

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
MARCH 17, 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, March 17, 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
MARCH 17, 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 March 3, 2014.

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-13-46](#) – Consider and recommend action on the Final Plat of Shiloh Terrace Phase Four, a 28.84 +/- acre, a 3-block, 43-lot, residential subdivision with requested exceptions to Unified Development Code Section 8.3: Park Land Dedication regarding park fees; Unified Development Code Section 8.2.1.D.4b: Projection of Streets regarding extension of streets; and Unified Development Code Section 8.2.1.D.3: Residential Subdivision Entrances and Chapter 12 Fire Prevention and Protection, Article IV. Revisions of International Fire Code 2009.Section 12-10.C regarding number of required entrances, located north of Sparta Road and west of Water Works Road in Temple's western E.T.J.

Item 4: [P-FY-14-17](#) – Consider and take action on the Preliminary Plat of Crescent View Commercial Phase 3, a 29.953 +/- acre, 8-lot, 1 block, nonresidential Subdivision, located at the southeast corner of West Adams Avenue and Old Waco Road,

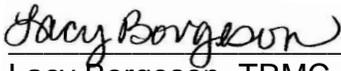
situated in the Nancy Chance Survey, Abstract No. 5, City of Temple, Bell County, Texas.

Item 5: [P-FY-14-18](#) – Consider and take action on the Final Plat of Western Emulsions Addition, a 6.588 +/- acre, 1-lot, 1-block nonresidential subdivision, located on the north side of WilsonArt Drive, and east of Wendland Road.

C. REPORTS

Item 6: Receive and discuss the [Planning Director’s Report](#) containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code. ***(continued, if not completed in Work Session)***

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 2:10 PM, on March 13, 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
MARCH 3, 2014
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT
Chair Will Sears

COMMISSIONERS:

Tanya Mikeska-Reed	James Staats
Blake Pitts	Greg Rhoads
Patrick Johnson	David Jones
Omar Crisp	Lester Fettig

PLANNING AND ZONING MEMBERS ABSENT:

STAFF PRESENT:

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

The agenda for this meeting was posted on the bulletin board at the Municipal Building, February 27, 2014 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.

Chair Sears called Meeting to Order at 5:30 P.M.

Invocation by Commissioner Rhoads; Pledge of Allegiance by Commissioner Jones.

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of February 18, 2014.

Approved by general consent.

B. ACTION ITEMS

Item 2: P-FY-13-31 – Hold a public hearing to consider and take action on the Final Plat of Central and 31st Addition, a 2.066 +/- acre, 1-lot, 1 block non-residential subdivision,

being a Replat of Lots 1-12, Block 8, Freeman Heights Addition, located at the southeast corner of South 31st Street and West Central Ave.

Mr. Mark Baker, Planner, stated the applicant was Mallet Development and the P&Z Commission is the final plat authority since the applicant did not request any exceptions to the Unified Development Code (UDC).

Since this is a replat of the Freeman Heights Subdivision a public hearing is required. Since the property contained residential zoning within the five years, notification to property owners is required within 200 feet. This was a rezoning which was approved in 2013 and this is the plat for the project.

The final plat was reviewed by the Development Review Committee (DRC) on June 19, 2013 and deemed administratively complete: November 14, 2013. The property was the subject of a rezone (Z-FY-13-19) and was approved by City Council on June 20, 2013.

The alley abandonment for the entire block was approved by City Council (Resolution 2013-4592). The requirement for the abandonment included the closure of the alley and a reserve easement for existing utilities to be relocated. The utilities relocation should be concluded by March 2014.

The P&Z Commission may act on the final plat but the plat would not be recorded until the resolution information is shown on the final plat. The applicant is aware of this process.

There is an eight-inch water line available in West Central Avenue and South 31st Street, and South 29th Street and an eight-inch sewer line available in West Central Avenue.

A sidewalk is not required along West A Avenue; however, West Central Avenue would have an eight-foot sidewalk which would accommodate a spine trail, a six-foot sidewalk on South 31st Street, and the four foot existing sidewalk on South 29th Street would be replaced.

The plat will accommodate a 14,000 square feet Walgreens that would provide access at three points for traffic and circulation.

Seventeen notices were mailed with one received in agreement and zero in opposition.

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

Staff recommends approval of the Final Plat of Central & 31st Addition.

Chair Sears opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Mikeska-Reed made a motion to approve Item 2, **P-FY-13-31**, and Vice-Chair Rhoads made a second.

Motion passed: (9:0)

Item 3: P-FY-14-05 – Consider and take action on the Final Plat of Fettig Subdivision, a 3.00 ± acres, 4 lot non-residential subdivision located at the northeast corner of West Adams Avenue and Beaver Loop.

Commissioner Fettig stated he would need to abstain from the Item.

Mr. Baker stated the applicant was Greg Davis for the Steward Eldon Fettig Estate Trust. The P&Z Commission is the final plat authority since the applicant did not request any exceptions to the UDC.

The final plat was reviewed by DRC on November 20, 2013 and was deemed administratively complete on February 20, 2014.

The property contains Neighborhood Services (NS), Office-1 (O-1) and Planned Development – Neighborhood Services (PD-NS) zoning districts. Lot No. 3 was recently rezoned to PD-NS and approved by City Council on February 20, 2014.

Water is available to the property through six-inch and four-inch lines available in West Adams Avenue and sewer services are available through a six-inch line at the end of Wildcat Drive.

A six-foot sidewalk is required along West Adams but may be required to be upsized to a 10 foot sidewalk to accommodate a spine trail which the City would participate in.

Staff recommends approval of the final plat of Fettig Subdivision.

Vice-Chair Rhoads made a motion to approve Item 3, **P-FY-14-05**, as presented, and Commissioner Jones made a second.

Motion passed: (8:0:1)

Commissioner Fettig abstained

Item 4: P-FY-14-07- Hold a public hearing to consider and recommend action on the Final Plat of Airport Park at Central Pointe, Phase II, a 19.505-acre, 3-lot, 1 block, nonresidential subdivision, being a replat of Lot 1, Block 2, Airport Park at Central Pointe, Phase I, located at the southwest corner of Central Pointe Parkway and Old Howard Road.

Ms. Tammy Lyerly, Senior Planner, stated the Planning & Zoning Commission is the final plat authority since no exceptions have been requested by the applicant.

The final plat was reviewed by the DRC on December 4, 2013, and deemed administratively complete on February 25, 2014.

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

A private ingress/egress easement that connects from Fikes Drive to Central Pointe Drive. Water, sewer, and drainage services provided through public and private easements.

Staff recommends approval of the final plat of Airport Park at Central Pointe, Phase II, following a public hearing.

Chair Sears opened the public hearing.

There being no speakers, Chair Sears closed the public hearing.

Commissioner Pitts made a motion to approve Item 4, **P-FY-14-07**, as presented, and Commissioner Crisp made a second.

Motion passed: (9:0)

Item 5: P-FY-14-11 - Consider and take action on the Preliminary Plat of Legacy Ranch, a 103.07 +/- acres, 183-lot, 12-block, residential and nonresidential subdivision with a requested exception to Unified Development Code Section 8.2.1.D.4.b: Projection of Streets, regarding street openings every 1000 feet, located at the northwest corner of FM 1741 (South 31st Street) and West FM 93.

Commissioner Johnson stated he would need to abstain from the item.

Ms. Lyerly stated the applicant requested exceptions to the UDC, City Council will be the final plat authority.

The preliminary plat was reviewed by the DRC on December 20, 2013 and February 5, 2014, and deemed administratively complete on February 25, 2014.

This plat is associated with rezoning case Z-FY-14-18, from AG to PD-GR to allow residential and nonresidential uses. Second reading at City Council for Z-FY-14-18 is March 6, 2014.

The applicant is requesting an exception to UDC Section 8.2.1.D.4.b: Projection of Streets regarding street openings every 1000 feet. The number of street openings meets UDC requirements, but not the spacing of street openings. April 3, 2014 is the anticipated City Council meeting for this plat.

Water and sewer services will be provided through rights of ways and within easements shown on the plat.

Park fees in the sum of \$39,825 are required for the 177 single-family lots. Park fees for proposed Multi-family are required at \$225 per dwelling. A 50 percent credit may be given for on-site recreational amenities. Applicants anticipate an on-site swimming pool. Tract A is for a proposed private park to be owned and maintained by a Homeowners' Association (does not count toward required park fees).

Residential will make up the interior lots and on the other side of Georgetown Railroad, with nonresidential uses along the street frontage.

Staff Recommends approval of the Preliminary Plat of Legacy Ranch with the applicant's requested exception to UDC Section 8.2.1.D.4.b: Projection of Streets regarding street openings every 1000 feet.

Commissioner Pitts made a motion to approve Item 5, **P-FY-14-11**, as presented, and Vice-Chair Rhoads made a second.

Motion passed: (8:0:1)

Commissioner Johnson abstained

Item 6: Z-FY-14-20 – Hold a public hearing to consider and recommend action on a rezoning from Agricultural District (AG) to Commercial District (C) on 5.01 +/- acres, situated in the Maximo Moreno Survey, Abstract 14, Bell County Texas, located on the north side of East Adams Avenue, addressed as 2312 East Adams Avenue.

Mr. Baker stated the applicant is Martha Hugley-Priori and will go before City Council for first reading on April 3, 2014 and second reading on April 17, 2014.

The Comprehensive Plan / Future Land Use Plan identify the property as being in both Auto-Urban Commercial and Suburban Residential District. The Auto-Urban Commercial District does support commercial zoning; however, the Suburban-Residential District is for mid-sized single family lots so the request is not in full compliance.

The Suburban-Residential portion is also located in the FEMA flood plain. Since there are restrictions about development within the flood plain, this portion may not lend itself well to the residential development.

East Adams is designated as a major arterial and would require a six foot wide sidewalk.

The Trails Master Plan Citywide Spine Trail is identified for East Adams and the final design and location would be addressed with the plat.

Both a 15-inch sewer and an eight-inch water line are available to serve the site.

Surrounding properties include undeveloped AG and FEMA flood plain to the north, scattered commercial uses to the south, and a rehab center and scattered commercial uses to the east and west, respectively.

Allowed and prohibited uses are cited for the Commercial district along with the Development Standards.

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

Staff recommends approval of the request for a rezoning from AG to C.

Chair Sears opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Johnson made a motion to approve Item 6, **Z-FY-14-20**, and Commissioner Crisp made a second.

Motion passed: (9:0)

Item 7: Z-FY-14-21 – Hold a public hearing to consider and recommend action on a rezoning from Agricultural District (AG) to Two-Family District (2-F) on 17.95 +/- acres, and from Agricultural District (AG) to Office-Two District (O-2) on +/- 3.64 acres, being part of the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located on the west side of Old Waco Road and the east side of South Pea Ridge Road, east of Westwood Estates.

Ms. Lyerly stated this item would go forward to City Council for first reading on April 3, 2014 and second reading on April 17, 2014.

The subject property is surrounded by existing and future residential uses, as well as both offices to the north and the Land Use and Character Map has a split recommendation for this property. The property has frontage on Old Waco Road and South Pea Ridge Road.

Surrounding properties include undeveloped land, future single family residential, and office uses to the north, and rural residential and agricultural uses to the east, south, and west.

Allowed and prohibited uses are cited for both 2F and O2 along with Development Regulations for both districts.

In this case, the requested O2 district is in compliance; however, the 2F would not be recommended by the Suburban-Residential district.

The Thoroughfare Plan designates Old Waco Road as a proposed major arterial. The north portion is on the Transportation Capital Improvement Program (TCIP) for the Outer Loop which is currently from FM 2305 and stops at Jupiter. South Pea Ridge is a collector.

Eight notices were mailed out with zero returned in favor and four notices returned in opposition. With the opposition to this request, it triggers the 20 percent opposition rule which means when it goes to City Council there must be a supermajority vote for approval of the request.

Staff recommends denial of the requested rezoning from AG to 2-F for the following reasons:

- Does not comply with the Future Land Use and Character Map;
- Presently Old Waco Road is not built to arterial standards; and
- Public facilities are available to the subject property.

Staff recommends approval of the requested rezoning from AG to O-2 for the following reasons:

- Complies with the Future Land Use and Character Map;
- Old Waco Road is not built to arterial standards; and
- Public facilities are available to the subject property.

Brief discussion regarding duplexes going in closer to FM 2305.

Discussion about options of voting on the item.

Chair Sears opened the public hearing.

Ms. Lina Chtay, Belton Engineering, Inc., 106 North East Street, Belton, Texas, stated they created a general layout for the property. There is a transmission line within the property, a water tower, and a 100 foot easement across the property. Because of these issues, the maximum density would be 5.7 dwellings per acre. The property to the east of the subject property has a maximum density of 6.6 dwellings per acre so they would have less density.

Ms. Chtay added that the widening of Old Waco Road is only going to Jupiter but the City is trying to acquire right-of-way easements to widen Old Waco in order to extend it west of the subject property to Poison Oak Road. The subject property is located 2,700 feet away from Jupiter.

Commissioner Jones asked if the applicant were willing to compromise if the outcome was not as requested. Ms. Chtay deferred to the applicant.

Mr. John Martin, 2813 Sleepy Hollow, Temple, Texas, asked what he should do with the rest of the property. Mr. Martin is limited in his options for developing the property and is proposing a high end duplex development with a nice entrance. It would not make sense to put offices on part of the land and leave the rest. The duplexes would be maintained by a property management company.

Commissioner Mikeska-Reed asked if the density was less than the allowable use as it or less than what would be required in O2. Ms. Lyerly responded the 2F zoning the applicant proposes is not in compliance with the Suburban-Residential designation. It is designed for something like Urban Estates (UE). The adjacent SF3 was a continuation of an existing subdivision. Ms. Lyerly stated Staff would possibly support single family but 2F is too dense.

Mr. Martin reiterated the property is so cut with the power lines, power poles, and water tower that it is not feasible to put single family dwellings and patio homes are not allowed. This seems to be the best use for the property.

Commissioner Mikeska-Reed asked if the four lots falling within the transmission line easement would be green spaces and Mr. Martin responded yes and there could be no building with 100 feet on each side.

Commissioner Staats asked if duplexes would also be proposed on the west of the transmission line and Mr. Martin replied yes, and the front would be the office and retail space (southeast side).

Mr. Martin stated the duplexes would not be for sale and maintained by a management company.

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

Commissioner Johnson stated a PD could be placed on the O2 portion prohibiting duplexes and asked if the same could be done on the 2F request. Ms. Lyerly confirmed that any type of conditions could be placed on a PD.

Mr. Chandler responded to a question regarding the site plan and stated if the P&Z made a recommendation to add a PD to the zoning request to keep it O2 (essentially office and duplex uses), the site plan would have to return to the P&Z and City Council in the future when the applicant were ready. The PD would run with the land.

Commissioner Johnson wanted to ask the applicant if he were willing to do a PD.

Chair Sears reopened the public hearing.

Mr. John Martin returned to the podium and replied he would maintain on the plat with what he was being representing tonight, offices located at the front portion only and duplexes in the back portion only and would agree to a PD.

Mr. Martin also explained the entrance area for the duplexes would be located through the office portion. There will be an emergency entrance off of Pea Ridge but not a utilized entrance. Commissioner Jones asked if there were supposed to be two access points and Ms. Lyerly stated that would be an issue which would be reviewed in DRC; however, Staff has not had a chance to meet with DRC to review the current design. Ms. Lyerly's opinion was that Staff would not support the design because the emergency vehicles would need cul-de-sacs for turning radius and a way to exit.

Chair Sears closed the public hearing.

Chair Sears asked if the zoning could be changed from AG to PD at this point without a plan and Ms. Lyerly stated yes, there could be a two-part process to a PD. The PD could be approved with special conditions, if desired, and then the applicant would come back for the site plan approval process.

Chair Sears reopened the public hearing.

Mr. Martin asked if he needed a majority at City Council and Ms. Lyerly stated yes. Mr. Martin commented Councilmember Schneider would be abstaining from the item and asked if that would make a difference. Ms. Lyerly explained the three denials just came in today.

Mr. Chandler explained that if there were an abstention at Council it would still have to be all four votes.

Commissioner Jones asked Mr. Martin how he came up with the line drawn for the O2 and SF. Mr. Martin responded he was following the land next door but allowed for more than 200 feet for O2 in order for a nice entrance and buffer from the duplexes.

Chair Sears closed the public hearing.

In regard to the rezoning for AG to O-2, Commissioner Johnson made a motion to approve Item 7, **Z-FY-14-21**, as a Planned Development Office-Two (PD-O-2) allowing only nonresidential uses and Commissioner Staats made a second.

Motion passed: (9:0)

In regard to the rezoning for AG to 2F, Commissioner Johnson made a motion to approve Item 7, **Z-FY-14-21**, as a Planned Development Two Family (PD-2F) allowing duplexes and all single family only and Commissioner Mikeska-Reed made a second.

Motion passed: (9:0)

Item 8: O-FY-14-06 - Consider adopting a resolution authorizing an Appeal of Standards in Section 6.7.5(j) of the Unified Development Code related to the I-35 Corridor Overlay Zoning District for signs, located on Lots 1-4, Block 1, Gateway Center, 4501 South General Bruce Drive.

Mr. Chandler stated this item would go to City Council for first reading tentatively scheduled for March 20, 2014.

This is for a proposed Ashley Furniture store which would be located in Gateway Center. In 2013 Gateway Center brought a requested appeal for cinema signage and landscaping to P&Z. This item is for signage only; no other I-35 standards are triggered. There are three different sign provisions being requested:

The number of wall signs being requested is four.
UDC Sec. 6.7-Wall Signs: allows one sign per public façade with a maximum of two.

An increase to 489 square feet per sign face.
UDC Sec. 6.7-300 square feet maximum.

Lighting for signage. The applicant is requesting the ability to keep the west and north elevation signs on at night and turn off lighting on the south and east signs.
UDC Section 6.7-Lighting, including for signage (and excluding illumination of entryways and other security lighting) must be turned off within an hour after closing.

Applicant exhibit is shown to Commission. The sign is a tower element that includes a sign on all four sides.

Mr. Chandler explained the nearest single family residences to the east are 500 feet and to the south is 1100 feet. The two faces being requested to leave on face in the other directions (west and north).

Staff recommends approval as submitted, considering that the signs on the neighborhood-facing south and east elevations would not be illuminated after closing.

Commissioner Johnson asked about the height of the sign and Mr. Chandler stated the height was not an issue (58 feet).

Commissioner Staats excused himself from the meeting due to other commitments.

Vice-Chair Rhoads made a motion to approve Item 8, **O-FY-14-06**, as presented, and Commissioner Pitts made a second.

Motion passed: (8:0)

Commissioner Staats absent

C. REPORTS

Item 9: 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, the meeting was adjourned at 6:49 p.m.

Respectfully submitted,
Leslie Evans

**PLANNING AND ZONING COMMISSION
MONDAY, MARCH 3, 2014
5:00 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Chair Will Sears

COMMISSIONERS:

Tanya Mikeska-Reed	James Staats
Blake Pitts	Greg Rhoads
Patrick Johnson	David Jones
Omar Crisp	Lester Fettig

PLANNING AND ZONING MEMBERS ABSENT:

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, Chair Sears opened the work session at 5:01 p.m.

Chair Sears stated Mr. Ken Cicora, Director of Parks and Leisure, has requested a P&Z member to sit on the Steering Committee for the Parks Department for the Master Plan. There would be three meetings: a kickoff meeting, intermediary review meeting, and a final review meeting. This person should be appointed by March 11, 2014. Chair Sears asked if any P&Z Commissioner was interested in serving on this board.

Commissioner Staats also commented his membership has expired on the Tree Board and a P&Z member is needed to sit on that board as well. There are approximately four meetings a year.

Commissioner Jones volunteered for the Parks Steering Committee and Commissioner Mikeska-Reed volunteered for the Tree Board.

Mr. Brian Chandler, Director of Planning, stated the Hilliard tract two family (2F) rezoning request was returning. Ms. Tammy Lyerly, Senior Planner, stated the item has received greater than 20 percent (in land area) opposition which triggers the protest meaning regardless of what P&Z recommend, City Council would have to have a supermajority (4 out of 5) vote.

Ms. Lyerly explained this property was a split designation and the residential part of the Comprehensive Plan is for Suburban-Residential. The applicant is requesting 2F which is denser than what Suburban-Residential recommends. The Office Two (O2) portion is fine. Ms. Lyerly stated Urban Estates (UE) would be perfect for Suburban-Residential.

Mr. Chandler clarified that SF2 is within the Suburban-Residential category. The recommendation for SF2 zoning fit into the previous Cummings' plat and defines the Future Land Use Plan for Suburban-Residential.

Ms. Lyerly stated the adjacent properties to the north and west are SF3. The requested 2F is more dense than single family. Mr. Chandler added that the O2 district proposal on Old Waco Road also allows two family.

Mr. Chandler briefly highlighted Director's Report cases:

Salvation Army, Z-FY-13-37, for a proposed CUP, will need to wait until all other issues are completed. Will be coming forward in April.

Legacy Ranch was approved at first reading in City Council.

Staff is working on TCIP priorities which may be reevaluating the Thoroughfare Plan in terms of perhaps adjusting alignments for future platting and also the current and future TCIP schedules to see if any shifting is required. More specific information will be coming in the future.

Commissioner Jones asked about the donut hole and when and if it would become part of Temple proper. Mr. Chandler responded there has been discussion regarding revisiting annexation. There is another property in the same area (donut hole) which would require voluntary annexation which has already been submitted. The roads are normally turned over to the City by the County.

Chair Sears assigns the Pledge and Invocation.

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



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

03/17/14
Item #2
Regular Agenda
Page 1 of 2

APPLICANT: 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 Planning and Zoning Commission approved the Final Plat of The Ranch at Woodland Trails, Phase II on January, 6, 2014. **The plat has been revised with drainage changes and is back for Planning and Zoning Commission action.** The City's Engineering Department and the Bell County Engineer's Office have reviewed the drainage changes and have no issues with the revised plat.

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.

The drainage easements on Lots 12 and 13, Block 3 of the proposed plat have been revised. The revised final plat no longer contains the 45-foot wide offsite drainage easement, located on Lot 51,

Block 1, Woodland Trails Phase II. The City's Engineering Department and the Bell County Engineer's Office have reviewed these drainage changes and have no issues with the plat. Both offices are working with the applicant's engineer on final revisions to construction plans.

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

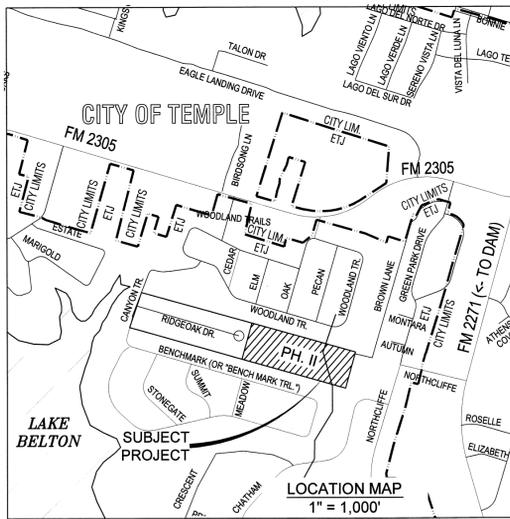
ATTACHMENTS:

Final Plat
Topo/Utility Sheet
Previous Final Plat
Previous Topo/Utility Sheet

FINAL PLAT

THE RANCH AT WOODLAND TRAILS PHASE II

A Subdivision in the ETJ of Temple, Bell County, Texas Being 13.545 Acres Situated in the S.P. Terry One-Third League, Abstract No. 812, 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 THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION OTHER THAN THOSE DRAINING OR PROTECTING THE 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.

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

(A) 25' FRONT BUILDING SETBACK (TYP.)
 (B) 10' FRONT P.U.E. (TYP.)
 (C) 7.5' INTERIOR SIDE BUILDING SETBACK (TYP.)
 (D) 10' REAR SETBACK AND P.U.E. (TYP.)
 (E) 20' FRONT P.U.E. (LOTS 1-2, 8-14, TRACT "A" & "B", LOTS 20-22)

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.

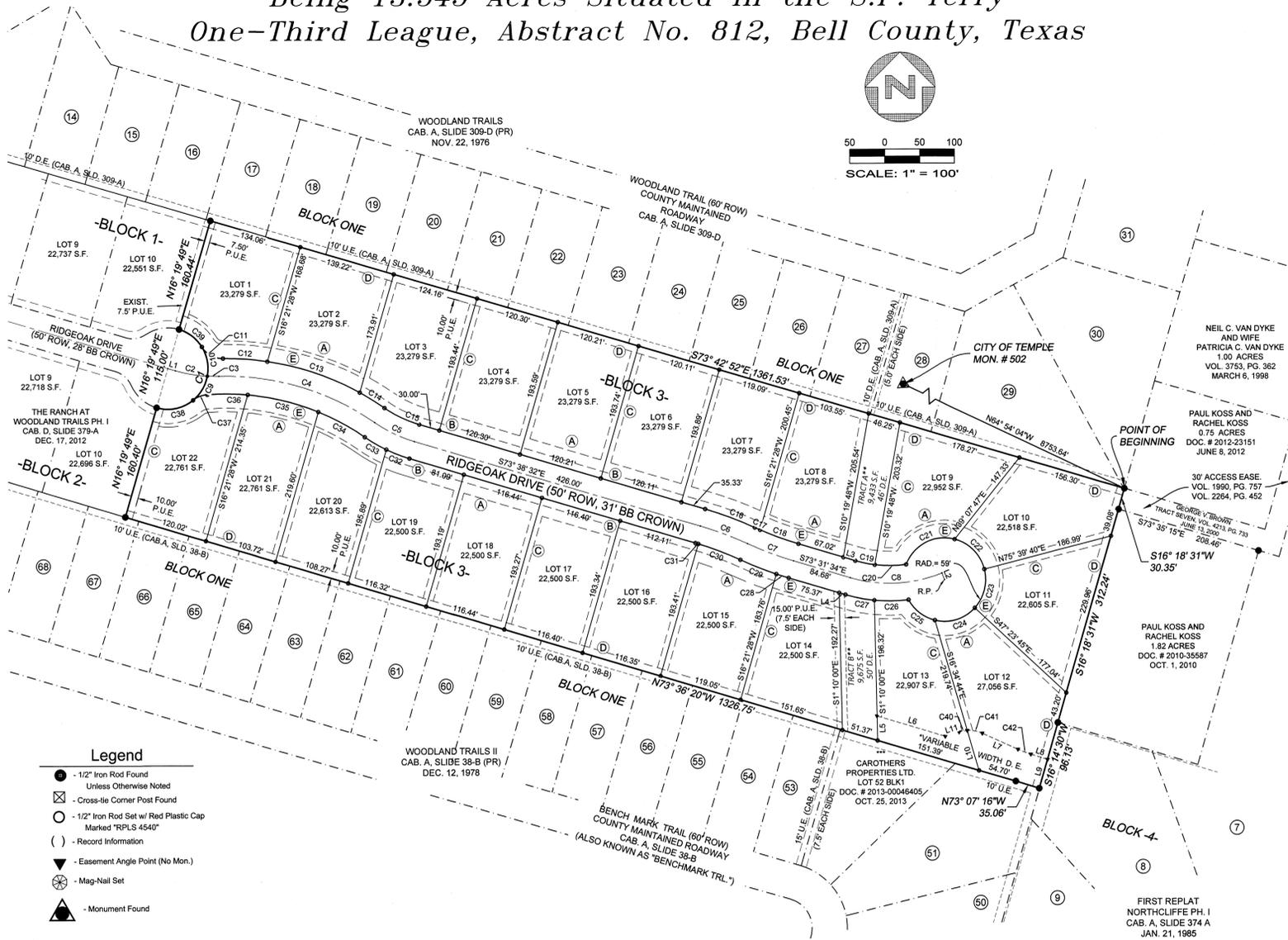
PROJECT BENCHMARK THE RANCH AT WOODLAND TRAILS PHASE II:

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 0.999956

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.



Legend

- 1/2" Iron Rod Found Unless Otherwise Noted
- ⊗ Cross-tie Corner Post Found
- 1/2" Iron Rod Set w/ Red Plastic Cap Marked "RPLS 4540"
- () Record Information
- ▲ Easement Angle Point (No Mon.)
- ⊗ Mag-Nail Set
- ▲ Monument Found

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	34.12'	S01° 10' 00"E
L6	101.84'	N73° 36' 38"W
L7	55.71'	N66° 05' 29"W
L8	25.14'	N72° 37' 39"W
L9	42.50'	S16° 16' 09"W
L10	58.61'	S16° 34' 44"E
L11	20.80'	N73° 03' 14"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	58.28'	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	58.84'	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° 28' 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	11.81'	47.50'	014° 14' 59"	11.78'	S80° 10' 43"W
C41	22.06'	47.50'	026° 36' 19"	21.86'	N79° 23' 38"W
C42	19.68'	172.50'	006° 32' 11"	19.67'	S69° 21' 34"E

STATE OF TEXAS & COUNTY OF BELL &

CAROTHERS DEVELOPMENT, LLC, 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 DEVELOPMENT, LLC
 50 South Wheat Road
 Belton, Texas 76513

Jason Carothers
 Jason Carothers, President

Debbie Smith
 Notary Public in and for the State of Texas
 Printed Name & Seal
 Date Notary Commission Expires: 2/21/15

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 #86858
 Firm # F-3782

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: *Vent Stephens* Date: 3/4/14
 Title: Supervisor 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 4 day of MARCH, A.D. 2014
 Signature: *Debra* 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 # 2014-_____
 Sheet 1 of 1

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



Drawing: S:\V\30\PROJECTS\229 THE RANCH AT WOODLAND TRAILS\010 3D DWG\PLN\Final\229-1000-Utility.dwg
 User Modified: Mar. 05, 14 - 08:49
 Plot Date/Time: Mar. 05, 14 - 08:10:50

THE RANCH AT WOODLAND TRAILS
PHASE II
 CAROTHERS PROPERTIES, LTD
 BELL COUNTY, TEXAS IN THE ETJ OF TEMPLE, TEXAS

PHASE I & PHASE II
TOPO & UTILITY MAP

BANDAS ENGINEERING CO.
CIVIL ENGINEERING / FIRM # F-3762
 415 COTTINGHAM DRIVE
 TEMPLE, TEXAS 76504
 (254) 778-8728
 FAX (254) 778-3940
 bandasengineering@sbcglobal.net



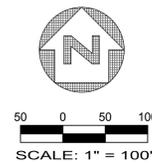
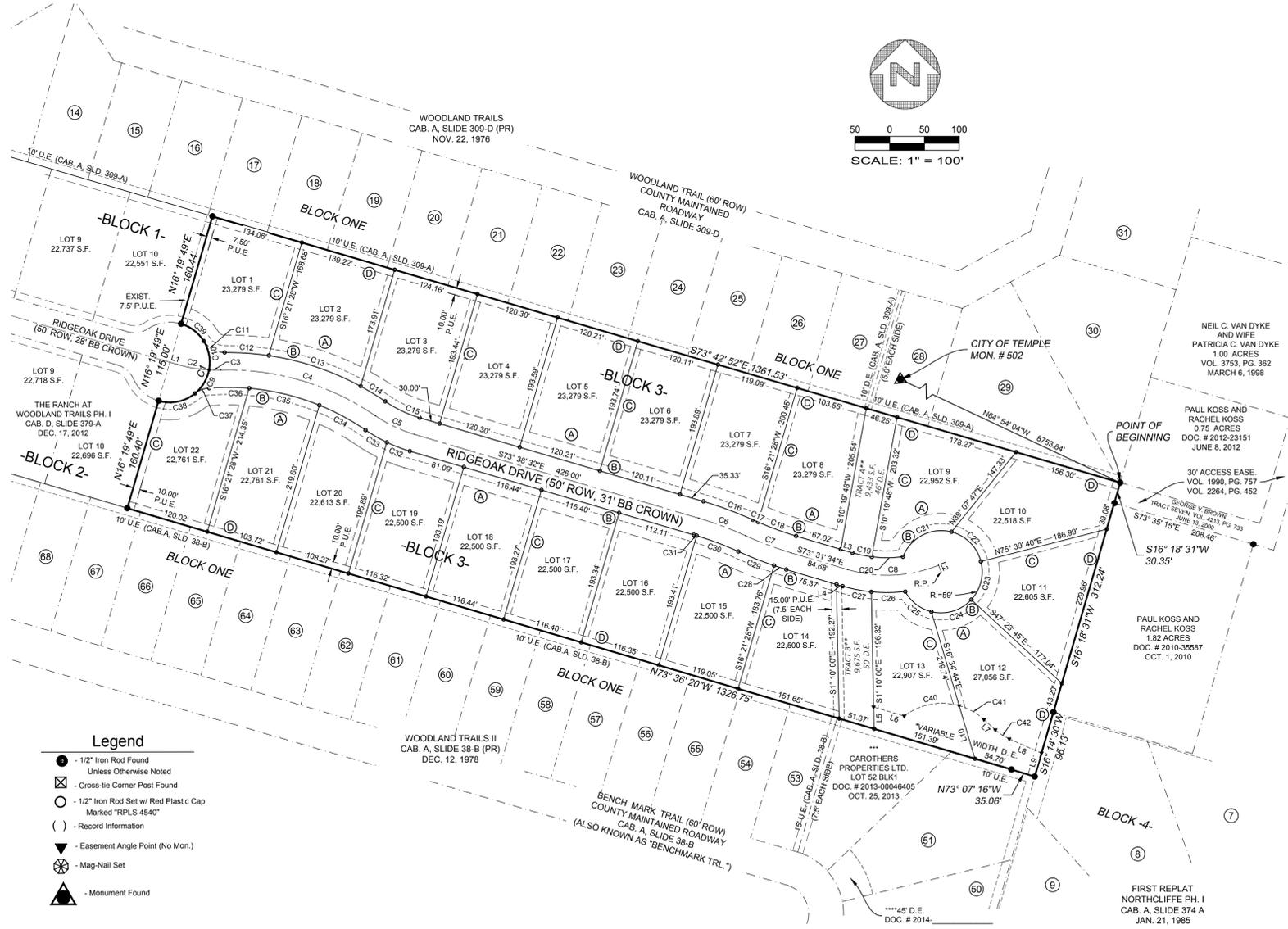
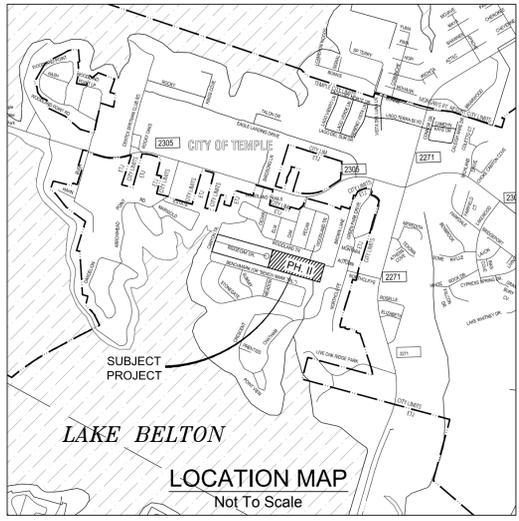
03/04/2014

DATE:	JAN 06, 2014
DRAWN BY:	JK
DESIGNED BY:	JHB
CHECKED BY:	JHB
PROJECT #:	229B
SHT. #	

FINAL PLAT

THE RANCH AT WOODLAND TRAILS PHASE II

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



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

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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.

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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)

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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."

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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
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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

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- _____ **Sheet 1 of 1**

FIRM NO. 10130900

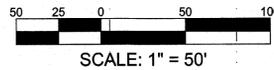
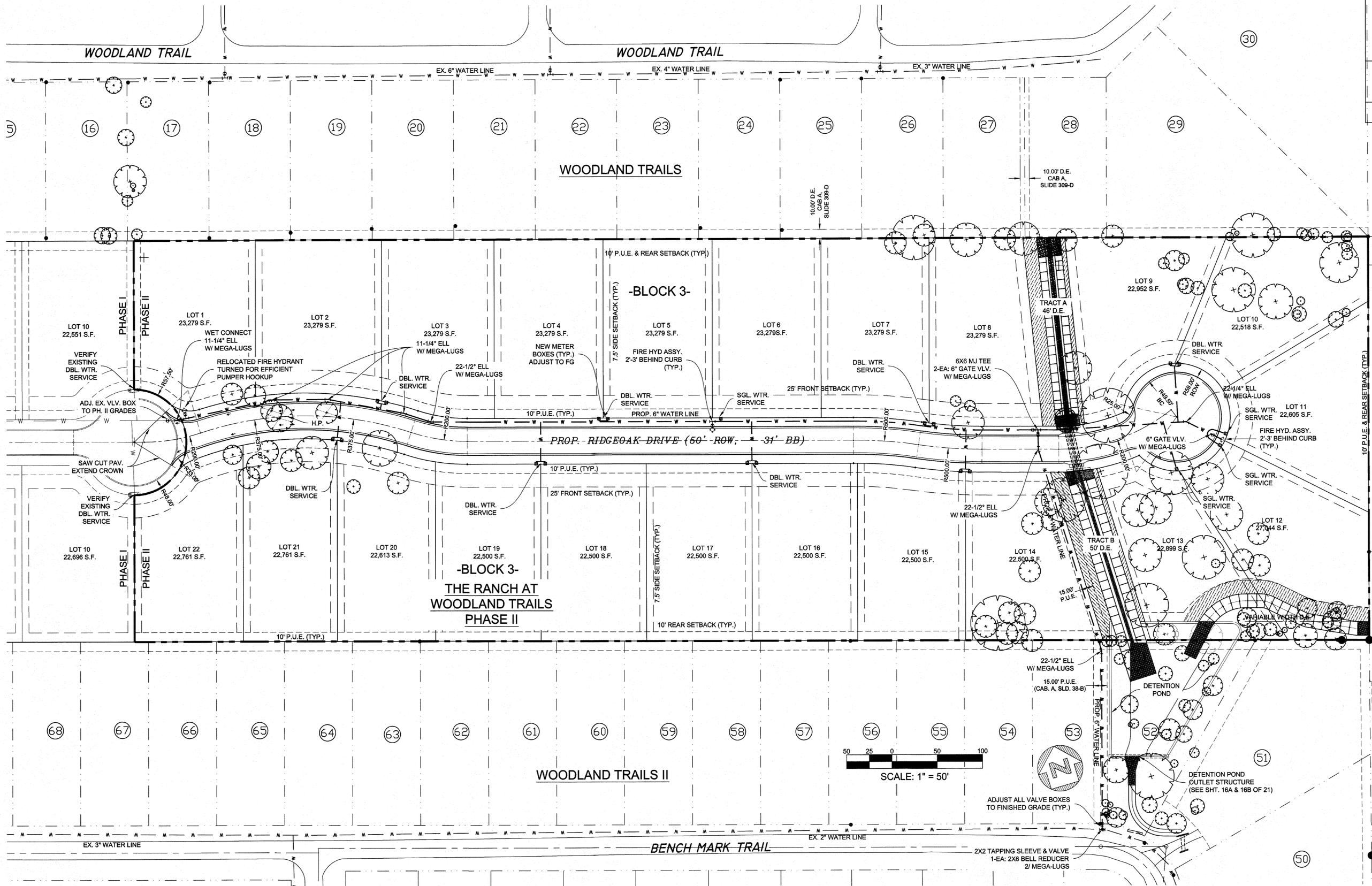
Sightline Surveying

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

STREET & DRIVEWAY NOTE:

1. ALL WATER LINE WORK SHALL CONFORM TO CITY OF TEMPLE STANDARDS.
2. ALL STREET WORK SHALL CONFORM TO GEOTECHNICAL NOTES, BELL COUNTY, AND CITY OF TEMPLE SPECIFICATIONS.
3. THE UNDERGROUND UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT OF ALL UNDERGROUND UTILITY APPURTENANCES SUCH AS VALVE BOXES AND METER BOXES TO FINISHED GRADE AT THE END OF THE PROJECT..

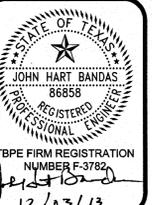


NO.	DATE	REVISION	BY

**THE RANCH AT WOODLAND TRAILS
PHASE II**
CAROTHERS PROPERTIES, LTD
BELL COUNTY, TEXAS IN THE ETJ OF TEMPLE, TEXAS

TOPO/UTILITY

BANDAS ENGINEERING CO.
CIVIL ENGINEERING
404 COTTINGHAM DRIVE
TEMPLE, TEXAS 76504
(254) 778-8728
FAX (254) 778-3940
bandasengineering@sbcglobal.net



DATE:	OCT 30, 2013
DRAWN BY:	JK
DESIGNED BY:	JHB
CHECKED BY:	JHB
PROJECT #:	229B
SHT. #	2
OF	2



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

03/17/14
Item #3
Regular Agenda
Page 1 of 2

APPLICANT: Robert E. Mitchell for James Herring

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: P-FY-13-46 Consider and recommend action on the Final Plat of Shiloh Terrace, Phase Four, a 28.84 +/- acre, 3-block, 43-lot, residential subdivision with requested exceptions to Unified Development Code Section 8.3: Park Land Dedication regarding park fees; Unified Development Code Section 8.2.1.D.4b: Projection of Streets regarding extension of streets; and Unified Development Code Section 8.2.1.D.3: Residential Subdivision Entrances and Chapter 12 Fire Prevention and Protection, Article IV. Revisions of International Fire Code 2009. Section 12-10.C regarding number of required entrances, located north of Sparta Road and west of Water Works Road in Temple's western E.T.J.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Shiloh Terrace, Phase Four, subject to City Council's approval of the applicant's requested exceptions listed in the item description.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of Shiloh Terrace, Phase Four on September 25, 2013, November 20, 2013, and March 5, 2014. It was deemed administratively complete on March 10, 2014.

The Final Plat of Shiloh Terrace, Phase Four is a 3-block, 43-lot, residential subdivision, located in the western E.T.J., north of Sparta Road and west of Water Works Road. It is the last phase of Shiloh Terrace Estates. The applicant acquired this remaining portion of Shiloh Terrace Estates and had no association with the development of the subdivision's previous phases. He requests the following exceptions to the Unified Development Code (UDC) and Fire Prevention Code.

The applicant requests an exception to Unified Development Code Section 8.3: Park Land Dedication to allow the waiving of required park fees, as allowed in previous phases of Shiloh Terrace Estates.

UDC Section 8.3 C: General Requirements in the Extraterritorial Jurisdiction states that park land dedication is not required in the City's ETJ if all of the following circumstances exist:

1. The area proposed for development is more than one mile from the existing city limits;
2. The proposed subdivision will create fewer than nine lots; and

3. The City has not set forth plans to annex the area proposed for development in the City's Municipal Annexation Plan.

Although the proposed plat exceeds nine lots, staff supports the applicant's request to waive the required park fees in the sum of \$9,675 (\$225 per 43 residential lots).

The applicant also requests an exception to Unified Development Code Section 8.2.1.D.4b: Projection of Streets to waive the required extension of streets.

The plat does not meet UDC Section 8.2 1.D Street Layout -4b Projection of Streets: Subdivision must provide for the location of a reasonable number of street openings to adjoining properties. Such an opening must occur a minimum of every 1,000 feet or in alignment with existing or proposed subdivision streets along each boundary of the subdivision. An exception in accordance with the procedure set forth in 3.6.7 may be granted to this requirement if a natural or manmade barrier, such as a thoroughfare or railroad prevents its implementation.

Due to the proposed plat being surrounded by adjacent platted properties and its location adjacent Ft. Hood Military Reserve to the west, the applicant is unable to extend a street in any direction. The applicant has provided a stub to the adjacent undeveloped property to the east for the subdivision's second point of access in the future.

The applicant also requests an exception to Unified Development Code Section 8.2.1.D.3: Residential Subdivision Entrances and Chapter 12 Fire Prevention and Protection, Article IV. Revisions of International Fire Code 2009. Section 12-10.C to waive the minimum required three entrances for this development.

Water Works Road is the only entrance into the entire Shiloh Terrace Development. The Final Plat of Shiloh Terrace, Phase Four proposes 43 residential lots. This proposed plat, along with the previous three phases of Shiloh Terrace, exceeds 150 residential lots and warrants a minimum of three entrances.

The applicant has provided a stub to adjacent undeveloped property for a possible future street that may be able to connect back to Water Works Roads. The Fire Department supports the exception as the applicant has made concessions for future connection and that this is an extension of an existing condition.

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

City Council is the final plat authority since the applicant requests exceptions to the Unified Development Code and Fire Prevention and Protection Code.

FISCAL IMPACT:

ATTACHMENTS:

Letter of Request for Exceptions
439 Water Supply Corporation Letter
Plat
Topo/Utility Sheet

Mitchell & Associates, Inc.

Engineering & Surveying

February 13, 2014

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

Re: Shiloh Terrace, Phase 4 Final Plat
Request for Exceptions

Dear Ms. Lyerly,

Please let this letter serve as a request for exceptions to the UDC as follows:

- **UDC Section 8.3 Park Land Dedication**
 - This plat is located in the ETJ and will request an exception as granted in the previous phases. This project is located approximately 0.5 miles south of the south shore of Belton Lake, which is the City Limits line in that area.
- **UDC Section 8.2.1.D Street Layout-4b Projection of Streets**
 - This subdivision is surrounded by platted land to the north, south, and partially on the east. It is bounded by Ft. Hood Military Reserve to the west. It would be unlikely that a street would extend in any of these directions. A stub has been provided to the adjacent undeveloped property to the east that shall serve as the subdivisions only plausible second point of access in the future.
- **UDC Section 8.2.1.D Street Layout-3. Residential Subdivision Entrances and Chapter 12 Fire Prevention and Protection, Article IV. Revisions of International Fire Code 2009. Section 12-10.c)**
 - The applicant has acquired what is the remaining piece of property for Shiloh Terrace Estates. Shiloh Terrace Estates was developed by a different developer with no affiliation to the applicant. Due to pre-existing conditions it is not feasible for the applicant to go back and re-design previously constructed subdivision improvements. Therefore, we would like to request an exception to the total number of entrances based on the fact that our client has made his best effort to secure as many entrances as possible to this development. He has also provided a stub for a future street, should the adjacent tract develop, that can provide an additional connection back to Water Works Road.

Should you have any further concerns or require any additional information regarding this request, please feel free to contact us at any time.

Respectfully,



David A. Olson, P.E., CFM
Project Manager

439 WATER SUPPLY CORPORATION

5041 WEST DRIVE, BELTON, TEXAS 76513
PHONE: 254-933-2133 FAX: 254-933-2509



October 2, 2013

Mitchell & Associates, Inc.
Attn: David Olson, P.E., CFM
102 North College St.
Killeen, TX. 76541

RE: Shiloh Terrace Phase 4

This letter will confirm the availability of water for the proposed Shiloh Terrace Phase 4 subdivision, according to the plat furnished.

439 Water Supply Corporation has the necessary capacity to serve the proposed lots.

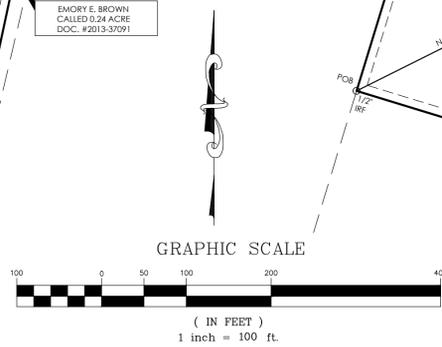
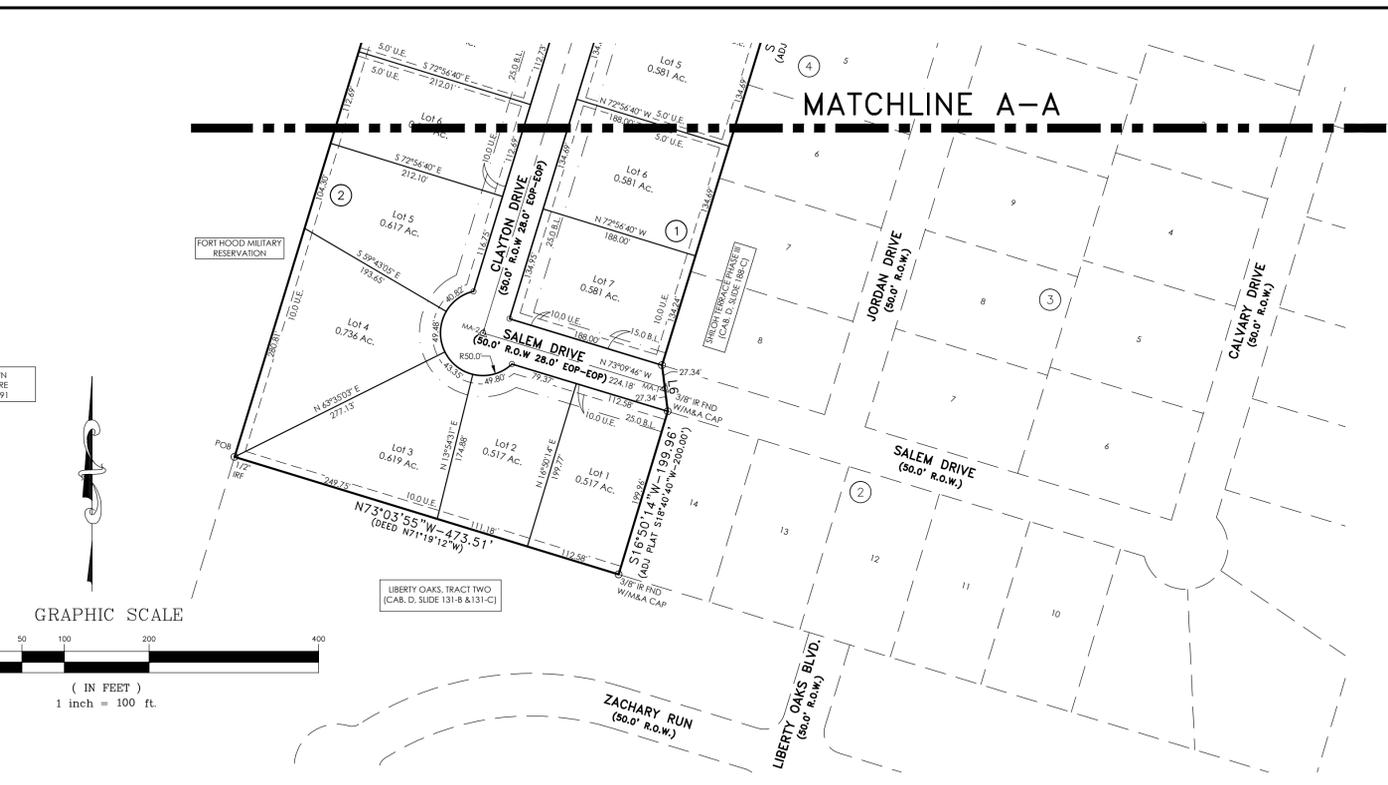
439 Water Supply Corporation's flow capacity in this area meets or exceeds state requirements for fire protection support.

If you have any questions or require additional information, please call the office.

Sincerely,

Don Smale, Director of Operations
439 Water Supply Corporation
don@439watersupply.com

In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, age, disability, religion, sex, and familial status. (Not all prohibited bases apply to all programs). To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD).

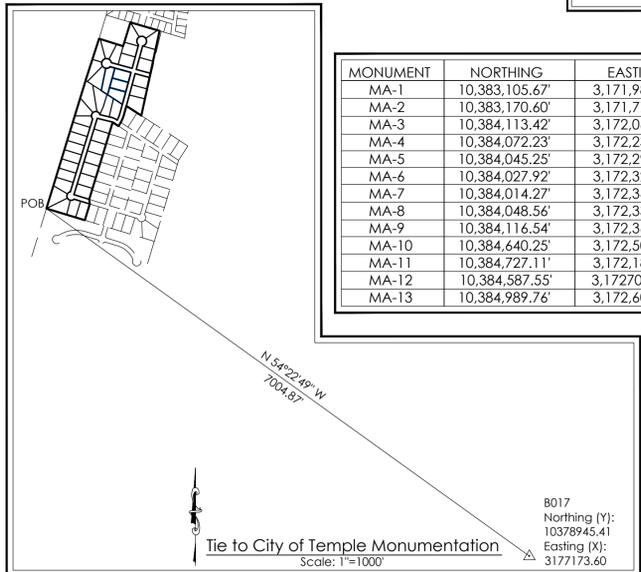


CURVE TABLE					
CURVE	CHORD	ARC LENGTH	RADIUS	DELTA	RECORD CALLS
C1	S 23° 41' 54" W - 81.62'	81.92'	274.11'	17° 07' 27"	(ADJ PLAT S29° 37' 53" W - 81.56')
C2	N 60° 51' 38" W - 23.51'	23.52'	175.00'	7° 42' 05"	(ADJ PLAT N59° 00' 44" W - 23.82')
C3	S 66° 45' 09" E - 68.35'	68.69'	200.00'	19° 40' 43"	
C4	N 23° 41' 29" E - 74.24'	74.51'	249.11'	17° 08' 18"	

LINE TABLE			
LINE	BEARING	LENGTH	RECORD CALLS
L1	N 17° 07' 10" E	150.72'	
L2	N 16° 44' 50" E	20.01'	(DEED N18° 11' 20" E - 19.91')
L3	S 15° 15' 41" W	124.26'	(ADJ PLAT S17° 06' 12" W - 124.20')
L4	S 33° 05' 12" W	50.00'	(ADJ PLAT S34° 53' 12" W - 50.00')
L5	N 56° 54' 48" W	57.03'	(ADJ PLAT N55° 06' 48" W - 56.74')
L6	S 7° 03' 29" E	54.69'	(ADJ PLAT S05° 10' 24" E - 54.67')
L7	S 56° 54' 48" E	31.74'	
L8	S 56° 54' 48" E	25.00'	

NOTES:

- All interior lot corners marked with 1/2" ir & cap stamped "M & Assoc, Killeen" set after construction completed.
- All property corners marked with a 1/2" ir & cap stamped "M & Assoc, Killeen" set unless otherwise specified.
- This subdivision will be served by on site sewerage facilities (OSS). The Bell County Health Department must approve any on site sewerage facilities installation prior to construction.
- All bearings are grid bearings referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83.
- All coordinate values are referenced to City Monument No. B017.
- The theta angle at City Monument number B017 is +01° 26' 58".
- Combined Correction Factor (CCF) is 0.999858.
- Published City Coordinates for City Monument number B017 are Northing (Y) = 10,378,945.41 and Easting (X) = 3,177,173.60.
- The tie from City Monument number B017 to the southwest corner of this 27.84 acres tract is N54° 22' 49" W, 7,004.87 feet.
- Grid Distance = surface distance times CCF.
- Geodetic North = grid north + theta angle.
- EOA = Edge of Asphalt
IR = iron rod
FND = found
U.E. = public utility easement
W.E. = water easement
B.L. = building setback line
TBM = temporary bench mark
P.O.B. = point of beginning
PAV. = pavement
- Street Information:
 - Rosemont Drive - 50' ROW/28' Pavement
Area = 0.38 ac.
Length = 301 LF
 - Salem Drive - 50' ROW/28' Pavement
Area = 0.29 ac.
Length = 224 LF
 - Zion Drive - 50' ROW/28' Pavement
Area = 0.73 ac.
Length = 530 LF
 - Canaan Drive - 50' ROW/28' Pavement
Area = 1.30 ac.
Length = 1,004 LF
 - Clayton Drive - 50' ROW/28' Pavement
Area = 1.20 ac.
Length = 986 LF



MONUMENT	NORTHING	EASTING
MA-1	10,383,105.67'	3,171,986.88'
MA-2	10,383,170.60'	3,171,772.32'
MA-3	10,384,113.42'	3,172,061.56'
MA-4	10,384,072.23'	3,172,232.20'
MA-5	10,384,045.25'	3,172,295.01'
MA-6	10,384,027.92'	3,172,321.60'
MA-7	10,384,014.27'	3,172,342.55'
MA-8	10,384,048.56'	3,172,335.05'
MA-9	10,384,116.54'	3,172,364.88'
MA-10	10,384,640.25'	3,172,507.77'
MA-11	10,384,727.11'	3,172,189.47'
MA-12	10,384,587.55'	3,172,700.89'
MA-13	10,384,989.76'	3,172,603.14'

PROPERTY OWNER/DEVELOPER:
 Shiloh Terrace Group, LLC
 1507 W. Stan Schlueter Loop,
 Ste. 103
 Killeen, TX 76549

SURVEYOR/ENGINEER:
 Mitchell & Associates, Inc.
 P.O. BOX 1088
 Killeen, Texas 76540

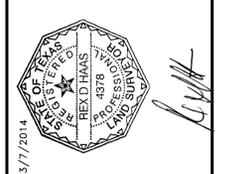
RE: PLAN FOR LOCATION
 3/8" IR FND
 ELEV: 763.22
 E: 317421.71

No.	DATE	REVISIONS
2	JAN. 2014	CITY COMMENTS
1	FEB. 2014	CITY COMMENTS
		REMARKS
		BY
		DATE

**SHILOH TERRACE
 PHASE FOUR**
 TEMPLE ET J, BELL COUNTY, TEXAS

FINAL PLAT

SHEET TITLE



MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 102 N. COLLEGE
 KILLEEN, TEXAS 76541
 PHONE: (254) 634-5541
 FAX: (254) 634-2141
 T. R. F. L. S. FIRM REGISTRATION NO. 100804-00
 TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241

DWG No.	DATE	SCALE	AS SHOWN	AREA
13-119-D	NOV 2013	AS SHOWN	**	28.84 AC.
				43 LOTS
				3 BLOCKS

DRAWN BY: C.M.
 DATE: NOV 2013
 SCALE: AS SHOWN
 AREA: 28.84 AC.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

03/17/14
Item #4
Regular Agenda
Page 1 of 2

APPLICANT / DEVELOPMENT: Kimley-Horn & Associates (on behalf Crescent View - Temple Ltd.)

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: P-FY-14-17 Consider and take action on the Preliminary Plat of Crescent View Commercial Phase 3, a 29.953 +/- acre, 8-lot, 1 block, nonresidential subdivision, located at the southeast corner of West Adams Avenue and Old Waco Road, situated in the Nancy Chance Survey, Abstract No. 5, City of Temple, Bell County, Texas.

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat of Crescent View Commercial, Phase III.

ITEM SUMMARY: The Development Review Committee reviewed the Preliminary Plat of Crescent View Commercial, Phase 3 on February 5, 2014. It was deemed administratively complete on March 12, 2014. The property contains General Retail (GR) zoning which was approved by City Council on November 23, 2013.

The plat is necessary for the development of a 189,000 square foot Wal-mart, fueling station and several retail pads for future development.

Water services will be available through 24-inch water line in Old Waco Road and a 14-inch water line in West Adams Ave. Sewer services will be available from an existing 10-inch sewer line in Old Waco Road and an 18-inch sewer line in West Adams Ave.

West Adams Ave is identified as a major arterial, Old Waco Road is proposed as a major arterial and 6-foot sidewalks are required on both. In addition, Old Waco Road has been identified by the Trails Master Plan for a proposed City-Wide spine trail. While the two sidewalks and a trail are required, the developer will only be responsible for the sidewalk on West Adams. The sidewalk and trail on Old Waco Road will be developed by the City. This will be done at the time of scheduled improvements along Old Waco Road as part of a City project funded through the Transportation Capital Improvement Program (TCIP). With regard to the required sidewalk along Old Waco Road, a sidewalk waiver has been submitted and is being reviewed by City staff.

After review by the City, TxDot and recommendations from a submitted traffic impact analysis, a new traffic signal will be installed on West Adams Ave across from Holy Trinity Catholic High School and an additional unsignalized driveway along West Adams Ave. In addition, Old Waco Road will be

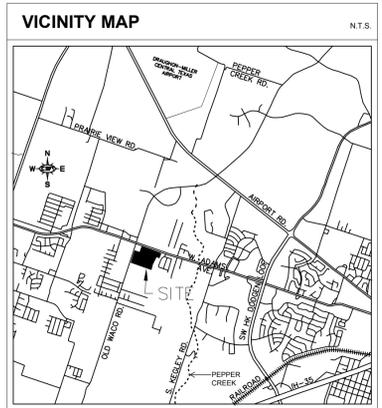
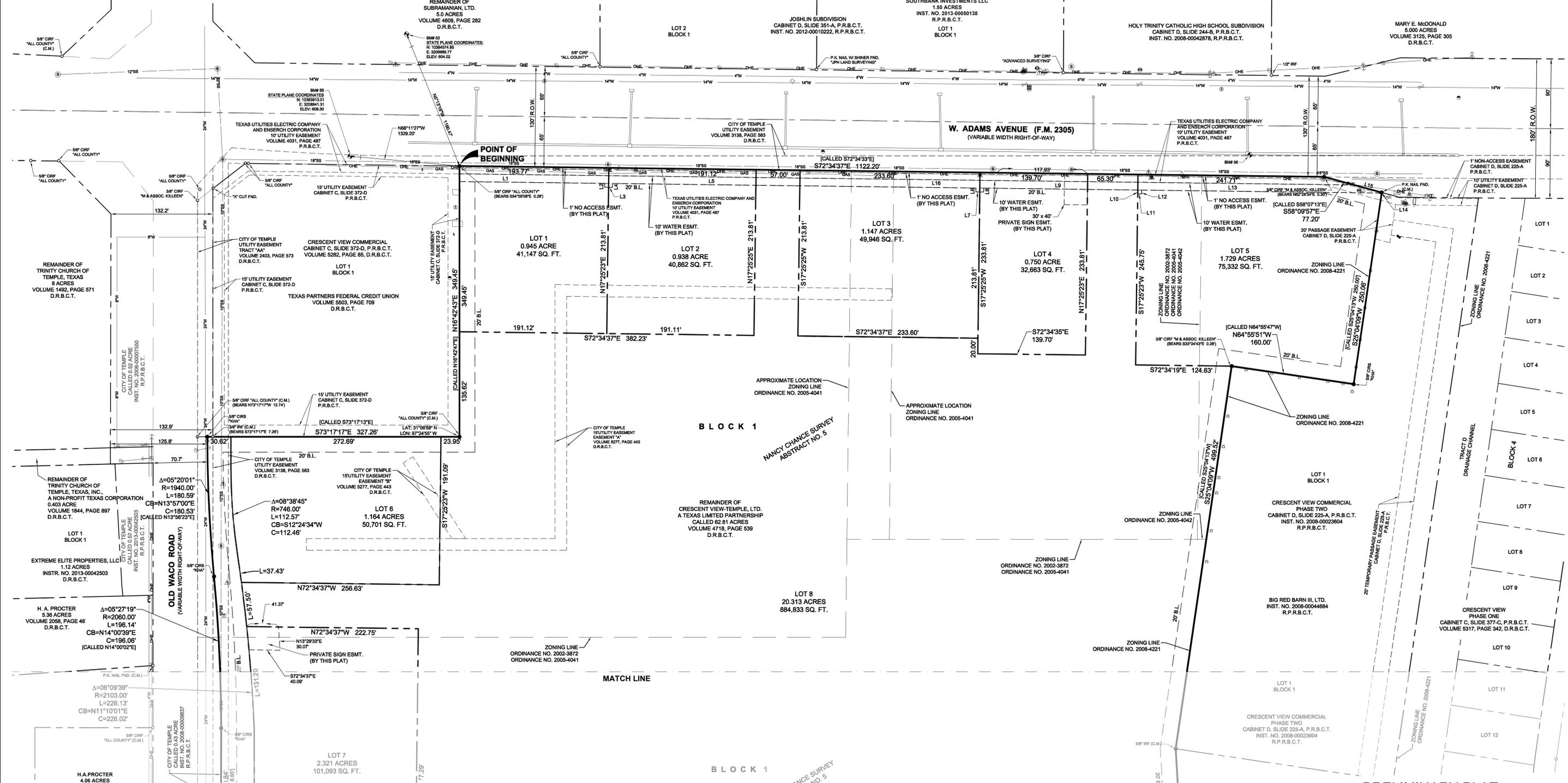
developed with 163 feet of right-of-way and the site will be accessed by two driveways; one driveway to serve as the main public access and the other for truck traffic for loading and unloading purposes.

The Planning and Zoning Commission is the preliminary plat authority since there are no exceptions to the UDC being requested.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Preliminary Plat
Overall Utility Plan
Overall Site Plan



NO.	BEARING	LENGTH
L1	S72°34'37"E	188.53'
L2	N17°25'23"E	5.00'
L3	S72°34'37"E	10.00'
L4	N17°25'23"E	5.00'
L5	S72°34'37"E	471.72'
L6	S17°25'25"W	5.00'
L7	S72°34'37"E	10.00'
L8	S17°25'25"W	5.00'
L9	S72°34'37"E	200.00'
L10	N17°25'23"E	5.00'
L11	S72°34'37"E	5.00'
L12	S17°25'23"W	5.00'
L13	S72°34'37"E	311.37'
L14	S25°04'09"W	0.79'
L15	S58°09'57"E	37.02'
L16	S72°34'37"E	1160.99'
L17	S16°42'43"W	15.00'
L18	N73°17'17"W	437.91'
L19	S17°24'36"W	106.09'
L20	S72°35'24"E	15.00'

NO.	BEARING	LENGTH
L21	S17°24'36"W	120.91'

Proposed # of Blocks & lots:
This plat proposes one block and 8 lots.

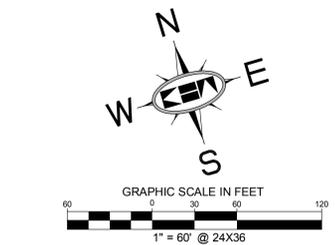
BENCH MARK LIST	
CITY OF TEMPLE ALUMINUM DISK NO. 19 KASBERG POINT NO. 188 ELEV. = 581.42'	
CITY OF TEMPLE CRUSH POINT NO. 4004 602 NAIL ELEV. = 633.41'	
BM 56 (I) SET ON THE SOUTHEAST CORNER OF A CURB INLET LOCATED ON THE SOUTH SIDE OF W. ADAMS AVENUE (F.M. 2305) AND 1360± EAST OF THE INTERSECTION OF OLD WACO ROAD AND W. ADAMS AVENUE (F.M. 2305). ELEV. = 587.22'	
BM 57 (I) SET ON TOP OF CURB, LOCATED AT THE SOUTHEAST PARKING LOT OF TEXAS PARTNERS FEDERAL CREDIT UNION (6935 W. ADAMS AVENUE) AND NEXT TO A STONE WALL GARAGE AREA, BEING 269± SOUTH OF THE NORTHWEST PROPERTY CORNER OF SUBJECT PROPERTY AND 140± FROM AN ELL CORNER OF SUBJECT PROPERTY. ELEV. = 589.66'	

NOTES:

- Bearings shown are based on Grid North, Texas State Plane, NAD 83, Central Zone 4203, with the Vertical Datum on NGVD 1929, as derived from the City of Temple Control Network Monuments No. 4004 (Crush) and No. 19 (Kasberg No. 188). The Project Combined Scale Factor is 1.000140191326. To get to grid, multiply by 0.999859828324.
- Underground utilities shown hereon are from record drawings obtained from the City of Temple and the engineer of record and the surveyor cannot guarantee the locations of said utilities, except those that are observed on the surface at the time of this survey.
- A 6' sidewalk is required on W. Adams Avenue. A sidewalk along Old Waco Road will be provided by the City by a separate process and mechanism.
- Fire hydrants are to be constructed at a 600' spacing along W. Adams Avenue and Old Waco Road.

FLOOD STATEMENT:

According to Map No. 48027C0335E dated September 26, 2008, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Bell County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

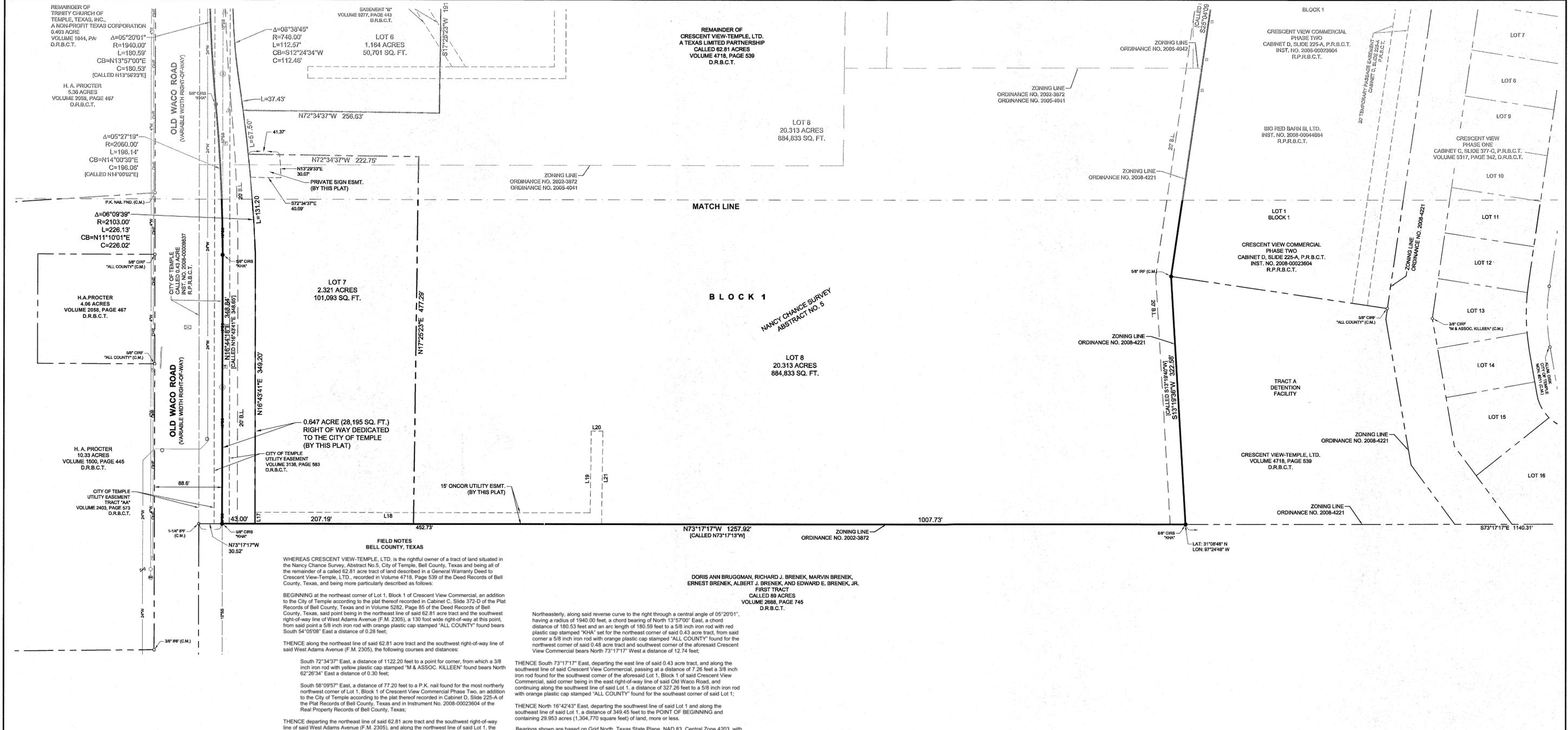


No.	DATE	REVISION DESCRIPTION
1		

PRELIMINARY PLAT
LOTS 1-8, BLOCK 1
CRESCENT VIEW COMMERCIAL PHASE 3
29.953 ACRES
NANCY CHANCE SURVEY, ABSTRACT NO. 5
CITY OF TEMPLE, BELL COUNTY, TEXAS

Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JEG	MBM	JAN 2014	063362342	1 OF 3



WHEREAS CRESCENT VIEW-TEMPLE, LTD. is the rightful owner of a tract of land situated in the Nancy Chance Survey, Abstract No. 5, City of Temple, Bell County, Texas and being all of the remainder of a called 62.81 acre tract of land described in a General Warranty Deed to Crescent View-Temple, LTD., recorded in Volume 4718, Page 539 of the Deed Records of Bell County, Texas, and being more particularly described as follows:

BEGINNING at the northeast corner of Lot 1, Block 1 of Crescent View Commercial, an addition to the City of Temple according to the plat thereof recorded in Cabinet C, Slide 372-D of the Plat Records of Bell County, Texas and in Volume 5282, Page 85 of the Deed Records of Bell County, Texas, said point being in the northeast line of said 62.81 acre tract and the southwest right-of-way line of West Adams Avenue (F.M. 2305), a 130 foot wide right-of-way at this point, from said point a 5/8 inch iron rod with orange plastic cap stamped "ALL COUNTY" found bears South 54°05'08" East a distance of 0.28 feet;

THENCE along the northeast line of said 62.81 acre tract and the southwest right-of-way line of said West Adams Avenue (F.M. 2305), the following courses and distances:

South 72°34'37" East, a distance of 1122.20 feet to a point for corner, from which a 3/8 inch iron rod with yellow plastic cap stamped "M & ASSOC. KILLEEN" found bears North 62°26'34" East a distance of 0.30 feet;

South 58°09'57" East, a distance of 77.20 feet to a P.K. nail found for the most northerly northwest corner of Lot 1, Block 1 of Crescent View Commercial Phase Two, an addition to the City of Temple according to the plat thereof recorded in Cabinet D, Slide 225-A of the Plat Records of Bell County, Texas and in Instrument No. 2008-00023604 of the Real Property Records of Bell County, Texas;

THENCE departing the northeast line of said 62.81 acre tract and the southwest right-of-way line of said West Adams Avenue (F.M. 2305), and along the northwest line of said Lot 1, the following courses and distances:

South 25°04'09" West, a distance of 250.06 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for an ell corner of said Lot 1;

North 64°55'51" West, a distance of 160.00 feet to the most westerly northwest corner of said Lot 1, from which a 3/8 inch iron rod with yellow plastic cap stamped "M & ASSOC. KILLEEN" found bears South 33°24'43" East a distance of 0.28 feet;

South 25°04'09" West, a distance of 499.52 feet to a 5/8 inch iron rod found for the southwest corner of said Lot 1 and the northwest corner of Tract A Detention Facility of said Crescent View Commercial Phase Two;

THENCE South 13°19'36" West, along the northwest line of said Tract A Detention Facility, a distance of 322.58 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the southwest corner of said Tract A Detention Facility, said corner being in the southwest line of said 62.81 acre tract and the northeast line of a called 89 acre tract of land, called First Tract, described in Gift Warranty Deed to Doris Ann Bruggman, Richard J. Brenek, Marvin Brenek, Ernest Brenek, Albert J. Brenek, and Edward E. Brenek, Jr., recorded in Volume 2688, Page 745 of the Deed Records of Bell County, Texas, from which an aluminum disk stamped City of Temple No. 215 found at the intersection of the northeast line of said 89 acre tract, the southwest line of Crescent View Phase One, an addition to the City of Temple according to the plat thereof recorded in Cabinet C, Slide 377-C of the Plat Records of Bell County, Texas and in Volume 5317, Page 342 of the Deed Records of Bell County, Texas with the centerline of Burnham Drive, a 55 foot wide right-of-way by said Crescent View Phase One final plat, bears South 73°17'17" East a distance of 1140.31 feet;

THENCE North 73°17'17" West, along the southwest line of said 62.81 acre tract and the northeast line of said 89 acre tract, a distance of 1257.92 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the southeast corner of a called 0.43 acre tract of land described in a General Warranty Deed to the City of Temple, recorded in Instrument No. 2008-0009837 of the Real Property Records of Bell County, Texas, said corner being in the east right-of-way line of Old Waco Road, a variable width right-of-way, from said corner a 1-1/4 inch iron pipe found for the northeast corner of said 89 acre tract and southwest corner of said 0.43 acre tract bears North 73°17'17" West a distance of 30.52 feet;

THENCE departing the southwest line of said 62.81 acre tract and the northeast line of said 89 acre tract and along the east line of said 0.43 acre tract and the east right-of-way line of said Old Waco Road, the following courses and distances:

North 16°44'18" East, a distance of 348.84 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the left;

Northeasterly, along said tangent curve to the left through a central angle of 05°27'19", having a radius of 2060.00 feet, a chord bearing of North 14°00'39" East, a chord distance of 196.06 feet and an arc length of 196.14 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a reverse curve to the right;

Northeasterly, along said reverse curve to the right through a central angle of 05°20'01", having a radius of 1940.00 feet, a chord bearing of North 13°57'00" East, a chord distance of 180.53 feet and an arc length of 180.59 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the northeast corner of said 0.43 acre tract, from said corner a 5/8 inch iron rod with orange plastic cap stamped "ALL COUNTY" found for the northwest corner of said 0.48 acre tract and southwest corner of the aforesaid Crescent View Commercial bears North 73°17'17" West a distance of 12.74 feet.

THENCE South 73°17'17" East, departing the east line of said 0.43 acre tract, and along the southwest line of said Crescent View Commercial, passing at a distance of 7.26 feet a 3/8 inch iron rod found for the southwest corner of the aforesaid Lot 1, Block 1 of said Crescent View Commercial, said corner being in the east right-of-way line of said Old Waco Road, and continuing along the southwest line of said Lot 1, a distance of 327.26 feet to a 5/8 inch iron rod with orange plastic cap stamped "ALL COUNTY" found for the southeast corner of said Lot 1;

THENCE North 16°42'43" East, departing the southwest line of said Lot 1 and along the southeast line of said Lot 1, a distance of 349.45 feet to the POINT OF BEGINNING and containing 29.953 acres (1,304,770 square feet) of land, more or less.

Bearings shown are based on Grid North, Texas State Plane, NAD 83, Central Zone 4203, with the Vertical Datum on NGVD 1929, as derived from the City of Temple Control Network Monuments No. 4004 (Crush) and No. 19 (Kasberg No. 188). The Project Combined Scale Factor is 1.000140191326. To get to grid, multiply by 0.999859828324.

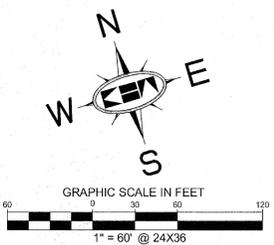
DORIS ANN BRUGGMAN, RICHARD J. BRENEK, MARVIN BRENEK, ERNEST BRENEK, ALBERT J. BRENEK, AND EDWARD E. BRENEK, JR.
FIRST TRACT
CALLED 89 ACRES
VOLUME 2688, PAGE 745
D.R.B.C.T.

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S72°34'37"E	188.53'	L21	S17°24'36"W	120.81'
L2	N17°25'23"E	5.00'			
L3	S72°34'37"E	10.00'			
L4	N17°25'23"E	5.00'			
L5	S72°34'37"E	471.72'			
L6	S17°25'23"W	5.00'			
L7	S72°34'37"E	10.00'			
L8	S17°25'23"W	5.00'			
L9	S72°34'37"E	200.00'			
L10	N17°25'23"E	5.00'			
L11	S72°34'37"E	5.00'			
L12	S17°25'23"W	5.00'			
L13	S72°34'37"E	311.37'			
L14	S25°04'09"W	0.79'			
L15	S68°09'57"E	37.02'			
L16	S72°34'37"E	1160.99'			
L17	S16°42'43"W	15.00'			
L18	N73°17'17"W	437.91'			
L19	S17°24'36"W	106.09'			
L20	S72°35'24"E	15.00'			

STATE OF TEXAS §
COUNTY OF DALLAS §

I, the undersigned, a registered professional surveyor in the State of Texas, hereby certify, to the best of my knowledge and belief, that this plat is true and correct, that it was prepared from an actual survey of the property made under my supervision on the ground, and that all necessary survey monuments are correctly shown thereon.

Michael B. Marx 3/17/14
Registered Professional Land Surveyor #5181
Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
(972) 770-1300



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 to the Planning and Zoning Commission _____

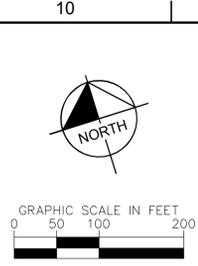
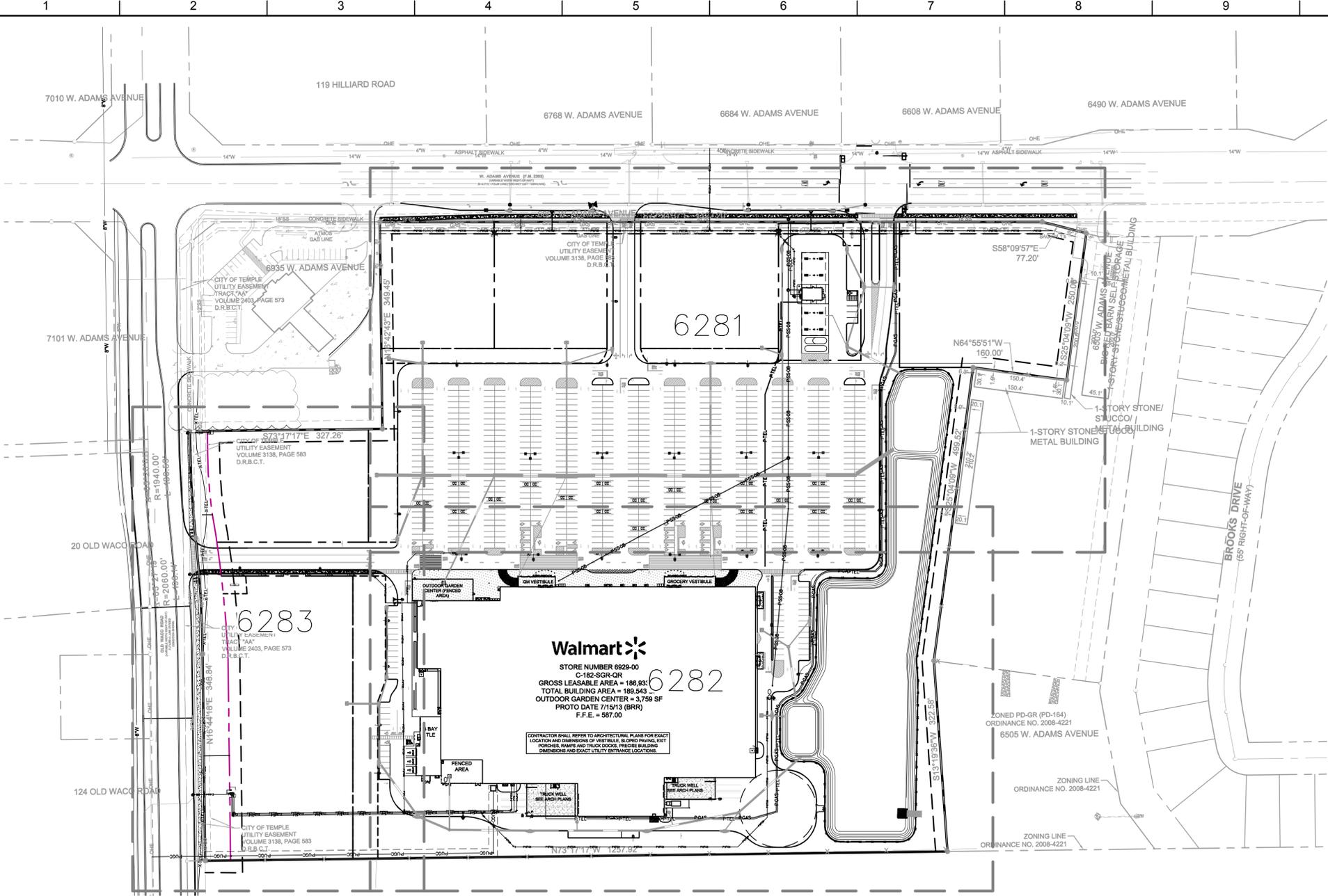
No.	DATE	REVISION DESCRIPTION
1		

PRELIMINARY PLAT
LOTS 1-8, BLOCK 1
CRESCENT VIEW COMMERCIAL PHASE 3
29.953 ACRES
NANCY CHANCE SURVEY, ABSTRACT NO. 5
CITY OF TEMPLE, BELL COUNTY, TEXAS

Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JEG	MBM	JAN 2014	063362342	2 OF 2

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



UTILITY NOTES

- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
8" PVC SDR35 PER ASTM D 3034, FOR PIPES LESS THAN 12' DEEP
8" PVC SDR26 PER ASTM D 3034, FOR PIPES MORE THAN 12' DEEP
6" PVC SCHEDULE 40
- DUCTILE IRON PIPE PER AWWA C150
- WATER LINES SHALL BE AS FOLLOWS:
6" AND LARGER, PVC C-90 PER ASTM D 2241
200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
6" AND LARGER DUCTILE IRON PIPE PER AWWA C150
SMALLER THAN 6" EITHER COPPER TUBE TYPE 1" (SOFT) PER ANSI B16.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
- MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
- ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4" COVER ON ALL WATER LINES.
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
- LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
- ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- REFER TO INTERIOR PLUMBING DRAWINGS FOR THE IN OF ALL UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- A PORTION OF THE UTILITIES SHOWN AS EXISTING IN OLD WACO ROAD (WATER, SANITARY AND STORM) AND THE EXPANDED ROADWAY THEMSELVES ARE NOT CONSTRUCTED AS OF THIS DATE. THIS INFRASTRUCTURE IS PROPOSED TO BE BUILT AS SHOWN (BY OTHERS) BUT MAY NOT ALL BE COMPLETED AT TIME OF WALMART'S CONSTRUCTION.
- REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.

UTILITY LEGEND

- (A) 8" SANITARY SEWER LATERAL AT MINIMUM 1.0% SLOPE. COORDINATE WITH ARCHITECTURAL PLANS.
- (B) GAS ENTRY WITH GAS METER. CONTRACTOR RESPONSIBLE FOR INSTALLING PIPE BOLLARD PROTECTION AT METER. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR TYING OF INDIVIDUAL METER.
- (C) CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH GAS COMPANY REGARDING THE SIZE AND INSTALLATION OF GAS SERVICE LINE.
- (D) 1" PVC CONDUIT FOR TAMPER SWITCH.
- (E) PROPOSED LOCATION OF TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH POWER COMPANY PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD. CONDUIT AND PIPE BOLLARDS AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY. FINAL LOCATION OF TRANSFORMER AND BOLLARD CANNOT CONFLICT WITH TRUCK ACCESS TO DOCK DOOR.
- (F) UNDERGROUND TELEPHONE FROM POLE TO BUILDING TO BE EXTENDED BY TELEPHONE COMPANY.
- (G) CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE TELEPHONE COMPANY FOR THE INSTALLATION OF OVERHEAD TELEPHONE LINES. CONTRACTOR SHALL COORDINATE THE TYING OF INDIVIDUAL METERS WITH THE ELECTRIC COMPANY. CONTRACTOR TO COORDINATE WITH TELEPHONE COMPANY TO INSURE PROPER SEPARATION BETWEEN OVERHEAD LINES AND LIGHT POLES.
- (H) 3" DOMESTIC WATER LINE ENTRY WITH METER PER ANY TOWN PUBLIC WORKS REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES, GATE VALVES, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH CITY OF TEMPLE PUBLIC WORKS DEPARTMENT.
- (I) SPRINKLER ENTRY. CONTRACTOR SHALL BE REQUIRED TO INSTALL ANY APPURTENANCES ON THE SPRINKLER LINE SUCH AS, BUT NOT LIMITED TO, A DOUBLE DETECTOR CHECK BACKFLOW PREVENTION DEVICE, IN SERIES WITH A CHECK VALVE, GATE VALVES, ETC., MEETING WATER COMPANY SPECIFICATIONS.
- (J) PROPOSED FIRE HYDRANT AND ASSEMBLY, TYPICAL AS INDICATED. SEE DETAIL SHEET.
- (K) REMOTE GARDEN CENTER UTILITIES PIPE BOLLARD. SEE DETAIL SHEET.

SANITARY SEWER SCHEDULE				
STRUCTURE NAME:	STRUCTURE TYPE	TOP OF CASTING ELEV.	PIPES IN:	PIPES OUT
57	NULL STRUCTURE	574.70	FROM EX-1, 18" PVC INV IN: 573.09 @ 0.36% FROM CO-6, 6" PVC INV IN: 573.09 @ 0.50%	TO , 18" PVC INV OUT: 573.09 @ 0.36%
60	NULL STRUCTURE	577.25	FROM , 18" PVC INV IN: 575.63 @ 0.37% FROM CO-7, 6" PVC INV IN: 575.64 @ 0.50%	TO , 18" PVC INV OUT: 575.64 @ 0.37%
62	NULL STRUCTURE	581.86	FROM CO-10, 6" PVC INV IN: 581.32 @ 0.50%	
CO-1	CLEAN OUT	575.64	FROM SS-2, 8" PVC INV IN: 573.95 @ 0.30%	TO EX-2, 8" PVC INV OUT: 573.95 @ 0.30%
CO-2	CLEAN OUT	585.72	FROM CO-3, 8" PVC INV IN: 576.16 @ 0.23%	TO SS-1, 8" PVC INV OUT: 576.16 @ 0.36%
CO-3	CLEAN OUT	587.00		TO CO-2, 8" PVC INV OUT: 576.52 @ 0.23%
CO-4	CLEAN OUT	577.07	FROM CO-5, 8" PVC INV IN: 575.38 @ 0.30%	TO SS-1, 8" PVC INV OUT: 575.38 @ 0.30%
CO-5	CLEAN OUT	586.12		TO CO-4, 8" PVC INV OUT: 576.28 @ 0.30%
CO-6	CLEAN OUT	574.71	FROM , 6" PVC INV IN: 573.12 @ 0.50%	TO 57, 6" PVC INV OUT: 573.12 @ 0.50%
CO-7	CLEAN OUT	577.23	FROM , 6" PVC INV IN: 575.71 @ 0.50%	TO 60, 6" PVC INV OUT: 575.71 @ 0.50%
CO-8	CLEAN OUT	577.66	FROM , 8" PVC INV IN: 575.97 @ 0.50%	TO EX-3, 8" PVC INV OUT: 575.97 @ 0.50%
CO-9	CLEAN OUT	592.36		TO EX-4, 8" PVC INV OUT: 580.35 @ 0.50%
CO-10	CLEAN OUT	583.05		TO 62, 6" PVC INV OUT: 581.53 @ 0.50%
EX-1	MH	587.10*	FROM , 18" PVC INV IN: 573.51 @ 0.39%	TO 57, 18" PVC INV OUT: 573.50 @ 0.36%
EX-2	MANHOLE	587.82*	FROM CO-1, 8" PVC INV IN: 573.91 @ 0.30%	
EX-3	MANHOLE	589.97*	FROM CO-8, 8" PVC INV IN: 575.90 @ 0.50%	
EX-4	MANHOLE	594.26*	FROM CO-9, 8" PVC INV IN: 580.25 @ 0.50%	
SS-1	MANHOLE	584.60	FROM CO-4, 8" PVC INV IN: 575.12 @ 0.30% FROM CO-2, 8" PVC INV IN: 575.12 @ 0.36%	TO SS-2, 8" PVC INV OUT: 575.12 @ 0.30%

*NOTE: CONTRACTOR TO ADJUST EXISTING RIM TO MATCH FG SURFACE



ALERT TO CONTRACTOR:

- THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DRAINAGE, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
- ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

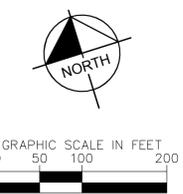
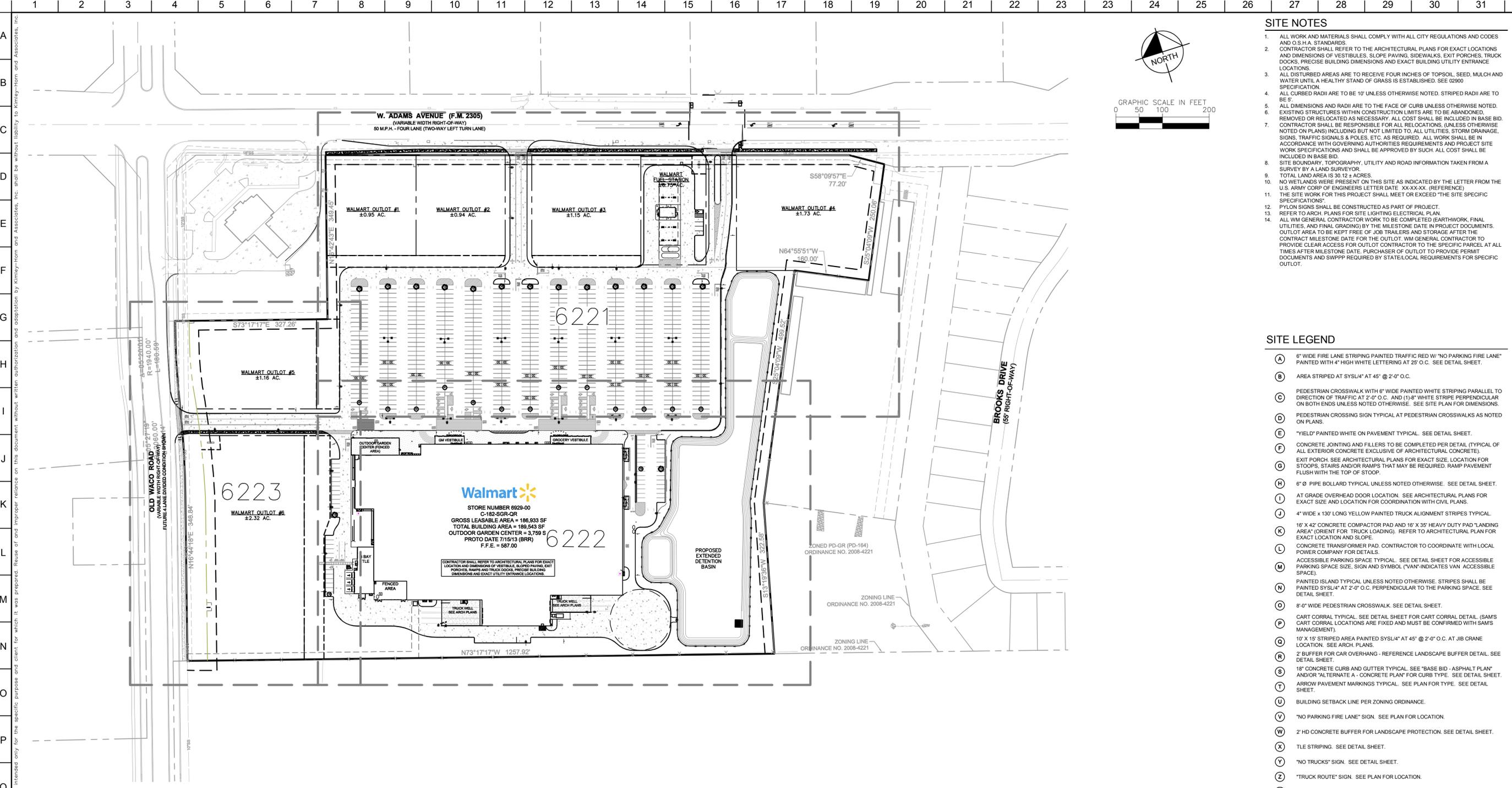
Kimley-Horn and Associates, Inc.
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 WWW.KIMLEY-HORN.COM

Walmart STORE #6929-00
 TEMPLE (OLD WACO), TX
 WAL-MART REAL ESTATE
 BUSINESS TRUST
 TEMPLE, TEXAS

OVERALL UTILITY PLAN

DESIGNED BY CH
 DRAWN BY CH
 CHECKED BY RJU

DATE 11/20/2013
 PROJECT NO. 063362342
 SHEET NUMBER 6280



SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE 02900 SPECIFICATION.
- ALL CURBED RADI ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADI ARE TO BE 9'.
- ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, UNLESS OTHERWISE NOTED ON PLANS INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
- TOTAL LAND AREA IS 30.12 ± ACRES.
- NO WETLANDS WERE PRESENT ON THIS SITE AS INDICATED BY THE LETTER FROM THE U.S. ARMY CORP OF ENGINEERS LETTER DATE XX.XX.XX. (REFERENCE)
- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
- PYLON SIGNS SHALL BE CONSTRUCTED AS PART OF PROJECT.
- REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

SITE LEGEND

- (A) 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. SEE DETAIL SHEET.
- (B) AREA STRIPED AT SYSU4" AT 45' @ 2'-0" O.C.
- (C) PEDESTRIAN CROSSWALK WITH 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
- (D) PEDESTRIAN CROSSING SIGN TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.
- (E) "YIELD" PAINTED WHITE ON PAVEMENT TYPICAL. SEE DETAIL SHEET.
- (F) CONCRETE, JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE).
- (G) EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOB.
- (H) 6" Ø PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
- (I) AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
- (J) 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.
- (K) 16" x 42" CONCRETE COMPACTOR PAD AND 16" x 35" HEAVY DUTY PAD "LANDING AREA" (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
- (L) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- (M) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN" INDICATES VAN ACCESSIBLE SPACE).
- (N) PAINTED ISLAND TYPICAL UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED SYSU4" AT 2'-0" O.C. PERPENDICULAR TO THE PARKING SPACE. SEE DETAIL SHEET.
- (O) 8'-0" WIDE PEDESTRIAN CROSSWALK. SEE DETAIL SHEET.
- (P) CART CORRAL TYPICAL. SEE DETAIL SHEET FOR CART CORRAL DETAIL. (SAMS CART CORRAL LOCATIONS ARE FIXED AND MUST BE CONFIRMED WITH SAMS MANAGEMENT).
- (Q) 10' X 15' STRIPED AREA PAINTED SYSU4" AT 45' @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCH. PLANS.
- (R) 2' BUFFER FOR CAR OVERHANG - REFERENCE LANDSCAPE BUFFER DETAIL. SEE DETAIL SHEET.
- (S) 18" CONCRETE CURB AND GUTTER TYPICAL. SEE "BASE BID - ASPHALT PLAN" AND/OR "ALTERNATE A - CONCRETE PLAN" FOR CURBS TYPE. SEE DETAIL SHEET.
- (T) ARROW PAVEMENT MARKINGS TYPICAL. SEE PLAN FOR TYPE. SEE DETAIL SHEET.
- (U) BUILDING SETBACK LINE PER ZONING ORDINANCE.
- (V) "NO PARKING FIRE LANE" SIGN. SEE PLAN FOR LOCATION.
- (W) 2' HD CONCRETE BUFFER FOR LANDSCAPE PROTECTION. SEE DETAIL SHEET.
- (X) TLE STRIPING. SEE DETAIL SHEET.
- (Y) "NO TRUCKS" SIGN. SEE DETAIL SHEET.
- (Z) "TRUCK ROUTE" SIGN. SEE DETAIL SHEET.
- (1A) "STOP" SIGN. SEE DETAIL SHEET.
- (1B) NOT USED.
- (1C) HIGH TRAFFIC AREA END CAP ISLAND. SEE DETAIL SHEET.
- (1D) INTERIOR LANDSCAPE ISLAND. SEE DETAIL SHEET.
- (1E) STOP BAR. SEE DETAIL SHEET.
- (1F) 6"x6" PAINTED STRIPED AREA CENTERED ON SIPHONIC BREAK STORM MANHOLE. 4" PAINTED SOLID TRAFFIC YELLOW STRIPES 18" O.C. @ 45'. SEE DETAIL SHEET.
- (1G) ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET.
- (1H) NOT USED.
- (1I) ACCESSIBLE "SITE ARRIVAL POINT". SEE PLAN FOR LOCATION AND LIMITS.
- (1J) 6" LONG STRIPE WITH 18" GAPS - TYPICAL.
- (1K) OPTIONAL MOVEMENT LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (1L) ADVANCED INTERSECTION LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (1M) "DELIVERY TRAFFIC ONLY" SIGN. SEE DETAIL SHEET.

LEGEND

- PROPOSED BUILDING
- PROPOSED 18" CURB AND GUTTER
- PROPOSED PARKING SPACES, SYSU4"
- ASSOCIATE PARKING SPACES, SWSL4"
- CART CORRAL
- WALMART PROPERTY LINE
- OUTPARCEL LINE
- STANDARD DUTY PAVEMENT: SEE "ASPHALT PAVEMENT PLAN" AND/OR "CONCRETE PAVEMENT PLAN" FOR MATERIALS
- HEAVY DUTY PAVEMENT: SEE "ASPHALT PAVEMENT PLAN" AND/OR "CONCRETE PAVEMENT PLAN" FOR MATERIALS
- ARCHITECTURAL CONCRETE APRON (SEE ARCH. PLANS)
- STANDARD DUTY CONCRETE FOR SIDEWALKS AND ISLAND BUFFER
- HEAVY DUTY CONCRETE PAVEMENT
- 3' WIDE HEAVY DUTY CONCRETE BUFFER TYP.
- 2' WIDE BUFFER FOR CAR OVERHAND (STABLE, NON-VEGETATED MATERIAL)

ACREAGE TABLE

WALMART	20.30 ACRES
FUEL STATION OUTLOT	0.75 ACRES
WALMART OUTLOT 1	0.95 ACRES
WALMART OUTLOT 2	0.94 ACRES
WALMART OUTLOT 3	1.15 ACRES
WALMART OUTLOT 4	1.73 ACRES
WALMART OUTLOT 5	1.16 ACRES
WALMART OUTLOT 6	2.32 ACRES
R.O.W. DEDICATION	0.65 ACRES
TOTAL	29.95 ACRES

SITE ANALYSIS TABLE

WALMART TOTAL BUILDING AREA	189,543 S.F.
PARKING (ASSOCIATES AND CUSTOMER)	733 SPACES
ACCESSIBLE	29 SPACES
TOTAL PARKING	762 SPACES
RATIO	4.02/1,000 S.F.
*CART CORRAL	18 CORRALS / 36 SPACES

*PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO.
 MEDIAN AGE = 34.6 YEARS

LIGHT LEGEND

KEY	ATTRIBUTES
	CATALOG NUMBER: XXX-XXX-XX MOUNTING HEIGHT= AS NOTED ON PLANS* 1 FIXTURES PER POLE*
	CATALOG NUMBER: XXX-XXX-XX MOUNTING HEIGHT= AS NOTED ON PLANS* 2 FIXTURES PER POLE*
	CATALOG NUMBER: XXX-XXX-XX MOUNTING HEIGHT= AS NOTED ON PLANS* 3 FIXTURES PER POLE*
	CATALOG NUMBER: XXX-XXX-XX MOUNTING HEIGHT= AS NOTED ON PLANS* 1 FIXTURES PER POLE* (SHIELDS)

PAINT STRIPING LEGEND

- SWSL4" - SINGLE WHITE SOLID LINE / 4" WIDE
- SYSU4" - SINGLE YELLOW SOLID LINE / 4" WIDE
- DYSU4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
- SYSU10" - SINGLE YELLOW SOLID LINE / 10" WIDE
- SWSU4" - SINGLE WHITE DASHED LINE / 4" WIDE
- SBSU4" - SINGLE BROKEN YELLOW LINE / 4" WIDE
- SWSL24" - SINGLE WHITE SOLID LINE / 24" WIDE



ALERT TO CONTRACTOR:

- THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
- ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

DATE: 11/20/2013
 PROJECT NO. 063362342
 SHEET NUMBER 6220

OVERALL SITE PLAN

Walmart STORE #6929-00
 TEMPLE (OLD WACO), TX
 WAL-MART REAL ESTATE
 BUSINESS TRUST
 CITY OF TEMPLE, TEXAS

DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

Kimley-Horn and Associates, Inc.
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 11400 COMMERCE PARK DR.
 SUITE 400, RESTON, VA 20191
 PHONE: 703-674-1300 FAX: 703-674-1350
 WWW.KIMLEY-HORN.COM



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

03/17/14
Item #5
Regular Agenda
Page 1 of 1

APPLICANT: Chuck Lucko for Western Emulsions, Inc.

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: P-FY-14-18 Consider and take action on the Final Plat of Western Emulsions Addition, a 6.588 +/- acre, 1-lot, 1-block nonresidential subdivision, located on the north side of WilsonArt Drive, and east of Wendland Road.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Western Emulsions Addition.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of Western Emulsions Addition, on February 18, 2014. It was deemed administratively complete on March 7, 2014.

The Final Plat of Western Emulsions Addition is in compliance with the property's Light Industrial (LI) zoning district. The final plat proposes a collector street, Western Way, with a width of 36 feet back-of-curb to back-of-curb, within 70 feet of right-of-way.

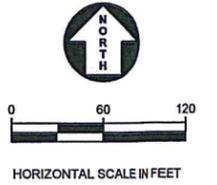
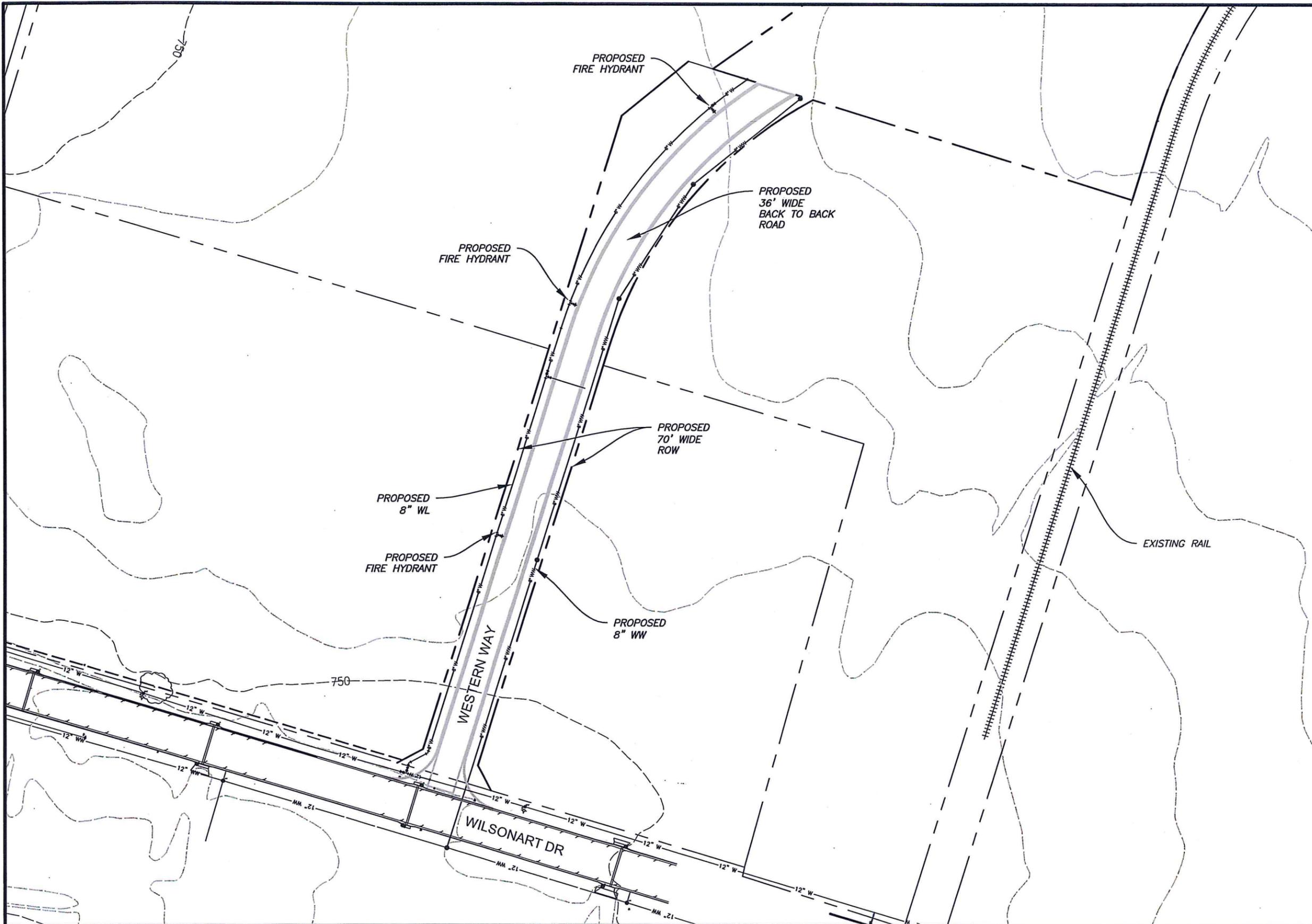
Water services will be provided through 8-inch water lines. Sewer services will be provided through 8-inch sanitary sewer lines. Both services are proposed along Western Way's right-of-way.

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
Topo/Utility Sheet



LEGEND

	PROPOSED 8" WASTEWATER LINE
	PROPOSED 8" POTABLE WATERLINE
	EXISTING WATERLINE
	EXISTING WASTEWATER LINE
	EXISTING GAS LINE
	RIGHT-OF-WAY / PROPERTY LINE
	OVERHEAD ELECTRIC LINE
	UNDERGROUND TELEPHONE CABLE
	EXISTING RAILROAD
	EXISTING EDGE OF ASPHALT
	TREE LINE

	TEMPORARY BENCH MARK
	FIRE HYDRANT
	GUY WIRE
	IRON PIN FOUND
	EXISTING MANHOLE
	POWER POLE
	STREET SIGN
	TELEPHONE RISER BOX
	WATER VALVE
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT



R. David Patrick
1/28/14

KPA KASBERG, PATRICK & ASSOCIATES, LP
CONSULTING ENGINEERS
TEMPLE, TEXAS 76501
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KPA Firm Registration Number F-510

TEMPLE ECONOMIC DEVELOPEMENT CORP.
WESTERN EMULSIONS
PROJECT

EXISTING TOPOGRAPHY
LAYOUT

JANUARY 2014



PLANNING AND ZONING COMMISSION AGENDA ITEM

3/17/14
Item #6
Regular Agenda
Page 1 of 3

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-13-34 – Consider and take action on the preliminary plat of Lake Pointe III, a 67.71 +/- acre, 317 lot, 10 block residential subdivision, located west of N. Pea Ridge Road and south of Prairie View Road.	DRC 2/05/14	WBW Development
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-14-08 - 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. (Requires Annexation)	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-14-19 - Consider and take action on the Final Plat of RWYC Addition, a 7.867 acre, 2-lot, 1-block, non-residential subdivision, located on the west side of South 22nd Street, adjacent to and south of Travis Science Academy.	DRC 3/05/14	All County Surveying

<p>P-FY-14-20 - Consider and take action on the Final Plat of CEFCO Airport Addition, a 11.18 +/- acre non-residential subdivision located at the southeast corner of Airport Road (SH 36) and Hilliard Road (Research Parkway).</p>	<p>DRC 3/26/14</p>	<p>City of Temple</p>
<p>P-FY-14-21 – Consider and take action on the Final Plat of West Adams Addition Phase II, a 3.694 acres, 2-lot, 1-block nonresidential subdivision, located at the southwest intersection of West Adams Avenue (FM 2305) and South Kegley Road.</p>	<p>DRC 3/26/14</p>	<p>All county Survy</p>
<p>P-FY-14-22 - Consider and take action on the Master Preliminary Plat of Lakewood Ranch, a 193.875 +/- acre, 583-lot, 29-block, residential subdivision in Temple's Nothern ETJ an area surrounding The Campus at Lake wood Ranch Phase VIII.</p>	<p>DRC 3/26/14</p>	<p>Kiella Development</p>
<p>Z-FY-13-37 - Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow a transitional shelter operated by the Salvation Army to be known as the Temple McLane Center of Hope, within portions of Lot 3, Block 39, Lots 1 & 2, Block 62, Lot 2, Block 56 and Lot 1, Block 57, Original Town of Temple, County of Bell, Texas, addressed as 501, 420, 413, 411, 410, 409 W. G Ave, 708 and 709 S. 9th Street.</p>	<p>PZC 4/7/2014 Tentative</p>	<p>Salvation Army</p>
<p>Z-FY-14-22 - Hold a public hearing to discuss and recommend action on a rezoning from Agricultural District (AG) to Light Industrial District (LI) on 44.20 +/- acres, situated in the Mercer Phelan Survey, Abstract 659 and the J. W. Christian Survey, Abstract 1070, Bell County, Texas, located at the southwest corner of NW Loop 363 and Pegasus Drive.</p>	<p>PZC 4/07/2014</p>	<p>Ranger Excavating</p>
<p>Z-FY-14-23- Hold a public hearing to consider and recommend action on permanent zoning upon annexation of a tract of land consisting of a total 49.979 +/- acres, where 42.440 +/- acres are proposed for Single-Family Two (SF-2) District and 7.539 +/- acres are proposed for Office-2 (O-2) District as part of the proposed subdivision plat for The Plains at Riverside, located on the west side of the intersection of Old Waco Road and Riverside Trail.</p>	<p>PZC 4/07/14</p>	<p>John Higginbotham</p>
<p>Z-FY-14-24 - Hold a public hearing to discuss and recommend action for a site plan review, amending Ordinance No. 2001-2748, originally approved March 1, 2001 Planned Development (Neighborhood Service) District , and further amended by Ordinance No. 2012-4519, March 15, 2012, on Lot 2, Block 1, Johnson Lone Star Properties Addition, located at 7950 North State Highway 317.</p>	<p>PZC 4/07/14</p>	<p>RAS Investments LLC</p>
<p>Z-FY-14-25 - Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow an off-premise sign (billboard) on a portion of Lot 1, Block 1, D.R.S. Addition, located at 111 Hart Road, Temple, Texas.</p>	<p>PZC 4/07/14</p>	<p>Lamar Advertising</p>

<p>Z-FY-14-26 - Hold a public hearing to discuss and recommend action on a rezoning from Agricultural District (AG) to Commercial District (C) on 11.579 +/- acres, being part of Lot 1, Block 1, D.R.S. Addition, located at 111 Hart Road.</p>	<p>PZC 4/07/14</p>	<p>Lamar Advertising</p>
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<p>City Council Final Decisions</p>	<p>Status</p>
<p>Z-FY-13-29: Consider adopting an ordinance authorizing a rezoning 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.</p>	<p>APPROVED at 2nd Reading on March 6, 2014</p>
<p>Z-FY-14-18: Consider adopting an ordinance authorizing a rezoning from Agricultural District (AG) to Planned Development District –General Retail (PD-GR) to allow residential and nonresidential uses 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.</p>	<p>APPROVED at 2nd Reading on March 6, 2014</p>

P&Z COMMISSION ATTENDANCE

2014														
	Jan 6	Jan 21	Feb 3	Feb 18	Mar 3	Mar 17	Apr 7	Apr 21	May 5	May 19	June 2	June 16	P	A
James Staats	P	P	P	P	P								5	
Blake Pitts	A	P	P	P	P								4	1
Patrick Johnson	P	P	P	P	P								5	
Omar Crisp	P	P	P	A	P								4	1
David Jones	P	P	P	P	P								5	
Greg Rhoads	P	A	P	P	P								4	1
Will Sears	P	P	P	A	P								4	1
Lester Fettig				P	P								2	
Tanya Mikeska-Reed				P	P								2	

	July 7	July 21	Aug 4	Aug 18	Sept 2	Sept 15	Oct 6	Oct 20	Nov 3	Nov 17	Dec 1	Dec 15	P	A
James Staats														
Blake Pitts														
Patrick Johnson														
Omar Crisp														
David Jones														
Greg Rhoads														
Will Sears														
Lester Fettig														
Tanya Mikeska-Reed														

not a Board member
 Vacant