NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
APRIL 7, 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, April 7, 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
APRIL 7, 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 17, 2014.

B. ACTION ITEMS

Item 2: **P-FY-13-34** **-** Consider and take action on the preliminary plat of Lake Pointe Phase III, a 67.71 +/- acres, 321 lot, 11 block, 5 tract residential subdivision, located south of Prairie View Road and west of North Pea Ridge Road, being part of the Baldwin Robertson Survey, Abstract No. 17, City of Temple, Bell County, Texas.

Item 3: **P-FY-14-23** - Consider and take action on the Final 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 4: **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.

Item 5: **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.

Item 6: **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.

Item 7: **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.

Item 8: **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.

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)***

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 5:00 PM, April 2, 2014.

Lacy Borgeson
_____
City Secretary, TRMC
City of Temple

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

I certify that this Notice of Meeting Agenda was removed by me from the outside bulletin board in front of the City Municipal Building on _____ day of _____2014.
_____Title_____

PLANNING AND ZONING COMMISSION
MARCH 17, 2014
5:30 P.M.

PLANNING AND ZONING MEMBERS PRESENT

Chair Will Sears

COMMISSIONERS:

Tanya Mikeska-Reed
Blake Pitts
Patrick Johnson
James Staats
Greg Rhoads

PLANNING AND ZONING MEMBERS ABSENT:

David Jones
Omar Crisp
Lester Fettig

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, March 13, 2014 at 2:10 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 Staats; Pledge of Allegiance by Commissioner Pitts.

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of March 3, 2014.

Approved by general consent.

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.

Ms. Tammy Lyerly, Senior Planner, stated due to revisions to the drainage design, this plat is coming before P&Z for a second review. The applicant has not requested any exceptions to the Unified Development Code (UDC) and the P&Z Commission will be the final authority on the plat.

The Final Plat of The Ranch at Woodland Trails was previously approved by P&Z on January 6, 2014. The proposed plat complies with the Preliminary Plat which was approved by City Council in 2008 with an exception to the longer cul-de-sac length allowed by the Subdivision Ordinance at that time.

Water services will be provided through 6-inch water lines within Ridgeoak Drive right-of-way. Proposed septic system will serve this development.

Tract A, which is a 46 foot wide drainage easement, and Tract B, a 50 foot wide drainage easement, will both be owned and maintained by the Home Owners' Association (HOA). Also, Lot 52, Block 1, of Woodland Trails Phase II (Doc #2013-00046405) will be owned and maintained by the Ranch at Woodland Trails' HOA. The 45 foot wide offsite drainage easement, previously located on Lot 51, Block 1, Woodland Trails Phase II, has been removed from the plat.

Park fees in the total sum of $9,450.00 (Phase1 at $4,500) (Phase 2 at $4,950) will be required for this development with the release of signed mylars for plat recordation.

Ms. Lyerly explains that the plat is the same as previously planned except Lot 51 was involved in the drainage plan with an easement along the front of the road (45 foot wide easement) and this no longer exists on the new design.

The proposed plat complies with the Preliminary Plat of The Ranch at Woodland Trails, which was approved by City Council by Resolution #2008-55990-R with approval of an exception allowing a longer cul-de-sac length than allowed by the Subdivision Ordinance.

Staff recommends approval of the Final Plat of The Ranch at Woodland Trails, Phase 2.

Commissioner Mikeska-Reed asks that Tracts A and B are the drainage easements that are passing water through the subdivision but the detention is down below on what use to be Lot 52. Ms. Lyerly responds yes.

Ms. Lyerly informs the Commission the applicant's engineer is present if there are any questions.

Mr. Jared Bryan, 11783 Bonnie Lane, Belton, Texas, stated he was here on behalf of the applicant. Mr. Bryan stated they had been working with the property owners of Lot 51 to acquire an easement. The drainage in their lot (Lot 51) is outside the county right-of-way and an easement was needed to take the water across the private property instead of being in the right-of-way. It did not work out and the easement could not be provided. The applicant went back to the engineers and the county engineers who told the applicant the water could be taken straight into the right-of-way and that is what the applicant chose to do.

Mr. Bryan clarified there was a detention pond which will release out and go to the lake with the normal right-of-way drainage.

Commissioner Staats asked to hear from Mr. J.D. Evans, one of the landowners this project would affect.

Chair Sears stated he would like the Commission to keep any questions asked to be specific to the platting process only.

Chair Sears opened a public hearing and instructed the speakers to keep any responses to a technical side due to P&Z Commission authority which is limited.

Commissioner Staats asked Mr. Evans to briefly state his objections about the platting process in regards to the handout Mr. Evans gave to the Commission.

Mr. Jonathan David (J.D.) Evans, 842 Benchmark Trail, Belton, Texas, stated he was the land owner of Lot 51 in Woodland Trails II. When Mr. Evans was asked to provide the easement, he explained he would need considerable time to respond since his job (Army) requires 45 dedicated days of his time to train soldiers. Mr. Evans could not meet the deadline he was given.

Mr. Evans stated the Woodland Trails II Deed Restrictions specifically states the lots are for a single family home only.

The next concern is if they were to use and dig to the easement and empty into the drainage system, that drainage system is largely contained on private property. Where the applicant has laid out the edge of the county right-of-way it does not line up with the existing drainage system. If they had to contain that underwater structure within the right-of-way, they would have to go further than the tunnel proposed.

Mr. Evans also has a mailbox he is concerned with he has been asked to move.

Mr. Evans has no objection to the water flowing through the existing creek or the existing easement. Mr. Evans' work timeline did not allow him enough time to gather information and come back to discuss this matter with the applicant.

Commissioner Mikeska-Reed asked if additional questions could be asked of the engineers' representatives.

Mr. John Bandas, Bandas Engineering, 415 Cottingham Drive, Temple, Texas, stated he was the engineer for Carothers Development.

Commissioner Mikeska-Reed asked Mr. Bandas who was going to retain ownership of the detention pond and drainage area. Mr. Bandas responded it would be deeded to the HOA for maintenance. Lot 52, which will be the location of the detention pond, was purchased by Carothers Properties for the use of a detention pond and will be deeded to and maintained by the HOA.

Mr. Bandas continued with stating the outfall will go to the Benchmark Trail right-of-way, which is a county right-of-way, in a box culvert which will pass by the front of Lot 51, Mr. Evans' lot, and the street, and go into the bar ditch on Lot 50, currently owned by A.C. Boston. The edge of the bar ditch is right up close to the right-of-way line. Previously, the county has maintained

that ditch and has a right-of-way by usage claim to that ditch. Lot 50 culvert is on private property just inside but not as far as the Evans' culvert.

Commissioner Staats asked about the single family only status and this is now an easement for drainage.

Mr. Jared Bryan replied that they had a legal review before buying the lots. The restrictions previously mentioned had a clause in them that if they were not renewed by the property owners they would expire after a certain amount of time. That period of time has come and gone and were not renewed so the restrictions are not in force. Mr. Bryan stated all deed restrictions in that subdivision are gone for lack of renewal. Mr. Bryan did not know the expiration date was did state it was several years back.

Chair Sears asked Mr. Bandas about drainage issues coming out on to the city easement.

Mr. Bandas responded that the county criteria is five years and the city's criteria is 10 years. All the pipes along Benchmark Trail meet the criteria set out by the county at the time of the platting, and almost met the city criteria. The 4 by 2 box culvert being put into Benchmark Trail will be in addition to the Evans' culvert. Between the two culverts they will have a high rating as far the storm frequency that will pass and be in much better shape than the others. Whenever more than a ten year rain occurs, the culverts run over and the water runs down the street right-of-way which is a normal occurrence for the 10 year frequency rain.

Mr. Bandas had to pass the plat and changes through the county as well. The outlet to the detention pond is graduated so it follows the pre-development flows less a certain margin.

Mr. J. D. Evans returned to the podium and stated the homes being currently sold in Woodland Trails II are being presented with a current deed restriction for only single family homes.

Mr. Jared Bryan responded to Mr. Evans' comment and replied that may be true on the new lots. The developer still holds numerous lots and may put new restrictions on them going forward. The lot purchased by Carothers had a title search done on it and the records show it has expired.

Chair Sears closed the public hearing.

Commissioner Pitts made a motion to approve Item 2, **P-FY-13-44**, and Vice-Chair Rhoads made a second.

Motion passed: (5:1)
Commissioner Staats voted Nay; Commissioner Jones, Crisp, and Fettig absent

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.

Ms. Lyerly stated this plat would go forward to City Council for final approval due to the exceptions requested by the applicant.

The subject property is located in Temple's western Extra Territorial Jurisdiction (ETJ) so no zoning is associated with the plat. The property is located at the end of the other phases of Shiloh Terrace Development which is off of Water Works Road.

The Development Review Committee (DRC) deemed this plat administratively complete on March 10, 2014.

Water will be provided through six-inch water lines and the development will be serviced by septic system.

The applicant/developer has requested an exception to UDC Section 8.3: Park Land Dedication, to waive required park fees in the sum of $9,675 ($225 per dwelling) in accordance with the previous phases of the development which had their park fees waived by City Council. Park fees may be waived if they meet certain conditions. This item does not meet the condition to have it automatically waived since it exceeds the nine lot requirement.

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

The area proposed for development is more than one mile from the existing city limits;

The proposed subdivision will create fewer than nine lots; and

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

The applicant/developer requests an exception to UDC Section 8.2.1.D.4b: Projection of Streets, to waive required extensions of streets. This subdivision is adjacent to an already established development so they are unable to extend a street in any direction.

Subdivisions must provide for the location of a reasonable number of street openings to adjoining properties.

Such openings must occur a minimum of every 1,000 feet or in alignment with existing or proposed streets along each boundary of the subdivision

Adjacent to Fort Hood Military Reserve to the west

Unable to extend a street in any direction

Applicant has provided a stub to adjacent undeveloped property to east for a future extension.

The applicant/developer requests an exception to UDC Section 8.2.1.D.3: Residential Subdivision Entrances & 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 only entrance for entire Shiloh Terrace Development.

The proposed plat's 43 additional residential, along with other phases, exceeds 150 lots.

Applicant has provided a stub to adjacent undeveloped property to east for a future extension.

Fire Department supports exception as the applicant has furnished a stub and this is an extension of existing condition.

Staff recommends approval of the Final Plat of Shiloh Terrace, Phase Four subject to City Council's approval of the applicant's requested exceptions.

Commissioner Staats asked if the existing entrance was fairly wide and Ms. Lyerly stated yes.

Commissioner Johnson made a motion to approve Item 3, **P-FY-13-46**, and Commissioner Pitts made a second.

Motion passed: (6:0)
Commissioner Jones, Crisp, and Fettig absent

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.

Mr. Mark Baker, Planner, stated Kimley-Horn was the applicant on behalf of Crescent View Temple Ltd. The P&Z Commission is the final plat authority since there are no requested exceptions to the UDC.

Mr. Baker explained that the preliminary plat was not required for this development; however, the applicant chose to go through the process in order to work out some of the design issues.

The preliminary plat was reviewed by the DRC on February 5, 2014 and deemed administratively complete on March 13, 2014. Although the plat was deemed administratively complete, there are some outstanding issues related to drainage and dimensional corrections and will be addressed prior to submittal of the final plat.

The zoning is General Retail (GR) and City Council approved the zoning on November 21, 2013.

This plat is necessary for a future Wal-Mart, fueling station and several retail pads to be developed on site.

Water is available by a 24-inch line in Old Waco Road and a 14-inch line in West Adams Ave. Sewer is available by a 10-inch line in Old Waco Road and an 18-inch line in West Adams Avenue.

Sidewalks are being proposed with a six-foot wide on West Adams Avenue. FM 2305 will be provided by the applicant. The six-foot wide sidewalk on Old Waco Road will be upsized to a spine trail which is part of a TCIP improvements project.

A sidewalk waiver has been submitted for the Old Waco Road and is being reviewed by Staff.

Staff recommends approval of the preliminary plat of Crescent View Commercial, Phase 3 Subdivision.

Commissioner Mikeska-Reed made a motion to approve Item 4, **P-FY-14-17**, as presented, and Vice-Chair Rhoads made a second.

Motion passed: (6:0)
Commissioner Jones, Crisp, and Fettig absent

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.

Mr. Lyerly stated the applicant has not requested any exceptions to the UDC so P&Z Commission will be the final plat authority.

DRC reviewed the plat on February 18, 2014 and deemed administratively complete on March 7, 2014. The plat is in compliance with the Light Industrial (LI) district zoning and proposes a collector named Western Way.

The plat has a 70 foot right-of-way with 36 feet of back to curb to back to curb. Water will be provided through eight-inch water lines and sewer will be provided through eight-inch sanitary sewer lines.

Staff recommends approval of the final plat of Western Emulsions Addition.

Vice-Chair Rhoads made a motion to approve Item 5, **P-FY-14-18**, as presented, and Commissioner Pitts made a second.

Motion passed: (6:0)
Commissioner Jones, Crisp, and Fettig absent

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)***

There being no further business, the meeting was adjourned at 6:09 p.m.

Respectfully submitted,
Leslie Evans

PLANNING AND ZONING COMMISSION
MONDAY, MARCH 17, 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

PLANNING AND ZONING MEMBERS ABSENT:

David Jones
Lester Fettig
Omar Crisp

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 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. and asked Mr. Brian Chandler, Director of Planning, to proceed.

Mr. Chandler stated Jared Bryan representing Carothers Development is here for Item 2, Final Plat of The Ranch at Woodland Trails. Some of the Commissioners may have received some correspondence from a concerned neighbor, Mr. Evans. Some of the concerns are construction related and do not involve Planning; however, the drainage and access issues do. Mr. Evans provided a handout for the Commissioners.

This item does not require a public hearing; however, Commissioner Staats requested to hear from Mr. Evans during the open meeting.

Mr. Chandler added the reason this item is coming back to P&Z is because of the revision to drainage facility location.

Ms. Tammy Lyerly, Senior Planner, stated the current owner of the last phase of Shiloh Terrace Development is trying to fit it in with the rest of the established area but is not in compliance with some of the UDC codes, i.e., entrances, fire code, spacing of opening, and park fees. A park fee waiver was granted in a previous phase (3) because of the distance from city limits. There are over 150 lots with this development and regulations require three entrances; there is one only entrance off of Water Works for the entire development.

Mr. Chandler included that the likelihood of annexation is very small and Ms. Trudi Dill, Deputy City Attorney, added she did not believe there was not a park nearby where the money could be spent.

Mr. Mark Baker, Planner, explained Crescent View (Walmart) was for a preliminary plat which they were not required to do; however, they chose to in order to address certain issues. A final plat would be forthcoming in the future.

The Director's Report was given.

> Z-FY-13-37, CUP for Salvation Army, is still pending information from the applicant.
>
> Z-FY-14-23 – zoning for Plains at Riverside, located to the south of the Cummings tract near Poison Oak, and in the 'donut hole.' The applicant has applied for voluntary annexation and requested a concurrent review for both the zoning and annexation.
>
> Campus at Lakewood Ranch (not included on the list) is another future voluntary annexation and will be coming before P&Z the latter part of April.
>
> Z-FY-14-26 – AG to C at 111 Hart Road is to accommodate a new billboard.

Commissioner Mikeska-Reed asked what the City's position was on park fees. Ms. Dill stated the exceptions are taken on a case-by-case basis even though the rules are built into the Ordinance. Parks may recommend taking park fees in an area where no park exists yet but land may be available for a park. The minimum required land is three acres. If a development is not granted the exception and the time comes where the money has not been spent, the money is returned.

Mr. Chandler gave a brief overview of the Annual Report for 2013 which will be presented to City Council by Chair Sears. Broken down by type of cases, the P&Z Commission dealt with the following issues:

> <u>UDC text amendments</u> – three sets of amendments
>
> > Z-FY-13-36 - Clarifications including to permitted uses table, I-35 Overlay, TMED and 1st & 3rd Overlay
> >
> > Z-FY-13-14 - Social service amendments to shelters, boarding rooms, etc.
> >
> > Z-FY-13-12 - Corrections and clarifications to 9 different Sections
>
> One amendment to the Comprehensive Plan (Thoroughfare Map)
>
> <u>I-35 Appeals</u> – five appeals (all approved)
>
> > Texas Roadhouse

Johnson Brothers Ford

Gateway Center

Garlyn Shelton- Cadillac Buick/GMS

Golden Corral Restaurant

19 Rezoning cases – (17 approved; 1 denial; 1 withdrawn)

Eight Conditional Use Permits (CUPs)

Two Planned Developments (PDs)

27 Subdivision plats – (12 Final or Minor residential and 15 Final or Minor non-residential)
Total Acreage – 973.6 ± acres

The Commission is invited to add any pertinent information.

Chair Sears assigns the Invocation and Pledge.

There being no further discussion, Chair Sears adjourned the meeting at 5:21 P.M.

PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

04/7/14
Item #2
Regular Agenda
Page 1 of 2

APPLICANT / DEVELOPMENT: W&B Development

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: P-FY-13-34 Consider and take action on the preliminary plat of Lake Pointe Phase III, a 67.71 +/- acres, 321 lot, 11 block, 5 tract residential subdivision, located south of Prairie View Road and west of North Pea Ridge Road, being part of the Baldwin Robertson Survey, Abstract No. 17, City of Temple, Bell County, Texas.

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat of Lake Pointe, Phase III.

ITEM SUMMARY: The Development Review Committee reviewed the Preliminary Plat of Lake Pointe, Phase IIII initially on July 3, 2013. It was deemed administratively complete on April 2, 2014. The property contains Single-Family 2 (SF-2) zoning.

A rezone request (Z-FY-14-19) from SF-2 to C for 1.103 acres was reviewed by the Planning & Zoning Commission during the regular February 18, 2014 meeting. The request has been subsequently withdrawn and the acreage has been incorporated into this plat. There are no pending issues related to this redesign.

The Preliminary Plat for Lake Pointe, Phase III, a 321-lot, 11 block, 5 tract, residential subdivision, located south of Prairie View Road and west of North Pea Ridge Road.

While the subdivision proposes to take access from both Prairie View Road and North Pea Ridge Road, the creation one collector street and six local streets are as follows:

1. Lake Pointe Drive (Collector),
2. Pleasant Trail Drive,
3. Iron Glen Drive,
4. Jasper Run Drive,
5. Kindred Park Drive,
6. Lilac Ledge Drive and,
7. Honey Hill Drive.

Water services will be available through a 12-inch water line in Praire View Road, a 2-inch in North Pea Ridge Road and an 8-inch in Fawn Lily Drive within the adjacent Phase II of the Lake Pointe subdivision. Sewer services will be extended from an existing 8-inch sewer line within Fawn Lily Drive.

Praire View Road is an existing minor arterial which has been identified and scheduled for improvements throught the 2019 TCIP capital improvements projects list. The improvements include a 8' 10' sidewalk and along Praire View Road with an anticipatated ROW of 110'. North Pea Ridge on the other hand is a proposed collector with a 70' ROW and a 4' sidewalk and is not identified or funded by the 2019 capital improvements projects list.

The applicant is required to provide an updated letter of credit in the sum of $225 per lot in Phases 1 through 3 to show good faith toward private park build out. Letters of credit based on new lot counts shall be provided prior to recordation of the Phase III Final Plat (credit for this phase only will be $71,000). The private park construction shall begin prior to the issuance of the building permit for the 60th home and completed within two years of that date.

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 (cover sheet & signature page)
Preliminary Plat
Water Layout
Sewer Layout

PRELIMINARY PLAT
LAKE POINTE PHASE III
TO THE CITY OF TEMPLE, BELL COUNTY, TEXAS BEING PART OF THE BALDWIN ROBERTSON SURVEY, ABSTRACT No. 17

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	400.00'	128.42'	127.87'	S 07°18'22" W	18°23'40"
C2	400.00'	72.21'	72.12'	S 07°03'47" E	10°20'38"
C3	250.00'	123.19'	121.95'	S 01°52'55" W	28°14'03"
C4	200.00'	70.11'	69.75'	S 06°03'33" W	20°05'07"
C5	425.00'	41.41'	41.39'	S 13°42'45" W	5°34'56"
C6	425.00'	61.44'	61.39'	S 06°46'47" W	8°17'00"
C7	425.00'	61.44'	61.39'	S 01°30'13" E	8°17'00"
C8	425.00'	48.88'	48.85'	S 08°56'24" E	6°35'23"
C9	225.00'	17.20'	17.19'	S 10°02'43" E	4°22'47"
C10	225.00'	93.68'	93.00'	S 04°04'19" W	23°51'17"
C11	35.00'	18.11'	17.90'	S 30°49'01" W	29°38'22"
C12	35.00'	26.31'	25.69'	S 67°10'18" W	43°04'12"
C13	57.50'	153.42'	111.79'	S 12°16'09" W	152°52'29"
C14	57.50'	49.31'	47.82'	S 88°44'01" E	49°08'31"
C15	57.50'	46.56'	45.30'	N 43°29'41" E	46°24'05"
C16	57.50'	5.03'	5.03'	N 17°47'14" E	5°00'49"
C17	275.00'	33.24'	33.22'	N 12°32'13" E	6°55'29"
C18	275.00'	59.70'	59.58'	N 02°51'19" E	12°26'19"
C19	275.00'	42.58'	42.54'	N 07°47'58" W	8°52'16"
C20	375.00'	32.32'	32.31'	N 09°45'58" W	4°56'15"
C21	375.00'	102.56'	102.24'	S 08°40'08" W	15°40'09"
C22	275.00'	47.23'	47.17'	N 68°24'05" W	9°50'24"
C23	275.00'	40.56'	40.52'	N 59°15'24" W	8°26'59"
C24	225.00'	7.26'	7.26'	S 55°57'20" E	1°50'52"
C25	225.00'	66.95'	66.71'	S 65°24'15" E	17°02'59"
C26	225.00'	71.82'	71.52'	N 64°10'35" W	18°17'23"
C27	275.00'	70.71'	70.52'	S 66°33'45" E	14°44'00"
C28	395.00'	126.09'	125.56'	N 64°10'35" W	18°17'23"
C29	105.00'	34.63'	34.47'	S 64°28'49" E	18°53'51"
C30	250.00'	79.80'	79.47'	S 64°10'35" E	18°17'23"
C31	250.00'	82.46'	82.08'	S 64°28'49" E	18°53'51"
C47	20.00'	31.42'	28.28'	N 60°59'57" E	90°00'00"
C48	225.00'	25.06'	25.05'	S 12°54'26" W	6°22'57"
C49	225.00'	45.08'	45.01'	S 03°58'32" W	11°28'50"
C50	225.00'	8.71'	8.71'	S 02°52'27" E	2°13'07"
C51	130.50'	24.05'	24.01'	S 12°58'52" W	10°33'31"
C52	175.22'	37.38'	37.31'	S 01°36'36" W	12°13'19"
C53	50.00'	21.65'	21.48'	S 05°59'28" W	24°48'14"
C54	50.00'	8.11'	8.10'	S 23°02'28" W	9°17'45"
C55	67.50'	42.68'	41.97'	S 09°34'27" W	36°13'47"
C56	67.50'	45.77'	44.89'	S 27°57'53" E	38°50'52"
C57	67.50'	37.63'	37.14'	S 63°21'32" E	31°56'26"
C58	67.50'	17.38'	17.33'	S 86°42'23" E	14°45'17"
C59	50.00'	17.96'	17.86'	S 83°47'34" E	20°34'54"
C60	20.00'	24.27'	22.81'	S 38°44'33" E	69°31'06"
C61	20.00'	31.58'	28.40'	N 61°15'47" E	90°28'13"
C62	50.00'	17.96'	17.86'	S 63°12'39" E	20°34'55"
C63	67.50'	18.53'	18.47'	S 60°47'07" E	15°43'51"
C64	67.50'	38.50'	37.98'	S 84°59'27" E	32°40'49"
C65	67.50'	36.95'	36.49'	N 62°59'08" E	31°22'02"
C66	67.50'	36.99'	36.53'	N 31°36'04" E	31°24'06"
C67	67.50'	37.16'	36.70'	N 00°07'40" E	31°32'41"
C68	50.81'	16.01'	15.95'	N 06°36'55" W	18°03'31"
C69	50.81'	15.57'	15.51'	N 11°11'39" E	17°33'36"
C70	57.50'	135.70'	106.33'	N 21°05'40" E	135°15'26"
C71	57.50'	15.04'	15.00'	N 54°00'39" W	14°59'28"
C72	57.50'	2.67'	2.67'	N 62°50'10" W	2°39'35"

BFE/LFE TABLE			
Block #	Lot #	Base Flood Elevation (BFE)	Minimum Lowest Floor Elevation (LFE)
1	1	665.47	667.47
1	2	664.63	666.63
1	3	663.91	665.91
1	4	663.02	665.02
1	5	661.62	663.62
1	6	660.62	662.62
1	7	659.25	661.25
1	8	657.96	659.96
1	9	657.17	659.17
1	10	656.75	658.75
1	11	656.33	658.33
2	1	653.44	655.44
2	2	653.44	655.44
2	30	654.46	656.46
7	1	649.54	651.54
7	2	649.54	651.54
7	3	648.56	650.56
7	4	647.87	649.87
7	5	647.77	649.77
7	6	647.27	649.27
7	7	646.62	648.62
7	8	645.75	647.75
7	9	645.59	647.59
7	10	644.81	646.81
7	11	643.1	645.1
7	12	642.89	644.89
7	13	642.43	644.43
7	14	642.12	644.12
7	15	641.6	643.6
7	16	641.21	643.21
7	17	640.7	642.7
7	18	640.46	642.46

NOTE: This project is referenced to the City of Temple Coordinate System, an extension of the Texas Coordinate System of 1983, Central Zone. All distances are horizontal surface distances unless noted and all bearings are grid bearings. All coordinates are referenced to City Monument No. 510. Published City coordinates for City Monument No. 510 are N.=10,388,529.14 E.=3,207,137.72 Reference tie to City Monument No. 510 from southeast corner of this tract is N 26°33'03" E 2219.00 feet.

NOTES:

1. Streets located within a 50 ft. right-of-way shall have a minimum pavement width of 31 ft. back-to-back of curb. Streets located within 60 ft. right-of-way shall have a minimum pavement width of 36 ft. back to back of curb.
2. A 4' sidewalk shall be constructed along the south side of Lake Pointe Drive by the home builder.
3. The aggregate value of improvements within Tract A and the land making up Tract A of the Final Plat of Lake Pointe Phase II filed for record in Cabinet D, Slide 361 C/D and 362 A, Plat Record of Bell County, Texas A shall count as credit towards Temple's park improvement and dedication requirements. The aggregate value of land and improvements shall meet or exceed the number of single-family dwelling units within the bounds of the 210.26-acre zoning case Z-FY-11-29(B) multiplied by $225.
4. Iron rods set in areas where there is an expectation of damage or movement will not be considered permanent. Permanent iron rods set for corner are 1/2 inch iron rods with cap marked "1852-CORNER", unless otherwise noted herein.
5. A 4' sidewalk will be constructed along the west side of North Pea Ridge Road (east property line).
6. Developer agrees to dedicate up to this much ROW in the final platting process for the future expansion of Prairie View Road, if the following conditions are met by September 1, 2014:
   a. The City retains a design engineer for the expansion of Prairie View Road.
   b. The Design Engineer provides the developer with detailed Plan & Profile sheets of the expanded roadway and all associated infrastructure (i.e., ROW, pavement, sidewalks or trails, drainage, utilities, etc.).
7. All boundary corners set are 1/2" iron rods with cap marked "1852" unless otherwise noted hereon.
8. 0.20 Acres reserved for drainage and parks, 15.3 Acres reserved for right-of-ways, 51.37 Acres are for residential lots.

STATE OF TEXAS: I, the undersigned owner of the land shown on this plat, and designated herein as **LAKE POINTE PHASE III**, Temple, Bell County, Texas, being 67.71 acres of land part of the Baldwin Robertson Survey, Abstract No. 17, Bell County, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever, all streets, alleys, water courses, drains, easements, and public places as shown hereon.

Grantor does hereby give, grant, convey and transfer to the City of Temple, Texas, in fee simple, the drainage area shown as Tract A on the plat.

Grantor does hereby give, grant, convey and transfer to the City of Temple, Texas, in fee simple, the ROW shown as Tract B, Tract C and Tract D on the plat.

For: WBW Development, LTD.,
By: WBW Development Management, LLC
Its: General Partner

Bruce Whitis, President

STATE OF TEXAS: BEFORE ME, the undersigned authority, on this day personally appeared Bruce Whitis, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 19th day of March, 2014 A.D.

Robbin Cray
Notary Public for the State of Texas

ROBBIN CRAY NOTARY PUBLIC STATE OF TEXAS EXPIRES JULY 31, 2016

SURVEYOR'S CERTIFICATE

STATE OF TEXAS: I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, do 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 on the ground, and that all boundary survey monuments are
correctly shown thereon.

A. W. Kessler 3-19-14
A. W. Kessler
Registered Professional Land Surveyor No. 1852

ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Scott A. Brooks, do hereby certify that I will prepare all drainage calculations and design all drains, streets/roads and appurtenances in accordance with the City of Temple Subdivision Regulations.

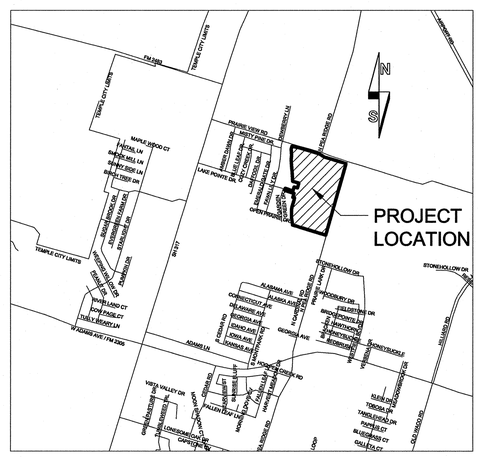
Scott A. Brooks 3/19/14
SCOTT A. BROOKS
REGISTERED PROFESSIONAL
ENGINEER NO. 99801

STATE OF TEXAS SCOTT A. BROOKS 99801 LICENSED PROFESSIONAL ENGINEER

This Preliminary Plat has been submitted to and considered by the Planning and Zoning Commission of the City of Temple, Bell County, Texas, and is hereby approved by such Commission.
Dated this_____ day of _____, 2014

Secretary to the Planning Commission

Chairman of the Planning Commission



LOCATION MAP
NTS

DRAINAGE EASEMENT NOTE:
To allow for proper drainage conditions, all drainage easements shall be properly graded, maintained free and clear of obstructions, and special positive overflow sections shall be provided and maintained by the lot owner.

NOTE:
The City of Temple Drainage Criteria and Design Manual allows for major storm runoff to accumulate to levels above the top of curb. Homeowners and homebuilders are advised to consider this when preparing site grading plans and setting finished floor elevations.

Portions of this tract are shown to be within a Special Flood Hazard Area Zone A, per FEMA's Flood Insurance Rate Map (FIRM) Panel for Bell County, Texas Dated September 26, 2008, panel number 48027C0170E. The Surveyor does not certify as to the accuracy or inaccuracy of said information and does not warrant, or imply, that structures placed within the Special Flood Hazard Areas shown hereon, or any of the platted areas, will be free from flooding or flood damage.

Special Note
This project is referenced to the Texas State Plain Coordinate System of 1983, Central Zone. All distances shown hereon are grid distances unless noted. The combined correction factor (CCF) is 0.999853. Surface distance = Grid distance X CFF.

REV.	DESCRIPTION	DATE	BY
4	CHANGED DATES TO 2014 AND UPDATED LOCATION MAP	2/4/2014	BTW
3	ADDED NOTE 6, REVISED BFE TABLE	10/16/2013	BTW
2	ADDED NOTE 5, CORRECTED MONUMENT TIE AND SIGNATURE BLOCKS.	07/09/2013	BTW
1	ORIGINAL RELEASE	06/13/2013	BTW

PROJECT NUMBER: LP03 | CLIENT NAME: W & B DEVELOPMENT
CHECKED BY: SAB | CLIENT LOCATION: KILLEEN, TX
AUTHORIZED BY: WBW

PROJECT INFORMATION
TOTAL SIZE: 67.71 ACRES
TOTAL BLOCKS: 11
TOTAL LOTS: 321
TOTAL TRACTS: 5

BENCHMARK
5/8" IRON ROD IN CONCRETE
TEXAS STATE PLANE CENTRAL COORDINATES
N - 10388688.117
E - 3206779.315
ELEV. - 660.43'

PRELIMINARY PLAT OF
LAKE POINTE PHASE III
CITY OF TEMPLE, BELL COUNTY, TEXAS

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-0032
Texas Registered Engineering Firm F-10264

PRINTED ON March 19, 2014

REV.	DESCRIPTION	DATE	BY
7	REMOVED LOT 1 BLOCK 11 AND ADJUSTED LAYOUT	3/19/2014	BTW
6	ADDED LABEL TO COMMERCIAL LOT AND CORRECTED DISTANCE ON TRACT A	2/5/2014	BTW
5	RENUMBERED LOTS ON BLOCK 4, ADDED BLOCK 11	2/4/2014	BTW
4	EXTENDED TRACT B ACROSS FRONT OF LOT 63 BLOCK 4	1/16/2014	BTW
3	ADDED OPTIONAL ROW AND LOT 63 BLOCK 4 INCREASED LOT SIZES ON NORTH PORTION OF SUBDIVISION	10/16/2013	BTW
2	CORRECTED NEIGHBOR INFORMATION	07/09/2013	BTW
1	ORIGINAL RELEASE	06/13/2013	BTW

PROJECT NUMBER: LP02	CLIENT NAME: W & B DEVELOPMENT
CHECKED BY: SAB	CLIENT LOCATION: KILLEEN, TX
AUTHORIZED BY: WBW	

PRINTED ON April 1, 2014

PROJECT INFORMATION

TOTAL SIZE: 67.71 ACRES
TOTAL BLOCKS: 11
TOTAL LOTS: 321
TOTAL TRACTS: 5

GRAPHIC SCALE

0 100' 200' 300'
0 1" 2" 3"
IN FEET

BENCHMARK

⅝" IRON ROD IN CONCRETE

TEXAS STATE PLANE CENTRAL COORDINATES
N - 10388688.117
E - 3206779.315

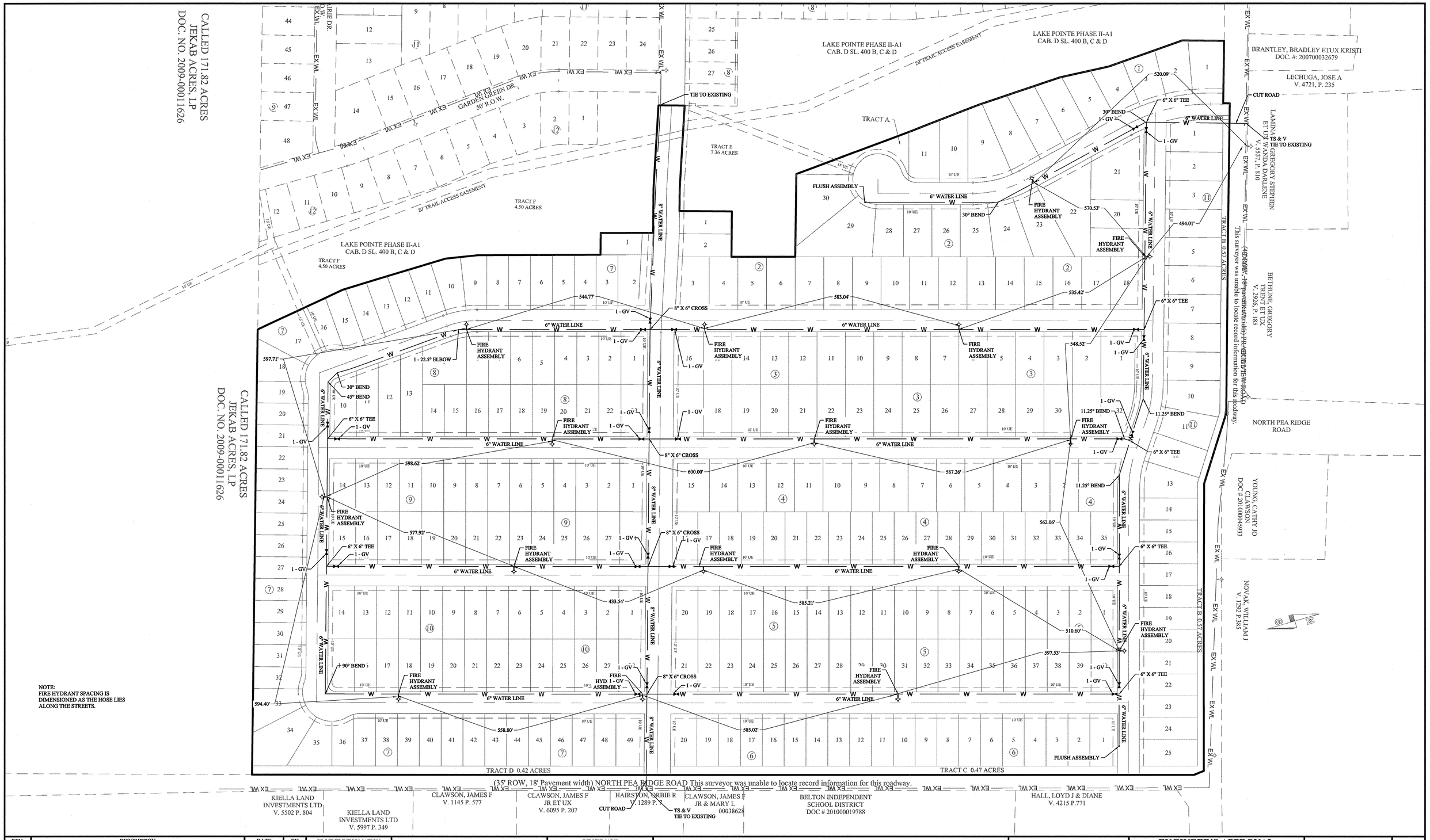
ELEV. - 660.43'

PRELIMINARY PLAT OF LAKE POINTE PHASE III CITY OF TEMPLE, BELL COUNTY, TEXAS

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-0032

Texas Registered Engineering Firm F-10264

SHEET 2 OF 2



NOTE:
FIRE HYDRANT SPACING IS DIMENSIONED AS THE HOSE LIES ALONG THE STREETS.

REV.	DESCRIPTION	DATE	BY
3	REVISED WATER FOR NEW LAYOUT	3/19/2014	BTW
3	REVISED LOCATION OF WATERLINES	10/16/2013	BTW
2	REVISED FIRE HYDRANT AND VALVE LOCATIONS	07/09/2013	BTW
1	ORIGINAL RELEASE	06/13/2013	WSC

PROJECT NUMBER: LP03	CLIENT NAME: W & B DEVELOPMENT
	CLIENT LOCATION: KILLEEN, TX
APPROVED BY: SAB	
AUTHORIZED BY: WBW	

PROJECT INFORMATION
TOTAL SIZE: 67.71 ACRES
TOTAL BLOCKS: 11
TOTAL LOTS: 321
TOTAL TRACTS: 5

GRAPHIC SCALE
1:100
0 100 200 300
0 1" 2" 3"
IN FEET

BENCHMARK
⅝" IRON ROD IN CONCRETE
TEXAS STATE PLANE CENTRAL COORDINATES
N - 10388688.117
E - 3206779.315
ELEV. - 660.43'

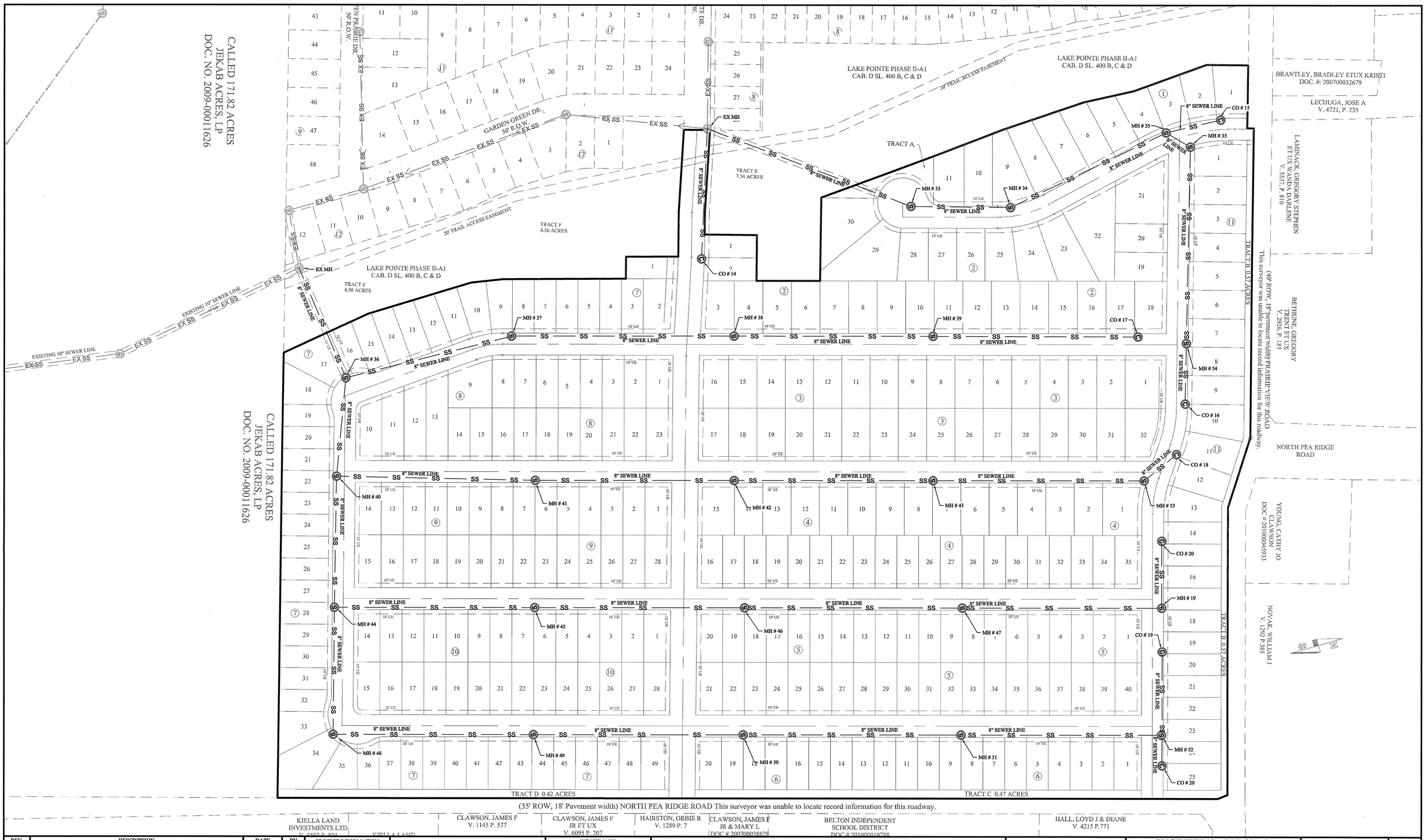
WATER LAYOUT
LAKE POINTE PHASE III
CITY OF TEMPLE, BELL COUNTY, TEXAS

ENGINEER'S APPROVAL
STATE OF TEXAS
SCOTT A. BROOKS
99801
LICENSED
PROFESSIONAL ENGINEER
-NOT FOR CONSTRUCTION-
-FOR REVIEW ONLY-
Scott A. Brooks
3/19/14

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-0032
Texas Registered
Engineering Firm F-10264

SHEET 3 OF 10

PRINTED ON March 19, 2014



REV.	DESCRIPTION	DATE	BY
3	REVISED SEWER FOR NEW LAYOUT	3/19/2014	BTW
2	REVISED LOCATION OF SEWER LINES	10/16/2013	BTW
1	ORIGINAL RELEASE	06/13/2013	WSC

PROJECT NUMBER: LP03	CLIENT NAME: W & B DEVELOPMENT
	CLIENT LOCATION: KILLEEN, TX
APPROVED BY: SAB	
AUTHORIZED BY: WBW	

PRINTED ON March 19, 2014

PROJECT INFORMATION

TOTAL SIZE: 67.71 ACRES
TOTAL BLOCKS: 11
TOTAL LOTS: 321
TOTAL TRACTS: 5

GRAPHIC SCALE
1:100
0 100 200 300
0 1" 2" 3"
IN FEET

BENCHMARK

⅝" IRON ROD IN CONCRETE

TEXAS STATE PLANE CENTRAL COORDINATES
N - 10388688.117
E - 3206779.315

ELEV. - 660.43'

SEWER LAYOUT
LAKE POINTE PHASE III
CITY OF TEMPLE, BELL COUNTY, TEXAS

ENGINEER'S APPROVAL

STATE OF TEXAS
SCOTT A. BROOKS
99801
LICENSED
PROFESSIONAL ENGINEER

-NOT FOR CONSTRUCTION-

-FOR REVIEW ONLY-

Scott A. Brooks
3/19/14

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-0032

Texas Registered
Engineering Firm F-10264

PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

04/7/14
Item #3
Regular Agenda

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

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: P-FY-14-23 Consider and take action on the Final Plat of Crescent View Commercial Phase 3, a 29.953 +/- acre, 8-lot, 1 block, nonresidential subdivison, 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 Final Plat of Crescent View Commercial, Phase III.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of Crescent View Commercial, Phase 3 on March 25, 2014. It was deemed administratively complete on April 2, 2014. The property contains General Retail (GR) zoning which was approved by City Council on November 23, 2013. Preliminary Plat was approved by the Planning & Zoning Commission on March 17, 2014.

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).

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.

A shared driveway which was part of the Crescent View Commerical, Phase II plat, protected a 40' driveway to the east with the Red Barn Mini Storage by a 20' passage easement. The driveway access will be protected by this plat through a joint access agreement which will protect the full-width of the 40' passage easement. Recording information for this agreement will be provided on the plat prior to the plat being recorded.

In addition, the applicant is requesting to abandon the existing 15' City of Temple utility easement that crosses the property. An abandonment application has been submitted and is in process with the City but as yet been scheduled for City Council. While it would be ideal to record the plat with the abandonment completed, timing is still being negotiated.

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

FISCAL IMPACT: Not Applicable

ATTACHMENTS:
Final Plat
Overall Utility Plan
Overall Site Plan

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Kimley-Horn and Associates, Inc.
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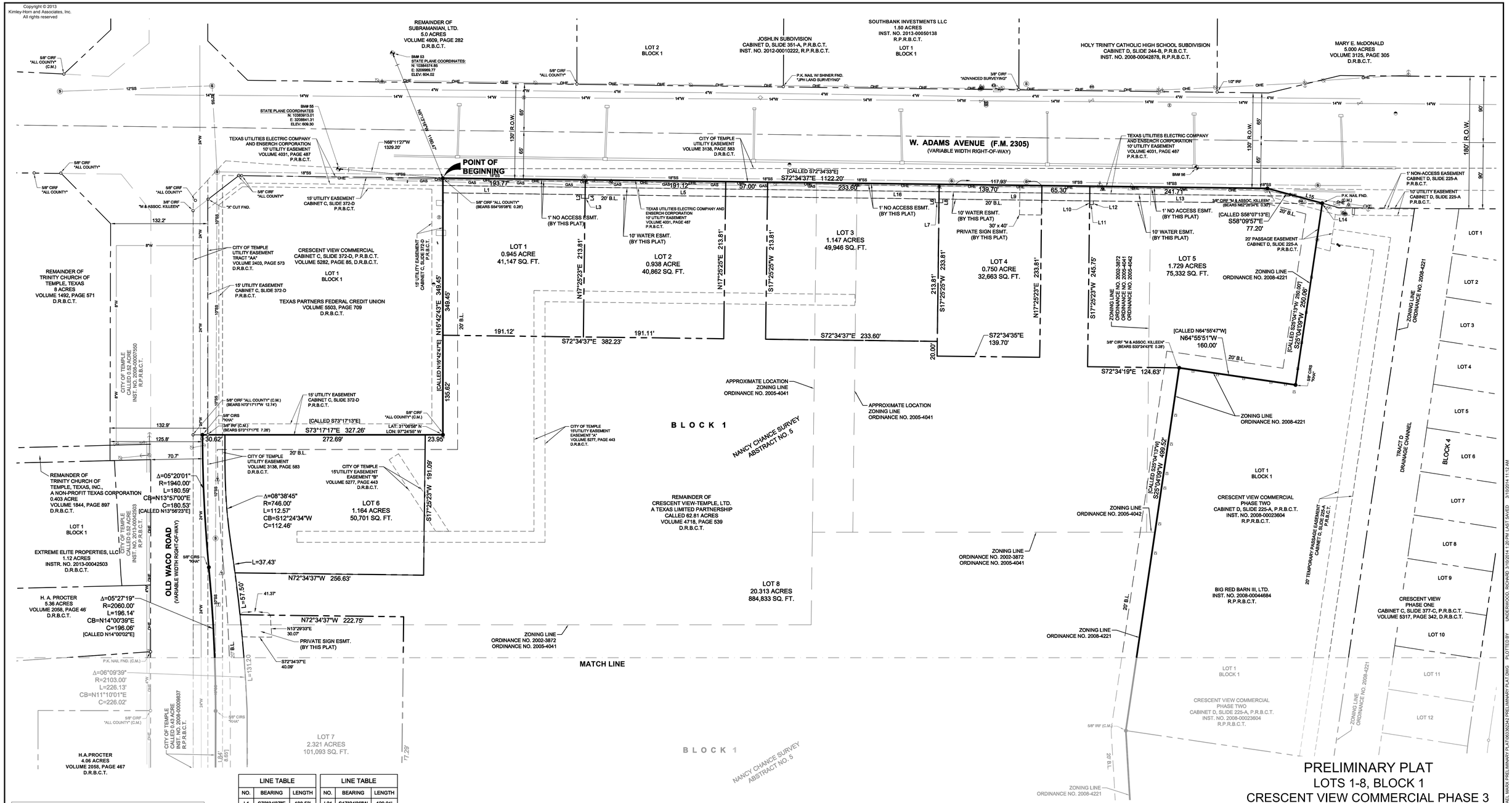
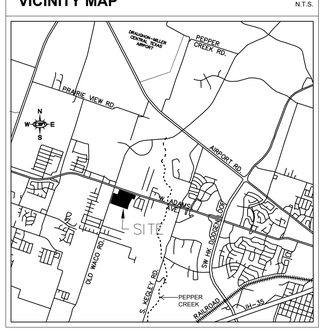


LINE TABLE		
NO.	BEARING	LENGTH
L1	S72°34'37"E	188.53'
L2	N17°25'23"E	5.00'
L3	S72°34'37"E	10.00'
L4	N17°25'23"E	5.00'
L5	S72°34'37"E	471.72'
L6	S17°25'25"W	5.00'
L7	S72°34'37"E	10.00'
L8	S17°25'25"W	5.00'
L9	S72°34'37"E	200.00'
L10	N17°25'23"E	5.00'
L11	S72°34'37"E	5.00'
L12	S17°25'23"W	5.00'
L13	S72°34'37"E	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'

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

VICINITY MAP

N.T.S.



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
60d NAIL
ELEV. = 633.41

BM 56 "⊠" 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 "⊠" 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 GARBAGE AREA, BEING 260'± SOUTH OF THE NORTHWEST PROPERTY CORNER OF SUBJECT PROPERTY AND 140'± FROM AN ELL CORNER OF SUBJECT PROPERTY.
ELEV. = 589.66'

NOTES:

1. Bearings shown are based on Grid North, Texas State Plane, NAD 83, Central Zone 4203, with the Veritcal 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.
2. 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.
3. 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.
4. 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 with the part of the surveyor.

N E S W

GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 24X36

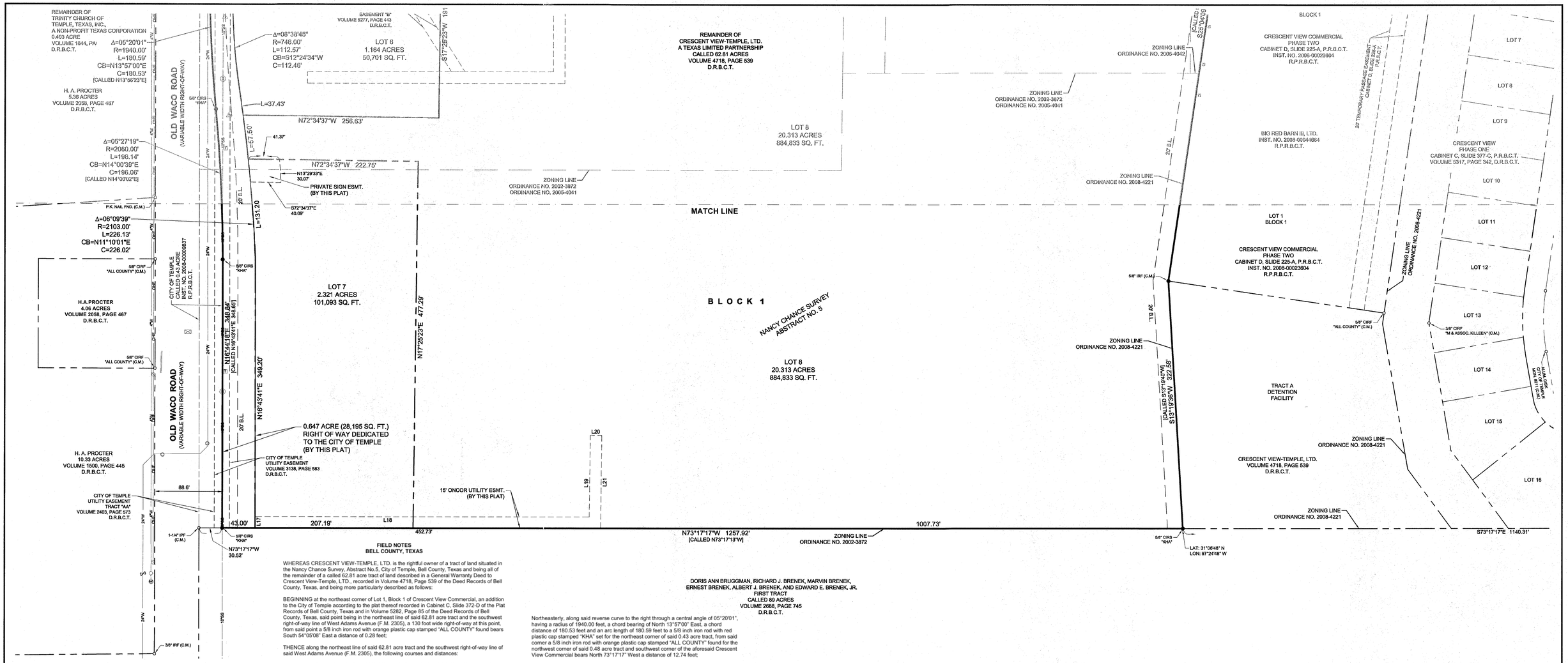
No.	DATE	REVISION DESCRIPTION
1		

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

DWG NAME: K:\NYA_CIV\063362342\TEMPLE (OLD WACO)_TXXFER-INKHA INTERNAL\2014-03-07 MICHAEL MARX PRELIMINARY PLAT\063362342 PRELIMINARY PLAT.DWG PLOTTED BY UNDERWOOD, RICHARD 3/10/2014 1:20 PM LAST SAVED 3/10/2014 11:12 AM



LINE TABLE		
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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'

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

FIELD NOTES
BELL COUNTY, TEXAS

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 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. 2008-00009837 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;

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.

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 Veritcal 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.

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 3/7/14
Michael B. Marx
Registered Professional Land Surveyor #5181
Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
(972) 770-1300

STATE OF TEXAS REGISTERED MICHAEL B. MARX 5181 PROFESSIONAL LAND SURVEYOR

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 the ____ day of _____, 2014.

_____ _____
Chairperson
Secretary to the Planning and Zoning Commission

N W E S

GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 24X36

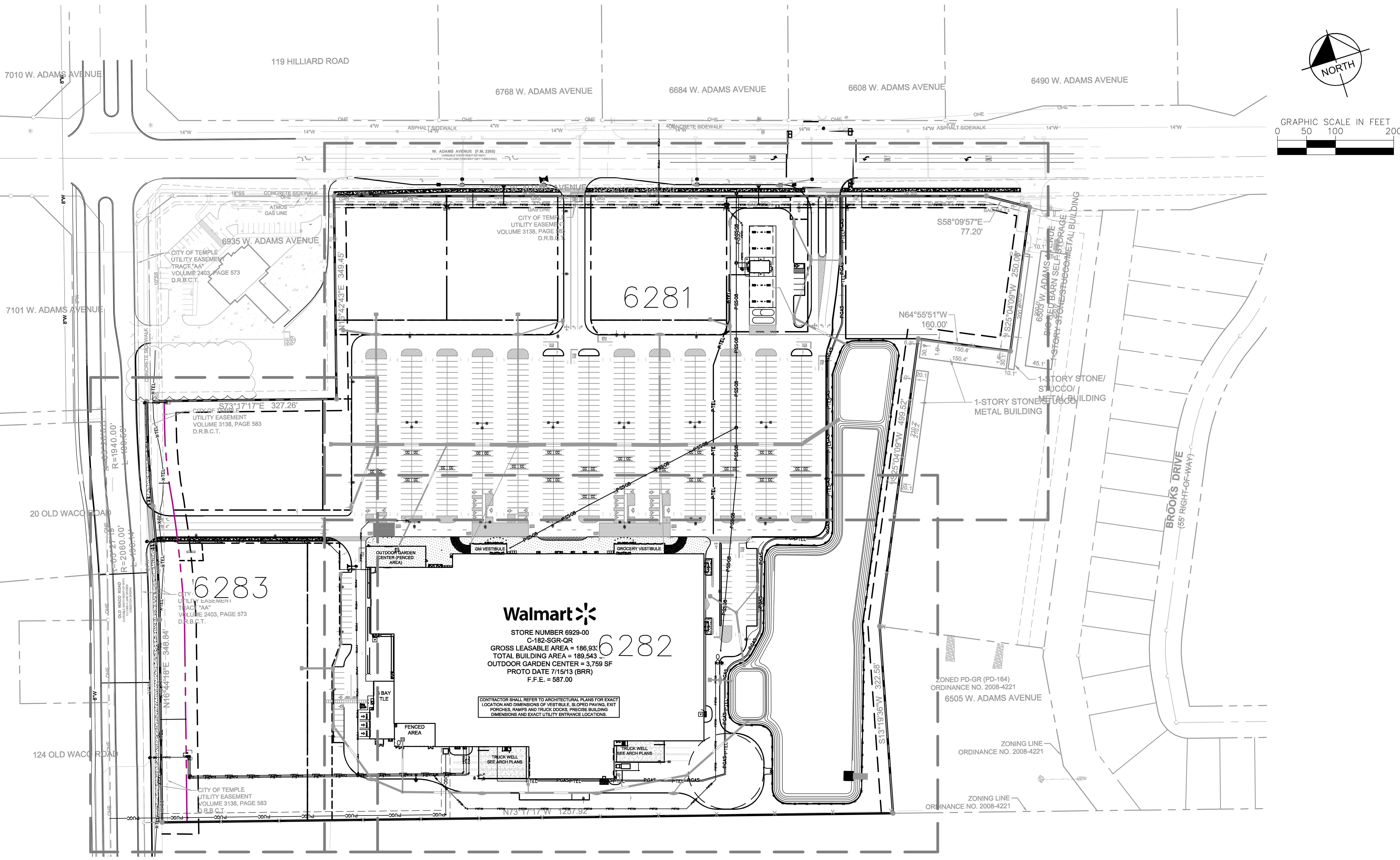
No.	DATE	REVISION DESCRIPTION
1		

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

DWG NAME: K:\FRI_SURVEY\063362342-TEMPLE\DWG\063362342-PRELIMINARY PLAT.DWG PLOTTED BY MARX, MICHAEL 3/7/2014 10:39 AM LAST SAVED 3/7/2014 10:09 AM



UTILITY NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. 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
4. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
   6" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 6" EITHER COPPER TUBE TYPE "L" (SOFT) PER
   ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
7. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATERLINES.
9. 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).
10. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
11. 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.
12. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
13. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
14. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
16. 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.
17. 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.
18. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
19. 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.
20. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.

UTILITY LEGEND

- (A) 6" 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

811 Know what's **below.** **Call** before you dig.

ALERT TO CONTRACTOR:

1. 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 DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
2. 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.

No.	REVISIONS	DATE

Kimley-Horn and Associates, Inc.
© 2014 KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DR.
SUITE 400, RESTON, VA 20191
PHONE: 703-674-1300 FAX: 703-674-1350
WWW.KIMLEY-HORN.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley-Horn and Associates, Inc.
Engineer ROSS STEVENS
P.E. No. 115078 Date 03/04/2014

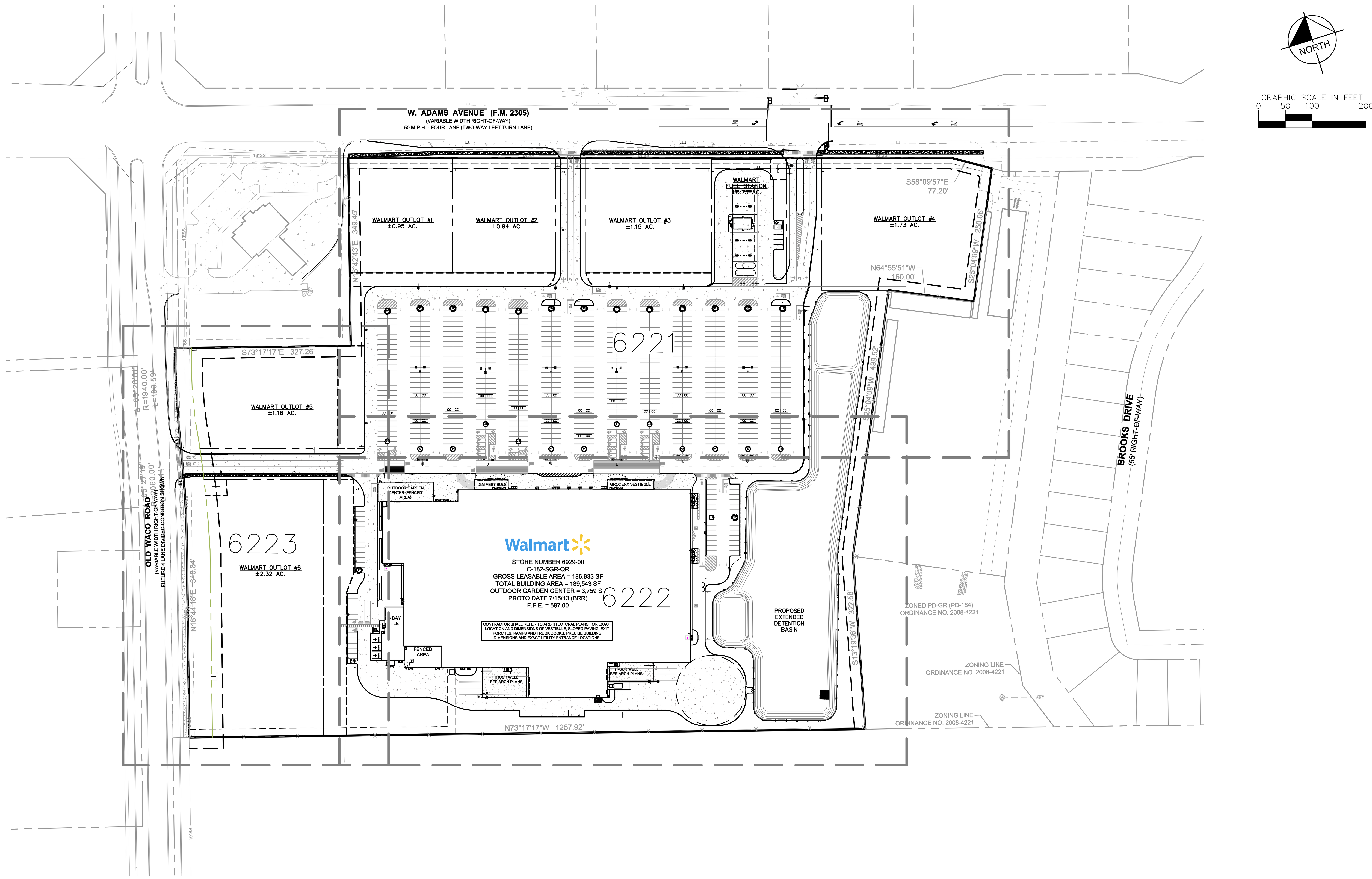
SCALE
DESIGNED BY CH
DRAWN BY CH
CHECKED BY RJU

OVERALL UTILITY PLAN

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

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

This document, together with the concepts and designs presented herein, as an instrument of service, 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.



SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. 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.
3. 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.
4. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. 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.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
9. TOTAL LAND AREA IS 30.12 ± ACRES.
10. 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)
11. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
12. PYLON SIGNS SHALL BE CONSTRUCTED AS PART OF PROJECT.
13. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
14. 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 SYSL/4" 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 STOOP.
- (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 SYSL/4" 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. (SAM'S CART CORRAL LOCATIONS ARE FIXED AND MUST BE CONFIRMED WITH SAM'S MANAGEMENT).
- (Q) 10' X 15' STRIPED AREA PAINTED SYSL/4" 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 CURB 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 PLAN FOR LOCATION.
- (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
- (27) PROPOSED PARKING SPACES, SYSL/4"
- (6) ASSOCIATE PARKING SPACES, SWSL/4"
- CC | CC 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

SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE
DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
SYSL/10" - SINGLE YELLOW SOLID LINE / 10" WIDE
SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
SBYL/4" - SINGLE BROKEN YELLOW LINE / 4" WIDE
SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

811
Know what's **below.**
Call before you dig.

ALERT TO CONTRACTOR:

1. 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 DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
2. 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.

This document, together with the concepts and designs presented herein, as an instrument of service, 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.

No.	REVISIONS	DATE

Kimley-Horn and Associates, Inc.
© 2014 KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DR.
SUITE 400, RESTON, VA 20191
PHONE: 703-674-1300 FAX: 703-674-1350
WWW.KIMLEY-HORN.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley-Horn and Associates, Inc.
Engineer ROSS STEVENS
P.E. No. 115078 Date 03/04/2014

SCALE | DESIGNED BY --- | DRAWN BY --- | CHECKED BY ---

OVERALL SITE PLAN

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

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

PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

APPLICANT / DEVELOPMENT: Aldrich-Thomas Group (on behalf of Ranger Excavating)

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: 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 and addressed as 4222 Pegasus Drive.

STAFF RECOMMENDATION: Based on the following, staff recommends approval for a rezone from AG to LI for the following reasons:

1. The proposed zoning complies with the FLUP which identifies this area as Industrial;
2. The request complies with the Thoroughfare Plan;
3. The proposed zoning is compatible with the surrounding uses; and
4. Public facilities are available to serve the subject property.

ITEM SUMMARY: The subject property, see Exhibit A, is within the Industrial Districts according to the Comprehensive Plan / FLUP. The Industrial District is intended for all the community's manufacturing, warehousing /distribution and light industrial uses. The requested zoning to Light Industrial (LI) is in compliance with the FLUP.

The site is within the Northwest Industrial Park. In "Industrial Park" areas, design standards (building materials, higher landscape surface area, screening of storage and loading areas, etc.) would be applied to uses visible from public rights-of-way and nearby character districts. Stand-alone industrial sites would be provided with adequate screening, buffering and performance standards related to noise, vibration, odor, glare, etc would be applied to protect nearby uses and character areas. When platted and developed the site would be subject to the development standards in the industrial park as well as the general provisions of the UDC.

While it is anticipated the property will be developed with industrial uses, there are a number of residential and non-residential uses that are permitted by right. Those uses include but are not limited to:

Residential uses	Nonresidential uses
Boarding or Rooming House	Auto Storage
Covent or Monastery	Boat Sales and Service
Home for the aged	Truck Stop
	Fuel sales

Prohibited uses include HUD-Code manufactured homes and land lease communities, single-family residential use (detached and attached) and apartments. A number of uses are allowed by an approved conditional use permit (temporary asphalt concrete batching plants, sewage treatment plant or wrecking or salvage yard).

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

Direction	FLUP	Zoning	Current Land Use
Site	Industrial	AG	Undeveloped
North	Industrial	LI	Undeveloped
South	Industrial	LI	Industrial Uses
East	Suburban Commercial	LI & C	Industrial Uses
West	Industrial	LI	Undeveloped

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

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

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

Future Land Use and Character Plan (FLUP) (CP Map 3.1)
The property is within the Industrial land use district. The requested Light Industrial zoning (LI) designation complies with the Industrial FLUP district.

Thoroughfare Plan (CP Map 5.2)
The portion of the property under consideration has frontage along Pegasus Drive. Pegasus Drive has been identified as a collector. Collector streets normally require a 6' sidewalk unless within UDC recognized industrial parks within Temple. This property would not require a sidewalk.

Availability of Public Facilities (CP Goal 4.1)
Sewer is available to the subject property through an existing 12" and 15" sewer line that crosses the property. Water is available through an 18" waterline on the property's southern boundary and a 12" waterline in Pegasus Drive.

Temple Trails Master Plan Map and Sidewalks Ordinance
No trails have been identified according to the Trails Master Plan Map.

DEVELOPMENT REGULATIONS: Standard non-residential setbacks in the LI district are:

Min Lot Size	N/A
Min Lot Width	N/A
Min Lot Depth	N/A
Front	30' from centerline (Special Setback per UDC Section 4.4.4.F.1D)
Side	0' (Special setback of 10' adjacent to or abutting residential use or zoning district)
Side (corner)	10'
Rear	0' (Special setback of 10' adjacent to or abutting residential use or zoning district)

Per UDC Section 8.2.3D, since the property is within the Southwest Industrial Park, sidewalks are not required.

PUBLIC NOTICE: Eight notices of the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of Thursday April 3, 2014 at 12:00 PM, one notice for approval has been received.

The newspaper printed notice of the public hearing on March 26, 2014, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:
Site and Surrounding Property Photos
Zoning and Location Map (Exhibit A)
Future Land Use and Character Map
Localized area of the Thoroughfare Plan
Utility Map
Notification Map
Returned Property Owner Notices

Site & Surrounding Property Photos

Site: Undeveloped - Looking South (AG)

East: Scattered Developed Industrial & Commercial Uses (LI &C)

West: Undeveloped (LI)

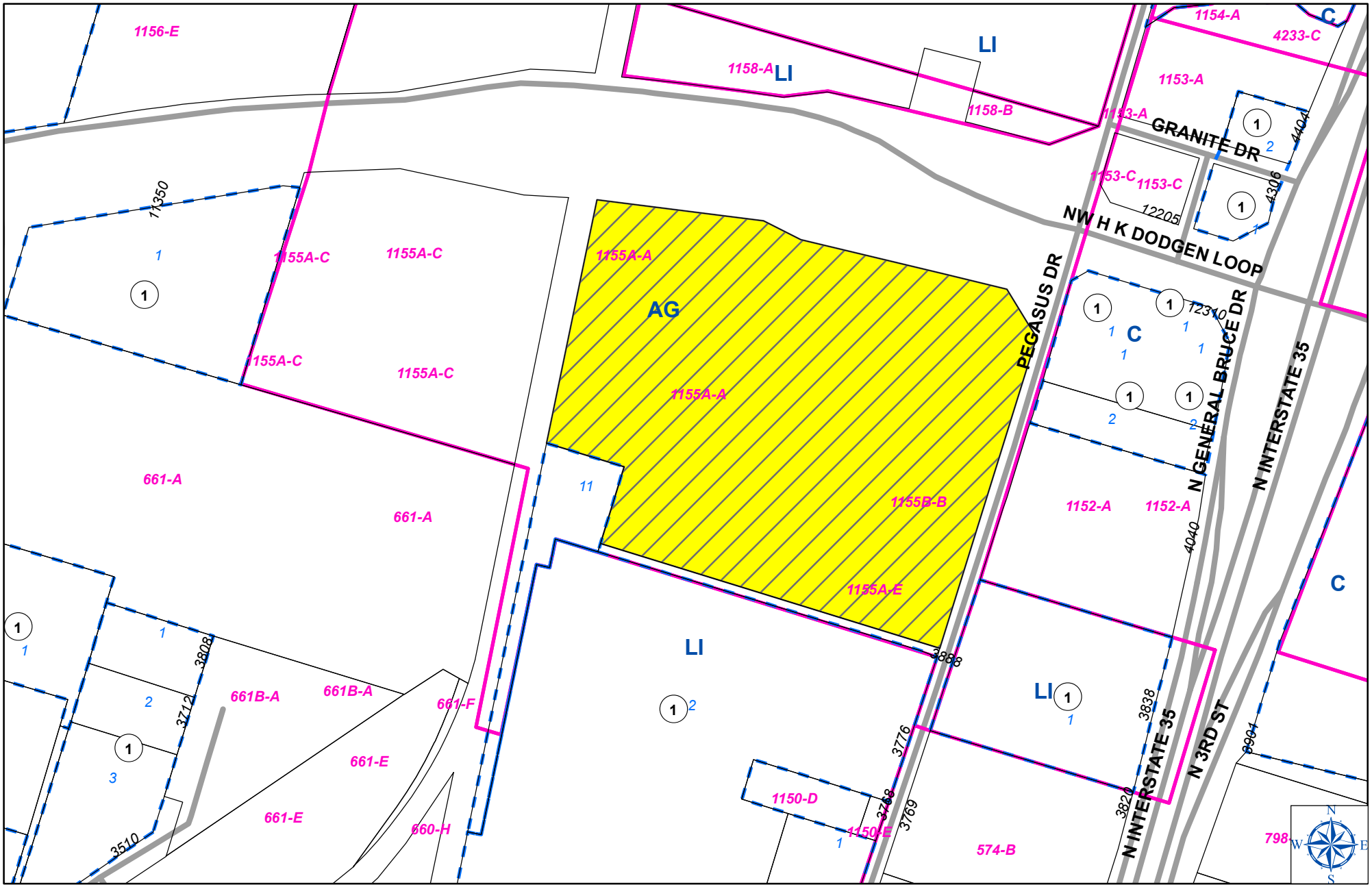
North: Undeveloped (LI)

South: Scattered Developed Industrial Uses (LI)

Z-FY-14-22

Zoning and Location Map

SW Corner Loop 363 & Pegasus Rd.



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

0 350 700
Feet

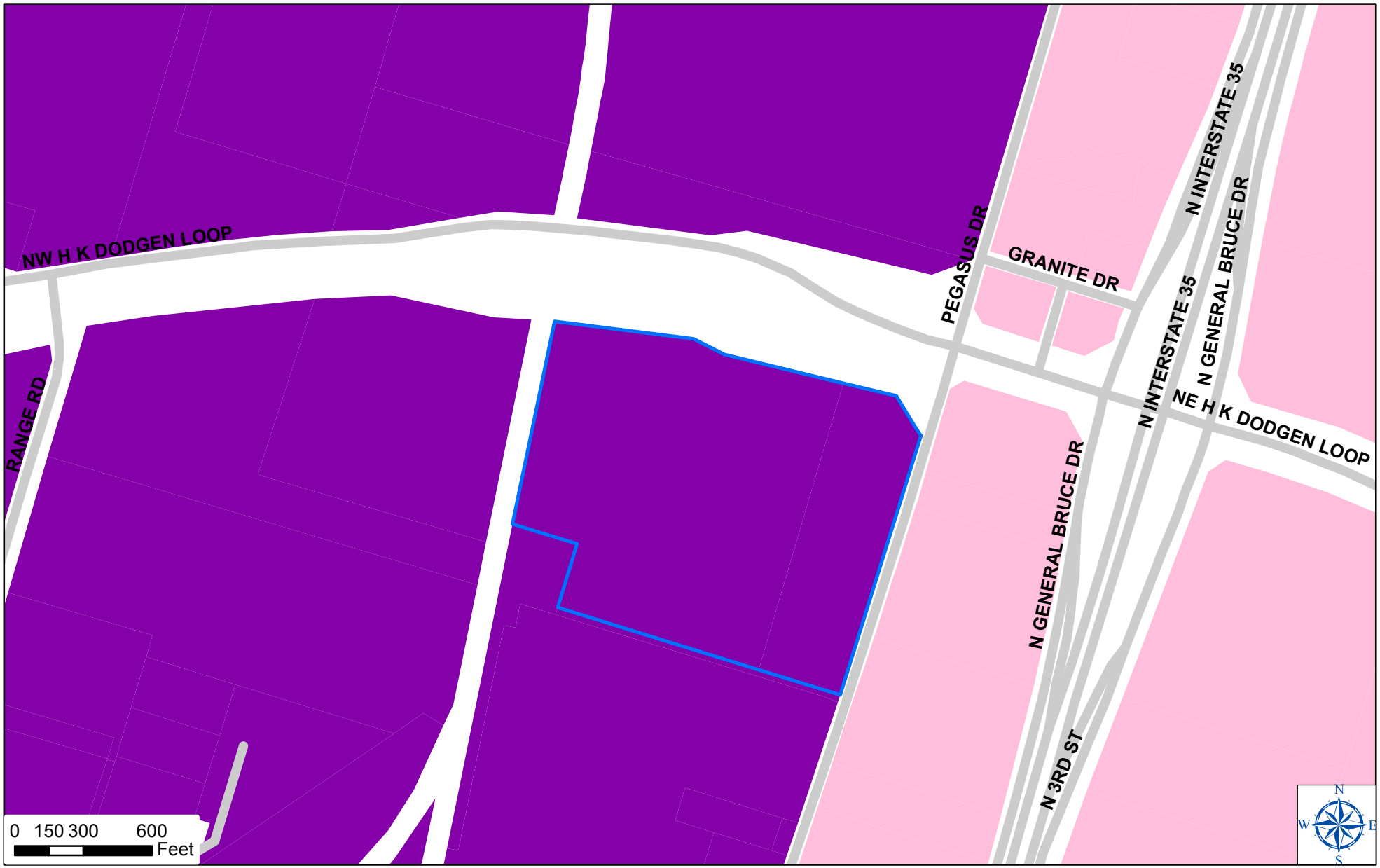
2/28/2014
City of Temple GIS
mbaker

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

Z-FY-14-22

Rezone
AG to LI

SW Corner Loop 363
& Pegasus Rd.



Future Land Use

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

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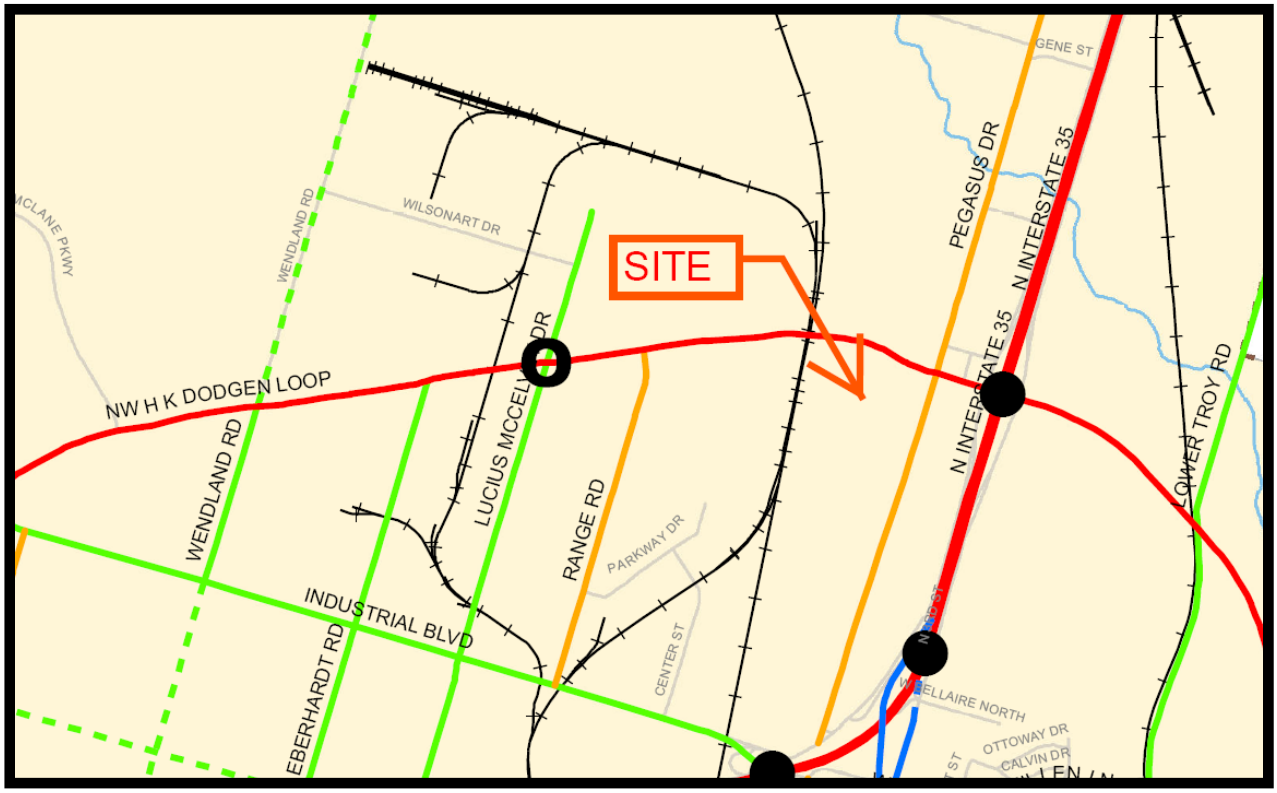
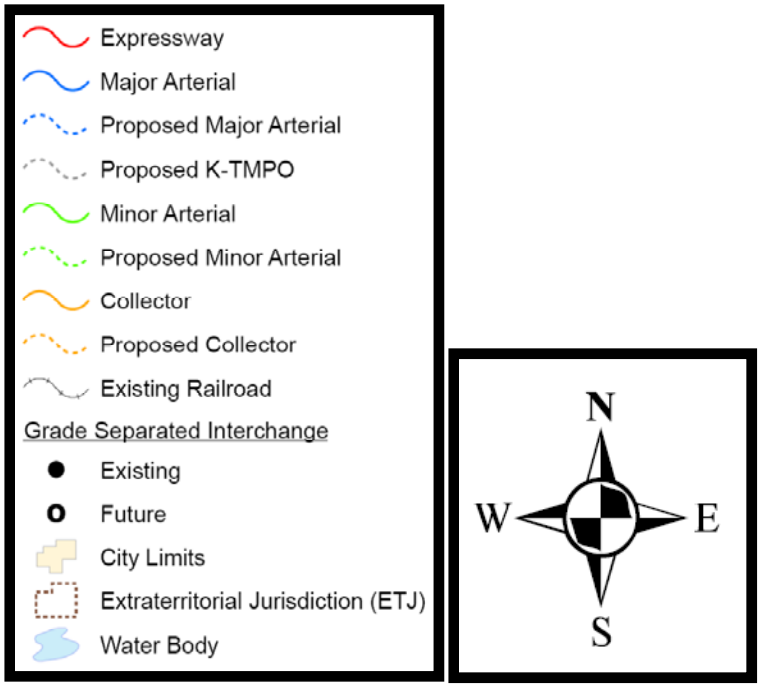
2/25/2014
City of Temple GIS

Localized Area of the Thoroughfare Plan



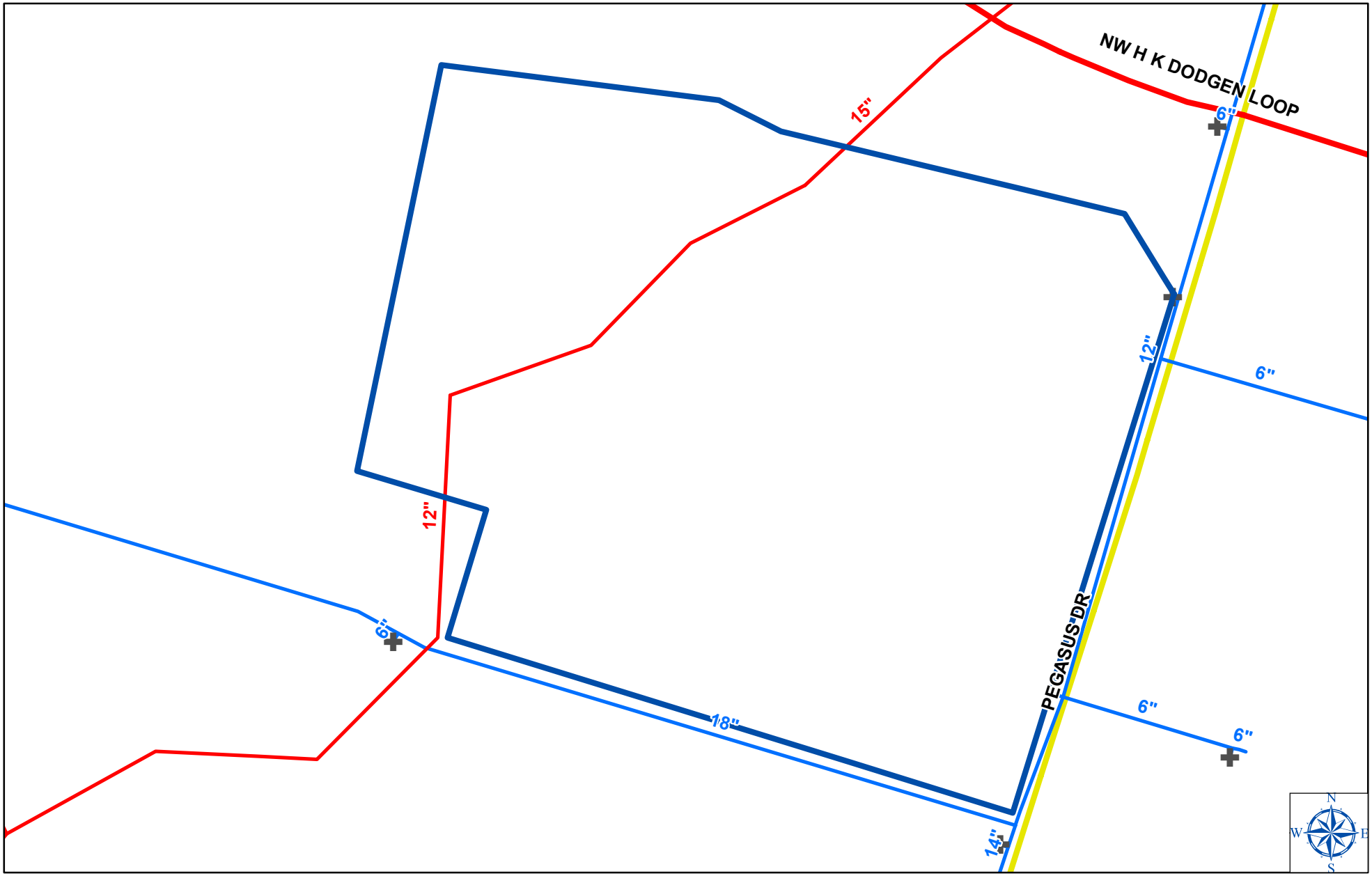
Map Legend (Map not to scale)



Z-FY-14-22

Utility Map
AG to LI

SW Corner Loop 363 & Pegasus Rd



Case
Fire Hydrant
Sewer Line
Water Line
Expressway
Major Arterial
Proposed Major Arterial
Proposed K-TUTS
Minor Arterial
Proposed Minor Arterial
Collector
Conceptual Collector

0 150 300 600
Feet

2/25/2014
City of Temple GIS

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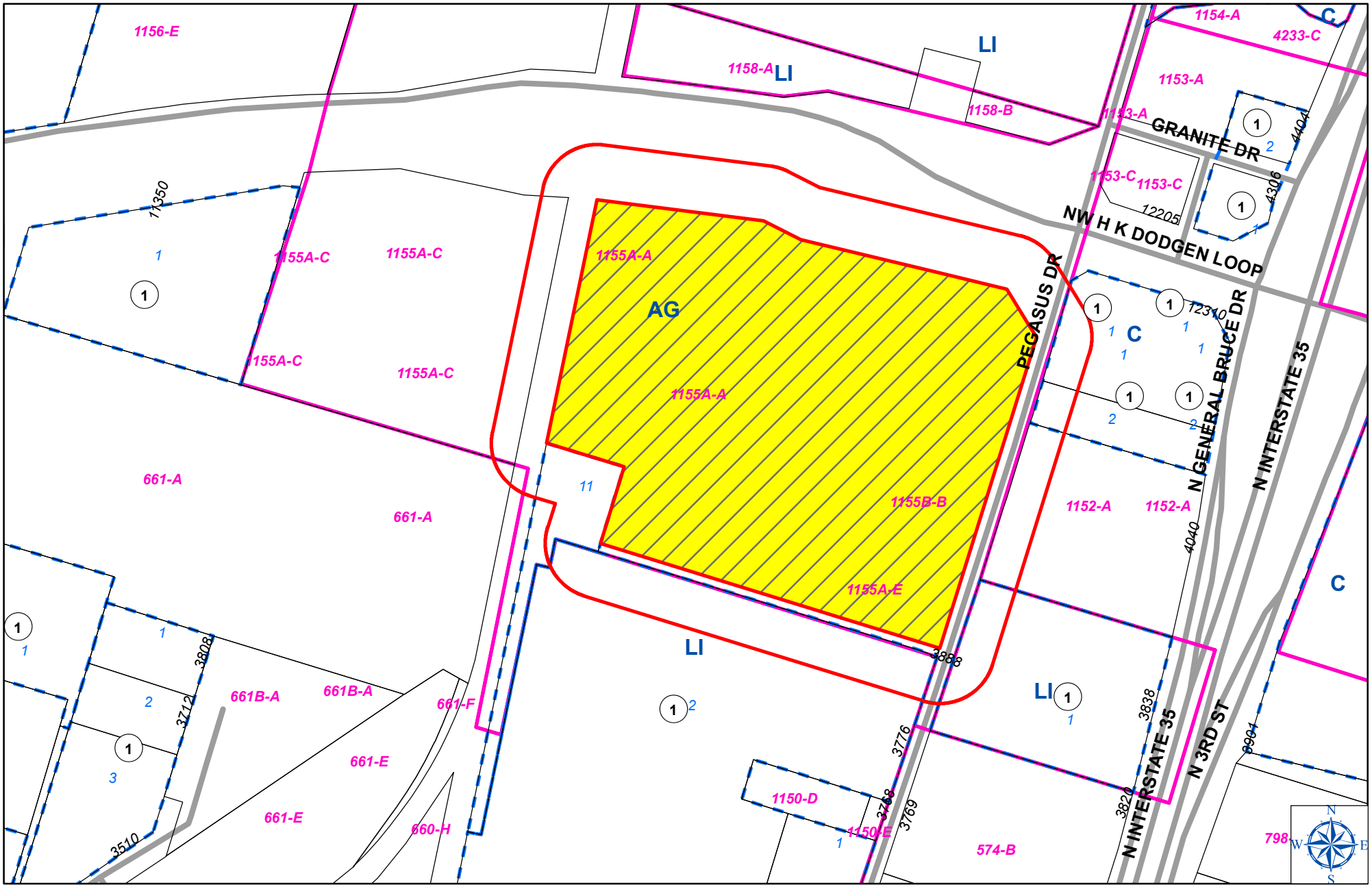
Z-FY-14-22

Notification Map
AG to LI

SW Corner Loop 363 & Pegasus Rd.



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

0 350 700
Feet

3/5/2014
City of Temple GIS
mbaker

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

RESPONSE TO PROPOSED
ZONE CHANGE REQUEST
CITY OF TEMPLE

Temple Economic Development Corp.
1 South 1st Street
Temple, Texas 76501

Zoning Application Number: Z-FY-14-22 **Project Manager:** Mark Baker

Location: 4222 Pegasus Drive

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

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

Comments:

Signature **Print Name** Lee Peterson

Please mail or hand-deliver this comment form to the address shown below, no later than April 7, 2014

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

RECEIVED
MAR 31 2014
City of Temple
Planning & Development

Number of Notices Mailed: 8 Date Mailed: March 26, 2014

PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

APPLICANT / DEVELOPMENT: Turley Associates on behalf of Cory Herring

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: 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.

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

1. While the proposed zoning partially complies with the overall FLUP, it complies with the existing Suburban Commercial designation but is also consistent with the adjacent property to the north and anticipated development of the surrounding area which is consistent with Suburban Residential;
2. The request is in partial compliance with the Thoroughfare Plan
3. The request is consistent with the anticipated development of the area and the surrounding area where single family development is consistent with the FLUP and;
4. Public facilities are available to serve the subject property.

ITEM SUMMARY: According to the City of Temple Comprehensive Plan / FLUP, the subject property, being a total 49.979 +/- acres, is within both the designated Agricultural/Rural district and the Suburban Commercial district. The Agricultural/Rural district is intended for those areas within the City limits that do not yet have adequate public facilities and services and therefore, may have on-site utilities. On the other hand, the Suburban Commercial District is for office, retail and service uses adjacent to and abutting residential neighborhoods and in other areas where the community's image and aesthetic value is to be promoted. Additional discussion can be found regarding the consistency with the FLUP later in this staff report.

Although it is anticipated the SF-2-zoned portion of the property will be developed with detached single-family residences, there are a number of uses that are permitted by right. Those uses include but are not limited to:

Residential uses	Nonresidential uses
Family or Group Home	Farm or Ranch
Industrialized Housing	Park or Playground
	Fire Station

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

The O-2-zoned portion of the property is anticipated to be developed with non-residential uses. There are a number of uses that are permitted by right. Those uses include but are not limited to:

Residential uses	Nonresidential uses
Single-Family (detached/attached)	Most retail and service uses
Industrialized Housing	Offices
Duplex	Restaurant (with/without drive-thru)
Triplex	Drug Store / Pharmacy
Apartments	Hotel / Motel

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

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

Direction	FLUP	Zoning	Current Land Use
Site	Agriculture/ Rural & Suburban Commercial	AG (upon Annexation)	Undeveloped
North	Suburban Residential Suburban Commercial	SF-2	Undeveloped
South	Agriculture/ Rural & Suburban Commercial	ETJ	Scattered SF uses on acreage
East	Agriculture/Rural Suburban Commercial	ETJ	Scattered SF uses on acreage
West	Rural Estate Suburban	ETJ	Scattered SF uses on acreage

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

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

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

Future Land Use and Character Plan (FLUP) (CP Map 3.1)
The property is within both the Agricultural/Rural and the Suburban Commercial districts. The applicant proposes 42.440 +/- acres for single-family residential development.

This request is consistent with the anticipated development of the property to the immediate north and the anticipated growth of the ETJ corridor between South Pea Ridge Road and Old Waco southward toward Old Waco Road's intersection with I-35. The 26.88 +/- acres for Glynn Cummings' rezone petition was approved by 2nd reading on March 6th for SF-2, and is the first of anticipated single family development in the immediate incorporated area. The current proposal is the first of single-family development within an ETJ corridor east of South Pea Ridge Road and west of Old Waco Road southward toward I-35. While the proposed rezone is not consistent with the current FLUP district, the requested 42.440 +/- acres to SF-2 is consistent with the anticipated development of the area and the surrounding area where single family development is consistent with the FLUP where Suburban Residential is identified. If the rezone is approved, the FLUP will need to be updated.

In contrast, the applicant is additionally requesting that 7.739 +/- acres be rezoned to O-2. The Suburban Commercial district on the other hand, is identified along the Old Waco Road corridor in both the City and ETJ areas of this corridor all the way to where Old Waco Road intersects with I-35 and the anticipated alignment of the "Outer Loop". The Suburban Commercial district is appropriate for office, retail and service uses adjacent to and abutting residential neighborhoods and in other areas where the community's image and aesthetic value is to be promoted.

It should be noted that although the request for O-2 is consistent with the FLUP, Old Waco Road is identified as the "Outer Loop". The "Outer Loop" is proposed to be widened with a 163' ROW in the 1st phase of a TCIP project extending down to Jupiter Drive. The depth of the proposed O-2 portion ranges between 229.38' and 240.46'. The acreage of the requested O-2 zoning designation is consistent with the recent Glynn Cummings rezone which retained acreage for a future non-residential zoning along Old Waco Road. It is from that case that the proposed acreage along Old Waco Road is adequate for development of uses within a non-residential zoning district which are consistent with Suburban Commercial district as well as meet needed dedication requirements. The dedication requirements will be addressed during the subdivision plat stage of development. Therefore the request for a rezone to 7.539 +/- acres to Office-2 (O-2) is consistent with the FLUP.

Thoroughfare Plan (CP Map 5.2)
The property has frontage along South Pea Ridge Road and Old Waco Road. South Pea Ridge Road has been identified as a collector street. South Pea Ridge will be built to collector standards when

final right-of-way dedication and design is completed in the future. Old Waco Road has been identified as the "Outer-Loop" and will be developed with a 163' ROW. ROW acquisition is on-going and if necessary, any needed ROW will be addressed at the platting stage of review.

In light of discussion as a result of the recent Glynn Cummings' rezone abutting to the north, it should be noted that staff is looking at residential density thresholds that would trigger road improvements. Although these portions of South Pea Ridge and Old Waco Road are not on the immediate horizon for funding or the current CIP project list, they are being evaluated by staff and the City Council. While the paved roadway surfaces are in place, neighborhood testimony from the recent public meetings have found that the paved surface may be inadequate and pose public safety hazards if residential development occurs without adequate upgrading to the surrounding roads, specifically South Pea Ridge Road, Poison Oak Road and Old Waco Road. Currently, no thresholds for residential density have been identified by staff in the Comprehensive Plan, traffic impact analysis or other means.

The Thoroughfare Plan (see attached) shows Poison Oak Road as a proposed minor arterial, South Pea Ridge Road as an existing collector and Old Waco Road as the Outer Loop. Staff has found that none of the roads in the immediate area are funded through 2019 on the Transportation Capital Improvements Plan (TCIP) project listing. However, portions of the Outer Loop from West Adams down to about Jupiter are on the list. Per UDC Sec. 8.5.1(Perimeter Streets), the developer will be responsible at the platting stage for right-of-way dedication for adjacent street improvements.

The following shows existing and proposed ROW and pavement widths for Poison Oak, South Pea Ridge and Old Waco Road.

Existing Roadway Conditions

	Right- of-Way	Pavement Width
Poison Oak Road	70'	16' 8" (Varies)
South Pea Ridge Road	55'	18' 4" (Varies)
Old Waco Road	70'	20' (Varies)

Proposed Roadway Conditions

	Right-of-Way	Pavement Width
Poison Oak Road	70'	49'
South Pea Ridge Road	55'	36'
Old Waco Road	163'	106' with a 40' median

The Thoroughfare Plan identifies the proposed alignment of Poison Oak (a proposed minor arterial) as crossing diagonally across the subject parcel. The proposed preliminary plat has not addressed this alignment and further review by DRC is on-hold pending the outcome of annexation and this rezone. Any alternatives will require an amendment to the Thoroughfare Plan and would need to go before the Planning and Zoning Commission and City Council before being considered as part of any anticipated plat. Current as well as alternative alignments of Poison Oak have been discussed however future alignment also needs to be resolved prior to the plat moving forward.

As previously noted, the preliminary plat for the Plains at Riverside and any future subdivision development related to the Glynn Cummings property is forthcoming, it is anticipated the combination will add approximately 300 new homes to the area. Regardless, of the absence of density-based thresholds and the timing of development, at some point development will have a noticeable impact to the existing roadways and improvements will need to be addressed.

In conclusion, roadway alignments are physically in place for Poison Oak Road, South Pea Ridge and Old Waco Road, the roads are clearly not built to their current or proposed standards; the request therefore is in partial in compliance with the Thoroughfare Plan. However, roadway alignment and design are platting issues and will be addressed further at the platting stage.

Availability of Public Facilities (CP Goal 4.1)
Sewer is available to the subject property by a 15" line on the northern property boundary. Water is available through an 8" waterline in South Pea Ridge Road and a 3" in Old Waco Road.

Temple Trails Master Plan Map and Sidewalks Ordinance
According to the Trails Master Plan Map, no trails have been identified along South Pea Ridge Road. However, a proposed Community-Wide spine trail is proposed within Old Waco Road. Trail and sidewalks will be addressed at the platting stage of review.

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

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

Standard non-residential setbacks in the O-2 district are:

Min Lot Size	N/A
Min Lot Width	N/A
Min Lot Depth	N/A
Front	25' (Special Setbacks may apply per UDC Section 4.4)
Side	5' (Special Setbacks may apply per UDC Section 4.4)
Side (corner)	10' (Special Setbacks may apply per UDC Section 4.4)
Rear	0' (Special Setbacks may apply per UDC Section 4.4)

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

Additional Development Regulations include but not limited to:

* A minimum 10' rear setback is required where a non-residential use abuts a residential zoning district or use (UDC Section 4.4.4.F3) and,

* A residential access drive is prohibited onto arterial streets (UDC Section 7.2.4A).

General provisions for buffering and screening are found in UDC Section 7.7, highlighted provisions include but not limited to:

* Evergreen hedges with a minimum planted height of six feet, placed on 36-inch centers or, fences and walls constructed of wood , masonry, stone or pre-cast concrete from 6 to 8 feet in height above the adjacent grade (UDC Section 7.7.4),

* Refuse containers are to be located in the side or rear of the property and screened from view per UDC Section 7.7.6, and

* Outdoor storage is permitted in the O-2 zoning district, where the storage area is situated behind the principal building in the rear half of the property and where a solid wood or masonry fence screens the outdoor storage from public view. Such wood or masonry fence must be at least one foot higher than the stored material (UDC Section 7.7.8.B1).

PUBLIC NOTICE: Eleven notices, 4 within the City and 7 within the ETJ, for the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of Thursday April 3, 2014 at 12:00 PM, no notices have been received.

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

FISCAL IMPACT: Not Applicable

ATTACHMENTS:
Site and Surrounding Property Photos
Zoning and Location Map
Future Land Use and Character Map
Localized area of the Thoroughfare Plan
Utility Map
Buffer Notification Map

Site & Surrounding Property Photos

Site: Undeveloped – From Old Waco Road Looking West (ETJ)

Site: Undeveloped – From South Pea Ridge Road Looking East (ETJ)

East: Scattered Residences on Acreage (ETJ)

West: Undeveloped (ETJ)

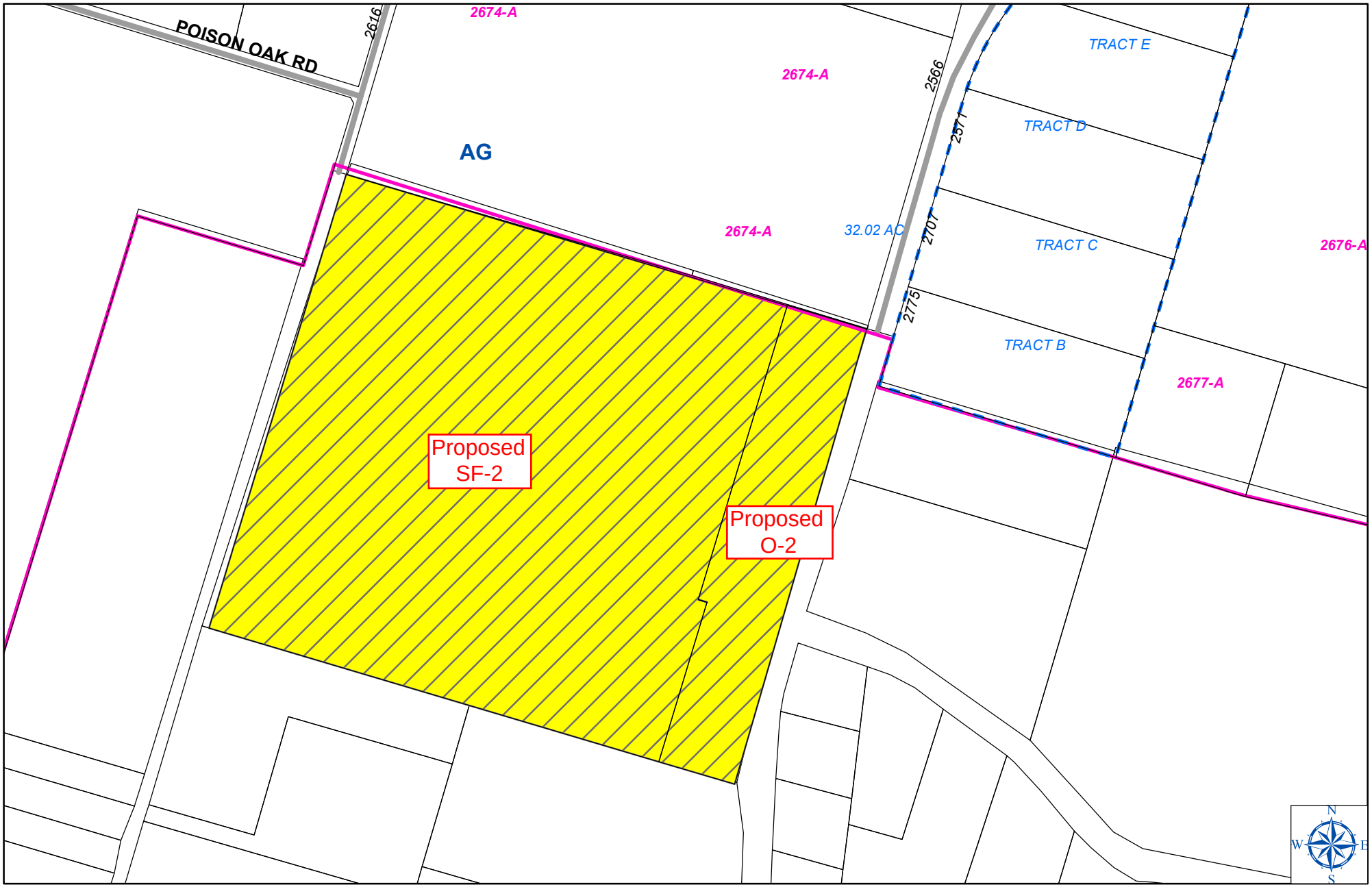
North: Undeveloped (SF-2 & AG)

South: Scattered Residences on Acreage (ETJ)

Z-FY-14-23

Zoning & Location Map

S. Pea Ridge & Old Waco Rd.



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

0 300 600
Feet

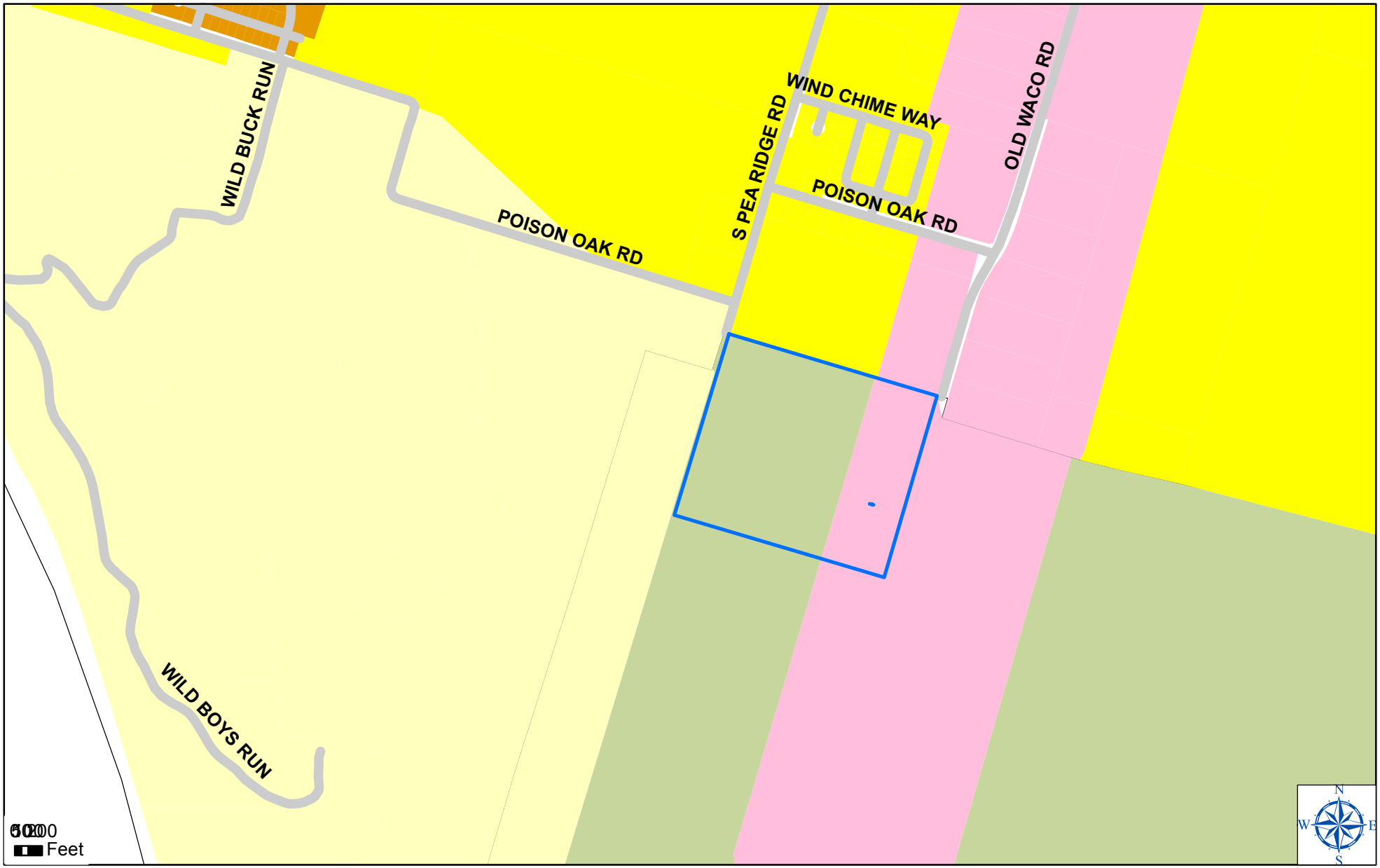
3/31/2014
City of Temple GIS
mbaker

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

Z-FY-14-23

Rezone
AG (Initial) to SF-2 & O-2

Old Waco Road
& Riverside Trail



Future Land Use

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

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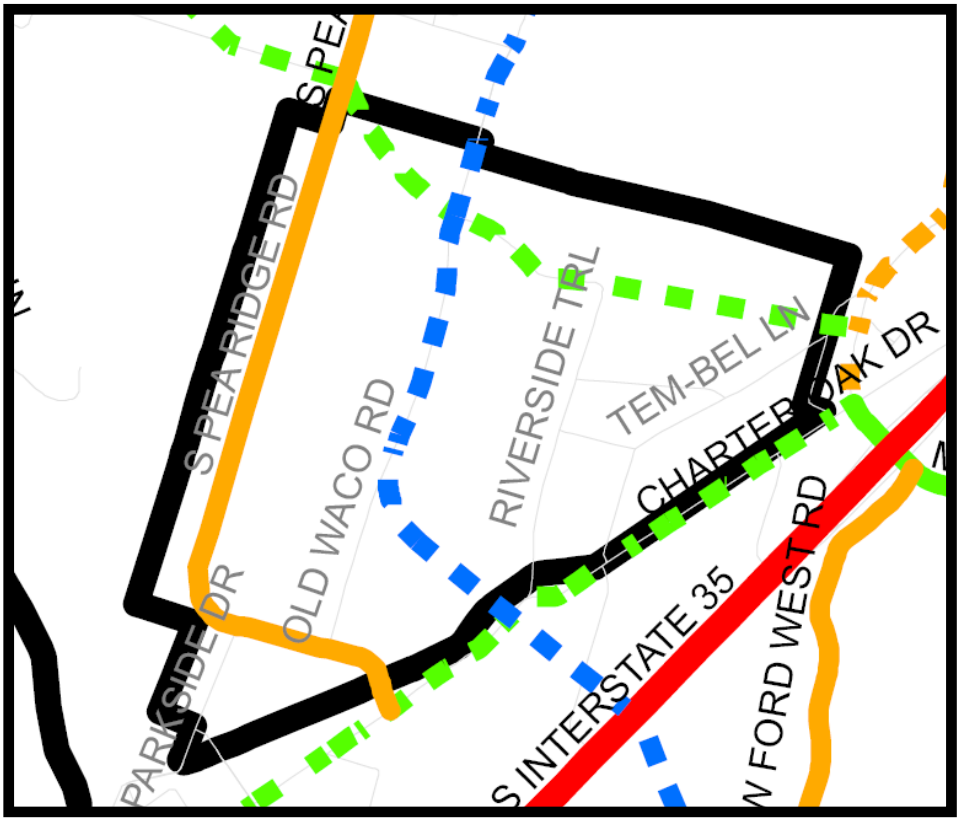
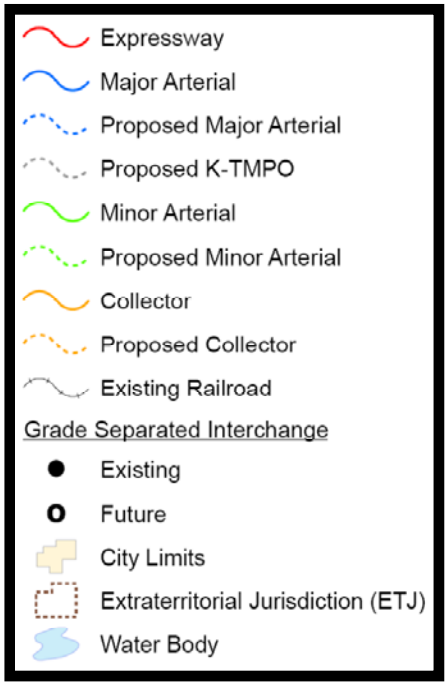
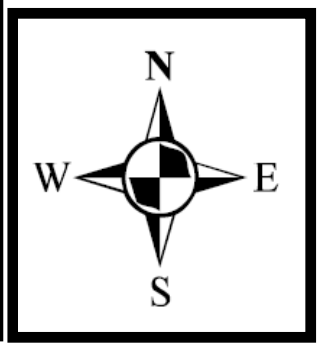
3/31/2014
City of Temple GIS

Localized Area of the Thoroughfare Plan



Map Legend (Map not to scale)

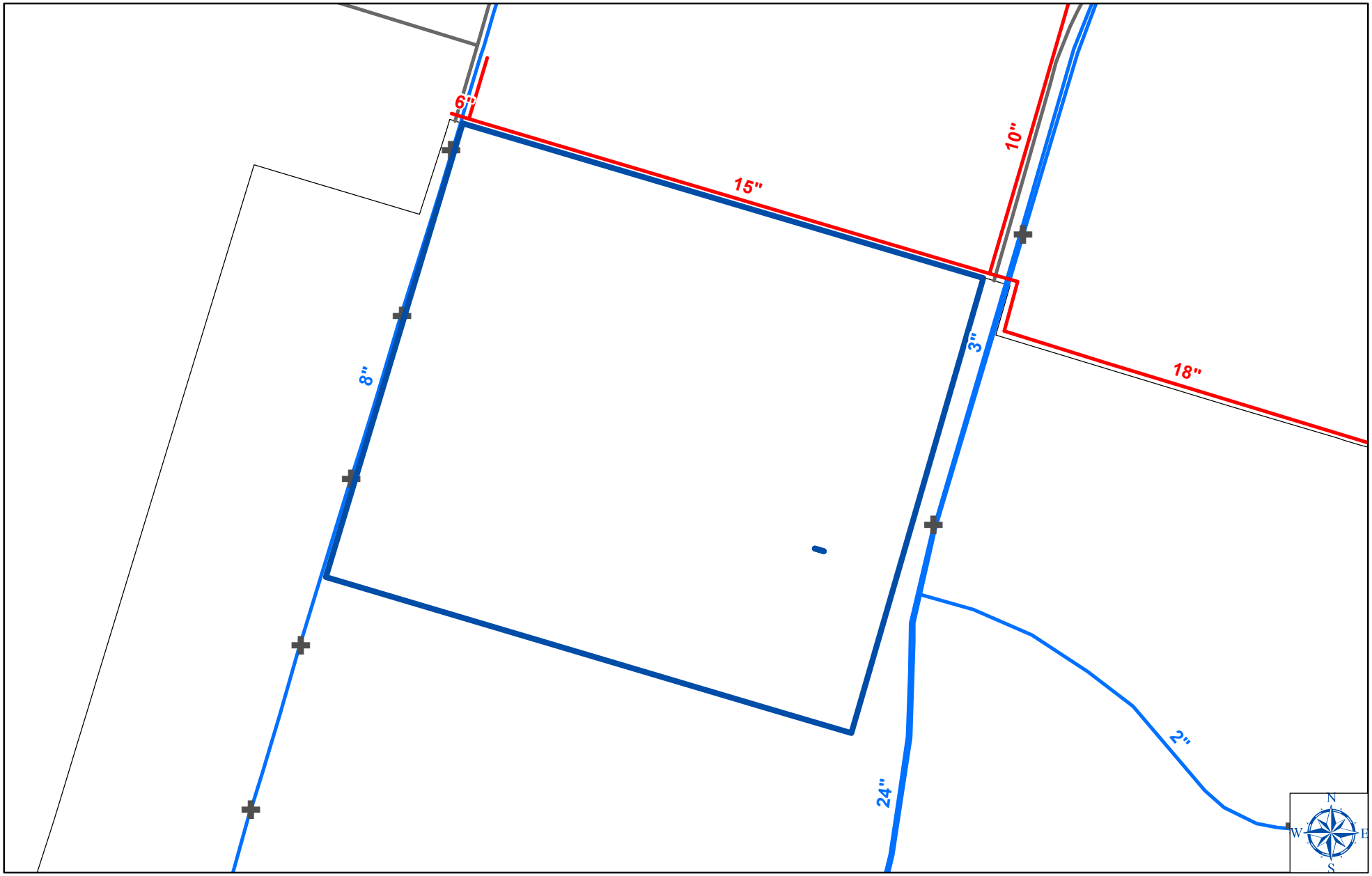




Z-FY-14-23

Utility Map

S. Pea Ridge and Old Waco Rd. West of Riverside Drive



Case
Fire Hydrant
Sewer Line
Water Line

0 125 250 500
Feet

3/31/2014
City of Temple GIS

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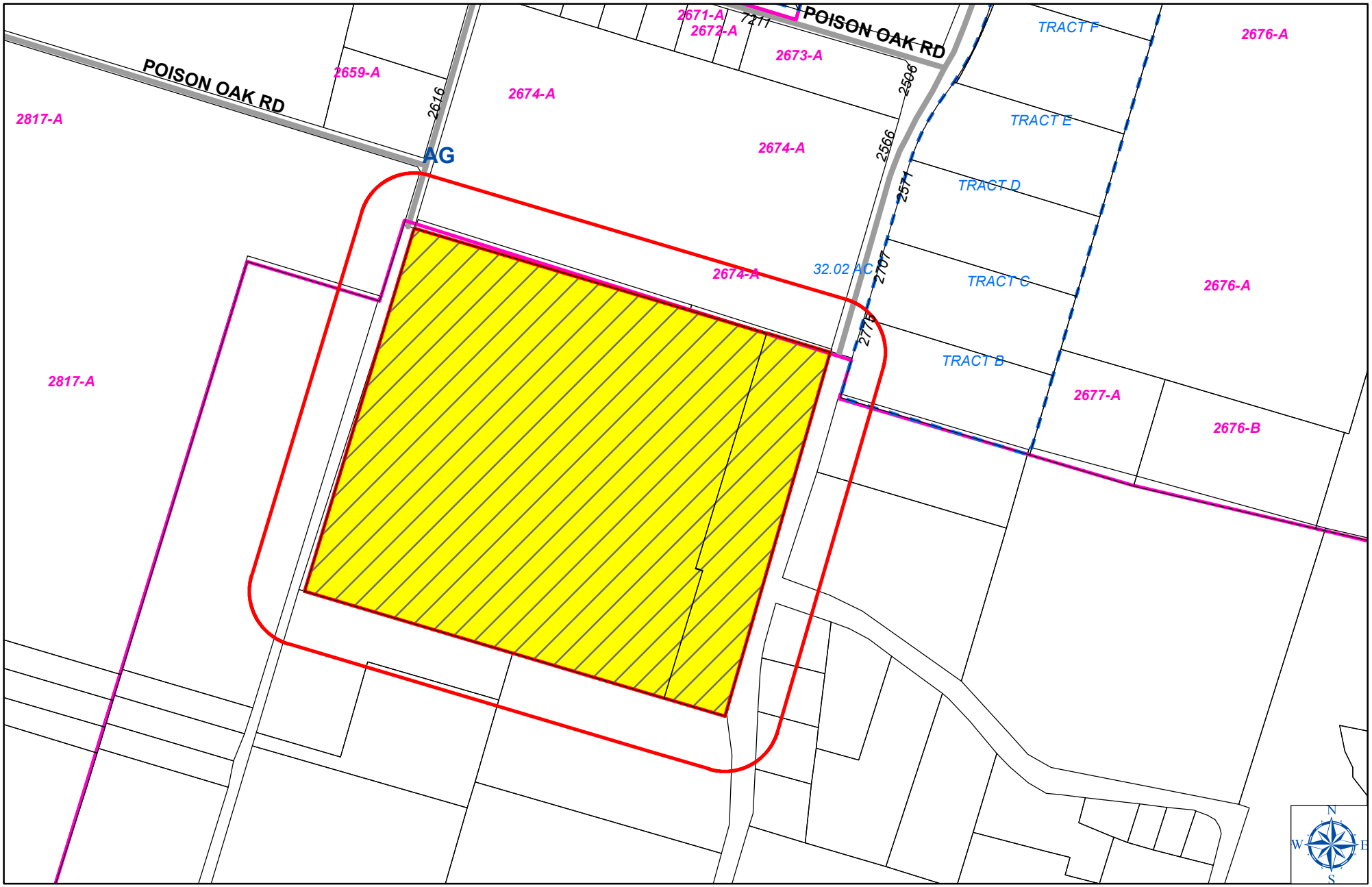
Z-FY-14-23

Notification Map
AG to SF-2 & O-2

S. Pea Ridge & Old Waco Rd.



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

0 400 800
Feet

3/14/2014
City of Temple GIS
mbaker

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PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

04/07/14
Item #6
Regular Agenda

APPLICANT: Mike Beevers, DB Commercial Real Estate

CASE MANAGER: Brian Chandler, Director of Planning

ITEM DESCRIPTION: PUBLIC HEARING – 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.

STAFF RECOMMENDATION: Based on the following, staff recommends approval to amend the original Planned Development site plan to accommodate a second phase for the Amy's Attic mini-storage facilities:

1. An 8 foot fence is proposed adjacent to single-family residences.
2. A natural 15 foot landscape buffer with trees will be preserved providing additional screening between the adjacent single-family residences.

ITEM SUMMARY:
The property (both Lots 1 and 2) were originally zoned PD-NS in 2001 and 2009, respectively, including a site plan, which is required by Code for Planned Development District projects. The site plan was amended in 2012 by City Council approval. The proposed site plan amendment would allow for Phase 2 of the Amy's Attic development, which backs up to and is adjacent to about 300 feet of single-family residences at the rear part of the southern property line.

Phase 2 would match the masonry for the buildings, the wrought iron fence and the State Highway 317 landscaping approved as part of Phase 1 to the north. Phase 2 will include an 8 foot wood fence and the preservation of a 15 foot natural area buffer for screening purposes adjacent to single-family residences.

PUBLIC NOTICE: 45 notices of the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property. As of Thursday April 3, 2014 at 12:00 PM, 2 notices had been received recommending "Approval" of the site plan amendment and none recommending "Disapproval."

FISCAL IMPACT: Not Applicable

ATTACHMENTS:
Proposed Site and Landscape Plan
Aerial Map
Site and Surrounding Property Photos
Zoning and Location Map
Notification Map
Letters from Neighbors
Ord No 2001-2748 (original PD-NS Zoning)
Ord No 2009-4332 (Lot 2 PD-NS Zoning)
Ord No 2012-4519 (Site Plan Amendment)

LOT 1
- LOT SIZE = 351,513.33
- 5% OF LOT AREA = 17,575 SF
- EXISTING LANDSCAPED AREA = 37,492 SF
- EXISTING TREES - 6

LOT 2
- LOT SIZE = 334,414.55
- 5% OF LOT AREA = 16,720 SF
- PROPOSED LANDSCAPED AREA = 69,500 SF
- PROPOSED TREES - 7

NOTES FOR PROPOSED SITE ON LOT 2

GENERAL
- THE PROVIDED CONCEPTUAL LAYOUT IS APPROXIMATE AND SUBJECT TO CHANGE. THIS INCLUDES THE LOCATION AND DIMENSIONS OF BUILDINGS, DRIVES, UTILITIES, ETC.
- LOT SIZE: 334,414.55 SF
- DEVELOPED STREET FRONTAGE: 279.75 FT
- GROSS FLOOR AREA: 117,650 SF (FAR: 0.352 : 1)

LANDSCAPING
- ALL LANDSCAPING TO BE PER CITY OF TEMPLE - UNIFIED DEVELOPMENT CODE (COT-UDC)
- LANDSCAPED AREA TO BE 5% OF UTILIZED LOT AREA (16,720 SF)
- CONCEPTUAL PROPOSED LANDSCAPED AREA - 69,500 SF
- AS PER THE COT-UDC, AND BASED ON THE DEVELOPED STREET FRONTAGE, 7 TREES TO BE REQUIRED IN LANDSCAPED AREAS
- TREES TO BE DISTRIBUTED SO AS TO SCREEN DEVELOPMENT FROM ADJACENT STREETS (SEE SCREENING/BUFFING NOTES)

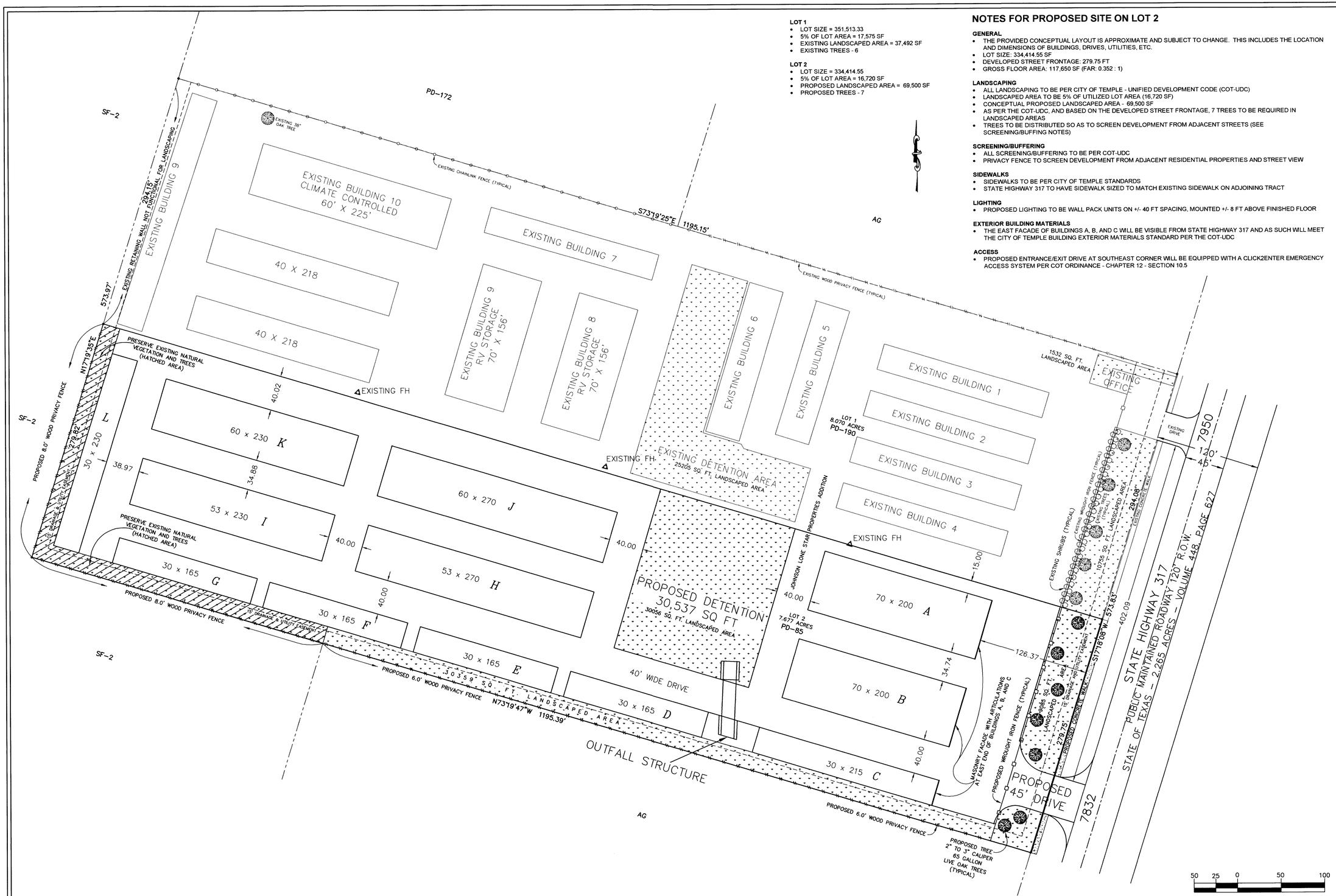
SCREENING/BUFFERING
- ALL SCREENING/BUFFERING TO BE PER COT-UDC
- PRIVACY FENCE TO SCREEN DEVELOPMENT FROM ADJACENT RESIDENTIAL PROPERTIES AND STREET VIEW

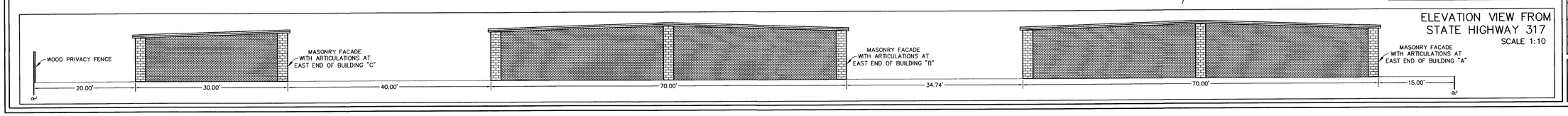
SIDEWALKS
- SIDEWALKS TO BE PER CITY OF TEMPLE STANDARDS
- STATE HIGHWAY 317 TO HAVE SIDEWALK SIZED TO MATCH EXISTING SIDEWALK ON ADJOINING TRACT

LIGHTING
- PROPOSED LIGHTING TO BE WALL PACK UNITS ON +/- 40 FT SPACING, MOUNTED +/- 8 FT ABOVE FINISHED FLOOR

EXTERIOR BUILDING MATERIALS
- THE EAST FACADE OF BUILDINGS A, B, AND C WILL BE VISIBLE FROM STATE HIGHWAY 317 AND AS SUCH WILL MEET THE CITY OF TEMPLE BUILDING EXTERIOR MATERIALS STANDARD PER THE COT-UDC

ACCESS
- PROPOSED ENTRANCE/EXIT DRIVE AT SOUTHEAST CORNER WILL BE EQUIPPED WITH A CLICK2ENTER EMERGENCY ACCESS SYSTEM PER COT ORDINANCE - CHAPTER 12 - SECTION 10.5





TURLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT
FIRM REGISTRATION NO. F-1658
301 N. 3rd ST. TEMPLE, TEXAS
E-MAIL: VDTURLEY@AOL.COM
(254) 773-2400
FAX NO. (254) 773-3998

STATE OF TEXAS
VICTOR D. TURLEY
3252
2/28/14

LANDSCAPING PLAN OF:
AMY'S ATTIC
7832 STATE HIGHWAY 317
CITY OF TEMPLE, BELL COUNTY, TEXAS

PREPARED FOR:
AMY'S ATTIC SELF STORAGE
TEMPLE, TEXAS

REVISIONS		
01/28/14	ADD ELEVATIONS	JRG
02/18/14	ADD LOT 1 LANDSCAPING	JRG
02/24/14	REVISION	JRG
02/28/14	CITY COMMENTS	JRG

DATE:	01/28/14
DRN. BY:	JRG
REF.:	12745-D
FIELD BOOK	-
JOB NO.:	14044
SHEET 1 OF 1	
COMPUTER DWG. NO.	14044

12801-D
DRAWING NUMBER

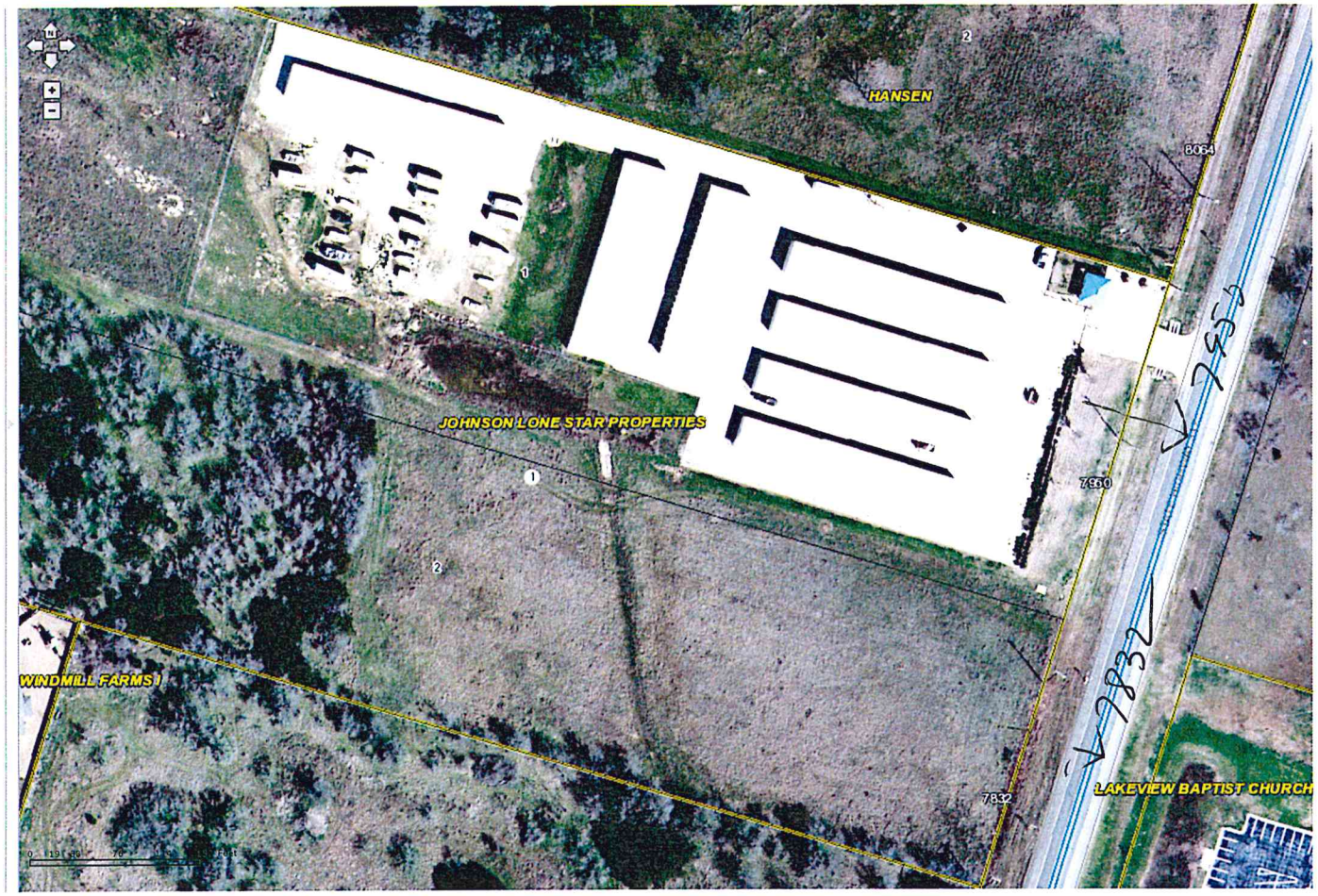
53

City of Temple - Zoning Map

CTCOG Bell CAD FEMA City of Temple

Address Parcel Street Subdivision Grid Sheet Print

1:1,179 Go



Existing Amy's Attic Facilities

Subject property (Phase 2 of Amy's Attic development)

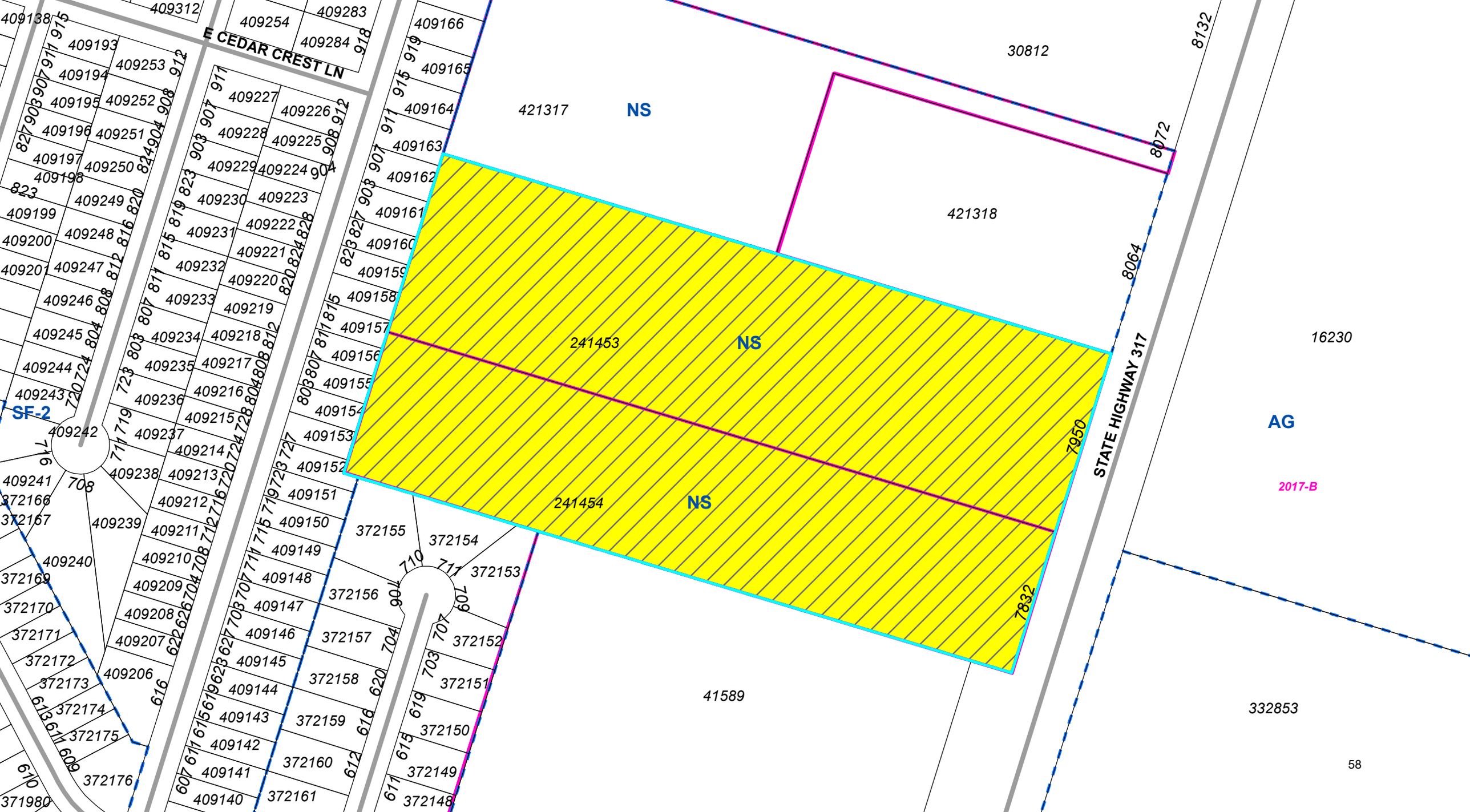
Property to the North

Property to the East

Property to East (immediately south of undeveloped property)

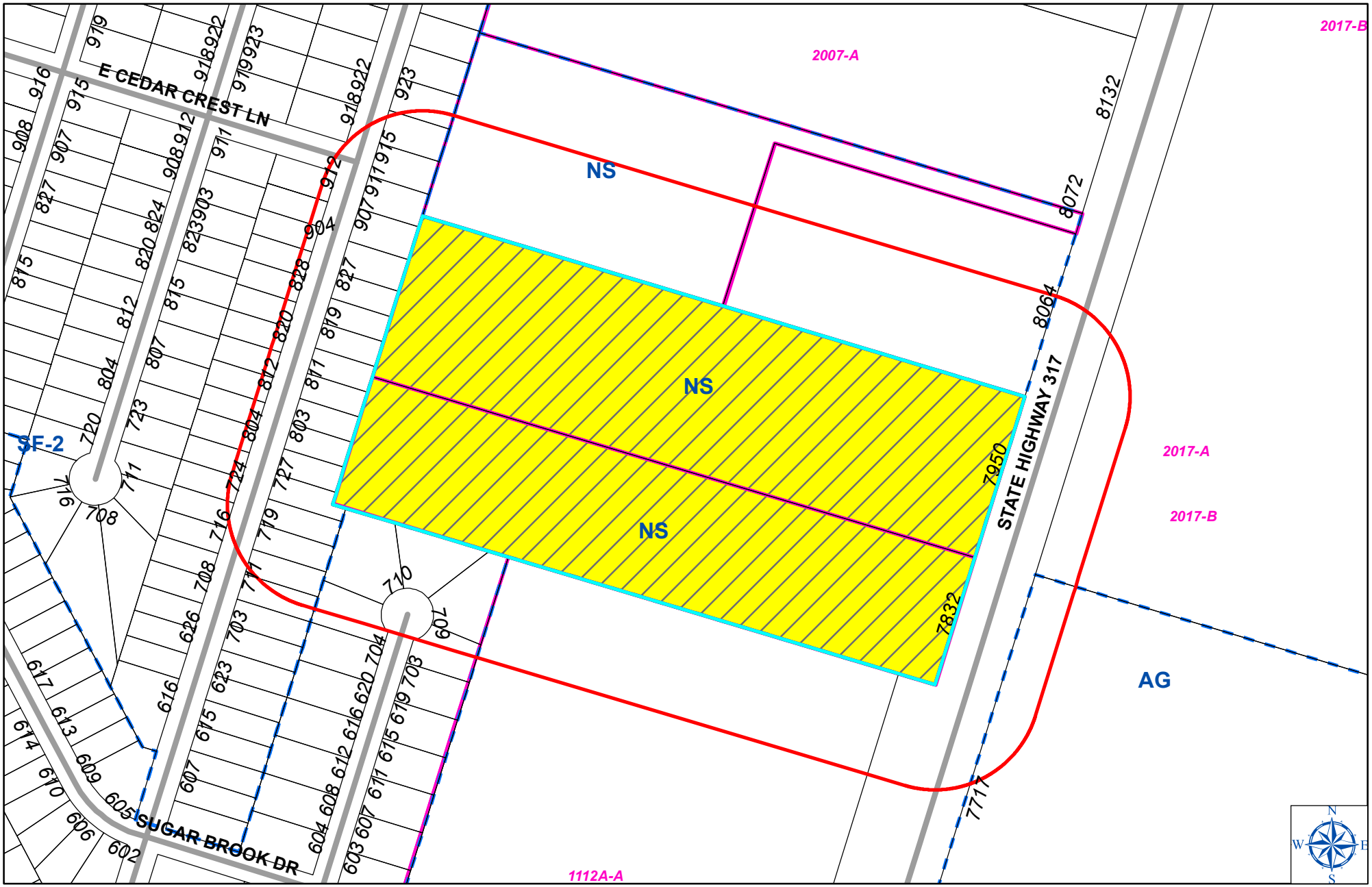
Property to South

Example of Windmill Farms home to the west


E CEDAR CREST LN
STATE HIGHWAY 317
NS
NS
NS
SF-2
AG
2017-B
421317
421318
30812
241453
241454
41589
16230
332853
8132
8072
8064
7950
7832

Z-FY-14-24

Amy's Attic Site Plan Review 7832 North State Highway 317



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

0 200 400
Feet

3/21/2014
City of Temple GIS
tmiles

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RESPONSE TO PROPOSED
SITE PLAN REVIEW REQUEST
CITY OF TEMPLE

James & Catherine Stanco
816 Starlight Drive
Temple, Texas 76502

Zoning Application Number: Z-FY-14-24 **Project Manager:** Brian Chandler

Location: 7832 North State Highway 317

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

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

Comments:
CAN I get a discount? All for it, have fun.

James M Stanco
Signature

James M Stanco
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than April 7, 2014

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

RECEIVED
MAR 31 2014
City of Temple
Planning & Development

Number of Notices Mailed: 42 Date Mailed: March 26, 2014

RESPONSE TO PROPOSED SITE PLAN REVIEW REQUEST CITY OF TEMPLE

RAS Investments LLC
11421 Somerville
Temple, Texas 76502

Zoning Application Number: Z-FY-14-24 **Project Manager:** Brian Chandler

Location: 7832 North State Highway 317

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

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

Comments:

RW Smith
Signature

Raymond W. Smith
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than April 7, 2014

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

RECEIVED
MAR 31 2014
City of Temple
Planning & Development

Number of Notices Mailed: 42 Date Mailed: March 26, 2014

ORDINANCE NO. 2001-2748

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, APPROVING A ZONING CHANGE FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT (NEIGHBORHOOD SERVICE) DISTRICT (PD-NS) ON APPROXIMATELY 15 ACRES OF LAND, COMMONLY REFERRED TO AS OUTBLOCK 2005-A, CITY ADDITION, IN ACCORDANCE WITH SECTIONS 7-500 THROUGH 7-509 OF THE COMPREHENSIVE ZONING ORDINANCE; PROVIDING CONDITIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the owner of the property described as approximately 15 acres of land, commonly referred to as Outblock 2005-A, City Addition, has requested a zoning change from Agricultural District (A) to Planned Development (Neighborhood Service) District (PD-NS); and

Whereas, the City Council, after notice and a public hearing, finds that it is in the public interest to authorize this action.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, THAT:

Part 1: The zoning classification of the property described as in Exhibit "A," attached hereto and made a part hereof for all purposes, is changed from Agricultural District (A) to Planned Development (Neighborhood Service) District (PD-NS).

Part 2: In accordance with Sections 7-500 through 7-509 of the Comprehensive Zoning Ordinance of the City of Temple, Texas, Ordinance No. 91-2101, is amended by changing the zoning classification of the property described in Part 1 above, to Planned Development Neighborhood Service District (PD-NS), and shall comply with all applicable sections of the Code of Ordinances of the City of Temple, Texas, and all local, State and Federal laws and regulations as they may now read or hereafter be amended, including but not limited to the following conditions:

(a) The use of the property shall conform to all requirements of the Neighborhood Service District (NS) with mini-storage warehousing and boat storage as additional permitted uses;

(b) The development of the property shall conform to all requirements of the Neighborhood Service District (NS);

(c) Development or redevelopment of the property shall require site plan approval by both the Planning Commission and the City Council with the same requirements as for a zone change application;

(d) New buildings used for business purposes will have a maximum building height of 25 feet. They should be built with a residential appearance, including pitched roofs, windows, and foundation plantings. These will

generally be single story buildings with second stories, where added, built into the pitched roof selection of the structure.

(1) The office will provide a minimum 3:12 roof pitch; and

(2) The mini warehouses will have split face block construction above the roofline creating a store front appearance.

(e) Painted metal fencing on street side elevation is required; cyclone fencing is required on other elevations except for a 6 foot screening abutting residential uses;

(f) Outdoor storage will be screened with masonry, brick, or cedar fencing;

(g) Shade trees of shade tree varieties are required for every 60 feet of street frontage. Clustering the trees is encouraged to maintain adequate visibility into the business properties. Street trees will be planted by private property owners at the time of development or redevelopment. Planting height and minimum caliper shall be in accordance with the Landscaping Ordinance (Sections 8-910 through 8-912 of the Zoning Ordinance). Flexible application of this standard is encouraged to take advantage of existing landscaping;

(h) A 6 foot wide sidewalk is to be provided in the right-of-way, and the cost will be borne by the developer; and

(i) A minimum of 3 parking spaces will be provided for the mini-storage warehouse office, including one handicap accessible space.

These conditions shall be expressed conditions of any building permit issued for construction on the property which may be enforced by the City of Temple by an action either at law or in equity, including the right to specifically enforce the requirements of the ordinance, and these requirements shall run with the land.

Part 3: The Director of Planning is hereby directed to make the necessary changes to the City Zoning Map accordingly.

Part 4: If any provision of this ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

Part 5: This ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Temple, Texas, and it is accordingly so ordained.

Part 6: It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings.

PASSED AND APPROVED on First Reading on the **15th** day of **February**, 2001.

PASSED AND APPROVED on Second and Final Reading on the **1st** day of **March**, 2001.

THE CITY OF TEMPLE, TEXAS

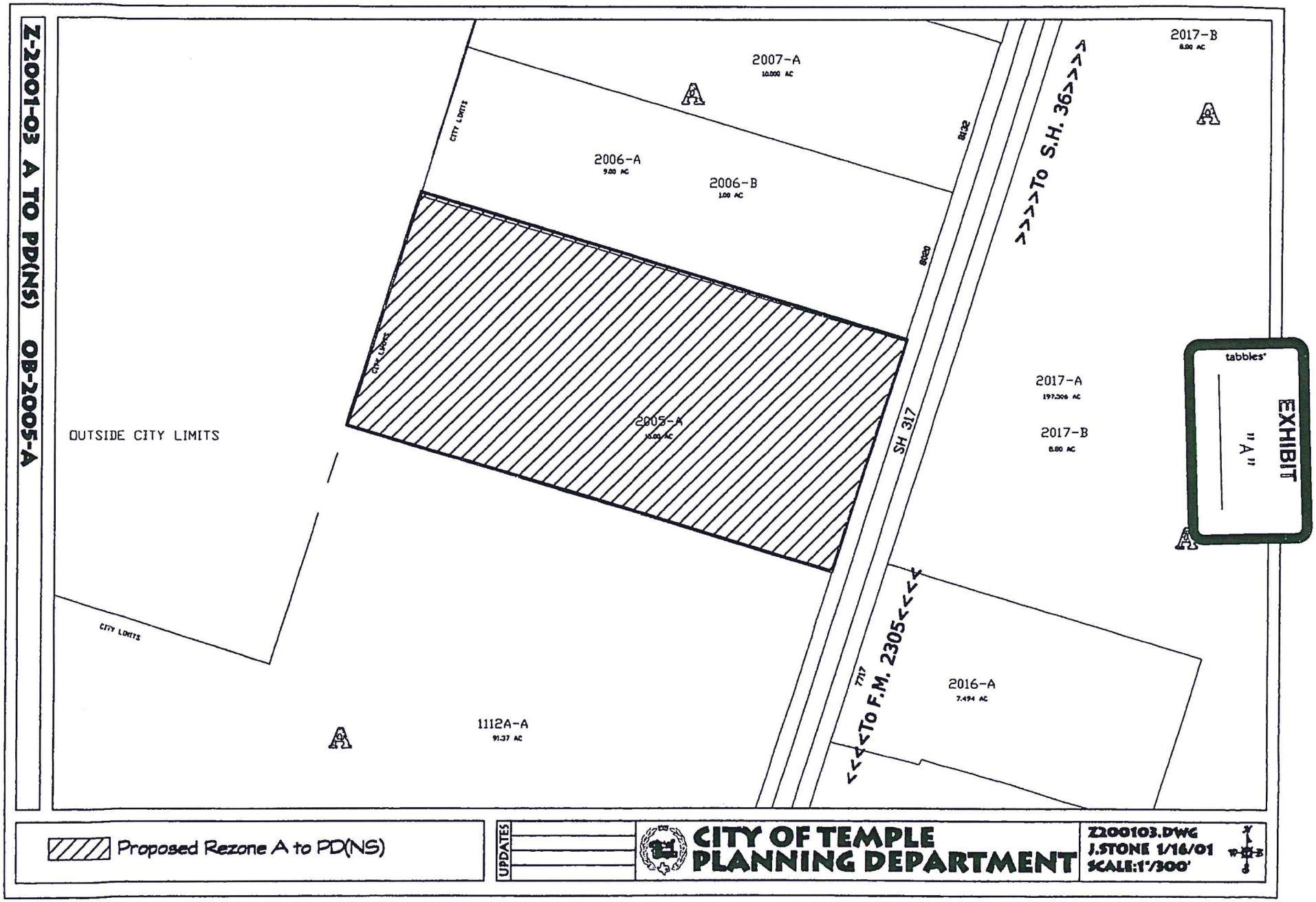
KEIFER MARSHALL, JR., Mayor

ATTEST:

Clydette Entzminger
City Secretary

APPROVED AS TO FORM:

Jonathan Graham
City Attorney


Z-2001-03 A TO PD(NS) OB-2005-A
OUTSIDE CITY LIMITS
CITY LIMITS
CITY LIMITS
CITY LIMITS
2007-A
10.000 AC
2006-A
9.00 AC
2006-B
1.00 AC
2005-A
10.00 AC
1112A-A
91.37 AC
2016-A
7.494 AC
2017-A
197.006 AC
2017-B
8.00 AC
2017-B
8.00 AC
SH 317
8020
8132
7117
>>>>To S.H. 36>>>>
<<<<To F.M. 2305<<<<
EXHIBIT
"A"
tabbles
Proposed Rezone A to PD(NS)
UPDATES
CITY OF TEMPLE
PLANNING DEPARTMENT
Z200103.DWG
J.STONE 1/16/01
SCALE:1"/300'

ORDINANCE NO. 2009-4332

[PLANNING NO. Z-FY-10-03]

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, APPROVING A ZONING CHANGE FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT NEIGHBORHOOD SERVICES (PD-NS) ON APPROXIMATELY 5.6 ACRES, BEING A PORTION OF A 10 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CORRINA MCDANIEL IN VOLUME 4500, PAGE 779 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY IN BELL COUNTY, TEXAS, LOCATED ON THE WEST SIDE OF NORTH STATE HIGHWAY 317, APPROXIMATELY 3,500 FEET NORTH OF THE WEST ADAMS/SH 317 INTERSECTION, IN ACCORDANCE WITH SECTIONS 7-500 THROUGH 7-509 OF THE COMPREHENSIVE ZONING ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Hansen

Whereas, the owner of the property consisting of approximately 5.6 acres, being a portion of a 10 acre tract of land described in a deed to Corrina McDaniel in Volume 4500, Page 779 of the Official Public Records of Real Property in Bell County, Texas, located on the west side of North State Highway 317, approximately 3,500 feet north of the West Adams/SH 317 intersection, has requested that the property be rezoned from Agricultural District (A) to Planned Development Neighborhood Services (PD-NS); and

Whereas, the City Council, after notice and a public hearing, finds that it is in the public interest to authorize this action.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, THAT:

Part 1: The City Council approves a zoning change from Agricultural District (A) to Planned Development Neighborhood Services (PD-NS) on approximately 5.6 acres, being a portion of a 10 acre tract of land described in a deed to Corrina McDaniel in Volume 4500, Page 779 of the Official Public Records of Real Property in Bell County, Texas, located on the west side of North State Highway 317, approximately 3,500 feet north of the West Adams/SH 317 intersection, more fully described in Exhibit A, attached hereto and made a part hereof for all purposes.

Part 2: In accordance with Sections 7-500 through 7-509 of the Comprehensive Zoning Ordinance of the City of Temple, Texas, Ordinance No. 91-2101, is amended by changing the zoning classification of the property described in Part 1 above, to Planned Development Neighborhood Services (PD-NS), and shall comply with all applicable sections of the Code of Ordinances of the City of Temple, Texas, and all local, State and Federal laws and regulations as they may now read or hereafter be amended, including but not limited to the following conditions:

(a) The use and development standards of the property shall conform to the requirements of the Neighborhood Service zoning district;
(b) Boat and RV storage is allowed.
(c) In the event of a conflict between the development plan and the text of the Planned Development ordinance, the stricter standard applies.
(d) All standards of the Zoning Ordinance apply unless the development plan or the text of the Planned Development ordinance specifically modifies such standards.
(e) Muted, earth-tone masonry is required on the west wall of the westernmost storage unit adjacent to the Windmill Farms subdivision, as indicated on the binding site development plan.
(f) Muted, earth-tone masonry is required on the east wall of the easternmost storage unit, as indicated on the binding site development plan.
(g) Sloped roofs are required on all storage units.
(h) The proposed sign may be a maximum of 8 feet in height and a maximum of 80 square feet in area.
(i) Lighting must be housed in cut-off and shielded fixtures and must not spill over onto or be directed toward residentially zoned or used property.
(j) Security lighting fixtures may be attached to the west wall of the westernmost storage unit, but the overall height of such fixtures must not exceed six feet.
(k) Boats and recreational vehicles may only be stored outside of the storage units on a temporary basis during the construction of additional units and in no case may the boats or recreational vehicles be stored in a location visible from a residential use or zoning district or from State Highway 317.

These conditions shall be expressed conditions of any building permit issued for construction on the property which may be enforced by the City of Temple by an action either at law or in equity, including the right to specifically enforce the requirements of the ordinance, and these requirements shall run with the land.

Part 4: The City Council directs the Director of Planning to make the necessary changes to the City Zoning Map accordingly.

Part 5: It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such phrase, clause, sentence, paragraph or section.

Part 6: This ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Temple, Texas, and it is accordingly so ordained.

Part 7: It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on First Reading and Public Hearing on the **3rd** day of **December**, 2009.

PASSED AND APPROVED on Second Reading on the **17th** day of **December,** 2009.

THE CITY OF TEMPLE, TEXAS

WILLIAM A. JONES, III, Mayor

ATTEST:

Clydette Entzminger
City Secretary

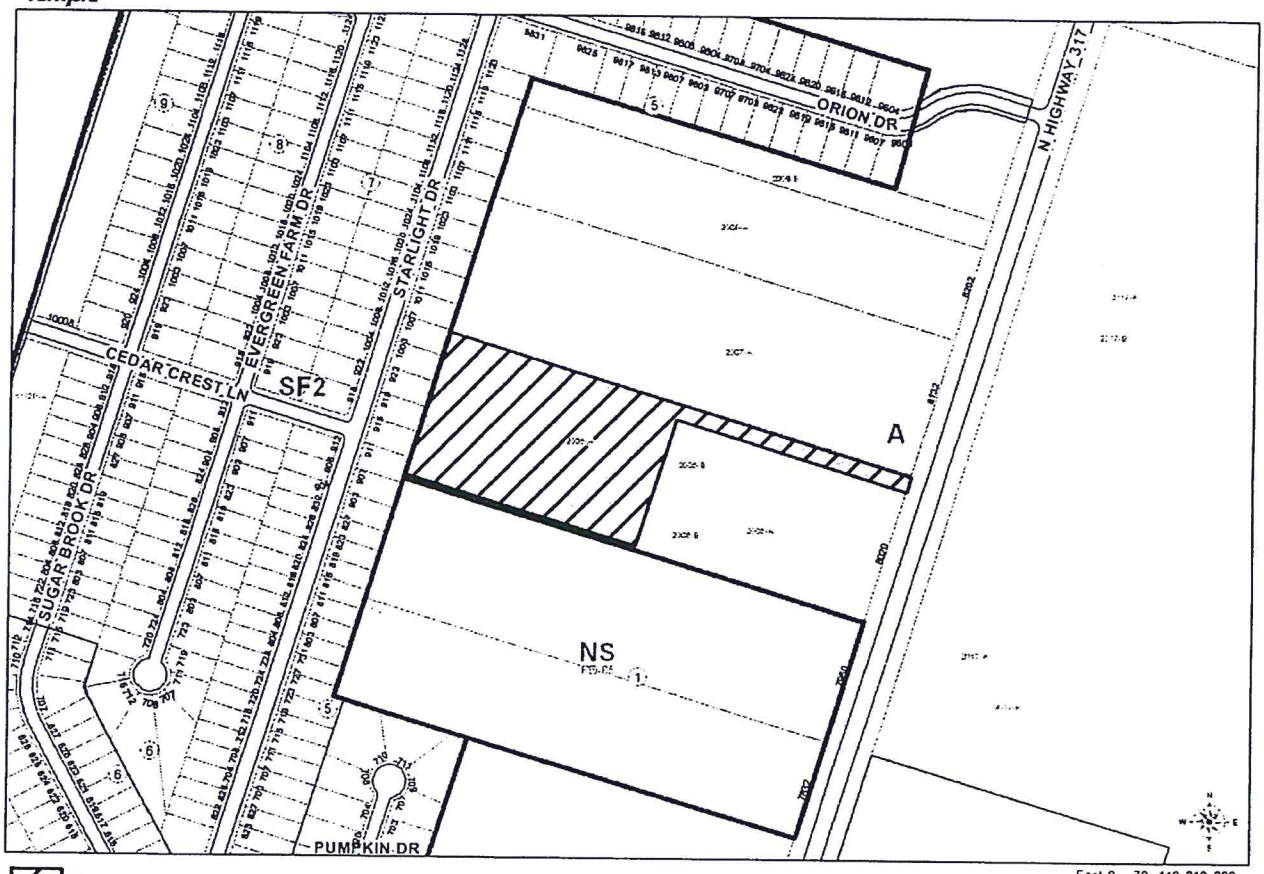
APPROVED AS TO FORM:

Jonathan Graham
City Attorney

EXHIBIT

A

Z-FY-10-03 Outblock 2006-A & B 8020 N Highway 317



Z-FY-10-03

Feet 0 70 140 210 280

J Stone 10.19.9

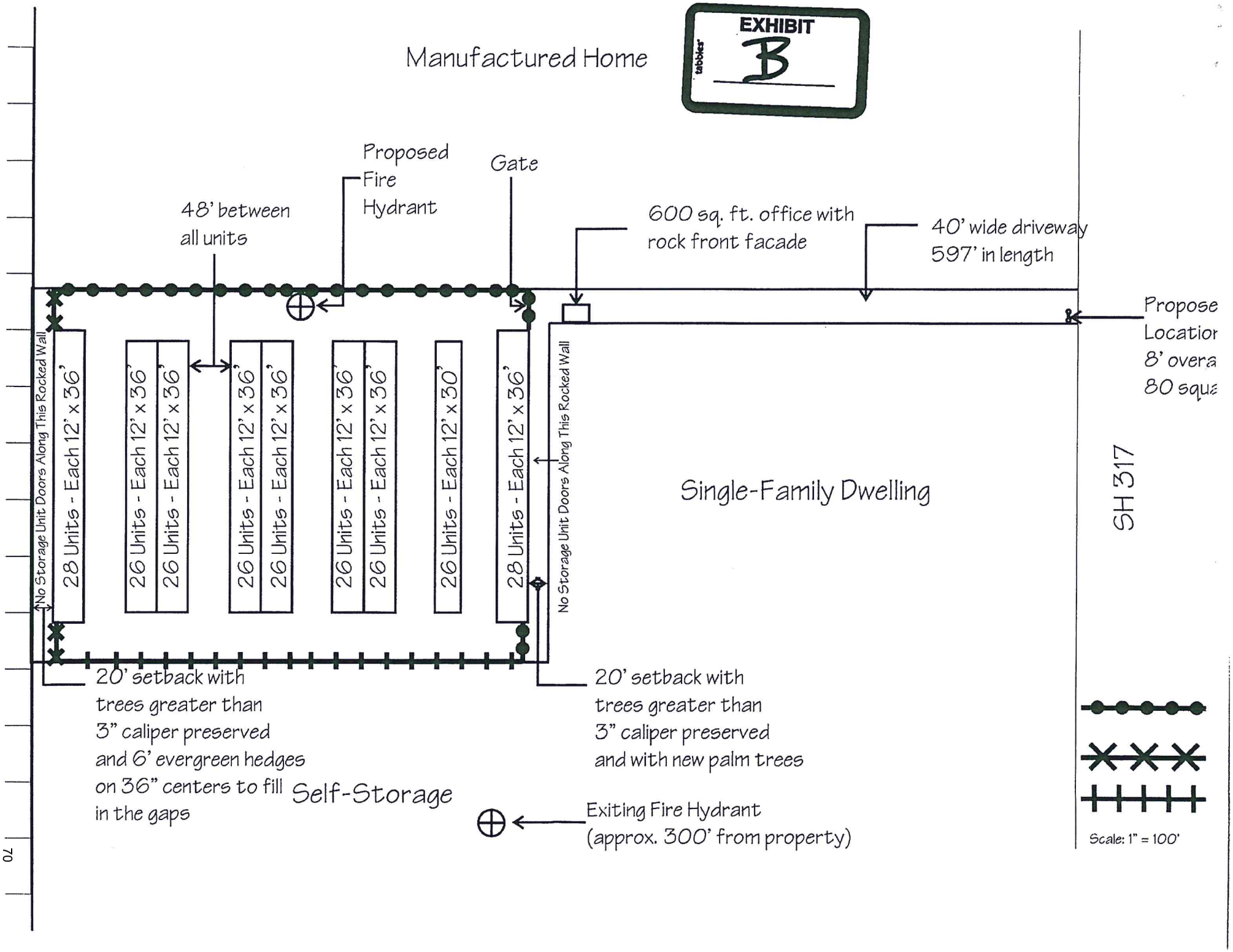


EXHIBIT
B
Manufactured Home
Proposed Fire Hydrant
Gate
48' between all units
600 sq. ft. office with rock front facade
40' wide driveway 597' in length
Propose Locatior 8' overa 80 squa
No Storage Unit Doors Along This Rocked Wall
28 Units - Each 12' x 36'
26 Units - Each 12' x 36'
26 Units - Each 12' x 36'
26 Units - Each 12' x 36'
26 Units - Each 12' x 36'
26 Units - Each 12' x 36'
26 Units - Each 12' x 36'
26 Units - Each 12' x 30'
28 Units - Each 12' x 36'
No Storage Unit Doors Along This Rocked Wall
Single-Family Dwelling
SH 317
20' setback with trees greater than 3" caliper preserved and 6' evergreen hedges on 36" centers to fill in the gaps
Self-Storage
20' setback with trees greater than 3" caliper preserved and with new palm trees
Exiting Fire Hydrant (approx. 300' from property)
Scale: 1" = 100'

ORDINANCE NO. 2012-4519

(ZONING NO. Z-FY-12-23)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING AN AMENDMENT TO THE PLANNED DEVELOPMENT (NEIGHBORHOOD SERVICE) DISTRICT ORDINANCE NO. 2001-2748 TO ALLOW THREE COVERED RV PARKING GARAGES AND ONE SET OF STORAGE UNITS FOR PERSONAL BELONGINGS, ON LOT 1, BLOCK 1, JOHNSON LONE STAR PROPERTIES ADDITION, LOCATED AT 7950 NORTH STATE HIGHWAY 317; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, on March 1, 2001, the City Council approved Ordinance No. 2001-2748 authorizing a Planned Development (Neighborhood Service) District (PD-NS) for property located on approximately 15 acres of land, commonly referred to as Outblock 2005-A, City Addition;

Whereas, the property owner has requested an amendment to the ordinance to allow three covered RV parking garages and one set of storage units for personal belongings.

Whereas, at its February 6, 2012 meeting, the Planning and Zoning Commission voted 7/0 to recommend approval of the Planned Development amendment;

Whereas, the Staff recommends amending the ordinance to allow three covered RV parking garages and one set of storage units for personal belongings, on Lot 1, Block 1, Johnson Lone Star Properties Addition, located at 7950 North State Highway 317; and

Whereas, the City Council, after notice and a public hearing, finds that it is in the public interest to authorize this action.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, THAT:

Part 1: The City Council approves an amendment to the Planned Development (Neighborhood Service) District (PD-NS) Ordinance No. 2001-2748 by allowing three covered RV parking garages and one set of storage units for personal belongings on Lot 1, Block 1, Johnson Lone Star Properties Addition, located at 7950 North State Highway 317.

Part 2: The City Council approves an amendment to Planned Development Ordinance No. 2001-2748, to allow three covered RV parking garages and one set of storage units for personal belongings, in accordance with the following conditions:

Part 2: The City Council approves an amendment to Planned Development Ordinance No. 2001-2748, to allow three covered RV parking garages and one set of storage units for personal belongings, in accordance with the following conditions:

a. Except as varied by the approved Planned Development site plan, attached hereto as Exhibit B, the use and development standards of the property shall conform to the requirements of the Planned Development (Neighborhood Service) District (PD-NS).
b. In the event of a conflict between the Planned Development site plan and the text of this Planned Development ordinance, the stricter standard applies.
c. All standards of the Unified Development Code apply unless the Planned Development site plan or the text of the Planned Development ordinance specifically modifies such standards.
d. Two additional 2"-3" caliper, 65 gallon, oak species trees must be installed along the SH 317 street frontage in order to conform to the previously approved Planned Development ordinance 2001-2748.
e. A 6-foot wide sidewalk must be installed as required in the previously approved Planned Development ordinance 2001-2748.

These conditions shall be express conditions of any building permit issued for construction on the property, which may be enforced by the City of Temple by an action either at law or in equity, including the right to specifically enforce the requirements of the ordinance, and these requirements shall run with the land.

Part 3: It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such phrase, clause, sentence, paragraph or section.

Part 4: This ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Temple, Texas, and it is accordingly so ordained.

Part 5: It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on First Reading and Public Hearing on the **1st** day of **March**, 2012.

PASSED AND APPROVED on Second Reading on the **15th** day of **March**, 2012.

THE CITY OF TEMPLE, TEXAS

WILLIAM A. JONES, III, Mayor

ATTEST:

Lacy Borgeson
City Secretary

APPROVED AS TO FORM:

Jonathan Graham
City Attorney

PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

04/07/14
Item #7
Regular Agenda

APPLICANT: Teresa Lang, Lamar Advertising

CASE MANAGER: Brian Chandler, Director of Planning

ITEM DESCRIPTION: PUBLIC HEARING – 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.

STAFF RECOMMENDATION: Based on the following, staff recommends approval to rezone the property from AG to C:

1. The proposed zoning complies with the Future Land Use Plan (FLUP), which identifies this area as Suburban Commercial;
2. The request complies with the Thoroughfare Plan;
3. The proposed zoning is compatible with the surrounding uses and zoning districts; and
4. Utilities are available to serve the subject property.

ITEM SUMMARY:
An RV Park, which was approved in 2001 through a Conditional Use Permit (CUP), is currently located on the property. The rezoning would allow for the relocation of an existing IH-35 billboard (or "off-premise sign) as a result of TXDOT's IH-35 expansion project to the property, as well. Billboards are only allowed in C, Light Industrial (LI) and Heavy Industrial zoning districts. There is no plan at this time to redevelop the property.

Although RV Parks are not allowed in C Districts, CUP #164 permitted the RV Park and it would still apply until the land is redeveloped. A new use in the future would have to comply with the C District permitted uses and with the applicable C development standards.

Those uses include but are not limited to:

Residential uses	Nonresidential uses
Single Family (Attached & Detached)	Mini Storage
Industrialized Housing	Retail & Service Uses
Home for the aged	Truck Stop
Duplex	Fuel sales

Prohibited uses include HUD-Code manufactured homes and land lease communities, triplex and apartments. A number of uses are allowed by an approved conditional use permit (temporary asphalt concrete batching plants, outdoor auto parts sales).

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

Direction	FLUP	Zoning	Current Land Use
Site	Suburban Commercial	AG	RV Park
North	Suburban Commercial	C	Bar or alcohol beverage sales
South	Suburban Commercial	AG & LI	Undeveloped

East	Suburban Commercial & Industrial	AG, C	Commercial Uses & Undeveloped
West	Industrial	AG	Undeveloped

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

Document	Policy, Goal, Objective or Map	Compliance?
CP	Map 3.1 - Future Land Use and Character (FLUP)	Yes
CP	Map 5.2 - Thoroughfare Plan	Yes
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	Yes

CP = Comprehensive Plan

Future Land Use and Character Plan (FLUP) (CP Map 3.1)
The subject property was designated as Suburban Commercial in the Comprehensive Plan/FLUP, which is a tool to guide future land use decisions. Suburban Commercial is characterized by "extensive landscaping and/or open space."

Thoroughfare Plan (CP Map 5.2)
The portion of the property under consideration has frontage along IH-35, which is a major arterial and along Hart Road, which is along the current alignment of the proposed "Outer Loop" major arterial.

Availability of Public Facilities (CP Goal 4.1)
Sewer is available to the subject property by an 8" line, while water is available through 6" and 12" lines along Pegasus Drive.

DEVELOPMENT REGULATIONS: Standard non-residential setbacks in the C district are:

Min Lot Size	N/A
Min Lot Width	N/A
Min Lot Depth	N/A
Front	30' from centerline (Special Setback per UDC Section 4.4.4.F.1D)
Side	0'
Side (corner)	10'
Rear	0'

PUBLIC NOTICE: 3 notices of the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of Thursday April 3, 2014 at 12:00 PM, no notices had been received. The newspaper printed notice of the public hearing on March 26, 2014, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:
Site and Surrounding Property Photos
Zoning and Location Map
Future Land Use Map
Utility Aerial Map
Notification Map

Subject Site (current RV Park)

Property to East (across IH-35)

Additional Property to East (across IH-35)

Property to North

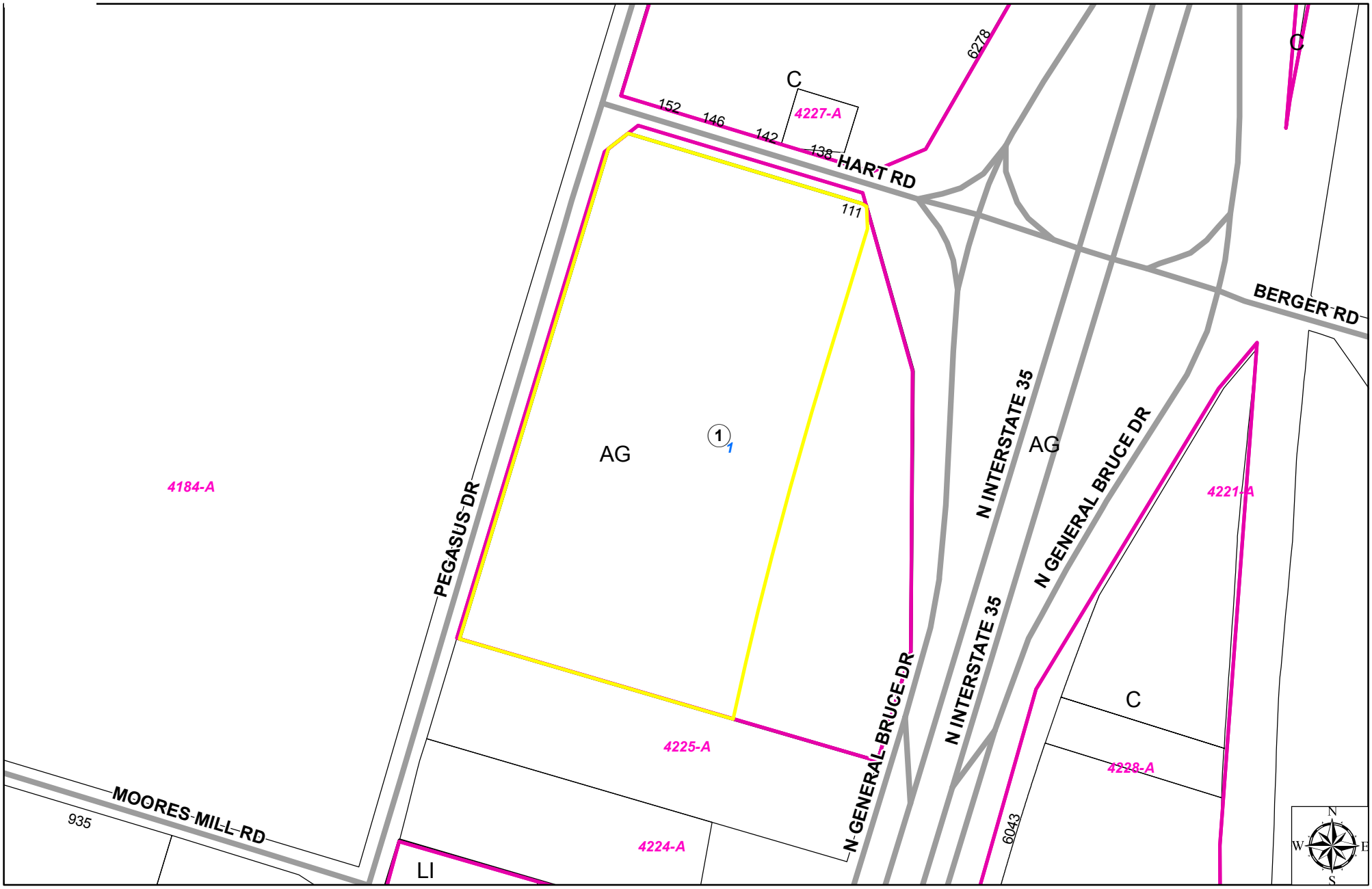
Property to West

Property to South

Z-FY-14-26

AG to C

111 Hart Road



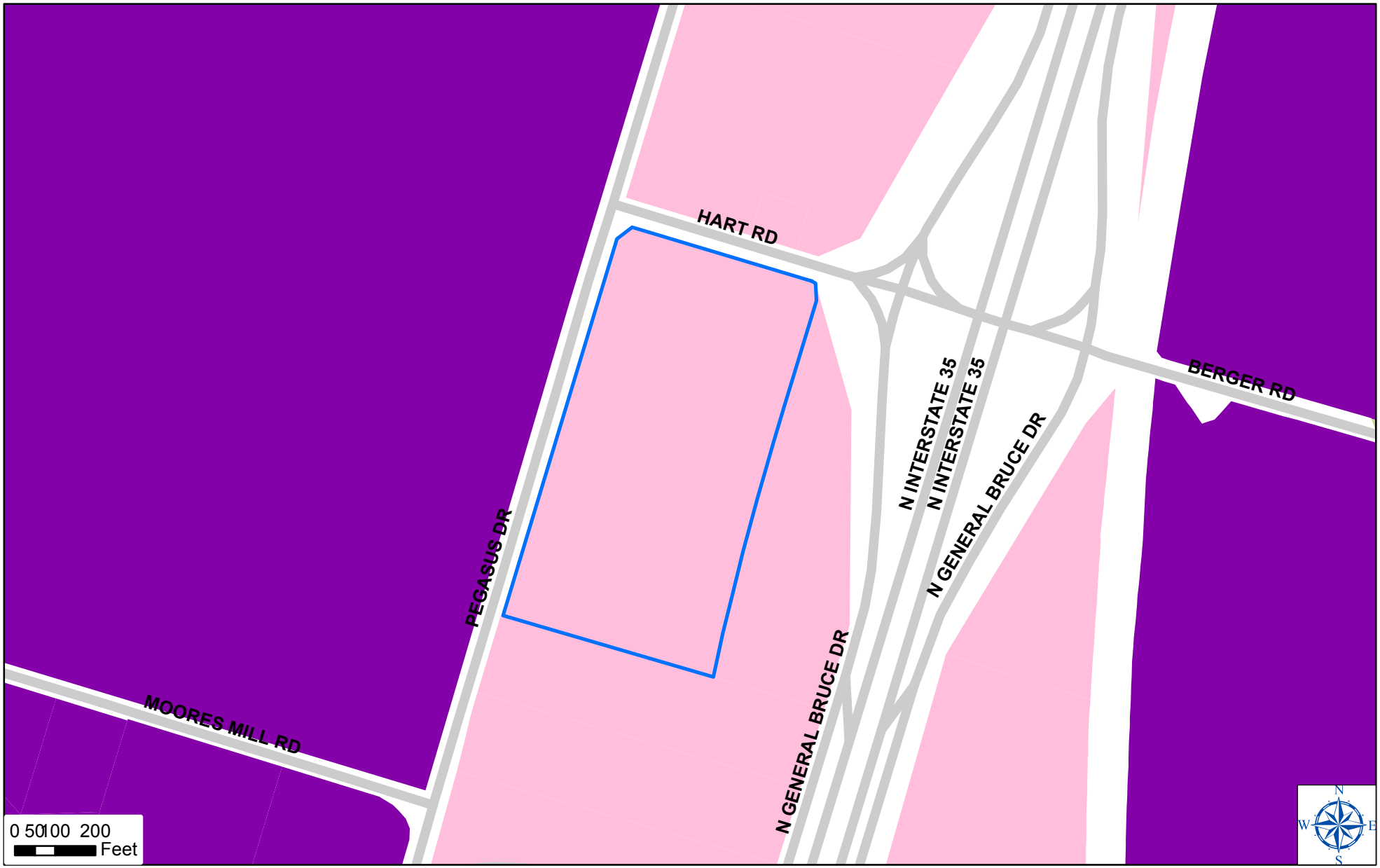
Case
Zoning
Subdivisions
Parcel
1234-A Outblocks
1234 Addresses
1 Blocks
1 Lots

0 50 100 200 Feet

3/18/2014
City of Temple GIS
Tmiles

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

Z-FY-14-26 Rezoning from Agricultural (AG) to Commercial (C) 111 Hart Road



Future Land Use

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

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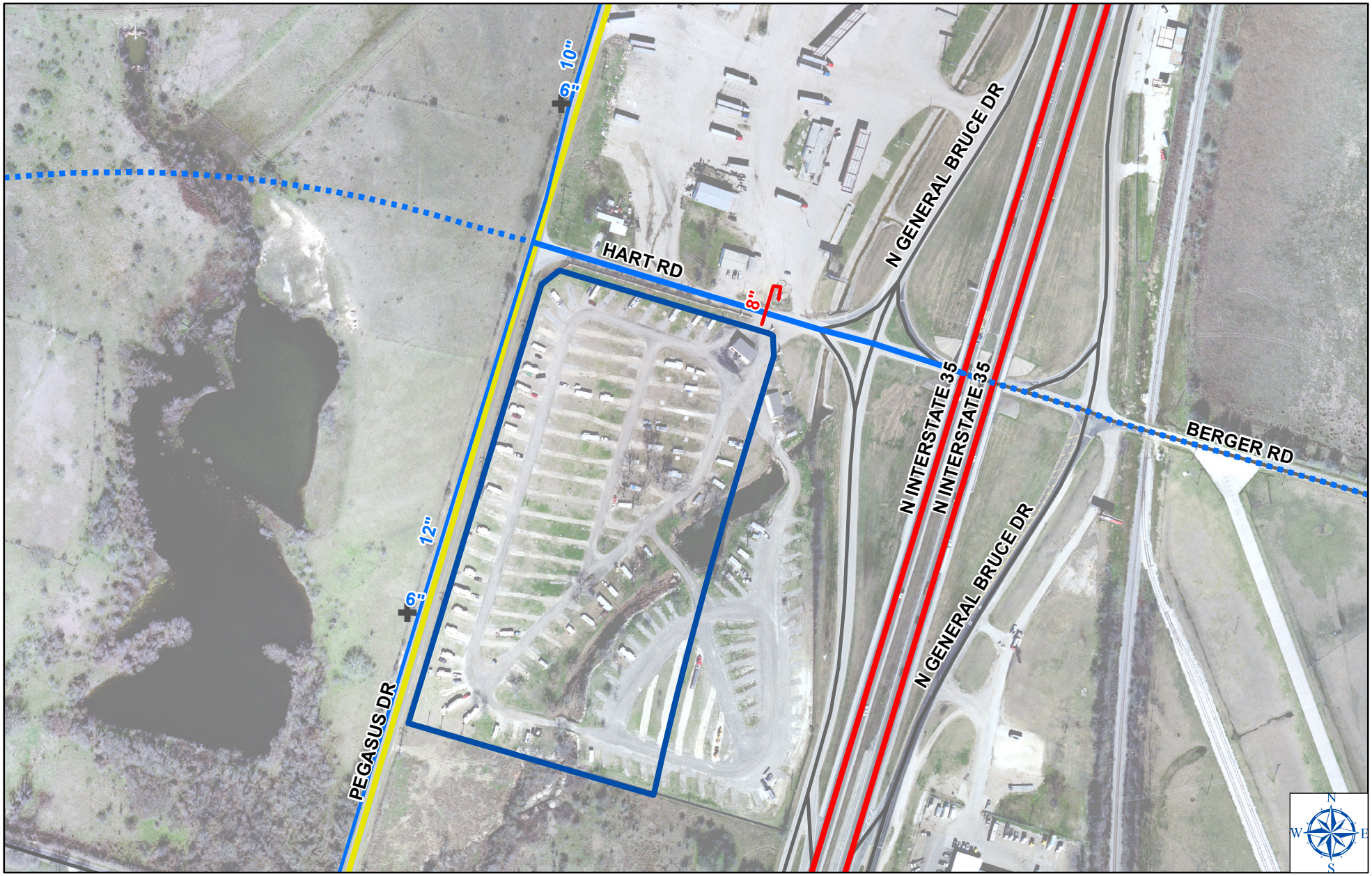
4/2/2014
City of Temple GIS

Z-FY-14-26

AG to C

111 Hart Road



Case
Fire Hydrant
Sewer Line
Water Line
Expressway
Major Arterial
Proposed Major Arterial
Proposed K-TUTS
Minor Arterial
Proposed Minor Arterial
Collector
Conceptual Collector

0 50100 200
Feet

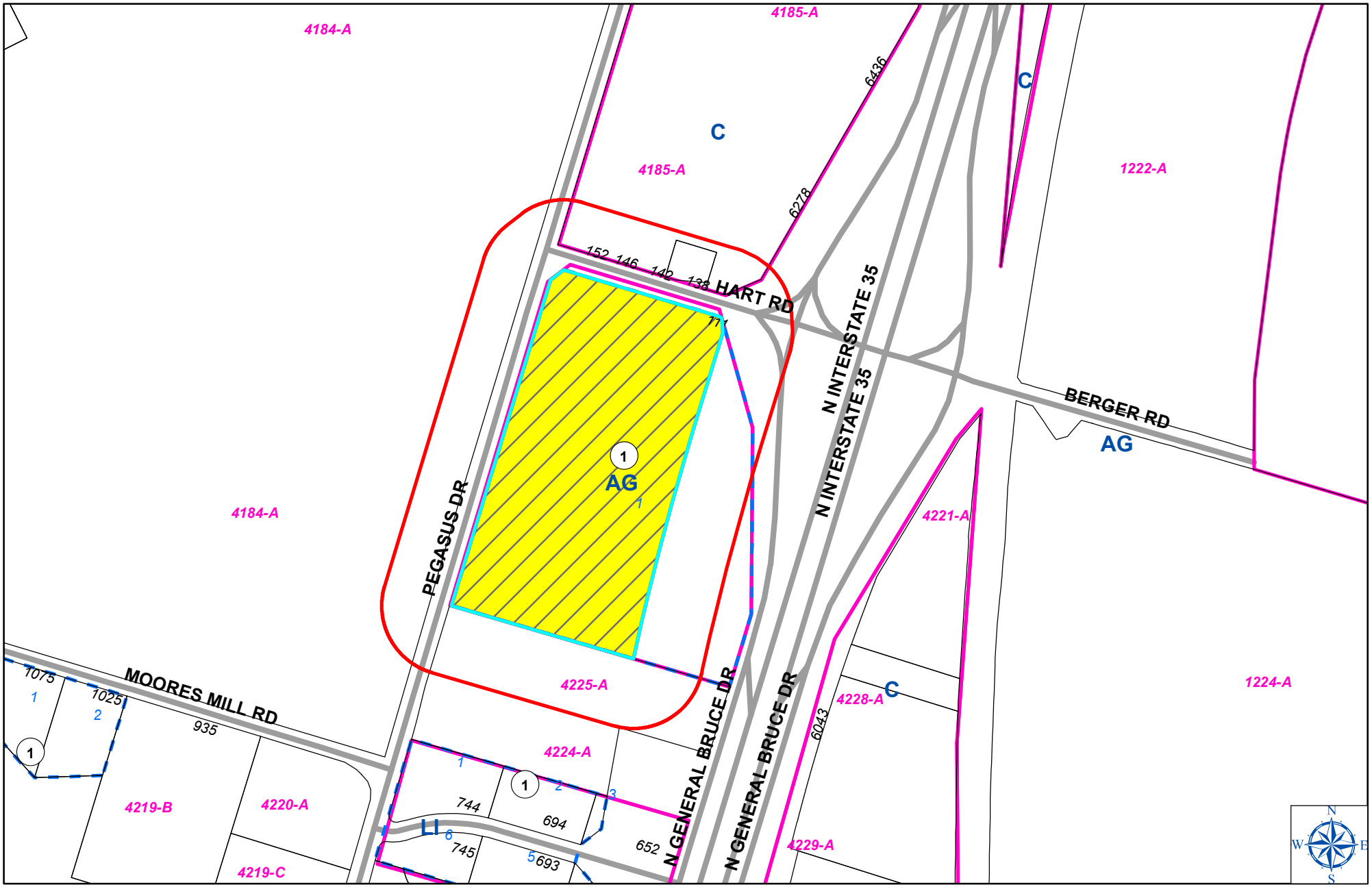
3/18/2014
City of Temple GIS

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

Z-FY-14-26

AG to C

Lot 1, Block 1, D.R.S Addition
111 Hart Road



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

0 200 400
Feet

3/18/2014
City of Temple GIS
tmiles

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

PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

04/07/14
Item #8
Regular Agenda

APPLICANT: Teresa Lang, Lamar Advertising

CASE MANAGER: Brian Chandler, Director of Planning

ITEM DESCRIPTION: PUBLIC HEARING – Z-FY-14-26 – Hold a public hearing to discuss and recommend action on a Conditional Use Permit (CUP) 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.

STAFF RECOMMENDATION: Based on the following, staff recommends approval to relocate the existing Lamar Advertising off-premise sign:

1. The billboard would meet all of our standards, with the exception of distance from the nearest off-premise sign (which is the reason for the CUP request).
2. The location is located along a major thoroughfare (IH-35) and away from any residential uses.

ITEM SUMMARY:
According to Sec. 7.6.11 of the UDC that regulates off-premise signs:

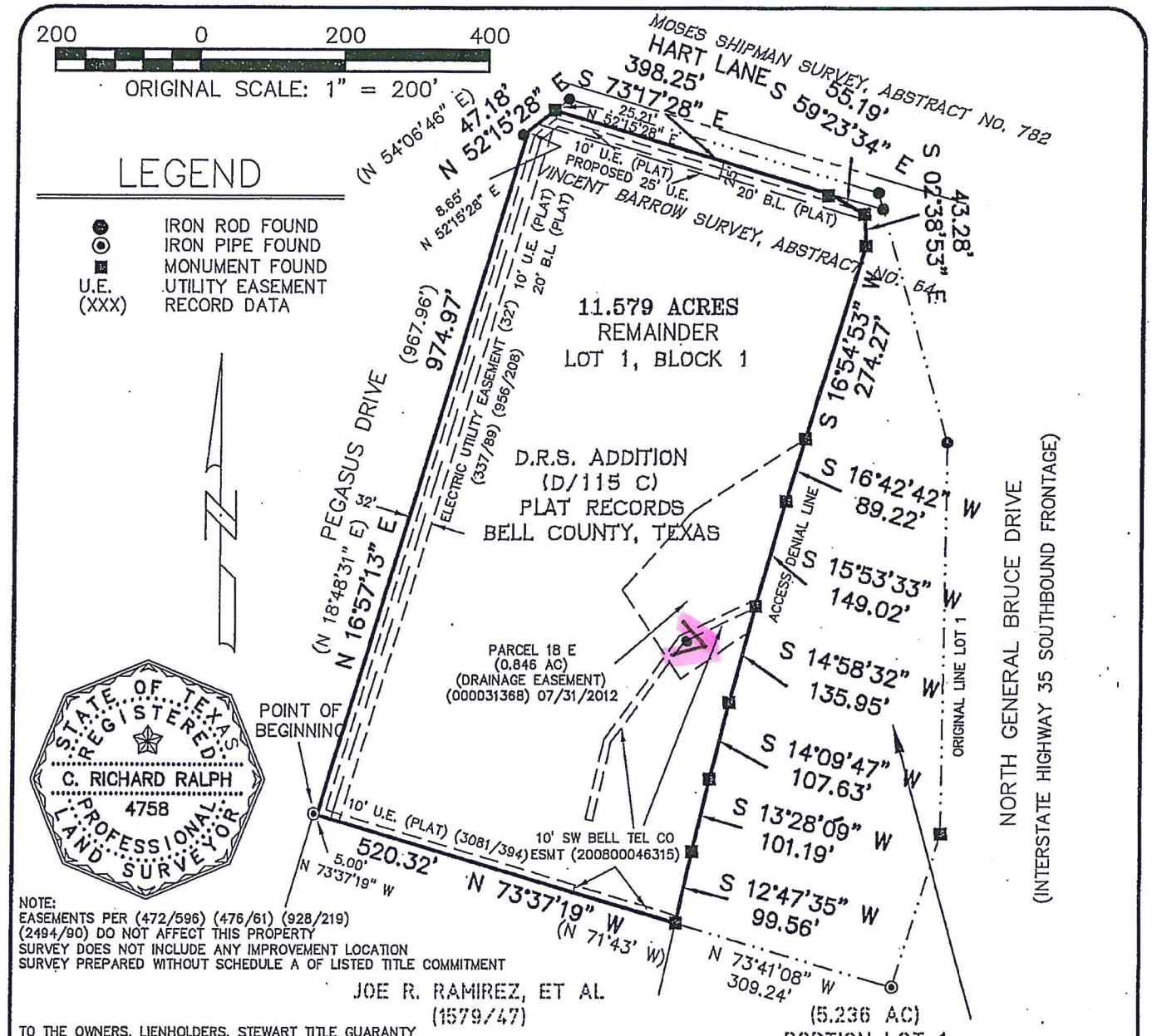
- An off-premise sign along Interstate 35 may not be erected within 1,500 feet of another off-premise sign without a CUP
- L.5, "If the proposed off premise sign does not meet all city standards including minimum spacing, area, height and setback, an applicant must receive approval of a Conditional Use permit for the new location."

The proposed location at Lucky's RV Park would be approximately 750 feet south of the nearest off-premise sign, therefore requiring a Conditional Use Permit by Code. The proposed site is for the relocation of a billboard that was previously located along a different section of IH-35.

PUBLIC NOTICE: 3 notices of the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of Thursday April 3, 2014 at 12:00 PM, no notices had been received. The newspaper printed notice of the public hearing on March 26, 2014, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:
Applicant maps



NOTE:
EASEMENTS PER (472/596) (476/61) (928/219)
(2494/90) DO NOT AFFECT THIS PROPERTY
SURVEY DOES NOT INCLUDE ANY IMPROVEMENT LOCATION
SURVEY PREPARED WITHOUT SCHEDULE A OF LISTED TITLE COMMITMENT

JOE R. RAMIREZ, ET AL
(1579/47)

(5.236 AC)
PORTION LOT 1
ADDITIONAL ROW TXDOT PARCEL 18
(000031368) 07/31/2012)
BEARING BASIS FOR THIS SURVEY PER
FOUND MONUMENTS AND APPLIED HERETO
TEXAS STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE NAD 83 DATUM
(00031368)

TO THE OWNERS, LIENHOLDERS, STEWART TITLE GUARANTY COMPANY AND FIRST COMMUNITY TITLE:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON THE GROUND SURVEY WAS THIS DAY MADE OF THE PROPERTY AS DESCRIBED HEREON AND IS CORRECT, WITH DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AS SHOWN HEREON. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH AND CERTIFIES TO THE AFFECT OF THE EASEMENTS SHOWN ON SCHEDULE B OF TITLE COMMITMENT G.F. NO.: 123408

03/22/2013

REGISTERED PROFESSIONAL LAND SURVEYOR — DATE

PROFESSIONAL LAND SURVEYORS
1515 CHESTNUT STREET
BASTROP, TEXAS 78602
PH: (512) 303-0952
FAX: (512) 332-0961
PROFLNDSUR@AOL.COM

REFERENCE: LLIJ, LLC. C/O RAY SHAW

PROJECT: 11.579 ACRES, VINCENT BARROW SURVEY, ABSTRACT 64, BEING THE REMAINDER OF LOT 1, BLOCK 1, D.R.S. ADDITION, (D/1115C) PLAT RECORDS, BELL COUNTY, TEXAS
-SEE ACCOMPANYING METES AND BOUNDS-

DRAWN: CRR 03/22/13 REVISED: 04/08/13
CHECKED: CRR PROJECT NO.: 0555072.4 FB: 120/38;108/18;F

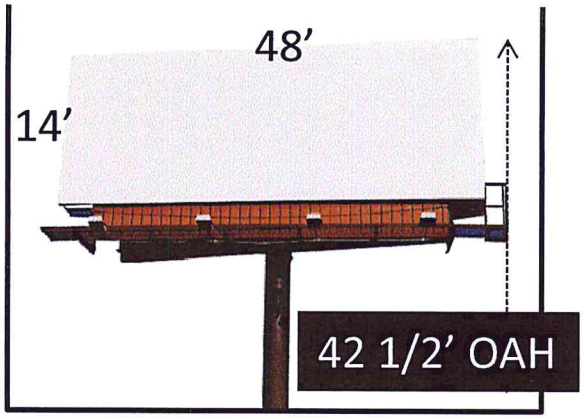
© 2013, PROFESSIONAL LAND SURVEYORS

4/12/2013

Google earth

feet 2000
meters 600

North



TX DOT RELOCATION:
20' setback from ROW
Back to Back Mono Pole Illuminated
Zoning: (AG) proposed COMMERCIAL
>500+ ft from other Lamar sign south

111 Hart Rd

Proposed

PLANNING AND ZONING COMMISSION AGENDA ITEM

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-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-14-10 - 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-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).	DRC 3/26/14	City of Temple
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.	DRC 3/26/14	All County Surveying

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.	DRC 3/26/14	Kiella Development
P-FY-14-24 - Consider and take action on the Final Plat of Adams Island Commercial, a 3.967+/- acre, 8-lot, 1-block nonresidential subdivision located on the north side of West Adams Avenue, south of Adams Lane and east of State Highway 317.	DRC 4/07/2014	H & S Holdings, Inc.
Z-FY-14-28 - Hold a public hearing to discuss and recommend action on a Conditional Use Permit for retail nursery/landscape facility on Lot 2, Block 1, Tranum Subdivision Phase VIII, located at 5806 South General Bruce Drive.	PZC 4/21/2014	Chris McGregor
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.	PZC 4/21/2014	Salvation Army

City Council Final Decisions	Status
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	APPROVED on March 20, 2014

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	P							6	
Blake Pitts	A	P	P	P	P	P							5	1
Patrick Johnson	P	P	P	P	P	P							6	
Omar Crisp	P	P	P	A	P	A							4	2
David Jones	P	P	P	P	P	A							5	1
Greg Rhoads	P	A	P	P	P	P							5	1
Will Sears	P	P	P	A	P	P							5	1
Lester Fettig				P	P	A							2	1
Tanya Mikeska-Reed				P	P	P							3	

	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