

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
SEPTEMBER 15, 2014, 4:45 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, September 15, 2014.
2. Potential I-35 Corridor Overlay Amendments update.
3. 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
SEPTEMBER 15, 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 September 2, 2014.

B. ACTION ITEMS

Item 2: [P-FY-14-44](#) – Consider and take action on the Final Plat of West Tarver Addition, a 2.629 +/- acre, 1-lot, 1-block non-residential subdivision, out of the Baldwin Robertson Survey, Abstract Number 17, located at the northeast corner of State Highway 317 and Tarver Drive, addressed as 6503 & 6511 State Highway 317.

Item 3: [P-FY-14-46](#) – Consider and take action on the plat vacation of the Final Plat of Estates At Friars Creek, a 5.428 +/- acres, 18-lot, 1-block subdivision, filed for record on August 19, 2003, in Cabinet C, Slide 348-A, Plat Records of Bell County, Texas, located on the east side of Hartrick Bluff Road, south of Friars Creek.

Item 4: [P-FY-14-48](#) - Consider and take action on the Final Plat of Shoppes On the Hill, a 12.40 +/- acres, 4-lot, 1-block nonresidential subdivision, located along the west side of South 31st Street, between Scott Boulevard and Everton Drive.

Item 5: [Z-FY-14-37](#) – Hold a public hearing to consider and recommend action on a rezoning from Urban Estate District (UE) to Single Family-One District (SF-1) on 61.137 +/- acres, being a tract of land in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located at 5105 Charter Oak Drive.

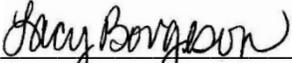
Item 6: [Z-FY-14-38](#) – Hold a public hearing to discuss and recommend action on a rezoning from TMED (T5-c) to PD-T5-c (Planned Development District-TMED T5-c) on a portion of Lots 2 and 3, Block 1, Scott and White Properties Subdivision, located on the southwest corner of Scott Boulevard and South 31st Street.

C. REPORTS

Item 7: Receive and discuss the [Planning Director's Report](#) containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code. ***(continued, if not completed in Work Session)***

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 4:40 PM, September 11, 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
SEPTEMBER 2, 2014
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT
Vice-Chair Greg Rhoads

COMMISSIONERS:

Tanya Mikeska-Reed	James Staats
Blake Pitts	Patrick Johnson
David Jones	Lester Fettig

PLANNING AND ZONING MEMBERS ABSENT:

Omar Crisp	Will Sears
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STAFF PRESENT:

Brian Chandler, Director of Planning
Mark Baker, Planner
Leslie Evans, Planning Technician

The agenda for this meeting was posted on the bulletin board at the Municipal Building, August 28, 2014 at 2:30 p.m. in compliance with the Open Meetings Law.

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

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

Invocation by Commissioner Johnson; Pledge of Allegiance by Scout Charlie Hudson, Troop 101.

A. CONSENT ITEMS

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

Approved by general consent.

B. ACTION ITEMS

Item 2: P-FY-14-38 – 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, generally located at the southwest corner of South 31st Street and West Avenue B and addressed as 202 & 204 South 31st Street.

Mr. Mark Baker, Planner, stated P&Z Commission will be the final authority on this matter since the applicant has not requested any exceptions to the Unified Development Code (UDC).

The final plat was reviewed by the Development Review Committee (DRC) on June 25, 2014 and deemed administratively complete on August 22, 2014. The property is zoned General Retail (GR) to allow retail service.

The plat is necessary for a future 8,748 square foot O' Reilly Auto Parts store. Typically one lot subdivisions do not come before P&Z; however, since a 10 foot right-of-way dedication is required, the P&Z review is required.

Utilities provided to the property would include a two-inch water line in West Avenue B and a two-inch water line in South 31st Street. A six-inch sewer line is available on the southern boundary of the subdivision.

A six-foot sidewalk will be required on South 31st Street and it is anticipated that it will be upsized to an eight-foot or ten-foot sidewalk to accommodate a Community Wide Connector Trail.

Photos of the property are shown.

Staff recommends approval of the Final Plat of O' Reilly Temple Subdivision.

Commissioner Staats asked about any detention pond filtering for oil and gas. Mr. Baker replied that would probably be addressed at the construction plan review. Mr. Baker stated he did not believe the business would be service oriented, but totally retail oriented.

Commissioner Mikeska-Reed made a motion to approve Item 2, **P-FY-14-38**, as presented, and Commissioner Johnson made a second.

Motion passed: (7:0)

Chair Sears and Commissioner Crisp absent

Item 3: Z-FY-14-36 – Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow a package store, for the retail sales of alcoholic beverages with off-premise consumption, on Lot 2, Block 1, Western Hills Commercial Phase III, located in Suite 201 at 4311 West Adams Avenue.

Mr. Baker stated the Conditional Use Permit (CUP) will be scheduled for City Council first reading on October 2, 2014 and second reading on October 16, 2014.

Definition of a package store is: A retail establishment for the sales of distilled liquors, wines, and beers in unbroken original containers for off-premise consumption.

The package store is proposed for Suite 201 at the existing Paint Brush Plaza to be known as "The Liquor Room." Staff understands the store may expand into the adjacent Suite 202 sometime in the future. There is no drive-through proposed for this store.

The package store is subject to Use Standards provided in the UDC, Section 5.3.17. Those provisions provide five different criteria:

Compliance for Chapter 4 of the City Code, primarily alcoholic beverages

Outdoor Lighting

Parking

Window Signs

Lighted Signs

Regarding Chapter 4 of the City Code – Alcoholic Beverages:

Compliance to Chapter 4 in its entirety is cited by reference – Compliance is not anticipated to be an issue. Chapter 4 primarily deals with distances from sensitive uses (churches, schools, etc.). None of those uses have been identified as an issue.

Outdoor Lighting

Exterior lighting is in place - any new lighting would be addressed through Construction Permit as required. No additional lighting has been proposed.

Parking

Parking area is paved and striped and in place – No additional parking need is anticipated.

Window Signs

Window Signs are prohibited.

Lighted Signs

Lighted Signs are required to be turned off at closing time.

According to the Future Land Use and Character Map the property is designated as Suburban-Commercial which supports retail service uses, residential and non-residential uses.

In accordance with the Thoroughfare Plan, the property is bordered by West Adams (FM 2305) which is a major arterial and Ermine Trail which is a collector street.

Sidewalks and other improvements are in place and no new improvements are required.

Public utilities are existing and available to the property with six-inch sewer line in Ermine Trail and a six-inch waterline in the eastern portion of the property.

The City-Wide Spine Trail along W. Adams will not be triggered by the CUP.

Surrounding properties include scattered retail and service uses to the north, undeveloped property to the west, and apartment complexes to the east and south.

Site plan showing the proposed expansion is shown.

Staff has provided in the conditions of approval for the expansion of the site into the next suite to occur.

As earlier discussed, Staff over-notified properties which included the areas indicated on the map shown. Ten property notices were mailed out with one notice returned in opposition; however, that property response was outside of the 200 foot notification buffer.

The proposed package store CUP request complies with the Future Land Use and Character Map, the surrounding uses and zoning, the utility plan, and the Thoroughfare Plan.

Staff Recommends approval of the proposed conditional use permit for a package store with the following conditions:

1. Such use must comply with Chapter 4, "Alcoholic Beverages," of the City Code;
2. Outdoor lighting must comply with the standards in subsection 6.7.5k;
3. Parking must be provided on site, not less than one space for each 250 square feet of retail, plus the number of parking spaces required for non-retail space as specified in UDC Section 7.5.;
4. Window signs are prohibited as per UDC Section 5.3.17; and
5. Lighted signs must be turned off at closing time as per UDC Section 5.3.17; and,
6. Upon compliance to the necessary building codes, the Director of Planning/ Building Official or their designee is authorized to issue occupancy for the expansion into the adjacent suite in the event of expansion.

Commissioner Jones asked for clarification on the window signs and whether it prohibited 'brand' signs such as whiskey, vodka or rum or all inclusive. Mr. Baker explained it was any type of signage or advertising and deferred the question to Mr. Chandler. Mr. Chandler added that in terms of additional advertising, such as hours of operation, and standard information, that was fine. In terms of additional product advertising, that would be prohibited.

The name of the store on the exterior of the building façade would be the building signage. Specific product advertising within the window would be prohibited.

The hours of operation would be in accordance to Texas Alcohol Beverage Commission (TABC).

Commissioner Staats asked about the lighting situation. Apparently four or five years back, P&Z passed a regulation that exterior advertising lighting of businesses would be turned off (lighting not attached to the building) when the business was not opened. Commissioner Staats asked who would enforce this issue and Mr. Chandler replied Code Enforcement which may be proactive and/or complaint driven.

Mr. Baker thought there was a multi-tenant sign on the site but did not know if the tenant planned to put in panel. Mr. Chandler added that the intent was for a free standing sign.

Commissioner Mikeska-Reed asked about the square footage of Suite 201 and the response was 1,500 square feet. Potentially, the store would be 3,000 square feet.

Vice-Chair Rhoads opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Fettig made a motion to approve Item 3, and Commissioner Staats made a second.

Motion passed: (7:0)

Chair Sears and Commissioner Crisp 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 5:50 p.m.

Respectfully submitted,
Leslie Evans

**PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 2, 2014
5:00 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Vice-Chair Greg Rhoads

COMMISSIONERS:

Tanya Mikeska-Reed	James Staats
Blake Pitts	Patrick Johnson
David Jones	Lester Fettig

PLANNING AND ZONING MEMBERS ABSENT:

Will Sears	Omar Crisp
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STAFF PRESENT:

Brian Chandler, Director of Planning
Tammy Lyerly, Senior Planner
Mark Baker, Planner
Leslie Evans, Administrative Assistant

The agenda for this meeting was posted on the bulletin board at the Municipal Building in compliance with the Open Meetings Law.

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

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

Mr. Chandler commented on the notification process for the Conditional Use Permit (CUP) for the package store. Mr. Mark Baker, Planner, explained that for package stores a 200 foot notification is done from the property. The property was misidentified causing responses to be returned from addresses outside the appropriate 200 foot notification boundary lines. All of the correct properties were covered, but the coverage over-extended to three or four properties outside of the buffer. This response was the only notice received back.

Mr. Baker explained that the only time this issue would make a difference is if it came into the 20 percent rule within the buffer area and would then trigger a super majority. In this case, technically the response is outside the 200 foot buffer. If any protests were to be triggered, it would be excluded. The P&Z Commission may certainly consider the comments in their decision.

Mr. Chandler stated he would briefly go over the Director's Report, provide a quick update on the upcoming APA Conference, and after the work session, everyone would meet in the Council Chambers to have a quick briefing on the new AV equipment.

Regarding two upcoming related cases: Plat P-FY-14-48, Shoppes on the Hill, is a proposed retail development located at South 31st Street and Scott Boulevard and went to DRC on September 2, 2014. The associated zoning case, Z-FY-14-38, is located within TMED for a Planned Development to address some of the site restraints. Both of these cases will be coming forward to P&Z in the near future.

Mr. Chandler stated that two P&Z members, Tanya Mikeska-Reed and Omar Crisp, would be representing the Commission and attending the APA Conference, along with Staff members Brian Chandler and Mark Baker. The conference will be held in Frisco, Texas from October 15-18, 2014.

Mr. Chandler explained that October is Planning month. The Council reads a proclamation declaring October as Planning month and in addition, perhaps a Planning webinar could be hosted for community citizens and the P&Z Commissioners. Staff has already signed up for a couple of webinars to be held in January and February of 2015 to be held in the Council Chambers. The significance of Planning month is to highlight what P&Z Commissioners do, the importance of Planning, and the impact on the community. Any additional suggestions would be welcomed.

Commissioner Mikeska-Reed asked the possibility of wrapping Planning into Continuing Education units since she needs approximately 30 hours every year.

Vice-Chair Rhoads commented that Boys Scouts would have a representative in the audience tonight for a Community Services merit badge. This Scout would lead the Pledge of Allegiance for the open meeting.

Mr. Chandler added that a workshop would be held at the next City Council meeting to revisit the I-35 signage standards. Billboards are separate. Car dealerships need to be discussed since they ask for various exceptions on signage and landscaping.

Brief discussion on car dealerships and standards and I-35 overlay.

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



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

09/15/14
Item #2
Regular Agenda
Page 1 of 2

APPLICANT / DEVELOPMENT: 1519 Surveying LLC

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: P-FY-14-44 Consider and take action on the Final Plat of West Tarver Addition, a 2.629 +/- acre, 1-lot, 1-block non-residential subdivision, out of the Baldwin Robertson Survey, Abstract Number 17, located at the northeast corner of State Highway 317 and Tarver Drive, addressed as 6503 & 6511 State Highway 317.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of West Tarver Addition subdivision.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of West Tarver Addition subdivision on August 6, 2014. It was deemed administratively complete on August 22, 2014. The property contains both General Retail (GR) & General Agriculture zoning. Only the GR zoning allows retail sales and service uses. It should be noted however, that a companion Rezone application for the AG-zoned piece was before the Planning & Zoning Commission at their August 18, 2014 meeting. The rezone is scheduled for 1st reading before City Council on September 18, 2014 with a 2nd and final reading scheduled for October 2, 2014.

The plat is necessary for the development of a new 6,844 square foot convenience store and fueling station canopy on the 2.629 +/- acre site. Development of the site includes removal of the existing buildings on the site including the vacated residence. This will be addressed by a separate demo permit issued by the Construction Safety Department.

Water services will be available through a 2-inch water line in SH 317 and an 8-inch water line Tarver Drive. Sewer services will be available from an existing 8-inch sewer line on the eastern boundary of the subdivision.

SH 317 is identified as a major arterial and requires a 6' sidewalk. Tarver Drive is identified as a collector and requires a 4' sidewalk. Notes for both of the sidewalk requirements is noted on the plat. Tarver Drive is identified by the Trails Master Plan for a proposed Local Connector Trail which may be upzided to 8-foot in width.

Ordinarily, a 1-lot, 1-block subdivision plat is considered a minor plat and does not go before the Planning & Zoning Commission unless per UDC Section 3.8.1.A.3, there is a requested exception, utility extension or right-of-way (ROW) dedication. However, in this case, a 5-foot ROW dedication is required along Tarver Drive which triggers the Planning & Zoning Commission's review.

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:

Site & Aerial Photos
Final Plat
Topo/Utility Plan
Utility Map
Site Plan

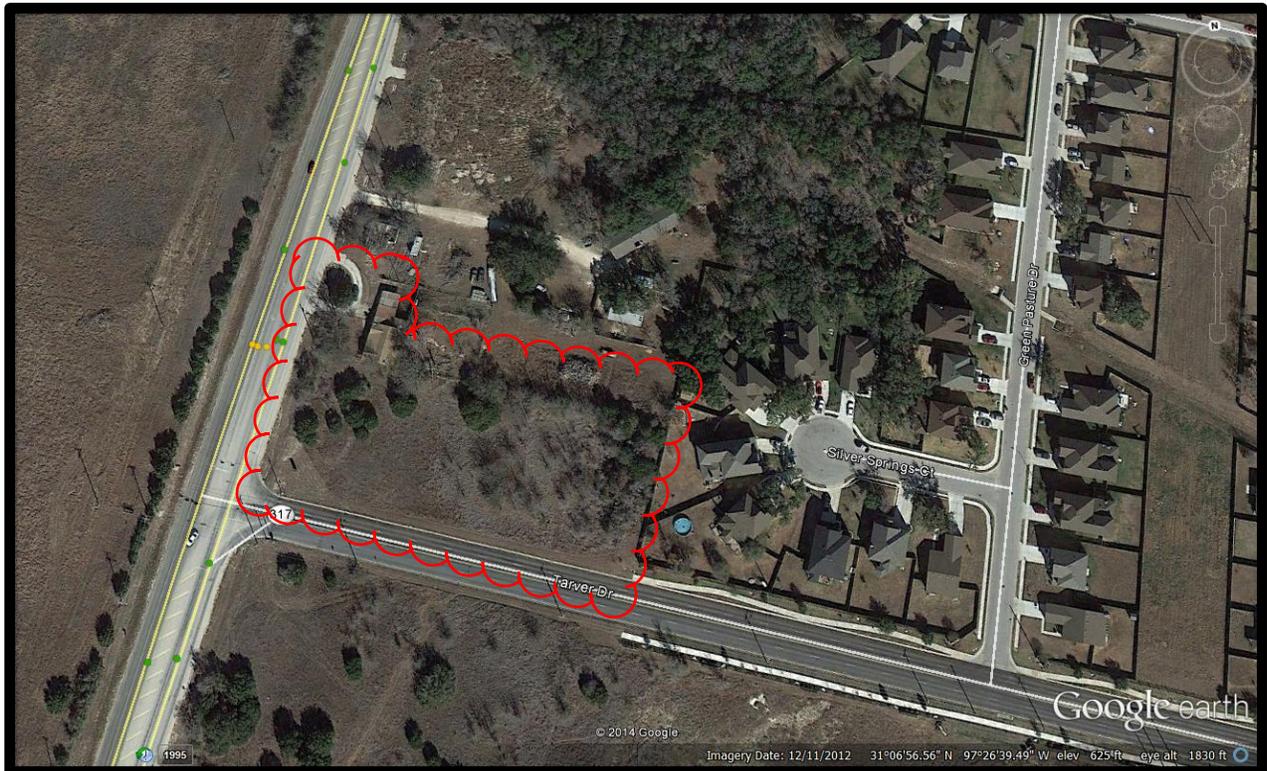
Site & Aerial Photos



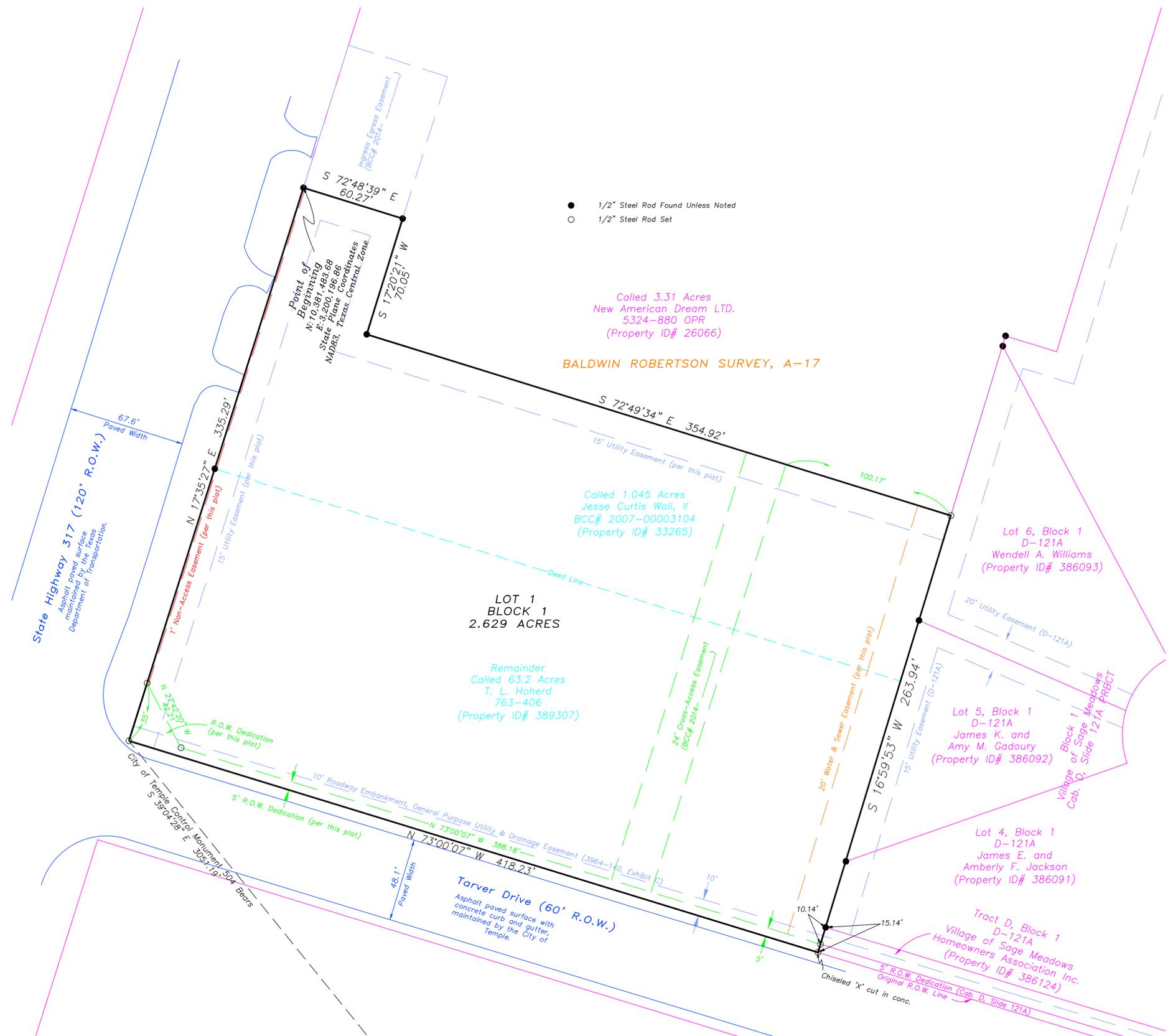
Site: Viewed from SH 317 (AG & GR)



Site: Viewed from Across West Tarver Dr. (GR)



Aerial: Google Earth Image (AG & GR)



● 1/2" Steel Rod Found Unless Noted
○ 1/2" Steel Rod Set

Called 3.31 Acres
New American Dream LTD.
5324-880 OPR
(Property ID# 26066)

BALDWIN ROBERTSON SURVEY, A-17

Called 1.045 Acres
Jesse Curtis Wall, II
BCC# 2007-00003104
(Property ID# 33265)

LOT 1
BLOCK 1
2.629 ACRES

Remainder
Called 63.2 Acres
T. L. Hoherd
763-406
(Property ID# 389307)

Lot 6, Block 1
D-121A
Wendell A. Williams
(Property ID# 386093)

Lot 5, Block 1
D-121A
James K. and
Amy M. Gadoury
(Property ID# 386092)

Lot 4, Block 1
D-121A
James E. and
Amberly F. Jackson
(Property ID# 386091)

Tract D, Block 1
D-121A
Village of Sage Meadows
Homeowners Association Inc.
(Property ID# 386124)

Owners:
Thomas L. Hoherd, Jr. 17722 Deep Brook Drive Spring, Texas 77377
Jesse Curtis Wall, II P. O. Box 390 Moody, Texas 76557

Lots - One (1)
Blocks - One (1)
Area - 2.629 Acres

NOTES:

- No part of the subject tract lies within the special flood hazard area (SFHA) as scaled from F.I.R.M. Panel 48027C0330E, dated September 26, 2008. No elevations run on the ground.
- Sidewalk construction of 6' wide along State Highway 317 frontage, and 4' wide along Tarver Drive frontage will be required.
- 0.058 Acres of land dedicated for R.O.W. as shown hereon.

Recordation Information:
Plat recorded in Cabinet _____, Slide _____.
Plat Records of Bell County, Texas
Dedication recorded in Volume _____, Page _____, Official Public Records of Real Property, Bell County, Texas
Filed this the _____ day of _____, 2014.



OWNERS STATEMENT

STATE OF TEXAS
COUNTY OF BELL

Thomas L. Hoherd, Jr., and Jesse Curtis Wall, II, owners of the tract of land shown hereon, and designated as WEST TARVER ADDITION, within the city limits of the City of Temple, Bell County, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places shown hereon within the plat boundaries of this subdivision.

Thomas L. Hoherd, Jr.
17722 Deep Brook Drive
Spring, Texas 77379

Jesse Curtis Wall, II
P. O. Box 390
Moody, Texas 76557

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared, Thomas L. Hoherd, Jr., 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 considerations therein stated.

Given under my hand and seal of office this the _____ day of _____, 2014.

Notary Public, State of Texas
My Commission Expires _____

STATE OF TEXAS
COUNTY OF BELL

Before me, the undersigned authority, on this day personally appeared, Jesse Curtis Wall, II, 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 considerations therein stated.

Given under my hand and seal of office this the _____ day of _____, 2014.

Notary Public, State of Texas
My Commission Expires _____

This plat has been submitted to and considered by the Planning & Zoning Commission of the City of Temple, Texas, and is hereby approved by such Commission.

Dated this the _____ day of _____, 2014 A. D.

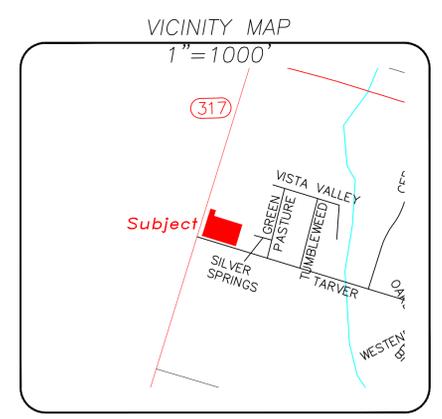
Chair, Planning & Zoning Commission Secretary to the Planning & Zoning Commission

AFFIDAVIT:

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

Dated this the _____ day of _____, 2014 A. D.

By: _____
Bell County Tax Appraisal District



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.

Harold Alexander Taylor
Registration No. 6176

Date Surveyed: June 2, 2014

FINAL PLAT WEST TARVER ADDITION
LOT 1, BLOCK 1, within the city limits of the City of Temple, Bell County, Texas (BEING part of the B. Robertson Survey, Abstract Number 17, and being part of that called 63.2 acres of land described in a deed to T. L. Hoherd, recorded in Volume 763, Page 406 of the Deed Records of Bell County, Texas, and being all of that called 1.045 acres of land described in a deed to Jesse Curtis Wall, II, recorded in Bell County Clerk's File Number 2007-00003104 of the Official Public Records of Bell County, Texas)

FINAL PLAT
LOT 1, BLOCK 1
WEST TARVER ADDITION
CITY OF TEMPLE
BELL COUNTY, TEXAS

1519 Job No: 7021	Drawn By: lat
G.P. No.: 211361, 211366	Sheet 1 of 1
Property Address: 6511 N. State Highway 317 Temple, Texas	Prepared For: Stripes LLC

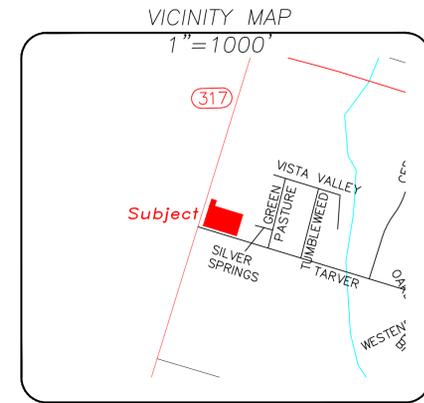
1519
www.1519surveying.com
www.1519gis.com

1519 Surveying, LLC

1111 Bosque Blvd., Suite 101 Waco, TX 76710 Ph: 254-776-1519 TBPLS Firm# 10198068
312 N. Dr. J.B. Riggs Drive Groesbeck, TX 76643 Ph: 254-725-7000 TBPLS Firm# 10118000

1" = 30'

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LEGEND

	Air Conditioner
	Existing/Proposed Fire Hydrant
	Power Pole
	Telephone Pedestal
	Water Meter
	Traffic Control Sign
	Traffic Signal Pole
	Water Valve
	Guy Anchor
	Temporary Benchmark
	1/2" Steel Rod Found Unless Noted
	1/2" Steel Rod Set
	Orange Pin Flag (no markings)
	AT&T Pin Flag
	Blue Pin Flag (no markings)

Called 3.31 Acres
New American Dream LTD.
5324-880 OPR
(Property ID# 26066)

BALDWIN ROBERTSON SURVEY, A-17

Called 1.045 Acres
Jesse Curtis Wall, II
BCC# 2007-00003104
(Property ID# 33625)

LOT 1
BLOCK 1
2.629 ACRES

Remainder
Called 63.2 Acres
T. L. Hoherd
763-406
(Property ID# 389307)

Lot 6, Block 1
D-121A
Wendell A. Williams
(Property ID# 386093)

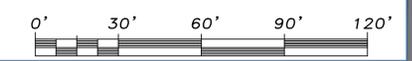
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Lot 4, Block 1
D-121A
James E. and
Amberly F. Jackson
(Property ID# 386091)

Tract D, Block 1
D-121A
Village of Sage Meadows
Homeowners Association Inc.
(Property ID# 386124)

- DRAINAGE NOTES:
- 18" RCP in headwall in the Southeast corner of the intersection of SH 317 and Tarver Drive; FL-632.23'
 - 18" RCP in headwall in the Northeast corner of the intersection of SH 317 and Tarver Drive; FL-632.35'
 - 18" RCP in headwall in the East line of SH 317 and the South line of a gravel drive; FL-633.11'
 - 18" RCP in headwall in the East line of SH 317 and the North line of a gravel drive; FL-633.25'
 - 18" RCP in headwall in the East line of SH 317 and the South line of a gravel drive; FL-632.31'
 - 18" RCP in headwall in the East line of SH 317 and the North line of a gravel drive; FL-632.20'
 - 18" RCP in headwall in the East line of SH 317 and the South line of a gravel drive; FL-631.65'
 - 18" RCP in headwall in the East line of SH 317 and the North line of a gravel drive; FL-631.50'

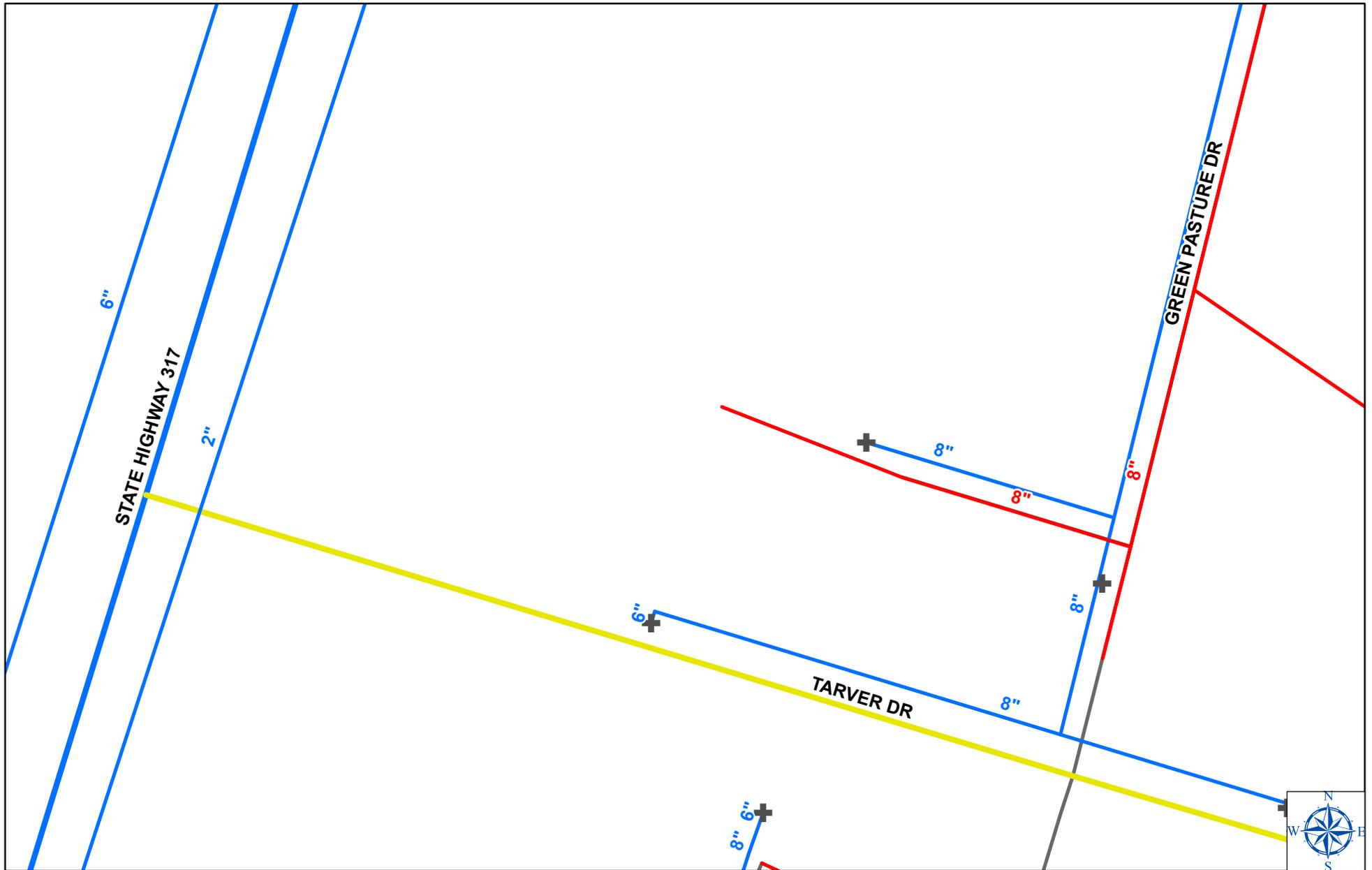
- GENERAL NOTES:
- The nearest sanitary sewer manhole is located in the approximate center of the cul-de-sac at the West end of Silver Springs Court, approximately 180' East of the subject property; Rim Elevation = 619.81; 8" PVC in from West, FL-614.14; 8" PVC out to East, FL-614.06'
 - The nearest existing fire hydrant is in the Southeast corner of the subject property, in the North line of Tarver Drive, as shown hereon.
 - A new fire hydrant will be installed along Tarver Drive approximately 265' Westerly from the existing hydrant, as shown hereon.
 - A new fire hydrant will be installed along SH 317, approximately 146' North of the intersection with Tarver Drive, as shown hereon.
 - Temporary benchmark 'A' is a chiseled box cut in the top of a concrete headwall, in the East line of SH 317, approximately 209' Northeast from the intersection with Tarver Drive, and has an elevation of 634.76'
 - Temporary benchmark 'B' is the shaft of a cotton spindle driven into a power pole in the South line of Tarver Drive, approximately 144' Southeast from the intersection with SH 317, and has an elevation of 634.05'
 - Blue pin flag markings along the East line of SH 317 correspond to a 2" water line, a location of City of Temple Utility Services.
 - Approximate locations of 8" sewer line, 8" water line, 6" water line, and 2" water line were scaled from utility maps provided by the City of Temple.



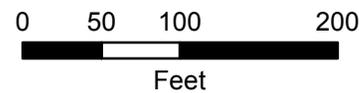
TOPO/UTILITY MAP	
PROPOSED WEST TARVER ADDITION	
LOT 1, BLOCK 1 WITHIN THE CITY	
LIMITS OF	
THE CITY OF TEMPLE, BELL COUNTY,	
TEXAS	
1519 Job No.: 7021	Drawn By: lat
G.P. No.: 211361, 211366	Sheet 1 of 1
Property Address: 6511 N. State Highway 317 Temple, Texas	Prepared For: Stripes LLC

1" = 30'

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

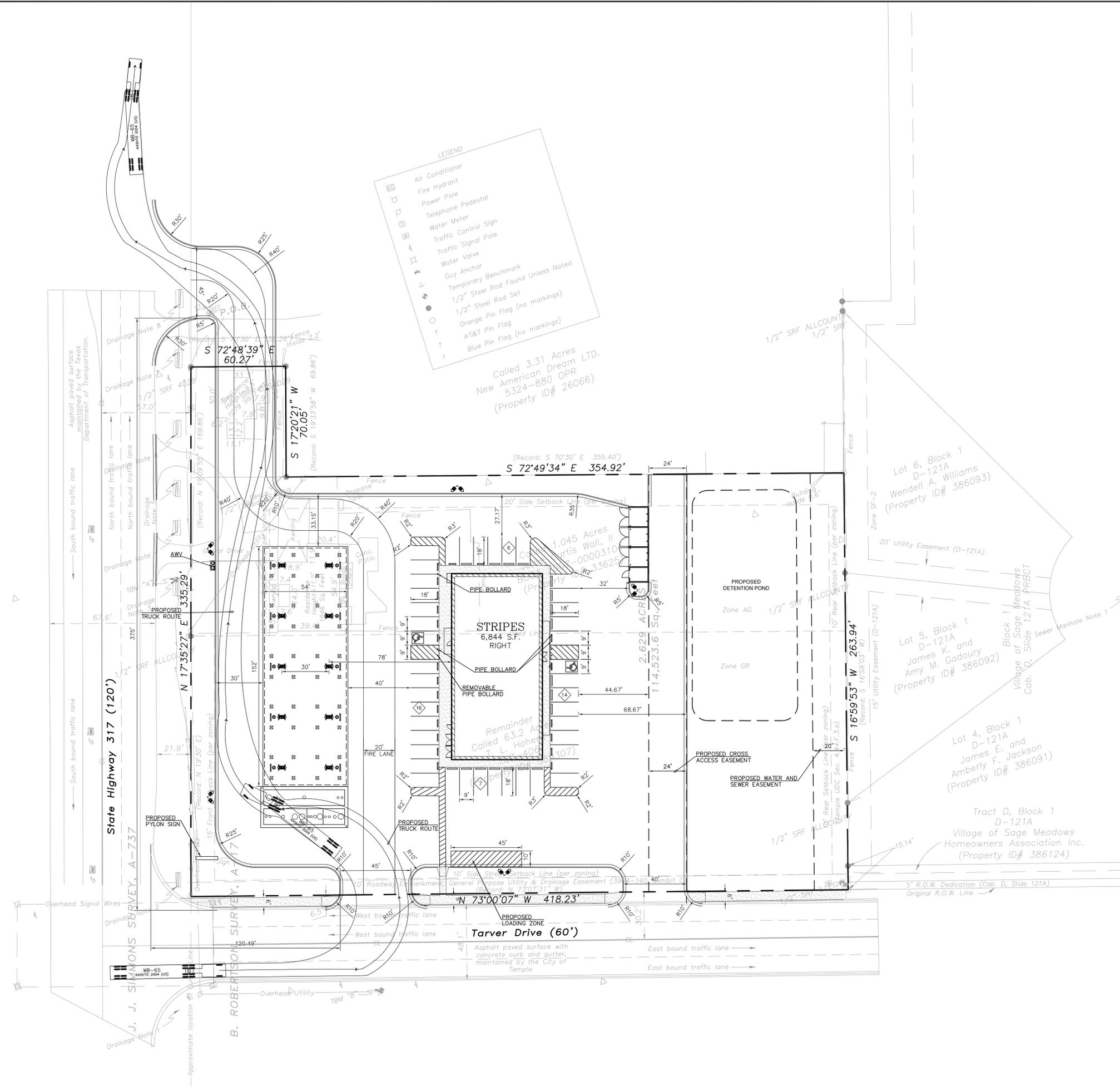


9/5/2014
City of Temple GIS

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.



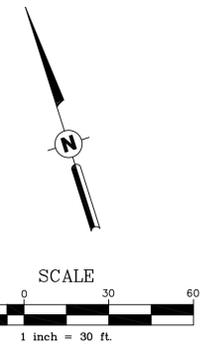
Jun09.2014-10:10am - User sarah.bryant
 H:\10-14-10064 SIR Temple TX FM 317 and Tarver Drive\Disciplines\Civil\Final Site Plan\Rev-3 (6-9-14)\10-14-10064 PROJ.dwg



LEGEND

- Air Conditioner
- Fire Hydrant
- Power Pole
- Telephone Pedestal
- Water Meter
- Traffic Control Sign
- Traffic Signal Pole
- Water Valve
- Guy Anchor
- Temporary Benchmark
- 1/2" Steel Rod Found Unless Noted
- 1/2" Steel Rod Set
- Orange Pin Flag (no markings)
- AT&T Pin Flag
- Blue Pin Flag (no markings)

Called 3.31 Acres
 New American Dream LTD.
 5324-880 OPR
 (Property ID# 26066)



SITE AREA
 114,254 SF OR
 2.623 ACRES

TOTAL PAVED AREA
 64,753 SF OR
 1.48 ACRES

DETENTION AREA NOTES
 DETENTION WILL BE
 REQUIRED PER THE CITY OF
 TEMPLE STORM WATER
 MANAGEMENT POLICY; THE
 DESIGNATED AREA SHOWN
 ON THIS PLAN SHOULD BE
 SUFFICIENT TO MEET THESE
 REQUIREMENTS. WITH NO
 STORM STRUCTURE
 ADJACENT TO THIS SITE, THE
 RELEASE OF THE STORM
 WATER WILL NEED TO BE AT
 GROUND LEVEL.

LANDSCAPE NOTES
 5% LANDSCAPE COVERAGE
 ALONG STREET FRONTAGES
 IS REQUIRED AS SHOWN

STREET TREES OR SHRUBS
 WILL BE REQUIRED; EITHER 1
 TREE/40 LF OR 3 5 GAL.
 SHRUBS/40 LF

ADDITIONAL NOTES
 SIDEWALKS REQUIRED ON
 TARVER DRIVE, BUT NOT
 ALONG HIGHWAY 317, PER
 SIR.

HFA
 ARCHITECTS
 ENGINEERS
 INTERIORS

HARRISON FRENCH
 & ASSOCIATES, LTD

1705 S. Walton Blvd., Suite 3
 Bentonville, Arkansas 72712
 t 479.273.7780
 f 479.273.9436
 www.hfa-ac.com

STIPULATION FOR REUSE
 THIS DRAWING WAS PREPARED FOR USE
 ON A SPECIFIC SITE AT:
 CONTEMPORANEOUSLY WITH ITS ISSUE
 DATE (6/9/2014). IT IS NOT TO BE
 REPRODUCED OR TRANSMITTED IN ANY
 FORM OR BY ANY MEANS, ELECTRONIC OR
 MECHANICAL, INCLUDING PHOTOCOPYING,
 RECORDING, OR BY ANY INFORMATION
 STORAGE AND RETRIEVAL SYSTEM, FOR
 PROJECTS OTHER THAN THE PROJECT FOR
 WHICH IT WAS PREPARED. THE SERVICES OF
 HARRISON FRENCH & ASSOCIATES, LTD.
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 BE CONSIDERED AS A VIOLATION OF THE
 PROFESSIONAL ETHICS OF THE ENGINEER.

stripes.

STORE ###
 STATE HWY 317 & TARVER DR
 TEMPLE, TX

PROJ. NUMBER: 10-14-10064

ISSUE BLOCK

NO.	DATE	DESCRIPTION

STORE NO.: ###
 DOCUMENT DATE: 6/9/2014
 CHECKED BY: CSJ
 DRAWN BY: PJM

FOR REVIEW ONLY
 TEXAS COA
 #F-8576

**SITE
 PLAN**

REV-3

SHEET:
C1.0



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

09/15/14
Item #3
Regular Agenda
Page 1 of 2

APPLICANT / DEVELOPMENT: David Uhrobrock

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: P-FY-14-46 Consider and take action on the plat vacation of the Final Plat of Estates At Friars Creek, a 5.428 +/- acres, 18-lot, 1-block subdivision, filed for record on August 19, 2003, in Cabinet C, Slide 348-A, Plat Records of Bell County, Texas, located on the east side of Hartrick Bluff Road, south of Friars Creek.

STAFF RECOMMENDATION: Staff recommends approval of the Plat Vacation of the Final Plat of the Estates at Friars Creek subdivision.

ITEM SUMMARY: The Development Review Committee reviewed the Plat Vacation of the Final Plat of the Estates at Friars Creek subdivision on September 4, 2014. It was deemed administratively complete on September 4, 2014. The property Single Family Dwelling-1 (SF-1) zoning.

Per Resolution #2003-0028-R dated March 3, 2003, the Final Plat for the Estates at Friars Creek contains 18 lots and was approved by the Planning & Zoning Commission. At this time, the Plat Vacation is being requested in order to develop one single-family residence on the entire property.

While right-of-way (ROW) for Allen Way was dedicated per the plat and a 4' sidewalk was noted to be provided on Hartrick Bluff Road, no improvements have occurred, no parkland dedication fees have been paid and no building permits have been issued for any of the lots.

Water services for the proposed single family residence would be available by a 6-inch water line in Hartrick Bluff Road. Sewer services will be available from an existing 24-inch sewer line north of the proposed vacated boundary. A 15' utility easement, recorded by separate instrument, connects near the north-eastern boundary but located outside the plat boundary will remain. This 15' utility easement connects to the existing sewerline.

Since the acreage covered by the plat vacation is 5.428 acres, it qualifies for the platting exception as provided for by UDC Section 3.6.2A. This provision allows for exception to the platting requirement if

the subject acreage is 5 acres or more. In addition, since the vacated property will be combined by deed with some adjoining acreage for the single family home, the property will include an existing 15' public utility easement. This easement will not be needed and the property owner has been advised to release the easement. It is anticipated that an application request to release the easement will be forthcoming. The easement release would not have any bearing on the plat vacation being reviewed by the Planning & Zoning Commission. The easement release however, will need to be completed prior to submitting for any building permit.

The Planning and Zoning Commission is the Plat Vacation final authority since the Planning & Zoning Commission was the original Final Plat approving authority. As provided for by UDC Section 3.9, the Plat Vacation follows the same approval and recordation process as it did for the approval. The original Final plat approval did not include or require any exceptions to the UDC.

FISCAL IMPACT: Not Applicable

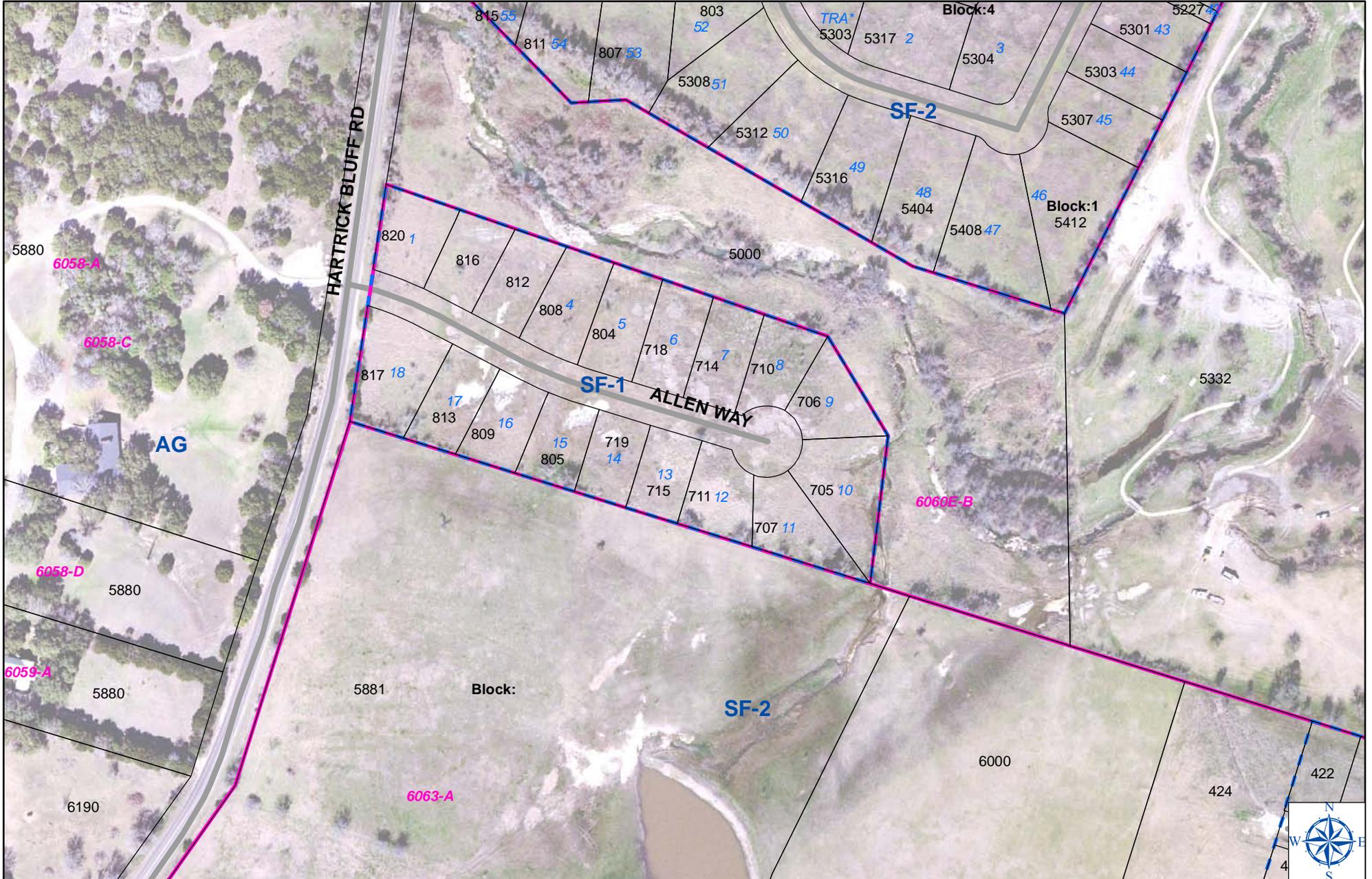
ATTACHMENTS:

Aerial Photo
Request Letter
Recorded Final Plat
Resolution 2003-0028-R
Vacation of Plat



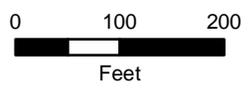
P-FY-14-46

Plat Vacation - Aerial Map Estates at Friars Creek Final Plat



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

	Block Number
	Lot Number



9/4/2014
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.

LINE	DIRECTION	LENGTH
L1	S71°55'48"E	8.94
L2	S71°55'48"E	13.03
L3	S82°26'15"E	25.07
L4	S73°09'23"E	11.01
L5	N73°09'23"W	23.06
L6	N62°26'15"W	28.72
L7	S71°55'48"E	4.85
L8	N08°46'39"E	25.33
L9	N08°46'39"E	25.33

CURVE	DIRECTION	CH LENGTH	RADIUS	ARC LENGTH
C1	N67°11'01"W	82.74	500.00	82.84
C2	S67°47'49"E	93.40	500.00	93.54
C3	N68°31'34"W	62.34	525.00	62.38
C4	N63°46'48"W	24.60	525.00	24.60
C5	S66°20'03"E	64.56	475.00	64.61
C6	S71°41'37"E	24.25	475.00	24.25
C7	S83°30'16"W	59.71	50.00	63.99
C8	N31°18'19"W	47.76	50.00	49.79
C9	N25°44'27"E	47.74	50.00	49.77
C10	N82°47'13"E	47.76	50.00	49.79
C11	S40°55'13"E	46.58	50.00	48.46
C12	S70°19'20"E	51.92	525.00	51.94
C13	S84°57'46"E	46.26	525.00	46.28
C14	N67°11'01"W	78.61	475.00	78.70

MONUMENTS	DIRECTION/DISTANCE
CITY MON #149 to TA-294	S55°37'22"E 2733.67'
TA-294 to TA-295	S60°45'33"E 593.62'

NOTES:
 ALL BOUNDARY CORNERS ARE "1/2" IRON ROD WITH CAP STAMPED "RPLS 2475" SET" UNLESS OTHERWISE STATED.
 LOTS 1 THROUGH 18 SHALL NOT HAVE ACCESS FROM HARTRICK BLUFF ROAD.
 A 4' SIDEWALK IS REQUIRED ALONG ONE SIDE OF HARTRICK BLUFF ROAD.
 THE FINAL PLAT HAS BEEN PROVIDED TO UTILITY COMPANIES FOR REVIEW.
 THERE SHALL BE NO DEVELOPMENT WITHIN THE 100-YEAR FLOOD BOUNDARY.
 A NOTICE OF INTENT WILL BE FILED WITH THE U.S. E.P.A. AT LEAST 48 HOURS PRIOR TO INITIAL CONSTRUCTION ACTIVITY.
 THE GRASS-LINED SWALE LOCATED IN LOT 10 SHALL BE MAINTAINED BY THE LOT OWNER.

100-YEAR FLOOD BOUNDARY AS PER FLOOD INSURANCE RATE MAP FOR BELL COUNTY, TEXAS (UNINCORPORATED AREAS) PANEL 230 OF 415 COMMUNITY PANEL NUMBER 480706 0230 B EFFECTIVE DATE FEBRUARY 15, 1984.

T.B.M. EL=570.23
 "C" ON SE WINGWALL OF EAST HEADWALL OF CULVERT @ HARTRICK BLUFF RD & FRIARS CREEK

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 COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NUMBER 149. THE THETA ANGLE AT SAID CITY MONUMENT IS 01°31'21". THE COMBINED CORRECTION FACTOR (CCF) IS 0.999855.
 PUBLISHED CITY COORDINATES ARE X=3,222,070.66 Y=10,357,884.24
 THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING IS S52°09'18"E, 2820.57 FEET



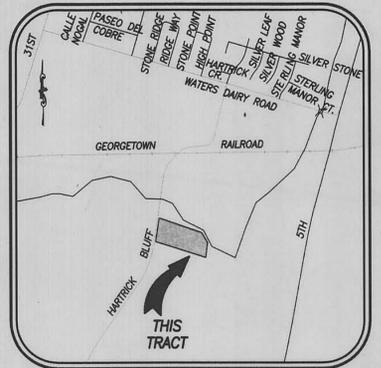
STATE OF TEXAS
 COUNTY OF BELL
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HERBY CERTIFY, THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT:

Victor D. Turley
 VICTOR D. TURLEY, P.E.
 NO. 32525

STATE OF TEXAS
 COUNTY OF BELL
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HERBY 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.

Victor D. Turley
 VICTOR D. TURLEY, R.P.L.S.
 NO. 2475

THE ABOVE ENGINEER ATTESTS THAT THE PROPOSED DEVELOPMENT WILL RESULT IN NO INCREASE IN THE 100 YEAR (BASE) FLOOD ELEVATION.



TAX CERTIFICATE
 THE BELL COUNTY TAX APPRAISAL DISTRICT, 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 28 DAY OF July, A.D. 2003.
 BELL COUNTY TAX APPRAISAL DISTRICT

By: *Melissa Martens*

STATE OF TEXAS
 COUNTY OF BELL

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS ESTATES AT FRIARS CREEK, A SUBDIVISION IN THE CITY OF TEMPLE, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

Henry Kiper Allen, Jr.
 HENRY KIPER ALLEN, JR.

STATE OF TEXAS
 COUNTY OF BELL TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 8TH DAY OF AUGUST 2003 BY HENRY KIPER ALLEN, JR.

Nanette M. Gil
 NOTARY PUBLIC



STATE OF TEXAS
 COUNTY OF BELL

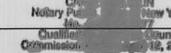
I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS ESTATES AT FRIARS CREEK, A SUBDIVISION IN THE CITY OF TEMPLE, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

Raye Virginia Allen Cucolo
 RAYE VIRGINIA ALLEN CUCOLO

STATE OF TEXAS
 COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 12 DAY OF August, 2003 BY RAYE VIRGINIA ALLEN CUCOLO.

Charles R. Quinn
 NOTARY PUBLIC



STATE OF TEXAS
 COUNTY OF BELL

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF TEMPLE, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE AND HEREBY RECOMMEND APPROVAL.

Daniel C. ...
 CITY ENGINEER

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF ESTATES AT FRIARS CREEK, A SUBDIVISION IN THE CITY OF TEMPLE, TEXAS WAS APPROVED BY THE CITY OF TEMPLE ON THE 2ND DAY OF March, 2003. SAID SUBDIVISION SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF TEMPLE, TEXAS.

WITNESS MY HAND THIS THE 22 DAY OF July, 2003.

Andrew ...
 CITY SECRETARY

I, THE UNDERSIGNED DIRECTOR OF UTILITIES, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE WATER AND WASTEWATER MASTER PLANS AND APPLICABLE ORDINANCES AND HEREBY RECOMMEND APPROVAL.

Anthony ...
 DIRECTOR OF UTILITIES

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 23RD DAY OF July, 2003.

Rene ...
 PLANNING COMMISSION CHAIR

FINAL PLAT of:
ESTATES AT FRIARS CREEK
 1 BLOCK, 18 LOTS
 5.428 ACRES
 A SUBDIVISION IN THE MAXIMO MORENO SURVEY, No.14
 CITY OF TEMPLE, BELL COUNTY, TEXAS

TRACT SURVEYED: OCTOBER 15, 2002
 5.428 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES AND ATTACHED TO DEDICATION INSTRUMENT

FILED FOR RECORD THIS 19TH DAY OF August, 2003, IN CABINET C, SLIDE 218-A, PLAT RECORDS OF BELL COUNTY, TEXAS.

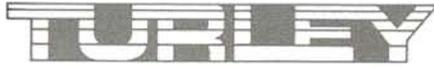
FINAL PLAT of:
ESTATES AT FRIARS CREEK
 MAXIMO MORENO SURVEY, ABSTRACT #14
 A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS
 DEVELOPED BY:
HENRY KIPER ALLEN, JR. & RAYE VIRGINIA ALLEN CUCOLO
 5880 HARTRICK BLUFF ROAD
 TEMPLE, TEXAS 76502

DATE	REVISIONS	S.B.G.
3/12/03	CITY COMMENTS	S.B.G.
4/15/03	ADDED SWALE NOTE	S.B.G.
6/11/03	DRAINAGE EASEMENT	S.B.G.
6/27/03	CHANGED BOUNDARY	S.B.G.
7/15/03	CHANGED SIGNATURES	S.B.G.

DATE:	February 17, 2003
DRN. BY:	S.B.G.
LEVEL BOOKS:	549/16 549/49
FIELD BOOKS:	660/55
JOB NO.:	02-301
SHEET 1 OF 11	
COMPUTER DWG. NO.	02-301fp

11041-D
 DRAWING NUMBER

ENGINEERING • PLANNING • SURVEYING
 CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.
 301 N. 3rd ST.
 TEMPLE, TEXAS 76501
 E-MAIL: VDTURLEY@AOL.COM
 (254) 773-2400
 (254) 773-3998



TURLEY ASSOCIATES, INC.

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

July 31, 2014

Brian L. Chandler, AICP
Director of Planning
City of Temple
2 North Main, Suite 102
Temple, TX 76501

RE: The Estates at Friars Creek

Dear Brian,

On behalf of our client, Turley Associates Inc. respectfully requests that the City of Temple consider the following request to vacate the plat for the Estates at Friars Creek, filed for record August 19, 2003, in Cabinet C, Slide 348-A, Plat Records of Bell County, Texas.

This request is to vacate the plat in its entirety. No utilities or roads have been constructed within the platted property and no lots have been sold. The current owner proposes to build one (1) home on the entire property. The owner does not wish to plat the property as a one (1) lot, one (1) block plat.

Please feel free to contact me at the office or by email if you have any questions, comments or concerns.

Sincerely,

TURLEY ASSOCIATES, INC.

A handwritten signature in cursive script that reads "Jennifer Ryken".

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

JR

RESOLUTION 2003-0028-R

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF TEMPLE, TEXAS, APPROVING THE FINAL PLAT OF THE ESTATES AT FRIARS CREEK, AN APPROXIMATELY 5.52 ACRE, 18 LOT, ONE BLOCK SUBDIVISION LOCATED ON THE EAST SIDE OF HARTRICK BLUFF ROAD, JUST SOUTH OF FRIARS CREEK.

Whereas, on March 3, 2003, the Planning and Zoning Commission considered the final plat of the Estates at Friars Creek, an approximately 5.52 acre, 18 lot, one block subdivision located on the east side of Hartrick Bluff Road, just south of Friars Creek;

Whereas, there was no citizen opposition expressed at the March 3, 2003, Planning and Zoning Commission meeting; and

Whereas, the Planning and Zoning Commission has considered the matter and deems it in the public interest to approve the final plat of the Estates at Friars Creek Subdivision.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TEMPLE, TEXAS, THAT:

Part 1: The Planning and Zoning Commission approves the final plat of the Estates at Friars Creek, an approximately 5.52 acre, 18 lot, one block subdivision located on the east side of Hartrick Bluff Road, just south of Friars Creek, more fully shown on the Plat which is on file in the City's Planning Department, incorporated herein and referred to by reference, subject to the *Letter of Plat Conditions* dated February 26, 2003, attached hereto and made a part hereof for all purposes as Exhibit "A."

PASSED AND APPROVED this the 3rd day of March, 2003.

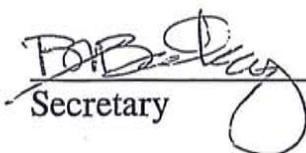
PLANNING & ZONING COMMISSION



By: Bruce Connor, Chairman

ATTEST:

APPROVED AS TO FORM:


Secretary
City Attorney's Office

CITY PLANNING
PLANNING-ZONING-MAPPING



**COMMUNITY
DEVELOPMENT**
HOUSING - SOCIAL SERVICES

February 26, 2003

H.K. & Raye Virginia Allen
5800 Hartrick Bluff Road
Temple, Texas 76502

RE: Letter of Plat Conditions
Estates at Friars Creek
Final Plat
Summary of Staff Comments

Dear H.K. & Raye Virginia:

The following comments reflect Staff recommendations and code requirements, with which we have all agreed. We appreciate your cooperation in addressing these items.

Description:

This is a 5.52(+/-) acre, 18 lot residential plat of the Estates at Friars Creek. The current zoning of the property is Single Family One. The Future Land Use Map shows Moderate Density Residential. There were two exceptions to the Subdivision Ordinance granted with the preliminary plat (maximum cul-de-sac length of 500', and perimeter street fees). The Planning and Zoning Commission shall be the final plat authority as no additional exceptions are required.

Streets:

1. At the preliminary plat, \$297 was required as a proportional share for the 18 residential lots being created, and no right-of-way dedication is necessary as there is 60' right-of-way along Hartrick Bluff Road. (Planning)
This is due prior to final plat recordation.
2. Access to and from the subdivision is directly from Allen Way, not Hartrick Bluff. (Planning)
Please note on plat.

3. Geotechnical survey to be included with each final plat submittal with cores taken every 300' within the road bed for road design. (Engineering)
Construction is to be with a 9" base instead of core testing.
4. 4' sidewalks are required along one side of collector. (Planning)
Noted on plat.

Drainage:

1. Please place the following certification on all Drainage Plans according to Section 1.4 of the Drainage Criteria Manual:

"The above Engineer attests that the design was conducted in accordance with the Drainage Criteria and Design Manual."
(Engineering)

2. Specify minimum permissible building floor elevations on the plat. This is to be 1' above the 100 year storm or curb, whichever is higher.
3. Please make a note in the final plat that a Notice of Intent should be filed with EPA meeting their deadlines, and a copy provided to the City prior to any construction activity. Attached is some preliminary information links: <http://www.epa.gov/earth1r6/6en/w/formsw.htm> (Engineering)
4. Please provide a sediment control plan in accordance with section 9.3 of the DCM. No sediment or silt shall enter any existing or new storm drain system or natural waterways (creek, stream, lake, etc.) Please provide details for sedimentation/erosion control on plans. (Refer to Chapter 9 of the Drainage Criteria Manual). (Engineering)
5. Please include stabilized construction entrance maintenance per Section 9-4-3 of the Drainage Criteria Manual. (Engineering)
6. Total Q_{100} is 33.21 cfs and Q_{10} is 19-84 cfs. If only 13.78 cfs can enter the channel, inundation can occur within subdivision since water is coming in three times as fast as it is going out. Please address.
7. Provide drainage calculations for Allen Way and Hartrick Bluff Road (to account for upstream and local runoff during design and major storm) per Section 1.3.4 of DCM. Please provide capacities and velocities plus water level elevations for 25 year and 100 year storm events for local swales/channels and those in the immediate vicinity of the subdivision. Please provide the FFE relative to major (100 year) storm in roads per Table 1-2 and 1-3 of DCM, and swales/channels per 1.4.7 paragraph 4 of the DCM for each lot.
8. Show erosion/sedimentation control measures on plan for downstream point source releases until future development occurs (Chapter 9.0 of DCM or EPA SW3P requirements)

9. Upstream drainage should be designed to safely pass through or around subdivision. Below ground storm drainage system may be required if maximum encroachment in Tables 1-1, 1-2 and 1-3 of DCM is reached. (Engineering)
10. Open channels/ditches (including existing ditches crossing or adjacent to subdivision) should be adequate to contain flow within channel banks for the 25-year storm, and the lowest finished floor elevation of residential dwellings or public, commercial and industrial buildings shall be no less than one (1) foot above the level of inundation for the major storm event (100-year storm) per 1.4.7 of DCM. (Engineering)
11. Show all post-development on-site and off-site flows with directional arrows. An easement is required for the installation of stormwater sewers or drainage ditches, and/or required for the preservation or maintenance of a natural stream or water course or other drainage facility. Off-site easements should be obtained prior to Final Plat approval for releases from channel/swales and structures should be designed within the easement to convey these releases. (Engineering)
12. Analyze swale release impacts on downstream properties. (Engineering)
13. Provide profile showing swale outlet tie in to receiving body, erosion control features, and end treatment. (Engineering)
14. Show cross sections of the ditches and erosion control (sedimentation and erosion control plan per Section 9.0 of the DCM) for the lots. Velocity of flow in channel exceeds Table 6-6 of the DCM. (Engineering)
15. Demonstrate how ditches safely convey upstream flood water (design and major 100 year storm) to creek without impacting subdivision. (Engineering)
16. Show end treatment/erosion control at ditch outfalls, (trace drainage to creek using flow arrows) and measures to minimize pollutant load into creek and banks. (Engineering)
17. Please provide all relevant documentation of necessary drainage easements and structures onsite and offsite pertinent to the subdivision. (Engineering)
18. If the 100-year flood plain crosses any location within the subdivision, the developer/owner shall provide:
 - a. Certification by a PE, that "the proposed development will result in NO increase in the 100 year (base) flood elevation." In addition, the lowest floor (including basement) of any new or substantially improved residential or non-residential building shall be elevated at least 1.0 foot above the 100 yr (base) flood elevation or be built consistent with other drainage design requirements of the DCM, whichever is more stringent.
 - b. Certification by a registered engineer, architect, or Land Surveyor of the "AS Built" Lowest Floor Elevation.

19. If a letter of map revision (LOMR) is warranted, the developer/owner shall have the LOMR and supporting documentation including the application/certification forms for revisions/amendments to the National Flood Insurance Rate Maps (FIRM) prepared by a PE (for any map revision by the responsible agency) and followed through until completion.

Utilities:

1. All long water services shall be 1-1/2-inch.
Shown as typical.
2. Sewer services from lots 7 and 8 shall be installed from the main line on Allen Way.
3. Place note on plan that states "all sewer services shall be placed on a 2% minimum slope, but note that sewer service to lot 11 will not clear under the water line if service is placed at a 2% grade. Lower the main in this area to provide service to this lot.
4. Move water and sewer to 5 feet behind back of curb.
5. Place sewer line in the middle of the 15 foot easement.
6. Show detail on concrete cap.
7. Sewer main shall be 8".
8. Recommend no parking within the cul-de-sac. (Fire)
9. Fire hydrant is adequate. (Fire)
10. Side and rear easements will need to be 15' unless the easement contains both sewer and water, then it would need to be 20'. (Utilities)
11. Flushing of water lines shall be per drawing #11041-D (City of Temple Standards), General Notes, Item 5. Revise drawing accordingly.

Technical Items:

1. Lot and block numbers and street names will be required on the Preliminary or Final Plat. (Addressing)
2. Field notes are required for all off-site easements.
These have been submitted for review.

Legal:

1. Dedication instrument is okay. Correct typographical error in first paragraph of 15 foot off-site utility easement. (Legal)

Parks and Recreation:

1. Park fees are \$225 per lot for residential subdivisions, so \$4,050 is required for 18 lots and due prior to the time of final plat recordation. (Parks)

Miscellaneous:

1. If there are any special requirements for the property, please note on all construction plans.

Please contact me if you have any questions or concerns at 254/298-5668.

Sincerely,



B. A. Bailey, AICP
Planning Director

F: R/F
Estates at Friars Creek Final Plat
C: Vic Turley

STATE OF TEXAS §
COUNTY OF BELL §

VACATION OF PLAT

September 15, 2014

I, David Uhrobrock, being the sole owner of all of the land in the plat entitled "ESTATES AT FRIARS CREEK," and filed for record in Cabinet C, Slide 348-A, of the Plat Records of Bell County, Texas, and dedicated in Volume 5111, Page 284, of the Real Property Records of Bell County, Texas, declare the plat and dedication to be vacated upon approval by the City of Temple, Texas.

David Uhrobrock

STATE OF TEXAS §
COUNTY OF BELL §

This instrument was acknowledged before me on the _____ day of _____, 2014, by David Uhrobrock.

Notary Public

APPROVAL BY CITY OF TEMPLE, TEXAS

APPROVED by the Planning and Zoning Commission of the City of Temple, Texas, on the _____ day of _____, 2014.

PLANNING AND ZONING COMMISSION

By: William J. Sears, Chairperson

ATTEST:

APPROVED AS TO FORM:

Secretary, Planning &
Zoning Commission

City Attorney's Office



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

09/15/14

Item #4

Regular Agenda

Page 1 of 2

APPLICANT: Chuck Lucko on behalf of Morris Venture Partners VI, LLC.

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: P-FY-14-48 Consider and take action on the Final Plat of Shoppes On The Hill, a 12.40 +/- acres, 4-lot, 1-block nonresidential subdivision, located along the west side of South 31st Street, between Scott Boulevard and Everton Drive.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Shoppes On The Hill.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of Shoppes On The Hill on September 4, 2014. It was deemed administratively complete on September 11, 2014.

Final Plat of Shoppes On The Hill is a 4-lot, 1-block, nonresidential subdivision, located along the west side of South 31st Street, between Scott Boulevard and Everton Drive. The property is currently going through a rezoning from TMED (T5-c) to PD-T5-c (Planned Development District-TMED T5-c) with rezoning case Z-FY-14-38.

The plat reflects 42-foot wide and 34-foot wide mutual access easements for circulating traffic from Scott Boulevard southward through the development. The plat reflects a mutual access easement shared with the adjacent Scott and White Properties Subdivision, where the Hilton Garden Inn is located on Scott Boulevard. **The plat requires minor label changes to the private access easement that will need to be recorded and placed on the plat prior to plat recordation. Slight revisions will be made to the plat prior to the Planning and Zoning meeting.**

Existing 8-inch water and 8-inch sanitary sewer lines exist in the south right-of-way of Scott Boulevard. Existing 6-inch, 8-inch, and 12-inch water lines exist in the west right-of-way of South 31st. An existing 10-inch sanitary sewer line exists along the west right-of-way of South 31st Street.

The plat reflects a 20-foot wide private drainage easement running north/south through the development.

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 SHOPPES ON THE HILL

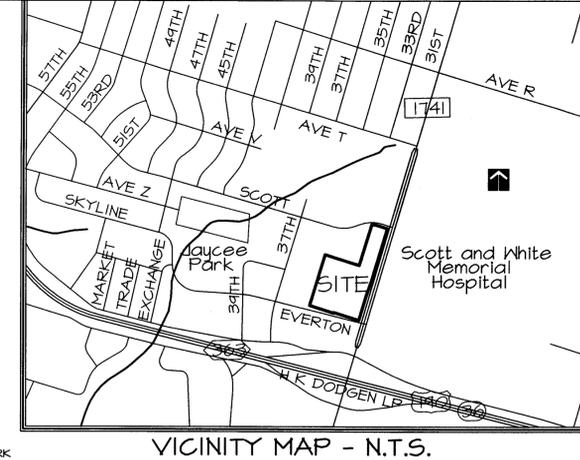
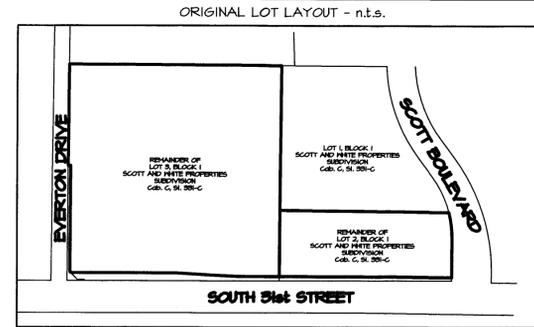
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

BEING PART OF THE REDDING ROBERTS SURVEY, ABSTRACT 642, BELL COUNTY, TEXAS, AND BEING A REPLAT OF THE REMAINDER OF LOTS 2 AND 3, BLOCK 1, SCOTT AND WHITE PROPERTIES SUBDIVISION, AN ADDITION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET C, SLIDE 331-C, PLAT RECORDS OF BELL COUNTY, TEXAS.

This plat is to accompany a metes and bounds description of the herein shown 12.40 acre tract.

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHD BEARING	CHD LENGTH
C1	268.44'	132.67'	116°08'50"	N 15°03'55" W	225.20'
C2	187.04'	300.00'	26°10'54"	N 24°55'00" E	135.40'
C3	84.81'	321.40'	15°07'07"	S 74°56'12" E	84.58'

LINE	BEARING	DISTANCE
L1	S 17°34'16" W	50.04'
L2	S 61°55'35" W	3.14'
L3	S 16°53'36" W	7.43'
L4	S 16°44'31" W	18.45'



STATE OF TEXAS
COUNTY OF BELL

MORRIS VENTURE PARTNERS VI, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SHOPPES ON THE HILL, 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.

MORRIS VENTURE PARTNERS VI, LLC, A TEXAS LIMITED LIABILITY COMPANY
P O BOX 676
SALADO, TEXAS 76571

BY: WILLIAM C. MORRIS IV
Manager

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM C. MORRIS IV, 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 _____

AFFIDAVIT:

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

Dated this the _____ day of _____, 2014 A. D.

By: Bell County Tax Appraisal District

STATE OF TEXAS
COUNTY OF BELL

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

Charles C. Lucko
CHARLES C. LUCKO, R.P.L.S.
REGISTRATION NO. 4636

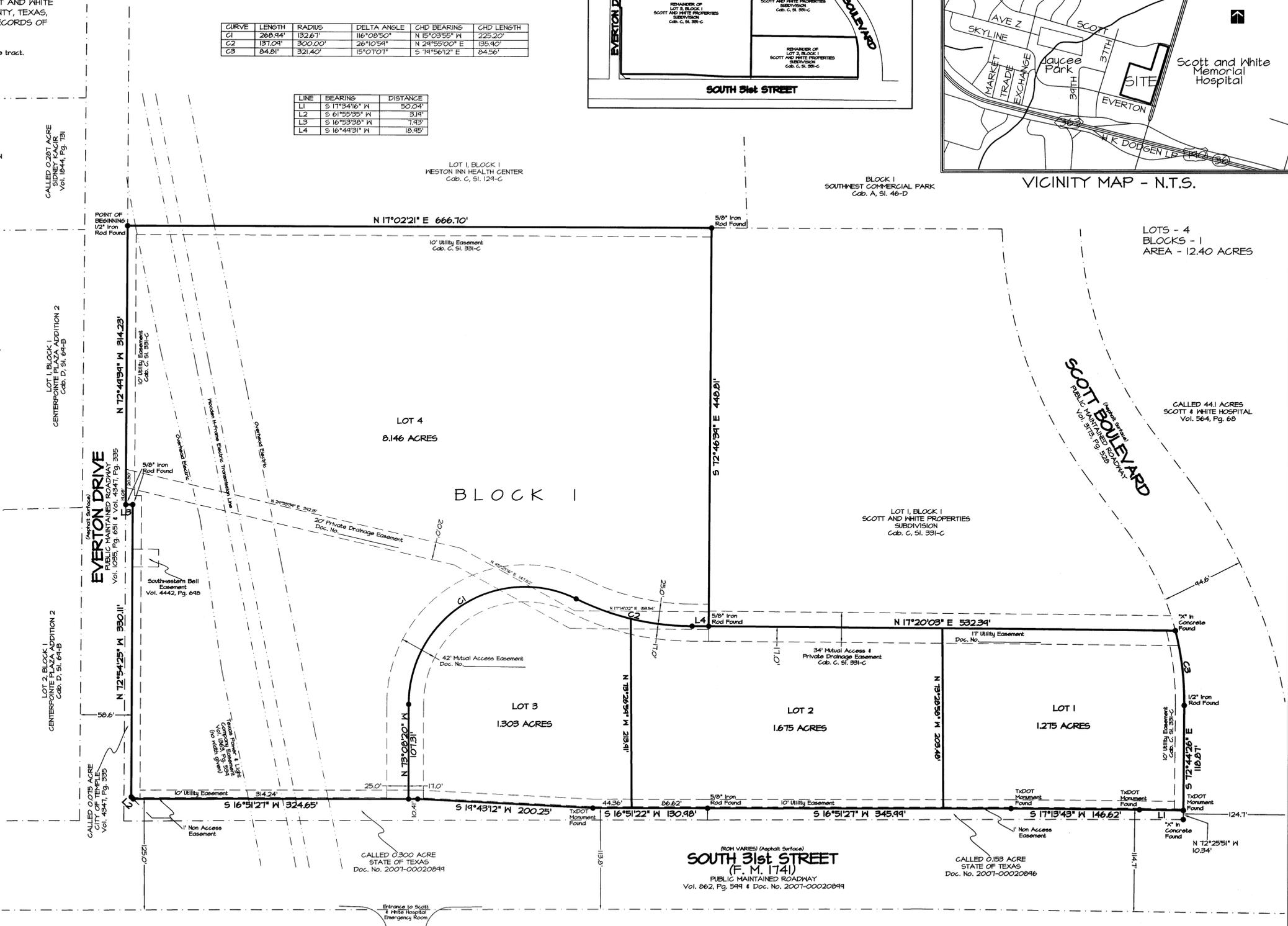
DATE SURVEYED, APRIL 22, 2014

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. 3. The theta angle of City Monument No. 3 is 01° 31' 42". The combined correction factor (CCF) is 0.999848. Grid distance = surface distance X CCF. Geodetic north = Grid north + theta angle. Published City coordinates for City Monument No. 3 are N = 10366400.84, E = 3,225,333.77. Reference tie from City Monument No. 3 to the southwest corner of this 12.40 Acre tract is S 46°42'40" W 1380.21 feet.

Based upon what can be scaled from the graphics shown on F.E.M.A Flood Insurance Rate Map (FIRM), Map No. 48027C0355E, effective date September 26, 2000, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.



• 5/8" Iron Rod with cap stamped "ACS" set (unless otherwise noted)



FINAL PLAT OF
SHOPPES ON THE HILL
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

1303 South 21st Street
Temple, Texas 76504
254-718-2272, Killeen 254-634-4636
Fax 254-774-1608
Tx. Firm Lic. No. 10023600



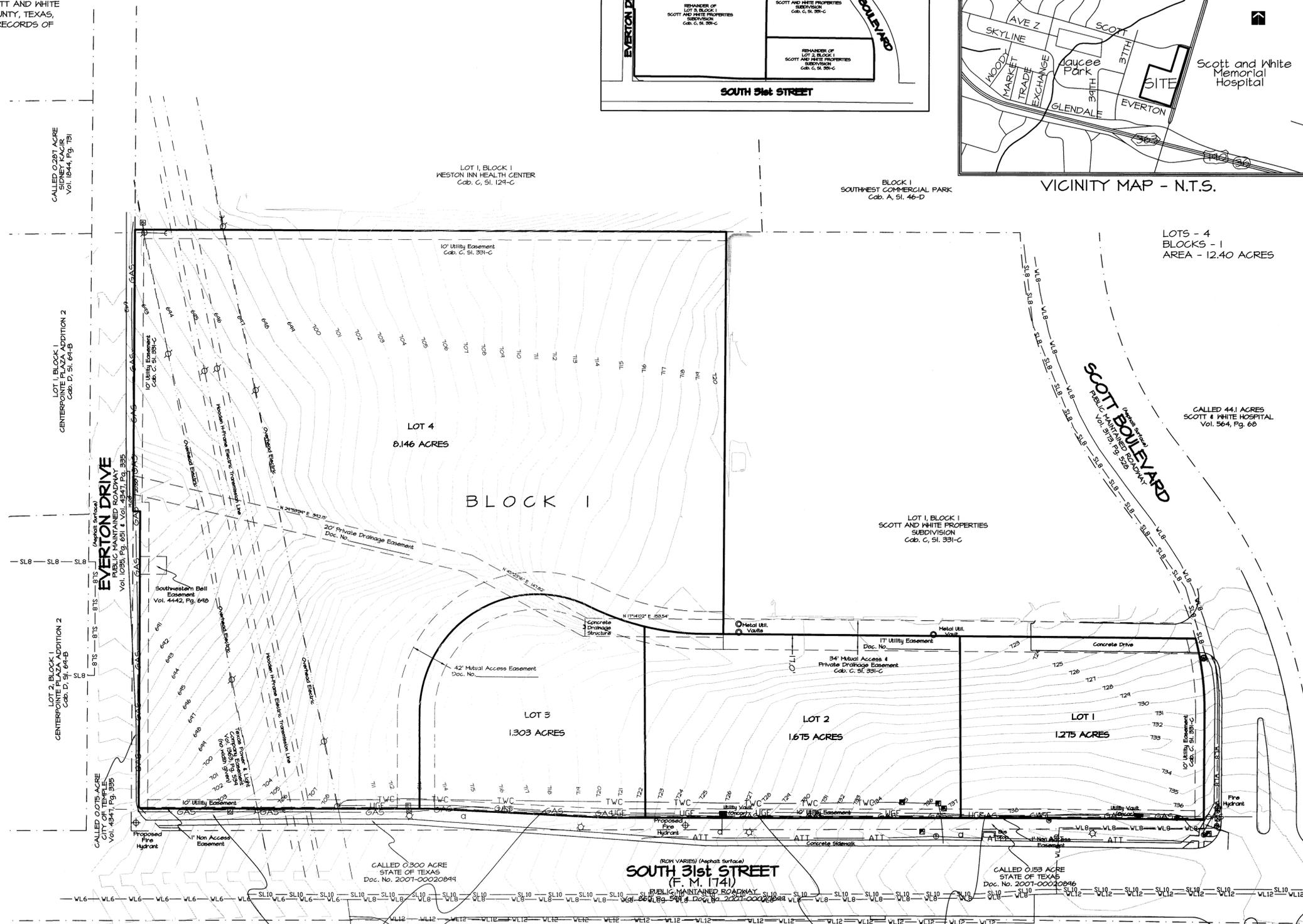
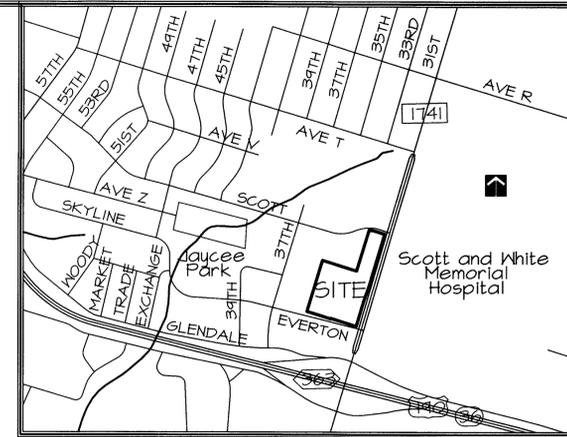
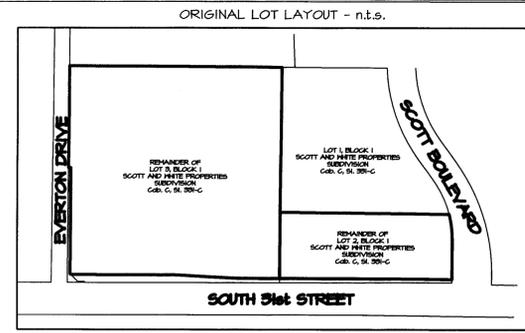
Note: There is an existing 8' wide sidewalk along South 31st Street and a 5' wide sidewalk along Scott Boulevard. Per UDC Section 6.3.11, a minimum 8' wide sidewalk is required along South 31st Street and a minimum 6' wide sidewalk is required along Scott Boulevard.

FILED FOR RECORD THIS _____ DAY OF _____, 2014.
IN YEAR _____, PLAT # _____, PLAT RECORDS OF BELL COUNTY, TEXAS.
DEDICATION INSTRUMENT # _____, OFFICIAL RECORDS OF BELL COUNTY, TEXAS.

Plot Date: 04-06-2014
Survey completed: 07-23-2014
Scale: 1" = 60'
Job No.: 140288
Dwg No.: 140288P
Drawn by: SLH
Surveyor: CCL 4636
Copyright 2014 All County Surveying, Inc.

TOPOGRAPHICAL / EXISTING UTILITY LAYOUT for
SHOPPES ON THE HILL
 WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

BEING PART OF THE REDDING ROBERTS SURVEY, ABSTRACT 642, BELL COUNTY, TEXAS, AND BEING A REPLAT OF THE REMAINDER OF LOTS 2 AND 3, BLOCK 1, SCOTT AND WHITE PROPERTIES SUBDIVISION, AN ADDITION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET C, SLIDE 331-C, PLAT RECORDS OF BELL COUNTY, TEXAS.



UTILITY CONTACTS & GOVERNMENTAL AGENCIES

The following utility companies have been supplied a copy of this plat and the Subdivision Plat.

Southwestern Bell Telephone Company
 117 North 1st Street
 Temple, Texas 76501
 TTS-8626 TTS-8502 fax TTS-8574

Time Warner Cable
 P.O. Box 428
 Temple, Texas 76503
 TTS-8164 fax TTS-6248

ONCOR (previously TXU Electric)
 303 West Calhoun
 Temple, Texas 76501
 TTS-6218 fax TTS-6248

CENTROVISION
 P.O. Box 3157
 Temple, Texas 76505
 TTS-1163 fax TTS-0718

TXU Gas
 303 West Calhoun
 Temple, Texas 76501
 TTS-2581 fax TTS-2545

CITY OF TEMPLE

Director of Planning
 248-5668

SPECIAL UTILITY NOTE

The location of the underground utility lines shown hereon is based on a combination of visible surface appearances and record information. Locations shown are generally schematic in nature and may not accurately reflect the correct size and location of each particular utility. Some utility lines may not be shown. Prior to any construction, all utility companies should be notified to mark any buried lines. Contractors shall assume responsibility for actual field location and protection of existing utility facilities whether shown or not.

Contours shown hereon as per survey provided by land owner. No surveying was performed by this surveyor to locate the actual contours.

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 0.9999571. Grid distance = Surface distance X CCF. Geodetic north = Grid north + theta angle. Published City coordinates for City Monument No. 1054 are N = 10,353,132.74 E = 3,217,452.35. Reference tie from City Monument No. 1054 to the southeast corner of said Village at Friars Creek is N 44° 41' 32" E 12471.00 feet.

Based upon what can be scaled from the graphics shown on FEMA Flood Insurance Rate Map (FIRM), Map No. 48021C0355E, effective date September 26, 2008, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.



TOPOGRAPHICAL / EXISTING UTILITY LAYOUT for
SHOPPES ON THE HILL
 WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

1303 South 21st Street
 Temple, Texas 76504
 254-TTS-2272 Killien 254-634-4636
 Fax 254-TTS-1608
 Tx. Firm Lic. No. 10023600



Plot Date: 04-06-2014
 Survey completed: 07-23-2014
 Scale: 1" = 60'
 Job No. 140533
 Dwg No. 140533T4U
 Drawn by SLM
 Surveyor CCL 84636
 Copyright 2014 All County Surveying, Inc.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

09/15/14
Item #5
Regular Agenda
Page 1 of 5

APPLICANT / DEVELOPMENT: Old Town Development

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: Z-FY-14-37 Hold a public hearing to consider and recommend action on a rezoning from Urban Estate District (UE) to Single Family-One District (SF-1) on 61.137 +/- acres, being a tract of land in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located at 5105 Charter Oak Drive.

STAFF RECOMMENDATION: While the proposed SF-1 zoning is not consistent with current FLUP designation of Agriculture / Rural, based on the following discussion, staff recommends approval for a rezone from UE to SF-1 for the following reasons:

1. The requested rezone is consistent with the anticipated growth of the area which would support higher density residential development of the surrounding area which is consistent with the Suburban Ranch designation of the FLUP;
2. The request is consistent with SF-1 zoning established in the immediate area, across from Charter Oak Drive;
3. The request is in partial compliance with the Thoroughfare Plan; 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 61.137 +/- acres, is within the Agricultural/Rural designation. In August 1999, per Ordinance 1999-2651, a City initiated rezoning occurred from General Retail (GR) to the current Urban Estate (UE).

Although the subject property as SF-1 is anticipated to be developed with detached single-family residences, there are a number of uses that are permitted by right. Those uses include but are not limited to:

Residential uses

Family or Group Home
Industrialized Housing

Nonresidential uses

Farm or Ranch
Place of Worship
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).

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

<u>Direction</u>	<u>FLUP</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	Agriculture/ Rural &	UE	Undeveloped
North	Suburban Residential	GR, UE, SF-1 & MH	Scattered SF Uses
South	Suburban Commercial	LI, GR	BNSF Railroad, I-35, scattered Commercial & Industrial Uses
East	Agriculture/Rural	UE, GR	Scattered SF Uses on Acreage
West	Agriculture/Rural	GR, ETJ	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)	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. The applicant proposes 61.137 +/- acres for single-family residential development.

According to the Comprehensive Plan, "The Agricultural/Rural designation 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. This designation is also meant to protect areas in active farm and/or ranch use." For additional discussion, see availability of Public Facilities section of this report. The proposed rezone to SF-1 is not consistent with the Agricultural/Rural designation. While staff analysis places a significant weight on consistency to the FLUP, surrounding uses, existing zoning and anticipated development of the subject property is significantly considered during the analysis. In this case, while the proposed rezone from UE to SF-1 proposes a higher density of residential development, it is consistent with the anticipated growth of the surrounding area which would be supported by the

Suburban Residential FLUP designation. The Suburban Residential designation is established immediately to the north across Charter Oak Drive and it would be expected the Suburban Residential FLUP designation would be expanded to accommodate future growth.

Initially, the area north of Charter Oak was platted as the Riverside subdivision in 1952 while in unincorporated Bell County. This area was later part of land acquisition for the water treatment plant in the City in 1999. The remaining platted lots represent the only SF-1 zoned lots in the immediate area. Staff has identified that these lots range from 8,364 square feet to over one acre in size.

Under the current UE zoning, lots require a minimum 22,500 square feet. On the other hand, under the proposed SF-1, lots are required to have a minimum 7,500 square feet.

In anticipation of the SF-1 zoning by the property owner, staff has met on a preliminary basis with the applicant and been provided with a draft of the Preliminary Master Plat (attached) containing 184 lots. The lots range from 8,866 square feet to 32,585 square feet in area. The plat has not been formally submitted for review or has been evaluated by the Design Review Committee. At some point in the future, it can be anticipated that the plat will be submitted and brought forward to the Planning & Zoning Commission for review and consideration.

In conclusion, while the proposed rezone is not consistent with the FLUP, the proposal is consistent with adjacent FLUP designation and the anticipated growth and development of the area. If the City Council approves the rezone, the FLUP will need to be updated.

Thoroughfare Plan (CP Map 5.2)

The property has frontage along Charter Oak Drive. The Thoroughfare Plan (see attached) identifies Charter Oak Drive as a proposed minor arterial.

Based on a factor of 9.52 total trips per day per residential dwelling, it can be anticipated that an additional 1,752 trips per day will be introduced to Charter Oak Drive.

The factor is based on an industry-accepted factor and modified by calculations derived from the Institute of Traffic Engineers Trip Generation Manual 9th Edition for detached single-family homes. The resulting projected figure is meant to provide general insight to the traffic volume and is not meant to be construed as part of a traffic impact analysis by staff. While a detailed traffic impact analysis is not required, staff understands from the applicant that an analysis will be prepared for this development.

According to the Comprehensive Plan, Functional Classification Criteria – Table 5A.1, a resulting traffic volume per day (VPD) of 5,000 to 30,000 receives a roadway classification of minor arterial. The resulting VPD is consistent with the roadway classification of Charter Oak Drive

It should be further noted that while the traffic counts shown are for Charter Oak Drive, the counts were taken approximately 1.6 miles northeast of the site at Charter Oak Drive and Profit Lane. Furthermore the counts were taken in a direction leading away from the project site. There is no data available on Charter Oak Drive and the immediate project site.

Additional right-of-way dedications and improvements can be anticipated and triggered with the platting process. No Transportation Capital Improvement Plan (TCIP) projects are listed within the immediate area funded through 2019. 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.

In the following Infrastructure Adequacy Table, the existing and UDC required right-of-way conditions for Charter Oak Drive as well as existing traffic count information collected by the City at a site closest to the project site are shown.

Infrastructure Adequacy Table	
5,000 - 30,000 Vehicles Per Day (T-Fare Sec. 5A-1)	Minor Arterial
Current ROW Width / Pavement Width	54' +/- ROW Width 32' +/- Pavement Width
UDC Required ROW Width / Pavement Width	70' ROW Width 49' Pavement Width
Dedication Anticipated (1/2 Street Balance)	8 Feet
Daily Traffic Count 2013 (3300 Blk of Charter Oak)	7742 Daily Trips
Daily Traffic Count 2014 (3300 Blk of Charter Oak)	7723 Daily Trips
Projected Daily Traffic Volume (184 Lots) (*)	1752 Daily Trips
(*) Projected daily traffic generated is based on an average of 9.52 daily trips per residence & is based on factors from the Institute of Traffic Engineers Trip Generation Manual 9th Ed.	

In conclusion, while the review of the subdivision impacts such as resulting traffic, infrastructure and the review of residential density will be done at the time of subdivision platting, proceeding with the platted subdivision may be premature. While Charter Oak Drive is in-place, it is substandard to meet the 184 anticipated residential lots and the additional traffic generation. Improvements to Charter Oak Drive will result from future platting however measures should be taken as early as possible to address the anticipated impacts. Further, there are no TCIP projects listed for the foreseeable future.

Availability of Public Facilities (CP Goal 4.1)

While water is available through an 18" waterline that crosses the property and an 8" water line in Charter Oak Drive, currently there is no sewer line immediately available to the subject property. The nearest line is approximately 6,000 feet to the north east. Due to the size of the proposed lots, septic systems would not be permitted and sewer line extension will be necessary. While there are three separate agreements to extend the sewer line that are in process between the property owner and the City of Temple, the extension is currently listed on the CIP project list. The agreement(s) have not been finalized, issues related to the sewer line extension and the corresponding agreements will be addressed during the preliminary plat process.

Temple Trails Master Plan Map and Sidewalks Ordinance

According to the Trails Master Plan Map, a City-Wide Spine Trail has been identified along Charter Oak Drive. Charter Oak Drive as a minor arterial requires minimum 6' sidewalks. Trails and sidewalks will be addressed at the platting stage of review.

DEVELOPMENT REGULATIONS: Standard residential setbacks in the SF-1 district are:

Min Lot Size	7,500 S.F
Min Lot Width	60'
Min Lot Depth	100'
Front	25'
Side	6' Min (10% of lot width)
Side (corner)	15'
Rear	10'

Per UDC Section 8.2.3, sidewalks are required on both sides of the road for arterial streets. The sidewalk will be installed at the time of development, and will be noted on the future plat.

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

PUBLIC NOTICE: Thirteen notices, for the public hearing were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of Thursday September 11, 2014 at 4:00 PM, one notice for disapproval and one notice for approval have been received. Staff has received several phone calls from residents outside of the notification area with concerns about increased traffic on Charter Oak Drive and overall changes to quality of life.

The newspaper printed notice of the public hearing on September 4, 2014, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Site and Surrounding Property Photos
Aerial Map
Zoning and Location Map
Future Land Use and Character Map
Localized area of the Thoroughfare Plan
Localized area of the Trails Plan
Utility Map
Draft Preliminary Master Plat
Notification Map
Returned Adjacent Property Notices

Site & Surrounding Property Photos



Site: Undeveloped (UE)



Site: Undeveloped (Looking Across Charter Oak & Charter Oak Loop (UE)



East: Scattered SF Uses on Acreage (UE & GR)



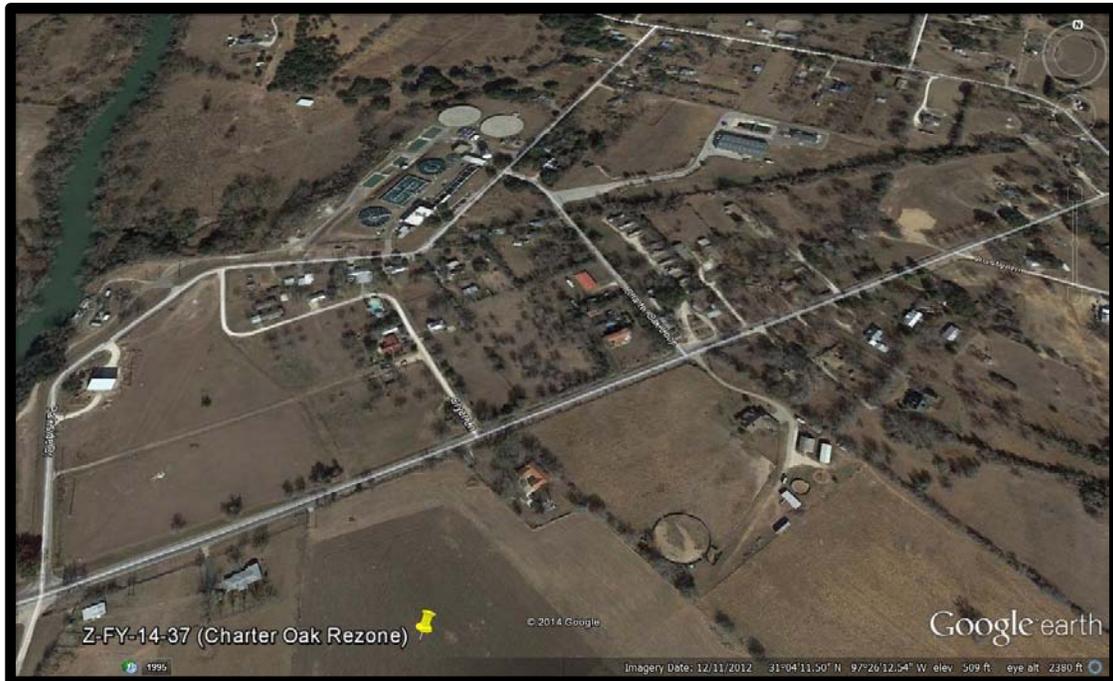
West: Undeveloped (Google Earth Image)(GR & ETJ)



North: Scattered SF Residences on Acreage (UE, GR, SF-1 & MH)



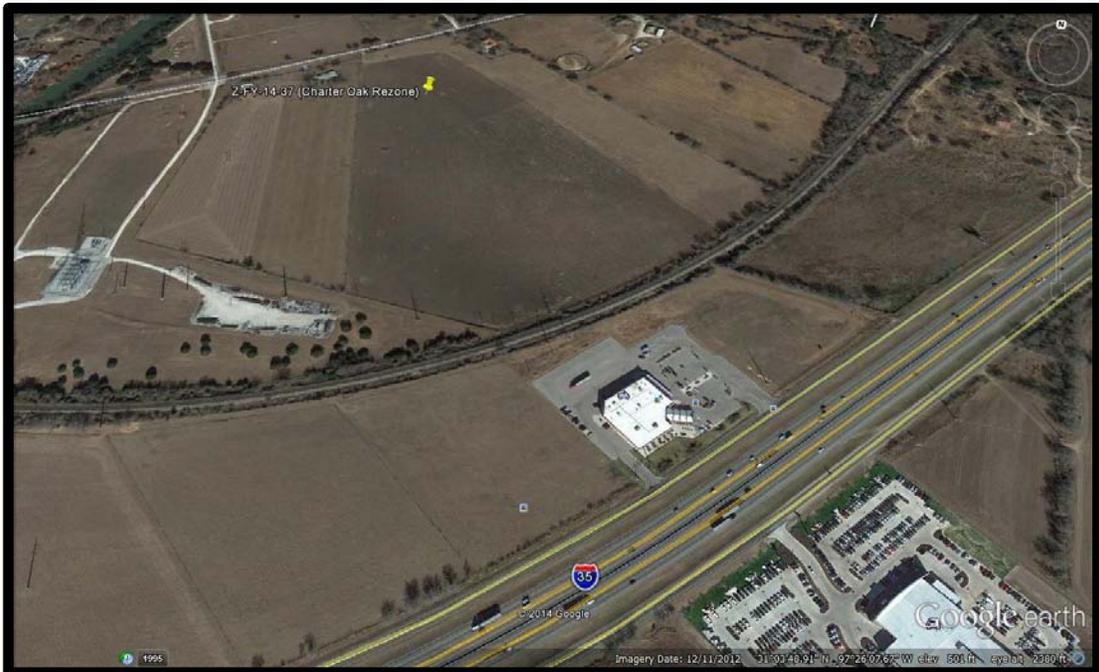
**North: (Looking from Charter Oak Loop) Scattered SF Uses
(UE, GR, SF-1 & MH)**



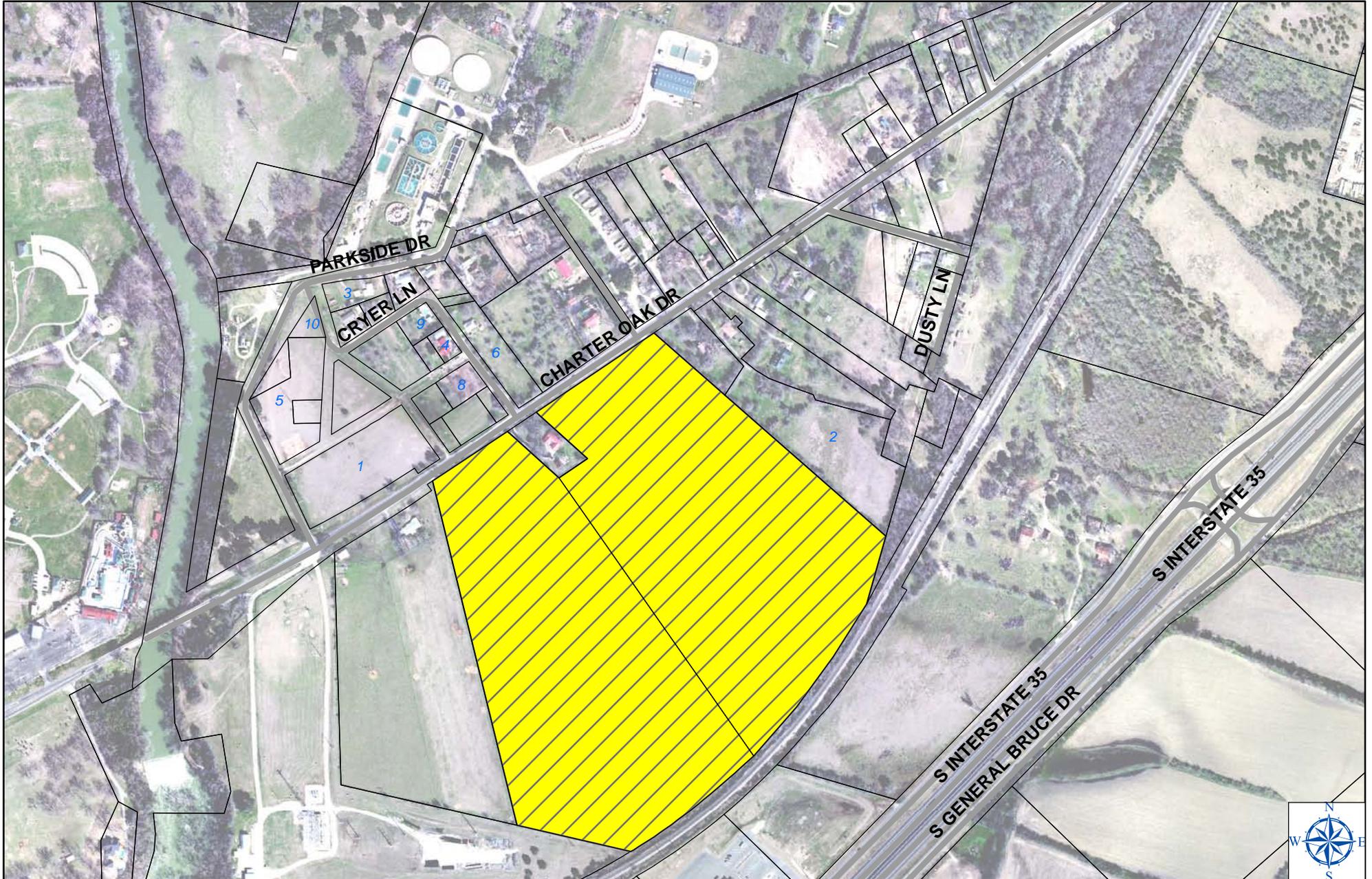
North: (Aerial) Scattered SF Uses (GR, UE, SF-1 & MH)



South: (Looking across Site) BNSF Railroad, I-35 & Scattered Commercial & Industrial Uses (LI, GR)



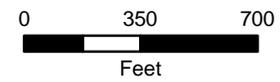
South: (Aerial) BNSF Railroad, I-35 & Scattered Commercial and Industrial Uses (LI, GR)



 Case
 Lot Number

1234-A
 1234

①
 1

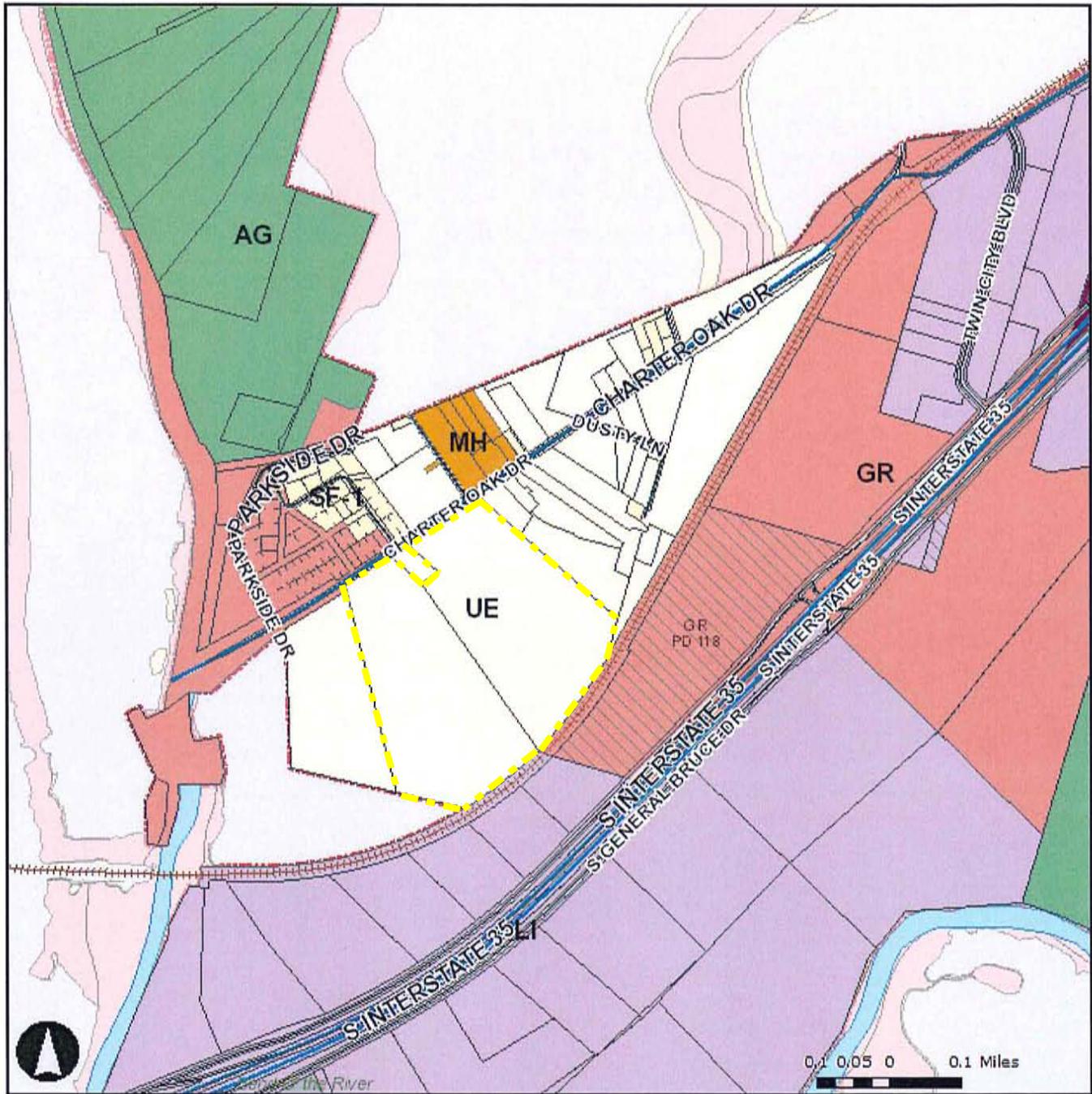


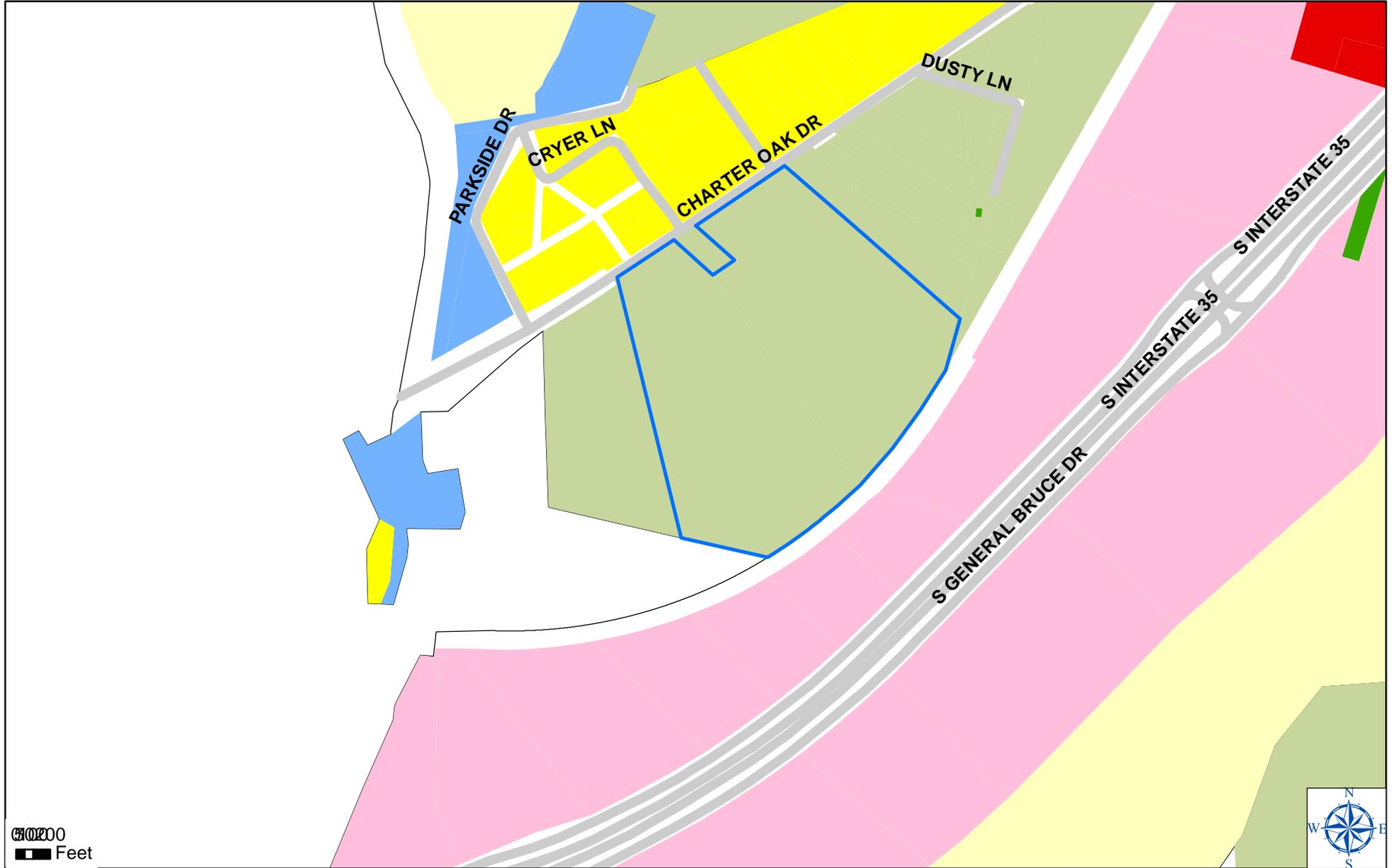
9/5/2014
 City of Temple GIS
 mbaker

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Map



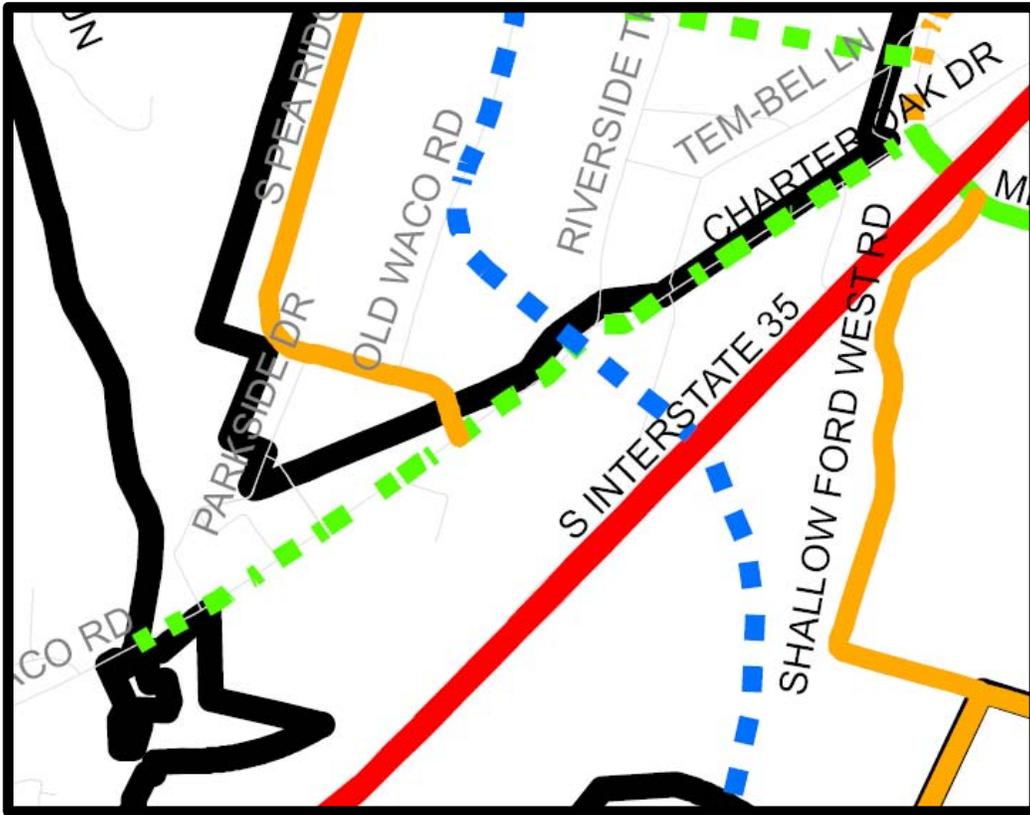


Future Land Use

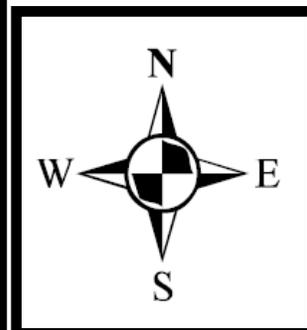
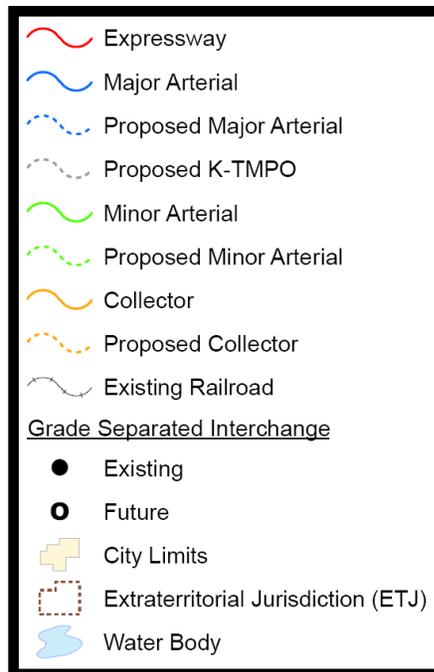
- | | | | | |
|---------------------------|-------------------------|-----------------------|-----------------------------------|----------------------|
| Neighborhood Conservation | Auto-Urban Residential | Auto-Urban Commercial | Temple Medical Education District | Public Institutional |
| Estate Residential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

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Localized Area of the Thoroughfare Plan



Map Legend (Map not to scale)

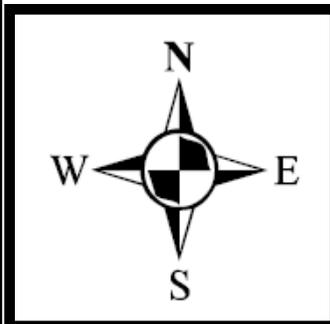


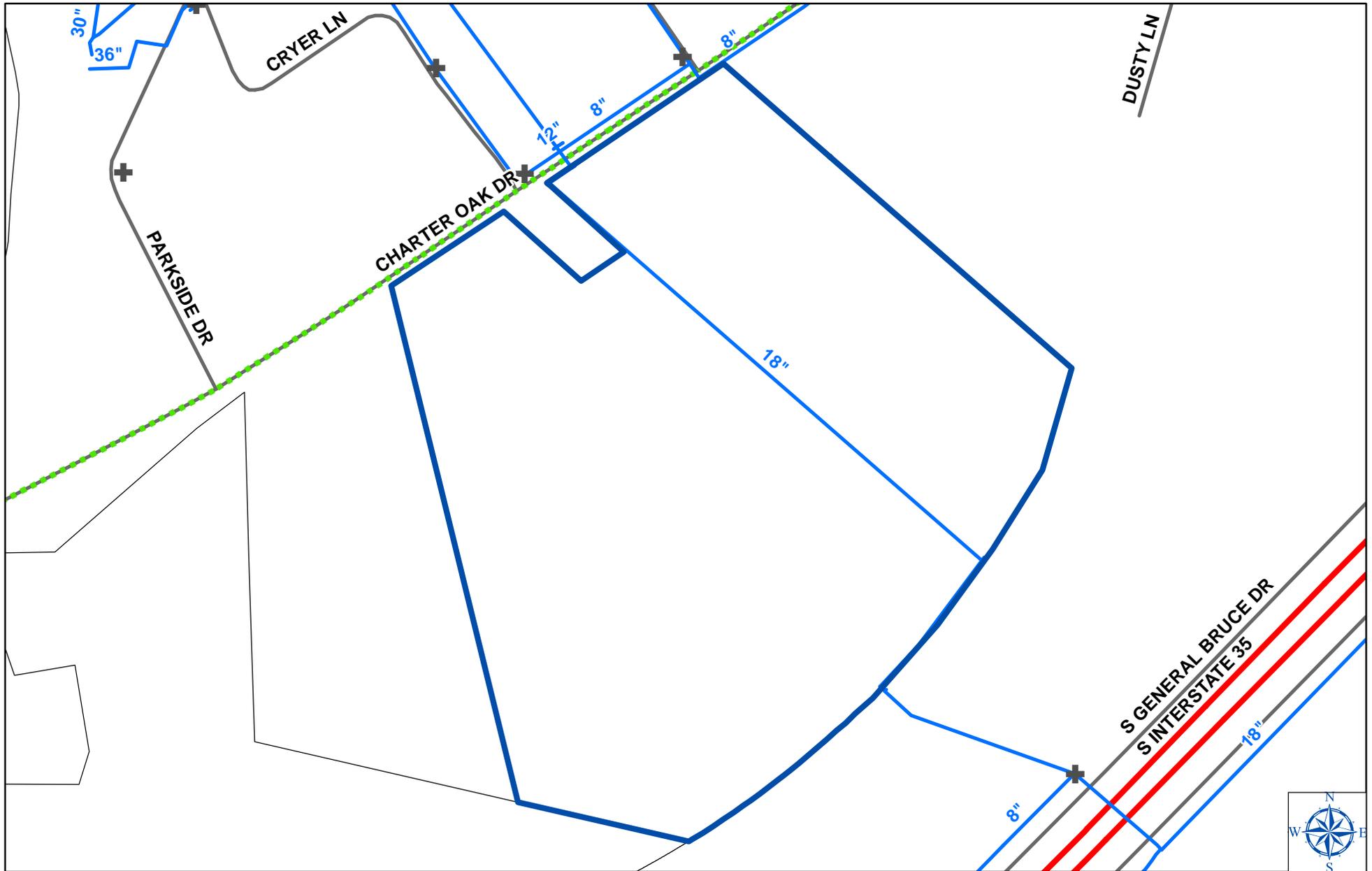
Localized Area of the Trails Plan



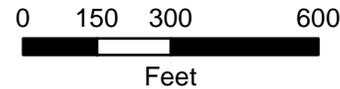
Map Legend (Map not to scale)

- Existing Citywide Spine Trail
- Under Design/Construction Citywide Spine Trail
- Proposed Citywide Spine Trail
- Existing Community-Wide Connector Trail
- Under Design/Construction Community-Wide Connector Trail
- Proposed Community-Wide Connector Trail
- Existing Local Connector Trail
- Proposed Local Connector Trail
- Schools
- PAL Parks
- Streams
- Tributaries
- Water Body
- City Limits
- Extraterritorial Jurisdiction (ETJ)





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



8/18/2014
City of Temple GIS

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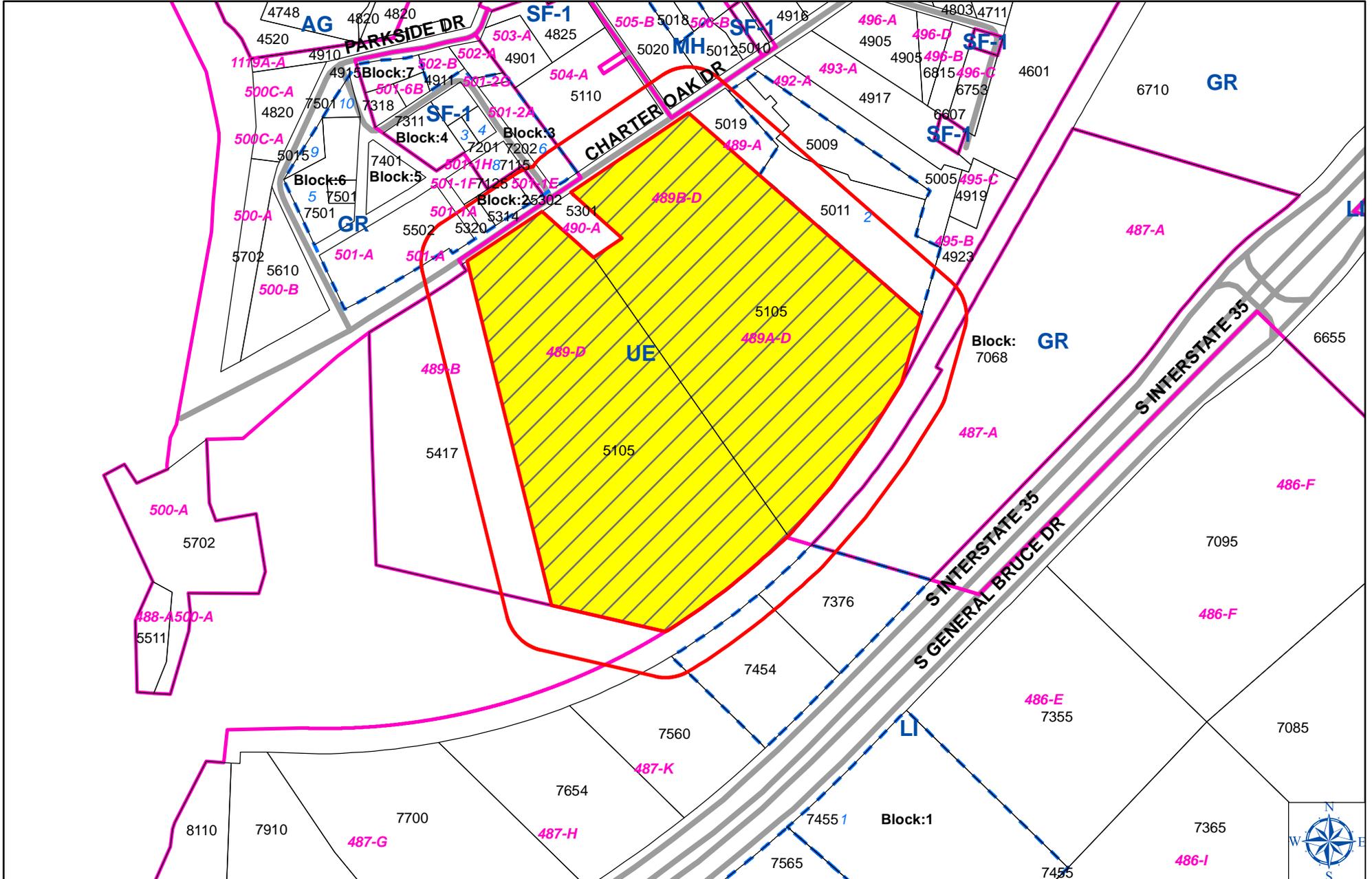




Z-FY-14-37

Notification Map UE to SF-1

5105 Charter Oak Dr.



Case

Zoning

200' Buffer

Subdivision

Outblock Number

1234-A
1234

①
1

Block Number

Lot Number

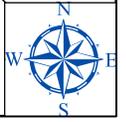
0 350 700



Feet

9/5/2014
City of Temple GIS
mbaker

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

Marion Etux Maria Allen
5301 Charter Oak Drive
Temple, TX 76502

Zoning Application Number: Z-FY-14-37

Project Manager: Mark Baker

Location: 5105 Charter Oak 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:

We believe this will over load the use of Charter Oak Drive. The cars are never ending now from new construction on North west side of town.
Most all homes here are on one acre or more lots are these?
We are concerned about street run off being greater than now causing flooding


Signature

Marion W Allen
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than September 15, 2014

RECEIVED

SEP 10 2014

City of Temple
Planning & Development

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

Number of Notices Mailed: 13

Date Mailed: September 4, 2014



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

Susan G. Skinner
350 Bluebonnet Circle
McGregor, TX 76657

Zoning Application Number: Z-FY-14-37

Project Manager: Mark Baker

Location: 5105 Charter Oak 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:

*The property down (4923) (495-B)
which connects through to Dusty Lane
is for sale!*


Signature

Susan Skinner
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than **September 15, 2014**

RECEIVED

SEP 11 2014

City of Temple
Planning & Development

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

Number of Notices Mailed: 13

Date Mailed: September 4, 2014



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

09/15/14
Item #6
Regular Agenda

APPLICANT: Will Morris, Morris Partner Ventures VI, LLC

CASE MANAGER: Brian Chandler, Director of Planning

ITEM DESCRIPTION: PUBLIC HEARING – Z-FY-14-38 – Hold a public hearing to discuss and recommend action on a rezoning from TMED (T5-c) to PD-T5-c (Planned Development District-TMED T5-c) on a portion of Lots 2 and 3, Block 1, Scott and White Properties Subdivision, located on the southwest corner of Scott Boulevard and South 31st Street.

STAFF RECOMMENDATION: Staff recommends approval of the Planned Development with the following exceptions from Sec. 6.3 (TMED) of the Unified Development Code:

1. Exceeds 12' minimum front setback (Sec. 6.3.5.B.)
2. 80 percent impervious cover limitation (Sec. 6.3.5.B.) to allow:
 - a. Lot 1: 85.1% impervious cover
 - b. Lot 2: 87.3% impervious cover
 - i. Note: Lot 3 is under the maximum with 75.1% impervious cover
3. Less than the 2-story building height requirements (Sec. 6.3.5.D.)
4. Allowing a commercial surface parking lot (Sec. 6.3.6.D. prohibits commercial surface parking lots in T5-c)
5. A drive-through would be permitted for a proposed restaurant (6.3.6.D. prohibits drive-through restaurants in T5-c)
6. Less than the 2,000 foot block perimeter standard (Sec. 6.3.7.C.)
7. 1 tree per 12 parking spaces (Sec. 6.3.10.D. requires 1 tree per 10 parking spaces)
8. Exceptions from parking lot screening (Sec. 6.3.10.E)
9. 5 foot sidewalk with no 6 foot planting strip between curb and sidewalk to allow for the preservation of an existing sidewalk along Scott Blvd. (Sec. 6.3.11.B.5.)
10. 8 foot sidewalk with no 6 foot planting strip between curb and sidewalk to allow for the preservation of an existing sidewalk along S. 31st Street (Sec. 6.3.11.D.2.)
11. 50 foot maximum building façade length without articulation (Sec. 6.3.13.D. requires a 5-foot building offset at least every 50 feet of façade length)
12. Two 8 foot x 9 foot freestanding single-tenant monument signs and two 12 foot x 10 foot multi-tenant monument signs (Sec. 6.3.16.C)

The recommendation for approval is also conditioned on the applicant providing the following:

1. Street lighting consistent with the TMED lamp standards (lighting found along S. 1st and S. 5th Streets adjacent to Temple College)
2. Pedestrian connections from the S. 31st Street and Scott Boulevard sidewalks to the retail development

ITEM SUMMARY:

The property is currently zoned TMED T5-c, which is a zoning district is intended to create “higher-density, mixed use buildings that accommodate retail, offices, row houses and apartments. It has a tight network of streets with wide sidewalks, rhythmic street tree planting and buildings set close to sidewalks.”

The proposed project would be characterized as “horizontal mixed use” as opposed to the “vertical mixed use” envisioned by the T5-c District, since the retail and proposed multi-family uses would be segregated on separate lots. However, the Future Land Use Plan designates property as Suburban Commercial, with which the proposed development complies.

A future phase of multi-family development (shown on the site plan) would require an amendment to the Planned Development standards and site plan, which would require P&Z review, followed by City Council approval.

PLANNED DEVELOPMENT (UDC SEC. 3.4): A Planned development is a flexible overlay zoning district designed to respond to unique development proposals, special design considerations and land use transitions by allowing evaluation of land use relationships to surrounding areas through development plan approval.

As part of the Planned Development request, a Development Plan (Site Plan) is required for review and consideration by the Planning and Zoning Commission and City Council.

Development Plan Review Criteria UDC Sec. 3.4.5): In determining whether to approve, approve with conditions or deny a Planned Development application, the Planning & Zoning Commission and City Council must consider the following criteria:

- A. The plan complies with all provisions of the Design and Development standards manual, the UDC and other ordinances of the City,
- B. The environmental impact of the development relating to the preservation of existing natural resources of the surrounding properties and neighborhood is mitigated,
- C. The development is in harmony with the character, use and design of the surrounding area,
- D. Safe and efficient vehicular and pedestrian circulation systems are provided,
- E. Off-street parking and loading facilities are designed to ensure that all such spaces are useable and are safely and conveniently arranged, and
- F. Streets are designed with sufficient width and suitable grade and location to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.

Additional Standards (UDC Sec. 3.4.2C): In approving a Planned Development, the City Council may require additional standards deemed necessary to create a reasonable transition to, and protection of, adjacent property and public areas, including but not limited to, access and circulations, signs, parking, building design, location and height, light, landscaping, property owners associations, open space, topography and screening.

Expiration (UDC Sec. 3.4.7): If no development has occurred on a Planned Development-zoned tract or lot within two years of the date of approval, the Planning and Zoning Commission and City Council may require a new public hearing to evaluate the appropriateness of the previously authorized Planned Development approval.

Design Review Committee: The Design Review Committee (DRC) reviewed the proposed Development Plan at their September 2, 2014 meeting, at which time the following topics were discussed:

- Vehicle access and drive widths to meet Fire Marshall requirements

- Pedestrian access from sidewalk to the development
- Easement widths and locations
- Drainage
- Lighting

All questions by DRC members were adequately addressed by the applicant.

LAND USE: Some of the uses permitted by right in the T5-c district include, but are not limited to:

Residential uses

Single-Family (Attached)
 Multi-family (with limitations)

Nonresidential uses

Assisted Living (with limitations)
 Hospital
 All Retail
 Restaurant (no drive-through)
 On-premise alcohol consumption (with a CUP)

Prohibited uses include Single-Family (Detached), all industrial and manufacturing uses, fuel 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:

<u>Direction</u>	<u>FLUP</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	Auto Urban Commercial	T5-c	Undeveloped
North	Suburban Commercial	T5-c	Undeveloped
South	Auto Urban Commercial	GR	Retail
East	TMED	SD-H (TMED)	BS&W Hospital
West	Auto Urban Commercial	T5-c	Nursing Home

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

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

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

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

The site is designated as Auto Urban Commercial on the Comprehensive Plan's FLUP; therefore, the proposed development complies with the Plan. As part of the Planned Development, a site (development) plan (attached) is required to be submitted and reviewed by the Planning and Zoning Commission and City Council.

Thoroughfare Plan (CP Map 5.2)

- Scott Boulevard (Collector) – right-of-way width is 94’, which exceeds the City’s minimum standards for the classification (55’)
- S. 31st Street (Major Arterial) – right-of-way width varies from 114’ to 125’, which exceeds the City’s minimum standards for the classification (70’)

Availability of Public Facilities (CP Goal 4.1)

Existing 8-inch water and sanitary sewer lines exist in the south right-of-way of Scott Boulevard. Existing 6-inch, 8-inch, and 12-inch water lines exist in the west right-of-way of South 31st Street. 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).

Temple Trails Master Plan Map and Sidewalks Ordinance

According to Parks and Leisure Services, both required sidewalks (on 31st Street and Scott Blvd.) will serve the City’s Citywide Trails Master Plan as part of a pedestrian network. Provided the trails / sidewalks meet the TMED requirements, the walks are seen as sufficient in meeting the Citywide Trails Master Plan requirements as well.

DEVELOPMENT REGULATIONS in the T5-c district are:

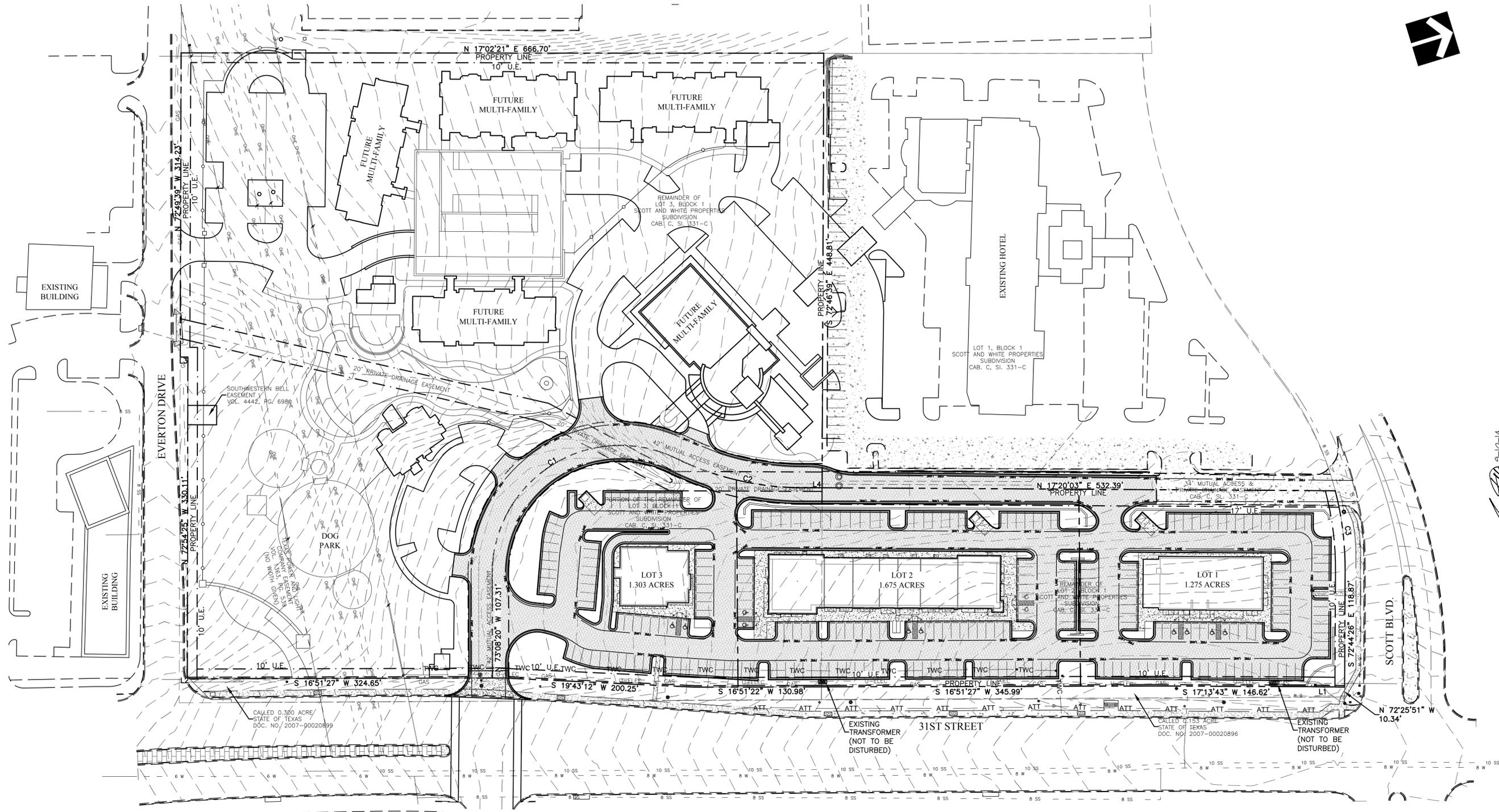
Min Lot Size	N/A
Min Lot Width	18
Min. Front	4’
Max. Front	12’
Impervious Cover	80% max

PUBLIC NOTICE: 15 notices for the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property. As of Thursday September 11, 2014 zero (0) responses from neighbors had been returned.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

- Proposed Site
- Proposed Landscape Plan
- Site and Surrounding Property Photos
- Zoning and Location Map
- Notification Map
- Future Land Use Plan map
- Thoroughfare Map
- Utility Map
- TMED Checklist
- Proposed Signage
- DRC Comments



NOTES

1. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE DEMOLITION OF EXISTING STRUCTURES, PAVEMENT SECTIONS, VEGETATION, ETC. WITH OWNER.
2. EXISTING UTILITIES WERE LOCATED BY FIELD RESEARCH/OBSERVATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS AND COORDINATE UTILITY REMOVAL AND RELOCATION WITH OWNER AND APPROPRIATE UTILITY COMPANY.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY DEPTH OF EXISTING UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT DURING CONSTRUCTION.

PARKING CALCULATOR

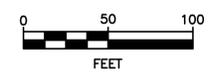
BLDG NO.	BUILDING SQ FT.	PARKING REQUIRED	SPACES PROVIDED
1	4450	1/3 SEATS	73
2	3500	1/300	12
3	6567	1/250	27
4	2500	1/3 SEATS	55
5	7152	1/3 SEATS	85
TOTAL SPACES			252

CURVE TABLE

LINE	LENGTH	RADIUS	DELTA ANGLE	CHD BEARING	CHD LENGTH
C1	268.94'	132.67'	116°08'50"	N 15°03'55" W	225.20'
C2	137.09'	300.00'	26°10'59"	N 29°55'00" E	135.90'
C3	84.81'	321.40'	15°07'07"	S 79°56'12" E	84.56'

LINE TABLE

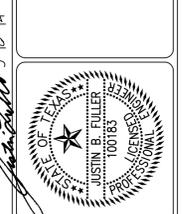
LINE	BEARING	DISTANCE
L1	S 17°34'16" W	50.04'
L2	S 61°55'95" W	3.19'
L3	S 16°53'38" W	7.93'
L4	S 16°49'31" W	18.95'



Date: 9/10/14
 Revisions: REVISED PER CITY OF TEMPLE COMMENTS.

DRAWING STATUS
 THESE DRAWINGS WERE PREPARED UNDER THE AUTHORITY OF THE REGISTERED PROFESSIONAL ENGINEER, ARCHITECT, LAND SURVEYOR, OR PLANNING PROFESSIONAL.
 FOR REVIEW ONLY AS PER DATE ON DRAWING. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. ONLY DRAWINGS ISSUED FOR CONSTRUCTION CAN BE CONSIDERED COMPLETE.
 FOR CONSTRUCTION
 FINAL DRAWINGS

SHOPPES ON THE HILL
 NEW SITE DEVELOPMENT
 TEMPLE, TEXAS



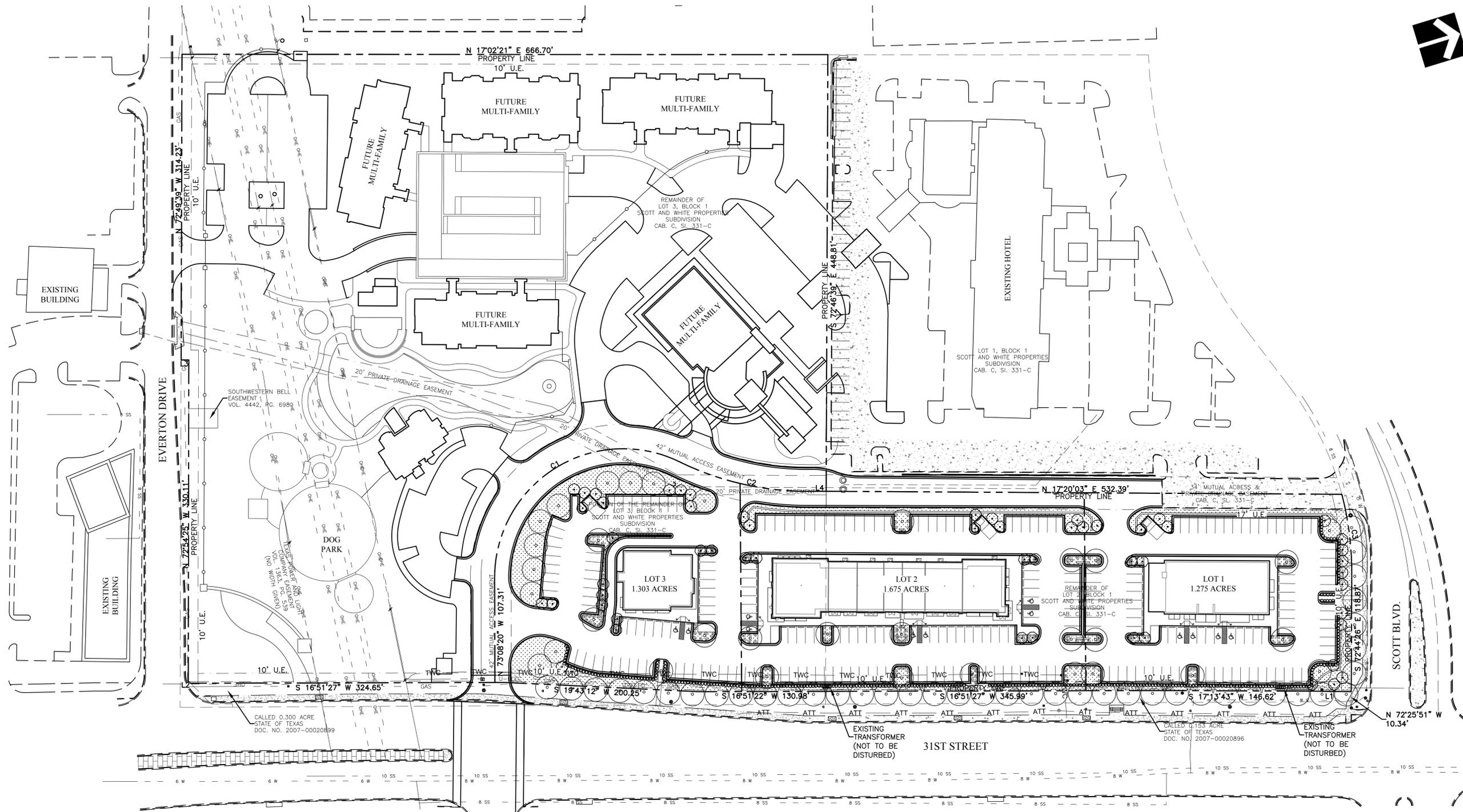
CLARK & FULLER
 CIVIL ENGINEERING • DESIGN • PLANNING
 215 North Main Street, Temple, TX 76701
 254.899.0899 www.clarkfuller.com F.10384

Project No: 141489.00
 Plot Date: 9-10-14
 Drawn By: BMK
 Designed By: JBF

SP1.1

9-10-14

CIVIL SITE PLAN



LANDSCAPE REQUIREMENTS - TMED PUBLIC FRONTAGE

LOT NO.	TOTAL LINEAR FT.	1 TREE PER 25 LF	TOTAL PROVIDED	2 SHRUBS, 30" O.C.	4" GROUNDCOVER 15" O.C.
1	255.00	10	10	AT CONSTRUCTION PLANS	
2	355.33	14	14	AT CONSTRUCTION PLANS	
3	273.95	11	11	AT CONSTRUCTION PLANS	
TOTAL	884.28	35	35	AT CONSTRUCTION PLANS	

LANDSCAPE REQUIREMENTS - TMED OVERALL TOTAL

LOT NO.	TOTAL SQ. FT.	20% REQUIRED	TOTAL PROVIDED	1 TREE & 4 SHRUBS (600)	PROVIDED TREES & SHRUBS
1	56,745.84	11,349.17	8,490.10	19 / 76	26 / 206
2	72,968.78	14,593.76	9,256.25	24 / 96	39 / 201
3	55,539.18	11,107.84	13,820.95	19 / 76	45 / 161
TOTAL	185,253.80	37,050.76	31,567.30	62 / 248	110 / 568

**TOTALS INCLUDE SCREENING SHRUBS, PUBLIC FRONTAGE AND 20% REQUIREMENTS

LANDSCAPE NOTES

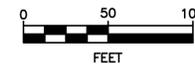
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- PRIOR TO INSTALLATION, LANDSCAPE CONTRACTOR SHALL COORDINATE THE TYPE AND LOCATION OF NEW GRASS, TREES AND SHRUBBERY WITH OWNER.
- NO REQUIRED LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER TO ADVERSELY AFFECT DRAINAGE OR UTILITY EASEMENTS.
- ALL AREAS NOT COVERED BY IMPERVIOUS SURFACES SHALL HAVE NEW GRASS SOD, GRASS SEEDING, MULCH, WASHED GRAVEL, ROCK, SAND OR OTHER DECORATIVE COVERS.
- TURF AREAS TO BE SODDED OR HYDROMULCHED SHALL BE BERMUDA, BUFFALO GRASS OR OTHER DROUGHT TOLERANT CITY OF TEMPLE APPROVED GRASS.
- PROPOSED NEW TREES SHALL BE OF SPECIES ON THE CITY OF TEMPLE TMED APPROVED TREE LIST.

CURVE TABLE

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Date: 9/10/14
 Revisions: REVISED PER CITY OF TEMPLE COMMENTS.

PRELIMINARY LANDSCAPE PLAN

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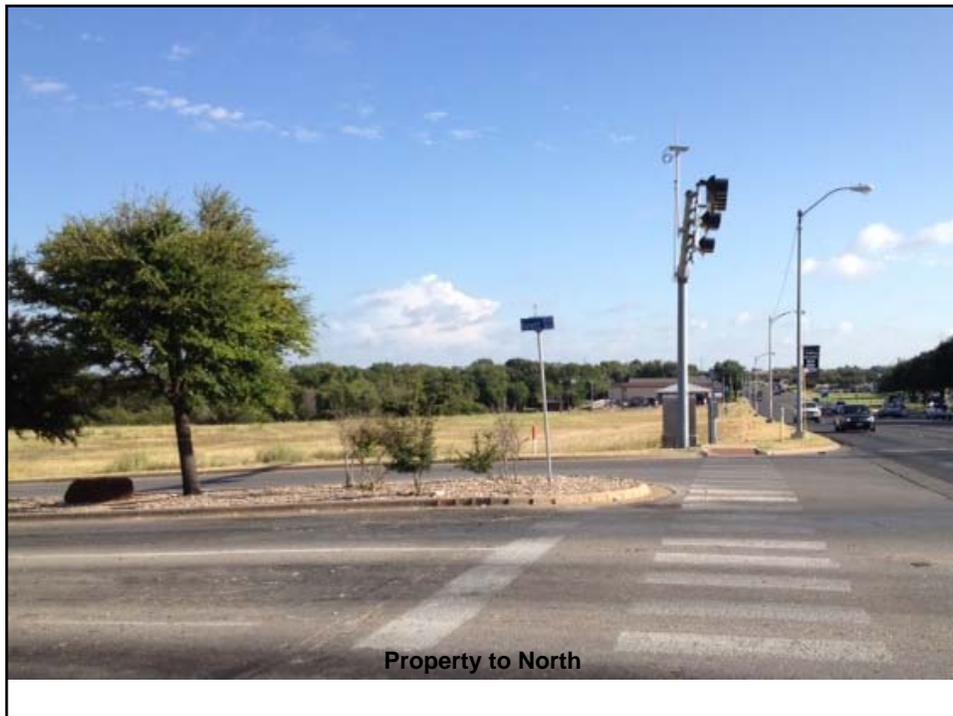
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SP1.2





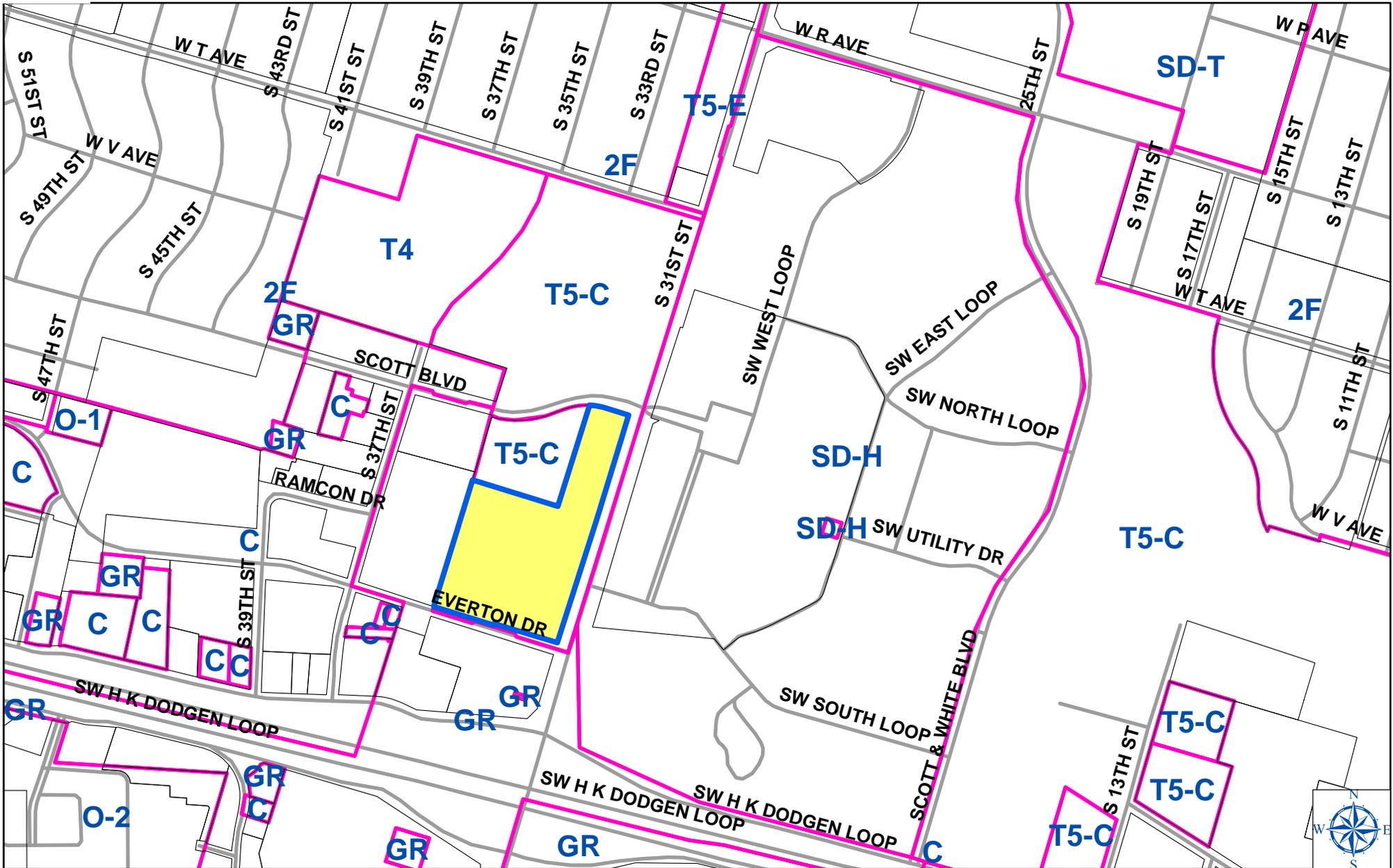


Property to South

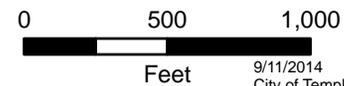


Property to East





-  Case
-  Subdivisions
-  Zoning

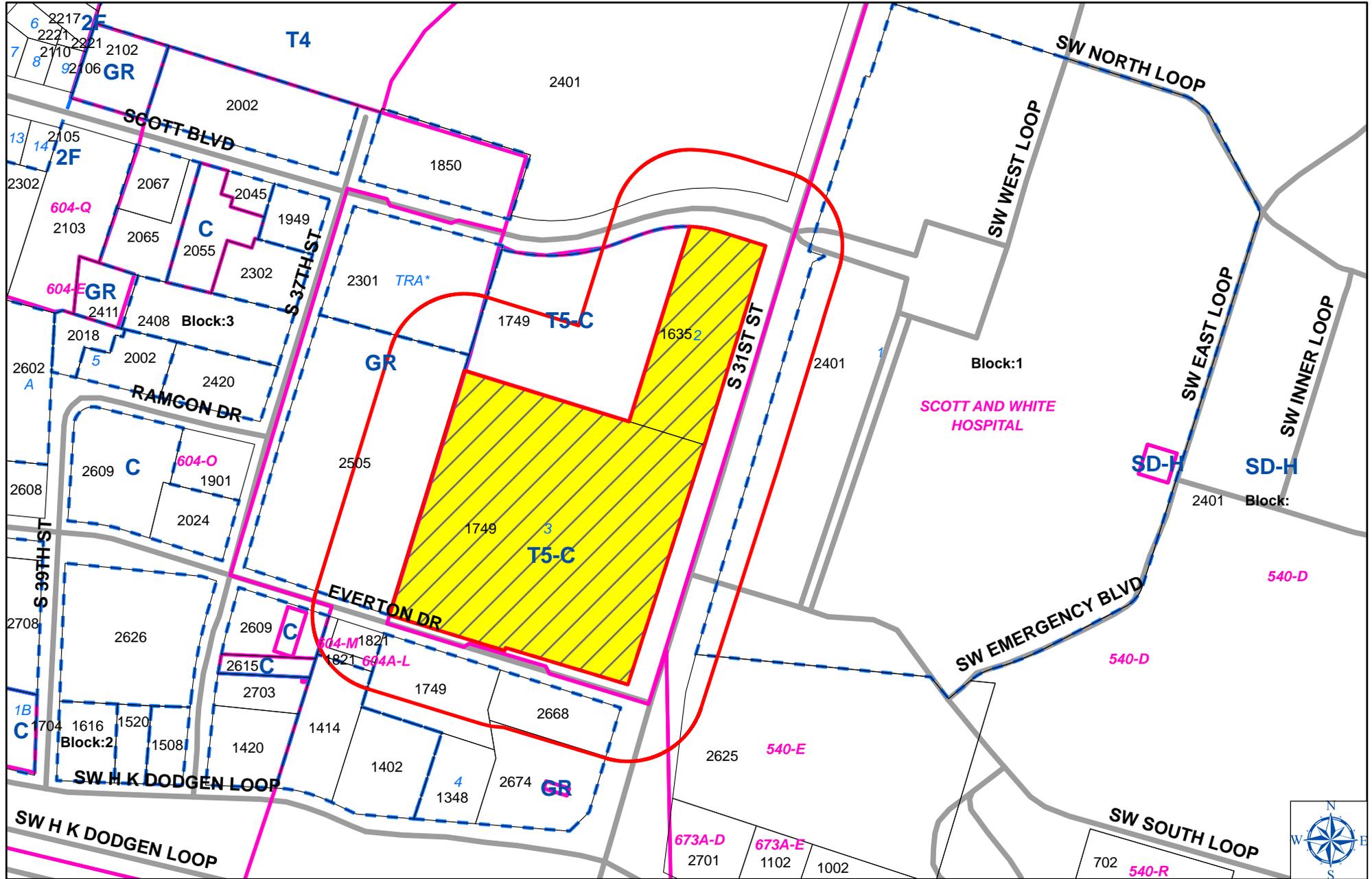


9/11/2014
City of Temple GIS

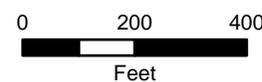
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Z-FY-14-38 TMED T5-C to Planned Development-TMED (PD-T5-C)



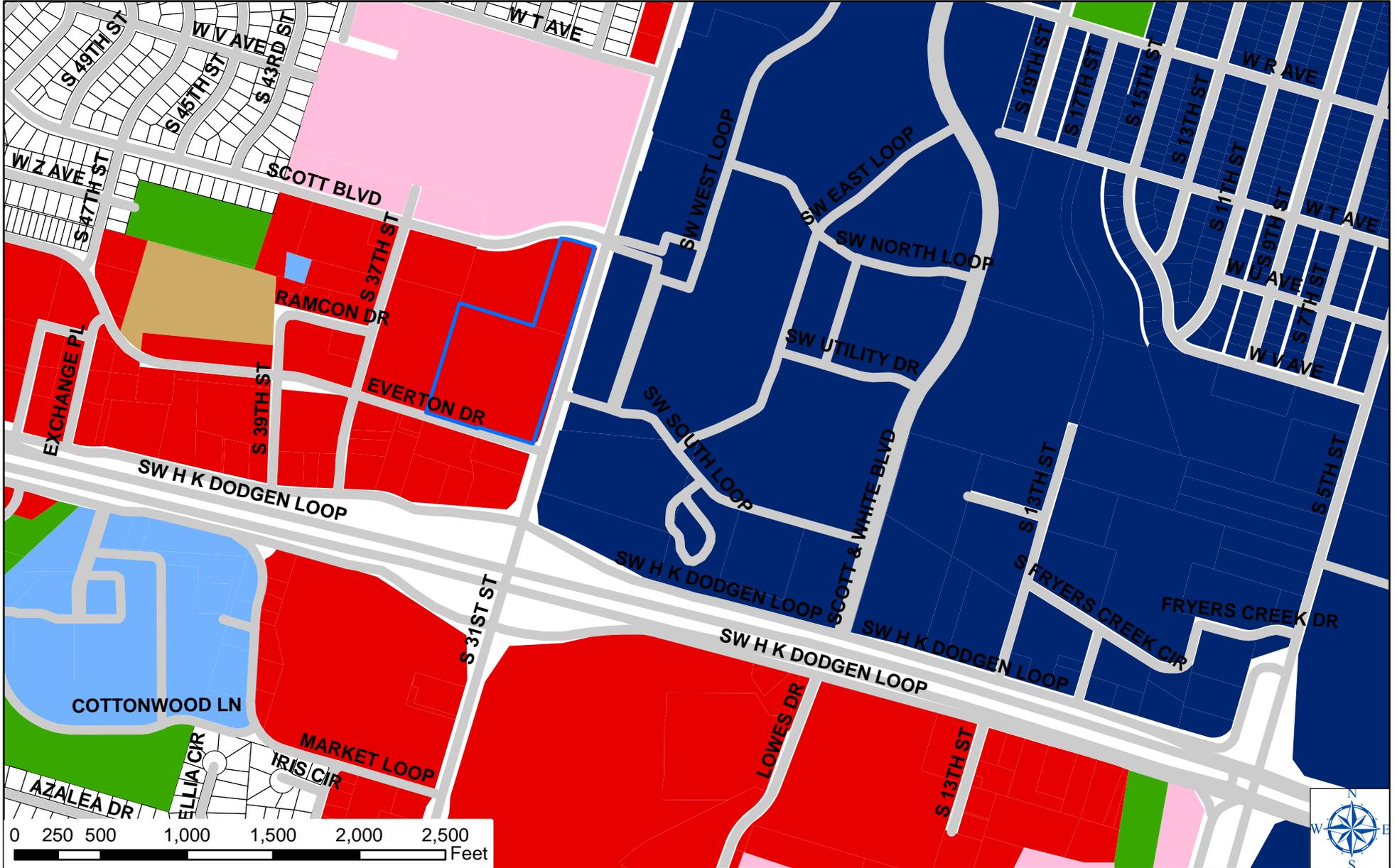
- Case
- Zoning
- Subdivision
- 1234-A Outblock Number
- 1234
- 200' Buffer
- Subdivision
- Block Number
- Lot Number



8/29/2014
City of Temple GIS
bchandler



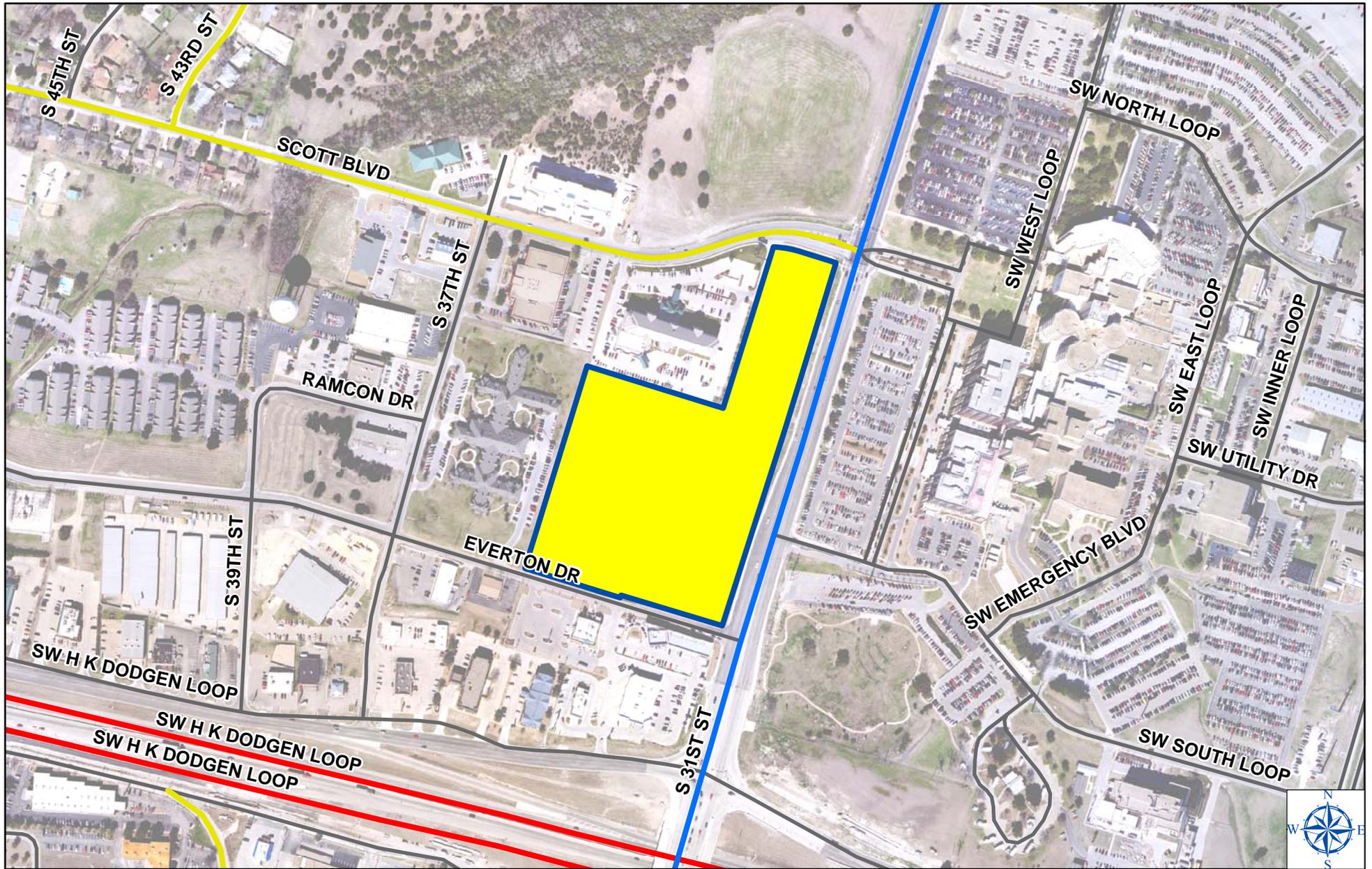
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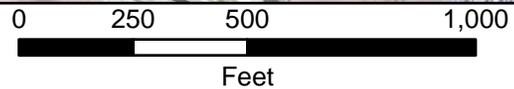
Future Land Use

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

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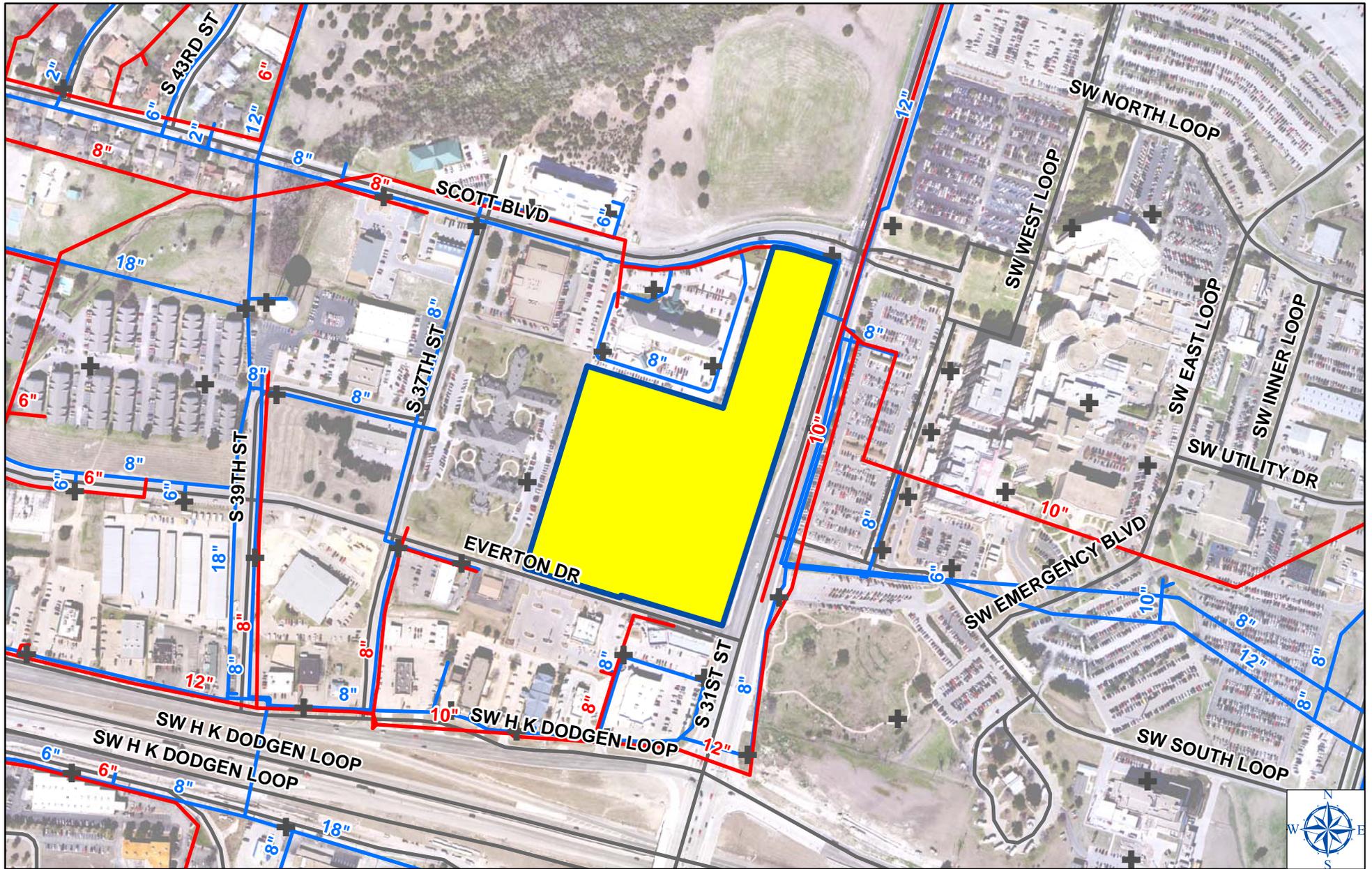


- Case
- Expressway
- Proposed K-TUTS
- Collector
- Major Arterial
- Minor Arterial
- Proposed Major Arterial
- Proposed Minor Arterial

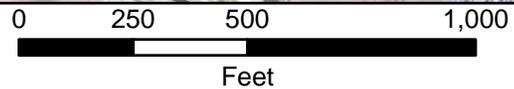


9/10/2014
City of Temple GIS

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- Case
- Fire Hydrant
- Water Line
- Sewer Line



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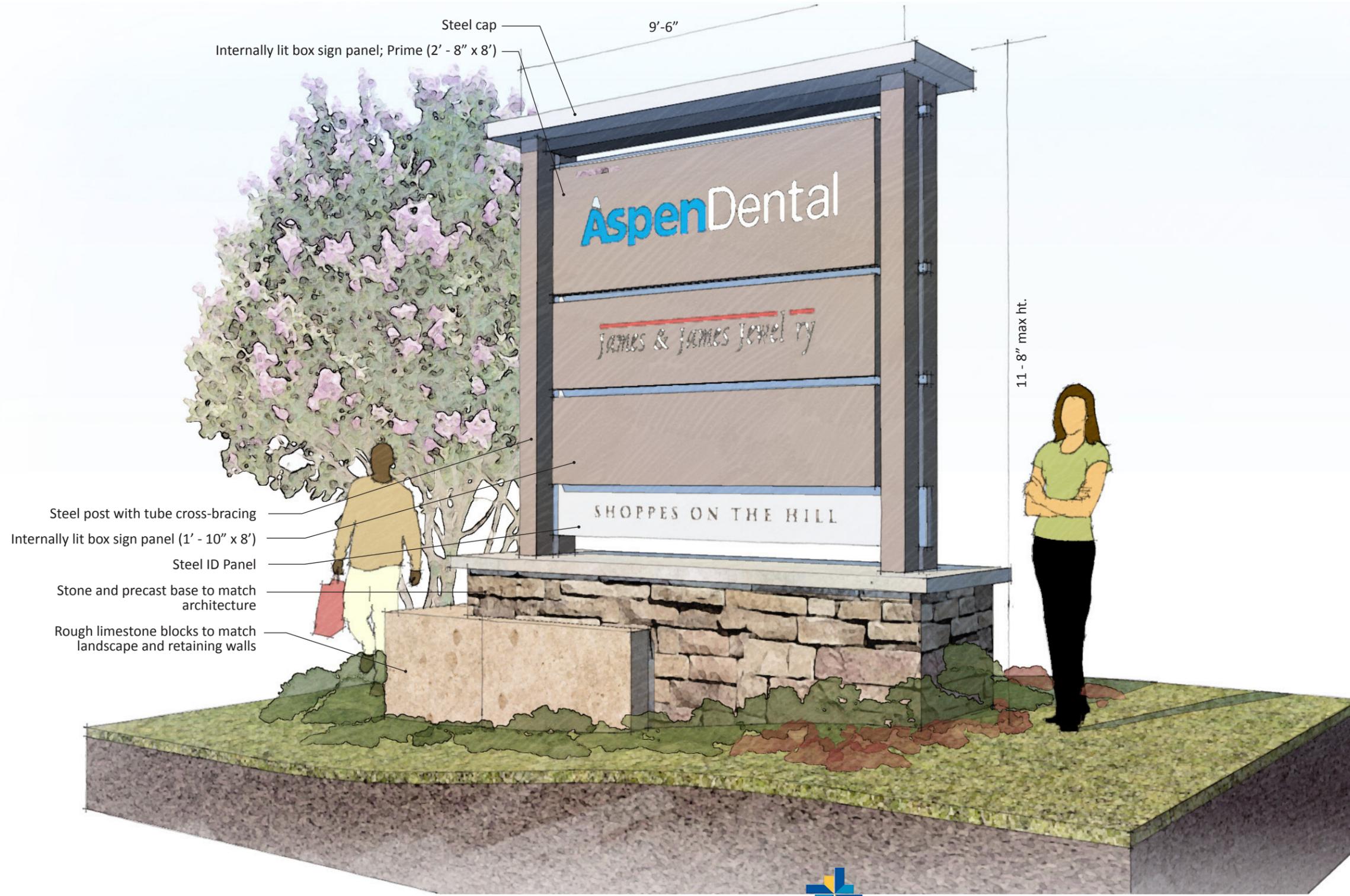
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Code Section	Code Standard	Yes/No	Proposed Standard	Reason for not meeting TMED Standard
Use Standards: UDC 6.3.6	Does the project meet dimensional and setback requirements?	No	max 12'	need front parking area
	Does the project meet building configuration requirements?	No	2 stories	single story retail, confined site
	Is the use allowed in the district per table 6.3.6D?	Yes		
	Does the use carry an "L" designation per table 6.3.6 D? If so, specific use standards apply.	Yes	Multi-family (at a later date)	Requirements will be met at that time
	Does the project meet all specific use standards? 6.3.6 E	Yes		
	Is any outdoor storage proposed? Outdoor storage not permitted in TMED. 6.3.6 G	No		
	Outdoor sale and display of commodities not allowed in transect zone or Special District where such sale is not an allowed use. 6.3.6 H	n/a		
	If permitted, does temporary outdoor display for a sidewalk sale not extend more than 5' from front façade and reserves 5' of pedestrian walkway? 6.3.6 H	No		
Circulation: UDC 6.3.7	Does the project meet Thoroughfare Standards? 6.3.7 B	Yes		
	Does the project meet Block Perimeter Standards? 6.3.7C (Not applicable to SD)	No	2,000 feet	not a full block
	Does the project meet access and connectivity standards related to driveway spacing and connection requirements? 6.3.7 D1 (Not applicable to SD)	yes		
	If project is located in T5-e district on First Street do driveway cuts meet the minimum requirements? 6.3.7D2	n/a		
Parking & Loading Standards: UDC 6.3.8	Does the project meet the minimum parking ratios and parking space dimensions required? 6.3.8B-C	yes		
	Is off street loading proposed? Does location meet requirements? 6.3.8E (Not applicable to SD)	yes, yes		
	Does parking meet general location and use standards? 6.3.8G	yes		
	Does parking located in T5-e on First Street meet special requirements? 6.3.8H	n/a		
	Is on-street parking allowed and in conformance with location and configuration standards? 6.3.8I	not allowed		
Bike Facilities: UDC 6.3.9	Is location and placement of bike facilities in accordance with standards? 6.3.9 B	yes		
	Are minimum required bicycle racks provided? 6.3.9 B	yes		
Private Property Landscape Standards: UDC 6.3.10	Is the project in a transect zone? If so then all private parking landscape standards apply 6.3.10A	yes		
	Does project provide minimum site landscaping for transect zones per table 6.3.10B?	yes		
	Are proposed trees selected from approved list and meet tree mix requirements? 6.3.10C	yes		
	Are parking lot landscaping and screening requirements met? 6.3.10D-E	No	1 tree per 10 space	1 tree per 12 spaces
	Has mechanical equipment been screened according to standards? 6.3.10F	Yes		
	Have waste containers been screened according to standards? 6.3.10G	Yes		
	Have loading docks been screened according to standards? 6.3.10H	Yes		
	Do all proposed fences and walls meet minimum standards? 6.3.10I Additional standards for: non-residential/multifamily 6.3.10J, for single family uses 6.3.10K	Yes		

Public Frontage Standards: UDC 6.3.11	Does the project meet TMED Design Criteria Manual standards for public frontage? 6.3.11B	no		
	Is curb and gutter provided? 6.3.11B	yes		
	Which frontage type standards are applicable for the street? 6.3.11C	D		
	Does the frontage depth, planting strip, on street parking and sidewalks width meet requirements set forth in Sec. 6.3.11B5?	no	8' sidewalk	existing 6' sidewalk
	Is the tree type, spacing, location, and placement in accordance with requirements? 6.3.11D	Yes		
	Has groundcover been provided in planting strip in accordance with requirements? 6.3.11D.2	Yes		
	Do public frontage sidewalks must meet construction, connectivity, and location requirements? 6.3.11D.2	no		existing sidewalk, less than 8' wide
	Does the public frontage provide the required pedestrian amenities? 6.3.11D.2	yes		
	Is a Hike and Bike Trail dedication required for implementation of Citywide Trails Master Plan? 6.3.11G	no		
	General Planting: UDC 6.3.12	Are the proposed trees selected from the approved tree list? 6.3.12.B (See Temple Drought Tolerant Tree Selection Guide)	yes	
Is the proposed ground cover from the approved ground cover list? 6.3.12.C		yes		
Are the proposed shrubs appropriate perennial and evergreen species for the Central Texas Region? 6.3.12.D		yes		
Is all landscape installation, maintenance, and irrigation provided per standards? 6.3.12E		yes		
Do shrubs and ground cover meet minimum size requirements 6.3.12 E		yes		
Is lawn grass drought resistant and does it meet installation requirements? 6.3.12E		yes		
Has an irrigation plan been prepared? 6.4.12E		no		not yet completed
Architectural, Parking, Street Lights & Utilities: UDC 6.3.13, 14, 17 and 18	Do the proposed exterior finish materials meet city material standards? 6.3.13	yes		
	Do exterior finish materials meet minimum percentage requirements? 6.3.13 B	yes		
	Is the accent material no more than 20 % and is it from the permitted list? 6.3.13 C	yes		
	Is the building designed in compliance with requirements in table 6.3.13 D? (Not applicable to SD)	no	max 50 linear feet horizontal	the horizontal distance without articulation exceeds 50'
	Does the parking and proposed garage meet standards? 6.3.14 (Not applicable to SD)	n/a		no garage
	Is there private property common areas and do they meet standards 6.3.15 A-E (Not applicable to SD or to single family detached /attached residential uses in T4 or T5)	yes		
	Are the proposed street lights designed and installed on compliance with the City's Street Light Policy? 6.3.17	yes		
	Are all proposed new electric, telephone, and cable wires along the public street ROW underground? 6.3.18	yes		
Sign Standards: UDC 6.3.16	Is the sign type permitted? 6.3.16B (Not applicable to SD-r)	no	warrant only, 60 sf, 8' tall by 2' wide	
	Does the proposed sign type meet standards? 6.3.16C	no		12' high by 10' wide

BAYLOR SCOTT & WHITE MIXED-USE DEVELOPMENT

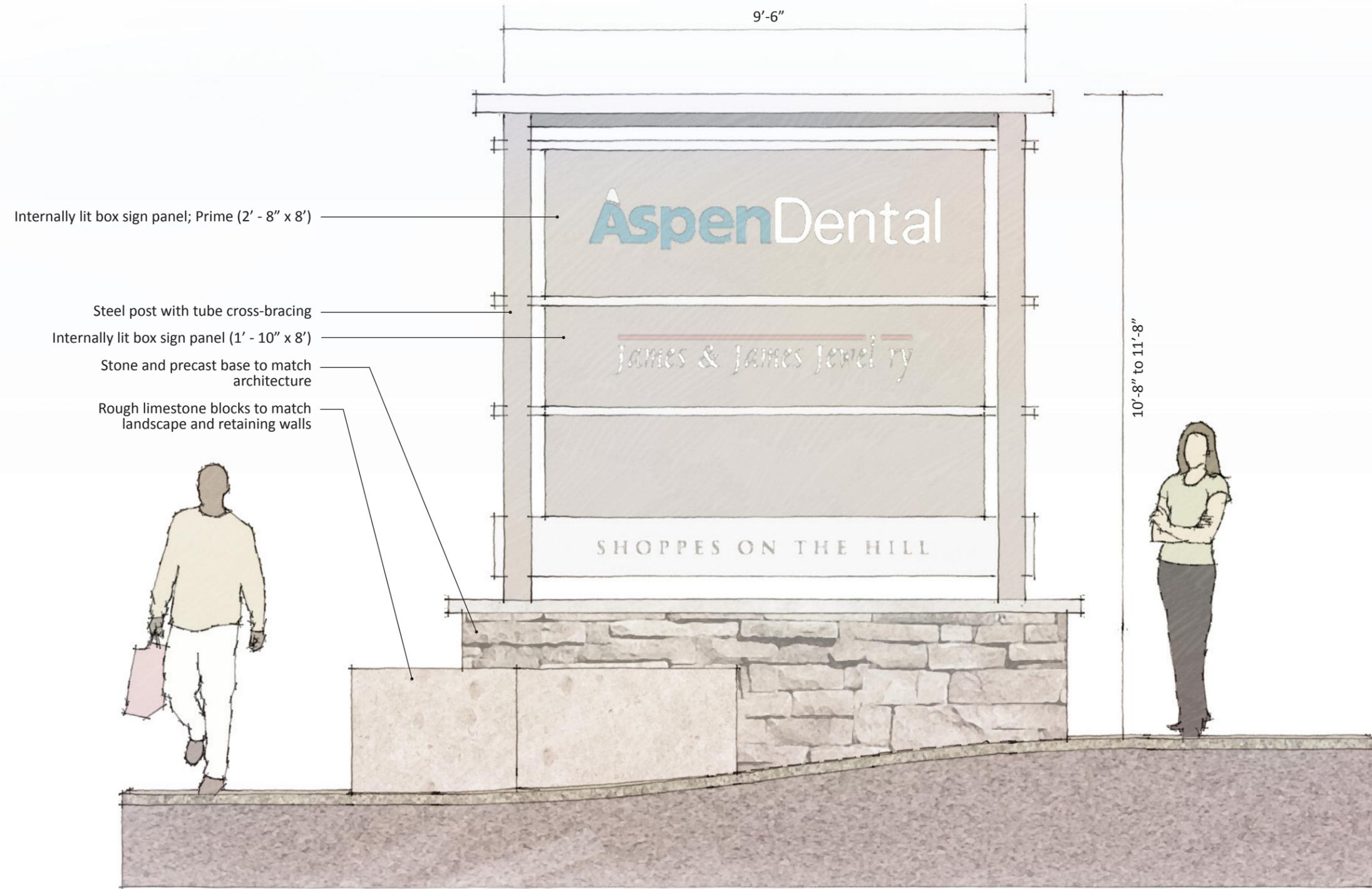
Development Signage Concepts



Images are conceptual and subject to change. Dimensions are approximate and subject to City approval.

BAYLOR SCOTT & WHITE MIXED-USE DEVELOPMENT

Development Signage Concepts



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Retail Monument Signage, Type A - Version 2 Elevation

BAYLOR SCOTT & WHITE MIXED-USE DEVELOPMENT

Development Signage Concepts



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Retail Monument Signage, Type B - Prime Solo

DRC Comments from 9-2-14 meeting

S. 31st and Scott Blvd. Planned Development (PD) Site Plan

Planning

- Location of any cut-through access points from S. 31st Street sidewalk to the restaurants/retail to encourage pedestrian use?
- Are proposed street lights to be consistent with existing TMED standard (such as at Temple College)?
- Note: TMED exception would be needed for 6' planting strip requirement between curb and sidewalk (to use the existing sidewalk), which would need to be addressed with the PD ordinance

All addressed with applicant at 9/4/14 DRC meeting

Fire

- Show hydrant spacing to cover 500' spacing (on topo utility map at least, if not site plan, too) to all parts of buildings as hose lays
- Fire lane at S. 31st needs to be at least 20' wide (on each side of the median)
- Note: Plan for an alternate public access entrance 40'+ wide to the subsequent multi-family phase

All addressed with applicant at 9/4/14 DRC meeting

Public Works (Engineering)

- How will access/turning movement issues be addressed at the Scott Blvd. entrance on the back side of the retail (for example, will it be right turn in and out only?)
- How will drainage be addressed?
- Clearly define easement widths (existing and proposed)
- Curb return radius for right turn from S. 31st into the development appears to be inadequate
- Dumpster pad middle lot (retail) appears to be much smaller than the 12' x 12' requirements (see attached Dumpster Pad Requirements)

All addressed with applicant at 9/4/14 DRC meeting

IT (GIS)

- Does the adjacent hotel plat (Hilton Garden Inn) provide an access easement for the western half of the proposed driveway?
- Easement labels and property labels do not match what is on the plat.



PLANNING AND ZONING COMMISSION AGENDA ITEM

9/15/14
Item #7
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>P-FY-14-37 - 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>	<p>DRC 6/23/14 Pending</p>	<p>All County Surveying</p>
<p>P-FY-14-39 - 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>	<p>DRC 6/23/14 Pending</p>	<p>BSP Engineers for Mike Pilkington</p>
<p>P-FY-14-47 - Consider and take action on the Final Plat of The Groves At Lakewood Ranch Phase II, 28.662 +/- acre, 88-lot, 9 block residential subdivision, located on the north side of West Adams Avenue, east of Windmill Farms Phase One Subdivision.</p>	<p>DRC 9/02/14 PZC 10/06/14</p>	<p>Turley Associates</p>
<p>P-FY-14-48 - Consider and take action on the Final Plat of Shoppes On the Hill, a 12.40 +/- acres, 4-lot, 1-block non-residential subdivision, located from the southwest corner of Scott Boulevard and South 31st Street, extending south to Everton Drive.</p>	<p>DRC 9/02/14 PZC 10/06/14</p>	<p>All County Surveying</p>
<p>P-FY-14-49 - Consider and take action on the Final Plat of The Plains at Riverside Phase I, a 20.640 +/- acres, consisting of 46 residential lots and 5 non-residential lots, located on the west side of Old Waco Road across from Riverside Drive.</p>	<p>DRC 9/24/14 PZC TBD</p>	<p>Turley Associates</p>

<p>P-FY-14-50 - Consider and take action on the Final Plat of Martinez Addition, a 5.028 +/- acres, 4-lot, 1-block residential subdivision, located on the north side of FM 93, east of City of Temple city limits.</p>	<p>DRC 9/24/14</p>	<p>Turley Associates</p>
<p>P-FY-14-51 - Consider and take action on the final plat of Barbara Addition, a 3.75 +/- acres, 2-lots, 1-block subdivision located at the intersection of Sparta Road and Sparta Loop in Temple's western E.T.J and Belton's E.T.J.</p>	<p>DRC 9/24/14</p>	<p>All County Surveying</p>

<p>City Council Final Decisions</p>	<p>Status</p>
<p>P&Z had no cases going forward to City Council on September 4, 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	P			P	P								14	1	
Blake Pitts	P	No Meeting Held	No Meeting Held	P	P								12	3	
Patrick Johnson	P			P										13	2
Omar Crisp	P			P	A									12	3
David Jones	P			P	P									13	2
Greg Rhoads	P			P	P									13	2
Will Sears	A			P	A									12	3
Lester Fettig	P			P	P									11	1
Tanya Mikeska-Reed	P			P	P									9	3

not a Board member
 Vacant