

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
PLANNING CONFERENCE ROOM  
JULY 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, July 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, 2<sup>ND</sup> FLOOR  
JULY 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 June 16, 2014.

**B. ACTION ITEMS**

**Item 2:** [P-FY-14-32](#) – Consider and recommend action on the Preliminary Plat of Dove Meadows, a 31.883 +/- acre, 108-lot, 4-block subdivision, with a developer requested exception to Section 8.3 of the Unified Development Code (UDC) related to public parkland dedication, situated in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located between South Pea Ridge Road and Old Waco Road, south of Poison Oak Road.

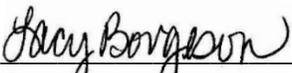
**Item 3:** [P-FY-14-39](#) – Consider and take action on the Final Plat of Villas At Friars Creek, a 22.85 +/- acres, 69-lot, 6-block, residential and nonresidential subdivision situated in the Maximo Moreno Survey, Abstract 14, Bell County, Texas, located on the north side of Marlandwood Road, between Lowes Drive and South 5<sup>th</sup> Street.

**C. REPORTS**

**Item 4:** Receive and discuss the [Planning Director's Report](#) containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code. ***(continued, if not completed in Work Session)***

SPECIAL ACCOMMODATIONS: Persons with disabilities who have special communication or accommodation needs and desire to attend the Planning Commission Meeting should notify the City Secretary's Office by mail or telephone 48 hours prior to the meeting date. Agendas are posted on Internet Website <http://www.ci.temple.tx.us>. Please contact the City Secretary's Office at 254-298-5700 for further information.

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 10:15 AM, July 3, 2014.

  
\_\_\_\_\_  
City Secretary, TRMC  
City of Temple

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  
JUNE 16, 2014  
5:30 P.M.**

**PLANNING AND ZONING MEMBERS PRESENT**  
Chair Will Sears

**COMMISSIONERS:**

Greg Rhoads  
David Jones  
Lester Fettig

Patrick Johnson  
Omar Crisp

**PLANNING AND ZONING MEMBERS ABSENT:**

Tanya Mikeska-Reed  
Blake Pitts

James Staats

**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, June 12, 2014 at 12:50 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 5:33 P.M.

Invocation by Commissioner Johnson; Pledge of Allegiance by Vice-Chair Rhoads.

**A. CONSENT ITEMS**

**Item 1: Approval of Minutes:** Work session and the regular meeting of June 2, 2014.

Approved by general consent.

## **B. ACTION ITEMS**

**Item 2: P-FY-14-33** – Consider and take action on the Preliminary Plat of The Plains at Riverside, a 49.979 +/- acre, 159-lot, 6-block residential subdivision out of and part of the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located on the west side of the intersection of Old Waco Road and Riverside Trail.

Mr. Mark Baker, Planner, stated the applicant was Turley & Associates on behalf of 3 Nex-Gen Development and the P&Z Commission will be the final plat authority since the applicant did not request any exceptions to the Unified Development Code (UDC).

The preliminary plat was reviewed by DRC on June 4, 2014 and deemed administratively complete on June 10, 2014.

The annexation and zoning came before the P&Z Commission in May 2014 from Agricultural (AG) to Single Family (SF) and the current zoning on the property is Single Family-Two (SF2) and Planned Development – Office 2 (PD-O2) and was approved by City Council on May 15, 2014. This included the prohibition of residential uses on the O2 as recommended by the P&Z Commission.

The plat proposes the creation of one new arterial street which is a realignment of Poison Oak Road and nine local streets (Mea Drive, Aubrey Drive, Crystal Ann Drive, Paisley Drive, Margie Drive, Kyndal Drive, Gloria Drive, Sam Court, and Brettney May Drive).

For the realignment of Poison Oak Road, it does require a Thoroughfare Plan amendment which would be a separate action and come before P&Z and City Council in the future.

Both sewer and water are available to the property. The sewer is through a 15-inch line on the north property boundary and water is through an eight-inch line in S. Pea Ridge and a three-inch line in Old Waco Road.

The plat will require sidewalks: four foot on S. Pea Ridge, six-foot on Poison Oak Road, and six-foot on Old Waco Road. Sidewalk and Trail improvement on Old Waco Road will be part of a TCIP improvement project.

Plat shown with proposed realignment of Poison Oak, Old Waco and South Pea Ridge.

Proposed utility lines shown.

**Roadway Dedication requirements:**

	<b>Per Code</b>	<b>Functional ½ Street Section</b>
South Pea Ridge	55' (total)	35' (70' total)
Poison Oak	70' (total)	50' (100' total)
Old Waco Road	70' (total)	81.5' (163' total)

**Dedicated ROW (per this plat)**

South Pea Ridge	35'
Poison Oak Road	50'
Old Waco Road	10' (accommodation for 30' - 32.5' additional)

Any balances would be handled through separate negotiations on both sides of the streets.

Staff recommends approval of this preliminary plat for the Plains at Riverside Subdivision.

Commissioner Johnson made a motion to approve Item 2, **P-FY-14-33**, as stated, and Commissioner Jones made a second.

*Motion passed: (6:0)*

Commissioners Mikeska-Reed, Staats and Pitts were absent

**Item 3: Z-FY-14-33** – Hold a public hearing to discuss and recommend action for a site plan review, amending Ordinance No. 2005-4025, originally approved July 7, 2005 Planned Development (General Retail) District, and amended by Ordinance No. 2007-4125, February 15, 2007 and further amended by Ordinance 2007-4175, October 18, 2007, on 3.967 acres, in the Baldwin Robertson survey, Abstract No 17, located at 9108 West Adams Avenue

Ms. Tammy Lyerly, Senior Planner, stated this was a Planned Development (PD) site plan review. This case is scheduled to go before City Council for first reading on July 3, 2014 and second reading and public hearing on July 17, 2014.

The subject property lies south of Adams Lane, north of Adams Avenue and east of State Highway 317

This request is associated with the Final Plat of Adams Island Commercial, approved by P&Z on May 15, 2014.

The property's Planned Development (General Retail) District did not include a PD site plan when approved by Ordinance No. 2005-4025.

The proposed PD site plan is "conceptual" in nature for marketing the property to prospective buyers

Prospective buyers or developers will be subject to all UDC, Engineering/Drainage, Building, and Fire Codes during the building permit review process.

The site plan is shown. The entrance to the proposed development would be through Adams Lane which correspond with the recently approved plat. Indicated are individual building pads, refuge areas, and the preservation of existing trees.

General Notes and Landscape Requirements on the plan are briefly discussed. The landscaping requirements exceed the required minimum five percent.

The parking requirements have been calculated for the General Retail (GR) district, as well as the different pavement/ground covers.

Three notices were mailed out with one returned in favor and zero in disagreement. One response letter did not actually check whether they agreed or disagreed but cited concerns with drainage and traffic on Adams Lane.

Staff recommends amending the original Planned Development by approving the proposed site plan for the following reasons:

The Planned Development site plan focuses on tree preservation and overall exceeds the five percent landscaping plan requirements for nonresidential development, per the UDC.

All sites shown on the Planned Development site plan must meet all applicable UDC, Engineering/Drainage, Building Codes, and Fire Codes during the building permit process, regardless of any approved site plan.

Commissioner Jones asked about curb cuts and Ms. Lyerly stated no entrance would be coming off of State Highway 317. There have been no issues with TxDOT.

Chair Sears opened the public hearing.

Mr. Monty Clark, 215 N. Main Street, Temple, Texas, stated TxDOT would not allow curb cuts off of FM 2305 so all access has to come from Adams Lane.

Mr. Clark stated the development was not planned for restaurants or high traffic areas; but more toward offices, dental, insurance, etc.

Chair Sears closed the public hearing.

Commissioner Crisp made a motion to approve Item 3, **Z-FY-14-33**, and Vice-Chair Rhoads made a second.

*Motion passed: (6:0)*

Commissioners Mikeska-Reed, Staats and Pitts were absent

### **C. REPORTS**

**Item 4:** Receive and discuss the **Planning Director's Report** containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code. ***(continued, if not completed in Work Session)***

There being no further business, the meeting was adjourned at 5:51 p.m.

Respectfully submitted,  
Leslie Evans

**PLANNING AND ZONING COMMISSION  
MONDAY, JUNE 16, 2014  
5:00 P.M.  
WORK SESSION**

**PLANNING AND ZONING MEMBERS PRESENT**

Chair Will Sears

**COMMISSIONERS:**

Greg Rhoads  
David Jones  
Lester Fettig

Patrick Johnson  
Omar Crisp

**PLANNING AND ZONING MEMBERS ABSENT:**

Tanya Mikeska-Reed  
Blake Pitts

James Staats

**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 5:03 p.m. and asked Mr. Brian Chandler, Director of Planning, to proceed.

Mr. Chandler stated there were only two items on the agenda. There being no questions from the Commission, Mr. Chandler proceeded with the DRC presentation.

Mr. Chandler explained that the Development Review Committee (DRC) reviews the plats (in particular) before they ever come before P&Z. Staff works with the applicant and DRC members in order to bring the case to P&Z.

There is a list of proposed amendments Mr. Chandler wanted to discuss and present to the Commission and then ultimately to the greater development community.

Mr. Mark Baker, Planner, has a detailed presentation that will explain dedication scenarios on the Plains at Riverside plat related to Poison Oak, Old Waco Road, and S. Pea Ridge.

Unified Development Code (UDC) Sec. 2.5.1 sets the establishment for the DRC which is to provide a coordinated and centralized technical review body.

Sec. 2.5.3 sets out the membership of the various departments.

Currently DRC meets on Mondays with Staff and Wednesdays with Applicants.

“Deemed complete” means that the plat has gone through the entire DRC process and is ready to proceed to the next step.

An example of a DRC review comment sheet is shown and briefly explained.

Changes Underway:

- Electronic submittal of plats by applicant and circulation to DRC reviewers;

  - (Began with electronic submittals for subsequent rounds of DRC review)

- Elimination of unnecessary meetings with applicant (i.e. final plats); and

  - (I.e. final plats that match approve preliminary plats)

- Updating universal application and plat checklist.

Proposed Changes:

- Tuesday and Thursday schedule;

  - (Would remove potential conflicts with P&Z prep for inputting staff comments, would remove conflict with KTMPO on Wednesdays, and would not result in delay for applicant going to P&Z)

- Remove waiver on the plat application and reinforce Code language; and

  - (Waiver language on application currently states, “**For Plats Only:** This waiver must be completed for all Plat applications; failure to do so will result in the rejection of your application. I waive the statutory time limits in accordance with Section 212 of the Texas Local Government code.”)

  - Instead: Sec. 3.1 states, “P&Z must take final action on a plat within 30 days of the application being deemed administratively complete by the Development Review Committee.”)

- Parkland dedication fees to be paid before a final plat is recorded.

  - (Sec. 8.3.2 Cash Instead of Land Dedication states:

    - “Such payment instead of land dedication must be made prior to the time the City accepts the subdivision improvements.”

    - Question that needs to be asked: 1) change this as policy (i.e. administratively) or 2) wait until next round of UDC amendments and 3) what is the impact on developers?

Chair Sears asked what the advantage was to paying park fees in advance. Mr. Chandler responded it could be used for tracking purposes in order to make sure they have been paid and what is still outstanding.

Mr. Chandler explained that if parkland dedication is not part of the plat and they pay the fees, the fees are to go toward area parks. It does not go into a general fund. If the money is not spent within a certain time frame, the developer may request the monies back. Ms. Trudi Dill, Deputy City Attorney, clarified the funds had to be spent on new improvements and not maintenance.

Parks are based on acreage for residential and requires a minimum of three acres for maintenance purposes to count towards parkland dedication. The option is to have fees in lieu of or land dedication.

Mr. Chandler stated TABA would be approached with all of the proposed information in July when the new staff person is on board.

Mr. Chandler explained that Chapter 212 of the State Statutes which regulate subdivisions and platting, requires that a plat have 30 days in order to send to P&Z once it is submitted. This means it is to be a completed application which the Temple's UDC addresses by stating DRC determines the completeness. The current Universal Application contains a waiver that states the developer has to waive their statutory rights to the 30 day requirement and many developers will not sign the application. This waiver will be removed from the application since there is clear language in the UDC stating when the 30 day window begins and when it is deemed as a complete application.

Brief discussion about park fees.

Invocation and pledge assigned.

Due to time constraints, Chair Sears adjourned the meeting at 5:29 P.M.



## PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

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07/07/14  
Item #2  
Regular Agenda  
Page 1 of 3

**APPLICANT / DEVELOPMENT:** Turley Associates (On behalf of RTC Construction).

**CASE MANAGER:** Mark Baker, Planner

**ITEM DESCRIPTION:** P-FY-14-32 Consider and recommend action on the Preliminary Plat of Dove Meadows, a 31.883 +/- acre, 108-lot, 4-block subdivision, with a developer requested exception to Section 8.3 of the Unified Development Code (UDC) related to public parkland dedication, situated in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located between South Pea Ridge Road and Old Waco Road, south of Poison Oak Road.

**STAFF RECOMMENDATION:** Staff recommends approval of the Preliminary Plat of Dove Meadows Subdivision and the developer requested exception to UDC Section 8.3 related to public parkland dedication.

**ITEM SUMMARY:** The Development Review Committee reviewed the Preliminary Plat of Dove Meadows on June 4, 2014. It was deemed administratively complete on June 26, 2014. Approximately 26.88 +/- acres of the subject property was rezoned on March 6, 2014, per Ordinance No. 2014-4641, to Single-Family Dwelling 2 (SF-2) with 5 +/- acres remaining General Agriculture. This remainder, which contains two non-residential lots fronting along Old Waco Road, are anticipated to be considered for rezoning for non-residential uses at some point in the future.

The Development Review Committee reviewed the Preliminary Plat of Dove Meadows on June 4, 2014. It was deemed administratively complete on June 25, 2014.

The preliminary plat will propose the creation of seven new local streets as follows:

1. Dove Meadows Blvd.,
2. Inca Dove Drive,
3. Turtle Dove Cove,
4. Golden Heart Drive,
5. White Wing Drive,
6. Emerald Dove Court and,
7. Diamond Dove Drive

The preliminary plat will also provide needed dedication for the expansion of Old Waco Road, as well as realignment of Poison Oak Road, an arterial. Additionally, the plat proposes dedication for future expansion of South Pea Ridge Road, a collector street.

City staff has been working closely with the applicant to ensure that the plat accommodates the functional right-of way (ROW) for future roadway expansion. The functional ROW generally exceeds the ROW dedications required by the Unified Development Code (UDC) and are shown as follows:

<u>Street</u>	<u>Per Code</u>	<u>Functional ½ Street Section</u>	<u>Dedicated (per plat)</u>
South Pea Ridge	55'	35' (70' total)	35'
Posion Oak Road	70'	50' (100' total)	50'
Old Waco Road	70'	81.5' (163' total)	10' – An additional 31.5' will be accommodated by the plat but not dedicated.

With regard to Old Waco Road, the total anticipated deficiency will be acquired through future negotiations on both sides of the street.

In addition, the re-alignment of Poison Oak Road is proposed along the northern boundary of the subdivision. This proposed alignment will require an amendment to the Thoroughfare Plan.

South Pea Ridge is identified as a collector, a 4-foot sidewalk is required. Poison Oak Road is identified as a proposed arterial which requires a 6-foot sidewalk and Old Waco road is identified as the "Outer Loop" which requires a 6-foot sidewalk. Notes on the preliminary plat are provided indicating the requirement. The sidewalk along Old Waco Road will need to be upsized at some point to accommodate a spine trail but will not be noted on the plat at this time. Upsizing involves expanding to a 10 to 12-foot concrete trail, which the City may fund the difference.

Sewer is available to the subject property by a 15-inch sewer line on the southern property boundary. Water is available through an 8-inch waterline in South Pea Ridge Road and a 3-inch waterline in Old Waco Road.

The developer is requesting an exception, per the attached letter, to UDC Section 8.3, relative to the requirements for public parkland dedication. In lieu of public parkland dedication to the City of Temple, the developer proposes to use Tract A as a private park. The private park will consist of 0.542 acres and will be owned and maintained by a Homeowners Association. Further, it will be provided with improvements which include a playscape, landscape and a walking path. The playscape will be installed with Phase I along with some landscaping. The playscape value with impact absorbing materials and edging is approximately \$40,000.00. Alone this exceeds the required park fee for the development which was identified as \$23,850.00. In addition, the developer has indicated that the walking trail will be installed with phase II and will also include some landscaping. Parks & Leisure Services staff has reviewed the request and is in agreement and recommends in favor of the proposed exception.

The City Council is the preliminary plat authority since the applicant has requested an exception UDC Section 8.3, related to public parkland dedication.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Preliminary Plat  
Utility Plan  
Letter of Exception  
Proposed Park Exhibit

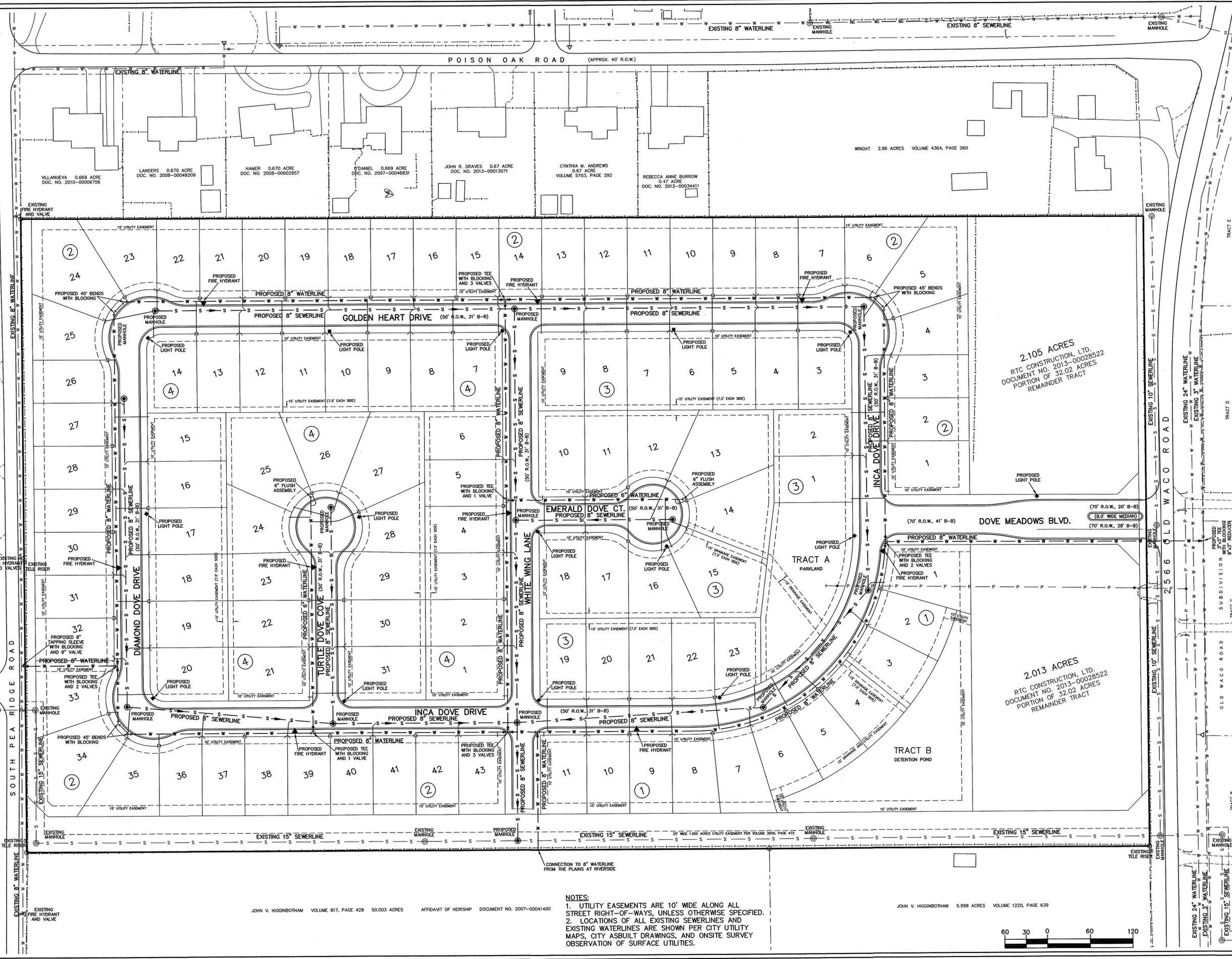




LU CHANG, LLC 74.35 ACRES TRACT ONE DOCUMENT NO. 2009-0043224

COMMANIS 2.62 ACRES VOLUME 3961, PAGE 528

ALBIN 74.072 ACRES VOLUME 6102, PAGE 806 TRACT TWO 37.106 ACRES 2013-0028522 EASEMENT FOR VOLUME 3941, PAGE 779



JOHN V. HIGGINBOTHAM VOLUME 817, PAGE 428 50.003 ACRES AFFIDAVIT OF HERSHIP DOCUMENT NO. 2007-00041490

JOHN V. HIGGINBOTHAM 5.998 ACRES VOLUME 1220, PAGE 639

- NOTES:**
- UTILITY EASEMENTS ARE 10' WIDE ALONG ALL STREET RIGHT-OF-WAYS, UNLESS OTHERWISE SPECIFIED.
  - LOCATIONS OF ALL EXISTING SEWERLINES AND EXISTING WATERLINES ARE SHOWN PER CITY UTILITY MAPS, CITY ASBUILT DRAWINGS, AND ONSITE SURVEY OBSERVATION OF SURFACE UTILITIES.



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

STATE OF TEXAS  
 JENNIFER RYKEN  
 106277  
 LICENSED SURVEYOR  
 Jennifer Ryken  
 6/24/14

**UTILITY PLAN OF:  
DOVE MEADOWS**  
 A SUBDIVISION IN THE  
 NANCY CHANCE SURVEY, ABSTRACT NO. 5  
 CITY OF TEMPLE, BELL COUNTY, TEXAS

PREPARED FOR:  
**GLYNN CUMMINGS**  
 2624 BUTTERFLY DRIVE  
 TEMPLE, TEXAS 76502-7918

REVISIONS		
06/17/14	CITY COMMENTS	JRG

DATE: 04/23/14  
 DRN. BY: JRG  
 REF.: 12735-D

FIELD BOOK -  
 JOB NO.: 13742  
 SHEET 2 OF 4  
 COMPUTER DWG. NO. 13742

**12774-D**  
 DRAWING NUMBER



**TURLEY ASSOCIATES, INC.**

301 NORTH THIRD STREET • TEMPLE, TEXAS 76501 • (254) 773-2400  
F-1658 FAX • (254) 773-3998

June 25, 2014

City of Temple  
Parks and Leisure Services  
2 North Main St. Suite 201  
Temple, TX 76501

**RE: Dove Meadows Preliminary Plat**

To whom it concerns:

On behalf of our client, Turley Associates, Inc. respectfully requests that Parks and Leisure Services support a variance to the UDC Section 8.3 concerning parkland dedication. In lieu of parkland dedication to the City of Temple, the developer proposes to use Tract A of the preliminary plat as a private park that will be owned and maintained by the Home Owner's Association.

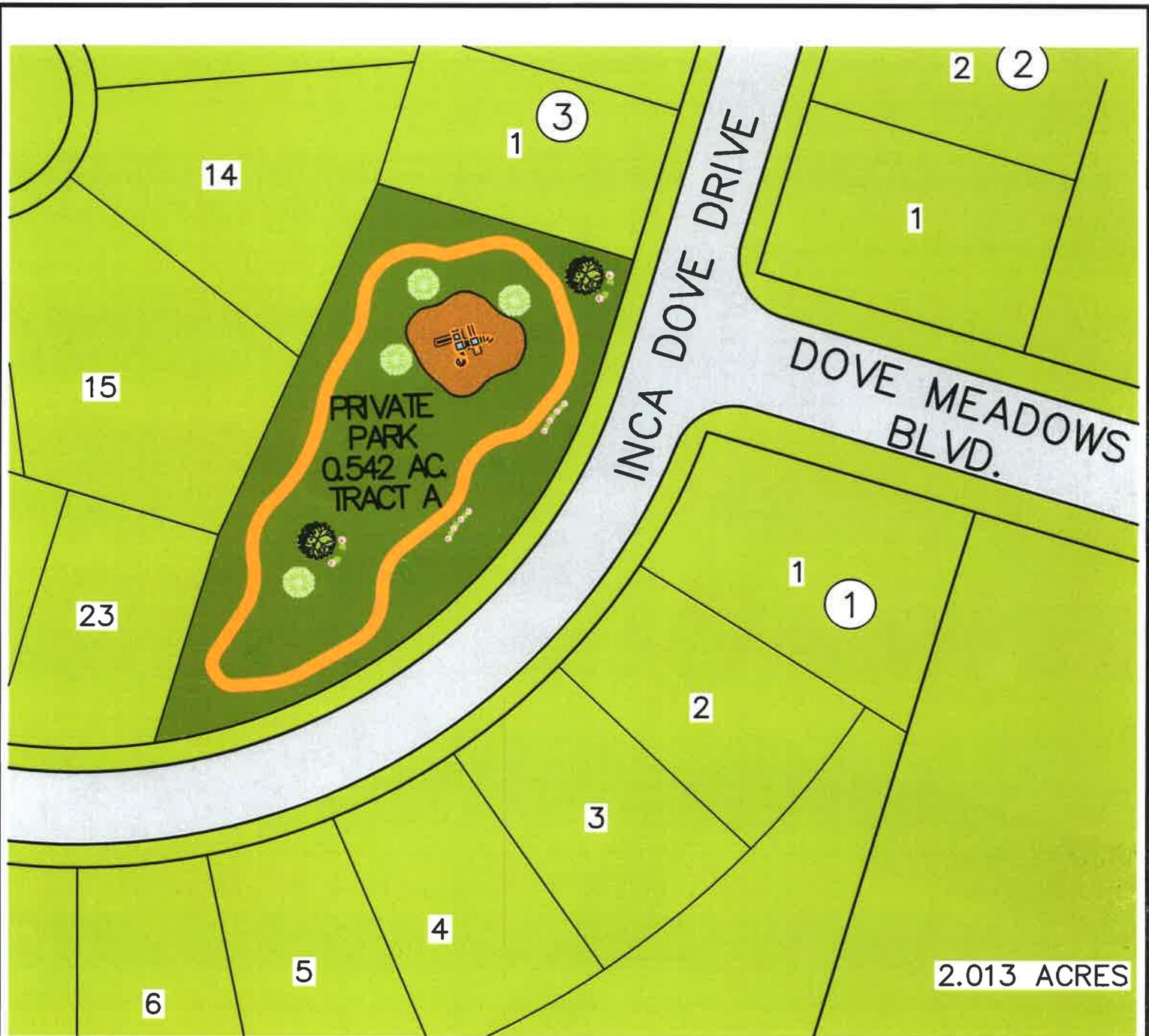
Tract A is 0.542 acres and the developer will make improvements to include a playscape, landscaping and a walking path. The playscape will be installed with Phase 1 of the subdivision along with some landscaping. The playscape value with impact absorbing materials and edging is approximately \$40,000.00. This alone exceeds the required park fee for the development which totals \$23,850.00. The developer has also stated that he will install a walking trail with Phase 2 of the subdivision. This trail will be constructed of a material to be determined at a later time. Phase 2 will include additional landscaping.

Attached please find a conceptual plan for the proposed private park. Please feel free to contact our office with any questions.

Sincerely,  
**TURLEY ASSOCIATES, INC.**

A handwritten signature in blue ink that reads "Jennifer Ryken".

Jennifer Ryken, P.E., C.F.M.  
Project Engineer



**CONCEPTUAL  
NEIGHBORHOOD PARK  
DOVE MEADOWS**

A SUBDIVISION IN THE CITY OF TEMPLE  
BELL COUNTY, TEXAS

-  PLAYSCAPE
-  PROPOSED VEGETATION
-  WALKING PATH





## **PLANNING AND ZONING COMMISSION ITEM MEMORANDUM**

07/07/14

Item #3

Regular Agenda

Page 1 of 1

**APPLICANT:** Mike Pilkington

**CASE MANAGER:** Tammy Lyerly, Senior Planner

**ITEM DESCRIPTION:** P-FY-14-39 Consider and take action on the Final Plat of Villas At Friars Creek, a 22.85 +/- acres, 69-lot, 6-block, residential and nonresidential subdivision situated in the Maximo Moreno Survey, Abstract 14, Bell County, Texas, located on the north side of Marlandwood Road, between Lowes Drive and South 5<sup>th</sup> Street.

**STAFF RECOMMENDATION:** Staff recommends approval of the Final Plat of Villas at Friars Creek.

**ITEM SUMMARY:** The Development Review Committee reviewed the Final Plat of Villas At Friars Creek on June 25, 2014. It was deemed administratively complete on July 2, 2014.

The Final Plat of Villas At Friars Creek is a 69-lot, 6-block, residential and nonresidential subdivision, located on the north side of Marlandwood Road, between Lowes Drive and South 5<sup>th</sup> Street.

The property is zoned Office-Two (O-2), General Retail (GR), and Multiple Family-Two (MF-2). The plat complies with these zoning districts.

Water will be provided through 8-inch water lines. Sewer will be provided through 8-inch, 10-inch, and 18-inch sanitary sewer lines. Storm sewer drainage will be carried through 18-inch and 24-inch reinforced concrete pipes (RCP).

Fences will not be allowed in the existing trail easement along the east plat boundary or in the private drainage easement along the west side of the plat. A fence note has been added to the plat.

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

**FISCAL IMPACT:** N/A

**ATTACHMENTS:**

Plat

Topo/Utility Sheet

# FINAL PLAT of VILLAS AT FRIARS CREEK

WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

BEING PART OF THE MAXIMO MORENO SURVEY, ABSTRACT NO. 14, BELL COUNTY, TEXAS, AND BEING A PLAT OF 22.85 ACRES OF LAND.

This plat is to accompany a metes and bounds description of the herein shown 22.85 acre tract.

STATE OF TEXAS  
COUNTY OF BELL

PAD CONSTRUCTION, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF A PORTION OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **VILLAS AT FRIARS CREEK**, WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

PAD CONSTRUCTION, LLC, A TEXAS LIMITED LIABILITY COMPANY  
3820 N. HIGHWAY 140  
BELTON, TEXAS 76513

By: MIKE PILKINGTON, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF BELL

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

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

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BELL

MARLANDWOOD ROAD, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF A PORTION OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **VILLAS AT FRIARS CREEK**, WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

MARLANDWOOD ROAD, LTD., A TEXAS LIMITED PARTNERSHIP  
100 CONGRESS AVE., STE. 1540  
AUSTIN, TEXAS 78701

By: DONALD J. REESE, MANAGER

STATE OF TEXAS  
COUNTY OF BELL

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

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

NOTARY PUBLIC, STATE OF TEXAS

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

CHAIRPERSON \_\_\_\_\_ SECRETARY, PLANNING & ZONING \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BELL

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

Charles C. Lucio  
CHARLES C. LUCIO, R.P.L.S.  
REGISTRATION NO. 4636  
DATE SURVEYED: APRIL 22, 2014



AFFIDAVIT:

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014 A. D.

By: Bell County Tax Appraisal District

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

IN YEAR \_\_\_\_\_ PLAT # \_\_\_\_\_ PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT # \_\_\_\_\_ OFFICIAL RECORDS OF BELL COUNTY, TEXAS.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARINGS	CHORD LENGTH
C1	138.60'	50.00'	158°44'23"	S 28°02'41" E	98.30'
C2	138.60'	50.00'	158°44'23"	S 61°51'14" W	98.30'
C3	138.60'	50.00'	158°44'23"	N 28°02'41" W	98.30'
C4	138.60'	50.00'	158°44'23"	N 61°51'14" E	98.30'

LINE	BEARING	DISTANCE
L1	S 05°22'28" W	64.81'
L2	S 13°04'10" W	43.94'
L3	S 73°41'48" E	14.94'
L4	S 17°41'41" W	34.00'
L5	S 61°51'14" W	21.21'
L6	S 28°02'41" E	21.21'
L7	S 61°51'14" W	21.21'
L8	S 28°02'41" E	21.21'

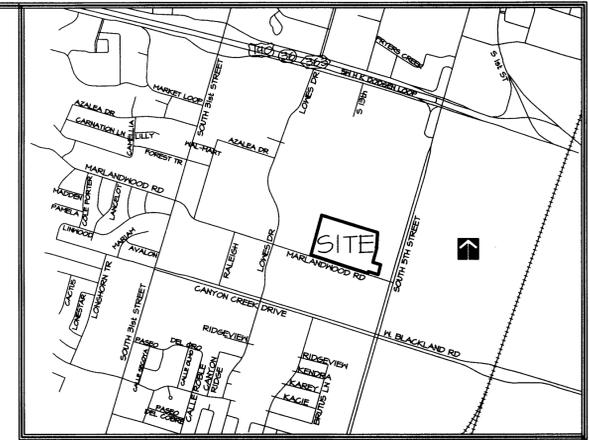
BL - Building Setback Line  
UE - Utility Easement  
S.S.E. - Sanitary Sewer Easement  
D.E. - Drainage Easement  
T.E. - Trail Easement

Unless otherwise shown, there is a 6' Side Building Line on all lots.  
Fences will not be allowed to cross over the "Trail Easement" on the east side of this addition or the "Drainage Easement" on the west side of this addition.

This project is referenced to the City of Temple Coordinate System, NAD 83, Texas Central Zone. All distances are horizontal surface distances unless noted and all bearings are grid bearings. All coordinates are referenced to City Monument No. 1054. The theta angle at City Monument No. 1054 is 01° 30' 53". The combined correction factor (CCF) is 0.999857. Grid distance = surface distance X CCF. Geodetic north = grid north + theta angle. Published City coordinates for City Monument No. 1054 are N = 10,358,132.74 E = 3,217,452.45. Reference tie from City Monument No. 1054 to the southeast corner of said Villas at Friars Creek is N 44°47'32" E 12471.00 feet.

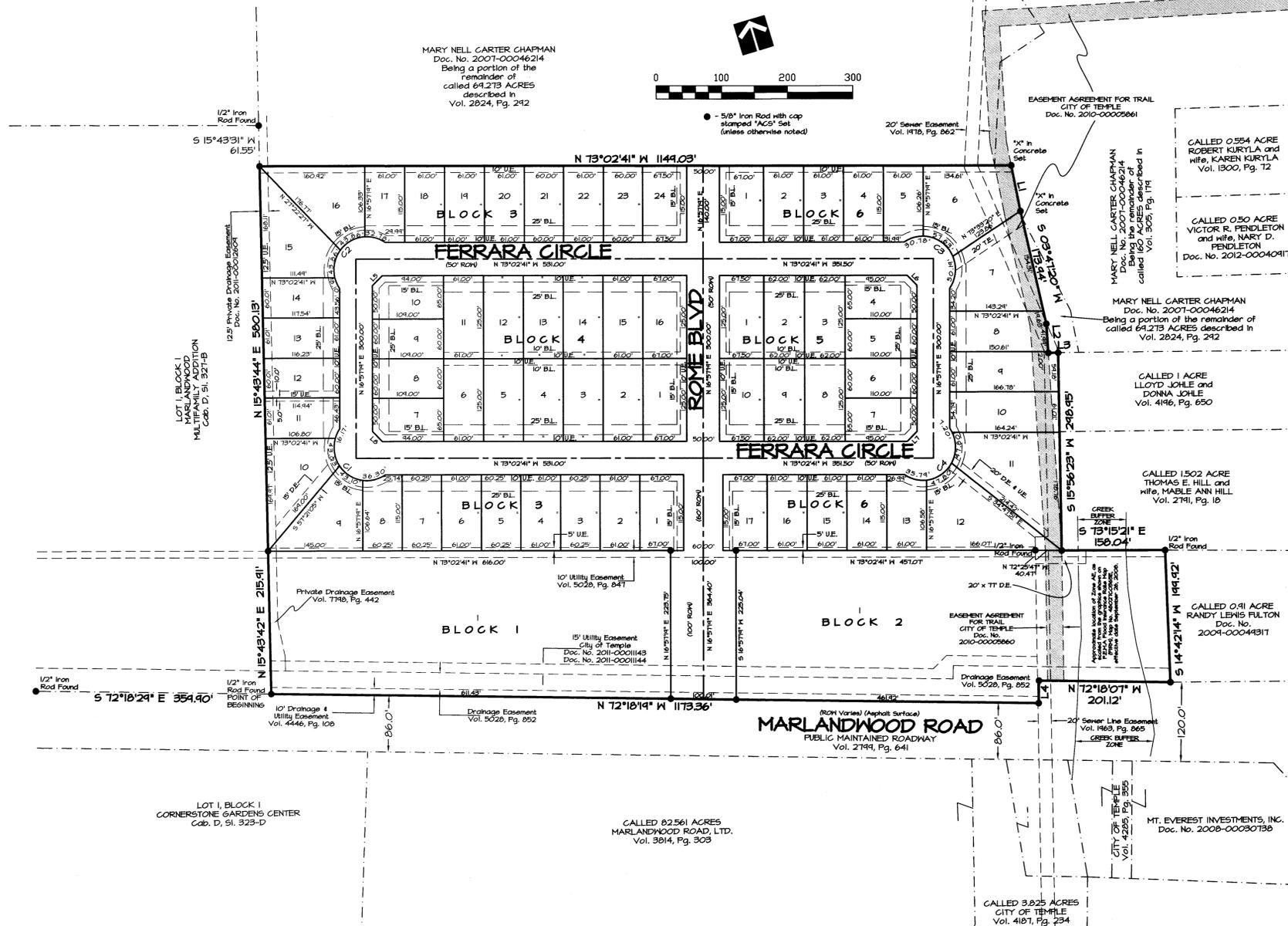
Based upon what can be scaled from the graphics shown on F.E.M.A Flood Insurance Rate Map (FIRM), Map No. 48021C0365E, effective date September 26, 2008, a portion of the property does appear within the "Special Flood Hazard Area", and appears to be situated in Zone AE. This flood statement does not imply that this tract will or will not flood, nor does it create any liability in such event on the part of this surveyor or company.

Per UDC Section 8.2.3, a minimum 6' wide sidewalk is required along Marlandwood Road.



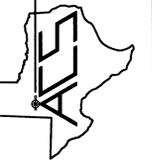
VICINITY MAP - N.T.S.

LOTS - 69  
BLOCKS - 6  
AREA - 22.85 ACRES  
3.872 ACRES IN ROADWAYS

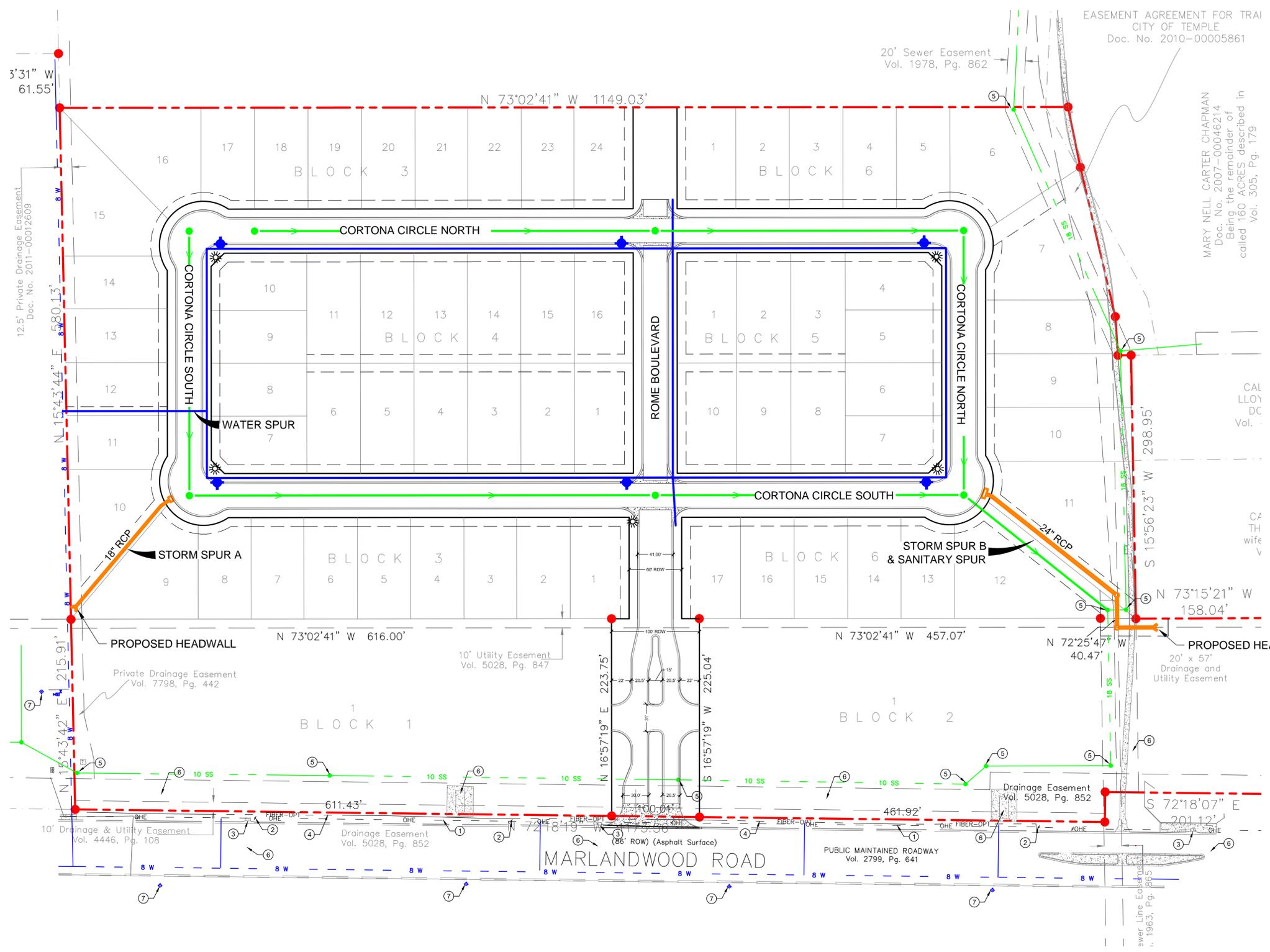


FINAL PLAT of  
**VILLAS AT FRIARS CREEK**  
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

**ALL COUNTY SURVEYING, INC.**  
1303 South 21st Street, Temple, Texas 76504  
(254) 778-2272 FAX (254) 774-7608  
Tx. Firm Lic. No. 10023600



Plot date: 07-02-2014  
Job No: 140260  
Date: 04-22-2014  
Scale: 1" = 100'  
Drawing No: 140260P  
Drawn By: SLM  
Checked By: CCL  
Copyright 2014 All County Surveying, Inc.

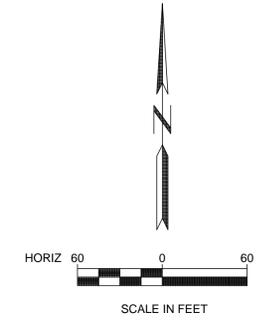


**LEGEND**

- PROPOSED 4' DIAMETER MANHOLE
- PROPOSED 8" SANITARY SEWER MAIN
- < DIRECTIONAL FLOW OF SEWER
- PROPOSED 8" WATER MAIN
- PROPOSED STORM SEWER
- PROPOSED FIRE HYDRANT
- ✱ PROPOSED STREETLIGHT (PER ONCOR ELECTRIC)

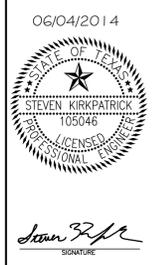
- KEYED NOTES**
1. CAUTION!!! OVERHEAD ELECTRIC
  2. CAUTION!!! ELECTRIC POWER POLE
  3. EXISTING STORM SEWER INLET
  4. CAUTION!!! EXISTING FIBER OPTIC
  5. EXISTING SANITARY SEWER MANHOLE
  6. EXISTING STORM DRAINAGE
  7. EXISTING FIRE HYDRANT

**NOTE:**  
 SYMBOLS SHOWN ARE FOR REPRESENTATION ONLY AND SHOULD ONLY BE USED FOR QUANTITY ESTIMATING, AND SHALL NOT BE USED FOR DETERMINATION OF INSTALLATION LOCATION.



Date:	Revisions
	Remarks:

**VILLA'S OF FRIARS CREEK**  
 Residential Subdivision



**TOPO UTILITY PLAN**

Project No:  
142162.00

**C3.0**

Temple, Texas



# PLANNING AND ZONING COMMISSION AGENDA ITEM

7/07/14  
Item #4  
Regular Agenda  
Page 1 of 2

**APPLICANT:** Planning & Zoning Commission

**CASE MANAGER:** Brian Chandler, Director of Planning

**ITEM DESCRIPTION:** Receive and discuss the Planning Director's Report containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code (UDC).

**BACKGROUND:** The Planning & Zoning Commission will consider several items at future meetings which may also require City Council review for a final decision, shown on the following table.

Future Commission Projects	Status	Applicant
<p><b>P-FY-14-35</b> - Consider and take action on the final plat of Jay Addition, a 11.60 +/- acres, 1-lot, 1-block nonresidential subdivision situated in the J.W. Moore Survey, Abstract 582, Bell county, Texas, located at the northeast corner of Western Way and WilsonArt Drive</p>	DRC 6/23/14	All County Surveying
<p><b>P-FY-14-36</b> - Consider and take action on the final plat of Phillips Addition, a 0.82, 1-lot, 1-block residential subdivision situated in the George Lindsey Survey, Abstract 513, Bell County, Texas, located on the west side of Brown Lane, west of FM 2271, in Temple's western E.T.J. (<i>Anticipated Administrative</i>)</p>	DRC 6/23/14	All County Surveying
<p><b>P-FY-14-37</b> - Consider and take action on the final plat of Taylor Estates, a 1.47 +/- acre, 2-lot, 1-block non-residential subdivision situated in the W.L. Norvell Survey, Abstract 627, Bell County, Texas, located on the north side of FM 439, south of West Drive, in Temple's western E.T.J.</p>	DRC 6/23/14	All County Surveying
<p><b>P-FY-14-38</b> - Consider and take action on the final plat of O'Reilly Temple Subdivision, a 1.0475 +/- acres, 1-lot, 1-block non-residential subdivision situated in the C.S. Masters Survey, Abstract No. 550, located at the southeast corner of South 31st Street and West Avenue B (<i>Anticipated Administrative</i>)</p>	DRC 6/23/14	Baseline Corporation
<p><b>P-FY-14-39</b> - Consider and take action on the Final Plat of Villas At Friars Creek, a 22.85 +/- acres, 69-lots, 6-blocks residential subdivision situated in the Maximo Moreno Survey, Abstract 14, Bell County, Texas, located at the northwest corner of South 5th Street and Marlandwood Road</p>	DRC 6/23/14	BSP Engineers for Mike Pilkington

<p><b>O-FY-14-12</b> - Consider adopting a resolution authorizing an Appeal of Standards in Section 6.7.5 of the Unified Development Code related to the I-35 Corridor Overlay Zoning District for Landscaping, vehicle loading &amp; unloading, architectural requirements, and signs, located at 4615 South General Bruce Drive for a proposed Rosa's Café Tortilla Factory.</p>	<p>PZC 7/21/2014</p>	<p>Ken Taft on behalf of Rosa's</p>
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<p><b>City Council Final Decisions</b></p>	<p><b>Status</b></p>
<p><b>Z-FY-14-32:</b> Consider adopting an ordinance to take action on a zoning from Agricultural District (AG) to Planned Development-Neighborhood Service (PD-NS) District to expand an existing boat storage facility on 2.94 +/- acres being a part of the S.P. Terry Survey, Abstract Number 813, situated in Bell County, Texas, located at 13271 FM 2305.</p>	<p>APPROVED at 1<sup>st</sup> Reading on June 19, 2014</p>
<p><b>O-FY-14-11</b> – 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 at the Trantum Auto Group Goodyear 5506 South General Bruce Drive.</p>	<p>HEIGHT DENIED and SIGN SETBACK and SIGN BASE APPEALS APPROVED on June 19, 2014</p>

P&Z COMMISSION ATTENDANCE

2014														
	Jan 6	Jan 21	Feb 3	Feb 18	Mar 3	Mar 17	Apr 7	Apr 21	May 5	May 19	June 2	June 16	P	A
James Staats	P	P	P	P	P	P	P	P	P	P	P	A	11	1
Blake Pitts	A	P	P	P	P	P	P	P	A	P	P	A	9	3
Patrick Johnson	P	P	P	P	P	P	P	P	A	P	A	P	10	2
Omar Crisp	P	P	P	A	P	A	P	P	P	P	P	P	10	2
David Jones	P	P	P	P	P	A	P	P	P	A	P	P	10	2
Greg Rhoads	P	A	P	P	P	P	P	P	P	A	P	P	10	2
Will Sears	P	P	P	A	P	P	P	P	P	P	P	P	11	1
Lester Fettig				P	P	A	P	P	P	P	P	P	8	1
Tanya Mikeska-Reed				P	P	P	P	A	P	P	A	A	6	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