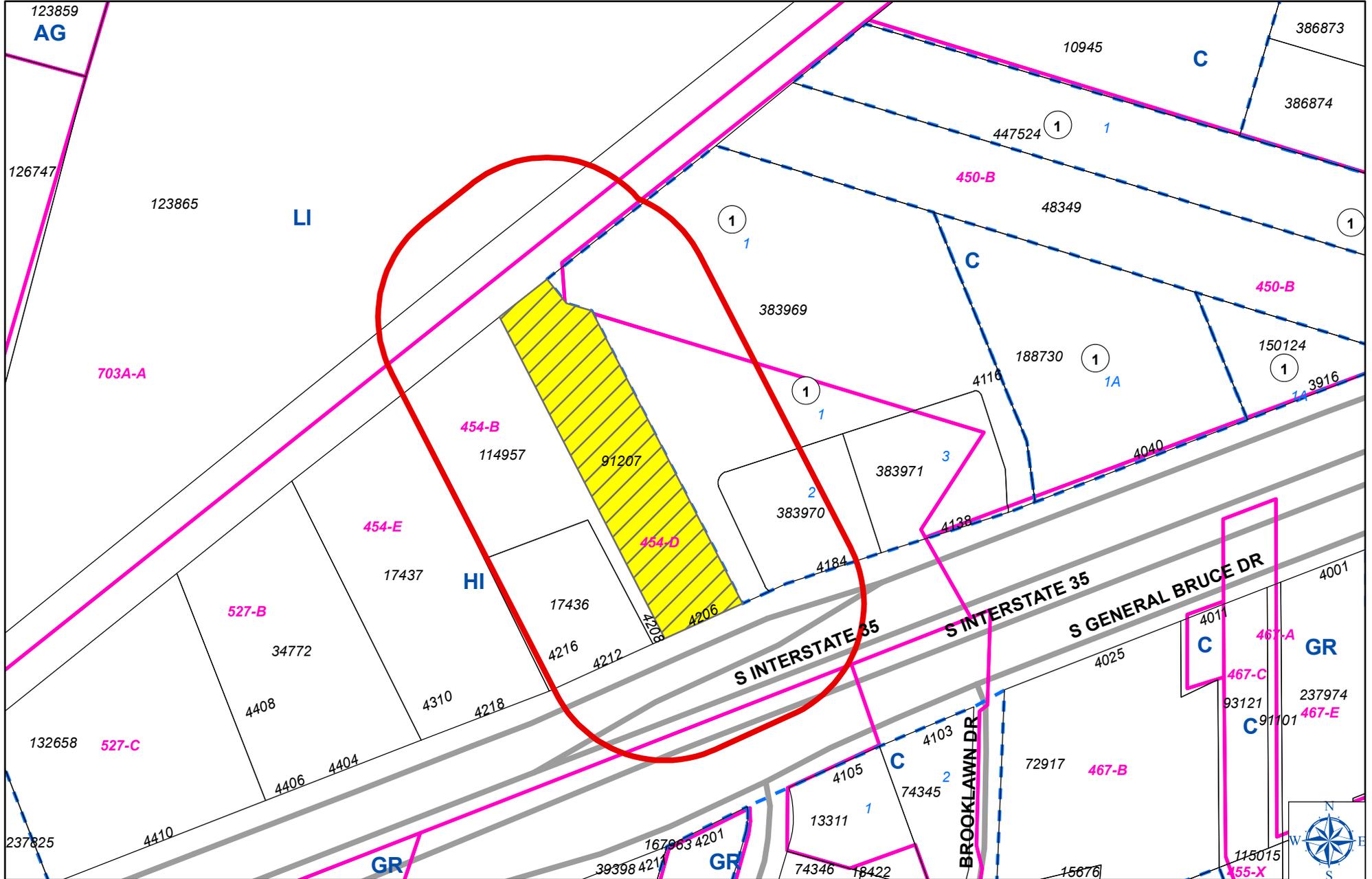
17/10/2013 Revised after to show
Masonry per City of Temple

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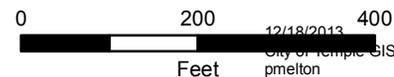
ABACUS ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEERING FIRM
STATE OF TEXAS
P.O. BOX 3312 WACO, TEXAS 76797 abacus@abacuseng.com 254-666-0088 TEXAS REGISTRATION NUMBER: 254-666-0088
DRAWN BY: LOMBARD
DATE: 07/15/13
DENNIS K. DYKE
52246
TEMP-TEX SOLVENTS CORP
4208 S. GENERAL BRUCE DRIVE TEMPLE, TEXAS
EXTERIOR ELEVATIONS
DRAWING NUMBER: 130715A3

17 Oct 2013
Abacus Engineering, Inc.
Texas Registered
Engineering Firm
F-3836

A3



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



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

Jimmy Nassour, Trustee
3839 Bee Cave Road, Suite 200
West Lake Hills, Texas 78746

Zoning Application Number: Z-FY-14-16 **Project Manager:** Phillip Melton

Location: 4208 South General Bruce Drive

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:

I own property adjacent to applicants and
have no issue with applicants request for rezoning.


Signature

Jimmy Nassour
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than January 6, 2014

**City of Temple
Planning Department
Room 102
Municipal Building
Temple, Texas 76501**



RScott@TemTexSolvents.com
Robney Scott / Jennifer Scott
(254) 654-0905
254-778-8701

NOTICE OF PUBLIC HEARINGS

CONSIDERATION OF A ZONING CHANGE PLANNING AND ZONING COMMISSION MEETING

The Temple Planning and Zoning Commission will hold a public hearing in the City Council Chambers on the 2nd floor of the Municipal Building, 2 North Main Street, Temple, Texas 76501, on Monday the 6th day of January, 2014 at 5:30 p.m., for the purpose of considering the following change to the City of Temple's Official Zoning District Map:

Consider a zone change from Heavy Industrial District (HI) to PD(HI) District

Zoning Application No. Z-FY-14-16

**Proponents: Jason Dohnalik for
Tem-Tex Solvents**

On 2.00 +/- acres, being a tract out of and a part of the George Givens Survey, Abstract

No. 345

(legal description)

Located at 4208 South General Bruce Drive

(street address or physical location)

If this request goes forward to the City Council, **the anticipated public hearing (first reading) for this case will be at the January 16, 2014, City Council meeting in the Council Chambers on the 2nd floor of the Municipal Building at 5:00 pm.** The City Council will make its decision on the second reading of this request. **The second reading is anticipated at the February 6, 2014, City Council meeting.** If you plan to attend the public hearings, please call (254) 298-5668 to verify meeting dates.

The Planning and Zoning Commission and City Council welcome your comments on this matter and will consider them in their deliberations. If you cannot be present at the public hearings, but desire to comment on this matter, or desire information on the proposed zoning change, please contact the City Planning Department, Suite 102, 1st Floor, Municipal Building, or by calling (254) 298-5668. When calling, please refer to the zoning application number shown above.

Special Accommodations: Persons with disabilities who have special communication or accommodation needs and desire to attend the meetings should notify City Staff by mail or telephone 48 hours prior to the meetings.

mail + cc by e-mail

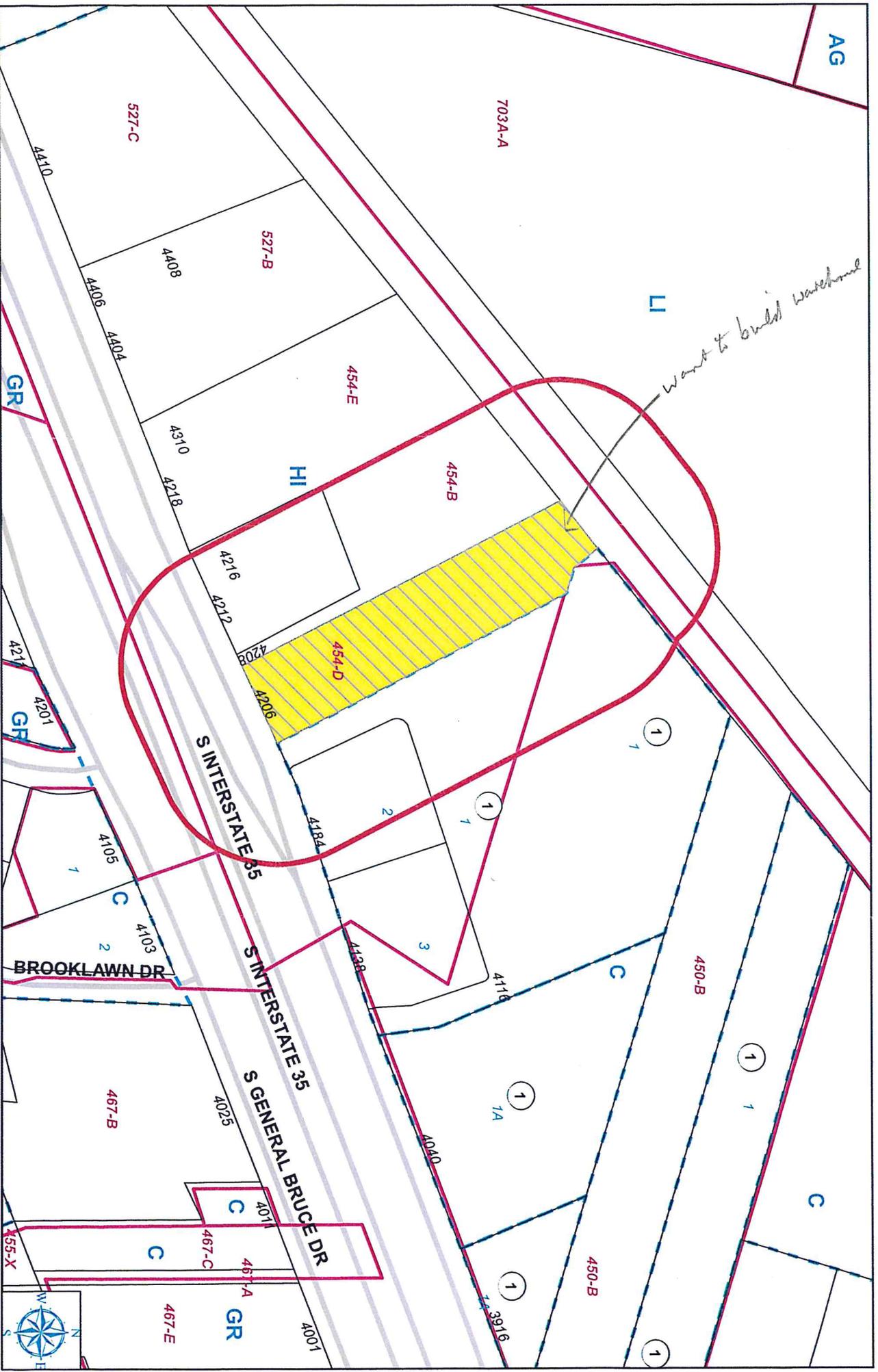
RScott@TemTexSolvents.com
Solvents.com



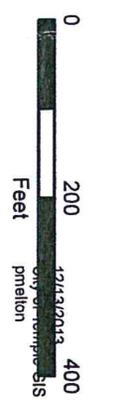
Z-FY-14-16

Zoning Change HI to PD(HI)

4206 General Bruce Dr.



-  Case
-  Zoning
-  Subdivision
-  1234-A Outlook Number
-  1234 Address
-  ① Block Number
-  1 Lot Number



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PLANNING AND ZONING COMMISSION AGENDA ITEM

01/06/14
Item #8
Regular Agenda
Page 1 of 3

APPLICANT / DEVELOPMENT: Dave Kirk for AT&T Mobility

CASE MANAGER: Phillip Melton, Planning Intern

ITEM DESCRIPTION: Z-FY-14-17 Hold a public hearing to discuss and recommend action on a Conditional Use Permit (CUP) to construct a freestanding 150 foot personal wireless cell tower and ground equipment on a tract of land situated in the John J. Simmons Survey, Abstract No.737, located at 7378 State Highway 317.

STAFF RECOMMENDATION: Staff recommends approval of the requested Conditional Use for the following reasons:

1. The request is compatible with the Future Land Use and Character Map;
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 design standards in Section 5.4.5 of the UDC.

ITEM SUMMARY: This request is to allow a new freestanding personal wireless cell tower for AT&T Mobility. If approved, the 150-foot high freestanding cell tower and its equipment shelter would be enclosed by an 8-foot high wood fence.

The applicant is pursuing a Conditional Use Permit (C.U.P.) for a personal use wireless cell tower, because although the use is allowed in the property's existing General Retail zoning district, it is not a collocation, per UCD Section 5.4 (Personal Wireless Service Facilities). The applicant has submitted a letter regarding the inability to collocate.

Personal wireless cell towers pursuing C.U.P.s are subject to the following design standards in Section 5.4.5 of the UDC:

A. Boundary and Use Setbacks

1. A guy or guy anchor for a facility must not be closer than 20 feet to a bounding property line.
Staff note: The proposed tower does not have any guy or guy anchors.

2. The distance between the base of a self-supported tower and the property line of any residential zoning district or use must not be less than 3 times the height of the tower structure. Staff note: The proposed tower is 150' and the minimum setback from a residential zoning or use would be 450'. The closest residential use is 9716 Cow Page Ct. which is 452' from the proposed tower.

B. Security Screening Fence

1. A solid, wood or masonry fence, a minimum of eight feet in height, must completely enclose the base of every tower. Staff note: The site plan proposes an eight foot high wood fence enclosed around the tower base and equipment shelter.

2. In a residential zoning district or on property that abuts a residential zoning district or use, a solid wood or masonry fence, a minimum of eight feet in height, must completely enclose all mechanical equipment and accessory structures. Staff note: The request is in the General Retail District on a property that abuts a residential zoning district and use. An eight foot high wood fence enclosed around the tower base and equipment shelter is proposed.

3. A security screening fence for a facility built or permitted after May 17th, 2001, may not be less than 6 feet in height. Staff note: This request proposes an eight foot high wood fence.

4. A security fence must be built to safely discourage unauthorized access to facilities by climbing. Staff note: The applicant proposes an eight foot high fence.

5. External and internal gates and doors that provide access to a facility must be equipped with a self-locking or self-latching mechanism for purposes of preventing unauthorized access. Staff note: The applicant has indicated that a self-latching mechanism will be installed on the gate.

6. Screening is not required for a facility located on a building that is not designed or built primarily to support the facility, if the ancillary equipment, including but not limited to the equipment enclosure, is not visible from an abutting property line or public street right-of-way. Staff note: The site plan reflects an eight foot high wood fence for screening around the site's perimeter.

C. Screening

1. As much of the total facility as possible must be screened or located so as to not be visible from prevalent views. Staff note: The proposed tower base and equipment shelter will be screened by an eight foot high wood fence.

2. Landscaping must be continuously maintained in a healthy, growing condition and be trimmed as necessary to comply with ordinances governing height of grass, corner sight obstruction and street and sidewalk obstruction. Staff note: Applicant assures staff a maintenance technician will be responsible for the site.

D. Collocation

A new freestanding tower is not permitted unless the applicant demonstrates to the satisfaction of the approving authority that existing, permitted or proposed alternative support structures cannot accommodate the proposed facilities for the following reasons:

1. Height is not sufficient to meet applicant's engineering requirements;
2. Structural strength is not sufficient to support applicant's proposed facilities and cannot be reinforced in accordance with engineering requirements;
3. Other aspects of structure do not meet applicant's technical design requirements;
4. Electromagnetic interference would result from collocation;
5. Fees or costs for sharing or adapting are unreasonable; any cost that is less than the cost to construct and develop a new tower is presumed to be reasonable;
6. Owners of alternative structures are unwilling to accommodate the applicant's needs within 30 days after the date such owners received applicant's written request; or
7. Other factors render alternative support structures unsuitable.

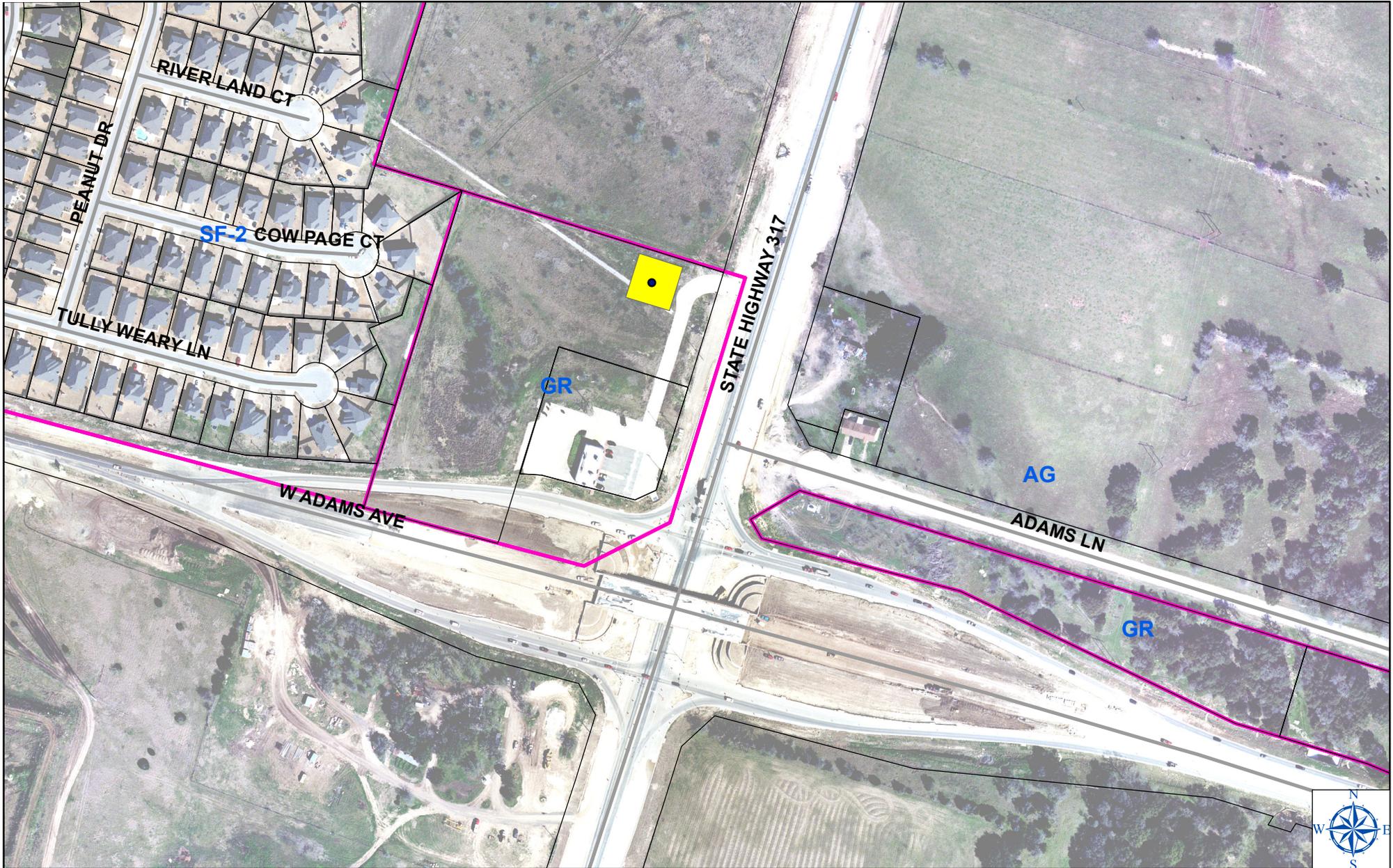
Staff note: [The applicant has submitted a letter regarding the inability to collocate. Please see the attached letter.](#)

PUBLIC NOTICE: Nine notices of the public hearing were sent out to property owners within 500-feet of the subject property as required by State law and City Ordinance. As of January 2, 2014 no notices were returned in favor and one was returned for denial of the conditional use permit.

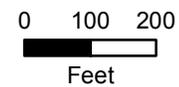
FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Location and Zoning Map
Applicant's Collocation Letter
FAA Letter
Site Photos
Site Plan Exhibits
Buffer Notification Map
Response Letters



□ Zoning • Tower Location
 Lease Area



12/30/2013
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.

December 24, 2013

Phillip Melton
Planning Department
City of Temple
2 North Main St.
Temple, TX 76501

Re: AT&T SH 317 Temple Texas Tower, 7378 State Highway 317

In response to the email dated December 23, 2013, the following information is provided to hopefully clear up the code requirements for our proposed location. I have commented after each code item below.

UDC Section 5.4.5D

A new freestanding tower is not permitted unless the applicant demonstrates to the satisfaction of the approving authority that existing, permitted or proposed alternative support structures cannot accommodate the proposed facilities for the following reasons:

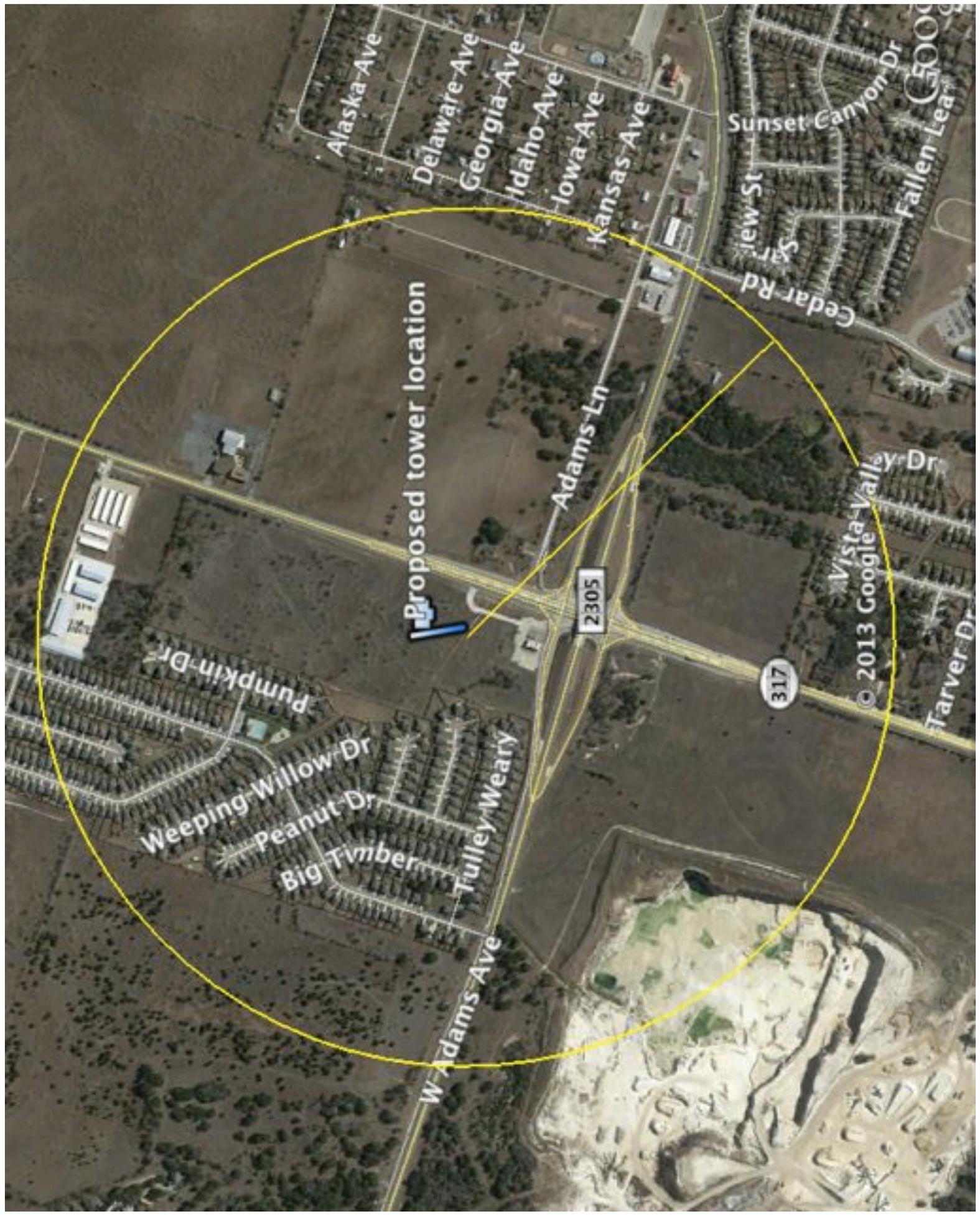
1. Height is not sufficient to meet applicant's engineering requirements;
There are no existing structures in the area near the requested height.
2. Structural strength is not sufficient to support applicant's proposed facilities and cannot be reinforced in accordance with engineering requirements;
N/A - there are no existing structures.
3. Other aspects of structure do not meet applicant's technical design requirements;
N/A - there are no existing structures.
4. Electromagnetic interference would result from collocation;
N/A - there are no existing structures.
5. Fees or costs for sharing or adapting are unreasonable; any cost that is less than the cost to construct and develop a new tower is presumed to be reasonable;
N/A - there are no existing structures.
6. Owners of alternative structures are unwilling to accommodate the applicant's needs within 30 days after the date such owners received applicant's written request; or
N/A - there are no existing structures.
7. Other factors render alternative support structures unsuitable.
N/A - there are no existing structures.

When pursuing new antenna sites, the land acquisition staff always looks for existing structures that will meet the height and coverage needs first. When none exist, the effort then transitions to finding property that can be leased and has the potential to be taken through the jurisdiction's approval process. In relation to this site, our land acquisition staff found no existing structures that came close to the height requirements so they moved on to find the subject property for a new construction. The attached aerial map shows our proposed location with a ½ mile radius ring around it. There were no existing structures within that ring.

It should be noted that if this tower site were approved, it would be made available for collocation for future carriers and users so that no additional tower sites would be needed in the area.

Please follow up with me if you have any additional questions as a result of this letter. As mentioned, some of this information will be better explained in person at the public hearing.

Dave Kirk, AICP
469-360-0098



Proposed tower location

Alaska Ave

Delaware Ave

Georgia Ave

Idaho Ave

Iowa Ave

Kansas Ave

Sunset Canyon Dr

Cedar Rd

Fallen Lea

Adams Ln

2305

317

Vista Valley Dr

Tarver Dr

Pumpkin Dr

Weeping Willow Dr

Peanut Dr

Big Timber

Tulley Weary

W Adams Ave

© 2013 Google



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76137

Aeronautical Study No.
 2013-ASW-6060-OE

Issued Date: 09/11/2013

John Monday
 AT&T Mobility LLC
 2200 W. Greenville Ave.
 1W
 Richardson, TX 75082

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower HWY 317/FM 2305
 Location: Temple, TX
 Latitude: 31-07-23.70N NAD 83
 Longitude: 97-26-37.06W
 Heights: 648 feet site elevation (SE)
 195 feet above ground level (AGL)
 843 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
- Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 03/11/2015 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 321-7752. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2013-ASW-6060-OE.

Signature Control No: 196797922-197924201

(DNE)

Alice Yett
Technician

Attachment(s)
Frequency Data

cc: FCC

Frequency Data for ASN 2013-ASW-6060-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
698	806	MHz	1000	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W

Direction	Zoning	Current Land Use	Photo
Subject Property	GR	Undeveloped	
North	AG	Undeveloped	

Direction	Zoning	Current Land Use	Photo
South	GR	Undeveloped	
East	AG	Undeveloped/ Residential	

Direction	Zoning	Current Land Use	Photo
West	GR/ SF-2	Undeveloped/ Residential	 A photograph showing a grassy field with utility poles and houses in the background under a clear blue sky. The field is in the foreground, with a gravel path or road visible. In the middle ground, there are several utility poles with power lines. In the background, there are several houses with dark roofs. The sky is clear and blue.

PROJECT INFORMATION

APPLICANT/LEASSEE:
 NAME: AT&T MOBILITY
 ADDRESS: 1801 VALLEY VIEW LANE
 CITY, STATE, ZIP: FARMERS BRANCH, TX 75234
 CONTACT:
 PHONE:

TOWER OWNER:
 NAME: AMERICAN TOWER CORP.
 ADDRESS: 10 PRESIDENTIAL WAY
 CITY, STATE, ZIP: WOBURN, MA 01801
 CONTACT: CHRIS PRESCOTT
 PHONE: 877-518-6937

PROPERTY OWNER:
 NAME: STRASBURGER ENTERPRISES, INC
 ADDRESS: FOUR NORTH THIRD
 CITY, STATE, ZIP: TEMPLE, TX 76501
 CONTACT: GREGG STRASBURGER
 PHONE: 254-778-3547
 EMAIL: info@strasburger.net

SCOPE OF WORK: NEW UNMANNED TELECOMMUNICATIONS FACILITY
 LATITUDE: 31° 07' 23.7089" (NAD83)
 LONGITUDE: -97° 26' 37.0680" (NAD83)
 AMSL: 647.8' (NAVD88)
 JURISDICTION: CITY OF TEMPLE
 TELEPHONE CO.: AT&T
 POWER CO.: ONCOR

DRIVING DIRECTIONS

FROM DOWNTOWN DALLAS: TAKE I-35E (US-67) SOUTHBOUND. TAKE RAMP (LEFT) ONTO I-35. AT EXIT 306, TAKE RAMP (RIGHT) ONTO I-35 S (S CENTRAL AVE). BEAR RIGHT (WEST) ONTO FM-1237 (FM 1237) TURN LEFT (SOUTH) ONTO SR-317. SITE IS ON THE RIGHT HAND SIDE.



1801 VALLEY VIEW LANE
 FARMERS BRANCH, TX 75234

SITE NAME
HWY 317 / FM 2305

AT&T SITE NUMBER
DX2761

ATC SITE NUMBER
T.B.D.

SITE ADDRESS
7478 STATE HIGHWAY 317
TEMPLE, TX 76501

(BELL COUNTY)

APPROVALS

AT&T CONSTRUCTION MGR. _____ GOODMAN ENGINEER _____
 GOODMAN CONSTRUCTION MGR. _____ CONTRACTOR _____
 PROPERTY OWNER _____ CONTRACTOR _____

SHEET INDEX

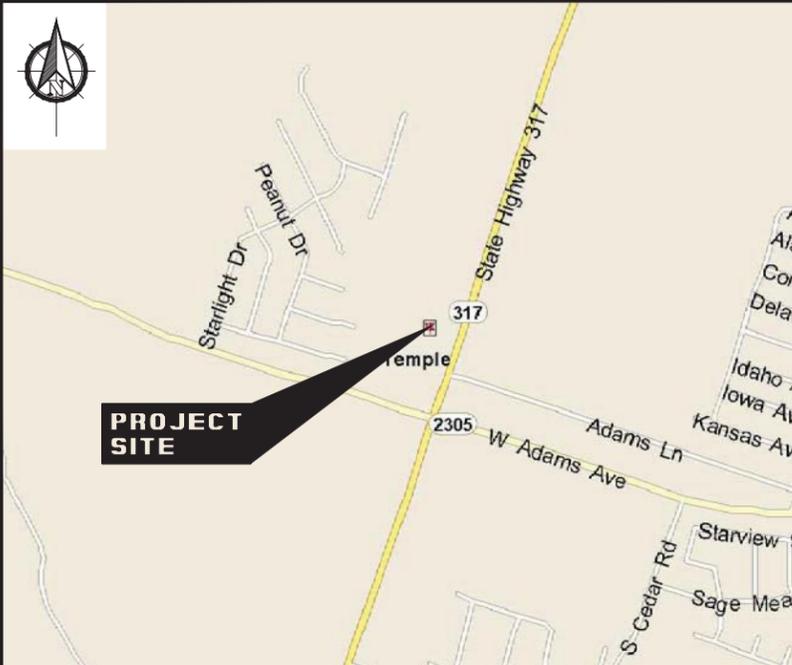
NO.	DESCRIPTION	REV
T01	TITLE SHEET	2
N01	GENERAL NOTES	0
C01	SITE PLAN	2
C02	DETAIL SITE PLAN	2
C03.0	ELEVATION / ANTENNA ORIENTATION	0
C03.1	RRU INSTALLATION SCENARIOS	0
C04	DETAILS	0
C05	ANTENNA MOUNT DETAILS	0
C06	RF PLUMBING DIAGRAM	0
C07	FENCE INSTALLTION DETAILS	2
C08	CABLE MOUNTING DETAILS	0
S01	FOUNDATION PLAN	1
E01	ELECTRICAL SITE PLAN	1
E02	ELECTRICAL RISER DIAGRAM	1
E03	ELECTRICAL GROUNDING PLAN	1
E04	ELECTRICAL DETAILS	0
E05	ELECTRICAL DETAILS	0
E06	ELECTRICAL DETAILS	0
E07	ELECTRICAL SPECIFICATIONS	0
SV1	SURVEY	0
SV2	SURVEY	0

REVISIONS	DATE
0	ISSUED FOR CONSTRUCTION 10/14/13
1	ISSUED FOR CONSTRUCTION 10/21/13
2	REVISED FOR CONSTRUCTION 11/19/13

CELERIS PROJECT NO.: 13-4778

CELERIS GROUP
 CONSULTING ENGINEERS
 2201 N. Collins St., Suite 125
 Arlington, TX 76011
 Office: 817.446.1700
 Fax: 817.496.0895
 TX Firm Reg. # F-13992

VICINITY MAP



SITE PHOTO



DESIGN TEAM

ENGINEER:
 NAME: THE CELERIS GROUP, INC.
 ADDRESS: 2201 N. COLLINS ST., STE. 125
 CITY, STATE, ZIP: ARLINGTON, TX 76011
 CONTACT: MARK STAPLETON
 PHONE: 817-446-1700



BUILDING CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL AUTHORITIES HAVING JURISDICTION.

- INTERNATIONAL BUILDING CODE
- N/A
- NATIONAL ELECTRIC CODE
- ANSI/TIA/EIA-222
- CITY/COUNTY ORDINANCES



IF YOU DIG IN ANY STATE DIAL 811 FOR THE LOCAL 'ONE CALL CENTER' IT'S THE LAW

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

at&t



1801 VALLEY VIEW LANE
 FARMERS BRANCH, TX 75234

SITE NAME
HWY 317 / FM 2305
 SITE NUMBER
DX2761

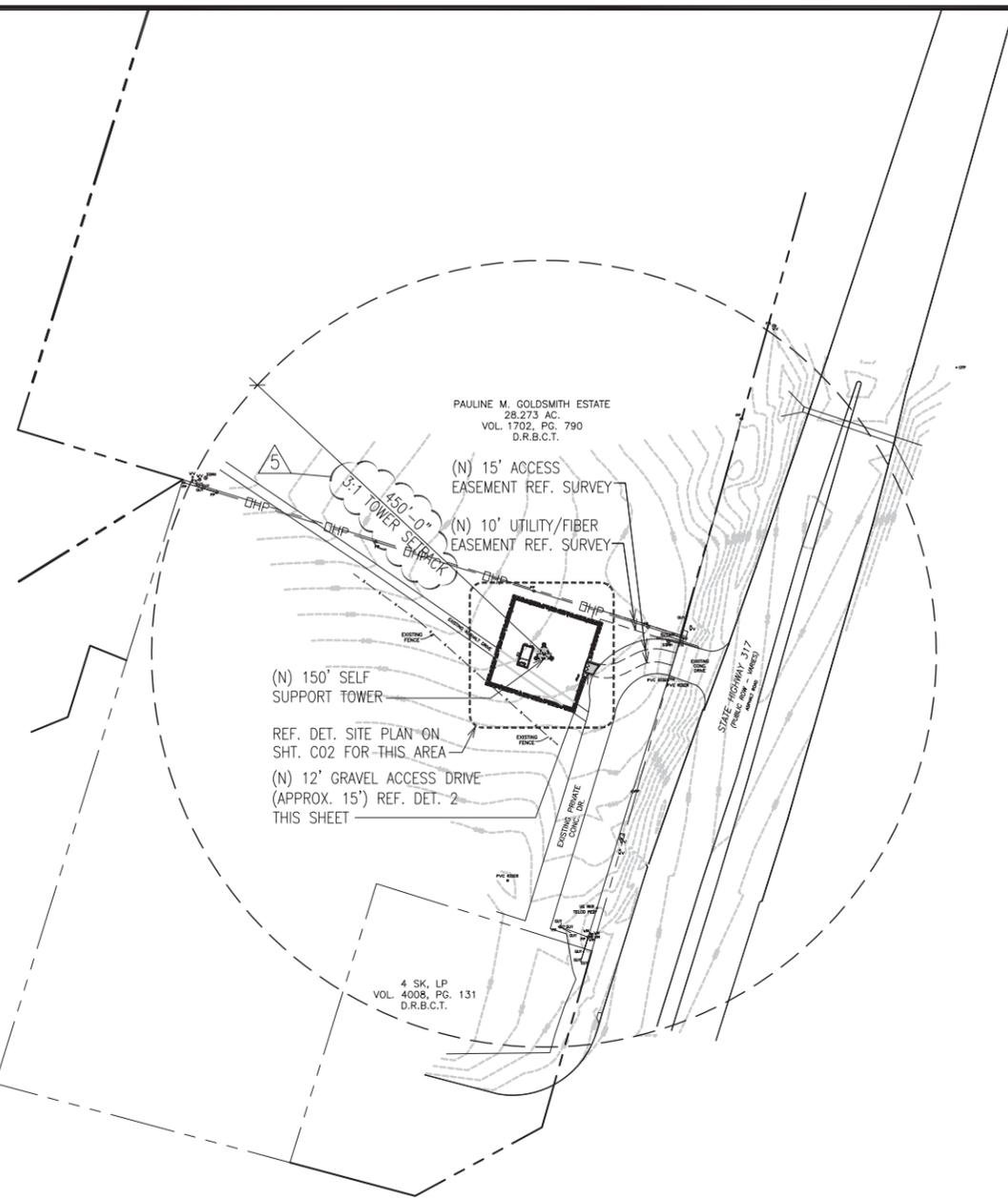
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 CHECKED BY: ZG
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 DRAWING NAME: TITLE SHEET

SHEET No.
T01

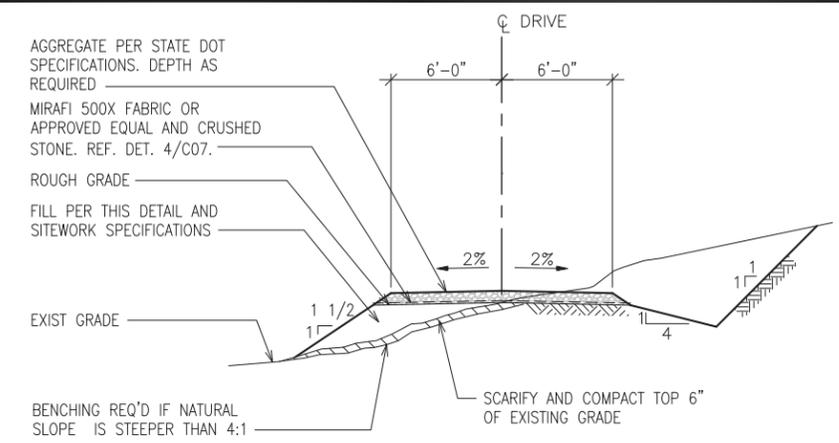
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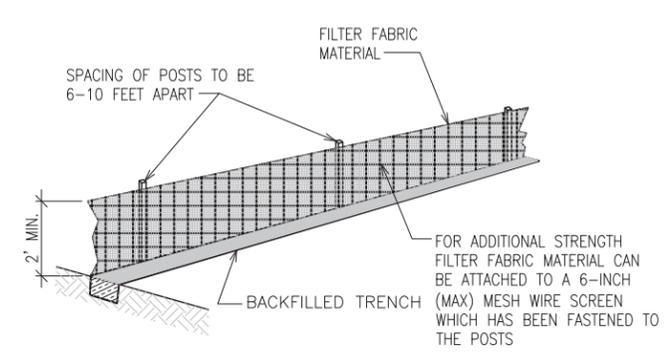
WINDMILL FARMS
PHASE ONE
BLOCK 4
P.R.B.C.T.



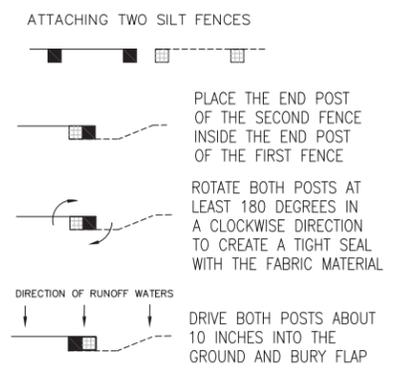
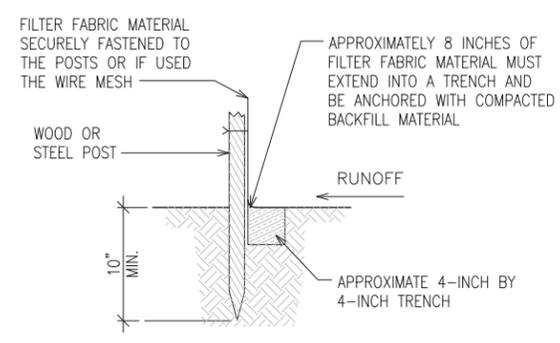
① SITE PLAN
SCALE: (34" X 22") 1"=100'-0"
SCALE: (17" X 11") 1"=200'-0"
SCALE (FEET)
0 100 200 300 400



② ACCESS DRIVE DETAIL
SCALE: NTS



③ SILT FENCE DETAIL (AS REQUIRED)
SCALE: NTS



REVISIONS	DATE
0	ISSUED FOR CONSTRUCTION 10/14/13
1	ISSUED FOR CONSTRUCTION 10/21/13
2	REVISED FOR CONSTRUCTION 11/19/13
3	REVISED PER NEW RF CONFIG. 12/02/13
4	REVISED PER TOWER HEIGHT 12/18/13
5	REVISED FOR CONSTRUCTION 12/20/13

CELERIS PROJECT NO.: 13-4778

CELERIS GROUP
CONSULTING ENGINEERS
2201 N. Collins St., Suite 125
Arlington, TX 76011
Office: 817.446.1700
Fax: 817.496.0895
TX Flm Reg. # F-13992

at&t
1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

SITE NAME
HWY 317 / FM 2305
SITE NUMBER
DX2761

DRAWN BY:
CSM
CHECKED BY:
ZG
DATE
12/20/13
PLOT SCALE
1:2
DRAWING NAME
SITE PLAN
SHEET No.
C01

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(N) 4'-0" LANDSCAPE BUFFER
 (N) RED-TIPPED PHOTINIAS TO BE PLACED AT 5'-0" O.C. WITHIN (N) 4'-0" LANDSCAPE BUFFER

(N) SAFETY CLIMB. REF. TOWER DRAWINGS
 (N) ICE BRIDGE (APPROX. 8'). REF. DET. 1/C04
 (N) GPS ANTENNA. REF. DET. 3/C04

(N) 10' UTILITY/FIBER EASEMENT. REF. SURVEY

(N) 12' ACCESS GATE. REF. SHT. C07

(N) 12' GRAVEL ACCESS ROAD. APPROX. 15±.

(N) 15' ACCESS EASEMENT. REF. SURVEY

(N) 150' SELF-SUPPORT TOWER

(N) AT&T ANTENNAS. REF. SHT. C03

(N) SECTOR MOUNTS. REF. SHT. C05

(N) 11'-5" X 24'-0" CONCRETE PAD FOR (N) AT&T EQUIPMENT SHELTER. TOP OF CONCRETE SLAB TO BE MIN. 6" ABOVE FINISHED GRADE. REF. SHT. S01

(N) 11'-5" X 16'-0" AT&T EQUIPMENT SHELTER

(N) 12'-0" X 24'-0" AT&T LEASE AREA

(N) GENERATOR ON (N) CONCRETE PAD

PROVIDE (N) CRUSHED STONE INSIDE (N) FENCED AREA. REF. DET. 4/C07

PROVIDE (N) GEOTEXTILE FABRIC AT NEW LEASE AREA. REF. DET. 5/C07

(E) ASPHALT DRIVE TO BE REMOVED AS NECESSARY WITHIN LEASE AREA

(N) AT&T METER. REF. ELEC. DWGS.

(N) COMMUNITY RACK. REF. DET. 5/6 C04

(N) TELCO BOX

(N) 99'-0" X 99'-0" ATC FENCED AREA

(N) 100'-0" X 100'-0" ATC LEASE AREA

(N) 8' TALL WOOD FENCE. REF. SHT. C07

(E) FENCE

(E) FENCE

1 DETAIL SITE PLAN

SCALE: (34" X 22") 1/8"=1'-0"
 SCALE: (17" X 11") 1/16"=1'-0"



REVISIONS	DATE
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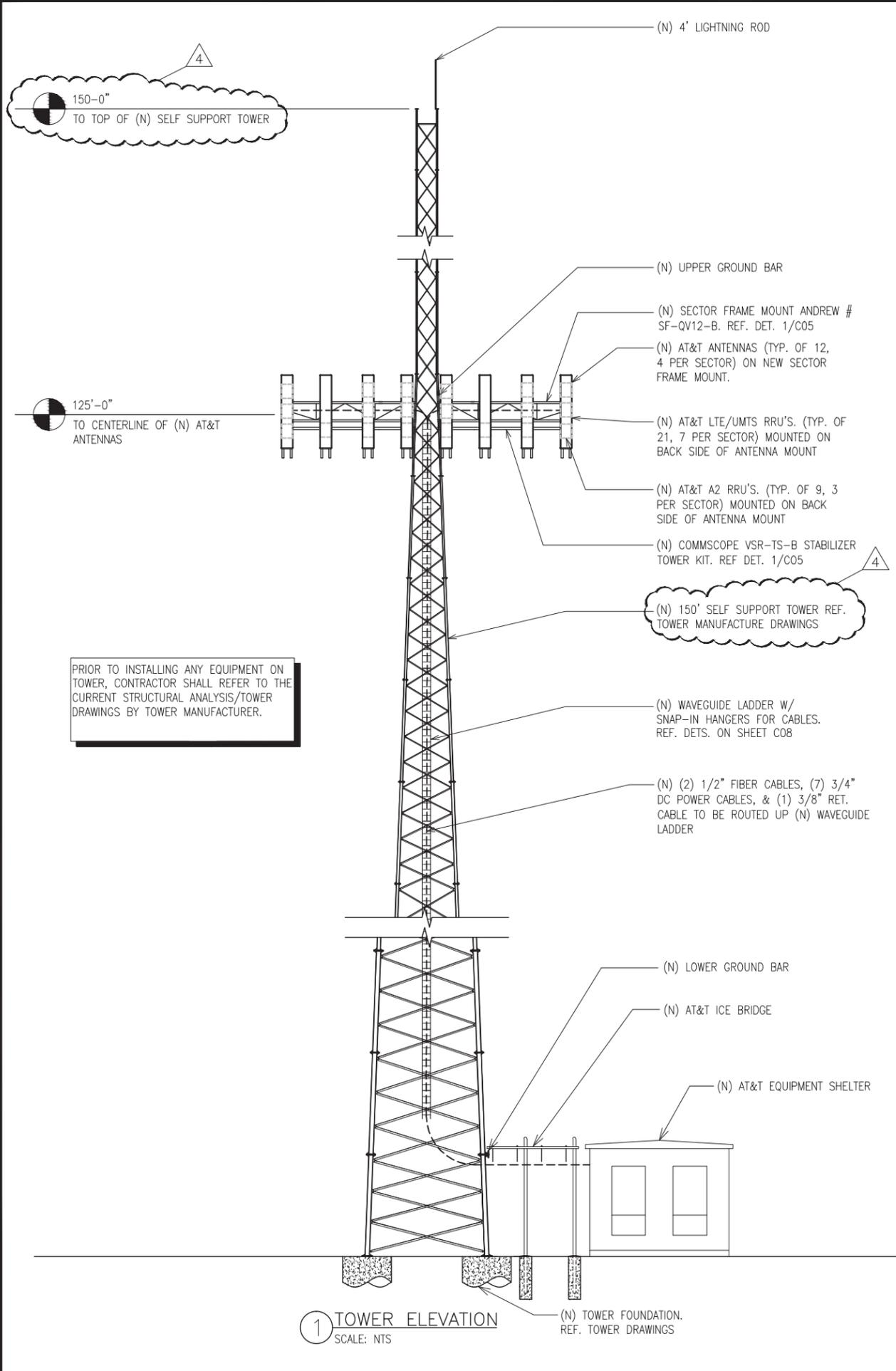
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 CSM
 CHECKED BY:
 ZG
 DATE
 12/02/13
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 DETAIL SITE PLAN

SHEET No.
C02

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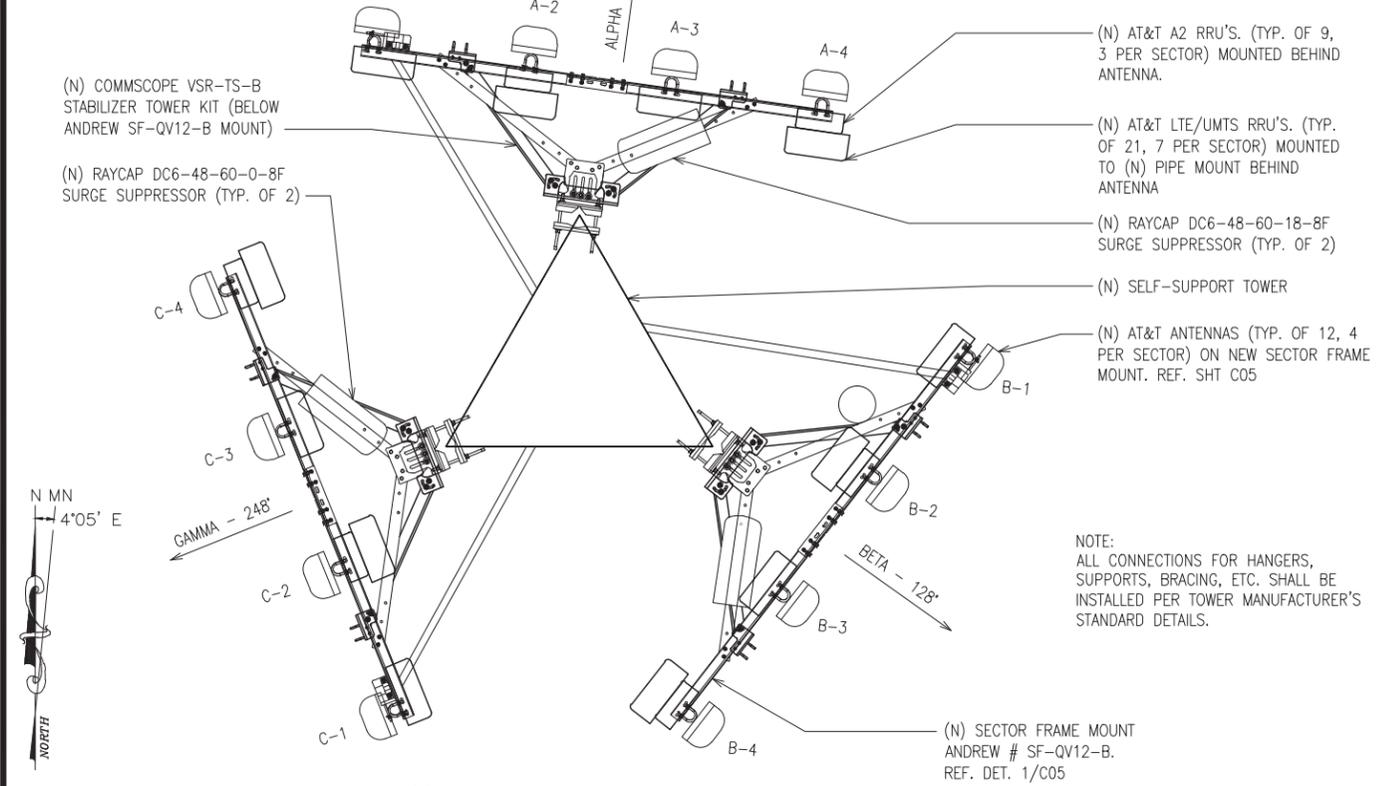
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1 TOWER ELEVATION
SCALE: NTS

NOTE:
BEFORE INSTALLING ANY EQUIPMENT
CONTRACTOR MUST CHECK WITH AT&T PROJECT
MANAGER AND AT&T RF ENGINEER FOR MOST
RECENT RF CONFIGURATION SHEET.



2 ANTENNA ORIENTATION
SCALE: NTS

NOTE:
ALL CONNECTIONS FOR HANGERS,
SUPPORTS, BRACING, ETC. SHALL BE
INSTALLED PER TOWER MANUFACTURER'S
STANDARD DETAILS.

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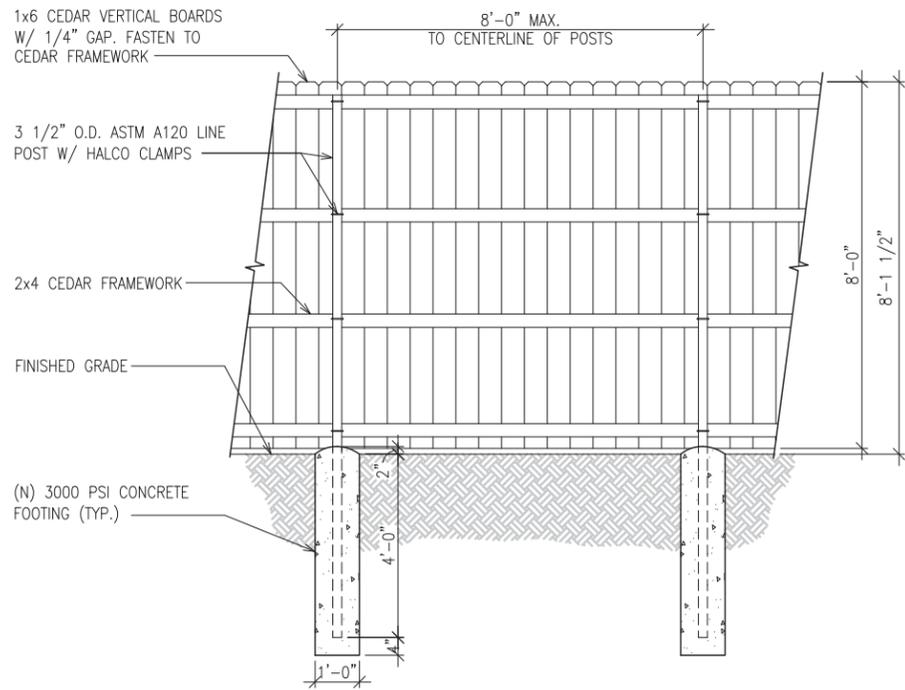
at&t
1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

SITE NAME
HWY 317 / FM 2305
SITE NUMBER
DX2761

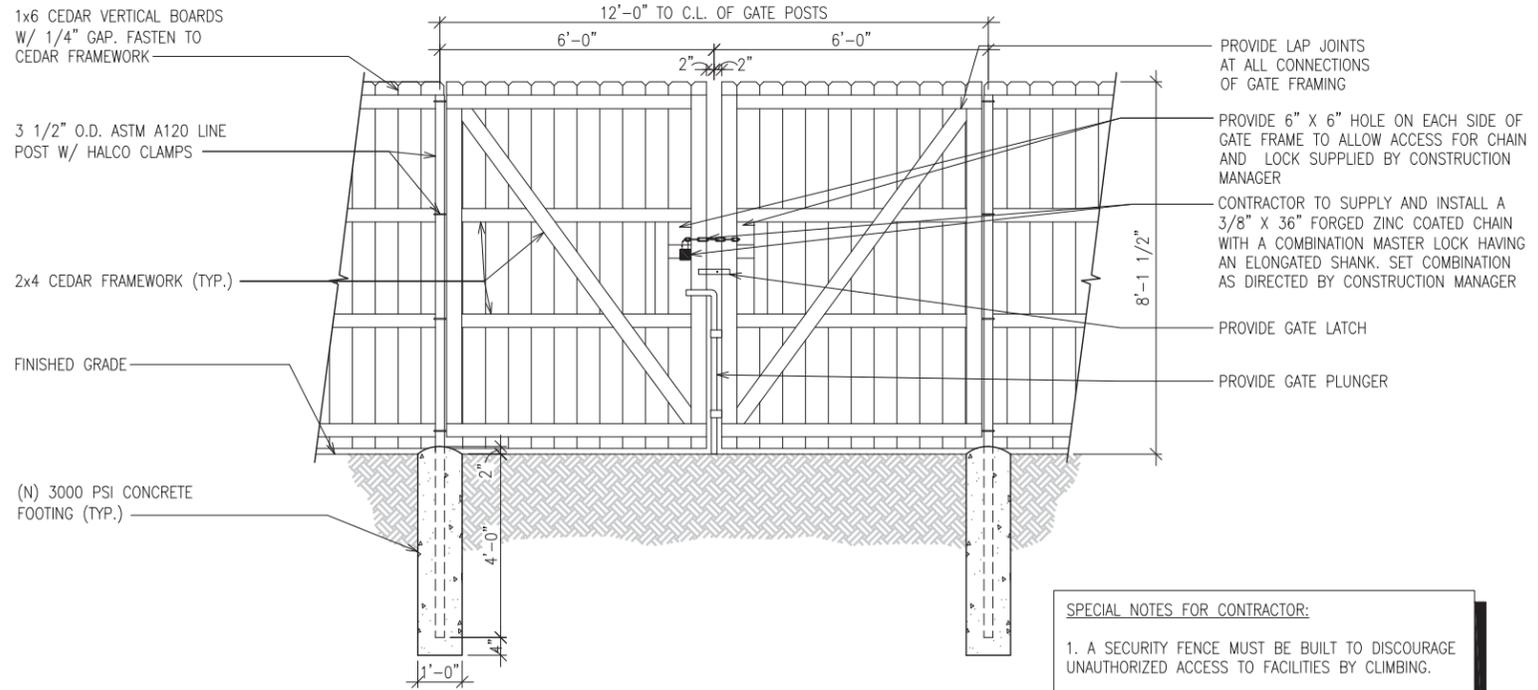
STATE OF TEXAS
ZHENJING GUO
84667
LICENSED PROFESSIONAL ENGINEER
12/18/2013

DRAWN BY: CSM
CHECKED BY: ZG
DATE 12/02/13
PLOT SCALE 1:2
DRAWING NAME ELEVATION / ANTENNA ORIENTATION
SHEET No. C03.0

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.



① WOOD FENCE DETAIL
SCALE: NTS



② WOOD GATE DETAIL
SCALE: NTS

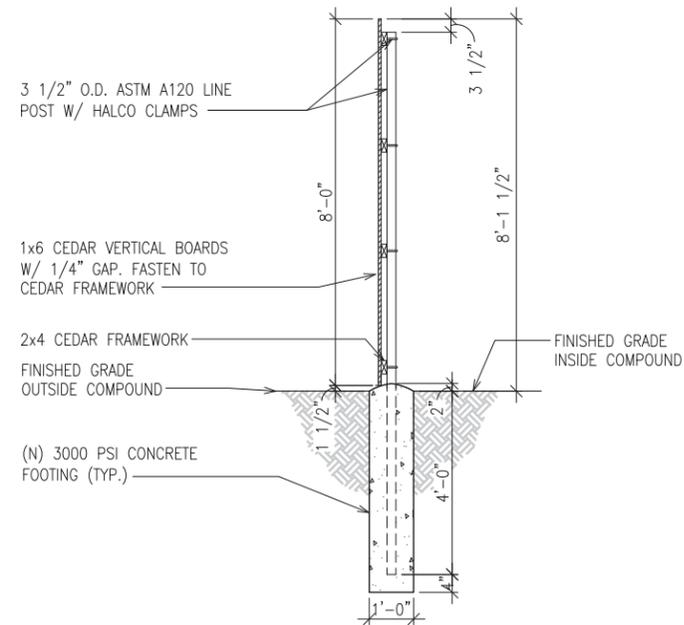
SPECIAL NOTES FOR CONTRACTOR:

- A SECURITY FENCE MUST BE BUILT TO DISCOURAGE UNAUTHORIZED ACCESS TO FACILITIES BY CLIMBING.
- EXTERNAL AND INTERNAL GATES AND DOORS THAT PROVIDE ACCESS TO A FACILITY MUST BE EQUIPPED WITH A SELF-LOCKING OR SELF-LATCHING MECHANISM FOR PURPOSES OF PREVENTING UNAUTHORIZED ACCESS.

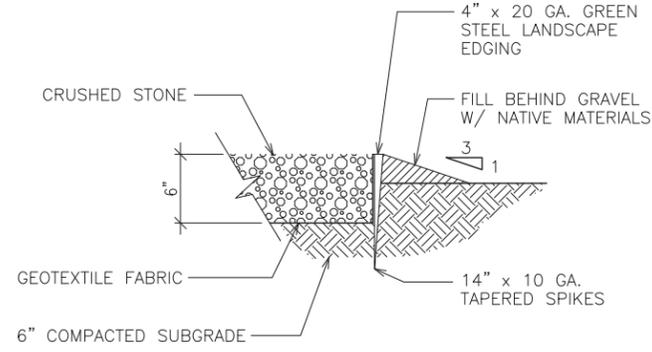
REVISIONS	DATE
0	ISSUED FOR CONSTRUCTION 10/14/13
1	ISSUED FOR CONSTRUCTION 10/21/13
2	REVISED FOR CONSTRUCTION 11/19/13
3	REVISED PER NEW RF CONFIG. 12/02/13
4	REVISED PER TOWER HEIGHT 12/18/13
5	REVISED FOR CONSTRUCTION 12/20/13
6	REVISED FOR CONSTRUCTION 12/30/13

CELERIS PROJECT NO.: 13-4778

CELERIS GROUP
CONSULTING ENGINEERS
2201 N. Collins St., Suite 125
Arlington, TX 76011
Office: 817.446.1700
Fax: 817.496.0895
TX Flm Reg. # F-13992



③ WOOD FENCE SECTION
SCALE: NTS



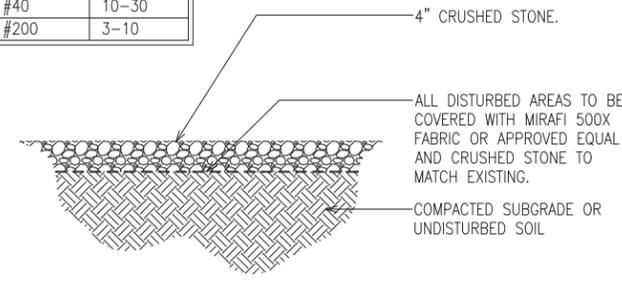
- NOTES:
- SUBGRADE SHALL BE CLEAN AND FREE OF ROCKS, ROOTS AND OTHER ORGANIC MATERIAL
 - SPRAY AREA UNDER BUILDING & NEW CRUSHED STONE AREA WITH HERBICIDE, COVER W/ GEOTEXTILE FABRIC AND 6" CRUSHED STONE.
 - CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO CONFINE HERBICIDE TO THE LEASE TRACT.
 - INSTALL 4" x 20 GA. GREEN STEEL LANDSCAPE EDGING W/ 14" x 10 GAUGE TAPERED SPIKES ALONG THE PERIMETER OF FENCED AREA.

④ METAL EDGE DETAIL
SCALE: NTS

CLASS 7 GRADIATION SCHEDULE	
SIEVE SIZE	% PASSING
1 1/2"	100
1"	60-100
3/4"	50-90
3/8"	-
#4	25-55
#10	-
#40	10-30
#200	3-10



NOTE:
MINIMUM STONE THICKNESS SHALL BE 4" OF CLASS 7 OR OTHER APPROVED MATERIAL. (SEE GRADIATION SCHEDULE THIS SHEET)

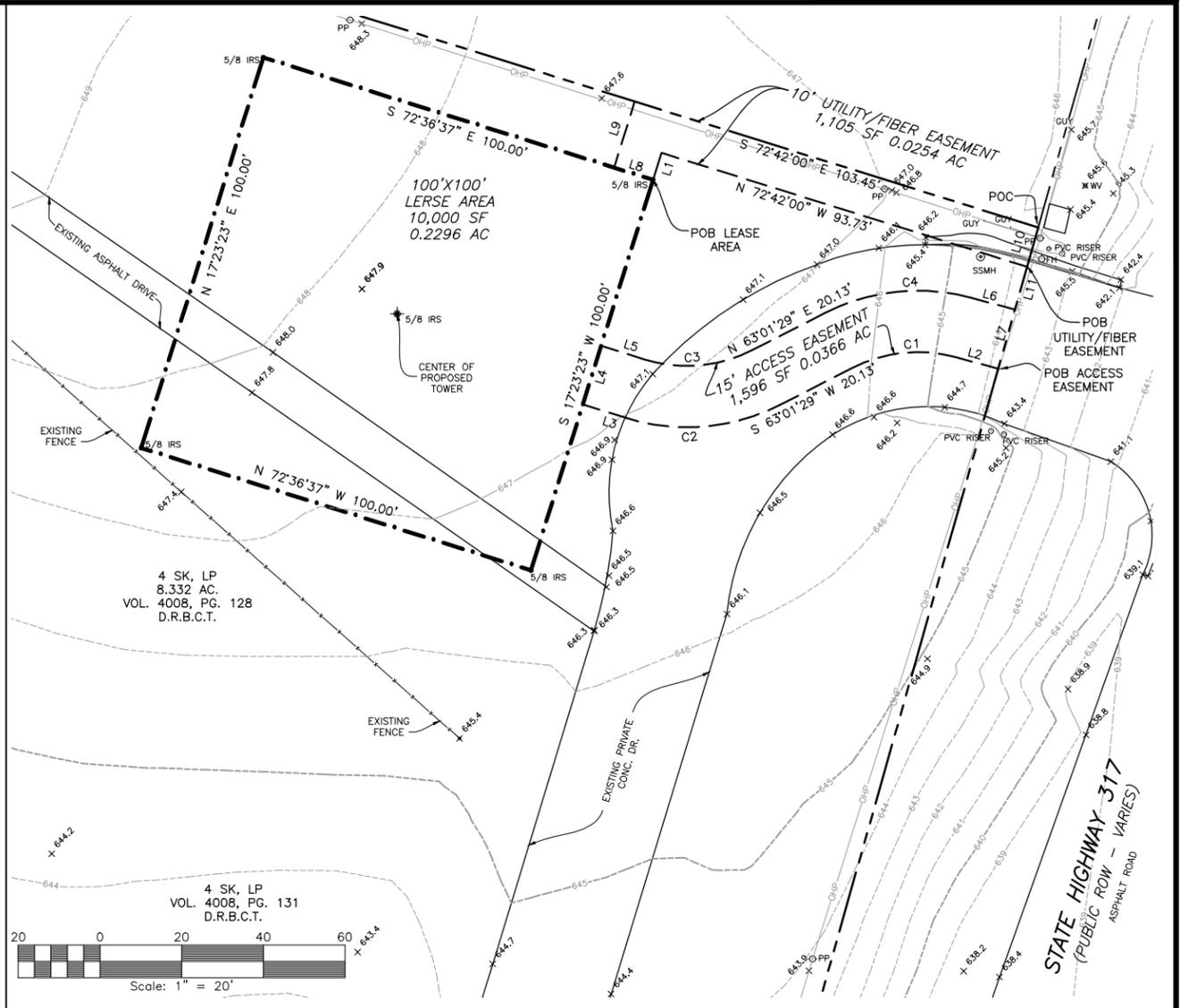
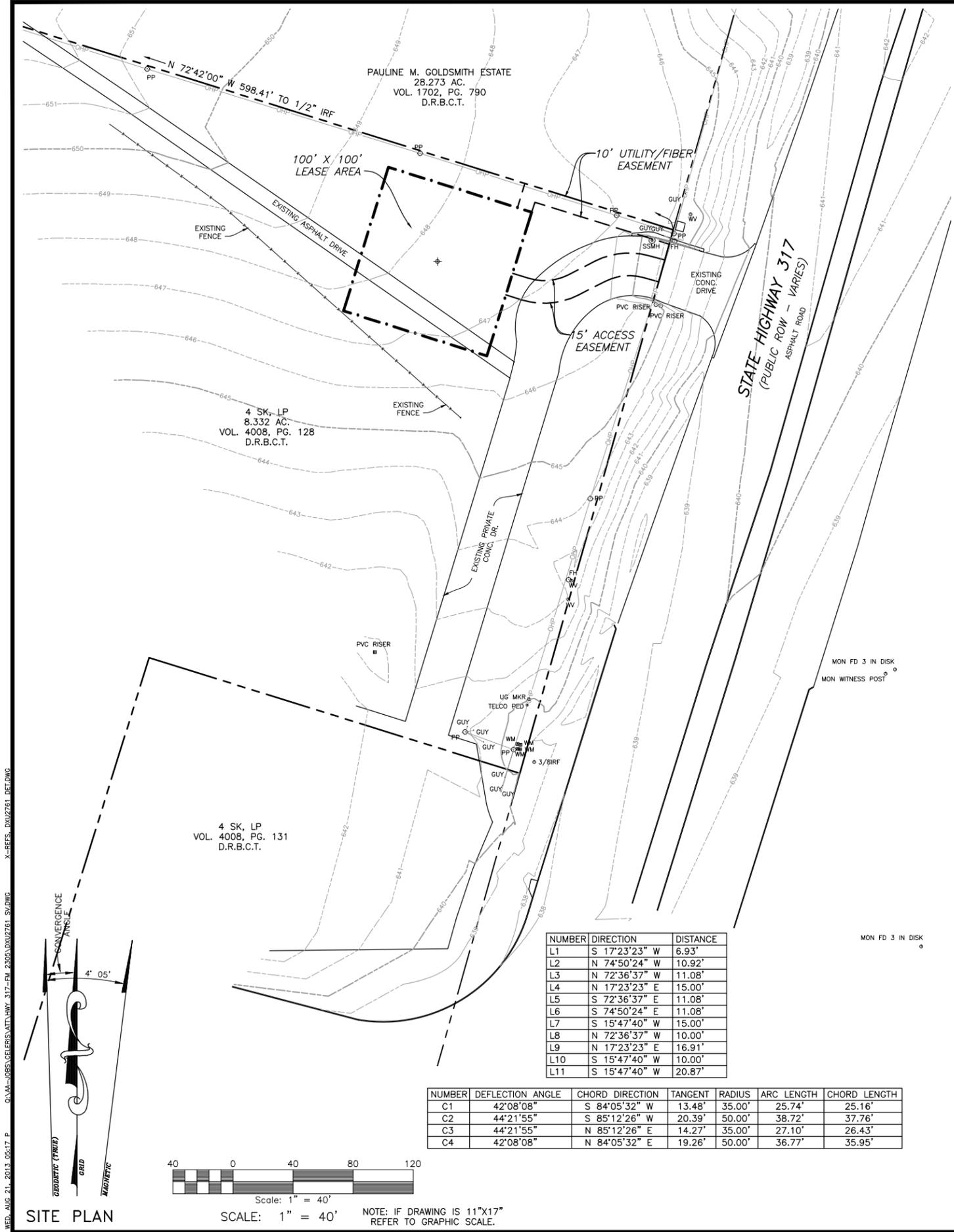


⑤ GEOTEXTILE FABRIC DETAIL
SCALE: NTS

at&t
1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

SITE NAME
HWY 317 / FM 2305
SITE NUMBER
DX2761

DRAWN BY: CSM
CHECKED BY: ZG
DATE 12/30/13
PLOT SCALE 1:2
DRAWING NAME FENCE INSTALLATION DETAILS
SHEET No. C07



ENLARGED SITE PLAN SCALE: 1" = 20'

PROJECT INFORMATION

CENTER OF TOWER COORDINATES:
 NAD83:
 LAT 31° 07' 23.7089"
 LONG 97° 26' 37.0680"
 ELEV. 647.8 FEET (AMSL NAVD88)

NOTES:
 INGRESS/EGRESS IN COMMON WITH LESSOR.
 LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.
 MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.
 LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.
 BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.
 BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.
 CONVERGENCE ANGLE: 01° 29' 18"

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", AREAS OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48027C0330E, DATED SEPTEMBER 26, 2008. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

LEGEND

- PP - POWER POLE
- TPED - TELEPHONE RISER
- WV - WATER VALVE
- FH - FIRE HYDRANT
- ⊕ TOWER CENTROID
- ⊗ LP - LIGHT POLE
- ⊕ EM - ELECTRIC METER
- ⊕ GM - GAS METER
- IRS - IRON ROD SET
- IRF - IRON ROD FOUND
- ⊕ TBM BENCH MARK
- ▭ BUILDING LINES
- FENCE LINE
- GHP - POWER LINE

VICINITY MAP

SURVEYOR'S CERTIFICATE

The undersigned does hereby certify that a survey was made on the ground of the property legally described hereon prepared by the undersigned and is true and correct to the best of my knowledge; the survey correctly shows the location of all buildings, structures and other improvements situated on the property; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way except as shown on the plat hereon; that subject property has access to a public roadway; and the plat hereon is a true, correct and accurate representation of the property described hereinabove. Furthermore, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon and certifies that the quantity of land shown hereon is correct. This survey meets the applicable requirements for land surveys as defined by the Texas Society of Professional Surveyors Manual of Practice for Land Surveying in Texas.

Kurtis R. Webb
 R.P.L.S. #4125

NUMBER	DIRECTION	DISTANCE
L1	S 17°23'23" W	6.93'
L2	N 74°50'24" W	10.92'
L3	N 72°36'37" W	11.08'
L4	N 17°23'23" E	15.00'
L5	S 72°36'37" E	11.08'
L6	S 74°50'24" E	11.08'
L7	S 15°47'40" W	15.00'
L8	N 72°36'37" W	10.00'
L9	N 17°23'23" E	16.91'
L10	S 15°47'40" W	10.00'
L11	S 15°47'40" W	20.87'

NUMBER	DEFLECTION ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	42°08'08"	S 84°05'32" W	13.48'	35.00'	25.74'	25.16'
C2	44°21'55"	S 85°12'26" W	20.39'	50.00'	38.72'	37.76'
C3	44°21'55"	N 85°12'26" E	14.27'	35.00'	27.10'	26.43'
C4	42°08'08"	N 84°05'32" E	19.26'	50.00'	36.77'	35.95'

WED, AUG 21, 2013 05:17 P
 GA:\A-0855\GERS\SITE\HWY 317-FM 2305\DWG\761.DWG
 X-SEES, DX12761.DWG

SURVEY

SITE NAME: HWY 317/FM 2305
 SITE NUMBER: DXU2761
 7478 STATE HIGHWAY 317
 TEMPLE, TX 76501

DRWN KRW
 CK KRW

NO.	DATE	DESCRIPTION
1	08/12/2013	DATE OF SURVEY
2	08/21/2013	ISSUED
3		
4		
5		
6		
7		

SV-1

KRW JOB NO: 213-230

100 'x 100' LEASE AREA

BEING a tract of land situated in the John J. Simmons Survey, Abstract No. 737, and being out of and a portion of that certain 8.332 acre tract of land conveyed to 4 SK, LP, according to that Warranty Deed dated May 12, 1999, and recorded in Volume 4008, Page 128, Deed Records, Bell County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of said 8.332 acre tract, from which a 1/2 inch iron rod found at the northwest corner of said tract bears North 72 degrees 42 minutes 00 seconds East, a distance of 598.41 feet;

THENCE along the easterly line of said 8.332 acre tract, same being the westerly right-of-way line of said State Highway 317, South 15 degrees 47 minutes 40 seconds East, a distance of 10.00 feet to a Point;

THENCE departing the westerly right-of-way line of said State Highway 317, through the interior of said 8.332 acre tract, the following two (2) courses;

1. North 72 degrees 42 minutes 00 seconds West, a distance of 93.73 feet to a Point;
2. South 17 degrees 23 minutes 23 seconds West, a distance of 6.93 feet to a 5/8" iron rod set with cap marked "WEBB-4125" at the Northeast corner of the herein described Lease Area for the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said 8.332 acre tract, the following four (4) courses;

1. South 17 degrees 23 minutes 23 seconds West, a distance of 100.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the Southeast corner of the herein described Lease Area;
2. North 72 degrees 36 minutes 37 seconds West, a distance of 100.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the Southwest corner of the herein described Lease Area;
3. North 17 degrees 23 minutes 23 seconds East, a distance of 100.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the Northwest corner of the herein described Lease Area;
4. South 72 degrees 36 minutes 37 seconds East, a distance of 100.00 feet to the POINT OF BEGINNING hereof and containing 0.2296 acres or 10,000 square feet of land, more or less.

15' ACCESS EASEMENT

BEING a tract of land situated in the John J. Simmons Survey, Abstract No. 737, and being out of and a portion of that certain 8.332 acre tract of land conveyed to 4 SK, LP, according to that Warranty Deed dated May 12, 1999, and recorded in Volume 4008, Page 128, Deed Records, Bell County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of said 8.332 acre tract, from which a 1/2 inch iron rod found at the northwest corner of said tract bears North 72 degrees 42 minutes 00 seconds East, a distance of 598.41 feet;

THENCE along the easterly line of said 8.332 acre tract, same being the westerly right-of-way line of said State Highway 317, South 15 degrees 47 minutes 40 seconds East, a distance of 35.87 feet to the POINT OF BEGINNING hereof;

THENCE departing the westerly right-of-way line of said State Highway 317, through the interior of said 8.332 acre tract, the following eleven (11) courses;

1. North 74 degrees 50 minutes 24 seconds West, a distance of 10.92 feet to a Point, same being the point of commencement of a curve to the left;
2. Along said curve to the left having a radius of 35.00 feet, an arc distance of 25.74 feet, through a central angle of 42 degrees 08 minutes 08 seconds, and whose chord bears South 84 degrees 05 minutes 32 seconds West, a distance of 25.16 feet to the Point of termination of said curve to the left;
3. South 63 degrees 01 minutes 29 seconds West, a distance of 20.13 feet to a Point, same being the point of commencement of a curve to the right;
4. Along said curve to the right having a radius of 50.00 feet, an arc distance of 38.72 feet, through a central angle of 44 degrees 21 minutes 55 seconds, and whose chord bears South 85 degrees 12 minutes 26 seconds West, a distance of 37.76 feet to the Point of termination of said curve to the right;
5. North 72 degrees 36 minutes 37 seconds West, a distance of 11.08 feet to a Point, same point being in the easterly line of the hereon described Lease Area;
6. North 17 degrees 23 minutes 23 seconds East, along the easterly line of said Lease Area, a distance of 15.00 feet to a Point;
7. South 72 degrees 36 minutes 37 seconds East, a distance of 11.08 feet to a Point, same being the point of commencement of a curve to the left;
8. Along said curve to the left having a radius of 35.00 feet, an arc distance of 27.10 feet, through a central angle of 44 degrees 21 minutes 55 seconds, and whose chord bears North 85 degrees 12 minutes 26 seconds East, a distance of 26.43 feet to the Point of termination of said curve to the left;
9. North 63 degrees 01 minutes 29 seconds East, a distance of 20.13 feet to a Point, same being the point of commencement of a curve to the right;
10. Along said curve to the right having a radius of 50.00 feet, an arc distance of 36.77 feet, through a central angle of 42 degrees 08 minutes 08 seconds, and whose chord bears North 84 degrees 05 minutes 32 seconds East, a distance of 35.95 feet to the Point of termination of said curve to the right;
11. South 74 degrees 50 minutes 24 seconds East, a distance of 11.08 feet to a Point, same point being in the westerly right-of-way line of said State Highway 317, same being the easterly line of said 8.332 acre tract;

THENCE South 15 degrees 47 minutes 40 seconds West, along the westerly right-of-way line of said State Highway 317, same being the easterly line of said 8.332 acre tract, a distance of 15.00 feet to the POINT OF BEGINNING hereof and containing 0.0366 acres or 1,596 square feet of land, more or less.

10' UTILITY/FIBER EASEMENT

BEING a tract of land situated in the John J. Simmons Survey, Abstract No. 737, and being out of and a portion of that certain 8.332 acre tract of land conveyed to 4 SK, LP, according to that Warranty Deed dated May 12, 1999, and recorded in Volume 4008, Page 128, Deed Records, Bell County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of said 8.332 acre tract, from which a 1/2 inch iron rod found at the northwest corner of said tract bears North 72 degrees 42 minutes 00 seconds East, a distance of 598.41 feet;

THENCE South 15 degrees 09 minutes 36 seconds West, along the westerly right-of-way line of said State Highway 317, same being the easterly line of said 8.332 acre tract, a distance of 10.01 feet to a Point;

THENCE departing the westerly right-of-way line of said State Highway 317, through the interior of said 8.332 acre tract, the following four (4) courses;

1. North 72 degrees 42 minutes 00 seconds West, a distance of 93.73 feet to a Point;
2. South 17 degrees 23 minutes 23 seconds West, a distance of 6.931 feet to Point, same being a 5/8" iron rod set with cap marked "WEBB-4125" at the Northeast corner of the hereon described Lease Area;
3. North 72 degrees 36 minutes 37 seconds West, along the northerly line of said Lease Area, a distance of 10.00 feet to a Point;
4. North 17 degrees 23 minutes 23 seconds East, a distance of 16.91 feet to a Point, same being on the north line of said 8.332 acre tract;

THENCE South 72 degrees 42 minutes 00 seconds East, along the north line of said 8.332 acre tract, a distance of 103.45 feet to the POINT OF BEGINNING hereof and containing 0.0254 acres or 1,105 square feet of land, more or less.

PROJECT INFORMATION

CENTER OF TOWER COORDINATES:
 NAD83:
 LAT 31° 07' 23.7089"
 LONG 97° 26' 37.0680"
 ELEV. 647.8 FEET (AMSL NAVD88)

NOTES:

INGRESS/EGRESS IN COMMON WITH LESSOR.

LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.

MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.

LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.

BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

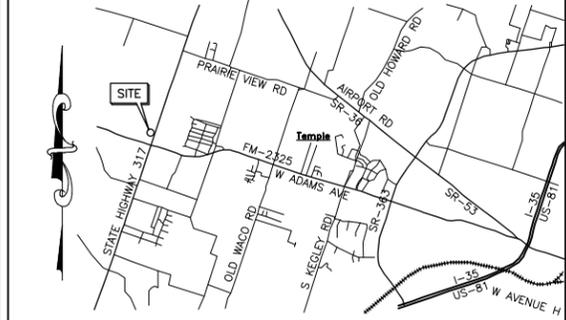
CONVERGENCE ANGLE: 01° 29' 18"

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X". AREAS OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48027C0330E, DATED SEPTEMBER 26, 2008. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

LEGEND

- PP - POWER POLE
- TPED - TELEPHONE RISER
- WW - WATER VALVE
- FH - FIRE HYDRANT
- ⊕ TOWER CENTROID
- ⊗ LP - LIGHT POLE
- ⊕ EM - ELECTRIC METER
- ⊕ GM - GAS METER
- IRS - IRON ROD SET
- IRF - IRON ROD FOUND
- ⊕ BENCH MARK
- ▬ BUILDING LINES
- ▬ FENCE LINE
- GHP - POWER LINE

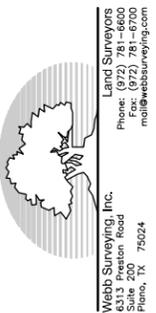
VICINITY MAP



SURVEYOR'S CERTIFICATE

The undersigned does hereby certify that a survey was made on the ground of the property legally described hereon prepared by the undersigned and is true and correct to the best of my knowledge; the survey correctly shows the location of all buildings, structures and other improvements situated on the property; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way except as shown on the plat hereon; that subject property has access to a public roadway; and the plat hereon is a true, correct and accurate representation of the property described hereinabove. Furthermore, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon and certifies that the quantity of land shown hereon is correct. This survey meets the applicable requirements for land surveys as defined by the Texas Society of Professional Surveyors Manual of Practice for Land Surveying in Texas.

Kurtis R. Webb
 Kurtis R. Webb
 R.P.L.S. #4125



SURVEY
 SITE NAME: HWY 317/FM 2305
 SITE NUMBER: DXU2761
 7478 STATE HIGHWAY 317
 TEMPLE, TX 76501



DRWN KRW
 CK KRW

NO.	DATE	DESCRIPTION
1	08/12/2013	ISSUED
2	08/21/2013	
3		
4		
5		
6		
7		

SV-2



**RESPONSE TO PROPOSED
CONDITIONAL USE PERMIT
CITY OF TEMPLE**

B.
D.
Marlene B. Lastovica Etal
8850 Adams Lane
Temple, Texas 76502

Zoning Application Number: Z-FY-14-17

Project Manager: Phillip Melton

Location: 7378 State Highway 317

A request for a Conditional Use Permit has been submitted to the City of Temple. The area proposed for a Conditional Use Permit is shown in hatched marking on the attached map. The Conditional Use Permit will allow a personal wireless cell tower. Because you own property within 500 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the proposed Conditional Use Permit for the property described on the attached notice, and provide any additional comments you may have.

I recommend () approval () denial of this request.

Comments:

I love keep "Temple Beautiful" -
Thus putting a Wireless Tower
Cup on Hwy 317 - Give me
a break! I pray the Wireless will
not interfere with the
largest military base??
Marlene B. Lastovica
(Signature) Marlene B Lastovica
(Print Name)

Please mail or hand-deliver this comment form to the address shown below, no later than January 6, 2014.

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

RECEIVED
JAN 02 2013
City of Temple
Planning & Development



PLANNING AND ZONING COMMISSION AGENDA ITEM

1/6/14
Item #9
Page 1 of 12

APPLICANT: Brian Worsham, Enviroplan Architects & Planners

CASE MANAGER: Brian Chandler, Director of Planning

ITEM DESCRIPTION: The applicant has appealed certain I-35 Corridor Overlay District standards, including those related to landscaping, window and lighting requirements per Sec.6.7 to build a new 5,000 sf free-standing building that is consistent with the rest of the Bird Creek Crossing Shopping Center.

ITEM SUMMARY: The project is located in the I-35 Corridor Overlay District in the City Entry Sub-District. The applicant is a new 5,000 sf building for a new Mattress Firm commercial tenant on a 0.789 acre retail pad site (Lot 1 Block 2) within the Bird Creek Crossing Shopping Center.

In accordance with Article 6 of the Unified Development Code relating to Interstate 35 Corridor Overlay, all new construction is required to conform to the standards of the I-35 Overlay District.

The following list summarizes all standards that are applicable to this project.

- Tree Preservation
- Parking
- Screening and Wall Standards
- Architectural design
- Landscape
- Lighting
- Signs

The applicant has worked with City Staff to develop a plan that meets the intent of the I-35 Overlay District, while also promoting consistency with the existing Bird Creek Shopping Center development built prior to adoption of the Overlay standards. The applicant has requested relief from compliance some Overlay standards in the form of this appeal as outlined in the following table:

I-35 Requirements	Proposed	Standard Met?	Mitigation/ Rationale for Exception
SITE PLAN REVIEW			
Applicant has submitted site plans for review on this project.	Compliant	YES	N/A
TREE PRESERVATION			
Tree preservation	N/A	N/A	N/A
PARKING (GENERAL)			
All other Retail sales and Service (1 per 250 sq ft) 5,000 = 20 spaces required	Compliant: 38 proposed	YES	N/A
Curb and gutter, 6" in height, required around perimeter and all parking islands	Compliant	YES	N/A
Parking aisles must be designed to be perpendicular to entry	Compliant	YES	N/A
Parking areas must be planned so that vehicles are not required to back out of parking spaces directly into a public or private street	Compliant	YES	N/A
Parking lots must be designed to preserve the maximum amount of existing trees on site as possible	N/A	N/A	N/A
Parking spaces that face and are adjacent to a building must utilize wheel stops	N/A	N/A	N/A
Wheel stops are required adjacent to all landscaped areas and to all sidewalks, except for raised sidewalks at least 6 feet in width (8 feet if parking spaces front both sides)	Non-compliant	NO	Would be inconsistent with rest of the Bird Creek Crossing Retail Center, since wheel stops are not provided

I-35 Requirements	Proposed	Standard Met?	Mitigation/ Rationale for Exception
No parking is allowed in the landscape buffer	Compliant	YES	N/A
SCREENING AND WALL STANDARDS (GENERAL)			
No storage in connexes, shipping containers or portable buildings	N/A	N/A	N/A
Loading zones and mechanical equipment must not be clearly visible at eye level from any public street	Compliant: Mechanical equipment roof mounted and screened with parapet	YES	N/A
All ground mounted service equipment must be located at the rear of buildings (unless rear faces I-35), integrated into the building envelope, or enclosed service area	Compliant: Electrical box will be attached to the rear wall and painted to match the rest of the facade	YES	N/A
Roof mounted equipment must be screened from a vantage point of 6' above finished grade	Compliant: Mechanical equipment roof mounted and screened with parapet	YES	N/A
Garage and service bays must be located to rear of building or on side not visible to traffic flow on abutting side of I-35	N/A	N/A	N/A
Refuse storage/compactors/vehicle loading and unloading must not be clearly visible at eye level from any public street or located within 100' of any public street	Compliant: Dumpster screened	YES	N/A

I-35 Requirements	Proposed	Standard Met?	Mitigation/ Rationale for Exception
LANDSCAPING GENERAL			
Areas not covered by building or pavement must be landscaped	Compliant	YES	N/A
Foundation Plantings required along 70% of the length of any visible façade in a bed a minimum 6' deep	Non-compliant	NO	Plantings proposed along North and South walls, and along East retaining wall; West wall is entrance and it is preferred to not obscure display windows; East wall is at rear of building and additional planting at this location would require lengthening retaining walls
Landscape Buffer Area 25' front 10' on sides	Non-compliant • 5'-6" on front and side • 10' rear	NO	This is a very small lot connected to an existing retail center and meeting the required landscape buffers would result in the usable area for the parking lot and building being insufficient to allow for our desired 5,000 sf retail building for future tenant, Mattress Firm
20% Required landscape buffer must have native grass beds or wildflowers	Compliant	YES	N/A
Parking screen of hedge row 2.5 to 4' high for all parking areas visible from public view	Compliant	YES	N/A
Interior parking islands 1 per every 10 spaces minimum 170 sq ft (1 3" tree required in each) = +/- 143 required	Compliant	YES	N/A
Terminal parking islands at the end of each row minimum 360 sq ft (2 3" tree required in each)	Compliant	YES	N/A
Median islands minimum 10' in width must be located after every third parking	N/A	N/A	N/A

I-35 Requirements	Proposed	Standard Met?	Mitigation/ Rationale for Exception
bay (3" tree required every 30')			
60% Required Trees must be evergreen	Compliant	YES	N/A
Minimum 2' tall berm must be installed for minimum 50% of the buffer area	Non-compliant	NO	Due to reduced width of landscape buffers, shrubs and trees are proposed in lieu of berms
All proposed landscape areas will be irrigated	Compliant	YES	N/A
Minimum of 5 gal. shrubs every 30" on center to soften appearance of walls	Non-compliant	NO	Plantings proposed along North and South walls, and along East retaining wall; West wall is entrance and it is preferred to not obscure display windows; East wall is at rear of building and additional planting at this location would require lengthening retaining walls
Sidewalks	N/A	N/A	N/A
LIGHTING STANDARDS			
Full Cutoff required	Compliant	YES	N/A
Max of 80,000 lumens/acre	Non-compliant	NO	Applicant's lighting specialist indicated that they will exceed this standard; however, their illumination would still be less than the shopping center lighting standards recommended by IES (Illuminating Engineering Society)
ARCHITECTURAL DESIGN – GENERAL STANDARDS			

I-35 Requirements	Proposed	Standard Met?	Mitigation/ Rationale for Exception
All buildings must be architecturally finished on all sides with same materials, detailing and features- higher level of finish on primary facades	Compliant	YES	N/A
All buildings must incorporate no less than 3 architectural elements. > 50,000 SF must incorporate 5 elements; > 100,000 SF 7 elements (UDC 6.7.D2c)	Compliant	YES	N/A
All retail and commercial buildings with facades greater than 200' in length, visible from a public street right of way must incorporate wall plane projects or recesses that are at least 6' deep	N/A	N/A	N/A
Windows must be a minimum of 40% up to a maximum of 80% on each building elevation	Non-compliant	NO	Proposed building has storefront windows for 60% of length of West elevation; 20% for North and South elevations; 0% on East elevation, since it is at the rear (City Council will review code amendments on 1/16/14 that include removal of this requirement for rear elevations)
Must select from list of approved building materials (max 90%; min 70%) Stone, Architectural metal, brick, stucco, granite, marble, painted tilt wall and accent materials (max 30% and min	Non-compliant	NO	Proposed West elevation is 61% stucco and 39% stone; North and South elevations are 89% stucco and 11% stone (complies); East elevation is 100% stucco

I-35 Requirements	Proposed	Standard Met?	Mitigation/ Rationale for Exception
10%) (UDC 6.7.9 D. 3.g) cast stone, wood, glass block, tile, granite, marble, textured or patterned concrete			
Refuse storage/compactors/vehicle loading and unloading must not be clearly visible at eye level from any public street or located within 100' of any public street	Compliant	YES Dumpster screened	N/A
SIGN STANDARDS			
Setback of 10' from public ROW for signs	Non-compliant: 1' proposed	NO	Narrow landscape buffer would prevent compliance with this provision
All other signage standards will be met			
CITY ENTRY SUB-DISTRICT SPECIFIC STANDARDS			
Driveways into site must utilize enhanced paving of stone, brick, or patterned concrete	Non-compliant	NO	Would be inconsistent with rest of the Bird Creek Crossing Shopping Center
Entrance offset by a minimum of 4'	Non-compliant	NO	Entrance is articulated and defined to present a strong entry presence without the offset
Landscape Area 15% (193,435 sq ft required)	Compliant	YES	N/A
Landscape Buffer Plantings- One min. 3" caliper canopy tree must be planted for every 25' of frontage along public ROW If power lines are present four ornamental trees may be substituted for one canopy tree	Compliant West side of property facing public ROW; due to location of power lines, ornamental trees have been substituted	YES	N/A

I-35 Requirements	Proposed	Standard Met?	Mitigation/ Rationale for Exception
Decorative lighting where appropriate	Non-compliant	NO	Lighting to match the rest of the Bird Creek Shopping Center
All buildings must be designed and constructed in tri-partite architecture to express base, mid-section and top	Non-compliant	NO	Proposed building has storefront awnings, sign band above and metal coping at top of parapet wall similar to other buildings in retail center
Color of structures must be earth-tone in hue. (Planning Dir. may approve 10% variation)	Compliant	YES	N/A
No more than three materials for facades of buildings	Compliant	YES	N/A

STAFF RECOMMENDATION: Staff recommends approval of the Appeal of Standards outlined in Sec. 6.7 of the Unified Development Code related to the I-35 Corridor Overlay Zoning District as presented.

FISCAL IMPACT: N/A

ATTACHMENTS:

- Application
- I-35 Checklist
- Appeal Items
- Site Plan
- Floor Plan
- Landscape Plan
- Elevations
- Lighting Exhibits

City of Temple Universal Application

(Incomplete applications will not be accepted)

- | | | |
|---|---|---|
| <input type="checkbox"/> Sketch Plan | <input type="checkbox"/> Zone Change | <input type="checkbox"/> Appeal of Administrative Decision |
| <input type="checkbox"/> Plat Vacation | <input type="checkbox"/> Conditional Use Permit (CUP) | <input type="checkbox"/> Residential Masonry Exception |
| <input type="checkbox"/> Minor or Amending Plat | <input type="checkbox"/> Planned Development | <input type="checkbox"/> Nonresidential Masonry Exception |
| <input type="checkbox"/> Preliminary Plat | <input checked="" type="checkbox"/> I-35 Appeal | <input type="checkbox"/> Park, Facility or Street Renaming |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> I-35 Site Plan Review | <input type="checkbox"/> Cost Sharing Offsite Participation |
| <input type="checkbox"/> Variance (Board of Adjustment) | <input type="checkbox"/> TMED Site Plan Review | <input type="checkbox"/> Exception |
| <input type="checkbox"/> Abandonment | <input type="checkbox"/> TMED Variances/Warrants | <input type="checkbox"/> Street Use License (SUL) |

PROJECT INFORMATION:

Residential Commercial Property Platted Property Not Platted ETJ

Project Name: Bird Creek Crossing, Pad "A" Parcel(s) Tax ID# (Required): 390363

Project Address (Location): 3550 S. General Bruce Drive Temple, Texas 76504 Total Acres: 0.789

Lot: 1 Block: 2 Subdivision: Bird Creek Crossing

Cabinet #: D Slide #: 123-B

Outblock (if not platted): _____

Brief Description of Project: 5,000 s.f. one story shell retail building for single future tenant, Mattress Firm

Current Zoning	<u>Commercial PD 155</u> <u>w/ I-35 Overlay</u>	# of Existing Lots	<u>1</u>	# of Existing Units	<u>0</u>
Proposed Zoning	<u>Commercial PD 155</u> <u>w/ I-35 Overlay</u>	# of Proposed Lots	<u>1</u>	# of Proposed Units	<u>0</u>

APPLICANT / CONTACT INFORMATION: *(This will be the primary contact; please ensure email address is legible)*

Name: Brian Worsham Company Name: Enviroplan Architects & Planners

Address: 4942 Highway 290 West City: Austin State: Texas Zip: 78735

Phone: (512) 476-0622 Cell #: (512) 476-0622 Fax #: (512) 476-3680

Email Address: brianw@enviroplan-architects.com

PROPERTY OWNER INFORMATION:

Name: Nate Nickerson Company Name: Primus Real Estate Services, LLP

Address: 2630 Exposition Blvd. Suite G-05 City: Austin State: Texas Zip: 78703

Phone: (512) 322-2008 Cell #: (512) 322-2008 Fax #: (512) 322-2044

Email Address: nate@primusre.com

DEVELOPER ENGINEER SURVEYOR INFORMATION: *(Please ensure email address is legible)*

Name: Larry Cates Company Name: Cates-Clark & Associates, LLP

Address: 14800 Quorum Drive Suite 200 City: Dallas State: Texas Zip: 75254

Phone: (972) 385-2272 Cell #: (972) 385-2272 Fax #: (972) 980-1627

Email Address: lcates@cates-clark.com

VARIANCE / EXCEPTION / APPEAL DESCRIPTION: *(Attach additional page if additional space is required)*

See attached

City of Temple Universal Application

(Incomplete applications will not be accepted)

CHECKLIST

Submittal Requirements	All Plats	CUP & PD	Zone Change	Sketch Plan	I-35 Site Plan	I-35 Appeal	TMED Site Plan	TMED Variance/Warrant	ZBA Variance	Masonry Exception	Appeal of Administrative Decision	Abandonment	Street Use License (SUL)
Complete Universal Application	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electronic copy (PDF) of all required materials submitted as hard copies (must be legible)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hard Copies for all submittals	9	2	1	9	2	2	2	2	1	1	1	1	1
Field Notes or Lot and Block Description	✓	✓	✓		✓		✓		✓			✓	✓
Site Plan Checklist		✓											
Plat Checklist	✓												
I-35 Checklist					✓	✓							
TMED Checklist							✓	✓					
Abandonment Checklist												✓	
SUL Checklist													✓
Fee	✓	✓	✓	NA	NA	NA	NA	NA	✓	NA	NA	✓	✓
Broker's Opinion												✓	
Survey												✓	✓

Total valuation of proposed improvements for project in 1st & 3rd/TMED/I-35: \$ _____

FEE SCHEDULE

Abandonment	\$100.00
Board of Adjustment (Variance)	\$ 75.00
*Preliminary/Final Plat	\$150.00 + \$3.00/lot (residential) or \$10.00/acre (nonresidential)
Street Use License (SUL) (renewed every 15 years)	\$150.00
*Zone Change/CUP/PD	\$150.00 + \$3.00/acre unplatted

The filing fee for a piece of property that is 3.125 acres in size would be a total of \$159.36 (\$150 + [\$3 x 3.12]). City staff uses the second decimal place when calculating a filing fee and **does not round up or down.*

By signing this application, staff is granted access to your property to perform work related to your case. Each signature must be notarized.

SIGNATURE: _____
(Letter of authorization required if signature is other than property owner)

For Plats Only: This waiver must be completed for all Plat applications; failure to do so will result in the rejection of your application.

I waive the statutory time limits in accordance with Section 212 of the Texas Local Government code.

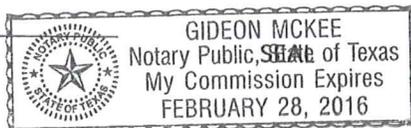
SIGNATURE: _____
(Letter of authorization required if signature is other than property owner)

Print or Type Name: NATHAN EARL MCKEESON

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity there instated.

Given under my hand and seal of office on this 03 day of DGC, 2013.

Notary Public Signature



For Department Use Only

Project #: _____

Project Manager: _____

Total Fee(s): _____

Fee Credit: _____

Payment Method: _____

Submittal Date: _____

Accepted By: _____

Accepted Date: _____



PLANNING DEPARTMENT CHECKLIST I-35 OVERLAY PROJECTS*

Project Name Bird Creek Crossing - Pad "A" Zoning Commercial PD 155 w/ I-35 Overlay

Address 3550 S. General Bruce Drive Temple, Texas 76504 Proposed Use Retail

Sub-District Civic Industrial Freeway Retail/Commercial City Entry

*The checklist below represents a summary of all requirements for the I-35 Overlay District standards. Applicant is responsible for the full list of requirements located in the City of Temple Unified Development Code (UDC) Section 6.7 located on the City's website at <http://www.ci.temple.tx.us/index.aspx?NID=1221>

I-35 Requirements	
Review Process (UDC 6.7.4)	
<input checked="" type="checkbox"/>	Preliminary Design/ Site Plan Review – Date Completed <u>11/19/2013</u>
Tree Preservation (General) (UDC 6.7.5B)	
<input checked="" type="checkbox"/>	Required <u>None on site</u>
Signs (UDC 6.7.5G)	
A separate sign permit is required for signs. I-35 Overlay District standards relate to:	
<ul style="list-style-type: none"> • Sign Type • # of Sign Faces • Height • Setbacks 	<ul style="list-style-type: none"> • # of signs per site • Multi-tenant signs • Sign Materials • Sign Illumination
Dimensions and Use Requirements (UDC 6.7.7, 6.7.8, 6.7.9, 6.7.10)	
<input checked="" type="checkbox"/>	Is the use allowed in the district?
<input checked="" type="checkbox"/>	Does the project meet dimensional requirements to include landscape buffer and setbacks?
Parking (General) (UDC 6.7.5C)	
<input type="checkbox"/>	Does the project meet all parking standards related to curb and gutter, parking aisles, parking configuration, wheel stops, parking ratios, and parking location? <u>No, see appeal list</u>
Screening and Wall Standards (UDC 6.7.5D)	
<input checked="" type="checkbox"/>	Are any storage connexes, shipping containers or portable buildings proposed? (Not allowed) <u>no</u>
<input checked="" type="checkbox"/>	Are garage and service bays located to the rear or side (not visible) of the building? If not, has appropriate screening been provided? <u>None proposed</u>
<input checked="" type="checkbox"/>	Has any outside storage, display, sales, leasing, or operation of merchandise outside of sales area been appropriately screened from all streets, and adjacent property lines of residentially zoned property or future residential area? <u>None proposed</u>
<input checked="" type="checkbox"/>	Have public utility stations been appropriately screened?
<input checked="" type="checkbox"/>	Has appropriate screening been provided for any multi-family or residential abutting use?
<input checked="" type="checkbox"/>	Have vehicle loading and unloading zones been appropriately screened?
<input checked="" type="checkbox"/>	Has refuse storage and compactors been enclosed on three sides and located outside of setbacks?
<input type="checkbox"/>	Has mechanical and utility equipment been appropriately located screened?
Landscaping UDC (UDC 6.7.5E)	
<input checked="" type="checkbox"/>	Is a min. of 15% or the total site area landscaped with approved species?

I-35 Requirements

General Requirements

<input checked="" type="checkbox"/>	Have areas not covered by building or pavement been landscaped?
<input type="checkbox"/>	Does all proposed landscaping meet requirements related to location and spacing? <i>See appeal list</i>
<input checked="" type="checkbox"/>	Has irrigation been provided?
<input checked="" type="checkbox"/>	Is landscaping drought resistant?
<input type="checkbox"/>	Has a landscape buffer been provided adjacent to the public street right-of-way? <i>See appeal list</i>
<input type="checkbox"/>	Does the proposed buffer meet all landscaping requirements? <i>See appeal list</i>
<input checked="" type="checkbox"/>	Have all the following been screened with landscaping: <ul style="list-style-type: none"> • Parking lot or vehicle use area; • Fuel pumps visible from direction of the flow of traffic; and • Vehicle drive through windows facing the street or traffic flow?
<input checked="" type="checkbox"/>	Is a meandering sidewalk required (Civic Sub-district or in Trails Master Plan)? If so has the sidewalk been constructed to standards? <i>N/A</i>
<input checked="" type="checkbox"/>	Have landscaped parking islands been provided in accordance with standards?
<input checked="" type="checkbox"/>	Is all proposed landscaping from the approved drought tolerant list?
On Premises Lighting UDC 6.7.5H	
<input checked="" type="checkbox"/>	Have all directional control standards been met?
<input type="checkbox"/>	Have all intensity (total lumens) standards been met? <i>See appeal list</i>
<input checked="" type="checkbox"/>	Have light trespass standards been met?
<input checked="" type="checkbox"/>	Have all sign lighting standards been met?
<input checked="" type="checkbox"/>	Have all lighting standards related to the following been met: <ul style="list-style-type: none"> • Temporary lighting • All-night lighting
<input checked="" type="checkbox"/>	Are any uses or features exempt from the standards in this section? <i>N/A</i>
Utilities UDC 6.7.5I	
<input checked="" type="checkbox"/>	Have all electric, telephone, cable TV. wires and cables from the property line to the structure been placed underground?
Architectural Design UDC: 6.7.8D; 6.7.9D; 6.7.10D (does not apply to Civic Sub-District)	
Site Development UDC: 6.7.8D.1; 6.7.9D.1; 6.7.10D.1	
<input checked="" type="checkbox"/>	Does proposed development meet location and placement requirements?
<input checked="" type="checkbox"/>	Is proposed development adjacent to residential property line (non-mixed use) and if so, does it meet the minimum slope requirements? <i>N/A</i>
Exterior Appearance of Buildings and Structures UDC: 6.7.8D.2; 6.7.9D.2; 6.7.10D.2	
<input type="checkbox"/>	Do all buildings meet architectural standards related to: <i>See appeal list</i> <ul style="list-style-type: none"> • Architectural finish and detailing? • Building articulation requirements and entrance insets and offsets (projections and recesses)? • Minimum window requirements? (Freeway Retail/ Commercial and Civic Entry Sub-District s only)
<input type="checkbox"/>	Are all buildings designed and constructed in tri-partite architecture. (Freeway Retail/ Commercial and Civic Entry Sub-District s only) <i>See appeal list</i>
Materials and Colors UDC: 6.7.8D.3; 6.7.9D.3; 6.7.10D.3	
<input checked="" type="checkbox"/>	Are all proposed structure colors earth tone in hue? (Planning Dir. may approve 10% variation).
<input checked="" type="checkbox"/>	Have building materials been limited to no more than three types?
<input type="checkbox"/>	Have architectural standards related to the following been met: <ul style="list-style-type: none"> • Material types (primary and accent) and percentages <i>See appeal list</i> • Window glazing (no reflective glass) • Maintenance and durability of materials

I-35 Requirements

Civic Sub-District UDC 6.7.7

- Has an additional 10% of vegetation been provided in addition to general landscape requirements. *N/A*
- In addition to trees already required – ornamental trees also required in landscape buffer. One min. 2" caliper ornamental tree must be planted for every 30' of frontage along public ROW. *N/A*

Industrial Sub-District UDC 6.7.8

- All buildings must incorporate no less than 1 architectural element. > 50,000 sq. ft. must incorporate 2 elements; > 100,000 sq. ft. 3 elements (UDC 6.7.9 D and 6.7.10D) *N/A*
- All industrial buildings with facades greater than 250' in length (visible from ROW) must incorporate wall plane projections or recesses that are at least 6' deep. Projections and recesses must be at least 25 % of length of the façade. No uninterrupted length may exceed 200' *N/A*
- Must select from list of approved building materials (max 100%; min 80%) and accent materials (max 20%) (UDC 6.7.8 D. 3) *N/A*

Freeway Retail/ Commercial UDC 6.7.9

- All retail/commercial buildings with facades greater than 200' (visible from ROW) must incorporate wall plane projections or recesses that are at least 6' deep. Projections and recesses must be at least 25 % of length of the façade. No uninterrupted length may exceed 100'. *N/A*
- Windows must be a min of 40% - 80% of each building elevation. *N/A*
- Parking lot islands must be located at the end of inventory aisle and span the width of aisle and have min. depth of 10' *N/A*
- Parking lot islands (inventory aisles) must be filled with 5. gal. evergreen shrubs *N/A*
- Where an auto sales, leasing or rental establishment is located between N. General Bruce and North 31st Street, North of Jack White Blvd. up to 2654 feet north of the northern boundary of public street ROW of Bray Street, has the applicant met specific standards related to:
 - Parking lot island location, size, and composition, *N/A*
 - Landscape buffer,
 - Location, orientation, and screening of garage and service bays?
- Facades not visible from the street may reflect only similar colors if screened with single row of trees planted along the building or in the landscape buffer on offset 30' centers in min. 10' landscape edge where 50% of trees are evergreen. *N/A*

City- Entry Sub-District UDC 6.7.10

- All retail/commercial buildings with facades greater than 150' (visible from ROW) must incorporate wall plane projections or recesses that are at least 6' deep. Projections and recesses must be at least 25 % of length of the façade. No uninterrupted length may exceed 100'. *N/A*
- 50% of all driveways into the site must have enhanced paving of stone, brick, or patterned concrete for a min of 50% of the driveway throat *See appeal list*
- Windows must be a min of 40% - 80% of each building elevation. *See appeal list*
- An additional 10% of vegetation is required in addition to those requirements in Sec 6.7.5E
- Additional ornamental trees must be used in the landscape buffer. One min. 2" caliper ornamental tree must be planted for each 30' of frontage along public ROW measured along lot lines
- One min. 3" caliper canopy tree must be planted for every 25' of frontage along public ROW measured along lot lines.
- Facades not visible from the street may reflect only similar colors if screened with single row of trees planted along the building or in the landscape buffer on offset 25' centers in min. 10' landscape edge where 50% of trees are evergreen
- The principle building wall setback 18'- 24' from BOC.
- Building entrances must present strong entry presence and be inset or offset by min 4'. *See appeal list*

I-35 Sub-District Special Requirements

Bird Creek Crossing Pad "A" Appeal Descriptions

1. *Requirement: Is a public street ROW buffer provided in accordance with sub-district area regulations?*

Response: The minimum landscape buffers of 25' front and 10' sides are not met. This is a very small lot connected to an existing retail center and meeting the required landscape buffers would result in the usable area for the parking lot and building being insufficient to allow for our desired 5,000 s.f. retail building for future tenant Mattress Firm. The proposed front and side landscape buffers are 5'-6", and the proposed back landscape buffer is 10'-0". See attached Landscape Plan.

2. *Requirement: Landscape buffer berms not less than 24 inches covering 50% of landscape buffer area*

Response: Due to the reduced width of the landscape buffers, shrubs and trees are proposed in lieu of landscape buffer berms. See attached Landscape Plan.

3. *Requirement: Vegetation must be used to soften the appearance of walls – min 5 gal.shrubs planted every 30" on center.*

Response: The proposed design has vegetation along the North wall, South wall, and East retaining wall, but not along the West wall or East wall of building. The West wall is the building entrance with display windows and it is preferred to not have vegetation in front of the windows. The East wall is the back of the building and the back sidewalk is elevated 4.5' above grade. Incorporating additional space for vegetation will increase the length of retaining walls and increase cost. The proposed design has vegetation along the retaining walls but not along the East wall of the building. See attached Landscape Plan.

4. *Requirement: Foundation plantings, within a planting area min 6' in width, required along 70% of the length of any visible façade.*

Response: The proposed design has foundation plantings along the North wall, South wall, and East retaining wall, but not along the West wall or East wall of building. The West wall is the building entrance with display windows and it is preferred to not have vegetation in front of the windows. The East wall is the back of the building and the back sidewalk is elevated 4.5' above grade. Incorporating additional space for vegetation will increase the length of retaining walls and increase cost. The proposed design has vegetation along the retaining walls but not along the East wall of the building. See attached Landscape Plan.

5. *Requirement: Do driveways into site utilize enhanced paving of stone, brick, or patterned concrete*

Response: The proposed driveways into the site are not off the public ROW, but rather connect to the existing retail center. The driveways are proposed to be concrete, but not with enhanced paving or patterned concrete. See attached Site Plan.

6. *Requirement: Parking spaces that face/adjacent to a building must utilize wheel stops; Wheel stops are required adjacent to all landscaped areas; Wheel stops are required adjacent to all sidewalks, except for raised sidewalks at least 6 feet in width (8 feet if parking spaces front both sides)*

Response: The proposed design has no wheel stops, as they can be a trip hazard. Landscaping adjacent to parking spaces is proposed to be set back 18" from curb. Proposed sidewalk on West side of building is over 10' wide and sidewalk on South side of building is 6' wide. See attached Site Plan and Landscape Plan.

7. *Requirement: All ground mounted service equipment must be located at the rear of buildings (unless rear faces I-35), integrated into the building envelope, or enclosed service area. If visible, must have 100% opaque screening one foot higher than equipment being screened.*

Response: The electrical service is proposed to be wall-mounted on building and painted to match the building color, but not screened, similar to adjacent building.

8. *Requirement: Building entrances must be articulated and defined to present a strong entry presence. Must be inset or offset by min 6'.*

Response: The proposed building entrance is articulated and defined to present a strong entry presence, but not offset by 6'. See attached Floor Plan and Elevations.

9. *Requirement: All buildings must be designed and constructed in tri-partite architecture.*

Response: The proposed building has storefront, sign band above, and metal coping at top of wall parapet similar to the other buildings in the retail center. See attached Elevations.

10. *Requirement: Windows must be a minimum of 40% up to a maximum of 80% on each building elevation.*

Response: The proposed building has storefront for 60% of the length of the West elevation, 20% of the length of the North and South elevations, and 0% of the length of the East elevation. The proposed grading of the site begins to slope down once past the storefronts on the North and South elevations, and vegetation is desired in lieu of storefront. Storefront on the East elevation does not work well for the future tenant Mattress Firm. See attached Elevations.

11. *Requirement: Approved primary and accent building materials must be from the approved building materials list. Primary materials 70%-90% ; Accent 10%-30%*

Response: The proposed West elevation is 61% stucco and 39% stone, North & South elevations are 89% stucco and 11% stone, and the East elevation is 100% stucco. See attached Elevations.

12. *Requirement: Max 80 lumens per net acre with full cut-off lighting*

Response: The response from the lighting consultant is that 80 lumens max. per net acre is an unrealistic requirement to safely light a retail site.

13. *Requirement: Is there ornamental and decorative lighting where appropriate?*

Response: The light fixtures are similar to those throughout the retail center. See attached light fixture cut sheets and Photometric Plan.

14. *Requirement: The minimum sign setback from the property line is 10'.*

Response: Due to proposed 5'-6" width of the side landscape buffer, the sign is 1' from the property line, though it is adjacent to a vacant lot that is small and will likely not be developed due to its size and configuration. See attached Site Plan.

RDWGS066-002.DWG 066-002 CONCEPTUAL SITE PLAN-REVISED 9-23-13.dwg, 10/16/2013 8:35:01 AM, wanda

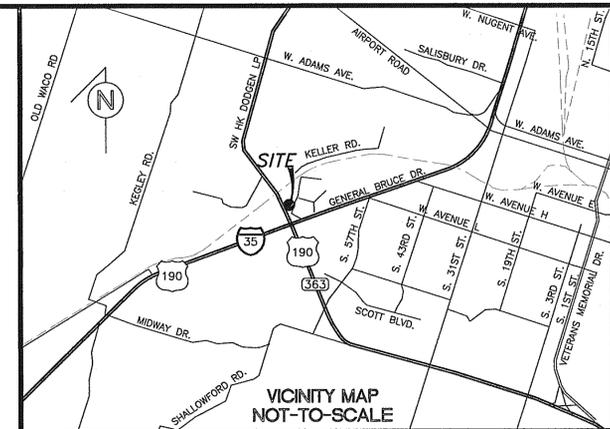
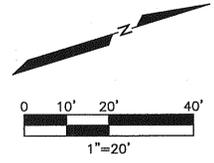
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TO
JAMES R. & NANCY RODGERS
VOL. 5799, PAGE 651 OPRRBC
TO
NANCY & BETTY RODGERS
3/15/2006
& 10/11/2007
DOC. NO. 2007-00026187
OPRRBC

PROPOSED RETAIL BUILDING
5,000 S.F.
FF 640.50

COMMERCE ST.

LOT 6, BLOCK 1
BIRD CREEK CROSSING
CAB. D. SL. 123-B



~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	109.50'	41°33'50"	79.43'	N 85°44'44" E	77.70'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N16°11'48"W	20.90'

~ DRAINAGE CALCULATIONS ~
 $Q = C \times I \times A$

Area No.	Area (ac)	C (runoff)	Tc (min)	I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)	REMARKS
A1	0.22	0.88	5.0	12.5	2.42	5' CURB INLET
A2	0.55	0.88	5.0	12.5	6.05	TO STREET

- LEGEND**
- 569 — EXIST. CONTOUR
 - 45 — PROP. CONTOUR
 - — — PROP. DRAINAGE DIVIDE
 - ⊙ DA AC QFS DRAINAGE AREA NO. AREA (ACRES) Q₁₀₀ (CFS)
 - ▨ EXIST. STORM
 - ▨ PROP. STORM
 - DIRECTION OF FLOW

PRELIMINARY - REVIEW/COORDINATION PURPOSES ONLY

REV.	DATE	REMARKS

PRELIMINARY SITE PLAN

PAD A

LOT 1, BLOCK 2, BIRD CREEK CROSSING

THE CITY OF TEMPLE, TEXAS

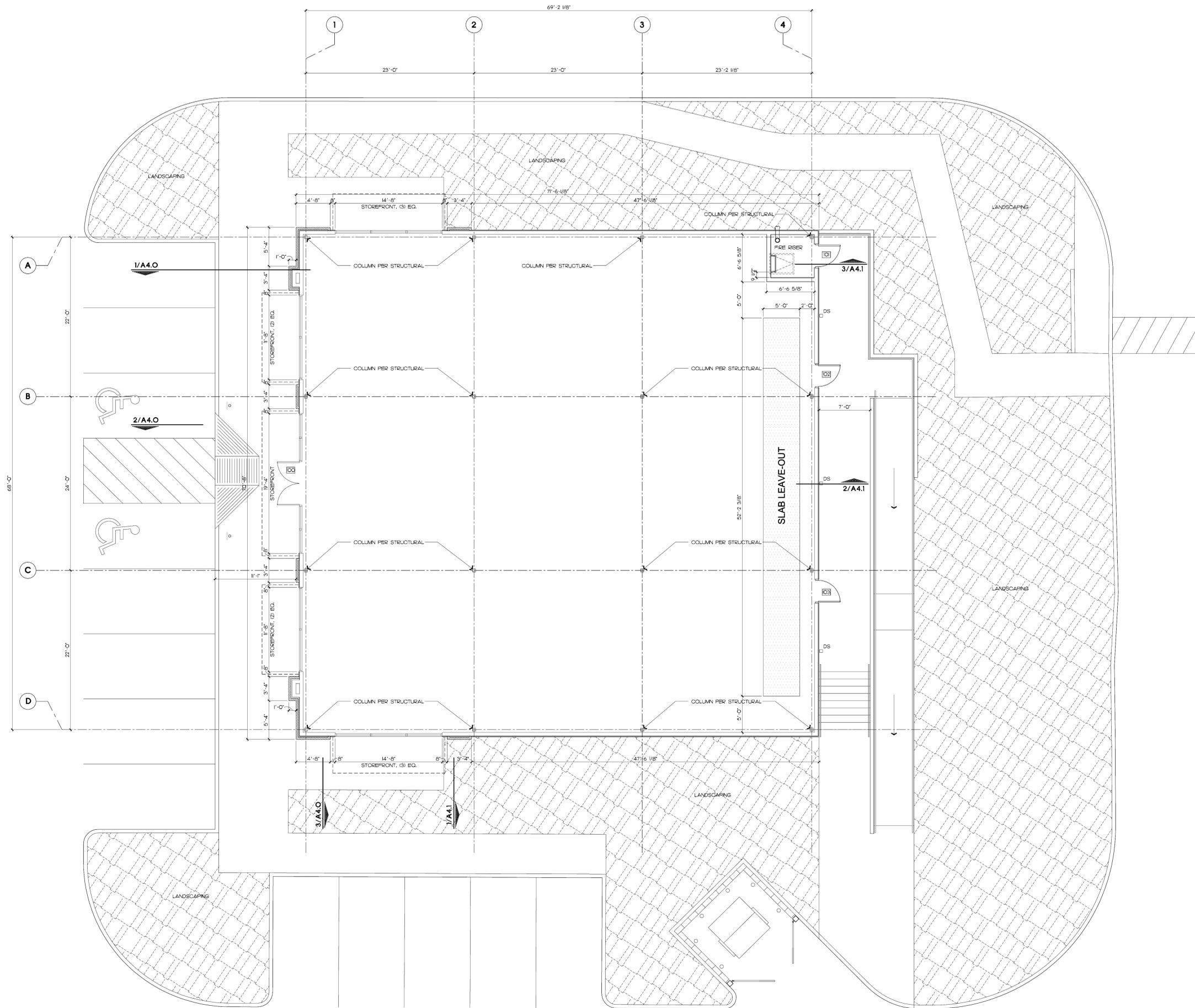
1800 Osburn Drive, Suite 200
Dallas, Texas 75254
Office: 973-885-2277 Fax: 972-980-1627
TRPE F-3751

CC A Cates - Clark & Associates, LLP
Consulting Engineers

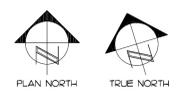
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CCA	CCA	10.15.13	1"=20'	D.P.	066-002 CSP	

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ROBERT L. PRUETT, JR., P.E. 53662 ON 10-16-13





1 FLOOR PLAN
 SCALE: 3/16" = 1'-0"



4942 HWY 290 W
 AUSTIN, TEXAS
 78735
 (512) 476-0622

Bird Creek Crossing - Pad A
 Interstate Highway 35 @ Loop 363
 Temple, Texas

PROJECT

ENVIROPLAN
 ARCHITECTS PLANNERS

REVISIONS

X.X.13
 DATE

A2.0

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	109.50'	41°33'50"	79.43'	N 85°44'44" E	77.70'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 16°11'48"W	20.90'

SOLID SOD NOTES

1. Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
5. Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
6. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
7. Water sod thoroughly as sod operation progresses.
8. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
10. If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

LANDSCAPE TABULATIONS

SITE LANDSCAPE: (34,368.84 s.f.)
Requirements: 15% of total site to be landscape area

Required	Provided
5,155 s.f. (15%)	8,568 s.f. (25%)

STREET TREES:
Requirements: (1) tree, 3" cal. per 25 ft. of street ROW and (1) 2" cal. ornamental tree per 30 ft. Evergreen parking lot screen required. If overhead utility lines occur (4) ornamental trees per each large tree can be substituted. 60% of trees to be evergreen

SW H.K. DODGEN (180.09 LF)
Required: (7) large trees, 3" cal. or (28) ornamental trees (8) ornamental trees, 2" cal.
Provided: (16) trees, 2" cal. along ROW due to overhead utility lines

COMMERCE STREET (203.88 LF)
Required: NA

PARKING LOT: (38 spaces)
Requirements: (1) tree, 3" cal. per (10) parking spaces with all islands to have shrubs / groundcover

Required	Provided
(4) trees, 3" cal. shrubs / groundcover	(6) trees, 2" cal. shrubs / groundcover

FOUNDATION PLANTING:
Requirements: 70% of foundation facing a street to have planting in 6' wide bed.

Required	Provided
WEST: 77 = 49 LF.	NONE: Variance request
NORTH: 77 = 49 LF.	49.7 LF.
EAST: 77 = 49 LF.	49.0 LF.
SOUTH: 77 = 49 LF.	49.7 LF.

PLANT LEGEND

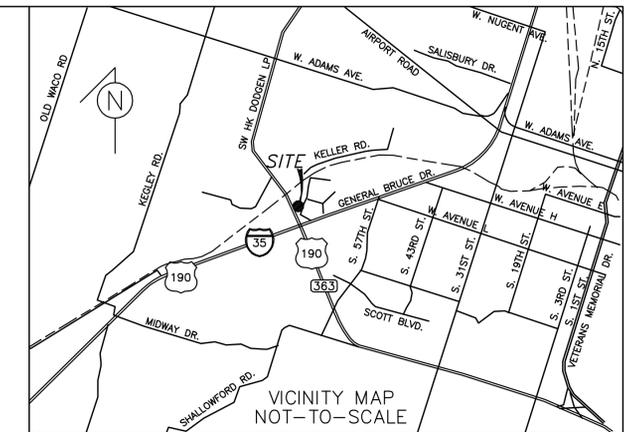
- LARGE TREE, 3" CAL.
- LARGE TREE, 3" CAL.
- ORNAMENTAL TREE, 2" CAL.
- ORNAMENTAL TREE, 2" CAL.
- LARGE ACCENT SHRUB
- ORNAMENTAL GRASS
- ACCENT SHRUB
- ACCENT SHRUB
- EVERGREEN SHRUB, 30" HT.
- EVERGREEN SHRUB, 24" HT.
- ORNAMENTAL GRASS
- ORNAMENTAL GRASS
- SHRUB MASSING
- SHRUB MASSING
- GROUNDCOVER
- LAWN SOLID SOD



PROGRESS SET - FOR REVIEW ONLY
ISSUED

11.25.13
These documents are NOT FOR REGULATORY APPROVAL,
PERMITTING OR CONSTRUCTION.
They were prepared by, or under the supervision of:

Brian Denis Adams, T.A. Lic. #1761
SMR Landscape Architects, Inc.



GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on civil plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, rocks, debris, vegetation, stones, containing no salt and black to brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.
7. Contractor shall provide (1) one inch of imported topsoil on all areas to receive lawn.

LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

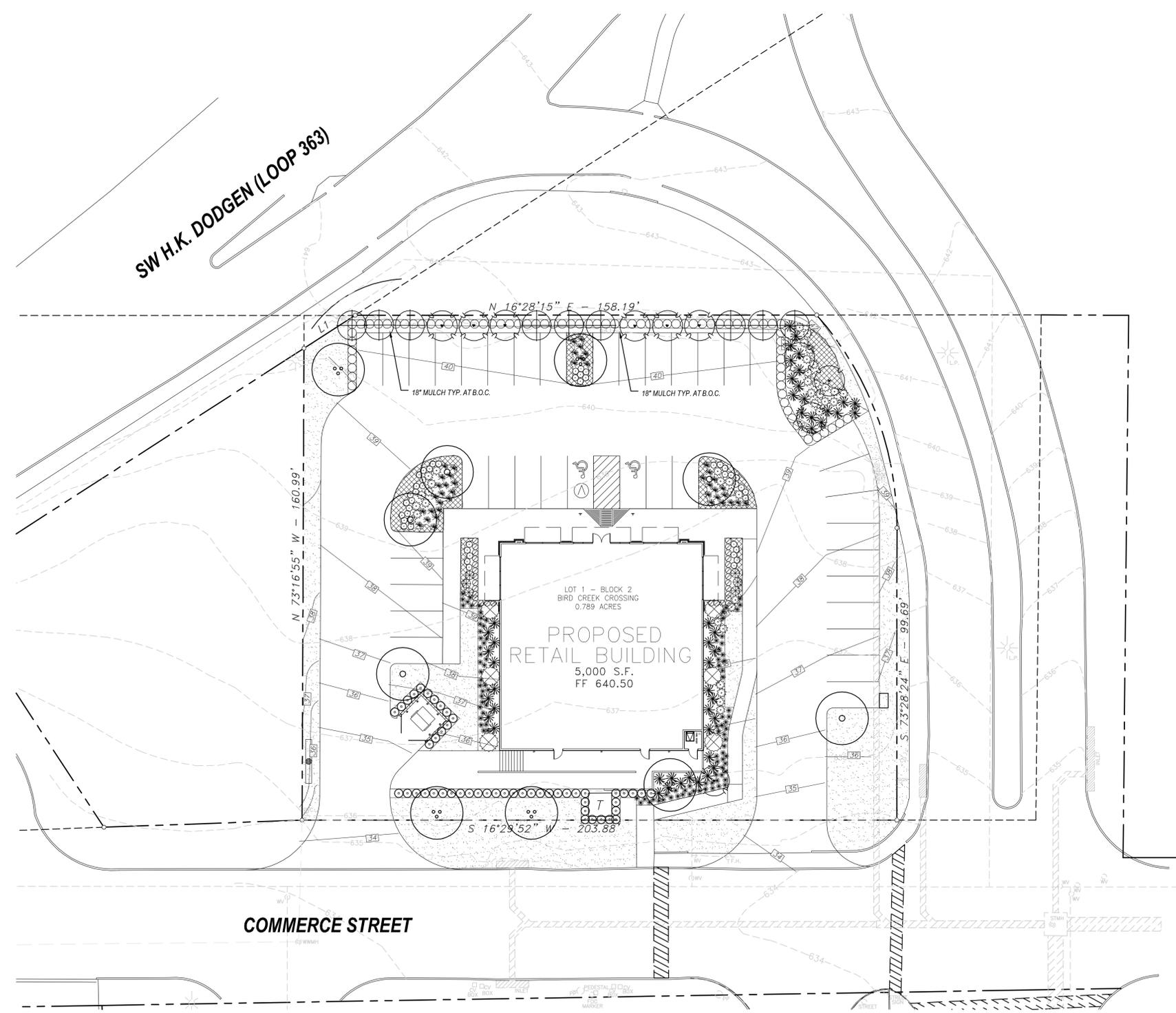
1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

01 CONCEPT LANDSCAPE PLAN
SCALE: 1" = 20'-0"



smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0563
Fax 214.871.0545
Email smr@smr4.com

REV.	DATE	REMARKS
CONCEPT LANDSCAPE PLAN		
PAD A		
LOT 1, BLOCK 2, BIRD CREEK CROSSING		
THE CITY OF TEMPLE, TEXAS		
Cates-Clark & Associates, LLP Consulting Engineers		
DESIGN	BDA	11/25/13
SCALE	1"=20'	
FILE	066-002	
NO.	CLP.1	



SW H.K. DODGEN (LOOP 363)

COMMERCE STREET

PROPOSED
RETAIL BUILDING
5,000 S.F.
FF 640.50

LOT 1 - BLOCK 2
BIRD CREEK CROSSING
0.789 ACRES



4942 HWY 290 W
 AUSTIN, TEXAS
 78735
 (512) 476-0622

Bird Creek Crossing - Pad A
 Interstate Highway 35 @ Loop 363
 Temple, Texas

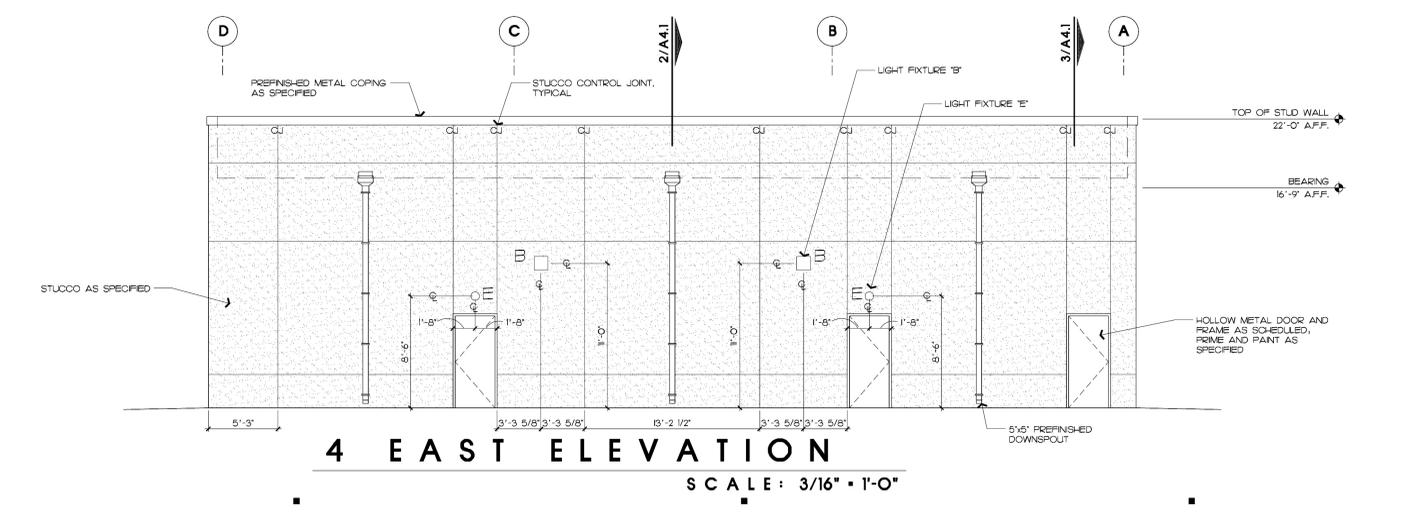
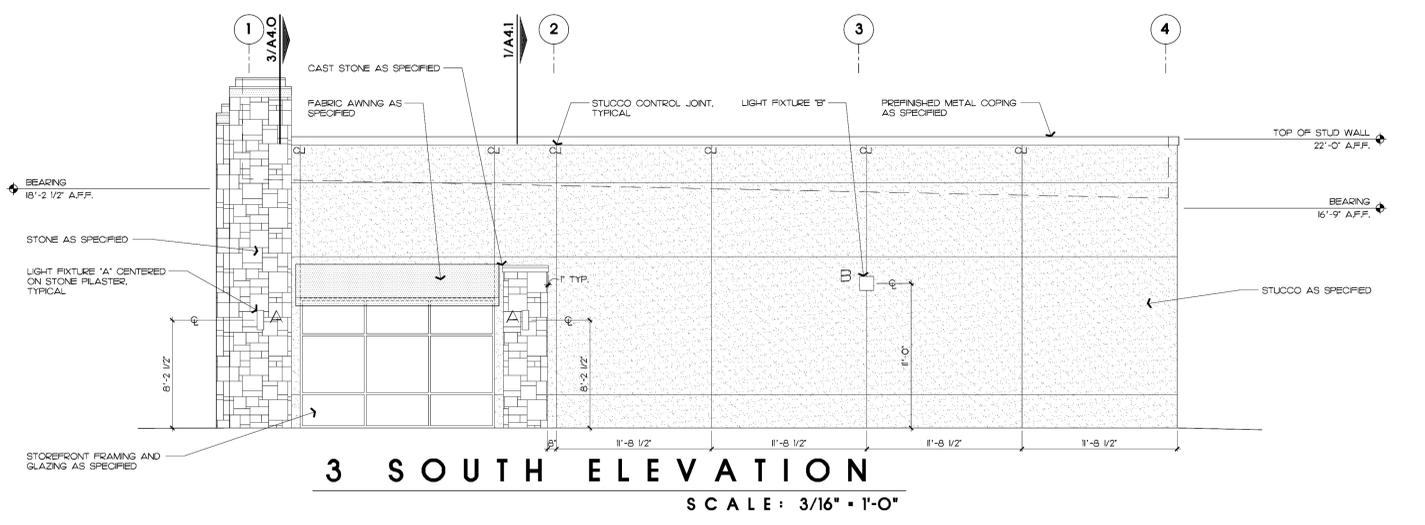
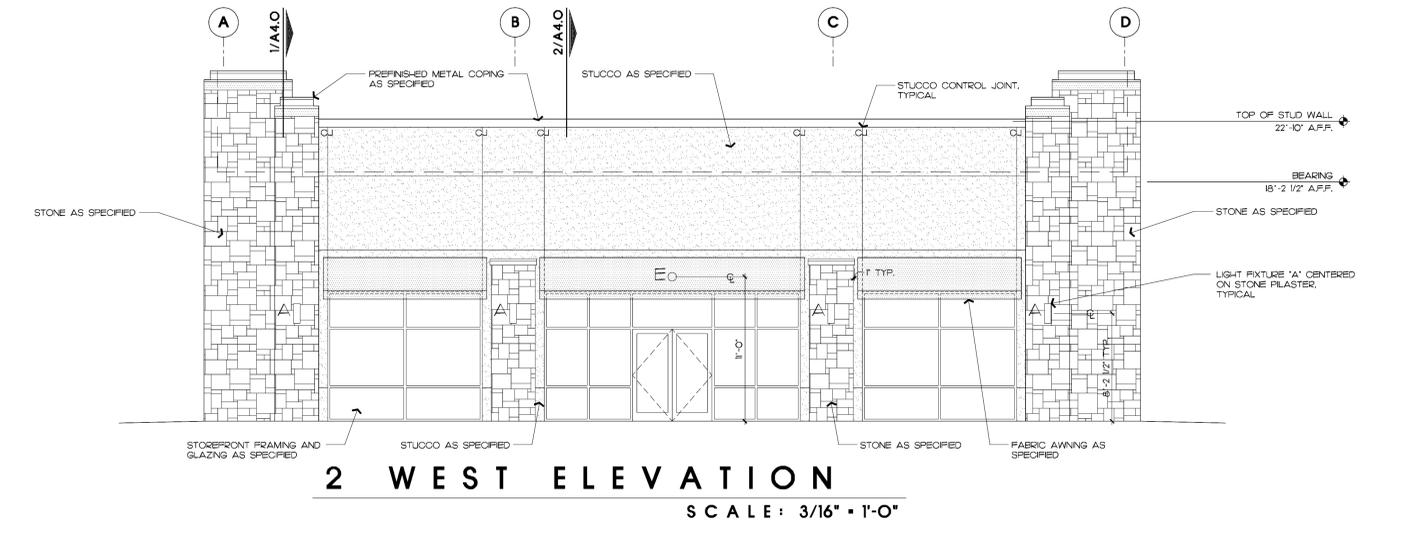
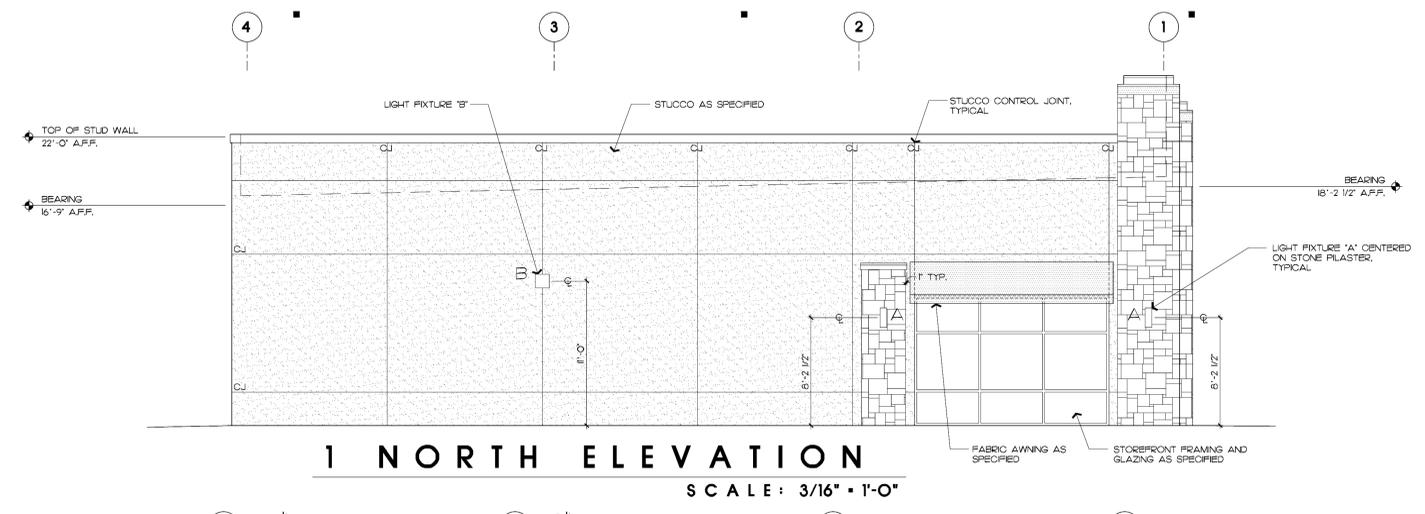
PROJECT

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 ARCHITECTS PLANNERS

REVISIONS

X.X.13
 DATE

A3.0

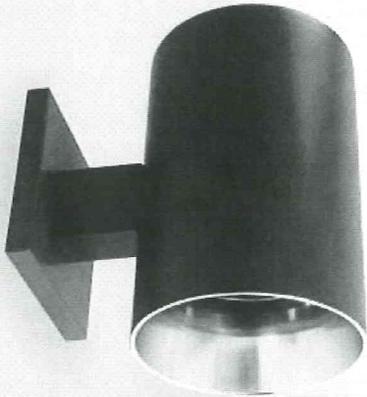


INFINIUM™ CYLINDER SERIES

6" ROUND CYLINDER

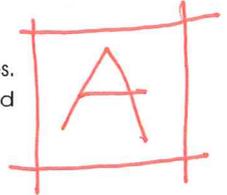
LE SERIES/30 WATT MAX

SPC6
SPECTRUM
CYLINDERS



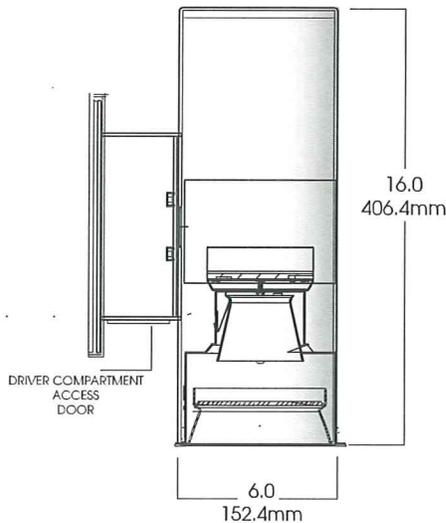
PRODUCT INFORMATION:

- 6" Infinium™ round high output indirect cylinder series.
- High powered LED produces point source quality and luminaire focus.
- All LED modules and drivers are replaceable and up-gradeable.
- 50,000 hours rated LED system life.
- High flux density LED.
- Many powdercoat options.
- Suitable for damp locations.
- Manufactured and tested to UL standards No. 1598/8750.



Fixture Weight: 13.00 lbs

KELVIN°	WATTAGE	LUMENS
27K°	20W	780
	30W	1280
31K°	20W	980
	30W	1400
35K°	20W	1030
	30W	1520
41K°	20W	1295
	30W	1850
55K°	20W	1470
	30W	2100



SERIES	WATT	BEAM	KELVIN	DRIVER	TRIM / FINISH	OPTIONS	MOUNTING	FINISH
SPC0616LEDLE- Spectrum LED Cylinder	20W 30W	ND (12°) MD (23°) WD (37°) XW (55°)	27K -2700° Kelvin 31K -3100° Kelvin 35K -3500° Kelvin 41K -4100° Kelvin 55K -5500° Kelvin	E1 -Electronic, 120V E2 -Electronic, 277V DS101 -Dimming 0 to 10 120v DS102 -Dimming 0 to 10 277v	AR6454 MW -Matte White SG -Semi- Diffuse Low Iridescent clear	GL -Glass Lens GS -Gasket SO -Micro Prism Solite™ Lens WL -Wet Location	HM* -Hang- Straight Mounting HMAT** -Field Cutable Length Hang Straight Pendant PM* -Pendant Mount SM -Surface Mount WM -Wall Mount	GW -Gloss White GB -Gloss Black MW -Matte White MB -Matte Black BZ -Bronze PT -Platinum Silver MT -Mini Tek Silver TW -Textured White CC -Custom Color

Dimensions shown are nominal. Spectrum Lighting is continually improving products and reserves the right to make changes that will not alter performance or appearance with or without written notice.

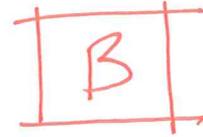


PROJECT:	TYPE:
CAT.	



994 Jefferson Street, Fall River, MA 02721 508.678.2303 FAX 508.678.2260

Wall luminaires with directed light



Housing: One piece die-cast aluminum supplied with universal mounting bracket for direct attachment to 3½" or 4" octagonal wiring box.

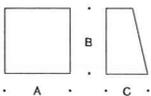
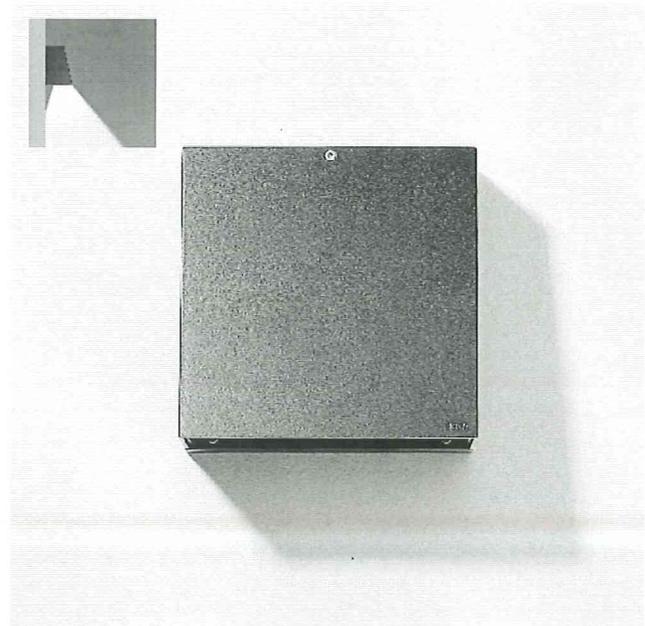
Enclosure: One piece die-cast aluminum cover frame, secured by captive socket head, stainless steel screws threaded into stainless steel inserts. Semi-specular, anodized aluminum internal reflector. Stippled tempered clear glass. Fully gasketed for weather tight operation using a molded silicone rubber O-ring gasket.

Electrical: Lampholders: H.I.D. are bi-bin base porcelain with nickel plated contacts. Ballast is electronic, universal voltage 120V through 277V, located inside luminaire housing.

Finish: Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed, suitable for wet locations.
Protection class: IP55.

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



	Lamp	Lumen	A	B	C
2499 MH	1 70W T4 G8.5 MH	6400	12 ⁵ / ₈	12 ⁵ / ₈	8 ³ / ₄

FEATURES & SPECIFICATIONS

INTENDED USE – Ideal for parking areas, street lighting, walkways and car lots.

CONSTRUCTION – Rugged, die-cast, soft corner aluminum housing with 0.12" nominal wall thickness. Die-cast door frame has impact-resistant, tempered, glass lens that is fully gasketed with one-piece tubular silicone. Finish: Standard finish is dark bronze (DDB) polyester powder finish, with other architectural colors available.

OPTICS – Anodized, aluminum reflectors: IES full cutoff distributions R2 (asymmetric), R3 (asymmetric), R4 (forward throw) and RSS (square) are interchangeable. High-performance anodized, segmented aluminum reflectors IES full cutoff distributions SR2 (asymmetric), SR3 (asymmetric) and SR4SC (forward throw, sharp cutoff). High-performance reflectors attach with tool-less fasteners and are rotatable and interchangeable.

ELECTRICAL – Ballast: High pressure sodium: 70-150W is high reactance, high power factor. Constant wattage autotransformer for 200-400W. Metal halide: 70-150W is high reactance, high power factor and is standard with pulse-start ignitor technology. "SCWA" not required. Constant wattage autotransformer for 175-400W. Super CWA (pulse start ballast), 88% efficient and EISA legislation compliant, is required for metal halide 151-400W (SCWA option) for US shipments only. CSA, NOM or INTL required for probe start shipments outside of the US. Pulse-start ballast (SCWA) required for 200W, 320W, or 350W. Ballast is 100% factory-tested.

Socket: Porcelain, horizontally oriented medium base socket for 70-150M. Mogul base socket for 175M and above, and 70-400S, with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W, 600V.

LISTINGS – UL Listed (standard). CSA Certified (see Options). UL listed for 25°C ambient and wet locations. IP65 rated in accordance with standard IEC 529.

WARRANTY – 1-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomResources/Terms_and_conditions.aspx

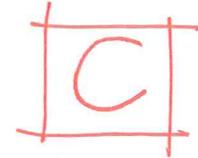
Note: Specifications subject to change without notice.



Catalog Number
Notes
Type

CONTOUR
SERIES

Soft Square Lighting



KAD

Specifications

EPA: 1.2 ft.²

*Weight: 35.9 lbs (16.28 kg)

Length: 17-1/2" (44.5)

Width: 17-1/2" (44.5)

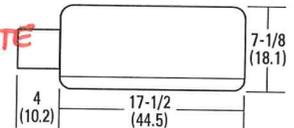
Depth: 7-1/8" (18.1)

All dimensions are inches (centimeters) unless otherwise specified.

*Weight as configured in example below.

27' ABOVE GRADE
25' POLE
2' CONCRETE BASE

METAL HALIDE: 70-400W
HIGH PRESSURE SODIUM: 70-400W
20" TO 35" MOUNTING



ORDERING INFORMATION For shortest lead times, configure product using **bolded options**.

Example: KAD 400M R3 TB SCWA SPD04 LPI

KAD	Wattage			Distribution		Voltage	Ballast	Mounting ¹²	
	Metal halide	High pressure sodium ¹	Ceramic metal halide	Standard reflectors	High performance reflectors ⁸			Ships in fixture carton	Arm length
KAD	70M ^{1,2}	250M³	70MHC ^{1,2}	R2 IES type II asymmetric ⁷	SR2 IES type II asymmetric ²	120	(blank) Magnetic ballast	SPD Square pole	04 4" arm
	100M ¹	320M ⁴	100MHC ¹	R3 IES type III asymmetric ⁷	SR3 IES type III asymmetric ²	208 ⁹	CWI Contant wattage isolated ¹¹	RPD Round pole	06 6" arm
	150M	350M ^{3,4}	150MHC	R4 IES type IV forward throw ⁷	SR4SC IES type IV forward throw	240 ⁹	Pulse Start SCWA Super CWA pulse-start ballast	WBD Wall bracket	09 9" arm
	175M ³	400M^{5,6}	150MHC	R5 IES type V square		277		WWD Wood or pole wall	12 12" arm
	200M ⁴		250S			347		Ships separately ^{13,14}	
			400S			480 ⁹		DAD12P Degree arm (pole)	
					TB ¹⁰		DAD12WB Degree arm (wall)		
					23050HZ ¹¹		WBA Decorative wall bracket ¹⁵		
							KMA Mast arm external fitter		
							KTMB Twin mounting bar		

Options				Finish ²⁰			Lamp ²¹
Shipped installed in fixture		CSA CSA Certified	PE3 NEMA twist-lock PE (347V)	(blank) Dark bronze	DNAXD Natural aluminum	LPI Lamp included	
SF Single fuse (120, 277, 347V) ¹⁶	INTL Available MH for probe start shipping outside the U.S.	PE4 NEMA twist-lock PE (480V)	DWH White	DWHXD White			
DF Double fuse (208, 240, 480V) ¹⁶	REGC1 California Title 20, effective 1/1/2010	PE7 NEMA twist-lock PE (277V)	DBL Black	DBBTDX Textured dark bronze	L/LP Less lamp		
PD Power tray ⁷	Shipped separately¹³	SC Shorting cap for PER option	DMB Medium bronze	DBLBXD Textured black			
PER NEMA twist-lock receptacle only (no photocontrol)	HS House side shield	VG Vandal guard ¹⁹	DNA Natural aluminum	DNATXD Textured natural aluminum			
QRS Quartz restrrike system ¹⁸	PE1 NEMA twist-lock PE (120, 208, 240V)	WG Wire guard ¹⁹	Super Durable Finishes	DWHGXD Textured white			
QRSTD QRS time delay ¹⁸			DDBXD Dark bronze				
WTB Terminal wiring block ¹⁷			DBLXD Black				

Accessories: Tenon Mounting Slipfitter (RPxx required.)
Order as separate catalog number. Must be used with pole mounting.

Tenon O.D.	Number of fixtures							
	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°		
2-3/8"	T20-190	T20-280	T20-290 ²²	T20-320 ²²	T20-390 ²²	T20-490 ²²		
2-7/8"	T25-190	T25-280	T25-290 ²²	T25-320	T25-390 ²²	T25-490 ²²		
4	T35-190	T35-280	T35-290 ²²	T35-320	T35-390 ²²	T35-490 ²²		

Notes

- Not available with SCWA.
- Not available with 480V.
- These wattages do not comply with California Title 20 regulations.
- Must be ordered with SCWA.
- These wattages require the REGC1 option to be chosen for shipments into California for Title 20 compliance. 250M REGC1 is not available in 347 or 480V.
- Reduced jacket ED28 required for SR2, SR3 and SR4SC optics.
- House-side shield available.
- High performance reflectors not available with QRSTD.
- Must specify CWI for use in Canada.
- Optional multi-tap ballast (120, 208, 240, 277V; in Canada: 120, 277, 347V).
- Consult factory for available wattages.
- 9" arm is required when two or more luminaires are oriented on a 90° drilling pattern.
- May be ordered as an accessory.
- Must specify finish when ordered as an accessory.
- Available with SPD04 and SPD09.
- Must specify voltage. N/A with TB.
- Only available with SR2, SR3 and SR4SC optics.
- Max allowable wattage lamp included.
- Prefix with KAD when ordered as an accessory.
- See www.lithonia.com/archcolors for additional color options.
- Must be specified. L/LP not available with MHC.
- Must use RPD09.

FEATURES & SPECIFICATIONS

INTENDED USE — Provides a minimum of 90 minutes illumination for the rated wattage upon loss of AC power. Ideal for applications requiring low-profile, attractive emergency lighting.

CONSTRUCTION — Compact, low-profile, architectural design with die-cast aluminum housing. Available finishes are texturized polyester powder coat paint in brushed nickel, white, black and dark bronze. All finishes can be painted in the field to match the wall color of choice.

U.S. Patent No. D468,046.

OPTICS — Standard optics provided with two 6W wedge-base xenon lamps offer 55 percent more light output than standard incandescent lamps. Patent-pending reflector/refractor design features superior vac-metalized, die-casted reflectors; and multi-faceted, highly transmissive refractor that significantly improve photometrics.

Forward throw (FWD) option optics provided with two high-brightness white LEDs (10.8W total), projecting an NFPA-101 compliant path 3' wide and 28' forward, when mounted 8-1/2' AFF. The typical life of the LED lamp is 10 years.

All light sources meet requirements for NEC 700.16.

Dual-voltage input capability (120/277V).

Edge connectors on printed circuit board ensure long-term durability.

Universal J-box mounting pattern.

Low-profile, integrated test switch/pilot light located below the lens.

Easily visible green status indicator.

Rigid conduit entry provision on top of the unit.

Battery: Sealed, maintenance-free lead-calcium battery provides 12W rated capacity. Nickel-cadmium battery with Premium and Exterior option packages.

Automatic 48-hour recharge after a 90-minute discharge.

Low-voltage disconnect prevents excessively deep discharge that can permanently damage the battery. Single-circuit battery connection.

ELECTRICAL — Current-limiting charger maximizes battery life and minimizes energy consumption. Provides low operating costs.

Short-circuit protection — current-limiting charger circuitry protects printed circuit board from shorts. Thermal protection senses circuitry temperature and adjusts charge current to prevent overheating and charger failure.

Thermal compensation adjusts charger output to provide optimum charge voltage relative to ambient temperature.

Regulated charge voltage maintains constant-charge voltage over a wide range of line voltages. Prevents over/undercharging that shortens battery life and reduces capacity.

Filtered charger input minimizes charge voltage ripple and extends battery life.

AC/LVD reset allows battery connection before AC power is applied and prevents battery damage from deep discharge.

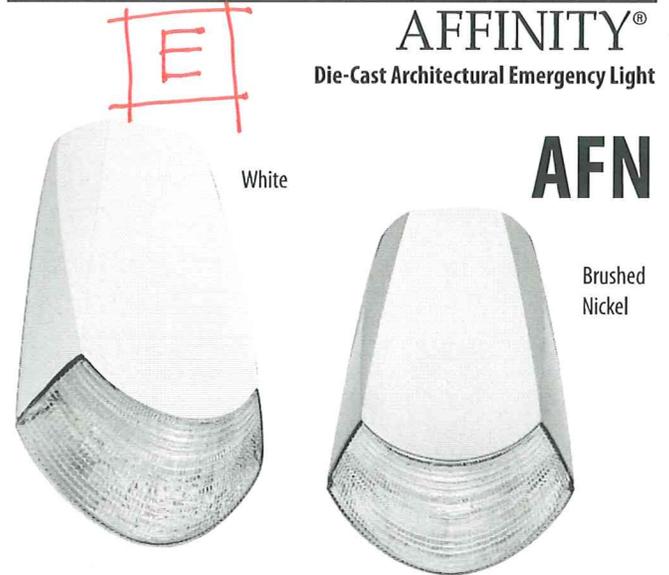
Brownout protection is automatically switched to emergency mode when supply voltage drops below 80 percent of nominal.

EXT option package includes 20-minute time delay for supplemental lighting during HID startup.

Self-diagnostics (PREM and EXT option packages)

Patented Electronics - U.S. Patent No. D468,046 and 6,502,044.

Catalog Number
Notes
Type



Single multi-chromatic LED indicator to display two-state charging, test activation and three-state diagnostic status.

Test switch provides manual activation of 30-second diagnostic testing for on-demand visual inspection. Self-diagnostic testing for five minutes every 30 days and 30 minutes every six months.

Diagnostic evaluation of lamp, AC to DC transfer, charging and battery condition. Continuously monitors AC functionality.

Postpone automatic test initiates eight hour delay of an automatic test by activating the manual test switch.

LISTINGS — UL Listed. Wet location (EXT) listed. Damp location (PREM, EXT) listed. Cold weather (EXT) listed.

Meets UL 924, NFPA 101, NFPA 70-NEC and OSHA illumination standards. UL labeled.

WARRANTY — 3-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

Note: Specifications subject to change without notice.

ORDERING INFORMATION For shortest lead times, configure product using **bolded options**.

Example: AFN W EXT

AFN	Finish	Options
AFN AFFINITY Series die-cast architectural emergency lighting	W White B Black BN Brushed nickel DB Dark bronze	(blank) Features lead calcium battery PREM Features ni-cad battery, self-diagnostics and damp location 32°F to 122°F (0°C to 50°C) EXT Features high-temperature ni-cad battery listed from 0°F to 122°F (-18°C to 50°C), self-diagnostics, time delay; listed for cold weather, damp and wet location FWD Forward throw optics with LED light source, 10.8W

Accessories: Order as separate catalog number!

ELA AFNR DB Remote fixture (less batteries and electronics) to be powered by 6V battery equipment as part of an emergency lighting system (listed from -40°F to 122°F; -40°C to 50°C), BN, W, B finishes available.

Notes

1 See spec sheet ELA-OMC-ELA-AFNR.



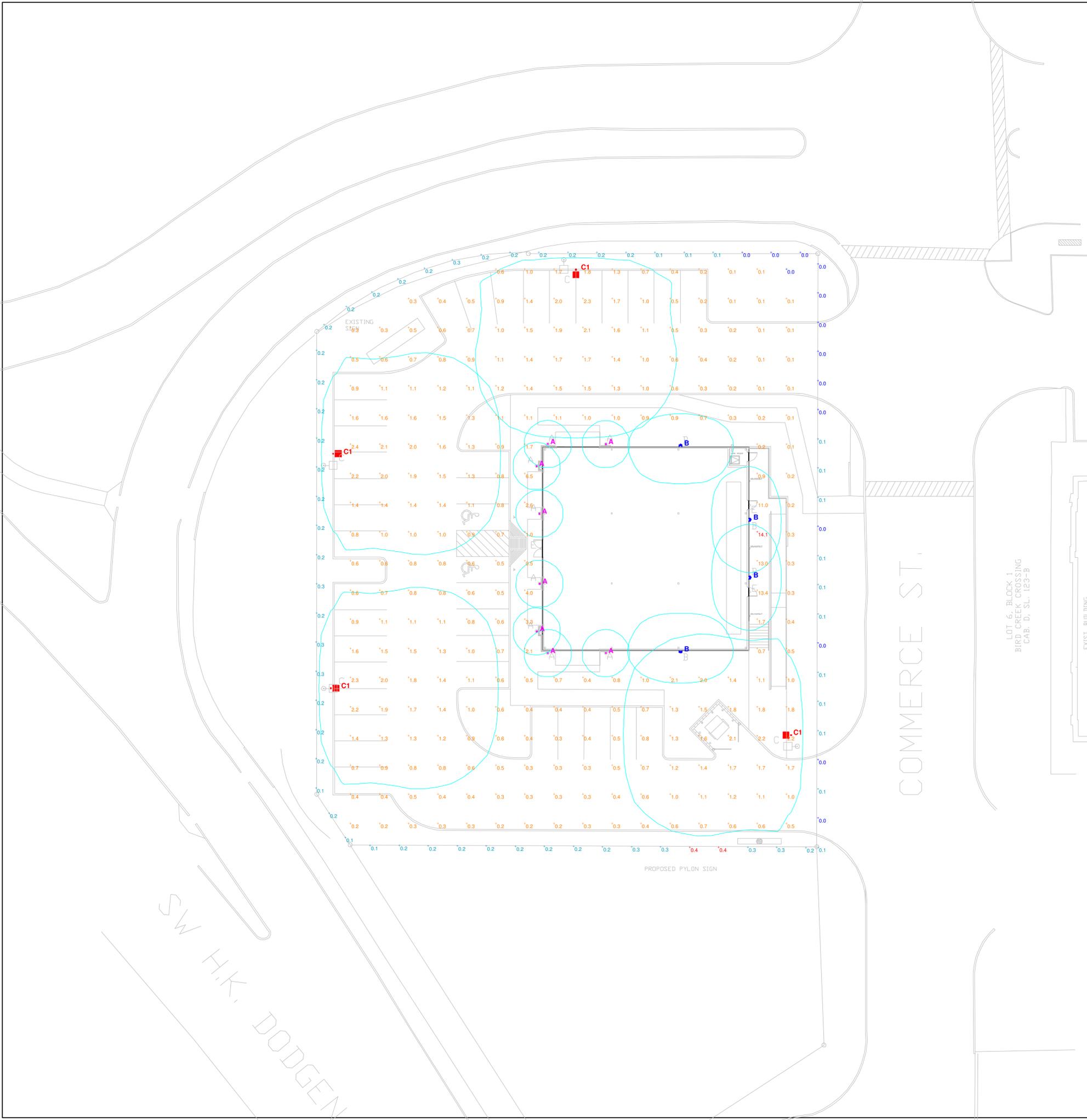
SPECTRUM LIGHTING
AUSTIN

Bird Creek Crossing

Site Lighting Photometrics

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	8	INFUSION 3000K GEN2 M2000 MODULE WITH 75MM 25 DEGREE OPTIC	VARIOUS SPECTRUM LIGHTING LUMINAIRE - SEE NOTE1 AND NOTE2 BELOW	INFUSION GEN2 M2000 MODULE	S-LEDGI-30W-30K-MD25-C2.ies	Absolute	0.95	30
	B	4	2499MH	WALL LUMINAIRE WITH DIRECTED LIGHT		2499MH.IES	6400	0.81	170
	C1	4	KAD 250M SR4SC (PULSE START)	Area Luminaire, 250W MH, High Performance SR4SC Sharp Cutoff Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	KAD_250M_SR4SC (PULSE START).ies	22500	0.81	288

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	+	0.2 fc	0.4 fc	0.0 fc	N/A	N/A
Site	+	1.2 fc	14.1 fc	0.0 fc	N/A	N/A



Designer
Date Nov 12 2013
Scale
Drawing No.



PLANNING AND ZONING COMMISSION AGENDA ITEM

1/06/14
Item #10
Regular Agenda
Page 1 of 2

APPLICANT: Planning & Zoning Commission

CASE MANAGER: Brian Chandler, 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-13-46 - Consider and take action on the Preliminary Plat of Shiloh Terrace Phase Four, a 27.84 ± acre, 42-lot, 2-block, residential subdivision located on the north side of Sparta Road, west of Water Works Road in Temple's Western E.T.J.	DRC 9/25/13 Pending	Robert Mitchell for James Herring
P-FY-14-01 - Consider and take action on the Final Plat of JENCER Addition, a 28.29 ± acres, 2-lot, 1-block, nonresidential subdivision, located on the south side of Industrial Boulevard, along the east side of the Burlington Northern Santa Fe Railroad, and on the north side of I-35.	DRC 10/22/13 Pending	Chuck Lucko for Arthur Brashier
P-FY-14-03 – Consider and take action on the Final Plat of The Meadows at Creekside, a 41.941 acre, 123 lot, 6 block, residential subdivision, located on the north side of Case Road.	DRC 11/06/13 DRC 12/20-13 Needs 3 rd DRC	Cory Herring
P-FY-14-05 - Consider and take action on the Final Plat of Fettig Subdivision, a 3.00 ± acre, 3 lot residential subdivision located at the northeast corner of West Adams Avenue and Beaver Loop.	DRC 11/20/13 PZC 2/17/14	Monty Clark for Michelle Fettig
P-FY-14-07 - Consider and recommend action on the final plat of Airport Park at Central Pointe, Phase 1, a 19.505 +/- acres, 3-lots, 1 block, non-residential subdivision.	DRC 12/4/13 Pending	The Wallace Group
P-FY-14-08 - Consider and recommend action on the Preliminary Plat of The Plains At Riverside, a 49.979 +/- acres, 200-lots, 7-blocks residential subdivision, located at the southeast corner of South Pea Ridge Road and Old Waco Road.	DRC 12/4/13 2 nd DRC Pending	Turley Associates

P-FY-14-10 - Consider and take action on the Final Plat of Cedarbrake Retreat Addition, a 43.261 +/- acres. 1-lot, 1-block nonresidential subdivision, being part of the John J. Simmons Survey, Abstract No. 737, located on the west side of State Highway 317, south of FM 2305.	DRC 12/20/13	Rev. Michael Sis - Catholic Diocese of Austin
P-FY-14-11 - Consider and take action on the preliminary plat of Legacy Ranch, a 103.07 +/- acres, 181 lots, 12 blocks, mixed use subdivision.	DRC 12/20/13 Pending	All County Surveying
Z-FY-14-18 - Hold a public hearing to consider and recommend action on a zone change from Agricultural District (AG) to Planned Development (Mixed Use) District on 103.07 +/- acres being part of the Redding Roberts Survey, Abstract 692, Bell County, Texas, located at the northwest corner of FM 1741 (South 31st Street) and FM 93.	Pending	Kristine Andrews

City Council Final Decisions	Status
Z-FY-13-33 - Consider adopting an ordinance authorizing a zone change from Light Industrial (LI) to Heavy Industrial (HI) with a Conditional Use Permit to operate a heat kiln and wood chipper on 19.68 ± acres of the Nancy Ferguson Survey, Abstract No. 322, in Bell County Texas, located at 1407 Industrial Boulevard.	APPROVED at 2 nd Reading on December 5, 2013
Z-FY-14-02 - Consider adopting an ordinance authorizing a zone change from a combination of Light Industrial (LI) and Commercial District (C) to Multiple Family Dwelling One (MF-1) District to Lots 3 and 4, Block 12, Northwest Hills, 1st Extension Replat of Blocks 11 & 12, addressed as 2201 and 2205 Valley Forge Avenue.	APPROVED at 2 nd Reading on December 5, 2013
Z-FY-14-03 - Consider adopting an ordinance authorizing a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption where sales will be more than 50% and less than 75% of the gross revenue for The Patio On Main Restaurant/Bar, on Lot 15, Block 21, Temple Original Town, located at 12 South Main Street.	APPROVED at 2 nd Reading on December 5, 2013
Z-FY-14-08 - Consider adopting an Ordinance authorizing a zoning change from Agricultural District (AG) to Single-Family Three District (SF-3) on 54.097 +/- acres and from Agricultural District (AG) to Office Two District (O-2) on 2.315 ± acres, being part of the Baldwin Robertson Survey, Abstract No. 17, Bell County, Texas, located along the north side of Prairie View Road, east of North Pea Ridge Road.	APPROVED at 1 st Reading on December 19, 2013
Z-FY-14-04 - Consider adopting an ordinance authoring a zoning change from TMED T4 District (T4) to Planned Development (T4) District on Lot 3, Block 7, Eugenia Terrace, addressed as 1605 South 5th Street.	APPROVED at 1 st Reading on December 19, 2013



**PLANNING AND ZONING COMMISSION
MEETING EVALUATION**

January 6, 2014

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	P	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 22	Nov 4	Nov 18	Dec 3	Dec 16	P	A
James Staats	P	P	P	P	P	P	A	P	P	P	P	P	20	3
Allan Talley	P	P	P	P									11	2
Derek Martin	P	A	A	P									7	6
Will Sears	P	P	P	P	P	P	A	P	P	P	A	A	18	5
Greg Rhoads	P	P	P	P	A	A	P	P	P	P	P	P	18	7
David Jones	P	P	P	P	P	P	P	P	P	P	P	P	22	1
Chris Magaña	P	P	P	P	P	P	P	P	A	A	A		15	7
Randy Harrell	P												11	1
Patrick Johnson	A	P	P	P	P	P	P	P	P	P	P	P	19	5
Thomas Rehak					*	P							1	
Omar Crisp					*	P	P	P	A	A	P	P	5	2
Blake Pitts					*	P	P	A	P	P	P	P	6	1

not a Board member

Comm. Harrell resigned

* New Commissioners appointed 9/2013