

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
PLANNING CONFERENCE ROOM  
OCTOBER 6, 2014, 5:00 P.M.  
WORK SESSION AGENDA**

Staff will present the following items:

1. Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for Monday, October 6, 2014.
2. Receive and discuss the Planning Director's Report containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code (UDC).

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
CITY COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR  
OCTOBER 6, 2014, 5:30 P.M.  
REGULAR MEETING AGENDA**

1. \_\_\_\_\_ Invocation
2. \_\_\_\_\_ Pledge of Allegiance

**A. CONSENT ITEMS**

All items listed under this section, Consent Agenda, are considered to be routine by the Planning & Zoning Commission and may be enacted in one motion. If discussion is desired by the Commission, any item may be removed from the Consent Agenda at the request of any Commissioner and will be considered separately.

**Item 1:** [Approval of Minutes](#): Work session and the regular meeting of June 16, 2014.

**B. ACTION ITEMS**

**Item 2:** [P-FY-14-42](#) – Consider and take action on the Final Plat of Wyndham Hill Addition Phase IV, a 13.426 +/- acre, 59-lot, 5-block residential subdivision, located on the west side of South 5th Street, adjacent to Wyndham Hill Addition Phase I.

**Item 3:** [P-FY-14-47](#) – Hold a public hearing to 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, including a replat of residential Lots 1 through 4, Block 6, The Groves At Lakewood Ranch, Phase 1, located north of West Adams Avenue, and east of Windmill Farms Phase One Subdivision.

**Item 4:** [P-FY-14-49](#) – Consider and take action on the Final Plat of The Plains at Riverside Phase I, a 20.640 +/- acres, 51-lot, 4-block subdivision, consisting of 46 residential and 5 non-residential lots, out of and part of the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located on the west side of the intersection of Old Waco Road and Riverside Trail.

**C. REPORTS**

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

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.

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

\_\_\_\_\_  
Lacy Borgeson  
City Secretary

I certify that this Notice of Meeting Agenda was removed by me from the outside bulletin board in Front of the City Municipal Building at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 2014.

\_\_\_\_\_ Title: \_\_\_\_\_

**PLANNING AND ZONING COMMISSION  
SEPTEMBER 15, 2014  
5:30 P.M.**

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

**COMMISSIONERS:**

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

**PLANNING AND ZONING MEMBERS ABSENT:**

**STAFF PRESENT:**

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

**The agenda for this meeting was posted on the bulletin board at the Municipal Building, September 11, 2014 at 4:40 p.m. in compliance with the Open Meetings Law.**

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

Chair Sears called Meeting to Order at 5:36 P.M.

Invocation by Chair Sears; Pledge of Allegiance by Commissioner Johnson.

**A. CONSENT ITEMS**

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

Approved by general consent.

**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.

Mr. Mark Baker, Planner, stated normally one lot, one block subdivisions do not come before the Planning and Zoning (P&Z) Commission; however, there is a five foot right-of-way dedication along Tarver Drive which requires P&Z review.

The final plat was reviewed by the Design Review Committee (DRC) on August 6, 2014 and deemed administratively complete on August 22, 2014.

The zoning on the property contains both general Agriculture (AG) and General Retail (GR) District. Last month a request to rezone the property to GR came before the P&Z and is currently scheduled for City Council first reading and second reading on September 18, 2014 and October 2, 2014, respectively.

The plat is necessary for a future 6,844 square foot Stripes Convenience Store.

Both water and sewer are available to the subdivision with a two-inch water line in State Highway 317 and an eight-inch line in Tarver Drive. The eight-inch sewer line is located on the eastern boundary of the subdivision.

Sidewalks will be required for the subdivision. A six-foot wide sidewalk would be required for State Highway 317, as well as a four-foot wide sidewalk on Tarver Drive. The sidewalk on Tarver Drive would be upsized to an eight-foot wide sidewalk to provide for a local connector trail. The sidewalks would be discussed during the development of the plat itself.

There is an existing vacated home on the property.

Staff recommends approval of the final plat of West Tarver Addition.

Vice-Chair Rhoads made a motion to approve Item 2, **P-FY-14-44**, as stated, and Commissioner Crisp made a second.

*Motion passed: (9:0)*

**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.

Mr. Baker stated the P&Z was the final plat approval for the original plat so the P&Z will be the final authority for the plat vacation (Unified Development Code (UDC) Section 3.9).

The final plat of the Estates at Friars Creek was approved by the P&Z Commission on March 3, 2003 (Resolution 2003-0028-R).

The plat vacation was reviewed by the DRC on September 4, 2014 and deemed administratively complete on September 4, 2014.

The plat vacation is being requested to allow development of property with one single family residence and the zoning is Single Family Dwelling-1 (SF-1) District.

No improvements have been provided and no building permits have been issued on the property.

The subject 5.428 +/- acreage does not require a subdivision since it is more than five acres and qualifies for the exemption. (UDC Sec. 3.6.2A).

There is an off-site 15-foot public utility easement. Public Works has indicated to Staff that it is no longer needed and Staff is anticipating it will be released by separate application. This has no bearing on the plat vacation and would go directly to City Council for their approval on the release.

Staff recommends approval of the Plat Vacation of the Final Plat of Estates at Friars Creek.

Mr. Baker explained the plat would be vacated so a single family residence could be built on a single tract which would include additional land.

Commissioner Jones made a motion to approve Item 3, **P-FY-14-46**, as presented, and Commissioner Fettig made a second.

*Motion passed: (9:0)*

**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.

Ms. Tammy Lyerly, Senior Planner, stated since the applicant has not requested any exceptions to the UDC, the P&Z will be the final authority on the plat.

DRC reviewed the plat on September 4, 2014 and it was deemed administratively complete on September 11, 2014.

The property is currently pursuing a rezoning from Temple Medical Educational District (TMED) T5-C zoning to Planned Development (PD)-T5-C under case number Z-FY-14-38, Item No. 6.

The plat reflects a 42-foot wide and 34-foot wide mutual access easements for circulating traffic through development.

The plat requires minor label changes to the private access easement prior to easement recording and plat recordation.

There are existing eight-inch water lines running along the south right-of-way of Scott Boulevard and existing six-inch, eight-inch, and 12-inch water lines running along the west right-of-way of South 31st Street. Also, there are existing eight-inch sanitary sewer lines running along the south right-of-way of Scott Boulevard and an existing 10-inch sanitary sewer line running along the west right-of-way of South 31st Street.

A 20-foot wide private drainage easement runs north/south through the development.

Staff recommends approval of the Final Plat of Shoppes on the Hill.

Commissioner Mikeska-Reed asked if the 42 foot mutual access easement is going to be maintained as a private road and Mr. Lyerly confirmed yes, it was an access for circulation and not considered a road. There would be an access off of 31<sup>st</sup> Street but not Everton.

Ms. Lyerly stated TxDOT has been involved with review process and are in agreement with the plat.

Vice-Chair Rhoads made a motion to approve Item 4, **P-FY-14-48**, as stated, and Commissioner Pitts made a second.

*Motion passed: (9:0)*

**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.

Mr. Baker stated this item would be going to City Council for first reading on October 2, 2014 and second reading on October 16, 2014.

This area is part of an area included in a 1999 rezone from GR to Urban Estates (UE) for the City Water Treatment Plant. The subject property contains +/- 61.137 acres and the rezone is anticipated for the development of a 184 single-family residential lot subdivision with lot sizes ranging from approximately 8,866 square feet to approximately 32,585 square feet.

The Comprehensive Plan and Future Land Use Plan identifies the property as Agricultural / Rural designation and intended for those areas within the City without adequate services and also to protect areas that are active farm and/or ranch use. While this is not consistent with the requested rezone to SF-1, the Suburban-Residential designation is consistent and does have the established SF-1 zoning.

Lot sizes for this area would range from approximately 8,300 square feet to over an acre and are part of the Riverside Park Addition Subdivision which was platted back in 1952.

The Thoroughfare Plan designates Charter Oak as a proposed minor arterial.

The Trails Master Plan shows the property with a proposed Citywide spine trail which would be handled during the DRC platting review process.

Regarding compliance with the Thoroughfare Plan, the Comprehensive Plan does identify classification of the roadway structure within the community. The range between 5,000 – 30,000 vehicles per day as defined within the Comprehensive Plan (T-Fare Sec. 5A-1), Charter Oak does meet the definition of a minor arterial primarily with the traffic counts in 2013 and 2014 with approximately 7,700 daily trips (generalized).

The readings on the chart were taken approximately one and a half miles from the subject property by Charter Oak and Profit Place.

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

Charter Oak in its current state is substandard and provides a current pavement width of 32 feet and 54 feet of right-of-way. As a minor arterial it would need to meet the standards of 70 foot right-of-way and 49 foot pavement width. Those issues would be addressed through the platting process.

These figures are projected from the Traffic Engineers Trip Generation Manual.

A Traffic Impact Analysis (TIA) is in the process of being prepared (or will be) and the request for the TIA was through TxDOT.

The nearest sewer line is approximately 6,000 feet up Charter Oak. Staff understands there are agreements in process (not finalized) to extend the sewer line to the immediate area. The improvements are shown on the Capital Improvements Plan (CIP).

Surrounding uses include a mixture of scattered residences on acreage to the north, the railroad alignment, I-35, and Harley Davidson store to the south, scattered single family uses to the east, and undeveloped property to the west.

Mr. Baker cites the SF-1 allowed and prohibited uses, along with the general development standards.

Thirteen notices were mailed out with two returned in favor of the request and two in opposition.

In summary, Mr. Baker stated the request does not comply with the Future Land Use and Character Map but as described earlier it is compatible with surrounding uses as well as the zoning, it is consistent and compatible with the utility plan, and has partial compliance with the Thoroughfare Plan.

Staff recommends approval of the request for a rezoning from UE to SF-1.

Commissioner Mikeska-Reed asked what right-of-way width from the developer would the City be asking for on Charter Oaks and Mr. Baker responded the minimum right-of-way was 70 feet for a minor arterial.

Mr. Brian Chandler, Director of Planning, provided clarification on this and stated they would not be responsible for the balance, all 16 feet, between the 70 and the 54. They would only be responsible for half of that from the centerline (eight feet).

Mr. Baker confirmed the width of Charter Oak would be discussed during the platting process.

Mr. Baker explained the formal calculation for daily trips would actually come from the TIA. The 9.52 number indicated on the chart is a daily trip number based on several factors calculated by the engineer. The industry standard is about 10. Mr. Baker would need to defer further questions to the applicant.

Discussion about daily trip counts.

Vice-Chair Rhoads asked about a traffic light and Mr. Baker stated that information would come from the TIA, if one were needed.

Commissioner Jones thanked Mr. Baker for the traffic count information because it helped him considerably.

Chair Sears opened the public hearing and asked that the comments be held to three minutes since there were so many citizens attending the meeting.

Mr. James Dodd, 5002 Charter Oak Drive, Temple, Texas, stated he has lived at this address for about 10-11 years and was not in favor of the subdivision coming in. The traffic is high now and several accidents have occurred. Mr. Dodd does not want to have his kids change schools. Mr. Dodd stated he felt sometimes people do not care and no one wants to do anything about the problems already there. Mr. Dodd asked what property would be taken if the road were widened.

Mr. Wes Allen, 5301 Charter Oak Drive, Temple, Texas, stated he was fully against this request. Traffic is already a problem and putting 184 more houses will make unreal. The road is a safety hazard now and will be three times as bad. More fast cars would be on the road. There is not 184 houses in 360 acres and now you want 184 houses on 60 acres.

Mr. Keith Morris, 5009 Charter Oak Drive, Temple, Texas, stated he moved from Austin to Temple in 2003 and lives on the north side of the subject property. Mr. Morris stated the neighborhood is very special and seems like the countryside in the city. His wife's family has lived there over 50 years. To the families who have invested their life savings, time, and/or been reared there, they will lose something that cannot be replaced. Mr. Morris values his home, his neighbors, feels it is a safe area, and does not want to give that up. Mr. Morris stated he and the neighbors are totally against this request. This development will threaten their homes and take everything away from the area.

Mr. Morris commented his wife's grandmother was killed on Charter Oak many years ago. Traffic has increased considerably since then. Mr. Morris asked that this not be taken away from the people who live there.

Ms. Yvonne Morgan, 5009 Charter Oak Drive, Temple, Texas, stated no one moved to the area to be surrounded by a subdivision. It is a beautiful and special place. Ms. Morgan cannot imagine cramming that many houses into the area. The area is safe and is very upset about the possibility of the subdivision coming in. It is a close community and the kids are known to the neighbors. An old graveyard is also located there. With 184 homes in the area, more kids will be there and if there is a problem she will not know who they are or who their parents are. The traffic is crazy now and sometimes hard to get out of your own driveway. Ms. Morgan stated this sounded like a very bad plan and opposed it.

Mr. Ron Woljevach, 5110 Charter Oak Drive, Temple, Texas, stated he lived directly across from the subject site. The road is very busy now, especially with the interstate construction and if you add a residential subdivision it will only get busier. Mr. Woljevach is concerned about which side would be expanded for the road and who would have to give up property for expansion of the road. Mr. Woljevach disagrees with this request 100 percent.

Ms. Phyllis Woljevach, 5110 Charter Oak Drive, Temple, Texas, stated she lives at the corner of Charter Oak Loop versus Charter Oak Drive and the water plant is located behind her home. Eighteen wheelers come down the road daily and with all of the traffic it is hard enough to get in and out. The speeders are terrible and does not need added traffic. Ms. Woljevach does not want this subdivision at all.

Ms. Kay Haynes, 6815 Dusty Lane, Temple, Texas, stated her family has horses and an electric fence. She is concerned that kids would get in and mess with her horses. Mr. Haynes does not want anyone hurt but they should not be trespassing. Ms. Haynes has lived in the area for 57 years and stated it was an historical area. The cemetery is historical and is located at the end of her road. There is a plantation house next to the water plant that was part of the original plantation. All of the stones were brought over from the quarry in Belton by slaves. The wash house still contains bars where they slept at night. Mr. Haynes would hate to see it all uprooted and taken away from the area.

Ms. Colleen Clark, 4916 Charter Oak Drive, Temple, Texas, stated her property has been in her husband's family for generations and they love living there because it is quiet and beautiful. The road is dangerous for all the families with all of the current traffic. If the road is widened it just takes away from some of the property. Ms. Clark strongly opposes the request and the proposed subdivision puts a damper on her future plans.

Ms. Zenaida Castillo-Rodriguez, 5012 S. Pea Ridge, Temple, Texas, stated she was also representing her parents who reside at 4708 Charter Oak Drive. The traffic is very heavy along the road and many accidents have occurred over time. Ms. Castillo-Rodriguez commented with the proposed subdivision coming in and increasing the already heavy traffic, there is also a Walmart coming into the area. Ms. Castillo-Rodriguez is already having problems backing out of her driveway in the mornings. There is not enough access for everyone. Ms. Castillo-Rodriguez is opposed to the request.

Mr. Andrew Haynes, 6753 Dusty Lane, Temple, Texas, agreed the traffic is already very bad. Mr. Haynes also added he understood the proposed subdivision would mean expanding and creating more new roads and the subdivision would be built anyway. Mr. Haynes recently had a near incident with traffic while he and his son were outdoors along the road. Mr. Haynes felt the subdivision would be cookie cutter homes which bring in less desirable neighbors that he

does not want on his property. No one wants this subdivision and he is not very happy about the request. The neighborhood is against the idea and asked that it not be taken away.

Ms. Alberta Eno, 5019 Charter Oak Drive, Temple, Texas, stated she has to cross the road to get to her mailbox every day and has to wait long periods. The road is dangerous and kids are waiting for school buses, people need to cross the road, the underpass has the S curve, and the Leon Bridge is there. Something has to be done. Ms. Eno explained she did not mind extra homes and people but put them on some acreage. The area does not want to be invaded. Ms. Eno is very disturbed about this request.

Mr. Herschel Seals, 7322 Charter Oak Loop, Temple, Texas, stated his home was built in 1850 and his wife's family moved in about 80 years ago and it has been in the family ever since. The people who built their home are buried in the cemetery mentioned previously. The inter-urban railroad use to come through there and Charter Oak use to be the main highway from Austin to Dallas. Mr. Seals asked the Commission to consider the history of the area and totality of the environment before putting houses there. Mr. Seals is opposed to the request.

Mr. Sam Best, 11213 Oak Tree Drive, Salado, Texas, stated he purchased this property with the intention of bringing a quality subdivision into the Belton ISD and the City of Temple. As it is currently zoned, it was laid out as roughly 139 lots as urban estates. Mr. Best met with some developers to bring in a house on this sized lot somewhat relative to the quality that is currently there and would comply with whatever subdivision ordinance regulations state.

TxDOT was contacted and Mr. Best was notified he would need to do a Traffic Impact Analysis (TIA), which will be a full-blown TIA, meaning it will go from a minor arterial all the way back to the trips previously discussed. Mr. Best stated they would meet with TxDOT regulations and whatever is requested of them to do.

Mr. Best further explained a park would be installed, a 20 foot tall berm would be placed along the railroad track with four foot of limestone on top to alleviate the noise, have quality streets, curbs and gutters, full drainage impact analysis to make sure the subdivision does not impact the existing homes, along with nice fencing. Mr. Best stated DR Horton was prepared to purchase lots as soon as possible and put spec homes in.

Mr. Best understood from earlier comments that this proposal is not popular for the growth in the area. As it stands however; without a zoning change at all, approximately 139 houses could be built on the subject property. Mr. Best would like to see improvements to the road as quickly as possible.

Before the TIA can be done, the zoning needs to be in place in order for Mr. Best to know what direction to go.

Commissioner Mikeska-Reed asked what the minimum allowable UE lot is and Mr. Baker responded the minimum square footage on an urban estate was 22,500 square feet.

Mr. Best commented the development was planned for two phases; the southern end being first (hayfield), the end with the park, which would double as a detention if needed, depending on the completed analysis.

Mr. Best explained that sewer was currently scheduled from the City of Temple in the Leon Valley Sewer Trunk Line Extension, Phase I, which would end at Charter Oak and go right through this neighborhood. Phase I of the subdivision could not be started until the trunk line was completed. Mr. Best stated that was supposedly in October, construction would start in November, giving 300 days, so he could likely start construction sometime in January/February timeframe and try to finish in August, Phase I.

Mr. Best stated the City has not given the trunk line yet and still needs to go to City Council for approval as a project. Mr. Baker explained that the Utilities Department still needs to get agreements finalized and there are issues needing to be resolved.

Commissioner Crisp stated if job still needed to go out for bid, with a 300 day construction, it might be about one to two years from now. Mr. Best replied no, it would be about next August. The bottom half is about 29 acres and their construction time will not be a problem but he does not want to finish and have empty lots sitting there until the sewer arrives.

Mr. Best responded the full traffic study would be done depending on the zoning since they may have to change the lots. The study cannot start until the number of lots is determined.

Mr. Best stated the property is already zoned for 139 lots, roughly. The property has already been purchased and purchased for development.

Commissioner Jones clarified that the property was already zoned UE. If a plat came before P&Z, it would not need a zoning change. The plat would go through as long as it met all standards and criteria at approximately 140 lots, a difference of 40-45 more houses.

Mr. Brian Chandler, Planning Director, explained 22,500 square feet is the minimum lot size under the current zoning, the streets need to be excluded from that calculation, along with parkland dedication, etc.

Commissioner Jones asked what would keep the 139 plat from going in. Mr. Chandler replied that the infrastructure would need to be excluded from the acreage. There would still be local streets with a minimum of 50 feet. Mr. Best would not be able to do 139 lots, it would not be feasible. Mr. Best can only build what they are able to put on the available property, excluding the infrastructure requirements.

Vice-Chair Rhoads explained that the citizens need to know that there will at least be 100 homes on the development.

Mr. Andrew Haynes, 6753 Dusty Lane, returned and responded from what he has heard, the land has been bought and it will go through. He can only hope their property values go up, sit on their land, and make a fortune when it is done.

Ms. Colleen Clark, 4916 Charter Oak, returned and responded that less is preferable to more. There would be more space and the area would keep the country atmosphere instead of cramming a lot of homes in there.

Mr. Keith Morris, 5009 Charter Oak, returned and responded that less is more but zero is even better. It is hard to put a value on what they have. Mr. Morris encouraged the neighbors to organize and discuss the situation for the future.

Chair Sears closed the public hearing.

Chair Sears stated he was concerned there was so much traffic in the area, no turn lanes, etc.; however, the P&Z has no control over these matters. Chair Sears explained it was difficult for the Commission to make decisions sometimes and this is one of cases.

Vice-Chair Rhoads added that this is another extension of the growth in the City, especially along Adams. It is constantly a challenge in the City.

Commissioner Jones thanked the audience for attending and participating and stated he understood the citizens' comments regarding their homes and the area they live in. Commissioner Jones stated out of fairness he was not sure if he could prevent someone from building on their property just to keep a wide opened space. This is also a TxDOT road, not a City road. Commissioner Jones stated that areas would continue to grow.

Commissioner Mikeska-Reed agreed with everything Commissioner Jones said and also stated she understood how the citizens were feeling and being infringed upon. Commissioner Mikeska-Reed also agreed that it was Mr. Best's property and he had the right to develop it. For Commissioner Mikeska-Reed, it was a density issue and was it the appropriate density. Commissioner Mikeska-Reed explained the developer had every right to develop and the location is on the railroad track, one half mile from the busiest interstate in the United States, so why wouldn't it be a good location for this type of development, even for the density.

Commissioner Staats added his thanks to the participating citizens to discuss the issue. Commissioner Staats asked if the citizens, enforce, had approached TxDOT to see if they would lower the speed limit and/or enforce the speed limit better. Commissioner Staats explained the P&Z and Temple had no control over TxDOT.

Commissioner Mikeska-Reed stated the P&Z Commission was not City Staff and did not work on the Commission.

Commissioner Staats stated P&Z was not the place to get the issues resolved. He agreed it would be more congested but without growth you either grow or die, it does not stay the same. If areas do not embrace growth, the people that want to invest in the community will go elsewhere. This would still have an effect on the City with a negative reputation, higher taxes, higher prices, etc. This is an applicant who is investing in the community and asking for something that is within his rights, and well within the designs of the location. Commissioner Staats suggested either contacting TxDOT about the traffic issues or go to Austin and speak with your representative.

Commissioner Pitts agreed that it was a density issue. Even if he does not agree, this is the direction they have been given and this is what is coming. Traffic will only get worse. There are platted subdivisions going in further north and with the new Walmart the traffic will only get worse.

Commissioner Jones recommended that because of traffic, the citizens take time with City Council representatives and look at the Transportation Capital Improvement Program (TCIP). Old Waco Road will eventually become the outer loop of Temple. Commissioner Jones explained that the P&Z Commissioners were volunteers and not employees. They are trying to help Temple's growth and future.

Commissioner Staats made a motion to approve Item 5, **Z-FY-14-37**, as presented, and Commissioner Crisp made a second.

*Motion failed: (3:6)*

Commissioners Mikeska-Reed, Johnson, Jones, Fettig, Vice-Chair Rhoads and Chair Sears voted Nay.

Commissioner Johnson left the P&Z meeting due to scheduling conflict.

**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.

Mr. Brian Chandler, Director of Planning, stated this was the zoning case associated with the plat approved earlier in the meeting. The applicant has requested a Planned Development (PD).

This item will go forward to City Council for first reading on October 2, 2014 and second reading on October 16, 2014.

The Comprehensive Plan and the Code address TMED T5-c as a zoning district 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 Planned Development (PD) is really for a “horizontal mixed use” project, meaning not having the residential above office and retail, but separate retail with future multi-family phases planned. The current site plan is just for the retail, restaurant and office component.

The Future Land Use Plan (FLUP) designates the property as Suburban Commercial, which the proposed development complies.

A future phase of multi-family development would require an amendment to the Planned Development standards and site plan.

Site photos shown.

A PD provides flexibility to address exceptions that would be included in the Ordinance adopted by City Council if approved. The applicant has requested 12 exceptions:

1. Exceeds 12’ maximum front setback (typo in presentation) having the buildings close up to the street;
2. 80 percent impervious cover limitation (Sec. 6.3.5.B.) to allow:  
Lot 1: 85.1% impervious cover  
Lot 2: 87.3% impervious cover

**Note:** Lot 3 is under the maximum with 75.1% impervious cover and complies;

3. Less than the two-story building height minimum; these are single story buildings;
4. Allowing a commercial surface parking lot;
5. Permitting a restaurant drive-through;
6. Less than the 2,000 foot block perimeter standard;
7. Allow one tree per 12 parking spaces as opposed to 10;
8. Exceptions from parking lot screening;
9. Five foot sidewalk (existing) along Scott Blvd. with no planting strip;
10. Eight foot sidewalk (existing) along S. 31st with no six foot planting strip between the curb and the sidewalk;
11. 50 foot maximum building façade length without articulation (offset in the building footprint); and
12. For signage, allowing two eight-foot by nine-foot single-tenant and two 12 foot by 10 foot multi-tenant monument signs.

Site/development plan shown. Access points are on South 31<sup>st</sup> Street and Scott Boulevard. Three separate buildings, two proposed restaurants (each end) and retail in the middle. Parking spaces are defined and the width of the drives. This is a private drive established by an easement as opposed to a proposed public street.

Landscape plan is shown with indicated parking islands and shrubs and trees locations which propose to meet the TMED standards.

Mr. Chandler covers some exceptions in more detail.

1. Front setback – Applicant proposes to set the building back farther than 12 feet (maximum) with parking in the front of the buildings.
2. Impervious cover – Everything that is not landscaping is considered impervious cover. The Code has an 80 percent limit. On Lot 2 and Lot 1 the landscaping shown calculates roughly 13 percent for Lot 2 and 15 percent for Lot 1.
5. Drive-through restaurant – Lot 3 is the proposed area for the drive-through to the side and rear of the building.
7. One tree per 10 spaces – this ratio is required by Code. The applicant is requesting one tree per 12 spaces.
8. Parking lot screening – The applicant meets the intent of the Code on this requirement and will provide shrubs and trees for screening.
9. A six foot sidewalk will be required along Scott (existing five foot sidewalk) with a six foot planting strip between the curb and the sidewalk would be required if building a new sidewalk.
10. An eight foot sidewalk with a six foot planting strip between the curb and the sidewalk (South 31<sup>st</sup>) would be required if the existing sidewalk were replaced. Staff is supportive of this exception since the existing sidewalk is functional and relatively new and have the planting at the back side of those sidewalks interspersed between street lamps. An example of Temple College on South 5<sup>th</sup> Street street lamps are shown.

11. A five foot offset every 50 feet is for strip center buildings. Providing the five foot offset would be difficult under the site plan.
12. A two eight-foot by nine-foot tenant and two 12 foot by 10 foot multi-tenant monument signs exceed the square footage. Proposed signage is shown.

Mr. Chandler addresses the PD in the Code:

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/site plan approval.

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:

The plan complies with all provisions of the Design and Development standards manual, the UDC and other ordinances of the City;

The environmental impact to the surrounding properties and neighborhood is mitigated;

The development is in harmony with the character, use and design of the surrounding area;

Safe and efficient vehicular and pedestrian circulation systems;

Off-street parking and loading facilities are designed to ensure that all such spaces are useable and are safely and conveniently arranged; and

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.

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.

The DRC reviewed the site plan on September 2, 2014. Items such as vehicle access and drive widths to meet Fire Marshall requirements. Pedestrian access from sidewalk to the development was discussed and agreed on by the applicant; however, that was not addressed in the site plan and will be part of the Director of Planning's recommendation as a condition. Easement widths and locations, drainage, and lighting were also addressed.

Zoning map is shown. TMED lies to the north and northwest of the subject property and to the east. General retail lies to the south and west, along with scattered Commercial (C).

Future Land Use and Character Map designate the property as Auto-Urban Commercial and the proposal complies with the designation.

Utilities have multiple options for sewer and water.

Fifteen notices were mailed with one response returned in favor and one in opposition.

Staff recommends approval, including the 12 exceptions, with the following two conditions:

Provision of street lighting provided consistent with the TMED lamp standards (lighting found along South 1<sup>st</sup> and South 5<sup>th</sup> Streets adjacent to Temple College); and

Provision of pedestrian connections from the South 31<sup>st</sup> Street and Scott Boulevard sidewalks to the retail development.

Commissioner Staats asked why have TMED standards if Staff grants this many exceptions--twelve exceptions is a lot. There were no provisions for runoff off of the impervious cover; nothing to slow contaminants off the parking lot from getting into the drainage system.

Another concern Commissioner Staats had was the intersection at South 31<sup>st</sup> Street and how horrible traffic was, especially with Scott and White vehicles turning out. Also, the landscaped island prohibits proper viewing.

Vice-Chair Rhoads stated TxDOT has approved a light to be installed for the emergency room. Mr. Chandler replied the light installation has not been approved yet. Staff has met with TxDOT and TxDOT indicated a warrant would have to be done and it would be the City's decision. Public Works did a study to justify a light at that location.

Commissioner Staats was very concerned about the amount of exceptions. The TMED district was created for a reason.

Mr. Chandler deferred questions about the building to the design team present for the applicant.

Mr. Chandler responded that the site is a tight site and his recommendation was based on the following:

Being able to provide the parking (12 spaces per one landscaped island), frontage and street scape standards, ensuring lighting and landscaping, and pedestrian access. In order to evaluate the proposal, is the market ready for a traditional mixed-use development at that location—let the developer answer that. The envelope and how the development presents itself to the public realm and Scott and South 31<sup>st</sup> is the City's realm.

Commissioner Pitts commented that the subject property does not fit the TMED mold very well. Discussion about a storefront close to the street and parking in the rear.

Mr. Chandler added that the maximum setback was 12 feet. The Director of Planning did not develop the standards but is responsible for administering them and was comfortable with the explanation and information the developer provided as to why or why not the standards could be met. The applicant is meeting the majority of standards.

Commissioner Staats was concerned about the lack of a two-story building since it was a look that TMED wanted to have and the impervious cover with no runoff.

Mr. Chandler stated that a drainage study is part of the platting process.

Commissioner Pitts stated the map did not show the subject property being located in the TMED. Mr. Chandler responded that it is zoned TMED (T5-C) but the Future Land Use and Character Map designate it as Suburban-Commercial, which was not envisioned for TMED at the time but seems to appropriate.

Commissioner Mikeska-Reed disagreed and stated separation between 31<sup>st</sup> Street and the facades are the only way to go. The landscaping is off by only three percent and the impervious cover would be addressed by the engineers and platting. Commissioner Mikeska-Reed questioned if they were going to impose the two-story standard on the developer, just north from Scott and White for future development.

Commissioner Pitts argued that the subject property was not even in TMED. He felt TMED was located more between Scott and White and Temple College which is more conducive to the look they desire but this did not fit on 31<sup>st</sup> Street very well. To force the applicant/developer to follow TMED standards would create a structure looking totally different from anything else around the area.

Chair Sears opened the public hearing.

Mr. Will Morris, 316 Salado Creek Place, Salado, Texas, stated Commissioner Pitts' comments were their thoughts as well. A two-story building on a little strip would be the only two-story building, five feet off the sidewalk, anywhere on 31<sup>st</sup> Street. Mr. Morris stated the TMED design is more of a downtown type of feel and look which 31<sup>st</sup> Street does not have. The building would look out of place.

Mr. Morris explained the reason for the exceptions was due to the shape and size of the property. It was not meant to be multi-story, there is not enough room for parking, or non-impervious cover. There is a huge TxDOT right-of-way between the sidewalk and the site plan which will all be landscaped. It does not fall into the calculation but if it was included, it would exceed the requirements.

Mr. Morris stated this would be a first-class development with high quality national tenants. The runoff and detention would be handled at the multi-family portion, Phase II.

Mr. Chandler clarified that the multi-family phase, when ready to design it, if the PD is approved, the PD would be amended at that time so P&Z and City Council would have the opportunity to see the full site plan.

Commissioner Pitts made a motion to approve Item 6, **Z-FY-14-38**, as presented, and Commissioner Mikeska-Reed made a second.

*Motion passed: (8:0)*

Commissioner Johnson absent

## 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)***

There being no further business, Chair Sears adjourned the meeting at 7:31 p.m.

Respectfully submitted,  
Leslie Evans

**PLANNING AND ZONING COMMISSION  
MONDAY, SEPTEMBER 15, 2014  
4:45 P.M.  
WORK SESSION**

**PLANNING AND ZONING MEMBERS PRESENT**

Chair Will Sears

**COMMISSIONERS:**

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

**PLANNING AND ZONING MEMBERS ABSENT:**

**STAFF PRESENT:**

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

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

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

With a quorum present, Chair Sears opened the work session at 4:58 p.m. and asked Mr. Brian Chandler, Director of Planning, to proceed.

Mr. Chandler stated the Charter Oak zoning case will include more information such as adequacy of the existing infrastructure for road capacity. Items such as existing pavement, existing right-of-way, classification of Thoroughfare Plan, and traffic counts provided by Public Works will be given.

Charter Oak is a TxDOT road and the applicant has been asked by TxDOT to provide a Traffic Impact Analysis (TIA).

Mr. Chandler indicated several responses have been received regarding Charter Oak and Shoppes on the Hill Planned Development cases. The Westin Inn may have representation on the Shoppes on the Hill item due to concerns about the possible impact on their residents.

Mr. Mark Baker, Planner, added that the residents around the Charter Oak area are mainly concerned about traffic and quality of life changes as a result of the development.

Commissioner Fettig asked if Westin Inn had any complaints when the hotels were being built around them but Mr. Chandler did not know.

Mr. Chandler gave an I-35 Overlay presentation he also gave to City Council. Signage seemed to be the main concern based on the amount of appeals brought to P&Z.

The Overlay addresses the following types of standards:

- Landscaping
- Screening
- Architectural Elements
- Signage
- Parking (especially landscaped islands and car dealerships)
- Lighting
- Utilities (burying at gateways)
- Prohibited Uses

The base zoning does not change.

The various sub-districts consist of:

- Industrial
- Civic (primarily around Mayborn Center)
- Freeway Retail/Commercial
- City Entry Zone
- Floodplain/Preserved Open Space

The I-35 Overlay also addresses uses.

Below is the chart that determines what standards apply to each project.

<b>Development Type</b>	<b>Site Plan Review</b>	<b>Tree Preservation</b>	<b>Parking</b>	<b>Screening and Wall Standards</b>	<b>Architectural Design</b>	<b>Landscape</b>	<b>Signs</b>	<b>Lighting</b>	<b>Utilities</b>
New construction	✓	✓	✓	✓	✓	✓	✓	✓	✓
Increase in gross floor area of 50% or more or modifications with a cost equal to or greater than 50% of the assessed value of improvements per the current tax roll	✓	✓	✓	✓	✓	✓	✓	✓	✓
Increase in gross floor area of 25%-49% or modifications with a cost equal to 25%-49% of the assessed value of improvements per the current tax roll	✓	✓	✓	✓		✓		✓	
Increase in gross floor area of 10%-24% or modifications with a cost equal to 10%-24% of the assessed value of improvements per the current tax roll	✓	✓		✓		✓			

Basically, does the code meet the intent or are there revisions needing to be made?

A base zoning map of Temple is shown to the Commissioners.

A chart of all appeal cases since 2009 is shown, with landscaping being the most requested exception and architecture and signs tied for second. All but one of the cases have been approved.

Mr. Chandler explained the biggest issue was probably smaller sites where it was physically impossible to meet certain standards.

Mr. Chandler briefly covers the appeals brought to P&Z.

An I-35 Sign Code Analysis is shown and Mr. Chandler covers a few issues:

Pylon Sign Provisions:

All pylon signs in the I-35 Overlay Corridor must have a minimum height to width ratio of 1:0.15 for the support structure or base.

Banner or Pole Banners are prohibited

Car dealerships are an issue.

The General Sign Code Analysis standards allow up to a 75 foot tall sign.

Sign Code Recommendations:

General Sign Standards

Revise height and size standards

I-35 Sign Standards

Increase I-35 overlay sign height (keeping travel-related uses at 40 feet)

Provide more design flexibility related to masonry base standards, such as other design choices

Allow one per public facing façade (e.g. remove “max 2”)

Allow limited banners or pole banners:

Temporary banners, such as “Grand Openings” or “sales”

Vehicle sales pole banners

Other I-35 Recommendations/Question:

Architectural Design Standards:

Lower window percentages (currently 40 to 80 percent in City Entry & FR/C)

Remove four feet (or six feet in City Entry) offset entry requirement

Require “tri-partite” form for only multi-story buildings

Landscape Standards:

Reduce buffer width requirements (except adjacent to residential) and keep overall 15 percent landscaping requirements

Foundation plantings not required at drive-throughs

Exempt vehicle sales inventory from parking island requirements

Lighting:

Already require full cut-off fixtures: perhaps that's enough?

Consider allowing outdoor lighting after closing?

Proportional Triggers:

Consider allowing for renovation projects to trigger more reasonable levels of compliance

Overall Awareness: What's in, what's out?

Revise boundary description for sake of clarity

Add overlay boundaries to zoning map

Revise Boundary Description to clarify language.

General lack of flexibility

Consider providing...

Limited administrative approval authority where appropriate

Especially related to architectural standards

Evaluate code based on "intent"

Bird Creek Crossing example: Meets intent of code architecture and landscaping, yet Pad "A" required set of 14 appeals

City Council agreed with the concepts presented. Commissioner Mikeska-Reed mentioned a lot of discussion would be needed for any revisions considering the work involved in creating the articulation standards, etc., in the beginning.

Due to time constraints, Chair Sears adjourned the meeting at 5:33 P.M.



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

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

**APPLICANT:** Gary Freytag for Belfair Development, Inc.

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

**ITEM DESCRIPTION:** P-FY-14-42 Consider and take action on the Final Plat of Wyndham Hill Addition Phase IV, a 13.426 +/- acre, 59-lot, 5-block residential subdivision, located on the west side of South 5th Street, adjacent to Wyndham Hill Addition Phase I..

**STAFF RECOMMENDATION:** Staff recommends approval of the Final Plat of Wyndham Hill Addition Phase IV.

**ITEM SUMMARY:** The Development Review Committee reviewed the Final Plat of Wyndham Hill Addition Phase IV on September 22, 2014. It was deemed administratively complete on September 29, 2014.

Final Plat of Wyndham Hill Addition Phase IV is a 59-lot, 5-block, residential subdivision, located on the west side of South 5th Street. The plat is a continuation of Phase III and complies with its Planned Development Single Family Two District (PD-SF2).

Water services will be provided through 6-inch water lines. Wastewater services will be provided through 6-inch wastewater lines. A 0.185 acre off-site wastewater easement has also been provided on the plat from the west edge of Westchester Court, north of Markham Drive. Drainage will be carried by 18-inch and 24-inch storm sewer pipes. The plat reflects an off-site 0.027 drainage easement at the northwest edge of Westchester Court.

Park dedication requirements are being met with the private park (existing) and a public land dedication in the next phase of development. The developer is to ensure that the private park will be developed as anticipated with the preliminary plat of this development (landscaping and all amenities as planned).

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:**

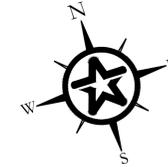
Plat

Plat Exhibits

ESTATES AT FRIARS CREEK  
VOLUME 5111, PAGE 284  
O.P.R.B.C.T.

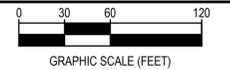
HENRY KIPER ALLEN, JR.,  
IRVIN McCREARY ALLEN AND RAYE  
VIRGINIA ALLEN  
VOLUME 1606, PAGE 116  
D.R.B.C.T.

CITY OF TEMPLE  
CALLED SOUTH TRACT  
(40.828 ACRES)  
VOLUME 3613, PAGE 696  
O.P.R.B.C.T.



KEY NOTES

- ① SINGLE SERVICE
- ② DOUBLE SERVICE



REV.	DESCRIPTION	DATE



**BELFAIR**  
DEVELOPMENT, INC.

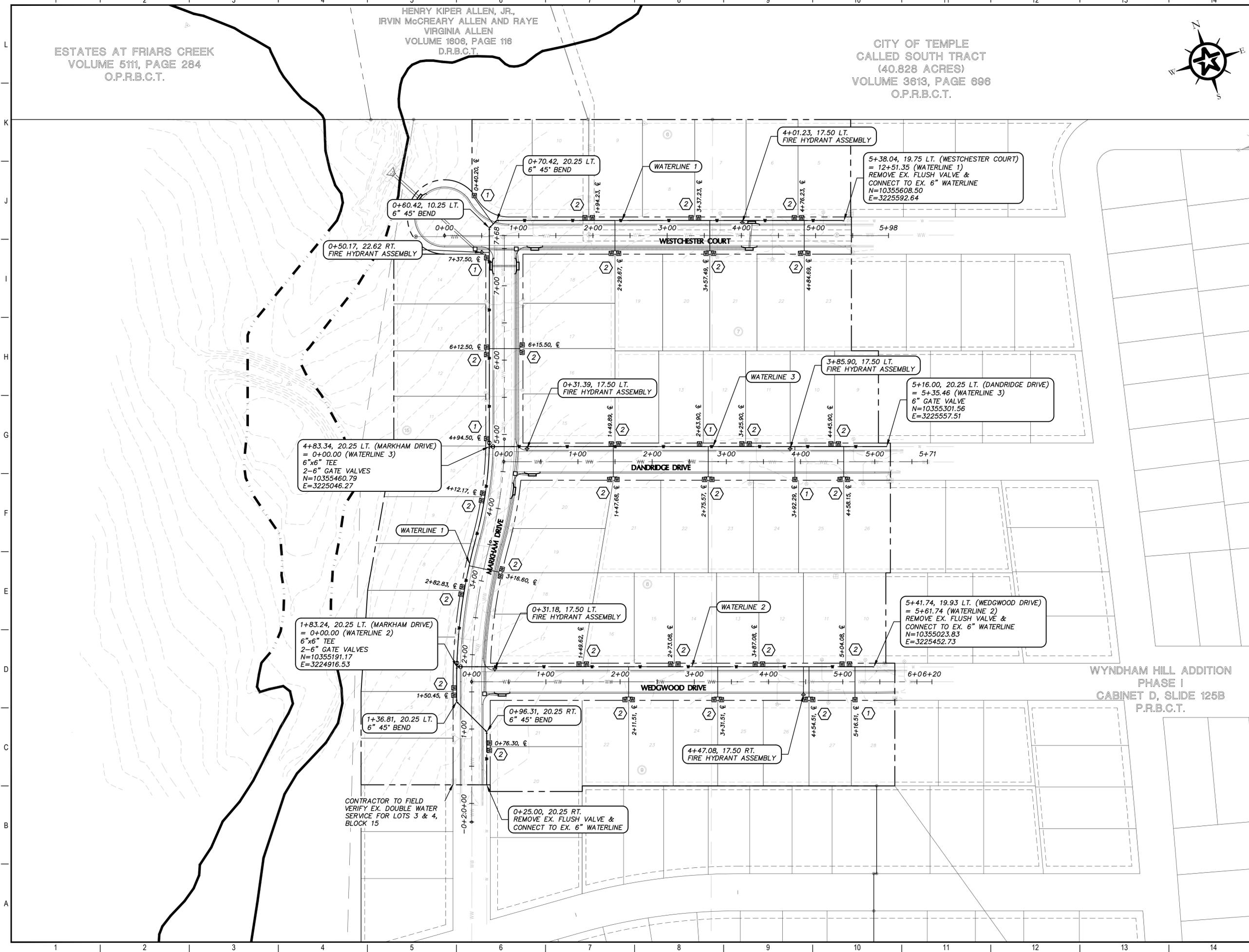
WYNDHAM HILL, PHASE IV

PRELIMINARY WATER  
DISTRIBUTION SYSTEM PLAN

PRELIMINARY  
FOR REVIEW ONLY

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JACOB BELL  
#98462  
ON THE DATE SHOWN ON THE  
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BIDDING, OR PERMIT PURPOSES.

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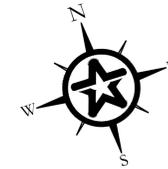
CONTRACTOR TO FIELD  
VERIFY EX. DOUBLE WATER  
SERVICE FOR LOTS 3 & 4,  
BLOCK 15

WYNDHAM HILL ADDITION  
PHASE I  
CABINET D, SLIDE 125B  
P.R.B.C.T.

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HENRY KIPER ALLEN, JR.,  
IRVIN McCREARY ALLEN AND  
RAYE VIRGINIA ALLEN  
VOLUME 1806, PAGE 116  
D.R.B.C.T.

CITY OF TEMPLE  
CALLED SOUTH TRACT  
(40.828 ACRES)  
VOLUME 3613, PAGE 696  
O.P.R.B.C.T.

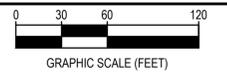


**KEY NOTES**

- 1 4' DIA. MANHOLE W/STANDARD RING AND COVER
- 2 SINGLE SEWER SERVICE
- 3 DOUBLE SEWER SERVICE
- 4 END-LINE CLEANOUT
- 5 EXISTING SINGLE SEWER SERVICE
- 6 EXISTING DOUBLE SEWER SERVICE
- 7 POSSIBLE ADJUSTMENT NEEDED TO EXISTING SEWER SERVICE DUE TO STORM DRAIN.

**WASTEWATER NOTES**

1. ALL EXISTING MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE.
2. ALL SANITARY SEWER SERVICES SHALL BE PLACED 5' LEFT OR RIGHT OF PROPERTY LINE UNLESS OTHERWISE SHOWN ON PLANS.
3. ALL STATIONS ON SERVICES ARE ON  $\phi$  STREET STATIONING.



REV.	DESCRIPTION	DATE



**BELFAIR**  
DEVELOPMENT, INC.

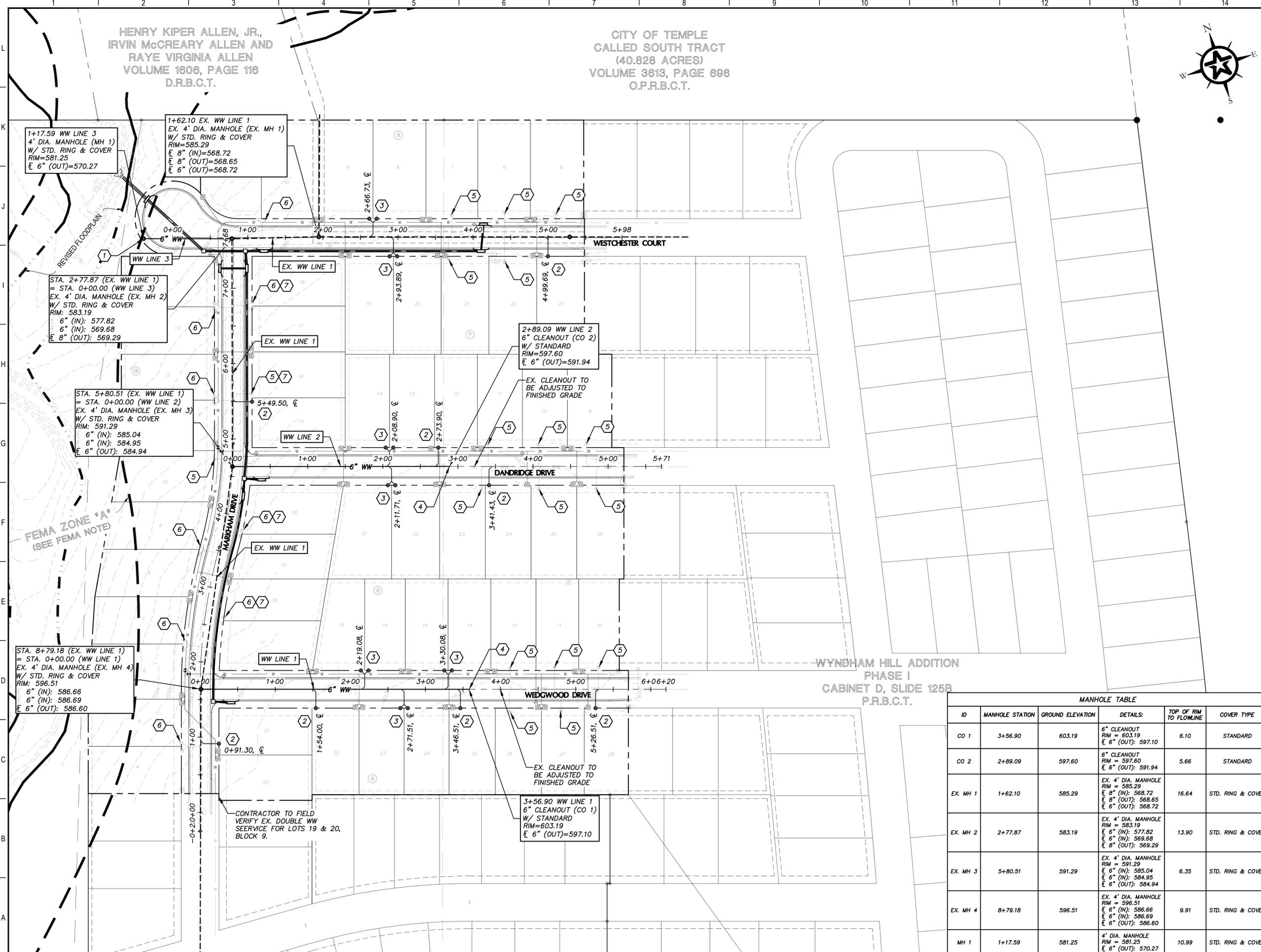
WYNDHAM HILL, PHASE IV

PRELIMINARY WASTEWATER  
COLLECTION SYSTEM PLAN

PRELIMINARY  
FOR REVIEW ONLY

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MANHOLE TABLE					
ID	MANHOLE STATION	GROUND ELEVATION	DETAILS:	TOP OF RIM TO FLOWLINE	COVER TYPE
CO 1	3+56.90	603.19	6" CLEANOUT RIM = 603.19 $\phi$ 6" (OUT): 597.10	6.10	STANDARD
CO 2	2+89.09	597.60	6" CLEANOUT RIM = 597.60 $\phi$ 6" (OUT): 591.94	5.66	STANDARD
EX. MH 1	1+62.10	585.29	EX. 4' DIA. MANHOLE RIM = 585.29 $\phi$ 8" (IN): 568.72 $\phi$ 8" (OUT): 568.65 $\phi$ 6" (OUT): 568.72	16.64	STD. RING & COVER
EX. MH 2	2+77.87	583.19	EX. 4' DIA. MANHOLE RIM = 583.19 $\phi$ 6" (IN): 577.82 $\phi$ 6" (IN): 569.68 $\phi$ 8" (OUT): 569.29	13.90	STD. RING & COVER
EX. MH 3	5+80.51	591.29	EX. 4' DIA. MANHOLE RIM = 591.29 $\phi$ 6" (IN): 585.04 $\phi$ 6" (IN): 584.95 $\phi$ 6" (OUT): 584.94	6.35	STD. RING & COVER
EX. MH 4	8+79.18	596.51	EX. 4' DIA. MANHOLE RIM = 596.51 $\phi$ 6" (IN): 586.66 $\phi$ 6" (IN): 586.69 $\phi$ 6" (OUT): 586.60	9.91	STD. RING & COVER
MH 1	1+17.59	581.25	4' DIA. MANHOLE RIM = 581.25 $\phi$ 6" (OUT): 570.27	10.99	STD. RING & COVER



CONTRACTOR TO FIELD VERIFY EX. DOUBLE WW SEERVICE FOR LOTS 19 & 20, BLOCK 9.

3+56.90 WW LINE 1  
6" CLEANOUT (CO 1)  
W/ STANDARD  
RIM=603.19  
 $\phi$  6" (OUT)=597.10

EX. CLEANOUT TO BE ADJUSTED TO FINISHED GRADE

2+89.09 WW LINE 2  
6" CLEANOUT (CO 2)  
W/ STANDARD  
RIM=597.60  
 $\phi$  6" (OUT)=591.94

STA. 2+77.87 (EX. WW LINE 1)  
= STA. 0+00.00 (WW LINE 3)  
EX. 4' DIA. MANHOLE (EX. MH 2)  
W/ STD. RING & COVER  
RIM: 583.19  
 $\phi$  6" (IN): 577.82  
 $\phi$  6" (IN): 569.68  
 $\phi$  8" (OUT): 569.29

STA. 5+80.51 (EX. WW LINE 1)  
= STA. 0+00.00 (WW LINE 2)  
EX. 4' DIA. MANHOLE (EX. MH 3)  
W/ STD. RING & COVER  
RIM: 591.29  
 $\phi$  6" (IN): 585.04  
 $\phi$  6" (IN): 584.95  
 $\phi$  6" (OUT): 584.94

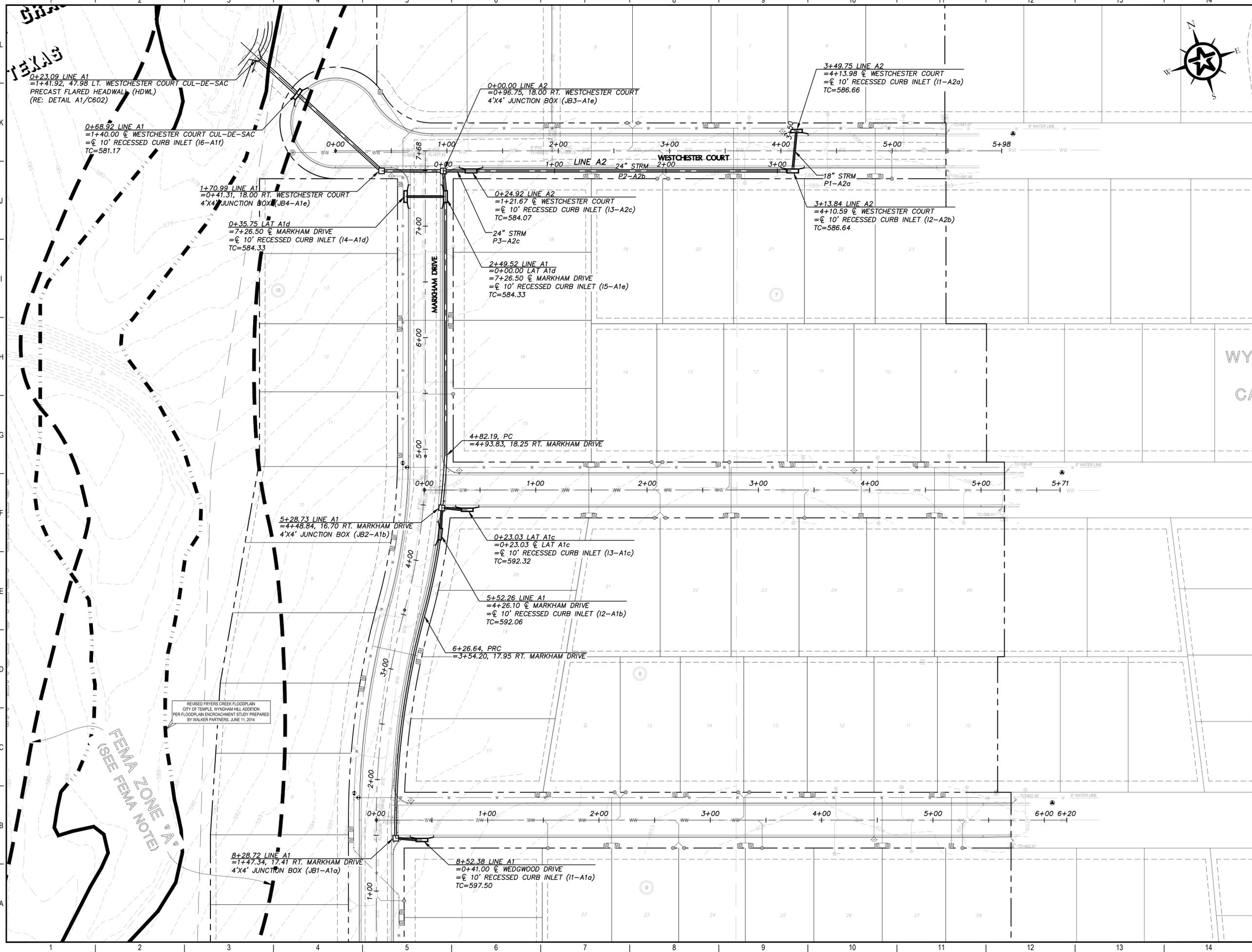
STA. 8+79.18 (EX. WW LINE 1)  
= STA. 0+00.00 (WW LINE 1)  
EX. 4' DIA. MANHOLE (EX. MH 4)  
W/ STD. RING & COVER  
RIM: 596.51  
 $\phi$  6" (IN): 586.66  
 $\phi$  6" (IN): 586.69  
 $\phi$  6" (OUT): 586.60

1+62.10 EX. WW LINE 1  
EX. 4' DIA. MANHOLE (EX. MH 1)  
W/ STD. RING & COVER  
RIM=585.29  
 $\phi$  8" (IN)=568.72  
 $\phi$  8" (OUT)=568.65  
 $\phi$  6" (OUT)=568.72

FEMA ZONE "A"  
(SEE FEMA NOTE)

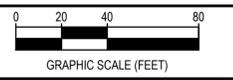
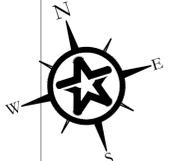
WYNDHAM HILL ADDITION  
PHASE I  
CABINET D, SLIDE 125B  
P.R.B.C.T.

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**STORM DRAIN NOTES**

1. INLETS SHALL BE PER CITY OF TEMPLE STANDARD SPECIFICATIONS.
2. JUNCTION BOXES SHALL BE PER CITY OF TEMPLE STANDARD SPECIFICATIONS (RE: DETAIL A1/C601). IF TOP OF JUNCTION BOX IS LESS THAN 8" BELOW FINISHED GROUND, BOX TOP SHALL BE POURED MONOLITHICALLY WITH FILLET. IF GREATER THAN 8", THROAT RINGS SHALL BE USED.
3. ALL STORM DRAIN SHALL BE HIGH-DENSITY POLYETHYLENE PIPE (HDPE).
4. ALL CURVED STORM DRAIN PIPE TO MAINTAIN RADIUS TWICE MANUFACTURER'S RECOMMENDATIONS.
5. CONTRACTOR TO CONNECT PIPE TO DOWNSTREAM SIDE OF INLET, 6" FROM INNER WALL OF INLET AND OUTER WALL OF CONNECTING PIPE.



REV.	DESCRIPTION	DATE

Walker Partners  
ENGINEERS • SURVEYORS  
T.B.P.E. REGISTRATION NO. 8053

**BELFAIR**  
DEVELOPMENT, INC.

WYNDHAM HILL, PHASE IV

PRELIMINARY STORM  
SEWER SYSTEM PLAN

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

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10/06/14  
Item #3  
Regular Agenda  
Page 1 of 2

**APPLICANT:** John Kiella

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

**ITEM DESCRIPTION:** PUBLIC HEARING - P-FY-14-47 Hold a public hearing to 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, including a replat of residential Lots 1 through 4, Block 6, The Groves At Lakewood Ranch, Phase 1, located north of West Adams Avenue, and east of Windmill Farms Phase One Subdivision.

**STAFF RECOMMENDATION:** Staff recommends approval of Final Plat of The Groves At Lakewood Ranch Phase II.

**ITEM SUMMARY:** The Development Review Committee reviewed the Final Plat of The Groves At Lakewood Ranch Phase II on September 4, 2014. It was deemed administratively complete on September 10, 2014.

Texas Local Government Codes 212.014 and 212.015 (residential replatting without vacating preceding plat) require a public hearing for this replat. A portion of the proposed plat is a replat of residential Lots 1 through 4, Block 6, The Groves At Lakewood Ranch, Phase 1. The replat proposes increasing the lot sizes from 0.288 acres to 0.310 acres on Lots 1 through 3, and increasing Lot 4 from 0.356 acres to 0.378 acres.

The proposed Final Plat of The Groves At Lakewood Ranch Phase II is in agreement with the Master Preliminary Plat of The Groves at Lakewood Ranch, recently approved by City Council by Resolution 20014-7326-R on May 15, 2014 with the following exceptions:

- Unified Development Code 8.3 – waiver of the park land dedication to allow 10.74 acres of designated park land to be privately owned and maintained by the Lakewood Homeowners Association;
- Code of Ordinances Chapter 12, Section 12-14 – allow maximum spacing of 1200 feet for fire hydrants along Clinite Grove Boulevard, a collector, rather than required spacing of 600 feet; and
- Thoroughfare Plan- amendment which shows St. Andrews Place extending to the north through the subject property as a collector;

Water will be provided to the subdivision through proposed 8-inch water lines. Sewer will be provided to the subdivision through 6-inch, 8-inch, and 10-inch sanitary sewer lines. Tract A is designated for drainage.

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

**PUBLIC NOTICE:**

Staff mailed a notice of the public hearing for the proposed replat to the property owner of the 25 properties within The Groves At Lakewood Ranch, Phase 1 and being within 200 feet of the proposed replat. As of Thursday, October 2, 2014 at 11:00 AM, no notices were returned in favor of the replat and none were returned in opposition to the replat.

The newspaper printed notice of the Planning and Zoning Commission public hearing for this plat on September 20, 2014, in accordance with state law and local ordinance.

**FISCAL IMPACT:**

**ATTACHMENTS:**

Replat map  
Plat  
Topo Utility Plan



**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD
C1	45.87	530.00	N 01°12'21" E, 45.85
C2	61.45	710.00	S 01°12'15" W, 61.43
C3	26.43	525.00	S 71°18'09" E, 26.43
C4	70.69	45.00	S 61°39'36" W, 63.64
C5	31.42	20.00	S 61°39'36" W, 28.28
C6	44.64	500.00	S 14°29'26" W, 44.62
C7	19.76	525.00	S 15°59'11" W, 19.76
C8	101.22	710.00	S 07°46'10" W, 101.14
C9	97.66	685.00	S 07°46'10" W, 97.58
C10	94.10	660.00	S 07°46'10" W, 94.02
C11	43.06	475.00	S 14°27'03" W, 43.05
C12	36.10	525.00	N 67°53'25" W, 36.09
C13	59.55	500.00	N 69°19'58" W, 59.52
C14	36.58	475.00	N 69°19'58" W, 36.54
C15	61.36	500.00	S 69°26'10" E, 61.32
C16	55.96	475.00	S 69°34'35" E, 55.93
C17	64.43	525.00	S 69°26'10" E, 64.39
C18	189.65	67.50	N 62°03'43" E, 133.14
C19	57.55	67.50	S 61°52'24" E, 55.82
C20	219.39	51.50	N 62°39'49" E, 87.31
C21	109.62	145.50	S 04°23'12" E, 107.08
C22	54.77	175.00	N 82°18'24" E, 54.55
C23	46.24	350.00	S 13°15'48" W, 46.21
C24	13.72	530.00	S 04°25'36" W, 13.72
C25	124.41	600.00	S 11°06'29" W, 124.19
C26	189.68	67.50	S 61°52'24" E, 133.15
C27	263.81	600.00	S 04°27'09" W, 261.69
C28	39.27	600.00	S 07°02'35" W, 39.26
C29	70.27	67.50	S 10°58'43" W, 67.14
C30	48.12	67.50	S 61°13'29" W, 47.11
C31	62.03	67.50	N 72°01'35" W, 59.87
C32	9.27	67.50	N 41°46'05" W, 9.26
C33	88.33	660.00	S 07°31'08" W, 88.26
C34	5.77	660.00	S 11°36'12" W, 5.77
C35	14.69	475.00	S 12°44'20" W, 14.68
C36	28.39	475.00	S 15°20'10" W, 28.38
C37	16.61	475.00	N 71°44'36" W, 16.60
C38	39.97	475.00	N 68°19'52" W, 39.96
C39	43.59	525.00	S 68°17'56" E, 43.58
C40	20.84	525.00	S 71°48'53" E, 20.84
C41	80.53	600.00	S 12°43'44" W, 80.47
C42	4.61	367.62	N 16°49'41" E, 4.61
C43	81.40	600.00	S 04°15'27" E, 81.34
C44	75.85	600.00	S 03°15'2" W, 75.80
C45	60.51	600.00	S 09°45'41" W, 60.49
C46	46.05	600.00	S 14°50'58" W, 46.04
C47	93.90	500.65	S 04°51'19" W, 93.76
C48	34.03	51.50	S 14°13'41" E, 33.42
C49	38.13	51.50	S 54°22'02" E, 37.26
C50	37.38	51.50	N 83°37'56" E, 36.56
C51	37.67	51.50	N 41°53'02" E, 36.84
C52	72.18	51.50	N 19°13'23" W, 66.41
C53	10.35	25.00	N 47°31'01" W, 10.27
C54	11.08	25.00	N 22°58'06" W, 10.99
C55	21.42	25.00	N 34°49'31" W, 20.77
C56	45.75	67.50	N 74°17'01" E, 44.88
C57	42.34	67.50	N 36°53'46" E, 41.65
C58	44.01	67.50	N 00°15'00" E, 43.23
C59	70.66	45.00	N 62°03'43" E, 63.62
C60	31.41	20.00	N 62°03'43" E, 28.28
C61	64.28	709.63	S 01°19'12" W, 64.25
C62	98.39	710.00	S 07°53'01" W, 98.31
C63	37.00	171.68	S 10°52'29" W, 36.92
C64	42.38	196.68	S 10°52'29" W, 42.30
C65	38.91	196.68	S 10°22'10" W, 38.85
C66	3.47	196.68	S 16°32'34" W, 3.47
C67	69.86	146.49	S 03°23'11" W, 69.20

**MONUMENT TABLE**

NO.	NORTHING	EASTING
TA-547	10385773.0412	3197619.1817
TA-548	10385661.7678	3197926.2417
TA-549	10386018.0666	3198096.1218
TA-550	10385963.8286	3198274.9925
TA-551	10385629.0687	3198172.3382
TA-552	10385911.0565	3198447.0829
TA-553	10385633.7995	3198362.0619
TA-554	10385429.7239	3198347.1737
TA-555	10385475.4864	3198978.3210
TA-556	10385752.7034	3198963.4742

**LINE TABLE**

LINE	LENGTH	BEARING
L1	6.96	S 88°43'35" W
L2	50.00	N 73°15'20" W
L3	7.31	N 72°44'41" W
L4	58.58	S 72°44'41" W
L5	80.67	N 17°02'53" E
L6	24.25	S 17°02'53" W
L7	55.00	N 17°02'53" E
L8	81.61	S 01°16'25" E
L9	13.20	N 17°02'53" W
L10	94.75	S 17°02'53" W
L11	58.58	S 72°44'41" W
L12	58.40	S 72°44'41" W
L13	4.38	S 72°57'06" E
L14	26.50	N 85°17'55" W
L15	22.26	N 05°10'05" E
L16	15.00	S 17°02'53" W
L17	170.63	N 16°39'36" E

ALL BOUNDARY CORNERS ARE 1/2" IRON ROD WITH CAP MARKED "RPLS 2475" SET UNLESS NOTED OTHERWISE.  
 THIS PROJECT IS REFERENCED IN NAD 1983, CENTRAL TEXAS STATE PLANE.  
 ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.  
 ALL COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NUMBER 506 THE THETA ANGLE AT SAID CITY MONUMENT IS 01°29'04".  
 THE COMBINED CORRECTION FACTOR (CCF) IS 0.999852.  
 PUBLISHED CITY COORDINATES ARE X=3,198,199.05 Y=10,383,950.33  
 THE TIC FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING IS N32°29'29" E, 1303.48 FEET.  
 Tract surveyed May 1, 2014

**NOTES:**

- BL - Building Line
- UE - Utility Easement
- DE - Drainage Easement
- POB - Point of Beginning
- Ⓚ - Block Designation

Residential lots shall have no access off of Clinite Grove Boulevard

A 4' wide sidewalk shall be constructed along one side of Clinite Grove Boulevard.

TRACT "A" shall be utilized for drainage & utility purposes and shall be conveyed to the City of Temple. Tract "A" shall be maintained by the Lakewood Ranch Homeowners Association.

Owners: Kiella Development Inc., John Kiella President  
 Total= 28,662 Acres  
 BLOCKS- 9  
 LOTS- 89  
 TRACTS- 1

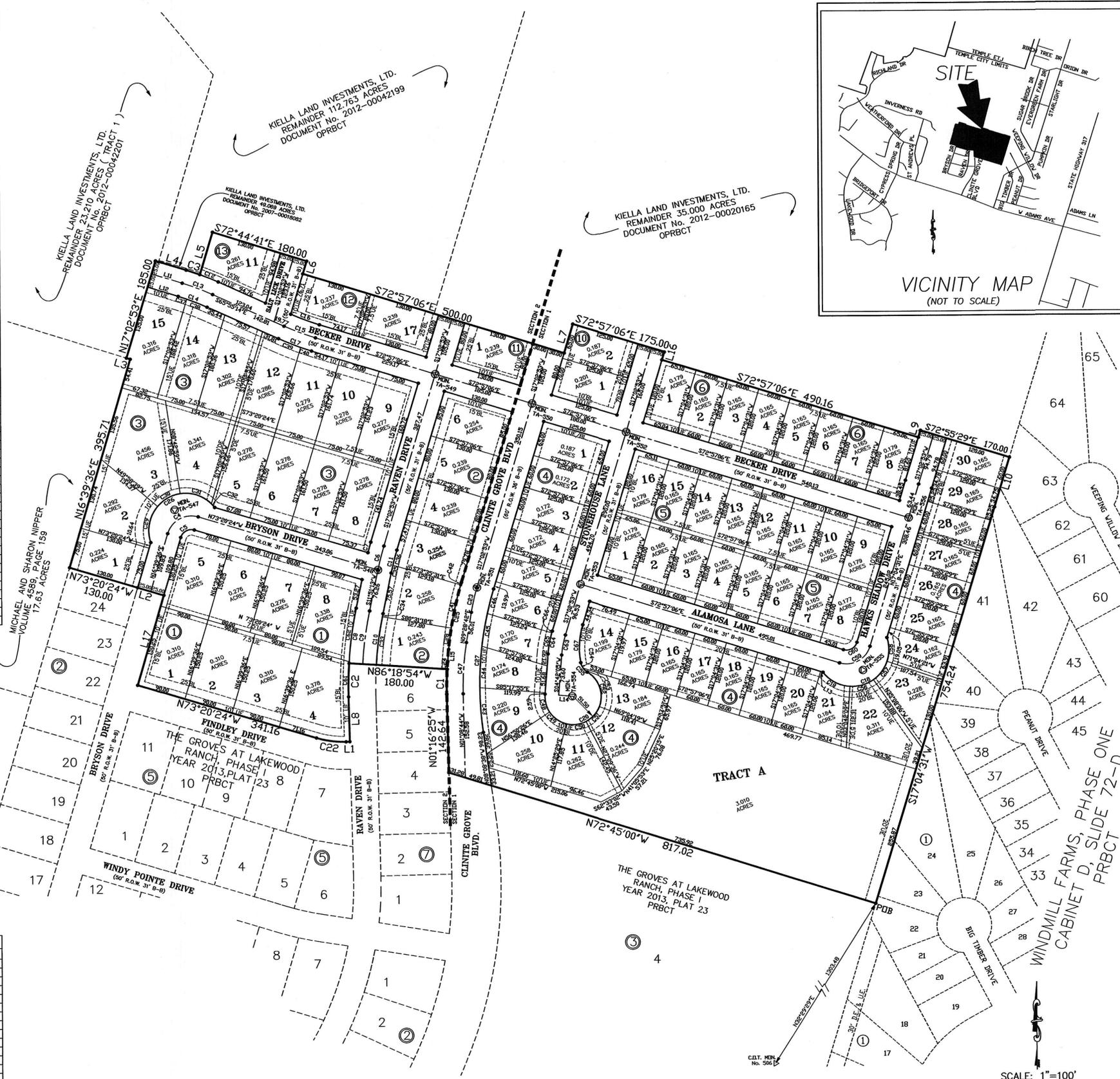
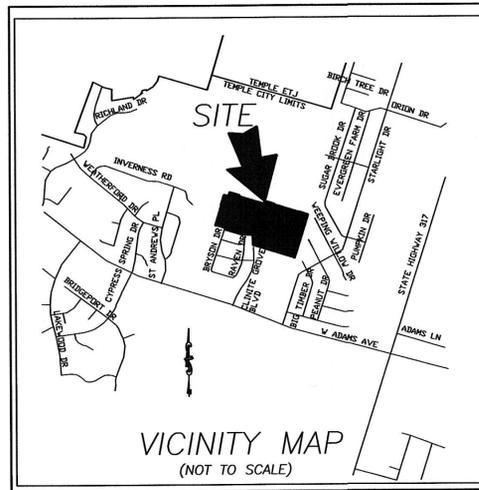
FILED FOR RECORD this \_\_\_\_\_ day of \_\_\_\_\_, 2014 A.D.  
 In Year \_\_\_\_\_, Plat No. \_\_\_\_\_, Plat Records of Bell County, Texas.

Dedication Instrument # \_\_\_\_\_ Official Public Records, Bell County, Texas.

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.  
 BELL COUNTY TAX APPRAISAL DISTRICT  
 BY: \_\_\_\_\_

This property is not within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 48027C0175E and 48027C0330E, dated September 26th 2008.



STATE OF TEXAS  
 COUNTY OF BELL

KIELLA DEVELOPMENT, INC., A TEXAS CORPORATION, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE GROVES AT LAKEWOOD RANCH, PHASE II, 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, AND WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

KIELLA DEVELOPMENT, INC., A TEXAS CORPORATION

JOHN KIELLA, PRESIDENT

STATE OF TEXAS  
 COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 BY JOHN KIELLA, PRESIDENT OF KIELLA DEVELOPMENT, INC., A TEXAS CORPORATION, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

SECRETARY TO PLANNING & ZONING COMMISSION:

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:

STATE OF TEXAS  
 COUNTY OF BELL

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

*Jennifer Ryken*  
 JENNIFER RYKEN  
 NO. 106277



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.

*Michael E. Alvis*  
 MICHAEL E. ALVIS, R.P.L.S.  
 NO. 5402



FINAL PLAT OF:  
**THE GROVES AT LAKEWOOD RANCH  
 PHASE II**

INCLUDING A REPLAT OF LOTS 1 THROUGH 4, BLOCK 6, THE GROVES AT LAKEWOOD RANCH, PHASE I, ACCORDING TO THE MAP OR PLAT OF RECORD IN YEAR 2013, PLAT NO. 23, PLAT RECORDS OF BELL COUNTY, TEXAS.

9 BLOCKS, 89 LOTS, 1 TRACT  
 LOTS 1 thru 8, BLOCK 1  
 LOTS 1 thru 6, BLOCK 2  
 LOTS 1 AND 2, BLOCK 10  
 LOTS 1 thru 15, BLOCK 3  
 LOT 1, BLOCK 11  
 LOTS 1 thru 30, BLOCK 4  
 LOTS 1 AND 17, BLOCK 12  
 LOTS 1 thru 16, BLOCK 5  
 TRACT "A"

28,662 ACRES  
 OUT OF AND A PART OF THE JOHN J. SIMMONS SURVEY, ABSTRACT #737  
 A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

FULLY 28,662 ACRES MORE DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES TRACT SURVEYED MAY 1, 2014

FINAL PLAT OF:  
**THE GROVES AT LAKEWOOD RANCH  
 PHASE II**

JOHN J. SIMMONS SURVEY, ABSTRACT NO. 737  
 BELL COUNTY TEXAS

ORDERED BY:  
**KIELLA DEVELOPMENT INC.**  
 P.O. BOX 1344  
 TEMPLE, TEXAS 76503

DATE	REVISIONS	MEASUREMENT
06/05/14	LOTS	MEA
07/11/14	EASEMENTS	MEA
09/09/14	COMMENTS	MEA

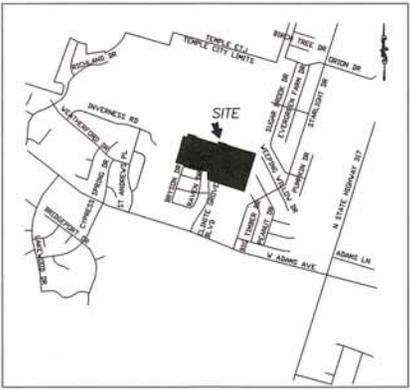
DATE: May 30, 2014  
 DRN. BY: MEA  
 REF.: 12512-D, 12685-D, 13-379, 12-243, 12789-D 12538-D

FB/LB: DATA COL.  
 JOB NO.: 14-335  
 SHEET 1 OF 1  
 COMPUTER DWG. NO. 14335 FP

**12685-D**  
 FILE NO.

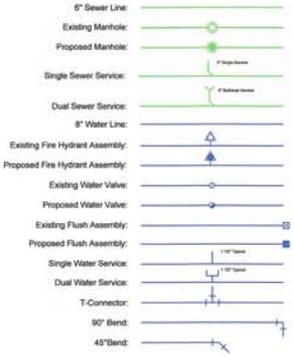
FIRM # F-1658

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



- GENERAL NOTES:**
1. ALL CONSTRUCTION TO COMPLY WITH CITY OF TEMPLE DETAIL SHEETS AND SPECIFICATIONS.
  2. ALL BENDS AND FITTINGS WILL BE DUCTILE IRON MECHANICAL JOINT (D.I.M.J.) MEETING THE SPECIFICATIONS OF ANSI/AWWA C-110-77 OR ANNA 153.
  3. CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING A STORM WATER POLLUTION PREVENTION PLAN.
  4. SITE TO BE LEFT IN CONDITION EQUAL TO TO BETTER THAN PRE-CONSTRUCTION CONDITION.
  5. ALL DISTURBED AREAS TO BE SEEDED AND IRRIGATED UNTIL GRASS IS ESTABLISHED.
  6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ANY EXISTING UTILITIES.
  7. UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REGULATIONS.

**UTILITY LEGEND:**



UTILITY PLAN:  
THE GROVES AT LAKEWOOD RANCH  
PHASE II

ENGINEERING • PLANNING • SURVEYING  
FIRM NO. F-1658  
**TURLEY ASSOCIATES, INC.**  
301 N. 340 ST. SUITE 100  
TEMPLE, TEXAS 76707  
E-MAIL: MAIL@TURLEY-INC.COM  
(254) 773-2600  
FAX NO. (254) 773-3898

*8/14/14*  
*Jennifer Johnson*

UTILITY PLAN:  
**THE GROVES AT LAKEWOOD RANCH  
PHASE II**  
JOHN J. SIMMONS SURVEY, ABSTRACT No. 737  
BELL COUNTY TEXAS

ORDERED BY:  
**KIELLA DEVELOPMENT INC.**  
P.O. BOX 1344  
TEMPLE, TEXAS 76703

REVISIONS


DATE: August 12, 2014  
DRN. BY: TJJ  
REF.: 12612-D, 12685-D,  
13-379, 12-243, 12789-D  
12638-D

FB/LB: DATA COL.  
JOB NO.: 14-335  
SHEET: 2  
COMPUTER  
Dwg. No. 14355.UP.2

**12685-D**  
DRAWING NO.

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

\\houston\ar\er\1417\proj\14-335\_The Groves at Lakewood Ranch, Phase II\CADD\Revisions\140318\140318.dwg



# PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

10/06/14  
Item #4  
Regular Agenda  
Page 1 of 2

**APPLICANT / DEVELOPMENT:** Turley Associates (On behalf of 3 Nex-Gen Development LLC).

**CASE MANAGER:** Mark Baker, Planner

**ITEM DESCRIPTION:** P-FY-14-49 Consider and take action on the Final Plat of The Plains at Riverside Phase I, a 20.640 +/- acres, 51-lot, 4-block subdivision, consisting of 46 residential and 5 non-residential lots, out of and part of the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located on the west side of the intersection of Old Waco Road and Riverside Trail.

**STAFF RECOMMENDATION:** Staff recommends approval of the Final Plat of the Plains at Riverside, Phase I.

**ITEM SUMMARY:** The Development Review Committee reviewed the Preliminary Plat of the Plains at Riverside, Phase I Subdivison on Septemer 24, 2014. It was deemed administratively complete on October 1, 2014.

The property is zoned Single-Family Dwelling 2 (SF-2) and Planned Development-Neighborhood Services (PD-O-2). This property was approved by City Council for voluntary annexation and on May 15, 2014, the rezoning was approved by Ordinance No. 2014-4658. Residential uses within the PD-O-2 portion of the property are prohibited.

Ordinance 2014-4658 did not include adjacent County-sections of South Pea Ridge Road and Old Waco Road. Future expansion and maintenance of the adjacent streets would need to be coordinated with Bell County.

The Preliminary Plat for 159 lots was approved by the Planning & Zoning Commission on June 16, 2014.

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

<u>Street</u>	<u>Per Code</u>	<u>Functional ½ Street Section</u>	<u>Dedicated (per plat)</u>
South Pea Ridge <i>(to be reviewed during future phases of the subdivision)</i>	55'	35' (70' total)	35'

Posion Oak Road	70'	50' (100' total)	50'
Old Waco Road	70'	81.5' (163' total)	10' – An additional 30'- 32.5' will be accommodated by the plat but not dedicated.

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

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

Poison Oak Road is identified as a proposed arterial which requires a 6-foot sidewalk and Old Waco road is identified as the "Outer Loop" which requires a 6-foot sidewalk. Notes on the final plat are provided indicating the requirement. The sidewalk along Old Waco Road will need to be upsized at some point to accommodate a spine trail. Upsizing involves expanding to a 10 to 12-foot concrete trail, which the City may fund the difference.

Sewer is available to the subject property by a 15-inch line on the northern property boundary. Water is available through a 3-inch in Old Waco Road

The Planning and Zoning Commission is the Final Plat authority for Phase I, since the applicant has not requested any exceptions to the UDC.

**FISCAL IMPACT:** Not Applicable

**ATTACHMENTS:**

- Site Photos
- Final Plat
- Topo / Utility Plan

# Site & Aerial Photos



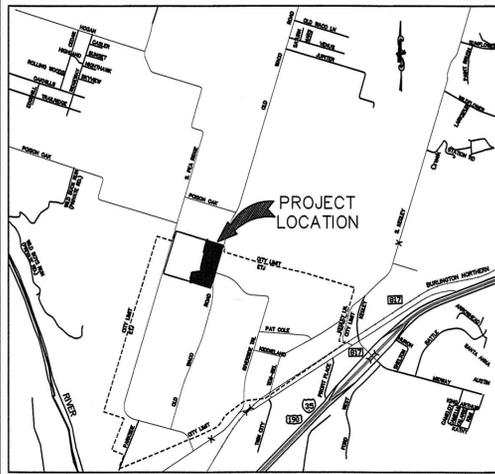
**Site: Viewed from Old Waco Road (SF-2 & PD-O2)**



**Site: Viewed from Old Waco Road – alternate viewpoint (SF-2 & PD-O2)**



**Aerial: Google Earth Image (SF-2 & PD-02)  
(Subdivision Boundary - Illustrative Only)**



VICINITY MAP  
N.T.S.

Curve #	Length	Radius	Chord
C1	70.69'	45.00'	S28°16'03"E 63.64'
C2	31.42'	20.00'	S28°16'03"E 28.28'
C3	168.99'	67.50'	S28°16'03"E 128.19'
C4	23.32'	50.00'	N86°37'44"W 23.11'
C5	23.32'	50.00'	N30°05'39"E 23.11'
C6	21.48'	67.50'	S89°07'40"W 21.39'
C7	42.92'	67.50'	S63°32'18"E 42.20'
C8	40.20'	67.50'	S28°15'37"E 39.61'
C9	42.93'	67.50'	S07°01'19"W 42.21'
C10	21.46'	67.50'	S34°20'55"W 21.37'
C11	36.79'	180.00'	N10°52'37"E 36.73'
C12	31.68'	155.00'	N10°52'37"E 31.63'
C13	41.90'	205.00'	N10°52'37"E 41.83'
C14	36.79'	180.00'	N10°52'37"E 36.73'
C15	31.68'	155.00'	N10°52'37"E 31.63'
C16	41.90'	205.00'	N10°52'37"E 41.83'
C17	282.74'	180.00'	N61°43'57"E 254.56'
C18	243.47'	155.00'	N61°43'57"E 219.20'
C19	322.01'	205.00'	N61°43'57"E 289.91'
C20	9.73'	155.00'	N75°03'53"W 9.72'
C21	196.85'	155.00'	N66°45'20"E 183.88'
C22	36.90'	155.00'	N23°33'10"E 36.81'
C23	28.81'	205.00'	S77°17'36"E 28.79'
C24	54.16'	205.00'	S88°53'15"E 54.00'
C25	54.16'	205.00'	N75°58'33"E 54.00'
C26	20.03'	205.00'	N65°36'30"E 20.02'
C27	49.96'	205.00'	N55°49'40"E 49.83'
C28	49.96'	205.00'	N41°55'55"E 49.83'
C29	47.65'	205.00'	N28°13'30"E 47.54'
C30	17.34'	205.00'	N19°09'23"E 17.34'
C31	36.06'	50.00'	N03°55'35"W 35.28'
C32	229.43'	50.00'	
C33	36.14'	50.00'	N37°28'15"E 35.36'
C34	53.91'	50.00'	N06°07'02"E 51.33'
C35	40.57'	50.00'	N60°14'46"E 39.46'
C36	40.57'	50.00'	S73°16'03"E 39.46'
C37	40.57'	50.00'	S26°46'51"E 39.46'
C38	53.83'	50.00'	S27°18'08"W 51.26'

Line #	Direction	Length
L1	N29°14'19"W	30.00'
L2	N16°19'15"E	51.43'
L3	N16°19'15"E	51.22'
L4	N60°12'06"E	30.00'
L5	S28°16'02"E	30.00'

- ALL BOUNDARY CORNERS ARE 1/2" IRON ROD WITH CAP MARKED "RPLS 2475" SET UNLESS NOTED OTHERWISE.
- THIS PROJECT IS REFERENCED TO THE CITY OF TEMPLE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 CENTRAL TEXAS STATE PLANE (USING LAMBERT CONFORMAL CONIC PROJECTION). ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.
- ALL COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NUMBER 255 THE "THETA" ANGLE AT SAID CITY MONUMENT IS 01° 29' 39" THE COMBINED CORRECTION FACTOR (CCF) IS 0.999585 PUBLISHED CITY COORDINATES ARE X = 3,204,661.24 Y = 10,367,096.98
- THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING (POB) IS N. 16° 15' 40" E, 3898.87 FEET.
- GRID DISTANCE = SURFACE DISTANCE X CCF
- GEODETIC NORTH = GRID NORTH + THETA ANGLE
- THIS PROPERTY IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP NO. 48027C03356, DATED SEPTEMBER 26, 2008.

- BL - Building Line
- UE - Utility Easement
- DE - Drainage Easement
- POB - Point of Beginning
- Ⓢ - Block Designation

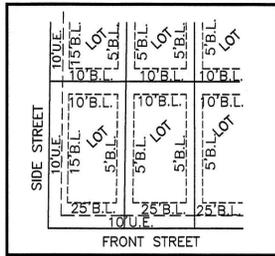
- Owner: 3 Nex-Gen Devel., LLC  
Cory Herring, Managing Partner  
Total 20.640 Acres
- Residential lots shall have a 25 feet front building setback line unless otherwise shown hereon and a 10 feet rear building setback line. Side building setback lines shall be 5 feet for interior lot lines and 15 feet abutting a side street.

- NOTES:
- DEVELOPER INTENDS TO PAY FEE'S IN LIEU OF PARK LAND DEDICATION AT THE TIME OF FINAL PLATTING.
  - THE DEVELOPER DEDICATES 10' OF R.O.W. ALONG OLD WACO ROAD (TRACT C) TO THE CITY OF TEMPLE WITH FINAL PLAT. FURTHER, THE DEVELOPER WILL RESERVE AND ADDITIONAL 31.5' OF LAND ALONG OLD WACO ROAD FOR FUTURE R.O.W. NEGOTIATIONS.
  - A 6' WIDE SIDEWALK SHALL BE REQUIRED ALONG OLD WACO ROAD.
  - A 6' WIDE SIDEWALK SHALL BE REQUIRED ALONG POISON ACK ROAD.

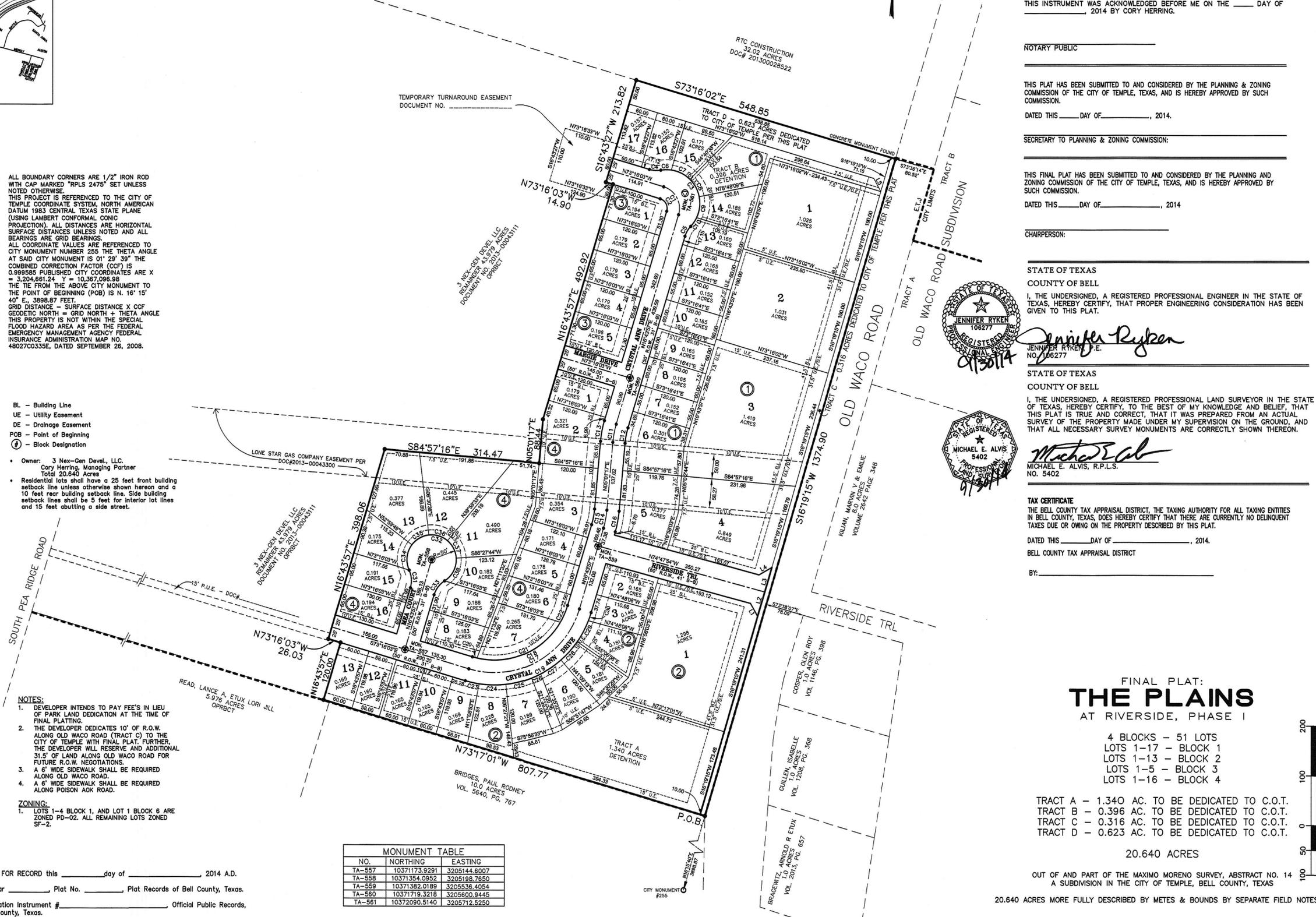
- ZONING:
- LOTS 1-4, BLOCK 1, AND LOT 1 BLOCK 6 ARE ZONED PD-02. ALL REMAINING LOTS ZONED SF-2.

FILED FOR RECORD this \_\_\_\_\_ day of \_\_\_\_\_, 2014 A.D.  
In Year \_\_\_\_\_, Plat No. \_\_\_\_\_, Plat Records of Bell County, Texas.  
Dedication Instrument # \_\_\_\_\_, Official Public Records, Bell County, Texas.

NO.	NORTHING	EASTING
TA-557	10371173.9291	3205144.6007
TA-558	10371354.0952	3205198.7650
TA-559	10371382.0189	3205536.4054
TA-560	10371719.3218	3205600.8445
TA-561	10372090.5140	3205712.8250



TYPICAL SETBACK LINES



STATE OF TEXAS  
COUNTY OF BELL  
3 NEX-GEN DEVEL. LLC, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PLAINS AT RIVERSIDE, PHASE I, 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.  
3 NEX-GEN DEVEL. LLC  
A TEXAS LIMITED LIABILITY COMPANY

CORY HERRING, MANAGING MEMBER

STATE OF TEXAS  
COUNTY OF BELL  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 BY CORY HERRING.

NOTARY PUBLIC

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

SECRETARY TO PLANNING & ZONING COMMISSION:

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:

STATE OF TEXAS  
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY, THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



Jennifer Ryken  
JENNIFER RYKEN, P.E.  
NO. 106277

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.



Michael E. Alvis  
MICHAEL E. ALVIS, R.P.L.S.  
NO. 5402

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.  
BELL COUNTY TAX APPRAISAL DISTRICT

BY: \_\_\_\_\_

FINAL PLAT:  
**THE PLAINS**  
AT RIVERSIDE, PHASE I

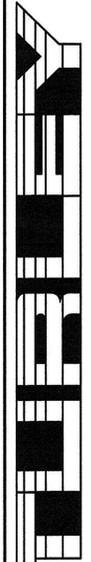
4 BLOCKS - 51 LOTS  
LOTS 1-17 - BLOCK 1  
LOTS 1-13 - BLOCK 2  
LOTS 1-5 - BLOCK 3  
LOTS 1-16 - BLOCK 4

TRACT A - 1.340 AC. TO BE DEDICATED TO C.O.T.  
TRACT B - 0.396 AC. TO BE DEDICATED TO C.O.T.  
TRACT C - 0.316 AC. TO BE DEDICATED TO C.O.T.  
TRACT D - 0.623 AC. TO BE DEDICATED TO C.O.T.

20.640 ACRES

OUT OF AND PART OF THE MAXIMO MORENO SURVEY, ABSTRACT NO. 14  
A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

20.640 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES.



ENGINEERING • PLANNING • SURVEYING  
FIRM NO. F-1658  
**TURLEY ASSOCIATES, INC.**  
301 N. 3rd ST.  
TEMPLE, TEXAS 76501  
E-MAIL: MAIL@TURLEY-INC.COM  
(254) 773-2400  
(254) 773-3998

FINAL PLAT:  
**THE PLAINS**  
AT RIVERSIDE, PHASE I  
A SUBDIVISION IN THE  
MAXIMO MORENO SURVEY, ABSTRACT NO. 14  
TEMPLE, BELL COUNTY, TEXAS

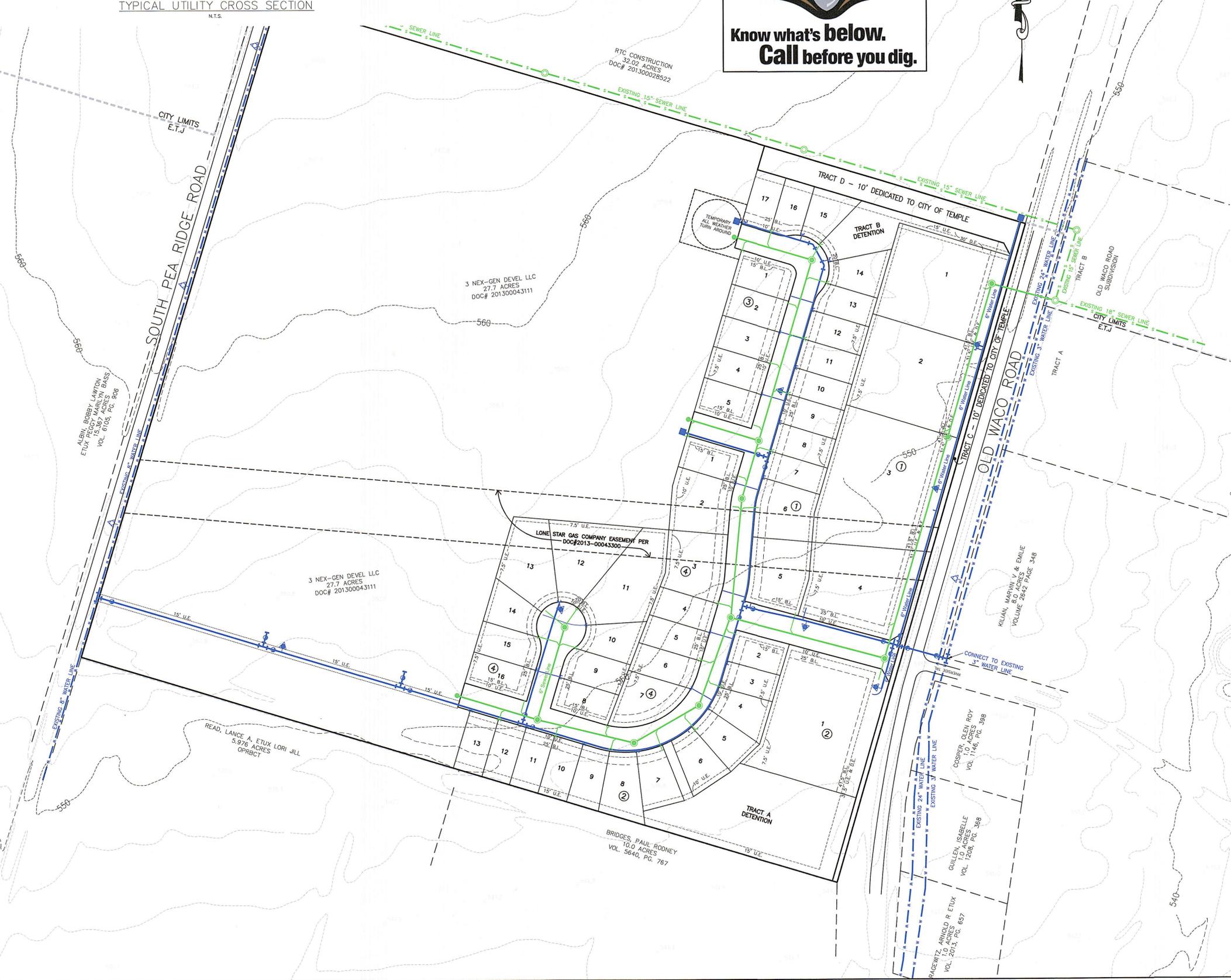
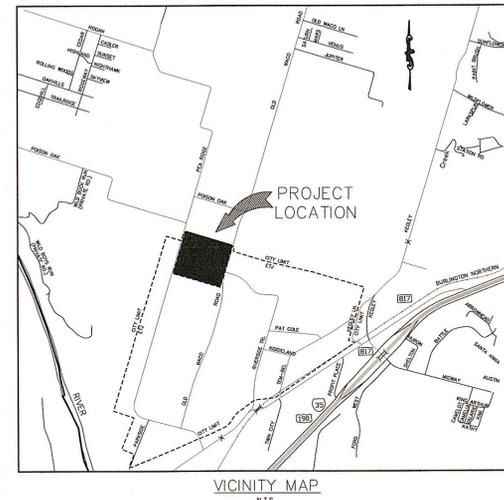
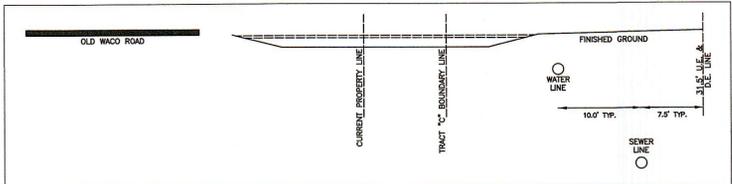
DEVELOPED BY:  
**3 NEX-GEN DEVEL., LLC.**  
7348 W. ADAMS AVENUE, SUITE 700  
TEMPLE, TEXAS 76502

REVISIONS		
9/15/14	EASEMENTS	MEA
9/30/14	COMMENTS	MEA

DATE: 06/19/2014  
DRN. BY: TJJ/MEA  
REF.: -

FIELD BOOK -  
JOB NO.: 13642  
SHEET: 1  
COMPUTER DWG. NO. 13642.FP.1

**12735-D**  
DRAWING NUMBER



**UTILITY LEGEND:**

- Sewer Line:
- Existing Manhole:
- Proposed Manhole:
- Existing Clean Out:
- Proposed Clean Out:
- Single Sewer Service:
- Dual Sewer Service:
- 8" Water Line:
- Existing Fire Hydrant Assembly:
- Proposed Fire Hydrant Assembly:
- Existing Water Valve:
- Proposed Water Valve:
- Existing Flush Assembly:
- Proposed Flush Assembly:
- Single Water Service:
- Dual Water Service:
- T-Connector:
- 90° Bend:
- 45° Bend:

\* All Utility Lines are 8" unless otherwise noted.

**UTILITY LAYOUT:  
THE PLAINS  
AT RIVERSIDE, PHASE I**



*Jennifer Ryken*  
10/1/14  
JENNIFER RYKEN  
106277

UTILITY LAYOUT:  
**THE PLAINS**  
AT RIVERSIDE, PHASE I  
A SUBDIVISION IN THE  
MAXIMO MORENO SURVEY, ABSTRACT NO. 14  
TEMPLE, BELL COUNTY, TEXAS

DEVELOPED BY:  
**3 NEX-GEN DEVEL., LLC.**  
7348 W. ADAMS AVENUE, SUITE 700  
TEMPLE, TEXAS 76502

REVISIONS		
TJJ	ADDED 171's	09/15/14
TJJ	CITY COMMENTS	09/24/14
TJJ	LOT NUMBERING	10/01/14

DATE:	08/23/14
DRN. BY:	TJJ
REF.:	-
FIELD BOOK	-
JOB NO.:	13642
SHEET	2
COMPUTER DWG. NO.	13642.UP1.1
<b>12735-D</b>	
DRAWING NUMBER	

**TURLEY ASSOCIATES, INC.**  
ENGINEERING • PLANNING • SURVEYING  
FIRM NO. F-1658  
301 N. 3rd ST. TEMPLE, TEXAS 76501  
E-MAIL: MAIL@TURLEY-INC.COM  
(254) 773-2400  
(254) 773-3998

I:\Nanoserver\Turley\13 Pre\13-642\_The Plains at Riverside\CADD Files\Utility Plan\Phase 1\13642UP1.dwg, 10/1/2014 7:59:39 AM



## PLANNING AND ZONING COMMISSION AGENDA ITEM

10/06/14  
Item #5  
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
<b>P-FY-14-37</b> - Consider and take action on the final plat of Taylor Estates, a 1.47 +/- acre, 2-lot, 1-block non-residential subdivision situated in the W.L. Norvell Survey, Abstract 627, Bell County, Texas, located on the north side of FM 439, south of West Drive, in Temple's western E.T.J.	DRC 6/23/14 Pending	All County Surveying
<b>P-FY-14-50</b> - 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.	DRC 9/24/14 Pending	Turley Associates
<b>P-FY-14-51</b> - 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.	DRC 9/24/14 Pending	All County Surveying
<b>P-FY-14-52</b> - Consider and take action on final plat of Cornerstone Auto Addition, 0.895 +/- acre 2-lot, 1 block nonresidential replat of Lots 1 and 2, Block 1, Adams Island Commercial, located at 9224 and 9310 Adams Lane.	DRC 10/06/14	All County Surveying
<b>P-FY-14-53</b> - Consider and take action on the Preliminary Plat of ONCOR Temple Industrial Substation, 6.087 +/- acre, 1-lot, 1-block non-residential subdivision, situated in the Elizabeth Berry Survey, Abstract No 56, Bell County, Texas, located on the south side of Industrial Boulevard across from Wendland Road.	DRC 10/06/14	Brian Satagal

<p><b>Z-FY-14-40</b> - Hold a public hearing to consider and recommend action on a rezoning from Planned Development to Office One District (O-1) on 0.343 acres, being part of the Creekside Planned Development, located at 3502 SW H K Dodgen Loop.</p>	<p>PZC TBD</p>	<p>Jack Folsom for David Roush</p>
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<p><b>City Council Final Decisions</b></p>	<p><b>Status</b></p>
<p><b>Z-FY-14-35</b> - Consider adopting an ordinance authorizing a zoning change from Agricultural District (AG) to General Retail District (GR) on 1.054 +/- acres, out of the Baldwin Robertson Survey, Abstract Number 17, Bell County, Texas, located at 6511 North SH 317.</p>	<p>APPROVED at 1<sup>st</sup> Reading on September 18, 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	P							15	1	
Blake Pitts	P	No Meeting Held	No Meeting Held	P	P	P							13	3	
Patrick Johnson	P			P	P									14	2
Omar Crisp	P			P	A	P								13	3
David Jones	P			P	P	P								14	2
Greg Rhoads	P			P	P	P								14	2
Will Sears	A			P	A	P								13	3
Lester Fettig	P			P	P	P								12	1
Tanya Mikeska-Reed	P			P	P	P								10	3

not a Board member  
 Vacant