NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
NOVEMBER 17, 2014, 5:00 P.M.
WORK SESSION AGENDA

Staff will present the following items:

1. Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for Monday, November 17, 2014.
2. Receive and discuss the Planning Director's Report containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code (UDC).

NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
CITY COUNCIL CHAMBERS, 2ND FLOOR
NOVEMBER 17, 2014, 5:30 P.M.
REGULAR MEETING AGENDA

1._____ Invocation

2. _____ Pledge of Allegiance

A. CONSENT ITEMS

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

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

B. ACTION ITEMS

Item 2: **I-FY-15-01 –** Consider adopting a resolution of an appeal of standards in Section 6.7 of the UDC related to I-35 Corridor Overly District for parking, screening and landscaping relating to vehicle sales, and architectural design, located on Lot 2, Block 1, Cedon Addition, at 7777 South General Bruce Drive.

Item 3: **P-FY-15-04 –** Consider and take action on the Final Plat of Valley Ranch Addition Phase III, a 16.206 +/- acres, 39-lots, 3-blocks residential subdivision, located at the southwest corner of FM 93 and Dubose Road.

Item 4: **P-FY-15-05 –** Consider and take action on the Final Plat of Dove Meadows Phase I, a 21.560 +/- acres, 60-lot, 4-block, 2 parcel, subdivision, located on the west side of Old Waco Road, south of its intersection with Poison Oak Road.

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.

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 3:30 PM, November 13, 2014.

Lacy Borgeson
_____
City Secretary, TRMC
City of Temple

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

_____Title_____

PLANNING AND ZONING COMMISSION
NOVEMBER 3, 2014
5:30 P.M.

PLANNING AND ZONING MEMBERS PRESENT

Chair Will Sears

COMMISSIONERS:

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

PLANNING AND ZONING MEMBERS ABSENT:

James Staats

STAFF PRESENT:

Brian Chandler, Director of Planning
Kayla Landeros, Interim City Attorney
Beverly Zendt, Assistant Director of Planning
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, October 30, 2014 at 4:50 p.m. in compliance with the Open Meetings Law.

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

Chair Sears called Meeting to Order at 5:32 P.M.

Invocation by Chair Sears; Pledge of Allegiance by Vice-Chair Rhoads.

Chair Sears thanked everyone for allowing him to serve as Chair and Vice-Chair of Planning and Zoning during his years of service.

Chair Sears opened the elections for a new Chair and Vice-Chair and called for nominations.

Commissioner Johnson thanked Chair Sears for his service and made a motion to elect Vice-Chair Rhoads as the new Chair and Commissioner Pitts made a second.

Motion passed: (8:0)
Commissioner Staats absent

Commissioner Johnson made a motion to elect Commissioner Jones as the new Vice-Chair and Commissioner Pitts made a second.

Motion passed: (8:0)
Commissioner Staats absent

Chair Rhoads are Vice-Chair Jones are seated and Chair Rhoads leads the meeting.

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of October 6, 2014.

Approved by general consent.

B. ACTION ITEMS

Item 2: Z-FY-14-39 - Hold a public hearing to discuss and recommend action to amend Ordinance No. 2005-4025, amended by Ordinance o. 2006-4125, amended by Ordinance No. 2007-4175 and further amended by Ordinance No. 2014-4677 by amending the site plan and Planned Development and previous site plan on Lots 1 and 2, Block 1, Adams Island Commercial to allow major vehicle repair.

Ms. Tammy Lyerly, Senior Planner, stated originally when the Planned Development (PD) was set up it did not have a site plan associated with it. The original approval was for the PD with a General Retail (GR) base zoning. As development has occurred, the PD has been amended over the years approving various site plans.

This property was approved for a PD site plan, but at the time the PD site plan was conceptual in nature. This request is not only to amend the site plan but also to amend the PD to allow major vehicle repair on the subject property.

This item is scheduled to go to City Council for first reading on December 4, 2014 and second reading on December 18, 2014.

The subject properties (Lots 1 and 2) lie between Adams Lane and West Adams Avenue (FM 2305) of the Final Plat of Adams Island Commercial. This property was recently administratively approved for an Amended Plat of Cornerstone Auto Addition.

The original PD site plan was “conceptual” in nature for marketing the property to prospective buyers. Prospective buyers or developers will be subject to all Unified Development Code (UDC), Engineering/Drainage, Building, and Fire Codes during the building permit review process.

Applicants requested the addition of Major Vehicle Repair to the existing PD (GR) and also request amendment to the PD site plan.

Surrounding properties include a residential area to the north, the undeveloped PD to the east, the arterial (Adams Avenue) to the south, and offices/retail to the west.

The Future Land Use and Character Map recommends the subject property as Suburban-Commercial and the request complies with this recommendation.

The Thoroughfare Plan designates West Adams Avenue as a major arterial.

The platting process has solidified water and sewer services to the property.

Ms. Lyerly explained that the GR base zoning allows minor vehicle repair but the applicants are requesting major vehicle repair to be added to the PD.

According to the UDC, Section 5.3.22, Major Vehicle Repair:

Vehicle repair must be conducted within a building;

All buildings must be set back a minimum of 20 feet from:

Residentially zoned or developed property; and

Public property such as a school or park.

Vehicle parts, wrecked vehicles, commodities, materials and equipment may be stored behind a building in the rear area if screened from public view from any street, residentially developed or zoned property, or adjacent or opposite public property such as a school or park. Such storage may not occupy more than 10 percent of the lot or tract. A solid wooden or masonry fence, a minimum of one foot higher than the stored items, must screen such storage area.

There is no size limit for vehicles being repaired.

Ms. Lyerly stated the applicant proposes that the residential area to the north will be shielded from all business activities.

Site plan is shown Commission.

The applicants have requested to move some landscaping (trees) closer to the proposed ten-foot wide sidewalk due to the overhead power lines and easement. The landscaping would still be abundant and provide shade and adequate buffering.

Proposed renderings of the building are shown to the Commission.

Eight notices were mailed out with six notices returned in agreement and zero returned in opposition to this request.

Staff recommends amending the existing Planned Development by approving the addition of Major Vehicle Repair uses and the proposed site plan amendment for the following reasons:

The proposed addition of major vehicle repair uses for this site complies with the Future Land Use and Character Map;

The proposed request is compatible with surrounding zoning and uses;

The request complies with the Thoroughfare Plan;

Public facilities are available to serve the subject property;

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

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

Ms. Lyerly explained the applicant would have a monument sign which would be located out of the easement and along the frontage property.

Chair Rhoads opened the public hearing.

Mr. Tony Gregory, 880 Wilcrest, Houston, Texas, stated they have been in the automotive business for 22 years and have five existing shops: three in Houston and two in San Antonio. Mr. Gregory would like to open a shop in Temple since he have family living here.

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

Commissioner Sears made a motion to approve Item 2, **Z-FY-14-39**, as presented, and Commissioner Johnson made a second.

Motion passed: (8:0)
Commissioner Staats absent

Item 3: **Z-FY-14-40 -** 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.

Ms. Lyerly stated this item was an old PD from the 1970's. The applicant would like to go from a PD to Office-One (O-1) only district.

This item is scheduled to go to City Council for first reading on December 4, 2014 and second reading on December 18, 2014.

The applicant would like to completely remove the PD from the property and change it to just an O-1 zoning district. A PD was established in 1978 and allowed for a mix of uses, including office uses allowed in an O-1 district.

Staff explained to the applicant that presently the property does allow office uses, but because of the complications involved with the old PD, additional development usually requires additional research. The applicant would like to make it as simple as possible and just have office use under an O-1 zoning.

This request would not involve any additional construction; just to continue the office use.

There is a garage that goes into the existing building. The apartments are also part of the PD.

Surrounding properties include a mini-storage and apartment complex to the north, office uses to the east, GR district and offices to the south, and Loop 363 to the west.

The O-1 zoning district permits low rise garden-type office development providing professional, financial, medical, and other office services to residents in nearby neighborhoods.

The O-1 district should be located convenient to residential areas and should be complimentary to the character of the residential neighborhood served. This district is designed to be a transitional zone allowing low intensity administrative and professional offices. Permitted uses are not intended to be major traffic generators.

The O-1 development standards are given.

There are no plans to expand the existing building.

The Future Land Use and Character Map recommends the property as Auto-Urban Commercial and the request is in compliance with this recommendation.

All utilities are available to serve the site.

Ten notices were mailed out with zero notices returned in favor and one return in opposition.

Staff recommends approval of Z-FY-14-40 for a rezone from PD to O-1 for the following reasons:

The request complies with the Future Land Use and Character Map;

The request is compatible with surrounding zoning and uses;

The request complies with the Thoroughfare Plan; and

Public facilities are available to subject property.

Chair Rhoads asked if the entrance was a private road. Ms. Lyerly explained the road was not an official road but a PD road which provided circulation for the entire PD.

Vice-Chair Jones asked who owned and maintained the road and Ms. Lyerly stated the apartments and PD area. It is not a City maintained road.

Commissioner Mikeska-Reed asked what the fundamental reason was for changing the zoning. Ms. Lyerly replied the applicant stated he wanted to simplify things, did not want to be part of the PD, and would like to have a straight O-1 zoning.

The applicant was not in attendance for questions.

Commissioner Pitts asked if the O-1 zoning triggered parking requirements, setbacks, etc. Ms. Lyerly stated it was all existing and currently met all the requirements.

Mr. Brian Chandler, Director of Planning, stated the site plan component which accompanies a PD may have been part of the applicant's desire for a straight zoning, along with redevelopment efforts, and just to match the existing use. The property is currently on the market.

Commissioner Mikeska-Reed asked if the intent of the rezoning was to detach it from the PD in order to sell. Mr. Chandler replied partially.

The PD has been in place since 1978.

Mr. Chandler stated the subject property would be considered a legal nonconforming use.

Ms. Lyerly added that when the Loop was upgraded and expanded, several properties along the Loop lost frontage. The property is no longer the same as it was in 1978.

Ms. Lyerly thought Mr. Niemeyer was concerned about the roadway area and clarified that the rezoning is not for the roadway, only for the tract of land.

Commissioner Mikeska-Reed asked if the O-1 zoning allowed for residential occupancy on the site and Ms. Lyerly stated it does and so does the PD, which is a mix of Multi-Family-Two (MF-2), Commercial (C), and GR offices. The subject property is GR. The O-1 zoning allows a residence.

Mr. Chandler stated the existing situation is considered legally nonconforming. Upon redevelopment, compliance with current O-1 standards would be required.

Vice-Chair Jones asked if there would be any reason to believe the owner would be able to block or closed off the road (access/exit) by allowing the O-1 zoning request. Mr. Chandler responded that if that were proposed it would have to go through the permitting stage. At that time, Staff would ensure that proper access is given. However, this should not happen as a result of this rezoning.

Commissioner Mikeska-Reed asked Mr. Chandler for any prior precedent on past PDs being broken up and partially rezoned and was is normal practice to rezone a portion of a PD. Mr. Chandler commented this was not a normal PD since it contained a mix of uses. A mini-storage is rarely a part of a PD but apartments and retail mixes are the norm. There is also a shared drive between the uses which terminates at the multi-family complex which is not typical of providing continuity of a site.

Commissioner Mikeska-Reed asked if there was an association that shared the maintenance and common uses. Mr. Chandler presumed the road was maintained by the apartment complex.

Commissioner Crisp asked why the request was being made when everything is staying the same. Mr. Chandler could not answer and the applicant was not in attendance to respond. The applicant is a broker and the resale of the property is of great consideration. There are not really any uses in the O-1 district that would be inappropriate at this location which is what the Staff recommendation is based on.

Commissioner Johnson asked if there was any difference between the PD and O-1 where the use could be different. Ms. Lyerly replied that GR uses could be in the building, along with office uses.

Ms. Lyerly explained she asked the applicant the same questions the Commissioners were now asking. Ms. Lyerly stated the applicant informed her he did not want to deal with the explanation of the PD to potential buyers and preferred to simplify the situation by having a straight O-1 zoning district.

Commissioner Sears asked what qualified as redevelopment and Ms. Lyerly stated if the owner were to expand the building or expand the uses, the property would then be subject to the current UDC codes and regulations. A remodel would not trigger anything unless it went beyond a certain value.

Commissioner Fettig asked if the rezoning request did not pass, would the applicant be able to reapply. Ms. Lyerly explained that once it proceeded to City Council and if they denied the request, there would be a waiting period of six months before reapplying.

Mr. Chandler suggested that if the Commission had additional questions that could only be answered by the applicant, the Commission could table the item until the next meeting on November 17th.

Chair Rhoads opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Mikeska-Reed made a motion to table Item 3, **Z-FY-14-40**, until the November 17, 2014 meeting if the applicant can appear, and Commissioner Crisp made a second.

Motion passed: (8:0)
Commissioner Staats absent

Item 4: O-FY-15-01 – Consider authorizing an appeal of standards of the 1st and 3rd Overlay District in Section 6.8 of the Unified Development Code related to landscaping, sidewalks, and impervious cover for the expansion of an existing car dealership, located on Lots 1 and 2, Block 7, H.P. Robertson Addition, addressed as 1001 and 1003 South 1st Street.

Mr. Chandler stated this item is scheduled to go to City Council on November 6, 2014 in order to accommodate the closing time line on the property by the applicant.

The applicant purchased an existing used car dealership located along Avenue J along with a vacant lot to the immediate south which is what triggered the standards and the appeals. The appeals are for impervious cover, sidewalk (width and location), and some landscaping.

This is the first appeal to come forward in the 1st and 3rd Overlay District since its adoption in 2012. The process for the 1st and 3rd Overlay District is essentially the same as the I-35 Overlay District.

A map of the three different frontage types in the 1st and 3rd Corridor are shown. The intent of the 1st and 3rd Overlay is to address mainly the street scape, landscaping, sidewalks, screening, fencing, etc. The subject property is located in Frontage Type A (yellow) which extends to Avenue M and Temple Medical Educational District (TMED).

There is an existing office and fence on the property and the expansion would occur on the lot to the south. The sidewalk is broken and in disrepair and no landscaping exists. The proposed expansion includes two 18-inch pecan trees. There is an alley to the rear of the property.

The proposed site/landscape plan is shown. There are two existing pecan trees, three proposed red oaks, lantana along Avenue J, a wrought iron fence South 1st Street and Avenue J, and a new wood privacy fence to the rear adjacent to the single family uses. A proposed flower bed/landscaping to the south of the existing office which would include a three-inch oak tree, mulch and river rock.

UDC Sec. 6.8.4.A.1 Impervious Cover:

The appeals consist of limitations of impervious cover which is 70 percent in Frontage Type A (anything that is not landscaped). The existing site has 100 percent impervious cover. The expansion to the south would be 92 percent proposed impervious cover due to the 690 square foot planting bed to the immediate south of the building.

UDC Sec. 6.8.6.C. Public Frontage Landscape:

The street scape requirements in 1st and 3rd Overlay require a planting strip behind the sidewalk and the sidewalk adjacent to the back-of-curb (street/sidewalk/planting strip). In order to 1) preserve existing pecan trees, 2) extend and replace the four-foot sidewalk and extend other four-foot sidewalks along that side of the street an appeal has been requested.

Three-inch red oaks are proposed to order continue the pattern of tree location providing screening and shade for the sidewalk. On the west side of the street there is an eight-foot sidewalk. The four-foot sidewalk would supplement the pedestrian walkways.

Along South 1st Street one-gallon shrubs would be required every three-feet. Texas Lantana is proposed every five-feet along Avenue J and river rock is required within a planting strip for Frontage Type A. The applicant prefers to keep the existing grass.

UDC Sec. 6.8.6.E. Public Frontage Sidewalk Standards:

An eight-foot sidewalk is required from back-of-curb. The eight-foot sidewalk on the west side provides this. The applicant proposes to replace the existing four-foot sidewalk on the east side and preserve the two existing 18-inch pecan trees.

UDC Sec. 6.8.8.C. Private Property Landscape Standards:

A minimum of 30 percent landscaping is required on site with one tree and four shrubs per 600 square feet. The applicant proposes a 690 square foot (eight percent of lot) landscape bed consisting of a three-inch red oak, mulch, and river rock.

UDC Sec. 6.8.9.F.6. Landscape Maintenance:

The applicant has requested to not have to install permanent irrigation which is required in the 1st and 3rd Overlay. The grass is on-site and been maintained. The applicant proposes to hand water trees and shrubs.

Sec. 6.8.12.E.4. Fence and Wall Standards:

The applicant has proposed a wrought iron fence. The height limitation is four feet maximum and applicant proposes a five foot wrought iron fence. A six-foot wooden privacy fence would be located in the rear and adjacent to the house to the south.

Staff recommends approval of the appeal to the standards as requested for the following reasons:

> The proposed fencing and landscaping meets the intent of the Overlay to improve the public frontage of the corridor;

Applicant has been working with staff to:

> Preserve existing pecan trees;
>
> Replace a broken/unusable sidewalk; and
>
> Improve both Avenue J and South 31st Street frontages with new fencing and landscaping.

Mr. Chandler stated the sidewalk and landscaping are all located on public right-of-way. The proposal made is to meet the 1st and 3rd Overlay and improve just the public right-of-way. The owner would be responsible for the maintenance of the landscaping/green space in the public right-of-way adjacent to the property.

The applicant would provide a functional four-foot sidewalk along the east side. Mr. Chandler was not aware of any eight-foot (TMED) sidewalks going in along the east side. The property owner (applicant) would also be responsible for the sidewalk.

Mr. Chandler explained South 1st Street is not a minor arterial but sidewalks along arterials are a minimum of six-feet wide, unless it is on the Trails Master Plan. This section of South 1st Street, which is a collector, would be a minimum of four-feet wide. The sidewalk going toward downtown is a CIP project.

Mr. Chandler stated there was a handicap ramp at the corner which is in good condition.

Commissioner Mikeska-Reed agreed with Chair Rhoads that the proposal would be better for the area but the applicant is requesting a lot of exceptions. Mr. Chandler suggested that Mr. Rodriguez explain the economics of what he sees. This area is mostly Strategic Investment Zone (SIZ) enhanced projects with little private investment and incentives. Mr. Rodriguez is not proposing any incentives. Staff tries to find the compromise between what the applicant can invest and still meet the intent and improve the corridor.

Mr. Frank Rodriguez, 451 Edgewood Drive, Montgomery, Texas stated this would be the fourth car lot he owns. Mr. Rodriguez stated he would make sure it looks nice when it is done. Mr. Rodriguez felt he was giving up doing work on one side to get the exceptions for the other side.

Mr. Chandler responded that, if going by the book, these are separate lots and the applicant is only triggering standards on the new development (unless the applicant replats).

Commissioner Sears asked Mr. Rodriguez if he would be spraying/blacktopping the south lot when it was finished. Mr. Rodriguez replied it could be sprayed but it would not look the same or last very long. He would probably overlay it again once everything is settled.

Mr. Rodriguez stated he would probably have approximately 60-65 cars on the lot.

Commissioner Pitts stated his biggest concern was the maintenance of the landscaping along the frontage. Mr. Rodriguez closed on the property August 1, 2014 and would like to keep the existing grass.

Vice-Chair Jones asked if Mr. Rodriguez would consider running small sprinklers on the South 1st Street side to keep it looking nice year round. Mr. Rodriguez replied he had no idea what the cost would be.

Commissioner Pitts would like to see the river rock since there is no maintenance involved, especially with weed barrier. Mr. Chandler added it would be for both streets since it is Type A Frontage. As long as weed barrier is used, river rock is very effective.

Vice-Chair Jones would be in favor of the river rock and taking the grass out.

Mr. Rodriguez asked the Commission if they meant to replace the existing sidewalk, and between the sidewalk and the street put the river rock with the weed barrier underneath. The Commission would still like to have the trees.

Commissioners Crisp and Mikeska-Reed still had concerns regarding the impervious cover. Commissioner Sears commented that this is a car lot and the amount of exceptions granted for other car lots far exceed other developments.

Vice-Chair Jones made a motion to approve Item 3, **O-FY-15-01**, as presented, and including the South 1st Street landscaping with river rock with weed block, sidewalk and trees as discussed, and Commissioner Pitts made a second.

Motion passed: (5:3)
Commissioners Mikeska-Reed, Crisp, and Fettig voted Nay; Commissioner Staats absent

Item 5: P-FY-14-53 - Consider and take action on the Final Plat of Temple Industrial Substation, 6.087 +/- acre, 1-lot, 1-block nonresidential 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.

Ms. Lyerly stated the applicant is not requesting any exceptions to the UDC so the P&Z will be the final authority.

An aerial is shown of the property which includes a proposed extension of Wendland Road.

Development Review Committee (DRC) reviewed the plat on October 8, 2014 and it was deemed administratively complete on October 27, 2014. The plat is for a proposed Oncor facility.

The required 35-foot wide right-of-way dedication is shown on the plat for the extension of Wendland Road as a minor arterial (per Thoroughfare Plan & UDC Sect. 8.2.1).

The plat reflects a 'Partial Release of Easement' for a portion of a power easement overlapping the future Wendland Road right-of-way dedication.

A 30-foot wide existing ingress/egress easement shown on the plat for adjacent properties to the south.

Water is available to the property along south side of Industrial Boulevard.

Staff recommends approval of the Final Plat of Temple Industrial Substation

Ms. Karen Wunsch of Master Plan Land Use Consultants, 6500 River Place Blvd., Building 7 Suite. 250, Austin, Texas, representing Oncor, stated the facility would be a proposed electrical substation.

Commissioner Sears made a motion to approve Item 5, P-FY-14-53, as presented, and Commissioner Mikeska-Reed made a second.

Motion passed: (8:0)
Commissioner Staats absent

C. REPORTS

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

There being no further business, the meeting was adjourned at 6:59 p.m.

Respectfully submitted,

Leslie Evans

PLANNING AND ZONING COMMISSION
MONDAY, NOVEMBER 3, 2014
4:30 P.M.
WORK SESSION

PLANNING AND ZONING MEMBERS PRESENT

Chair Will Sears

COMMISSIONERS:

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

PLANNING AND ZONING MEMBERS ABSENT:

James Staats

STAFF PRESENT:

Brian Chandler, Director of Planning
Kayla Landeros Interim City Attorney
Beverly Zendt, Assistant Director of Planning
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, Vice-Chair Rhoads opened the work session at 4:30 p.m. and asked Mr. Brian Chandler, Director of Planning, to proceed.

Mr. Chandler introduced Mr. John Kiella and turned the meeting over to Mr. Kiella for his presentation on the Reinvestment Zone (RZ) 2022 Master Plan.

Mr. Kiella stated there were three sets of documents that created “The Zone,” which states the RZ was created to act as the developer and to create jobs for the community.

When the RZ captures land the property tax is locked in. Any increase in the value is captured in tax dollars (the increment). Public infrastructure is put in to bring businesses into the city.

Seven parks are located in Temple starting with the Temple Industrial Park. After working with the airport, the Bioscience District was created. RZ then moved downtown, the Synergy Park to the southeast, and the TMED.

Starting with the Downtown Park, a charrette was held and TBG was brought in to help with envisioning breaking down the area into the elements desired. The area around Santa Fe, the original core (where City Hall is located), a new core around the Hawn which RZ wants to increase, and a different area around MLK and the railroad tracks.

RZ wants to be able to drive to the assets on the east side and create two columns which would begin the process of changing public infrastructure of the east.

Temple is considered a railroad town and the tracks have created barriers to the community. To address this, five lanes were created to come into town. RZ would like to take one of those lanes and turn it into a hike and bike trail to reopen the downtown area to pedestrians.

Walkable cities is considered very high for employers. What is the right amount and placement of hike and bike trails to make a city walkable? Walkability makes a difference in the housing market and building communities and bringing businesses and employers into the City. The RZ would like to help the City put in a major spine for mobility and accessibility. Walkability is considered in miles, not by blocks, i.e., how many miles can be walked.

Discussion about the closed lane on Central Avenue.

Commissioner Jones asked about shaded areas and cool down sections. Mr. Kiella stated that has been addressed. Once a community commits to a hike and bike system, various “pockets” (water features, passive and active areas, benches, etc.) would be located within the system.

A spine trail from MLK up to Whistle Stop is currently under development.

A hierarchy of the entire hike and bike system should be developed, similar to street designations such as rural, collector, arterial, etc. Select the appropriate size for the sidewalks and hike and bike trails. Public Works has been working on creating hike and bike lanes in areas of the City. Overall, the entire City should be tied together to either hike it or bike it. This will make the City inviting and modern.

Security for the parks is important.

RZ owns the Katy Depot Community Center, next to B.J. Brewhouse, and plans are in process to update the area. Many people walk this area and go to the Mercado. The path needs to be lighted and made safer. This area would be ideal for a police substation (two bikes and a car).

Commissioner Mikeska-Reed has been involved with a developer for The Hawn Center. RZ would like to be prepared to improve the surrounding area and make sure all amenities are available and green space is provided. Private and public funding is being considered.

RZ is trying to amass enough property for a new town center. When building a new town center, everything should be brought toward the street (to resemble older times). Several towns and cities are creating the new urbanism and bringing everything to the front. Currently, the City's setbacks and regulations are completely in conflict with this system.

South 1st Street has a dead end where the tracks were shut down. Larger sidewalks should be installed to create a tie between the hike and bike and downtown.

In the next two years, the majority of dollars will be spent on the Santa Fe Bus Depot, Whistle Stop, old icehouse, etc. area. The RZ is attempting to purchase as much land around the area as possible. The Police Station and old Courthouse used to sit on this property. Once the old buildings are purchased and taken down, a Class A business center is proposed which should change downtown considerably. There have been several designs for the area and a completed set drawings are currently under development. New buildings for the area would possibly include TEDC, a proposed new Chamber of Commerce, and TEDC Bioscience District; hopefully, every economic development entity would want to come to this area creating a new front door to the community.

TISD is strongly considering moving their building to the Santa Fe Depot area. Joint use money may be available from The Zone in order to accomplish this.

In the Class A Business Center, the horns should be taken down for The Rail Safety Zone. People thought the City was trying to eliminate the train horns but the intersections were the issue. People were trying to beat the trains and the trains would need to sound the horns. The intersections are being redone so people cannot cheat; therefore, the train does not sound their horn and it makes the area much safer for everyone.

The TMED was brought into The Zone in 2012-2013 and includes S&W, the VA system, Temple College, and TISD. The idea is to give the area a campus type of feeling when you enter it. Temple needs to work on keeping Baylor Scott & White in the community and attract the individuals who work there.

Construction is going on at the VA due to HSA Blast Zone regulations. A fence is being erected in order to shut it down (if needed), but also allow the employees to come and go. There are only two entry ways.

The Travis Science Academy has a hike and bike trail around the entire area and the front and back doors have been reversed. Several of the alternate streets have been closed making is safer and more direct. The RZ has been trying to get the Ralph Wilson Center to move next to the Academy. Off-site parking would be available for all facilities.

Avenue U will be the entryway for VA's staff and also go directly into Scott & White property.

Brynn Myers and Ashley Williams have worked hard on the STEP grant to get federal grant money to match funds from The Zone for planning.

The entryway/intersection near Temple College at Loop 363 and South 1st Street will be redesigned, along with landscaping and a pedestrian crossover.

When spending public funds correctly, great changes can occur within an area.

Temple needs to change the quality of life to be enticing, especially for businesses such as Scott & White when they take prospective employees around Temple to show them the City. Raise the bar.

The North Industrial Park started it all. McLane Distribution Center, HEB Distribution Center, and Walmart Distribution Center, are all located there. HEB has expanded their structure.

RZ owns their own engine and moves many cars around by rail. Temple has the largest railroad gas station to the east of the City.

Temple has several hundred acres of surplus land in this park and should be good for some time. Detention ponds and a pump station are already built.

The Airport is a huge asset and was adopted since it was something Temple did not have before. RZ has purchased a lot of property next to the airport to solidify nothing happens. The Airport is set for future development.

AMCON is a one year lease and they are always leaving but have three shifts currently. The way to keep them is Temple is close to Fort Hood and there are two huge hangars, and the entryway will be redesigned. All new signage has been placed at the Airport.

Panda is bringing in a sizeable increment to Temple.

Mr. Kiella stated there were approximately $72 million worth of projects on the five year list and there will be no bonding.

Every project mentioned is funded in the project list in various stages of design and will be completed.

Think regionally. Everything Temple does should tie into our sister city and vice versa.

Temple is at the cusp of changing forever. Every community understands you have to have a certain look and a certain level of quality. Temple has great parks and a can do attitude, a huge base of employment, and needs to continue to bring the City up.

Due to time constraints, Chair Sears adjourned the meeting at 5:30 P.M.

PLANNING AND ZONING COMMISSION AGENDA ITEM

11/17/14
Item 2

APPLICANT: Wayne Alderman, Architect (representing Ringler Toyota)

CASE MANAGER: Brian Chandler, Director of Planning

ITEM DESCRIPTION: I-FY-15-01 – Consider adopting a resolution authorizing an Appeal of Standards in Section 6.7.of the Unified Development Code related to the I-35 Corridor Overlay Zoning District for landscaping, parking and screening for a proposed addition to Ringler Chevrolet and Toyota at 7777 S. General Bruce Drive.

Due to the proposed expansion of the Ringler Toyota Service Center that amounts to a project cost estimated at 23% of the assessed value of improvements per the current tax roll, paving and parking lot expansion, compliance with the landscaping, parking and screening standards for the I-35 Corridor Overlay were triggered for the entire site.

Development Type	Site Plan Review	Tree Preservation	Parking	Screening and Wall Standards	Architectural Design	Landscape	Signs	Lighting	Utilities
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	✓	✓		✓		✓			

The applicant has requested an appeal to the following Overlay standards (justification shown in parentheses):

1. Sec. 6.7.5.C. Parking
    - #6 and #7 – Wheel stop requirements for parking spaces adjacent to buildings and landscaping (to be consistent with existing parking lot; the front ends of cars do not currently hang over existing landscaping)
    - #10 – Parking in the landscape buffer (for existing car displays consisting of featured pads and rocks)
2. Sec. 6.7.5.D. Screening and Wall Standards
    - #2 –Garage and service bays must be located to rear of building or on side not visible to traffic flow on abutting side of I-35 (bays currently found on both sides of the building)
3. Sec. 6.7.5.E. Landscaping
    - #5 – Vegetation must be used to soften the appearance of walls (propose continuation of existing landscaping conditions adjacent to building)
    - #6 – Foundation planting along at least 70 percent of each visible façade (propose continuation of existing landscaping conditions adjacent to building)
    - #12.a. – Interior parking islands are required every 10 spaces with 3-inch caliper trees in each (propose continuation of existing pattern: landscaped parking island every 12 spaces)
    - #12.c. – Median landscaped parking islands required every third parking row (propose continuation of existing design pattern)
4. Sec. 6.7.9. Freeway Retail / Commercial Sub-District
    - E.2. – Evergreen shrubs must completely fill parking islands where sales inventory aisles exist for an automobile, truck, motorcycle, recreational vehicle or boat sales (propose continuation of existing design pattern, which consists of drought-tolerant plants and shrubs)

STAFF RECOMMENDATION: Staff recommends approval of the appeal per the submitted plans and attachments based on the following reasons:

- Applicant has been working with staff to develop a compromise that would meet the needs of his client's car dealership while also meeting the intent of the I-35 Corridor Overlay
- The code provisions appealed are primarily due to the applicant's desire to apply consistency of existing design patterns to the car dealership expansion
    - The existing design does include significant drought-tolerant landscaping
    - The building expansion will be to the rear
- The proposal would enhance the landscaping on the entire site with 18 new 3-inch street trees

ITEM SUMMARY:

The proposed project is compliant with the following standards:

- 15 percent overall landscaping that must be irrigated

- Landscaping buffer requirements for a minimum of 3-inch caliper canopy trees to be planted every 30 feet along frontage in clusters
- Continuation of the existing design that includes terminal parking islands at the end of each parking row
- Masonry (EIFS) for the new Service Center building expansion to match the existing material

The applicant had also requested exceptions to two other I-35 Overlay Standards related to architecture (materials for the existing Chevrolet Service Center and building color), which were confirmed to have not been triggered by the scope of this project.

FISCAL IMPACT: N/A

ATTACHMENTS:
Application
Ringler Chevrolet and Toyota Variance Letter
I-35 Corridor Overlay Checklist
Site Plan
Landscape Plan
Enlarged Landscape Plan
Elevations
Vicinity Aerial Map and Photos

City of Temple Universal Application

(Incomplete applications will not be accepted)

- ☐ Sketch Plan
- ☐ Plat Vacation
- ☐ Minor or Amending Plat
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Variance (Board of Adjustment)
- ☐ Abandonment
- ☐ Zone Change
- ☐ Conditional Use Permit (CUP)
- ☐ Planned Development (PD)
- ☐ PD Site Plan
- ☑ I-35 Appeal
- ☐ I-35 Site Plan Review
- ☐ TMED Site Plan Review
- ☐ TMED Variances/Warrants
- ☐ Appeal of Administrative Decision
- ☐ Residential Masonry Exception
- ☐ Nonresidential Masonry Exception
- ☐ Park, Facility or Street Renaming
- ☐ Cost Sharing Offsite Participation
- ☐ Exception
- ☐ Street Use License (SUL)

PROJECT INFORMATION:

☐ **Residential** ☒ **Commercial** ☐ **Property Platted** ☐ **Property Not Platted** ☐ **ETJ**

Project Name: RINGLER TOYOTA SERVICE SHOP ADDITION Parcel(s) Tax ID# (Required): _____

Project Address (Location): 7777 S. GENERAL BRUCE DRIVE, 76502 Total Acres: 33.002

Lot: 1,2,3 Block: 1 Subdivision: CEDON ADDITION 2

Cabinet #: _____ Slide #: _____

Outblock (if not platted): _____

Brief Description of Project: TOYOTA SERVICE SHOP ADDITION, PAVING ADDITION

Current Zoning I-35 CORRIDOR OVERLAY # of Existing Lots _____ # of Existing Units _____

Proposed Zoning _____ # of Proposed Lots _____ # of Proposed Units _____

APPLICANT / CONTACT INFORMATION: *(This will be the primary contact; please ensure email address is legible)*

Name: E. WAYNE ALDERMAN Company Name: CASTLES DESIGN GROUP, PC

Address: 3801 KIRBY, SUITE 600 City: ~~TEMPLE~~ HOUSTON State: TX Zip: 77098

Phone: 713-664-7974 ext. 1308 Cell #: 832-236-0491 Fax #: 713-664-9756

Email Address: walderman@castlesdesigngroup.com

PROPERTY OWNER INFORMATION:

Name: DON RINGLER Company Name: CEDON REALTY LTD.

Address: 7777 S. GENERAL BRUCE DR. City: TEMPLE State: TX Zip: 76502

Phone: 254-774-6555 Cell #: _____ Fax #: _____

Email Address: dringler@donringlertoyota.com darc@donringlerchevrolet.com

☐ **DEVELOPER** ☐ **ENGINEER** ☐ **SURVEYOR INFORMATION:** *(Please ensure email address is legible)*

Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Cell #: _____ Fax #: _____

Email Address: _____

VARIANCE / EXCEPTION / APPEAL DESCRIPTION: *(Attach additional page if additional space is required)*

SEE ATTACHED LETTER

City of Temple Universal Application

(Incomplete applications will not be accepted)

CHECKLIST

Submittal Requirements All checklists are available on Planning Applications website	All Plats	CUP & PD	Zone Change	Sketch Plan	I-35	I-35 Appeal	TMED	TMED Variance/Waiver	ZBA Variance	Masonry Exception	Appeal of Administrative Decision	Abandonment	Street Use License
Complete Universal Application	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electronic copy (PDF) of all required materials submitted as hard copies (must be legible)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hard Copies for all submittals	9	2	1	9	2	2	2	2	1	1	1	1	1
Field Notes or Lot and Block Description	✓	✓	✓		✓	✓	✓	✓	✓			✓	✓
Site Plan Checklist		✓			✓	✓	✓	✓	*				
Plat Checklist	✓			✓									
I-35 Checklist					✓	✓							
TMED Checklist							✓	✓					
Abandonment Checklist												✓	
SUL Checklist													✓
Site Plan		✓			✓	✓	✓	✓	✓	✓	*	✓	✓
Elevations		✓			✓	*	✓	*		✓			
Landscape Plan					*	*	*	*					
Lighting Plan					*	*	*	*					
Fee	✓	✓	✓	NA	NA	NA	NA	NA	✓	NA	NA	✓	✓
Survey												✓	✓

**May be required depending on nature of Appeal/Variance*

Total valuation of proposed improvements for project in 1st & 3rd/TMED/I-35: $923,987.00

FEE SCHEDULE

Abandonment	$100.00
Board of Adjustment (Variance)	$ 75.00
*Preliminary/Final Plat	$150.00 + $3.00/lot (residential)or $10.00/acre (nonresidential)
Street Use License (SUL) (renewed every 15 years)	$150.00
*Zone Change/CUP/PD/Site Plan	$150.00 + $3.00/acre unplatted

The filing fee for a piece of property that is 3.125 acres in size would be a total of $159.36 ($150 + [$3 x 3.12]). City staff uses the second decimal place when calculating a filing fee and **does not round up or down.*

By signing this application, staff is granted access to your property to perform work related to your case. Each signature must be notarized.

X SIGNATURE: _____

(Letter of authorization required if signature is other than property owner)

Print or Type Name: Don Al Ringler

For Plats Only: This waiver must be completed for all Plat applications; failure to do so will result in the rejection of your application.

I waive the statutory time limits in accordance with Section 212 of the Texas Local Government code.

SIGNATURE: _____

(Letter of authorization required if signature is other than property owner)

Print or Type Name: _____

X Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity there instated.

Given under my hand and seal of office on this 27 day of October, 20 14.

Diana F. Horton

Notary Public Signature

SEAL

DIANA F. HORTON
Notary Public - State of Texas
Commission Expires: 09/19/15

For Department Use Only

Project #: _____

Project Manager: _____

Total Fee(s): _____

Fee Credit: _____

Payment Method: _____

Submittal Date: _____

Accepted By: _____

Accepted Date: _____

Castles Design Group

ARCHITECTURE since 1952

A Professional Architectural Corporation
3801 Kirby Drive, Suite 600
Houston, Texas 77098
tel : 713 . 664 . 7974
fax : 713 . 664 . 9756
www.castlesdesigngroup.com

October 27, 2014

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

RE: Ringler Chevrolet and Toyota

Dear Sir:

As we discussed previously Ringler Toyota is planning to do a Service Shop addition and paving addition. Ringler is located in the I-35 corridor overlay district. The projected costs of these improvements are as follows:

Chevrolet Fascia Remodel	$168,987.00 (completed)
Toyota Service Addition	$635,000.00
Paving Addition	$120, 000.00
Total Budget	$923,987.00

The Ringler Dealerships have a 2014 assessed value of $3,913,000. Our proposed improvements are 23.6% of the assessed value. Per your zoning checklist in section 6.7 and the I-35 overlay district this triggers Site Plan Review, Tree Preservation, Screening Wall Standards, and Landscape.

We are requesting waivers on the following compliance items in regards to our submitted plans:

1. "Parking spaces that face/ adjacent to a building must utilize wheel stops"

The parking adjacent to the existing building has 6 inch raised concrete curbs to stop cars. The plazas and sidewalks are very wide so car overhangs are not a problem. We request a waiver for this.

2. "Wheel stops are required adjacent to all landscaped areas"

All existing landscape areas have 6 inch raised concrete curbs; car overhangs will not impact proposed landscaping. We request a waiver for this.

3. "No parking is allowed in the landscape buffer"

The only parking in the landscape buffer will be on featured pads and rocks that already exist.

4. "Garage and service bays must be located to rear of building or on side not visible to traffic flow on abutting side of I-35"

The Toyota Service Addition is a continuation of the existing Toyota Shop layout in the rear of building with overhead doors facing North and South, not directly towards street. In light of the new frontage landscaping being added, and the existing configuration of service shop, we ask for a waiver.

5. "Loading zones and Mechanical Equipment must not be clearly visible at eye level from any public street or located within 100 feet of any public street, unless screen is provided"

Presently only the existing Chevrolet Parts Delivery is visible. In light of added new frontage landscaping, that it is an existing dealership built before this ordinance, and that the loading area is over 400 feet from the road we ask for a waiver.

6. "Areas not covered by building or pavement must be landscaped"

Large areas of the site are not developed at this point and have natural turf and are maintained. In light of the added landscaping along frontage road we ask for a waiver.

7. "Vegetation must be used to soften the appearance of walls"

There is no such landscaping existing, as a car dealership building it is accessed in and out by cars along most of the building perimeter. In light of providing the added frontage landscaping we ask for a waiver.

8. "Foundation planting within a planting area minimum 6 feet in width, required along 70% of the length of any visible façade"

There is no such landscaping existing. The nature of the Service Shop Addition is it has to be accessible by cars in and out all along the outside walls. We ask for a waiver based on this and the street frontage landscaping being added.

9. "Landscaping buffer – one minimum 3" caliper canopy tree must be planted for every 30 feet of frontage along public row"

We propose 18 new trees along the dealership frontage. The business of a car dealership is to display and sell automobiles to the public; more trees will obscure views of the inventory and be detrimental to the business. We ask for a waiver based on this business hardship.

10. "Terminal parking islands at the end of each row minimum 360 Sq. Ft. (2-3" caliper three required in each)

We propose continuing the existing dealerships landscaping design for the islands without trees. The presence of trees and birds in the inventory display parking is detrimental to the business. We ask a waiver based on to continue the existing, landscape design for the islands will be more in keeping with facility and be more aesthetic.

11. "Median islands minimum 10 feet in width must be located after every third parking bay"

In our parking addition we would like to follow the existing parking lay out design. We ask for a waiver based on the added street frontage landscaping.

12. "Evergreen shrubs – minimum 5 gallon – must completely fill island"

In our parking addition the island landscaping we propose is similar to the very attractive existing island landscaping in the rest of facility. We ask for a waiver on this based on the landscaping we are providing.

13. "All buildings must be architecturally finished on all sides with same materials, detailing, and features.

The Toyota Service Shop Addition will have Stucco like EIFS material for exterior walls, just like the existing walls. No new work on Chevrolet Service is proposed and will be left with existing metal walls. We ask for a waiver for that as the Chevrolet Facility exists, before the ordinance, and in light of the new frontage landscaping we are adding.

14. Color of structures must be earth – tone in hue"

Primary colors of facility are white which we consider to fit earth tone colors. However both buildings have red or blue accent colors as dictated and required by Chevrolet and Toyota. We ask for a waiver for

these accent colors based on they are existing, required by car manufacturer, and because of the added street frontage landscaping being provided.

We sincerely appreciate your consideration on these items.

E. Wayne Alderman

PLANNING DEPARTMENT CHECKLIST I-35 OVERLAY PROJECTS

Address 7777 and 7687 S General Bruce Dr **Frontage** 880 **ft.** **Building** _____ **sq.ft.**

Proposed Use Car Lot **Sub-District** **FREEWAY RETAIL**

☐ Planned Development ☐ Conditional Use Permit ☐ General

I-35 Requirements Freeway Retail/Commercial Sub-District	Current Status	Standard Met	Mitigation/ Rationale/ Staff Comment
Site Plan Review (General)			
Required			
Tree Preservation (General)			
Required	Not taking out any trees	Yes	Meets standards.
Dimensional and Use Requirements			
Is the use allowed in the district?	Yes	Yes	Meets standards.
Does the Project meet dimensional requirements	Yes	Yes	Meets standards.
Parking (General)			
			Meets standards.
Curb and gutter, 6" in height, required around perimeter and all parking islands.	Yes	Yes	Meets standards.
Parking aisles must be designed to be perpendicular to the front of the building.	Yes	Yes	Meets standards.
Parking areas must be planned so that vehicles are not required to back out of parking spaces directly into a public or private street	Yes	Yes	Meets standards.
Parking lots must be designed to preserve the maximum amount of existing trees on site as possible	Yes	Yes	Meets standards.
Parking spaces that face/adjacent to a building must utilize wheel stops	Currently does not meet standard	No	Staff will support waiver contingent upon landscape area, trees, shrubs, and buffering in the front as outlined.
Wheel stops are required adjacent to all landscaped areas Wheel stops are required adjacent to all sidewalks, except for raised sidewalks at least 6 feet in width (8 feet if parking spaces front both sides)	Currently does not meet standard	No	Staff will support waiver contingent upon landscape area, trees, shrubs, and buffering in the front as outlined.
No parking is allowed in the landscape buffer	There is currently parking in front on the grass Parking is allowed on pads and rocks.	No	No parking will be allowed in the landscape buffer.
Required parking ratios- UDC 7.4.4	Yes	Yes	Meets standards.
Screening and Wall Standards			
No storage in connexes, shipping containers or portable buildings	Yes	Yes	Meets standards.

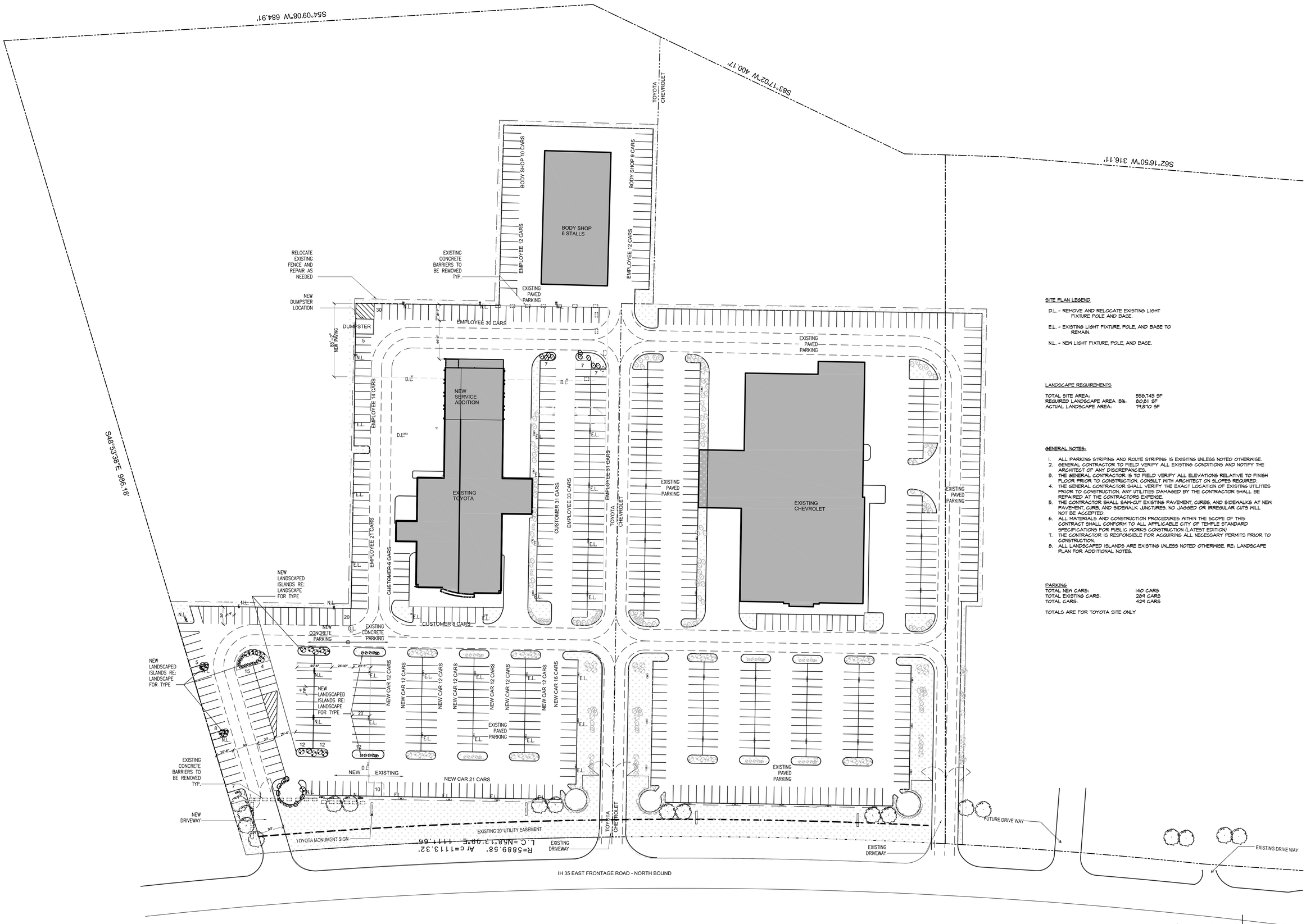
I-35 Requirements Freeway Retail/Commercial Sub-District	Current Status	Standard Met	Mitigation/ Rationale/ Staff Comment
Garage and service bays must be located to rear of building or on side not visible to traffic flow on abutting side of I-35. If visible to on-coming traffic flow, service bays must be screened by a matching masonry wing wall or an opaque landscape screen – with3" caliper trees and 5 gal. shrubs.	Service bays are located on the rear and side however are visible from public view. Currently not screened.	Partially not met	Existing service bays are in the rear of the property and are not screened. Staff will support partial waiver contingent upon landscape area, trees, shrubs and buffering in the front as outlined. These required shrubs to be moved to front landscape area
Loading zones and mechanical equipment must not be clearly visible at eye level from any public street or located within 100' of any public street, unless screen is provided.	Existing mechanical equipment on the roof is visible from I35	No	Can only be seen on Chevrolet property on North bound lane. Staff will support waiver.
Public utility stations must be screened with a masonry wall	Yes	Yes	Meets standards.
A min. 6' matching masonry wall must be constructed between non-residential/multi-family use and residential use or zoning distict.	n/a	n/a	n/a
Refuse storage/compacters/vehicle loading and unloading must not be clearly visible at eye level from any public street or located within 100' of any public street. Vehicle loading and unloading zones must not be visible and screened with matching solid masonry wall earthen berns or 6' opaque landscaping. Refuse must be enclosed on three sides in solid wall of wood or masonry to match building with eight foot self closing gate.	Yes	yes	Meets standards.
All ground mounted service equipment must be located at the rear of buildings (unless rear faces I-35), integrated into the building envelope, or enclosed service area. If visible, must have 100% opaque screening one foot higher than equipment being screened.	Yes	Yes	Meets standards.
Landscaping			
Areas not covered by building or pavement must be landscaped	Areas have turf, but not landscaped trees, shrubs, and ground cover.	No	Staff will support partial waiver contingent upon front landscape area, trees and shrubs are installed. These required plantings should be moved to the front landscape area.
Landscape Area 15% (Irrigated)	Need more information		15% landscaped area in front to soften appearance and

I-35 Requirements Freeway Retail/Commercial Sub-District	Current Status	Standard Met	Mitigation/ Rationale/ Staff Comment
			mitigate other waivers.
Drainage facilities are not allowed in the landscape areas	No	Yes	
Vegetation must be used to soften the appearance of walls – min 5 gal.shrubs planted every 30" on center.	None present	No	Staff will support partial waiver contingent upon landscape area, trees, shrubs, and buffering in the front as outlined. These required shrubs to be moved to front landscape area
Foundation plantings, within a planting area min 6' in width, required along 70% of the length of any visible façade.	None present	No	Staff will support partial waiver contingent upon front landscape area, trees and shrubs are installed. These required plantings should be moved to the front landscape area
Landscape buffer- One min. 3" caliper canopy tree must be planted for every 30' of frontage along public ROW. If power lines are present four ornamental trees may be substituted for one canopy tree	No trees currently on site.	No	29 canopy trees required and can be clustered at entrances and front corners of property. Minimum separation of 30' on center in any direction.
Required **landscape buffer** trees must be planted in clusters not intervals	No trees currently on site	No	29 canopy trees required and can be clustered at entrances and front corners of property. See above
Required **landscape buffer** must have a minimum of 60% evergreen trees	No landscape buffer evergreen trees in place	No	17 trees will be evergreen
20% Required **landscape buffer** must have native grass beds or wildflowers	No landscape buffer in place	No	Will meet requirement
Landscape buffer berms not less than 24 inches covering 50% of landscape buffer area	No landscape buffer in place	No	Will meet requirement
Parking lot, fuel pumps, and vehicle drive-thru window must be screened by hedge row 2.5 to 4' high for all parking areas visible from public view	Parking is not screened	No	Will meet requirement. Shrubs to be located in front buffer.
Meandering sidewalk required if Trails Master Plan identifies one adjacent in accordance with city sidewalks standards for classification	n/a	n/a	Meets standards.
Interior parking islands 1 per every 10 spaces minimum 170 sq ft (1 3" tree required in each)	Not required for vehicle sales	n/a	Meets standards.
Terminal parking islands at the end of each row minimum 360 sq ft (2- 3" caliper tree required in each)(non-inventory).	Terminal islands are in place with shrubs, but no trees in place.	No	Staff will support partial waiver contingent upon front landscape area, trees and shrubs are installed. These

I-35 Requirements Freeway Retail/Commercial Sub-District	Current Status	Standard Met	Mitigation/ Rationale/ Staff Comment
			required plantings should be moved to the front landscape area
Median islands minimum 10' in width must be located after every third parking bay (3" tree required every 30')	Chevrolet site does not meet, Toyota site does.	No	Staff will support partial waiver contingent upon front landscape area, trees and shrubs are installed. These required plantings should be moved to the front landscape area
Landscape must be drought tolerant and accent building features, entryways, and driveways.	Current landscape meets	Yes	Meets standards
Landscaping (Vehicle Sales)			
Parking lot islands must be located at the end of inventory aisles, span the aisle (both sides) (minimum depth of ten feet)	Yes	Yes	Meets standards.
Evergreen shrubs –minimum 5 gallon – must completely fill island	No - There is current landscaping in islands, but they do not completely fill island	No	Staff will support partial waiver contingent upon front landscape area, trees and shrubs are installed. These required plantings should be moved to the front landscape area
Architectural			
Development must be sited as to maximize street presence.	Yes	Yes	Meets standards.
Location and placement of buildings must reflect consideration for roadway access, existing vegetation and surrounding development.	Yes	Yes	Meets standards.
Must 2:1 slope from residential property line if building is non-residential	n/a	n/a	Meets standards.
All buildings must be architecturally finished on all sides with same materials, detailing and features. Facades not visible from the street may reflect only similar colors if screened with single row of trees- 30' offset; 50% canopy; 10 foot landscape edge.	No, Chevrolet services bays are not finished out with primary material. Service bays are metal.	No	Will refinish south side of service bay with matching masonry. Staff will recommend waiver for rear and inside service bays which are not visible to public
Building entrances must be articulated and defined to present a strong entry presence. Must be inset or offset by min 6'.	Yes	Yes	Meets standards.
All buildings must incorporate no less than 3 architectural elements > 50,000 must incorporate 5 elements	Yes	Yes	Meets standards.

I-35 Requirements Freeway Retail/Commercial Sub-District	Current Status	Standard Met	Mitigation/ Rationale/ Staff Comment
All buildings must be designed and constructed in tri-partite architecture.	Yes	Yes	Meets standards.
All retail buildings with facades greater than 200' must incorporate wall plane projections or recesses that are at least 6' deep. Projections and recesses must be at least 25 percent of length of the façade.	Yes	Yes	Meets standards.
Windows must be a minimum of 40% up to a maximum of 80% or each building elevation.	Will need further info		
Color of structures must be earth-tone in hue.	Primary colors are earth tone, accented with Red and Blue	No	Colors are accent only. Staff will support waiver contingent upon landscape area, buffers, trees and shrubs as outlined
No more than three materials for facades of buildings	Will need further info		
No single building material may cover more than 80% of the front of any building.	Will need further info		
Windows must not be glazed or re-glazed with mirrored or reflective glass.	Will need further info		
Vandal resistant building components must be incorporated.	Will need further info		
Approved primary and accent building materials must be from the approved building materials list. Primary materials 70%-90% ; Accent 10%-30%	Will need further info		
Lighting			
All luminaries of 1800 or more lumens must be full-cutoff as installed. (For luminaries under 1800 the bulb must be frosted glass or behind translucent cover	Will need further info		
Exterior lighting must have soft indirect illuminations concealed behind landscape or utilize lighting fixtures that produce no direct glare.	Will need further info		
On-site lighting must be used for entries, walkways, and parking areas. Down wall washing only. No flood lighting.	Will need further info		
Security lighting must be used to avoid glare and must direct light toward building or storage.	Will need further info		
Max 80 lumens per net acre with full cut-off lighting	Will need further info		
Lights mounted on underside of roof 15' or more from any roof edge count ½	Will need further info		

I-35 Requirements Freeway Retail/Commercial Sub-District	Current Status	Standard Met	Mitigation/ Rationale/ Staff Comment
toward total lumens.			
Lighting must be focused and promote safety.	Will need further info		
Outdoor lighting fixtures must be max 30' in height/	Will need further info		
No blinking, flashing, moving, or mercury vapor lighting allowed.	Will need further info		



1 SITE PLAN
1" = 40'

SITE PLAN LEGEND

D.L. - REMOVE AND RELOCATE EXISTING LIGHT FIXTURE POLE AND BASE.

E.L. - EXISTING LIGHT FIXTURE, POLE, AND BASE TO REMAIN.

N.L. - NEW LIGHT FIXTURE, POLE, AND BASE.

LANDSCAPE REQUIREMENTS

TOTAL SITE AREA:	538,743 SF
REQUIRED LANDSCAPE AREA 15%:	80,811 SF
ACTUAL LANDSCAPE AREA:	79,870 SF

GENERAL NOTES:

1. ALL PARKING STRIPING AND ROUTE STRIPING IS EXISTING UNLESS NOTED OTHERWISE.
2. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
3. THE GENERAL CONTRACTOR IS TO FIELD VERIFY ALL ELEVATIONS RELATIVE TO FINISH FLOOR PRIOR TO CONSTRUCTION. CONSULT WITH ARCHITECT ON SLOPES REQUIRED.
4. THE GENERAL CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
5. THE CONTRACTOR SHALL SAW-CUT EXISTING PAVEMENT, CURBS, AND SIDEWALKS AT NEW PAVEMENT, CURB, AND SIDEWALK JUNCTURES. NO JAGGED OR IRREGULAR CUTS WILL NOT BE ACCEPTED.
6. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL CONFORM TO ALL APPLICABLE CITY OF TEMPLE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION)
7. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
8. ALL LANDSCAPED ISLANDS ARE EXISTING UNLESS NOTED OTHERWISE. RE: LANDSCAPE PLAN FOR ADDITIONAL NOTES.

PARKING

TOTAL NEW CARS:	140 CARS
TOTAL EXISTING CARS:	284 CARS
TOTAL CARS:	424 CARS

TOTALS ARE FOR TOYOTA SITE ONLY

Revisions

No.	Date	Description

Revision Schedule		
Revision Number	Revision Description	Revision Date

THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE FOLLOWING PROJECT:
DON RINGLER
TOYOTA
TEMPLE, TEXAS
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CASTLES DESIGN GROUP, Inc.

RINGLER TOYOTA
SERVICE SHOP RENOVATIONS
IH 35 SOUTH TEMPLE, TEXAS

Castles Design Group
A Professional Architectural Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 7974
fax: 713 664 9756

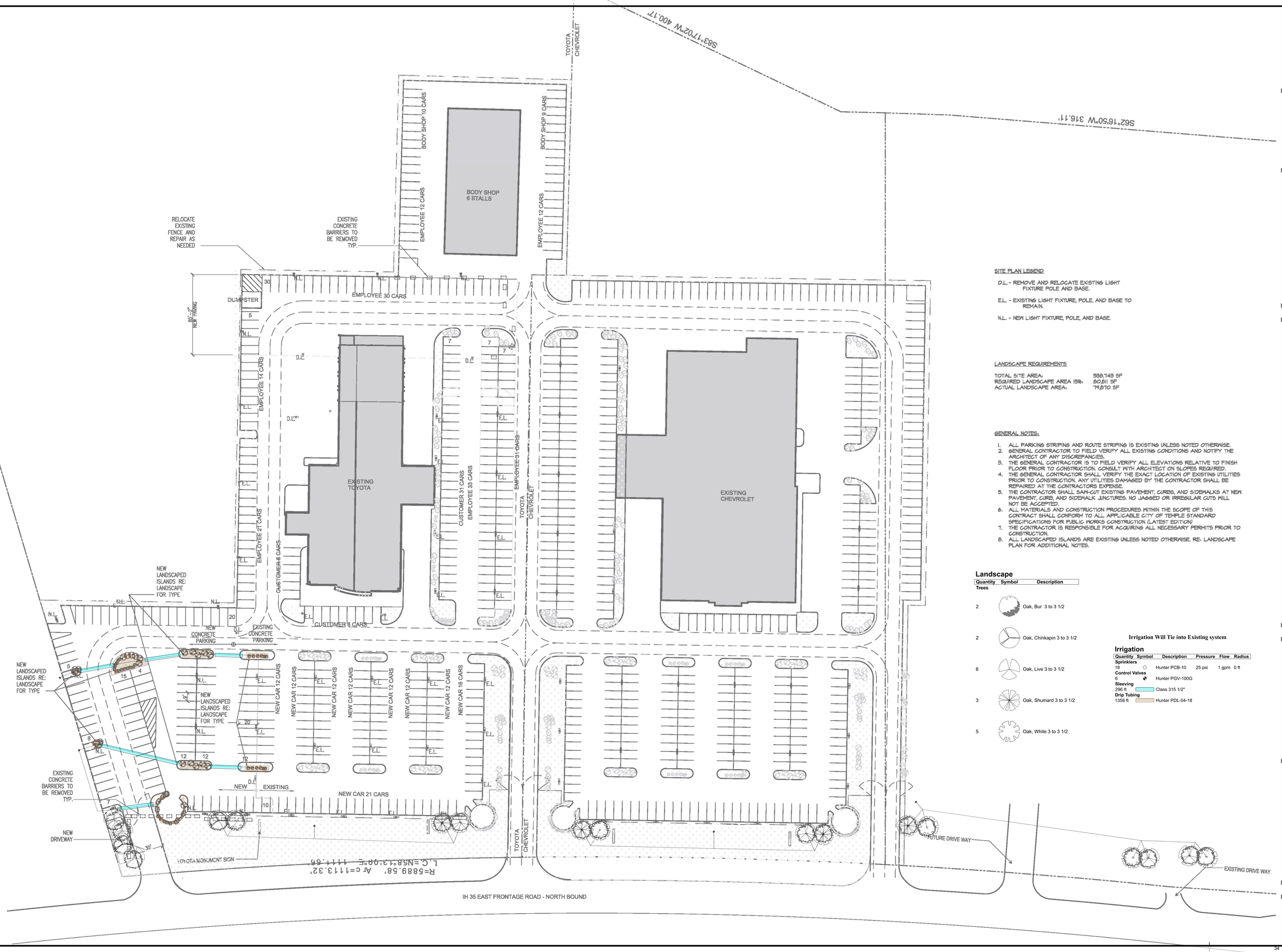
REGISTERED ARCHITECT
KENNETH ALDERSON
STATE OF TEXAS
9/25/14

SITE PLAN

A1.00

Date: 09/25/2014

Project No.: 1107-365



SITE PLAN LEGEND

D.L. - REMOVE AND RELOCATE EXISTING LIGHT FIXTURE POLE AND BASE.

E.L. - EXISTING LIGHT FIXTURE, POLE, AND BASE TO REMAIN.

N.L. - NEW LIGHT FIXTURE, POLE, AND BASE.

LANDSCAPE REQUIREMENTS

TOTAL SITE AREA:	538,748 SF
REQUIRED LANDSCAPE AREA 15%:	80,811 SF
ACTUAL LANDSCAPE AREA:	74,870 SF

GENERAL NOTES:

1. ALL PARKING STRIPING AND ROUTE STRIPING IS EXISTING UNLESS NOTED OTHERWISE.
2. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
3. THE GENERAL CONTRACTOR IS TO FIELD VERIFY ALL ELEVATIONS RELATIVE TO FINISH FLOOR PRIOR TO CONSTRUCTION. CONSULT WITH ARCHITECT ON SLOPES REQUIRED.
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8. ALL LANDSCAPED ISLANDS ARE EXISTING UNLESS NOTED OTHERWISE. RE: LANDSCAPE PLAN FOR ADDITIONAL NOTES.

Landscape

Quantity	Symbol	Description
Trees		
2		Oak, Bur 3 to 3 1/2
2		Oak, Chinkapin 3 to 3 1/2
6		Oak, Live 3 to 3 1/2
3		Oak, Shumard 3 to 3 1/2
5		Oak, White 3 to 3 1/2

Irrigation Will Tie into Existing system

Irrigation

Quantity	Symbol	Description	Pressure	Flow	Radius
Sprinklers					
18		Hunter PCB-10	25 psi	1 gpm	0 ft
Control Valves					
6		Hunter PGV-100G			
Sleeving					
296 ft		Class 315 1/2"			
Drip Tubing					
1358 ft		Hunter PDL-04-18			

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CASTLES DESIGN

RINGLER TOYOTA
Castles Design Group
A Professional Architectural Corporation
3801 Kirby
Houston,
Tel: 7
Fax: 7

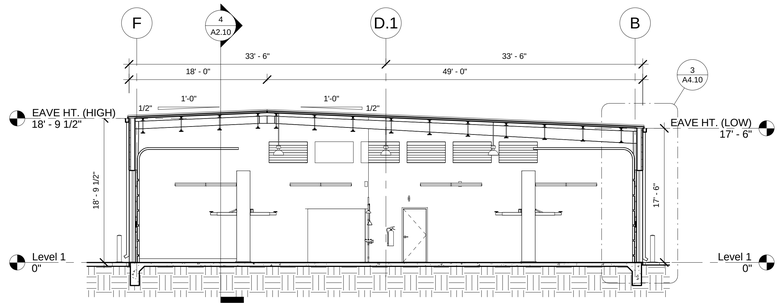
SITE

Landscape

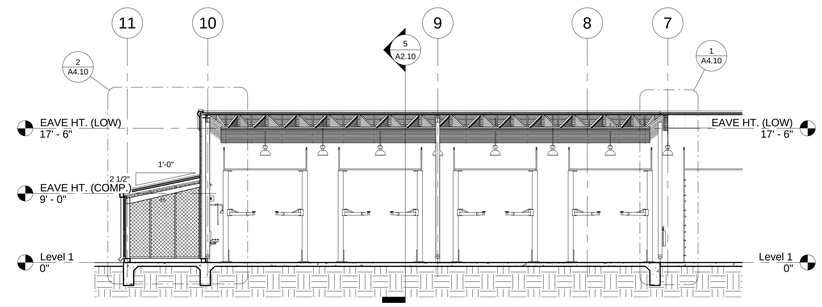
Quantity	Symbol	Description
Ground Cover-Vines		
20	○	Lantana 3 Gallon
15	✳	Lindheimer's Muhly Grass 3 gallon
Shrubs Under 4 Feet		
14	✺	Rose, Knockout 3 Gallon
13	✺	Yucca Soft Leaf 3 Gallon
11	✷	Yucca, Red 3 Gallon

Don Ringler Revised Landscaping Plan
Temple Texas

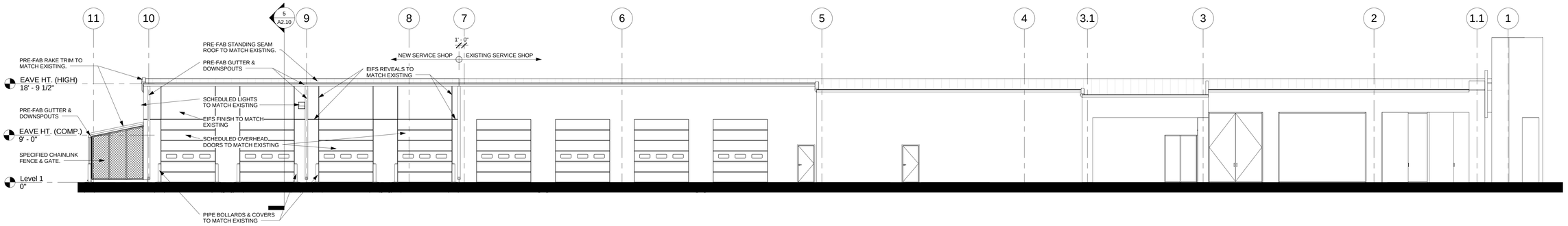
Heart of Texas Landscape
& Irrigation Inc.



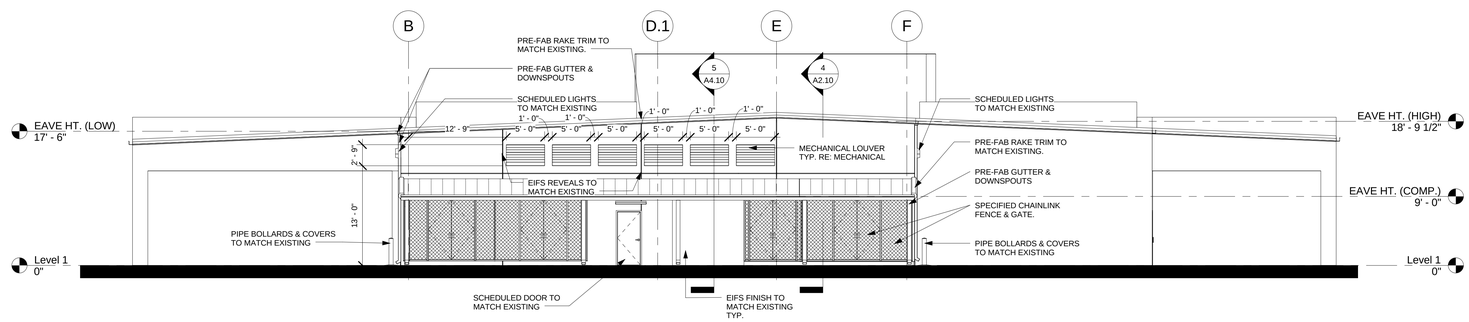
5 Building Section 2
1/8" = 1'-0"



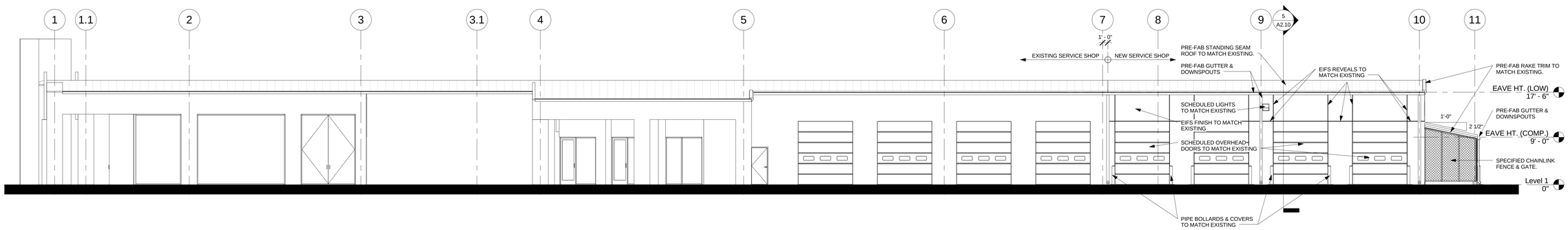
4 Building Section1
1/8" = 1'-0"



3 West
1/8" = 1'-0"



2 North
1/8" = 1'-0"



1 East
1/8" = 1'-0"

Revisions

No.	Date	Description

Revision Schedule

Revision Number	Revision Description	Revision Date

THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE FOLLOWING PROJECT:

Ringler Toyota

Temple, Texas

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Ringler Toyota

Temple, Texas

Castles Design Group
A Texas Corporation
3801 Kirby Dr., Suite 600
Houston, Texas 77098
tel: 713 664 5974
fax: 713 664 9756

REGISTERED ARCHITECT
WITH AUTHORITY TO PRACTICE
STATE OF TEXAS
08/31/14

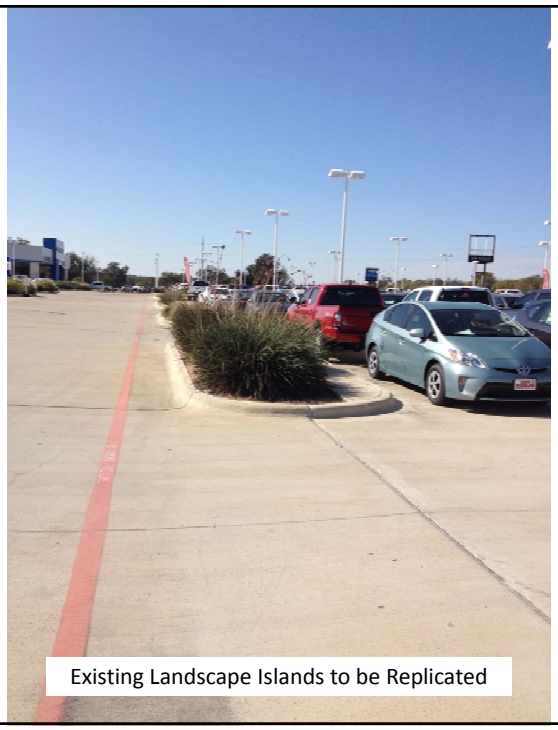
Exterior Elevations

A2.10

Date: 08/31/14

Project No: 1107-365

Vicinity Aerial Map



Existing Landscape Islands to be Replicated

Existing Landscape Islands to be Replicated

Existing Landscape Islands to be Replicated

Proposed Parking Lot Expansion Area

Looking North: View of Proposed Parking Lot Addition

Looking South: Existing Display and Proposed Tree Location

Looking North: Proposed Tree Location

North Elevation: Existing Service Center
(Proposed for Expansion)

Rear of Existing Service Center

Rear of Existing Service Center

South Elevation: Existing Service Center

PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

APPLICANT: Gary N. Freytag

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: P-FY-15-04 Consider and take action on the Final Plat of Valley Ranch Addition Phase III, a 16.206 +/- acres, 39-lots, 3-blocks residential subdivision, located at the southwest corner of FM 93 and Dubose Road.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Valley Ranch Addition Phase III.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of Valley Ranch Addition Phase III on November 5, 2014. It was deemed administratively complete on November 13, 2014.

The Final Plat of Valley Ranch Addition Phase III is a 39-lot, 3-block, residential subdivision, located at the southwest corner of FM 93 and Dubose Road, a county road within the E.T.J. Only approximately 500 feet of Dubose Road from the south right-of-way of FM 93 is within the city limits of Temple.

The final plat proposes the use of local rural streets with 50-foot wide rights-of-way and 28-foot wide streets (back of-curb to back of curb) as granted by City Council with its approval of the Revised Preliminary Plat of Valley Ranch Addition, approved by City Council by Resolution 2013-7008-R on August 15, 2013.

Parts of the proposed Final Plat or Valley Ranch Addition, Phase III differ from the Revised Preliminary Plat of Valley Ranch Addition, approved by City Council by Resolution 2013-7008-R. The proposed subdivision entrance is now in a different location and Block 4 has been reconfigured with a cul-de-sac. The Planning Director has deemed the changes are not substantial enough to warrant amending the Revised Preliminary Plat of Valley Ranch Addition.

The proposed final plat reflects two 50-foot radius temporary turnaround easements to be used until future phases of the subdivision are developed.

Water and sewer services will be provided through 6-inch water and wastewater lines. The plat reflects a 10-foot wide water line easement and a 10-foot wide wastewater easement extending offsite past the north edge of the plat boundary for future nonresidential development along FM 93.

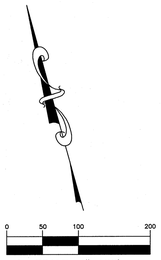
In accordance with the approved Revised Preliminary Plat of Valley Ranch Addition and the drainage report the existing detention pond control structure is to be modified prior to acceptance of the Phase III infrastructure.

Per previously approved agreements, the developer has agreed to provide a playground in Valley Ranch Park to help meet the needs of the subdivision residents. The playground will be an updated equivalent of the playground value shown in graphic exhibits previously submitted. However, an additional $2,712 will be added to the playground development as agreed with this phase and phase four along with the small land / easement dedication to occur in phase four with the final plat. It was also agreed that all playground / play amenities would be constructed in Valley Ranch Park by the developer prior to the acceptance of infrastructure for this phase of development.

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

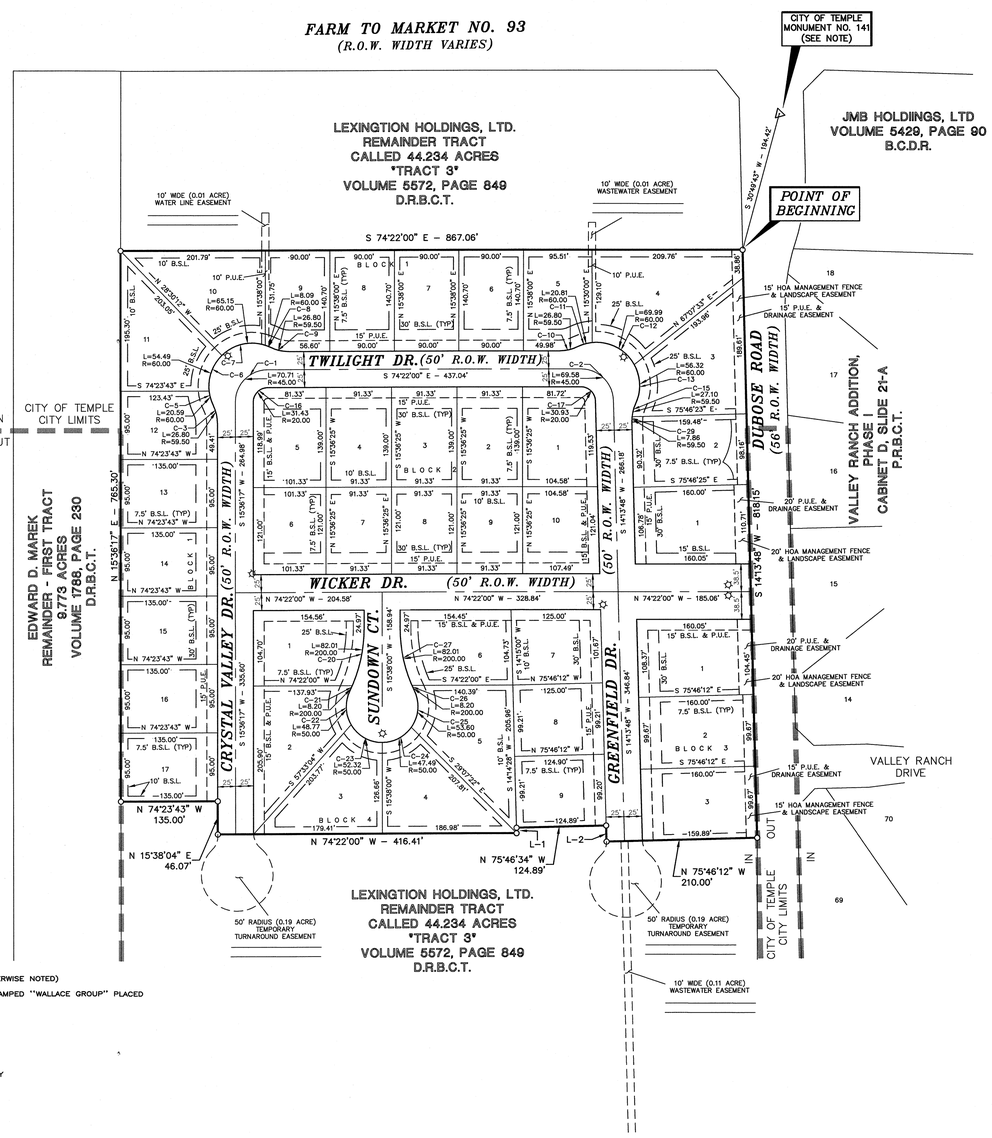
FISCAL IMPACT: N/A

ATTACHMENTS:
Plat
Topo Utility Sheet



Line Table		
LINE	BEARING	LENGTH
L-1	S 15°22'06" W	7.55'
L-2	N 14°13'48" E	22.37'

Curve Table				
CURVE	CH. BEARING	CHORD	RADIUS	ARC LENGTH
C-1	S 60°37'08" W	63.66'	45.00'	70.71'
C-2	N 30°04'06" W	62.86'	45.00'	69.58'
C-3	N 02°42'11" E	26.57'	59.50'	26.80'
C-5	S 00°22'10" E	20.49'	60.00'	20.59'
C-6	S 35°28'42" W	52.64'	60.00'	54.49'
C-7	N 87°23'51" W	61.99'	60.00'	65.15'
C-8	N 52°25'40" W	8.09'	60.00'	8.09'
C-9	S 61°27'54" E	26.57'	59.50'	26.80'
C-10	S 87°16'12" E	26.57'	59.50'	26.80'
C-11	S 89°45'55" W	20.71'	60.00'	20.81'
C-12	N 46°52'43" W	66.09'	60.00'	69.99'
C-13	N 13°25'52" E	54.28'	60.00'	56.32'
C-15	S 27°16'36" W	26.86'	59.50'	27.10'
C-16	S 60°37'08" W	28.29'	20.00'	31.43'
C-17	N 30°04'06" W	27.94'	20.00'	30.93'
C-20	N 27°22'49" E	81.44'	200.00'	82.01'
C-21	N 40°18'04" E	8.20'	200.00'	8.20'
C-22	S 13°31'45" W	46.86'	50.00'	48.77'
C-23	S 44°23'30" E	49.96'	50.00'	52.32'
C-24	N 78°25'32" E	45.72'	50.00'	47.49'
C-25	N 20°30'16" E	51.07'	50.00'	53.60'
C-26	S 09°02'05" E	8.20'	200.00'	8.20'
C-27	S 03°53'11" W	81.44'	200.00'	82.01'



NOTES:

1) FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN A NONSHADED ZONE "X" (AREAS OUTSIDE OF THE 500 YEAR FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR BELL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 480034 0345 E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

2) BEARINGS AND DISTANCES ON THIS PLAT ARE REFERENCED TO THE CITY OF TEMPLE COORDINATE SYSTEM, AN EXTENSION OF THE TEXAS STATE PLANE COORDINATE SYSTEM – NAD83, TEXAS CENTRAL ZONE. ALL DISTANCES ARE SURFACE VALUES. TO OBTAIN GRID VALUES, MULTIPLY BY THE COMBINED SCALE FACTOR OF 0.99985743182. PUBLISHED CITY COORDINATES FOR CITY OF TEMPLE MONUMENT No. 141 ARE N-10354042.98, E-3212989.81. THE BEARING AND DISTANCE TO THE CITY OF TEMPLE MONUMENT No. 206 FROM THE POINT OF BEGINNING IS NORTH 30°49'43" EAST – 194.42 FEET.

LEGEND

- ● = 1/2" DIAMETER REBAR FOUND (UNLESS OTHERWISE NOTED)
- ○ = 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" PLACED (UNLESS OTHERWISE NOTED)
- ☼ = PROPOSED STREET LIGHTS
- P.U.E = PUBLIC UTILITY EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- P.R.B.C.T. = PLAT RECORDS OF BELL COUNTY, TEXAS
- O.P.R.R.P.B.C.T. = OFFICIAL PUBLIC RECORDS of REAL PROPERTY of BELL COUNTY, TEXAS
- D.R.B.C.T. = DEED RECORDS OF BELL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BELL

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.

_____
PLANNING AND ZONING COMMISSION CHAIRPERSON

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

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

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 HEREON.

LONNY GILLESPIE, R.P.L.S.
NO. 5261

STATE OF TEXAS
LONNY GILLESPIE
5261
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED. A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY, THAT THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) GUIDELINES AND CRITERIA, AS WELL AS THOSE OF THE CITY OF TEMPLE, AND THAT THOSE HAVE BEEN FOLLOWED IN THE PREPARATION AND DESIGN OF THIS PLAT.

CHARLES WIRTANEN, P.E.
NO. 55422

STATE OF TEXAS
CHARLES R. WIRTANEN
55422
REGISTERED
PROFESSIONAL
ENGINEER

STATE OF TEXAS
COUNTY OF BELL

Filed for record this the _____ day of _____, _____ A.D.,

in Cabinet _____, # _____, Plat Records of Bell County, Texas.

STATE OF TEXAS
COUNTY OF BELL

LEXINGTON HOLDINGS, LTD., OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "VALLEY RANCH ADDITION, PHASE III", BEING A SUBDIVISION IN THE CITY OF TEMPLE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC, THE USE OF ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON.

LEXINGTON HOLDINGS, LTD.,

_____
JAMES I. HOWE

STATE OF TEXAS
COUNTY OF BELL

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2014.

_____
NOTARY PUBLIC

FINAL PLAT OF:

VALLEY RANCH ADDITION, PHASE III

Being a portion of the remainder of a called 44.234 acre tract described as "Tract 3" in a deed to Lexington Holdings, LTD., recorded in Volume 5572, Page 849 of the Deed Records of Bell County, Texas.

WILLIAM FRAZIER SURVEY, ABSTRACT NO. 310
A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

This plat is to accompany a metes and bounds description of the herein shown 16.206 acre tract.

39 LOTS, 3 BLOCKS
16.206 ACRES

SHEET 1 OF 1

The Wallace Group, Inc.
200 W Hwy 6, Suite 620, Waco, Texas 76712 1-800-336-1683
Engineers ■ Architects ■ Planners ■ Surveyors
Waco * Killeen * Dallas * Round Rock

SCALE 0 100 200

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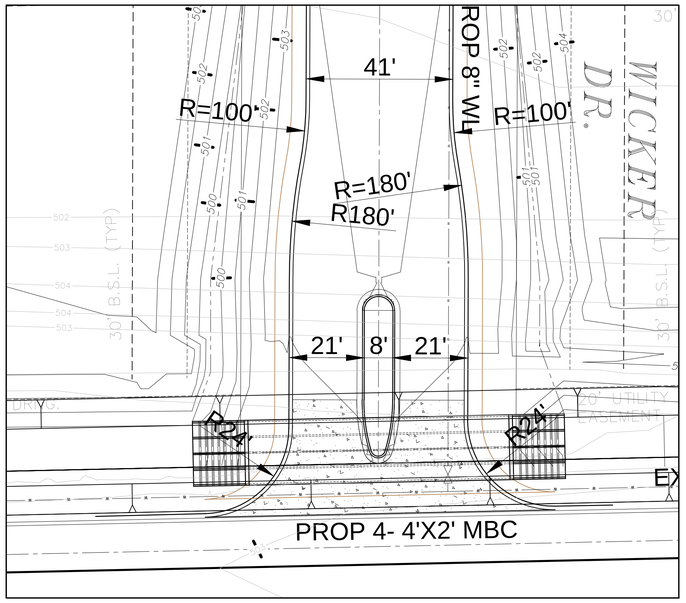
JOB NO.	FIELDBOOK NO.	SURVEY DATE	FILE NAME	DRAWN BY	DRAFT DATE	CHECKED BY	PLAT #
23257	1221	6-1-2104	23257W-FIN	DG/SRJ	11-7-14	LG	D-2109

REVISIONS			
NO.	DATE	REMARKS	BY

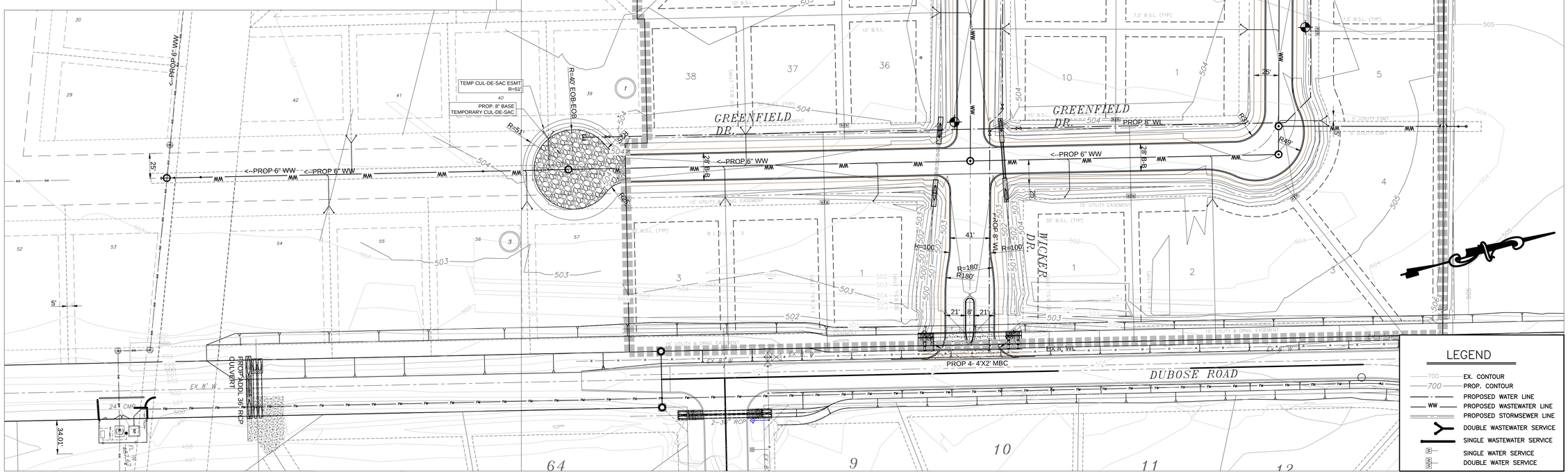
REVISIONS			
NO.	DATE	REMARKS	BY

TAB = D-2109
XREF = NA
XREF



ENTRANCE DETAIL

SCALE: 1"=20'



LEGEND

700	EX. CONTOUR
700	PROP. CONTOUR
	PROPOSED WATER LINE
WW	PROPOSED WASTEWATER LINE
	PROPOSED STORMSEWER LINE
	DOUBLE WASTEWATER SERVICE
	SINGLE WASTEWATER SERVICE
W	SINGLE WATER SERVICE
W W	DOUBLE WATER SERVICE

REV	DATE	BY	DESCRIPTION
2	10NOV14	CRW	ADDED TEMP CUL-DE-SACS
1	8OCT14	CRW	INITIAL REVIEW DRAWING

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

0 25 50 100 (IN FEET)

DESIGNED: CRW
DRAWN: CRW
CHECKED: CRW

STATE OF TEXAS — CHARLES R. WIRTANEN — 55422 — REGISTERED PROFESSIONAL ENGINEER — 10-08-2014

"THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHARLES R. WIRTANEN #55422 ON THE DATE SHOWN ON THE DATE STAMP. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT"

10/08/14 DATE — NAME

ENGINEERS SURVEYORS ARCHITECTS PLANNERS
THE WALLACE GROUP
TBPE F-54
OLD TOWN SQUARE – ONE CHISHOLM TRAIL, SUITE 130 ROUND ROCK, TEXAS 78681
(512) 248-0065

BELFAIR DEVELOPMENT, INC.

VALLEY RANCH PHASE III, SECTIONS A & B

TOPO/UTILITY MAP

SHEET **E-1** OF SHEETS

PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

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

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: P-FY-15-05 Consider and take action on the Final Plat of Dove Meadows Phase I, a 21.560 +/- acres, 60-lot, 4-block, 2 parcel, subdivision, located on the west side of Old Waco Road, south of its intersection with Poison Oak Road.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Dove Meadows, Phase I Subdivison.

ITEM SUMMARY: On March 6, 2014, approximatley 26.88 +/- acres of the 31.883 +/- acre property was rezoned per Ordinance No. 2014-4641, to Single-Family Dwelling 2 (SF-2) with 5 +/- acres remaining General Agriculture. This remainder, which contains two non-residential lots fronting along Old Waco Road, are anticipated to be considered for rezoning for non-residential uses at some point in the future.

The Final Plat of Dove Meadows, Phase I, contains 21.560 +/- acres and consists of 60 lots, 4 blocks and 2 parcels. The two parcels comprise a 2.013 acre tract and a 2.105 acre tract. Additional acreage had been identified with the Preliminary Plat for the private parkland to be owned and maintained by a Homeowners Association.

Per Resolution 2014-7372-R, a developer requested exception to UDC Section 8.3, relative to the requirements for public parkland dedication as well as the preliminary plat was approved by City Council on July 17, 2014.

The Development Review Committee reviewed the Final Plat of Dove Meadows, Phase I on November 5, 2014. It was deemed administratively complete on November 12, 2014.

The Final Plat will propose the creation of three new local streets as follows:

1. Dove Meadows Blvd.,
2 Inca Dove Drive, and
3. Golden Heart Drive,

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

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

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

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

In addition, the re-alignment of Poison Oak Road is proposed along the southern boundary of the subdivsion. 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 identided 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 but will not be noted on the plat at this time. Upsizing involves expanding to a 10 to 12-foot concrete trail, which the City may fund the difference.

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

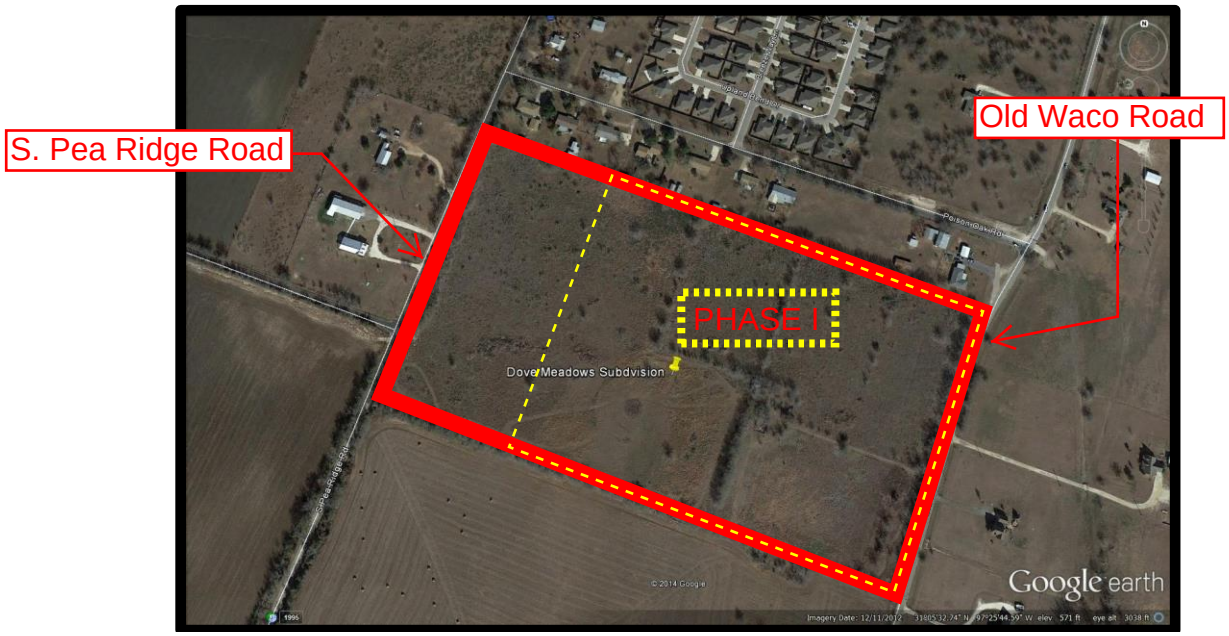
The Planning and Zoning Commission is the final plat authority since the applicant is not seeking any additional exceptions to the UDC.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:
Site & Aerial Photos
Final Plat
Top / Utility Plan

Site & Aerial Photos

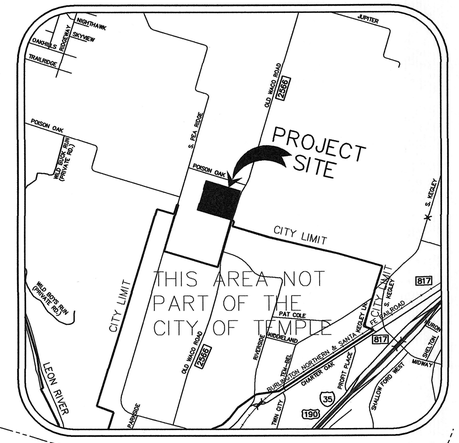
Site: Looking East - Viewed from South Pea Ridge Road (SF-2 & AG)



Aerial: Google Earth Image (SF-2 & AG)
(Subdivision Boundary - Illustrative Only)

NOTE: This project is referenced to the City of Temple Coordinate System, an extension of the North American Datum 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 No. 255.
The theta angle at said monument is 01°29'39".
The Combined Correction Factor (CCF) is 0.999858.
Published City Coordinates are N=10367096.98, E=3204661.24.
The tie from the above City Monument to the Point of BEGINNING (POB) is N.16°16'37"E., 5273.74 feet.
Grid Distance= Surface Distance X CCF
Geodetic North= Grid North + theta angle.

NOTES:
1. ALL CORNERS ARE 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475" SET, UNLESS OTHERWISE SPECIFIED.
2. 2.105 ACRE TRACT AND 2.013 ACRE TRACT ARE ZONED AGRICULTURAL. ALL REMAINING LOTS ARE ZONED SF-2.
3. ZONING SF-2 REQUIRES MINIMUM 25' FRONT BUILDING SETBACK, 5' INTERIOR SIDE BUILDING SETBACK, 15' STREET SIDE BUILDING SETBACK, AND 10' REAR BUILDING SETBACK.
4. UTILITY EASEMENTS ARE 10' WIDE ALONG ALL STREET RIGHT-OF-WAYS, UNLESS OTHERWISE SPECIFIED. ALL UTILITY EASEMENTS ARE PUBLIC EASEMENTS, UNLESS OTHERWISE SPECIFIED.
5. 6' WIDE SIDEWALK IS REQUIRED ALONG OLD WACO ROAD.
6. 4' WIDE SIDEWALK IS REQUIRED ALONG SOUTH PEA RIDGE ROAD.
7. 6' WIDE SIDEWALK IS REQUIRED ALONG POISON OAK ROAD.
8. THIS TRACT IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP NO. 48027C0335E, DATED SEPTEMBER 26, 2008.
9. THE DEVELOPER DEDICATES 10' OF RIGHT-OF-WAY ALONG OLD WACO ROAD AS SHOWN TO THE CITY OF TEMPLE WITH FINAL PLAT. FURTHER, THE DEVELOPER WILL RESERVE AN ADDITIONAL 31.5' OF LAND ALONG OLD WACO ROAD FOR FUTURE RIGHT-OF-WAY NEGOTIATIONS. UTILITY EASEMENTS ON 2.105 ACRE TRACT AND 2.013 ACRE TRACT WILL BE PLATTED AT A LATER TIME.



VICINITY MAP

CITY OF TEMPLE BENCHMARK		
BM	NORTHING	EASTING
TA-562	10372709.33	3205898.57
TA-563	10372987.26	3205982.09
TA-564	10373128.27	3205512.81
TA-565	10372589.56	3205350.95

Curve Table			
Curve #	Length	Radius	Chord
C1	23.32'	50.00'	N30°05'09"E 23.11'
C2	52.67'	67.50'	N21°05'38"E 51.34'
C3	43.77'	67.50'	N19°50'07"W 43.00'
C4	44.84'	67.50'	N57°26'25"W 44.02'
C5	27.72'	67.50'	N88°14'04"W 27.53'
C6	23.32'	50.00'	N86°38'15"W 23.11'
C7	31.42'	20.00'	N28°16'33"W 28.28'
C8	36.97'	50.00'	N85°32'37"E 36.13'
C9	60.14'	51.50'	S82°10'53"E 56.78'
C10	39.32'	51.50'	S26°51'11"E 38.37'
C11	36.52'	51.50'	S15°19'58"W 35.76'
C12	41.82'	51.50'	S58°54'37"W 40.68'
C13	60.14'	51.50'	N64°22'13"W 56.78'
C14	36.97'	50.00'	N52°05'44"W 36.13'
C15	30.12'	225.00'	S77°06'10"E 30.10'
C16	67.99'	225.00'	S89°35'40"E 67.73'

Curve Table			
Curve #	Length	Radius	Chord
C17	116.82'	225.00'	N66°52'30"E 115.51'
C18	138.53'	225.00'	N34°21'45"E 136.35'
C19	26.65'	275.00'	S76°02'37"E 26.64'
C20	54.17'	275.00'	S84°27'47"E 54.08'
C21	54.17'	275.00'	N84°15'02"E 54.08'
C22	54.17'	275.00'	N72°57'50"E 54.08'
C23	53.97'	275.00'	N61°41'53"E 53.89'
C24	58.97'	275.00'	N49°55'54"E 58.86'
C25	54.17'	275.00'	N38°08'42"E 54.08'
C26	62.97'	275.00'	N25°56'29"E 62.84'
C27	75.84'	385.00'	N84°15'02"E 75.72'
C28	75.84'	385.00'	N72°57'50"E 75.72'
C29	76.56'	385.00'	N61°37'25"E 76.44'
C30	81.56'	385.00'	N49°51'27"E 81.41'
C31	75.84'	385.00'	N38°08'42"E 75.72'

Line Table		
Line #	Direction	Length
L1	S61°41'53"W	42.28'
L2	S28°18'07"E	42.58'
L3	S16°43'27"W	22.33'
L4	N73°16'40"W	15.92'
L5	S73°16'33"E	26.31'
L6	S73°16'33"E	26.31'
L7	S73°16'03"E	29.97'
L8	S73°16'03"E	29.98'
L9	N0°06'23"W	17.25'
L10	N57°29'54"W	20.16'
L11	S61°36'48"W	28.23'

STATE OF TEXAS
COUNTY OF BELL

RTC CONSTRUCTION, LTD., OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS DOVE MEADOWS, 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.

RTC CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP
RTC VENTURES, INC., A TEXAS CORPORATION, GENERAL PARTNER

GLYNN CUMMINGS, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2014 BY GLYNN CUMMINGS, AUTHORIZED AGENT OF RTC VENTURES, INC., A TEXAS CORPORATION AND GENERAL PARTNER OF RTC CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF BELL

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

DATED THIS _____, DAY OF _____, 2014.

CHAIRPERSON

SECRETARY TO PLANNING AND ZONING COMMISSION

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
JENNIFER RYKEN
106277
LICENSED
PROFESSIONAL ENGINEER
11/11/14

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

STATE OF TEXAS
MICHAEL E. ALVIS
5402
REGISTERED
PROFESSIONAL
LAND SURVEYOR
11/11/14

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

FILED FOR RECORD THIS _____ DAY OF _____, IN YEAR _____, PLAT NO. _____, PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

FINAL PLAT OF: **DOVE MEADOWS, PHASE I**

21.568 TOTAL ACRES 60 LOTS, 4 BLOCKS AND 2 PARCELS INCLUDING A 2.013 ACRE TRACT (LOT A, BLOCK 1) AND A 2.105 ACRE TRACT (LOT A, BLOCK 2)
TRACT A – 0.542 ACRE (PARKLAND) TRACT B – 0.737 ACRE (DETENTION POND)
TRACTS A AND B TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION
5.950 ACRES DEDICATED STREET RIGHT-OF-WAY TO CITY OF TEMPLE
NANCY CHANCE SURVEY, ABSTRACT NO. 5
A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS
21.568 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT.

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

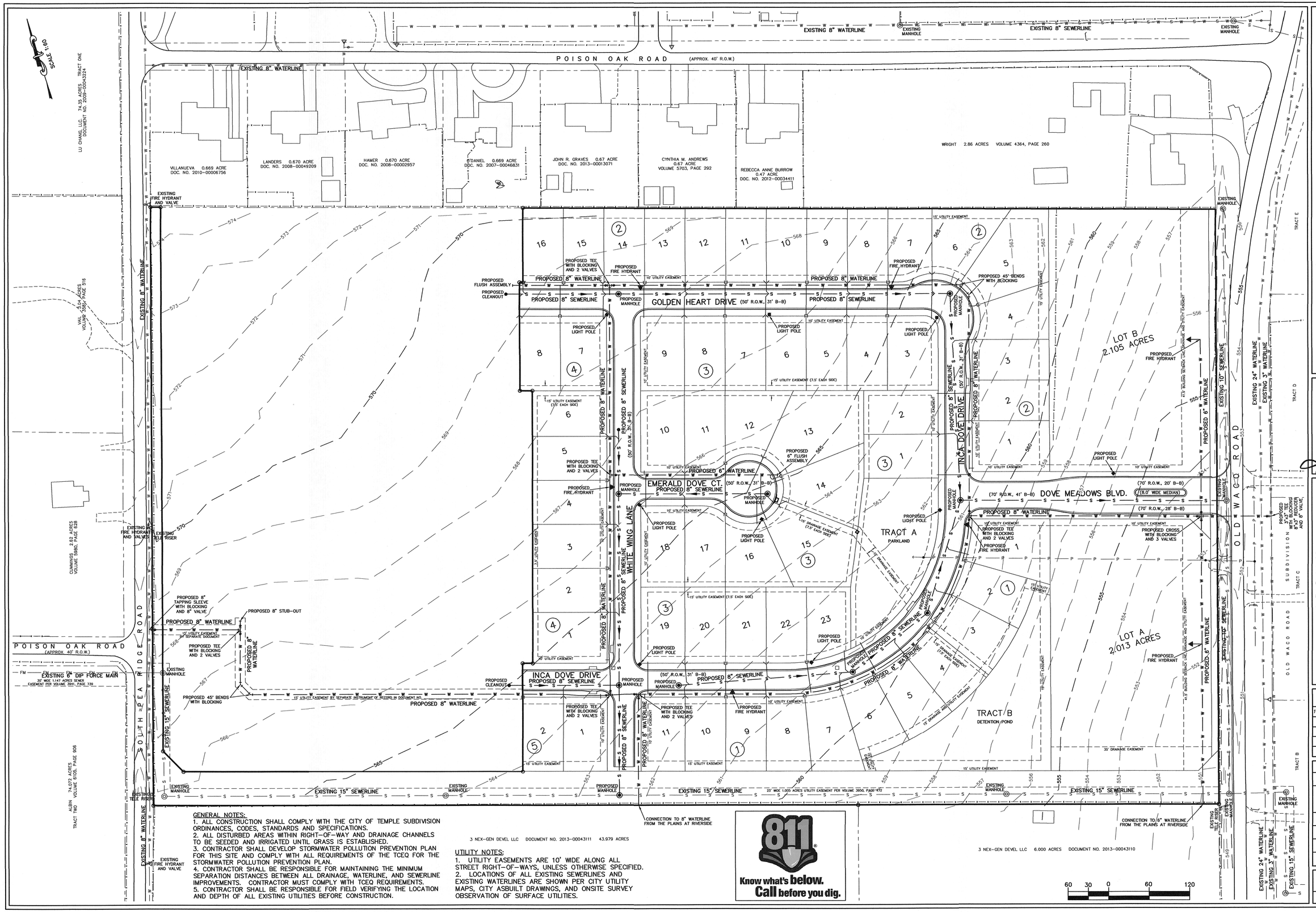
FINAL PLAT OF:
DOVE MEADOWS, PHASE I
A SUBDIVISION IN THE NANCY CHANCE SURVEY, ABSTRACT NO. 5
CITY OF TEMPLE, BELL COUNTY, TEXAS

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

REVISIONS		
11/07/14	CITY COMMENTS	JRG
11/11/14	CITY COMMENTS	JRG

DATE:	08/08/14
DRN. BY:	JRG
REF.:	12735-D
FIELD BOOK	633/6
JOB NO.:	14625
SHEET 1 OF 1	
COMPUTER DWG. NO.	14625

12774-D
DRAWING NUMBER



GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF TEMPLE SUBDIVISION ORDINANCES, CODES, STANDARDS AND SPECIFICATIONS.
2. ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY AND DRAINAGE CHANNELS TO BE SEEDED AND IRRIGATED UNTIL GRASS IS ESTABLISHED.
3. CONTRACTOR SHALL DEVELOP STORMWATER POLLUTION PREVENTION PLAN FOR THIS SITE AND COMPLY WITH ALL REQUIREMENTS OF THE TCEQ FOR THE STORMWATER POLLUTION PREVENTION PLAN.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE MINIMUM SEPARATION DISTANCES BETWEEN ALL DRAINAGE, WATERLINE, AND SEWERLINE IMPROVEMENTS. CONTRACTOR MUST COMPLY WITH TCEQ REQUIREMENTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION.

UTILITY NOTES:

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

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

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

11/7/14
STATE OF TEXAS
JENNIFER RYCKEN
106277
LICENSED
PROFESSIONAL ENGINEER
Jennifer Ryken

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

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

REVISIONS		
11/07/14	CITY COMMENTS	JRG

DATE:	08/08/14
DRN. BY:	JRG
REF.:	12735-D
FIELD BOOK	-
JOB NO.:	14625
SHEET	2 OF 23
COMPUTER DWG. NO.	14625

12774-D
DRAWING NUMBER

PLANNING AND ZONING COMMISSION AGENDA ITEM

APPLICANT: Planning & Zoning Commission

CASE MANAGER: Brian Chandler, Director of Planning

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

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

Future Commission Projects	Status	Applicant
P-FY-14-37 - Consider and take action on the final plat of Taylor Estates, a 1.47 +/- acre, 2-lot, 1-block non-residential subdivision situated in the W.L. Norvell Survey, Abstract 627, Bell County, Texas, located on the north side of FM 439, south of West Drive, in Temple's western E.T.J.	DRC 6/23/14 Pending	All County Surveying
P-FY-14-50 - Consider and take action on the Final Plat of Martinez Addition, a 5.028 +/- acres, 4-lot, 1-block residential subdivision, located on the north side of FM 93, east of City of Temple city limits.	DRC 9/24/14 Pending	Turley Associates
P-FY-15-01 - Consider and take action on the administrative plat of Forbes Addition, a 2.294 +/- acre, 1-lot, 1-block residential subdivision, out of and a part of the McCampbell Langley Survey, Abstract #529, located on the north side of State Highway 36 (Airport Road), west of State Highway 317.	DRC 10/22/14 Pending	Carl Pearson
P-FY-15-02 - Consider and take action on the final plat of Saulsbury Subdivision Phase VII, 0.567, 3-lot, 1-block residential subdivision, located on the north side of Valley Forge Avenue between Yorktown Drive and Betsy Ross Drive.	DRC 11/03/14	All County Surveying
P-FY-15-03 - Consider and take action on the Final Plat of Abundant Life United Pentecostal Church Addition, 0.374 +/- acre, 1-lot, 1-block nonresidential subdivision, located at the southeast corner of West Victory Avenue and North 3rd Street.	DRC 11/03/14	All County Surveying

P-FY-15-04 - Consider and take action on the Final Plat of Valley Ranch Addition Phase III, a 16.206 +/- acres, 39-lots, 3-blocks residential subdivision, located at the southwest corner of FM 93 and Dubose Road.	DRC 11/03/14	Belfair Dev. Inc.
P-FY-15-06 - Consider and take action on the Final Plat of Golden Valley Subdivision, a 4.25 +/- acres 3-lot, 1-block nonresidential subdivision, being part of the Stephen Frazier Survey, Abstract No. 311, situated in the City of Temple, Bell County, Texas, located on the south side of Taylors Valley Road, adjacent to the Georgetown Railroad Company, west of Shallow Ford Road.	DRC 11/03/14	Ron Carroll
P-FY-15-07 - Consider and take action on the final plat of Laird and Leon Addition, a 9.705 +/- acres, 2-lot, 1-block residential subdivision in the extraterritorial jurisdiction of the City of Temple, being part of the O.T. Tyler Survey, Abstract No. 20, Bell County, Texas, located at the intersection of FM 1123 and FM 436.	DRC 11/17/14	Belton Engineering
P-FY-15-09 - Consider and take action on the Final Plat of Buzzi Addition, a 13.086 +/- acres nonresidential subdivision situated in the Elizabeth Berry Survey, Abstract No. 57, the J. M. Arnest Survey, Abstract 973, and the WM. Hadden Survey, Abstract No. 392, City of Temple, Bell County, Texas, located north of the intersection of Wilsonart Drive and Lucius McCelvey Drive, at 4604 Lucius McCelvey Drive.	DRC 11/17/14	All County Surveying
P-FY-15-10 - Consider and take action on the Final Plat of Goodman Addition, being a replat of a portion of Lot 3, Block 2, King's Cove, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Cabinet D, Slide 380-C, Plat Records of Bell County, Texas, located on the east side of Kings Cove, north of Kings Cove and Rock Lane intersection.	DRC 11/17/14	All County Surveying
Z-FY-15-01 - Hold a public hearing to consider and recommend action on a rezoning from Agricultural District (AG) to General Retail District (GR) on 1.00 +/- acres, out of the Nancy Chance Survey, Abstract Number 5, Bell County, Texas, located at 108 & 124 Old Waco Road.	P&Z 12/02/14	All County Surveying

City Council Final Decisions	Status
Z-FY-14-37: Consider an ordinance to take 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.	DENIED at 1st Reading on November 6, 2014
O-FY-15-01: Consider adopting a resolution authorizing an Appeal of Standards in Section 6.8.of the Unified Development Code for the 1st and 3rd Overlay District related to landscaping, sidewalks and impervious cover for the expansion of an existing car dealership at 1001 and 1003 S. 1st Street.	APPROVED at 1st Reading on November 6, 2014

P&Z COMMISSION ATTENDANCE

2014

	Jan 6	Jan 21	Feb 3	Feb 18	Mar 3	Mar 17	Apr 7	Apr 21	May 5	May 19	June 2	June 16	P	A
James Staats	P	P	P	P	P	P	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	No Meeting Held	No Meeting Held	P	P	P	P	No Meeting Held	A				16	2
Blake Pitts	P			P	P	P	A		P				14	4
Patrick Johnson	P			P	P	P	P		P				14	2
Omar Crisp	P			P	A	P	A		P				13	4
David Jones	P			P	P	P	P		P				14	2
Greg Rhoads	P			P	P	P	A		P				14	3
Will Sears	A			P	A	P	P		P				13	3
Lester Fettig	P			P	P	P	A		P				12	2
Tanya Mikeska-Reed	P			P	P	P	P		P				10	3

not a Board member

Vacant