

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
JANUARY 5, 2015, 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, January 5, 2015.
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
JANUARY 5, 2015, 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 December 15, 2014.

B. ACTION ITEMS

Item 2: Z-FY-15-04 – Hold a public hearing to consider and recommend action on a rezoning from Office One District (O-1) to Office Two District (O-2) on 3.519 +/- acres known as Waterford Professional Park, located on the north side of South 31st Street, east of Warwick Drive.

Item 3: P-FY-12-09 - Consider and take action on the Final Plat of Highland Park Estates, a 10.00 +/- acre, 30-lot, 3-block residential subdivision, within the Maximo Moreno Survey, Abstract No. 14, City of Temple, Bell County, Texas, located on the north side of West FM 93, adjacent to and west of Ridgewood Estates, west of Hartrick Bluff Road.

Item 4: P-FY-15-10 – Hold a public hearing to consider and take action on the Final Plat of Goodman Addition, a 2.823-acre, 3-Lot, 1-Block residential subdivision, being a replat of a portion of Lot 3, Block 2, Kings 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 the Kings Cove and Rocky Lane intersection.

Item 5: P-FY-15-11 - Consider and take action on the Final Plat of Brown Addition, a 18.705 +/- 1-lot, 1-block nonresidential subdivision situated in the J.W. Moore Survey, Abstract No. 582, Bell County, Texas, located at the northeast corner of Wendland Road and Wilsonart Drive.

C. REPORTS

Item 6: Receive and discuss the Planning Director's Report containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code. *(continued, if not completed in Work Session)*

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

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

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 1:30 PM, December 31, 2014.

L. Borgeson / by R. Hite
Lacy Borgeson
City Secretary

I certify that this Notice of Meeting Agenda was removed by me from the outside bulletin board in Front of the City Municipal Building at _____ on the _____ day of _____ 2015.

_____ Title: _____

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

PLANNING AND ZONING MEMBERS PRESENT
Vice-Chair David Jones

COMMISSIONERS:

Tanya Mikeska-Reed	James Staats
Blake Pitts	Patrick Johnson
Omar Crisp	Lester Fettig

PLANNING AND ZONING MEMBERS ABSENT:

Will Sears	Greg Rhoads
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STAFF PRESENT:

Brian Chandler, Director of Planning
Nan Rodriguez, Deputy City Attorney
Beverly Zendt, Assistant Director of Planning
Mary Maxfield, Planning Technician
Leslie Evans, Planning Technician

The agenda for this meeting was posted on the bulletin board at the Municipal Building, December 11, 2014 at 10:55 a.m. in compliance with the Open Meetings Law.

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

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

Invocation by Commissioner Johnson; Pledge of Allegiance by Commissioner Pitts.

A. CONSENT ITEMS

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

Approved by general consent.

B. ACTION ITEMS

Item 2: Z-FY-15-03 – Hold a public hearing to discuss and recommend action on amendments to Ordinance 2010-4413, Temple Unified Development Code (UDC): Article 5-Use Standards, allowing for certain temporary sales; allowing for temporary uses and providing general and specific standards for seasonal product sales, temporary field or construction offices, temporary real estate sales offices, farmers' markets, temporary

asphalt or concrete batching plant, and other comparable temporary uses; Article 7-General Development Standards, allowing outdoor retail display for certain temporary uses; Article 11-Definitions, providing definitions for certain temporary uses; and Article 2-Development Review Bodies, providing authority to the Director of Planning to determine comparable temporary uses.

Ms. Beverly Zendt, Assistant Director of Planning, stated these were amendments to the Unified Development Code (UDC) related to temporary uses and will introduce a new section into the UDC.

Staff was asked to look at temporary uses, very specifically seasonal product sales, such as mulch at convenient stores. Farmers markets have also come up numerous times. Because of these uses, a comprehensive review was done for temporary uses occurring in Temple.

In the current UDC, there are two sections that prohibit in some way temporary uses.

Article 5 Use Standards

5.1.1 Prohibited Uses- Temporary sales that are unrelated or accessory to the primary use of property

Article 7 General Development Standards

7.7.7 Outdoor Retail Display - Commodities, materials or equipment may not be displayed for sale or lease outside a building in the Mixed Use, Office, Neighborhood Service, General Retail, Central Area or Commercial zoning district, except as exempted

A quick survey of temporary uses in other communities was conducted. Several cities looked at dealt with temporary uses as a special use category. Some of the cities surveyed included Georgetown, Austin, Arlington, San Antonio, and a couple of out of state communities.

It was discovered temporary uses often required a permit and were often grouped together in the codes as a group of uses. Several temporary uses seemed to reoccur in codes that were surveyed including Seasonal Product Sales and Construction Field Offices. Temporary concrete batch plants were also addressed in temporary uses of codes surveyed. Residential Sales Offices and Farmers' Markets were some that were occurring and which also existed in the City of Temple.

The City of Temple currently has a downtown farmers' market and one located at Scott & White. This use is expected to continue to grow with the growing interest in the community (and nationwide) for locally grown food, organic products, and crafts.

Seasonal Product Sales was the catalyst for this research. Mulch and sod are popping up at locations around the community.

Temporary Real Estate Offices and Model Homes are present in the community but currently do not present any issues for the city; but should be categorized with other temporary uses. No new regulation is being introduced on this item.

Construction field offices occurred throughout the community on both residential and non-residential sites. This currently requires a commercial building permit. Nothing new is anticipated on this. This use needs to be identified and be specific about when it is permitted.

A general overview of the use table to be introduced as part of the Code amendments is explained. Ms. Zendt summarized the temporary uses that are currently addressed in the code and how these uses would be relocated and combined with new temporary uses in a new section of the code. Some general limitations to temporary field or construction office are proposed, but nothing significant. Real estate sales offices will have some limitations added. Standards have been attached to most of the new temporary uses except for temporary asphalt and batch plants.

Temporary asphalt or batch plants will be left to Texas Commission on Environmental Quality (TCEQ). Currently there is a permitting process that defines what is temporary or permanent and handled through TCEQ.

Staff proposes the introduction of a temporary use permit as well. The P&Z will not need to consider this but would be part of the new process. It would only apply to seasonal sales and farmers markets. Commercial building permits are currently required for batch plants and construction offices. No changes are proposed for these uses except the general requirements.

Some general requirements will be introduced for all temporary uses:

- Cannot encroach into areas actively used -landscaping buffers, pedestrian, or vehicular path, or required parking;
- No permanent changes to the site (excludes model homes);
- Must provide adequate off-street parking (excludes model homes);
- Cannot encroach upon the intersection visibility triangle; and
- Must not cause traffic congestion or create a traffic hazard.

The full list of requirements was included in the Commissioners' packets.

Some of the specific standards related to different uses:

Seasonal Product Sales:

- Limited to agricultural and horticultural products;
- Inventory must be located at least 10 feet from the property line;
- Not allowed in the public right-of-way;
- The permit is valid up to six months;
- One permit per site per year; and

- A permit is valid for only one vendor.

The process would distinguish the Seasonal Product Sales permit from the Farmers' Markets permit which is valid for multiple vendors. For example, if you are a convenient store and want to sell mulch, one product per year up to six months.

Farmers' Markets:

- Must have written permission from property owner;
- All tents, booths, temp structures must be removed;
- All trash and debris must be cleaned up;
- Primary purpose is retail sales of home-grown products – produce, baked goods, jellies, pickles etc. To a lesser degree handmade crafts/goods – no mass produced items;
- Use is permitted in TMED/I-35 Corridor Overlay districts; and
- Permits are valid for one year (for multiple vendors).

Temporary Field Office or Construction Office:

Ms. Zendt cites: "this use is limited to field or construction offices associated with ongoing construction located with the same subdivision or construction site."

Currently requires a commercial building permit.

Temporary Real Estate Office/Model Home:

- No Temporary Use Permit required;
- Ms. Zendt cites: "a temporary residential sales office or model home may be located within the subdivision or development where the lots are being sold." (adjusted per Texas Area Builders Association (TABA) input).
- Must be located within subdivision/development where lots are sold.

Other Comparable Temporary Uses:

- Other comparable temporary uses as approved by the Director of Planning; and
- Must comply with Section 5.6.2 General Requirements.

Staff is proposing amendments to the following sections:

- **Article 5: Use Standards - to add Temporary Uses Sec. 5.6;**
- Sec. 5.1.1: Prohibited Uses - to allow temporary uses per Sec. 5.6;
- Sec. 7.7.7: Outdoor Retail Display - to include temporary uses and reference 5.6;
- Article 11: Definitions - to include farmers' market and temporary uses; and
- Section 2.8: Director of Planning – to allow administrative authority to determine comparable uses.

Sections will include cross-references.

In summary, Staff is proposing a permit only for Seasonal Product Sales and Farmers' Markets. Staff proposes a fee structure similar to a restaurant food permit which is approximately \$30 and a simplified application which is currently being developed.

The timeline for the proposed amendments:

P&Z – December 15, 2014

City Council first reading - January 15, 2015

City Council second reading – February 5, 2015

This information has been submitted to the TABA and their comments/correspondence were included in the packets given to the P&Z Commissioners.

Commissioner Fettig asked if there had been any issues, problems or complaints with the Farmers' Markets to bring this matter up. Ms. Zendt responded questions were raised about seasonal product sales and there were no complaints or problems to prompt review of this item. Staff had been looking at seasonal product sales related to convenient stores since there was an interest for convenient stores to sell mulch, top soil, etc., and had no mechanism for them to do that. In fact, it was prohibited under the current code.

While reviewing seasonal product sales, some of the other issues that are growing in the community also required some sort of review.

Commissioner Crisp asked how it would affect stores such as Tractor Supply. Ms. Zendt explained they would be unaffected since it is part of the vehicular sales. If the items are related to primary use temporary sales are allowed outside. Stores such as Home Depot, Lowe's, Feed and Supplies, etc. are allowed to have temporary sales outside.

Staff is trying to make the distinction between a temporary use (unrelated to primary purpose) and permanent use.

Commissioner Staats stated six months seemed too long. Also asked about Girl Scout cookies and whether they will be required to get a permit. Ms. Zendt gave examples of exemptions for outdoor retail sales:

- Auto/Boat/Motorcycle sales or rental
- Greenhouse or nursery retail or produce stand
- Farm and garden equipment sales or rental
- Outdoor patio and garden furniture sales or rental
- Some temporary display for sidewalk sale that does not extend more than 10 feet from the façade. Some things are allowed on the sidewalk in front of the buildings, typically Walmart, HEB, etc.

Ms. Zendt stated it would not affect the sidewalk type of uses or activities that occur in the immediate vicinity or front façade of an establishment but one cannot set up in the right-of-way or an empty site without permission from the property owner.

When asked about the six month limit, Ms. Zendt responded Staff had input from CEFCO on the six month limit and deferred to Director of Planning.

Mr. Brian Chandler, Director of Planning, explained the proposed mulch sales which generated the whole question, prompted Staff to look at other temporary uses. February through May would be the appropriate time for mulch sales which contributed to the six month period.

Mulching could also be done in the fall making the six month limit more difficult.

Acting Chair Jones asked how one item per year came to be which seemed overly restrictive.

Ms. Zendt replied Staff was wary of extending the time where it became a full regular event. She suggested making two three-month, either consecutively or at different times of the year, but maintain the six month limitation. CEFCO would like six consecutive months and could renew one time.

Ms. Zendt explained that Staff is trying to make these types of things permitted in the Code since currently it is prohibited. Other temporary uses also need to be considered and included. This was the effort to permit it but keep within the spirit of the Code trying to prohibit a proliferation of outdoor display throughout the community.

Acting Chair Jones asked about enforcement of the current regulations without adding more regulations. Mr. Chandler stated there are enforcement processes that end up taking longer than necessary or what we think they should, but the wheels are working. The temporary sales issue has been discussed with the Code Enforcement Supervisor and he is in favor of enforcement. The intent was to set parameters that would allow for consideration of temporary sales through an administrative process and to limit the costs and allow access to the sites.

Ms. Zendt added that the goal with existing uses that are not creating a problem is to let them continue in the way they have always continued. Other cities have stricter regulations on things such as temporary field offices which need to be removed within a specified amount of time or for model homes requiring them to be converted when a certain number of houses are sold. Staff did not want to impose those type of rules but to define them, consolidate them, and permit them by right.

Commissioner Mikeska-Reed stated it looked like a great compromise from a design standpoint; a happy medium.

The produce truck along the road would need to be out of the right-of-way but could continue on a lot with permission of the owner. Currently, produce trucks are considered to be operating illegally according to TxDOT and City regulations. Staff is offering this individual a mechanism to operate legally and hopefully the rules will encourage more similar activity.

Discussion about the six month time period continued.

Construction office trailers have always needed a commercial building permit. No changes are proposed for this except to define it. Permits are required since the construction trailers hook up to electrical and water and would probably apply to any type of trailer that hooks up as well.

Commissioner Mikeska-Reed made a motion to approve Item 2, **Z-FY-15-03**, as presented, with the exception of changing the six month maximum permit limit to two three-month consecutive or independent limits, and Commissioner Staats made a second.

Motion passed: (7:0)

Chair Rhoads and Commissioner Sears absent

C. REPORTS

Item 3: Receive and discuss the **Planning Director's Report** containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code.
(continued, if not completed in Work Session)

There being no further business, the meeting was adjourned at 6:15 p.m.

Respectfully submitted,
Leslie Evans

**PLANNING AND ZONING COMMISSION
MONDAY, DECEMBER 15, 2014
4:30 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Vice-Chair David Jones

COMMISSIONERS:

Tanya Mikeska-Reed	James Staats
Blake Pitts	Patrick Johnson
Omar Crisp	Lester Fettig

PLANNING AND ZONING MEMBERS ABSENT:

Greg Rhoads Will Sears

STAFF PRESENT:

Brian Chandler, Director of Planning
Nan Rodriguez, Deputy 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, Acting Chair Jones opened the work session at 4:46 p.m. and asked Mr. Brian Chandler, Director of Planning, to proceed.

Mr. Chandler informed the Commission Mr. Habermann would be at the meeting approximately 5:00 p.m. so other business would be conducted before his arrival.

There was just one item on the evening's agenda regarding Temporary Uses for the UDC, which would be presented by Ms. Beverly Zendt, Assistant Director of Planning.

There is one rezoning case scheduled for the January 5, 2015 meeting, from PD-01 to O2, in order to have a beauty salon. O1 does not allow this use; however, O2 does.

Ms. Nan Rodriguez, Deputy City Attorney, was introduced to sit in for Ms. Trudi Dill.

Commissioner Crisp asked if information was available on the website regarding pending cases, such as on the Director's Report. Commissioner Crisp felt that

sometimes there was not enough time allowed between reading packet and visiting the sites to come up with questions and concerns about cases listed on the agendas.

Mr. Chandler responded that currently, the only information available is in the Director's Report. Mr. Chandler suggested that the Commissioners look at the Director's Report and give Staff feedback on the type of information the Commissioners would like to see included. The description of the upcoming cases is also the information sent out to neighbors within the 200 foot radius and it is published in the newspaper so there should be ample time to know what cases are coming. Staff can provide more context if desired, but will need to discuss with legal for clarification.

Mr. Chandler encouraged the Commissioners to call him whenever there are questions regarding cases.

Ms. Rodriguez strongly cautioned the Commissioners about discussing items with other Commissioners ("walking quorum") in regards to the Open Meetings Act.

The best method of communication was one-on-one with Mr. Chandler and Mr. Chandler would in turn present the information to the group.

Mr. Chandler introduced Mr. John Habermann representing TxDOT for the I-35 project, from the Texas Transportation Institute.

Mr. Habermann stated there was a lot of work between Salado and Hillsboro. Most everyone thinks of I-35 as north and south; his term is a concussion—what causes effects outside of the right-of-way of I-35. Mr. Habermann is part of the Temple/West project and gives presentations to various groups regarding the updates on I-35.

The recent removal of the 3rd Street bridge not only caused Temple delays but those getting home from the Baylor game were affected.

Mr. Habermann gave a five month outlook at the project which will take between now and the summer of 2015.

Construction Team Leaders are Rob Crowson, Project Manager, SAM-CS; Rick Lewis, Project Manager; and James Construction Group. Mr. Crowson and Mr. Lewis are present everyday as dirt turns.

Mr. Habermann stated once the project is done, bridges in Temple will be 90 degrees over the Interstate up to Industrial Boulevard.

TxDOT uses large black message boards for traveler information and two will be located within Temple city limits; one north of town south of the Loop and one on the south north of the Loop.

There is a southbound entrance ramp to I-35 at South Loop 363 (McDonald's) which will be closed since this ramp is being converted from an entrance ramp to an exit ramp. Some conversion of entrance and exit ramps are being made so they are consistent on I-35.

Bird Creek, just north of Loop 363 (Olive Garden, Cracker Barrel side), goes under I-35 and a big box culvert approximately 30 feet deep needs to be replaced. Work is currently being done to prepare the area for the replacement. The exit ramp will be closed for some time when digging across and installing the new culvert.

Moving across the center of the southbound main lanes (I-35) the entrance ramp right before the Loop will be closed but the exit ramp will be left opened for business access.

On Avenue H to Avenue D, the northbound and southbound main lanes will be shifted. Once completed the I-35 frontage road will have a bridge over the railroad and traffic can stay on the frontage road without getting onto the Interstate. The U-turn will remain underneath as before. Essentially, traffic can stay on the frontage road from West to Salado without getting onto I-35.

Work will continue on Avenue H (by Jack's Stereo and the Church) to replace utilities. Part One should be completed sometime in January/February 2015 and then Part Two will begin on the opposite side.

New water mains will be installed on 49th Street.

Traffic will be shifted at Industrial Boulevard at I-35.

Between the frontage road and Osage, near Nugent Street, the road will be closed to do utility work and improve the intersection. With the new Nugent bridge going in, the intersection needs to be prepared to receive the new alignment. Enterprise Road will be the detour road.

Southbound entrance ramp, south of Central and Adams, will have the entrance ramp realigned; however, the entrance ramp will remain opened.

The northbound entrance ramp, north of Central and Adams, will be closed and a new entrance ramp will be built. Mr. Habermann could not expand on this project but will return when more information is available. This is scheduled as a summer project.

Industrial Boulevard will close briefly so the intersection may be redone and bring it to grade for the new configuration.

The northbound frontage road in front of Mayborn Center, CAC, etc., turned into one-way north. All of the frontage roads will become one-way, one direction.

Mr. Habermann stated there were design plans and information available on the website but no final renderings of the plans. Mr. Habermann offered to send copies of detailed sheets to anyone who contacted him and requested them.

As Loop 363 nears completion, travel time equipment will be placed along the corridor. Message boards will be placed for traffic and travelers to inform them of know what is happening further down the road.

Jodi Wheatley is the Public Information Office and information regarding schedules, progress, mileage under construction, etc., can be found at <http://my35.org>.

Mr. Habermann explained that by Memorial Day, when arriving in Bellmead / North Waco, there will be three full lanes to drive in up through Hillsboro at the split.

Coming north out of Belton into Temple there are reoccurring backups because of all the barriers. Barriers will be set up for the next four years permanently. The black message boards will then take over for travel time.

The goal is to keep existing businesses functioning and opened while doing the road work.

Commissioner Mikeska-Reed asked about the My35 website and how to apply. Mr. Habermann explained it was for anyone. There is a travel time map formatted for the phone. The website is a river to river map.

Mr. Chandler informed the Commissioners Staff would send the link.

Mr. Habermann stated so far everything was on schedule for a project this large. Completion date is currently Fall of 2018.

There being no further discussion, Acting Chair Jones adjourned the meeting at 5:29 P.M.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

01/05/15
Item #2
Regular Agenda
Page 1 of 5

APPLICANT / DEVELOPMENT: John Kiella

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: Z-FY-15-04 – Hold a public hearing to consider and recommend action on a rezoning from Planned Development Office 1 District (PD-O-1) to Office 2 District (O-2) on 3.519 +/- acres known as Waterford Professional Park, located on the north side of South 31st Street, east of Warwick Drive.

STAFF RECOMMENDATION: Based on the following, staff recommends approval for a rezone from Planned Development Office1 (PD-O-1) to Office 2 (O-2) for the following reasons:

1. Although the proposed rezone is in partial compliance with the Future Land Use Plan (FLUP), it meets the intent of the FLUP's Suburban Commercial District;
2. The proposed zoning is compatible with surrounding zoning and uses;
3. The request complies with the Thoroughfare Plan; and
4. Public facilities are available to serve the subject property.

ITEM SUMMARY: In 2004, the property, see Exhibit A, was platted as the Waterford Professional Park consisting of 8-lots and identified as Lots "A"- "H". The property has been developing ever since however, there is a current Construction Plan permit for a finish-out being reviewed for a Barber Shop / Beauty Salon. This proposed use is prohibited in the underlying O-1 base-zoning district of the Planned Development. As a result, the rezone is being triggered by the proposed use as well as the applicant's overall desire for additional land-use flexibility for the entire Waterford Professional Park.

The subject property is located within both the Suburban Commercial and the Neighborhood Conservation Districts according to the Future Land Use Plan (FLUP).

The Suburban-Commercial district is appropriate for office, retail and services uses adjacent to and abutting residential neighborhoods and in other areas where the community's image and aesthetic value is to be promoted, such as at "gateways" and high-profile corridor locations. The Suburban Commercial district typically supports the Office 1 & Office 2 (O-1 & O-2) and Neighborhood Service (NS) zoning districts. Lots "B" through "H" of the platted Waterford Professional Park are within the Suburban Commercial District and are consistent with the FLUP.

In contrast, Lot "A" of the platted Waterford Professional Park is within the Neighborhood Conservation District. The Neighborhood Conservation District is related to existing residential neighborhoods with a corresponding description as to the prevailing lot size or mixture of uses in each case. The purpose of this district is to establish consistent standards (such as lot size and setbacks) with those established at the time of development. The Neighborhood Conservation District may include non-residential properties and may include delineation as to whether such uses contribute to the local character and should be maintained (and possibly allowed to occur on other vacant or redeveloping properties) or whether such uses should be curtailed in the area overtime. Lot "A" is the only portion of the subject property that is not consistent with the requested rezone. The inconsistency may have inadvertently occurred at the time the Neighborhood Conservation FLUP District boundary was created in 2008.

The current Planned Development Office-1 (PD-O-1) zoning was approved by City Council in 2003 (Ord. 2003-3929). As a Planned Development an exception to the buffering and screening standards was approved specifically for the northern boundary. Under the O-2 zoning, the western property boundary adjacent to the Waterford Village I subdivision, zoned Single Family 2 (SF-2), would also be subject to the buffer and screening standards. The exception did not include the western boundary. Compliance to those standards, discussed later in this report, would be confirmed during Construction Plan review. However, it appears that the buffer and screening requirements have already been met.

In addition, although not developed, the more intensive General Retail (GR) has been established immediately to the east of the subject property as well as to the south east of the property. Further east and northeast along South 31st, GR is been established and developed entirely along the eastern side of the roadway.

Therefore, while the requested rezoning to O-2 is only partially consistent with the FLUP, staff supports the requested rezone to O-2, since the request is consistent with surrounding zoning and uses, and the intent of the Commercial Suburban District. The Neighborhood Conservation portion of this request however, will need to be updated to Suburban Commercial, if City Council approves the requested rezone.

While it is anticipated the property will be developed with retail & service uses, which include the beauty salon, there are a number of residential and non-residential uses that are permitted by right in the O-2 zoning district. The chief difference between the O-1 and O-2 are between the non-residential uses. Overall, the uses allowed in the O-2, include but are not limited to:

Residential uses

Detached/Attached SF Homes
Duplex homes
Home for the aged
Industrialized housing

Nonresidential uses

Hotel / Motel
Barber / Beauty Shop
Drug Store
Gift or Apparel Shop (Retail)
Office Supply Store
Laundry or Cleaning (Self Service)
Bakery or Confectionary (foods rich in carbs & sugar)

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

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

<u>Direction</u>	<u>FLUP</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	Suburban Commercial & Neighborhood Conservation	PD-O-1	Dental Office & Undeveloped Platted Lots
North	Suburban Commercial & Park / Open Space	SFA-2	Undeveloped Parkland (Waterford Park)
South	Suburban Commercial	AG	SF Residence on Acreage & Agricultural Uses
East	Suburban Commercial	GR	Undeveloped & Scattered Service Uses
West	Neighborhood Conservation	SF-2	SF Residential Uses (Waterford Village I)

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

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

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

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

The property is within the Suburban Commercial and the Neighborhood Conservation land use district. While the requested Office-2 (O-2) zoning district is in full compliance, Lot "A" is within with the Neighborhood Conservation District and is not in compliance with the FLUP district of Suburban Commercial. The FLUP will need to be updated for Lot "A", if the O-2 district is approved by City Council.

Thoroughfare Plan (CP Map 5.2)

The requested property has frontage along South 31st Street, which has been identified as a major arterial. As a major arterial, a 6-foot minimum sidewalk is required and would normally be addressed through the platting process. This request however, does not have a subsequent plat anticipated since platting was accomplished in 2004 per case file Number P-2004-08. As a result, building permits are still being requested under the 2004 plat configuration. A concrete sidewalk is currently in-place and any additional sidewalk improvements will be addressed at the review of Construction Documents of the applicable lot(s). No additional Right-of-way along this property frontage is anticipated.

Availability of Public Facilities (CP Goal 4.1)

Sewer is available to the subject property through an existing 6" sewer line in South 31st Street. Water is available through an existing 12" water line in South 31st Street.

Temple Trails Master Plan Map and Sidewalks Ordinance

The Trails Master Plan identifies a proposed local connector trail running north to south through the property. In addition, to the east of the property, the Master Trails Map identifies, a proposed Community-Wide Connector Trail. The proposed Community-Wide Connector Trail however, is not within the project's boundary and would not be impacted by development of the Waterford Professional Park. Similar to sidewalk improvements, for this project, applicable trail improvements for the local connector trail would be addressed during the Construction Plan review.

DEVELOPMENT REGULATIONS: Standard non-residential setbacks for buildings under forty feet in height in the O-2 district are:

Min Lot Size	N/A
Min Lot Width	N/A
Min Lot Depth	N/A
Front	25'
Side	5' (Additional setbacks apply if building is higher than forty feet.)
Side (corner)	10' (Additional setbacks apply if adjacent to a residential district)
Rear	0' (10' adjacent to or abutting residential use or zoning district)

Since the proposed O-2 zoning is adjacent to a residential use, additional Development Regulations include but not limited to:

- * A minimum 10' rear setback is required where a non-residential use abuts a residential zoning district or use (UDC Section 4.4.4.F3) and,
- * A residential access drive is prohibited onto arterial streets (UDC Section 7.2.4A).

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

- * Evergreen hedges with a minimum planted height of six feet, placed on 36-inch centers or, fences and walls constructed of wood , masonry, stone or pre-cast concrete from 6 to 8 feet in height above the adjacent grade (UDC Section 7.7.4),
- * Refuse containers are to be located in the side or rear of the property and screened from view per UDC Section 7.7.6, and
- * Outdoor storage is permitted in the O-2 zoning district, where the storage area is situated behind the principal building in the rear half of the property and where a solid wood or masonry fence screens the outdoor storage from public view. Such wood or masonry fence must be at least one-foot higher than the stored material (UDC Section 7.7.8.B1).

It should be noted that compliance to additional setbacks are being addressed with the review of the current as well as any subsequent Construction Permits.

PUBLIC NOTICE: Twenty-three notices, representing eighteen property owners within 200-feet of the subject property were sent notice of the public hearing as required by State law and City Ordinance. While staff has received a couple of phone calls about O-2 uses and the impact to assessed property value and taxes, as of Wednesday December 31, 2014 at 12:00 PM, No notices have been received. Due to the Christmas holiday, returned notices may be delayed and staff will provide an update at the Planning & Zoning Commission meeting if necessary.

The newspaper printed notice of the public hearing on December 25, 2014, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Site and Surrounding Property Photos
Recorded Final Plat for Waterford Professional Park (Exhibit A)
Vicinity Map
Zoning & Location Map
Future Land Use and Character Map
Thoroughfare Plan
Trails Master Plan
Utility Map
Notification Map

Site & Surrounding Property Photos



Site: Dental Office & Undeveloped Platted Lots (PD-O-1)



Site: View of Front Entry (PD-O-1)



Site: Existing Fencing along Western Boundary (Buffer & Screening)(PD-O-1)



East: Undeveloped & Scattered Service Uses (GR)



East: Undeveloped (GR)



West: SF Residential Uses (Waterford Village 1 Subdivision (SF-2))



North: Undeveloped Parkland – Waterford Park (SFA-2)



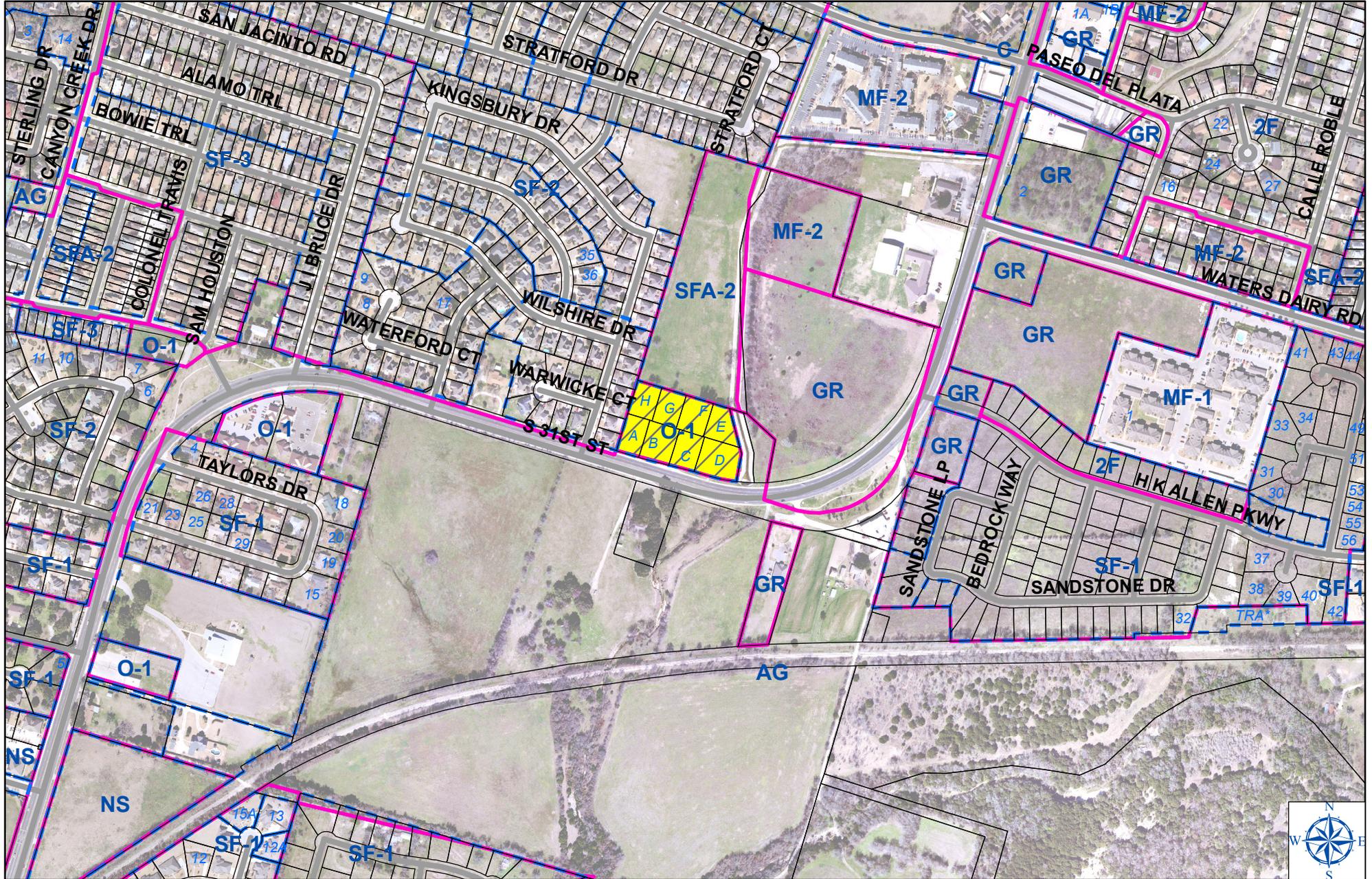
South: SF Residential on Acreage & Agricultural Uses (AG)



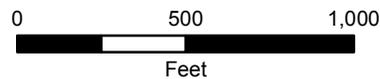
Z-FY-15-04

Vicinity Map

Waterford Professional Park
Lots A-H



-  Case
-  Zoning
-  Subdivision
- Lot Number



12/5/2014
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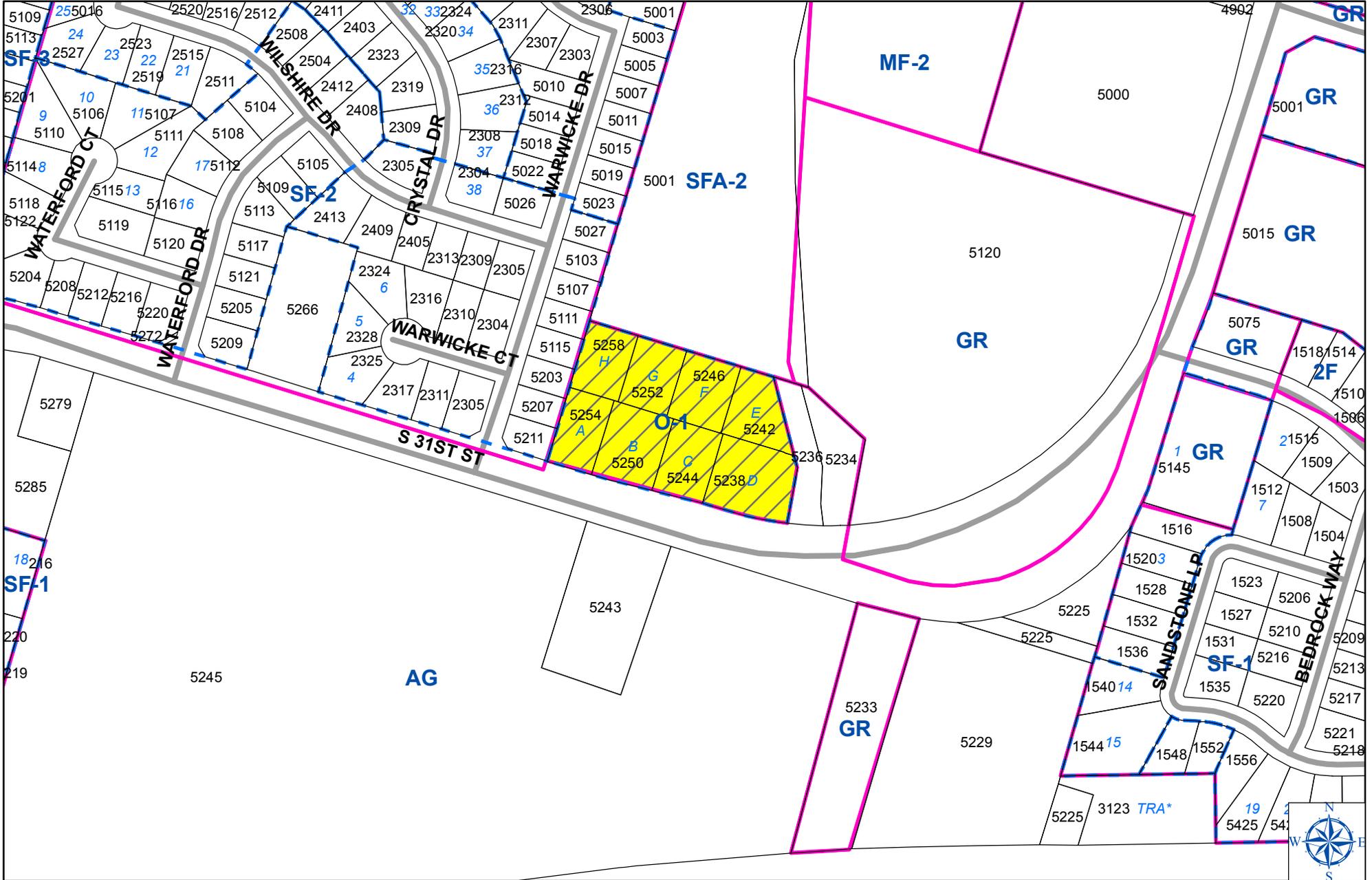
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



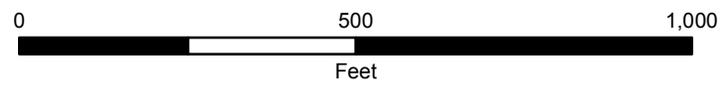
Z-FY-15-04

Zoning & Location Map

Waterford Professional Park Lots A-H



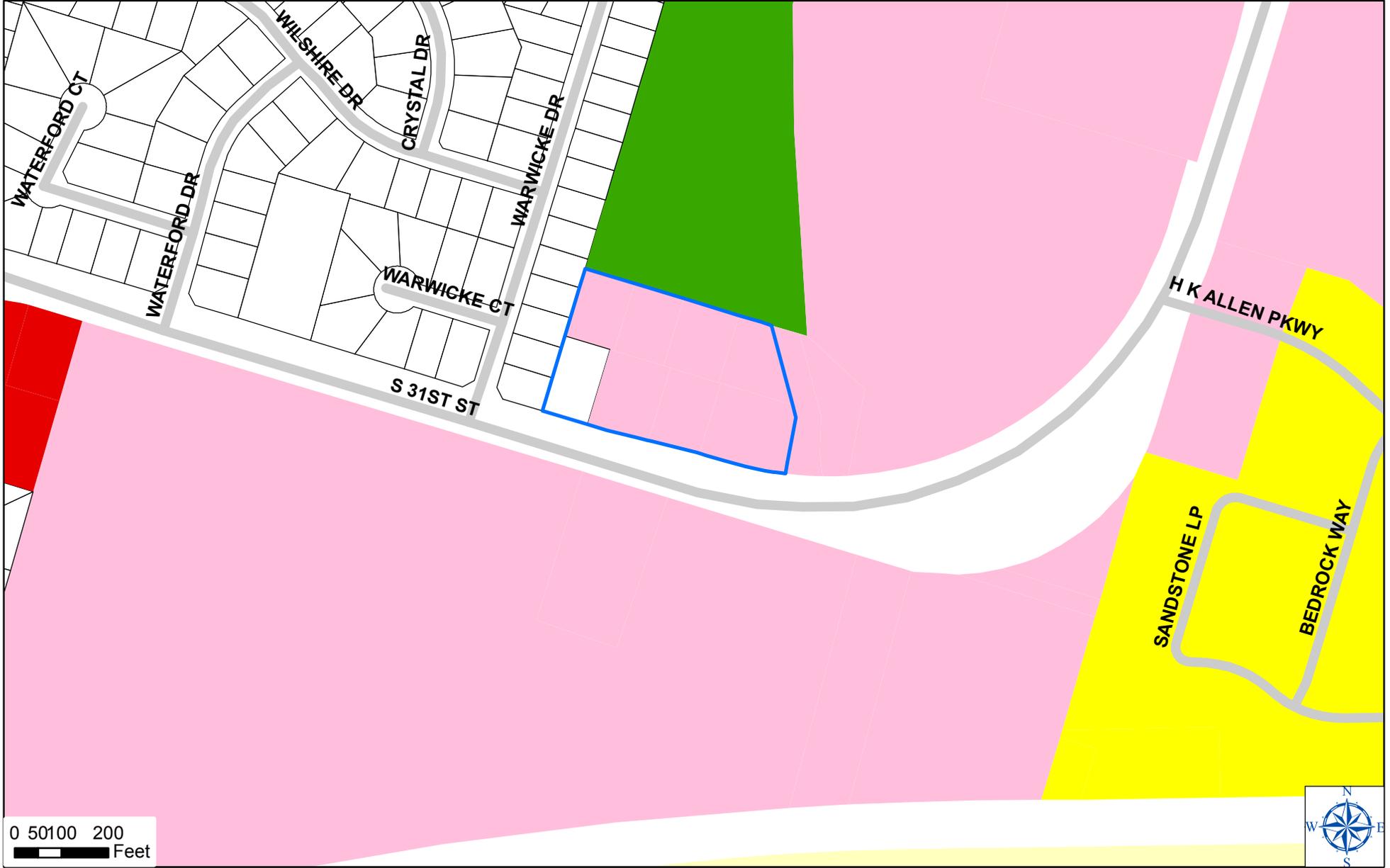
 Case
 Zoning
 Subdivision
 Lot Number



12/5/2014
City of Temple GIS
mbaker

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

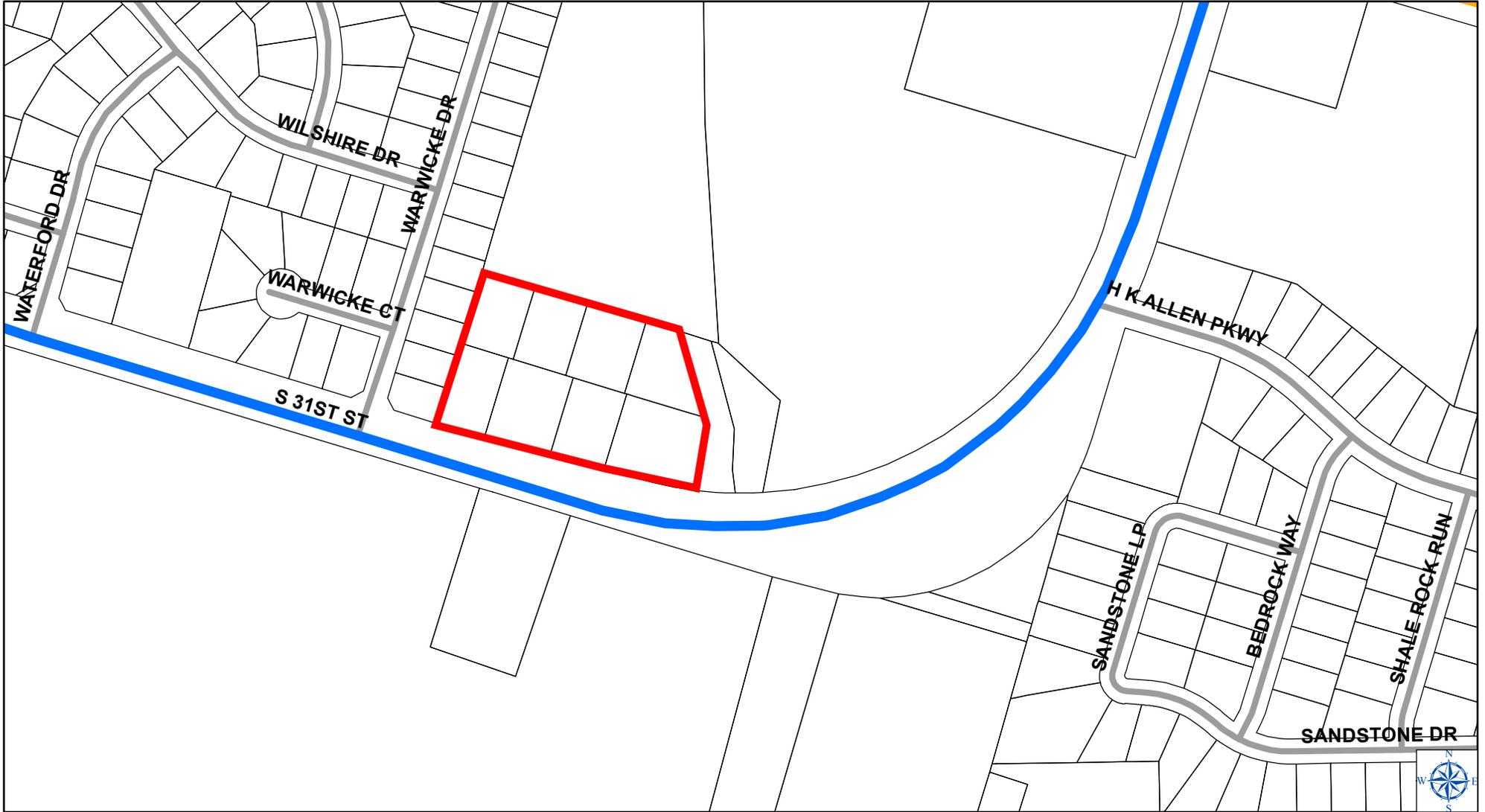




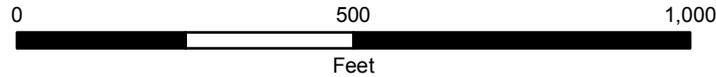
Future Land Use

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

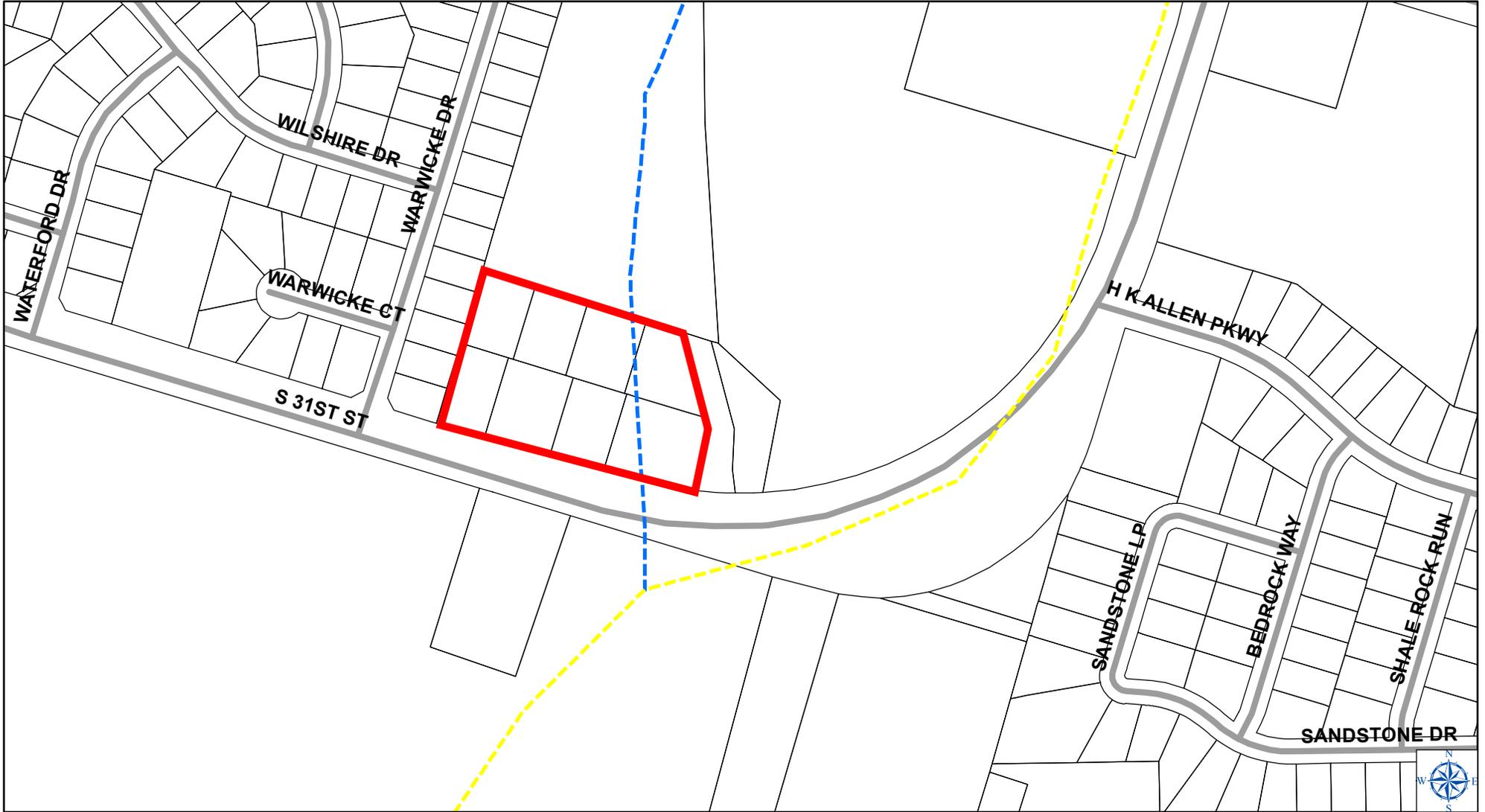
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- Thoroughfare
- Major Arterial
- Proposed Major Arterial
- Proposed K-TUTS
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Thoroughfare
- Expressway
- Proposed Collector

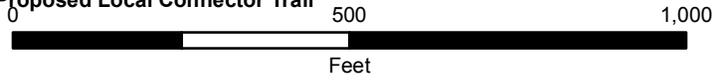


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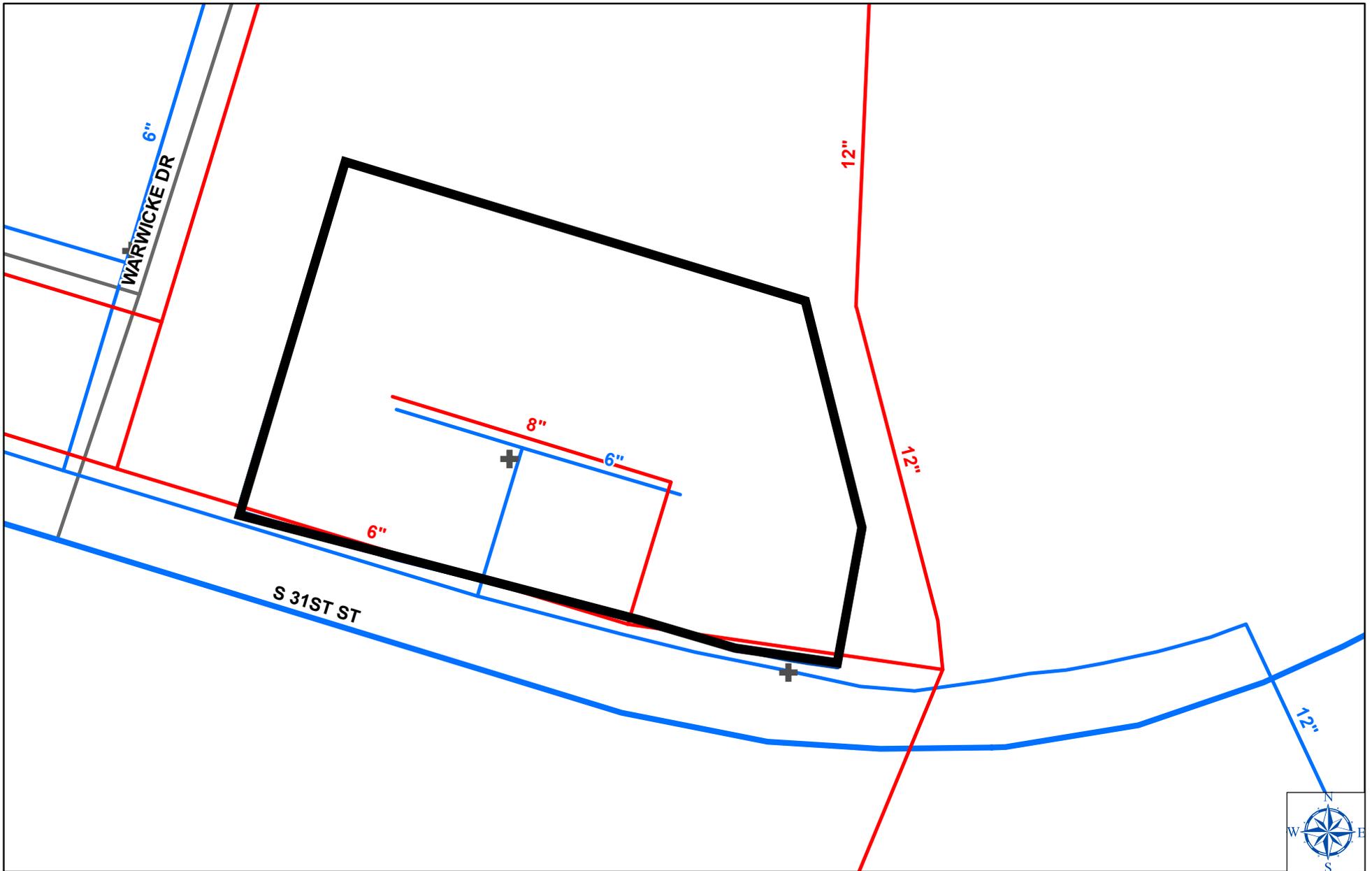


Trails

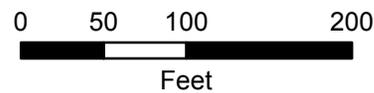
- Existing Citywide Spine Trail
- - Under Design/Construction Citywide Spine Trail
- - - - Proposed Citywide Spine Trail
- Existing Community-Wide Connector Trail
- - Under Design/Construction Community-Wide Connector Trail
- - - - Proposed Community-Wide Connector Trail
- Existing Local Connector Trail
- - Proposed Local Connector Trail



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



12/5/2014
City of Temple GIS

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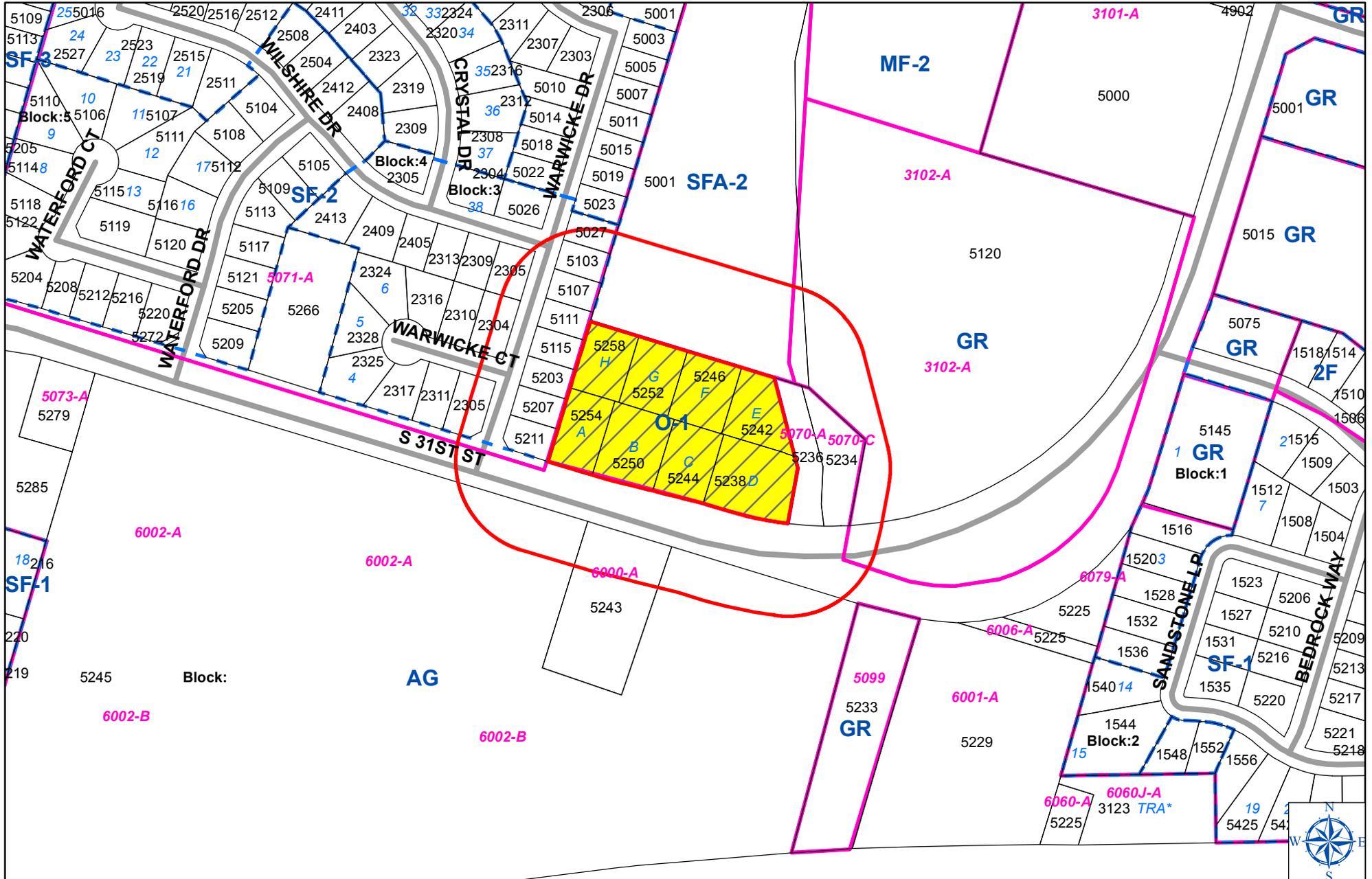




Z-FY-15-04

Notification Map O-1 to O-2

Waterford Professional Park Lots A-H



 Case	 Zoning	Outblock Number	 200' Buffer	 Subdivision	Block Number	 0 200 400 Feet
 200' Buffer	 Subdivision	1234-A 1234	 200' Buffer	 Subdivision	Lot Number	

12/5/2014
City of Temple GIS
mbaker

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





PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

01/05/15
Item #3
Regular Agenda
Page 1 of 2

APPLICANT: Chuck Lucko

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: P-FY-12-09 Consider and take action on the Final Plat of Highland Park Estates, a 10.00 +/- acre, 30-lot, 3-block residential subdivision, within the Maximo Moreno Survey, Abstract No. 14, City of Temple, Bell County, Texas, located on the north side of West FM 93, adjacent to and west of Ridgewood Estates, west of Hartrick Bluff Road.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Highland Park Estates.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of Highland Park Estates on January 4, 2012 and December 17, 2014. It was deemed administratively complete on December 23, 2014.

Final Plat of Highland Park Estates is a 30-lot, 3-block, residential subdivision, located at the west edge of Ridgewood Estates at the end of Lakeview Lane. The proposed plat is in agreement with the property's Planned Development site plan, approved by City Council with Ordinance 2011-4468.

Water services will be provided through 8-inch water lines. Wastewater services will be provided through 8-inch and 10-inch sewer lines. The plat reflects a 20-inch wide offsite sewer easement extending north from the north edge of Drexel Loop, a proposed local street within the proposed final plat.

The Final Plat of Highland Park Estates includes recorded easements for a temporary cul-de-sac at the end of Drexel Loop and for a temporary detention pond. Both are temporary until they are replaced by permanent facilities.

Park fees are required in the sum of \$6,750, calculated at \$225 per newly created single-family residential lot.

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

STATE OF TEXAS

COUNTY OF BELL

EQUITY TRUST COMPANY, CUSTODIAN, FBO REX ALLEN KARL, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HIGHLAND PARK ESTATES, WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

EQUITY TRUST COMPANY, CUSTODIAN
FBO REX ALLEN KARL
6630 LAS COLINAS DRIVE
TEMPLE, TEXAS 76702

BY:
REX ALLEN KARL

STATE OF TEXAS
COUNTY OF BELL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2015.

NOTARY PUBLIC, STATE OF TEXAS

THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TEMPLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____, 2015.

CHAIRPERSON SECRETARY, PLANNING & ZONING

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF HIGHLAND PARK ESTATES, WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPLE ON THE _____ DAY OF _____, 2015. SAID SUBDIVISION SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF TEMPLE, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____, 2015.

CITY SECRETARY

STATE OF TEXAS
COUNTY OF BELL

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

Charles C. Lucko
CHARLES C. LUCKO, R.P.L.S.
REGISTRATION NO. 4636
DATE SURVEYED: JUNE 9, 2011



AFFIDAVIT:

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

Dated this the _____ day of _____, 2015.

By: Bell County Tax Appraisal District

RECORDATION INFORMATION:
FILED FOR RECORD THIS _____ DAY OF _____, 2015.
IN YEAR _____ PLAT # _____, PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION RECORDED IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS

This project is referenced to the City of Temple Coordinate System, NAD 83, Texas Central Zone. All distances are horizontal surface distances and all bearings are grid bearings. All coordinates are referenced to City Monument No. 534. The theta angle at City Monument No. 534 is 01 deg 31 min 23 sec. The combined correction factor (CCF) is 0.9948253. Grid distance = surface distance X CCF. Geodetic north = grid north + theta angle. Published City coordinates for City Monument No. 534 are N = 10,352,106.13 E = 3,222,622.54 Reference tie from City Monument No. 534 to the southeast corner of this 10.000 acre tract is North 36 deg 05 min 31 sec West, a distance of 1347.44 feet.

Based upon what can be scaled from the graphics shown on FEMA Flood Insurance Rate Map (FIRM), Map No. 48027C0345E, effective date September 26, 2008, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.

FINAL PLAT OF HIGHLAND PARK ESTATES

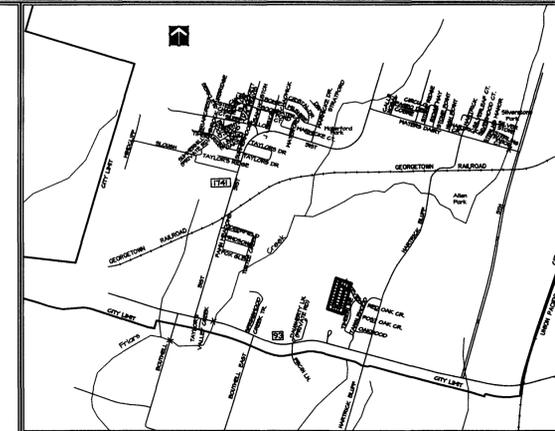
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

Being part of the MAXIMO MORENO SURVEY, ABSTRACT 14, Bell County, Texas, and embracing that certain called 10.000 Acre tract, conveyed to STERLING TRUST COMPANY, in Document No. 2007-0001063, Official Public Records of Real Property, Bell County, Texas.

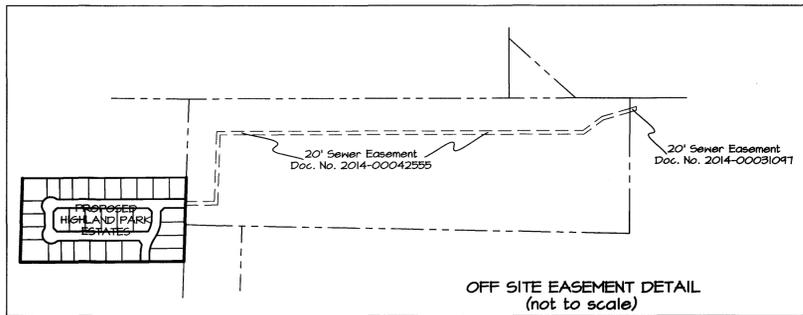
This plat is to accompany a metes and bounds description of the herein shown 10.000 acre tract.

LOTS - 30
BLOCKS - 3
AREA - 10.00 ACRES

ACTUAL LOT CORNERS WILL BE PLACED AS SHOWN UPON THE COMPLETION AND ACCEPTANCE OF ROAD AND UTILITY CONSTRUCTION WORK.



VICINITY MAP - N.T.S.



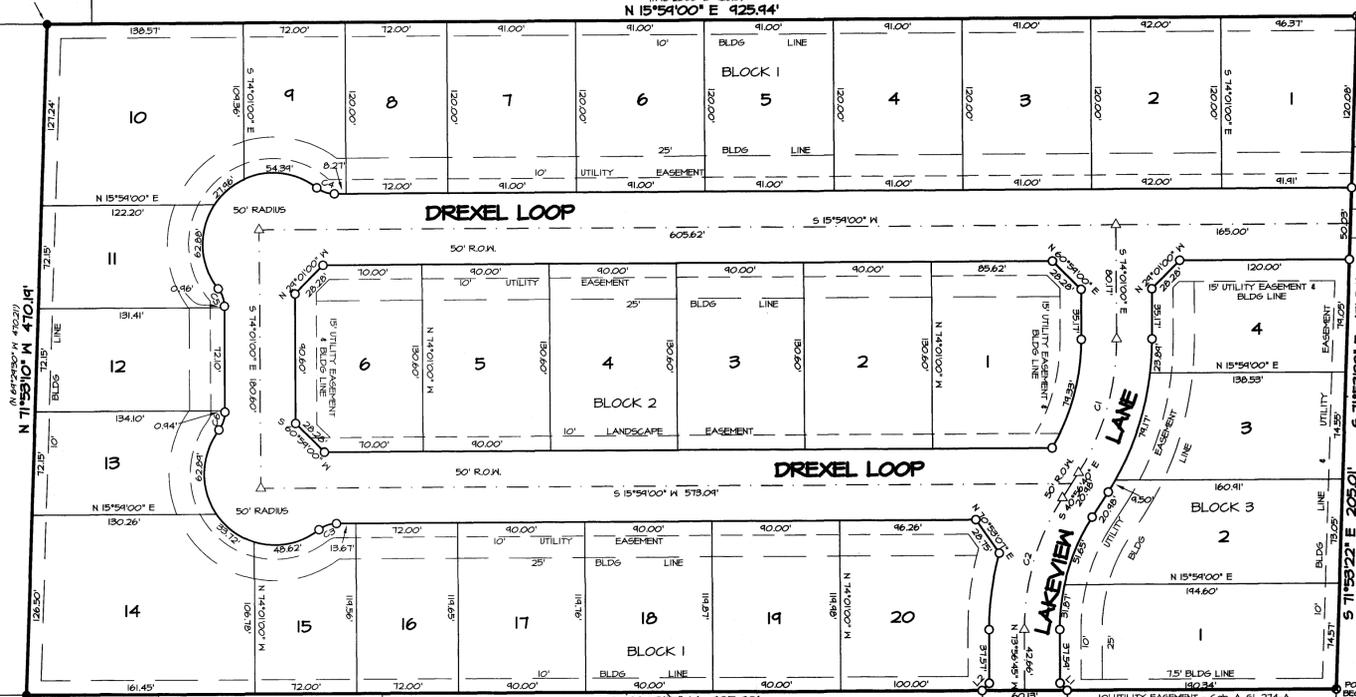
OFF SITE EASEMENT DETAIL
(not to scale)



LOT 2, BLOCK 1
6 & 5 ESTATES
CAB. C, SL. 2-D

10.000 ACRES
JAMES R. FINCH and CYNTHIA A. SCHOEPPFEL
VOL. 2048, PG. 83

1/2" IRON ROD FOUND
BEARS N 15°54'00" E 1.03'



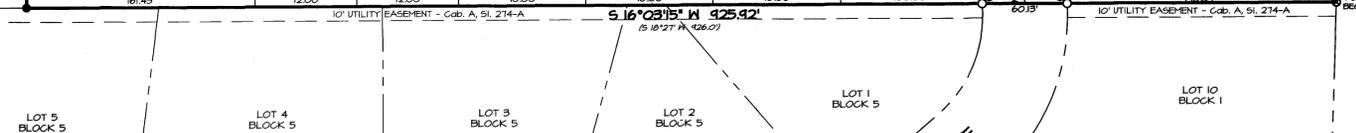
City of Temple
20' Public Utility Easement
(See Detail)

42.13 ACRES
STELLAR IMPROVEMENT CORPORATION
DOC. #2008-00027440
DESCRIBED IN VOL. 5408, PG. 608

0.80 ACRE
Temporary Turn-Around (Ingress and Egress) and Drainage Detention Easement
Doc. No. 2014-00042554

5.86 ACRES
ROBERT D. AVERY and JANEET CAROL AVERY
VOL. 1402, PG. 513

4.66 ACRES
ROBERT K. PATTEE and PENNY F. PATTEE
DOC. #2007-00036465



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	170.00'	48.13'	46.71'	N 51°28'50" W	33°04'20"
C2	170.00'	47.92'	46.51'	S 51°26'42" E	33°00'05"
C3	20.00'	13.34'	13.09'	S 03°07'24" E	36°12'48"
C4	20.00'	13.34'	13.09'	S 35°05'24" W	36°12'48"
C5	20.00'	13.34'	13.09'	S 86°52'36" W	36°12'48"
C6	20.00'	13.34'	13.09'	S 54°54'36" E	36°12'48"

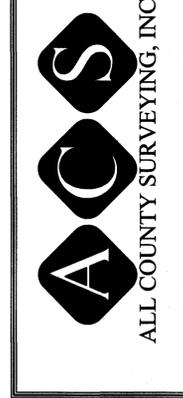
LINE	BEARING	DISTANCE
L1	S 61°03'15" W	7.17'
L2	N 29°05'15" W	7.18'

● DENOTES 5/8" IRON ROD WITH CAP FOUND unless noted otherwise
⊙ DENOTES 1" METAL PIPE FOUND
() Record call

FINAL PLAT OF
HIGHLAND PARK ESTATES
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

FINAL PLAT OF
HIGHLAND PARK ESTATES
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

1303 South 21st Street
Temple, Texas 76704
254-776-2272 Killen 254-634-4636
Fax 254-774-1608
Tx. Firm Lic. No. 10023600



Job No: 100459.02
Date: December 2011
Scale: 1" = 60'
Drawing No: 100459A
Drawn By: DMF/SLW
Checked By: CCL

HIGHLAND PARK ESTATES
10 ACRE RESIDENTIAL SUBDIVISION

Temple, Texas

09-10-2013



Scott Murrain
SIGNATURE



TOPO UTILITY MAP, SHEET 2

Project No:
091875.00

34 C4.1



LEGEND

- PROPOSED 4' DIAMETER MANHOLE
- PROPOSED WASTEWATER MAIN (SIZE SHOWN ON PLANS)
- PROPOSED 8" WATER MAIN
- PROPOSED FIRE HYDRANT
- * PROPOSED STREETLIGHT

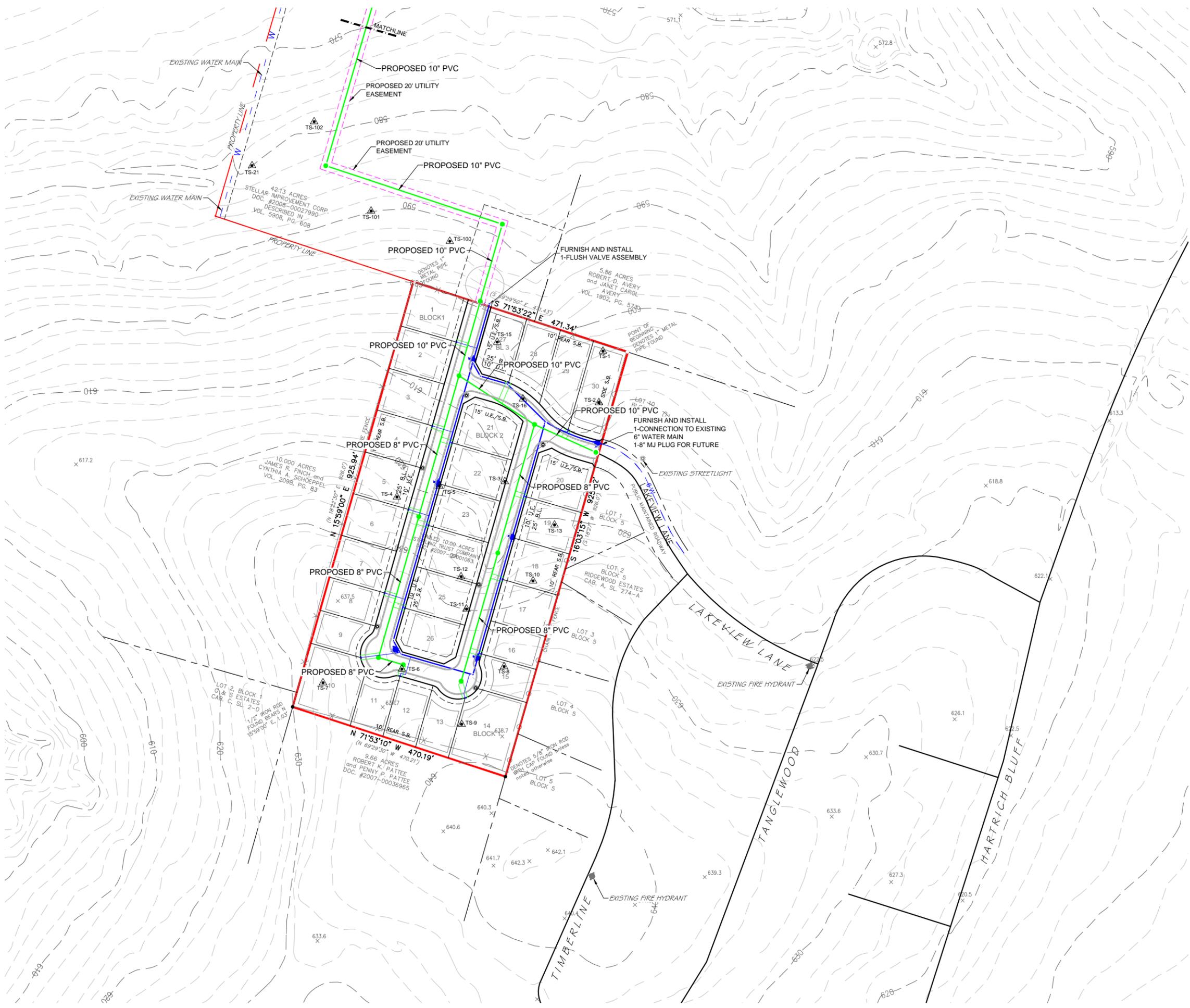
PROJECT BENCHMARK

This project is referenced to the City of Temple Coordinate System, an extension of the Texas Coordinate System of 1983, Central Zone. All distances are horizontal surface distances unless noted and all bearings are grid bearings. All coordinates are referenced to City Monument No. 539. The theta angle at City Monument No. 539 is 01°31'23". The combined correction factor (CCF) is 0.999853. Grid distance = Surface distance X CCF. Geodetic north = Grid north + theta angle. Published City coordinates for City Monument No. 539 are N = 10,352,186.13 E = 3,222,622.54. Reference tie from City Monument No. 539 to the southeast corner of said 10,000 acre tract is N 36°05'31" W, 1,347.49 feet.

PROJECT TRAVERSE STATIONS:

Station	Easting	Northing	Elevation
TS-1	3222033.70'	10354166.41'	602.42'
TS-2	3222025.14'	10354058.57'	607.15'
TS-3	3221827.74'	10353893.19'	610.99'
TS-4	3221601.06'	10353860.91'	621.68'
TS-5	3221690.25'	10353883.28'	617.68'
TS-6	3221611.42'	10353500.36'	634.72'
TS-7	3221445.70'	10353471.61'	633.08'
TS-8	3221826.05'	10353505.56'	633.98'
TS-9	3221736.89'	10353384.65'	637.54'
TS-10	3221886.79'	10353685.13'	627.39'
TS-11	3221747.06'	10353626.09'	628.58'
TS-12	3221735.79'	10353694.05'	625.85'
TS-13	3221932.07'	10353802.40'	618.89'
TS-15	3221811.75'	10354185.19'	600.14'
TS-16	3221865.73'	10354066.22'	602.48'
TS-100	3221711.96'	10354396.48'	592.09'
TS-101	3221546.72'	10354460.01'	589.27'
TS-102	3221427.12'	10354647.07'	576.29'
TS-103	3221500.50'	10354915.80'	567.50'
TS-104	3221573.57'	10355182.05'	561.26'
TS-105	3221546.69'	10354460.03'	589.28'
TS-106	3221711.96'	10354396.48'	592.09'
TS-107	3221390.11'	10355314.05'	558.27'
TS-108	3221649.61'	10355627.86'	554.09'
TS-109	3221932.36'	10356528.60'	548.16'
TS-110	3221821.49'	10356288.19'	548.82'
TS-111	3221678.30'	10356344.16'	546.50'
TS-112	3221863.46'	10356616.92'	545.49'
TS-113	3221949.39'	10356858.08'	555.94'
TS-114	3221865.98'	10356865.77'	555.23'
TS-116	3221204.21'	10356345.06'	544.40'
TS-117	3221286.99'	10356410.20'	545.59'
TS-118	3221302.45'	10356315.05'	545.95'
TS-119	3221247.30'	10354490.56'	581.29'
TS-120	3221792.31'	10356471.11'	544.38'
TS-122	3221932.52'	10356613.05'	536.49'

Date:	Revisions	Remarks:





PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

01/05/15
Item #4
Regular Agenda
Page 1 of 2

APPLICANT: Chuck Lucko for Jonathan and Tracy Goodman

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: PUBLIC HEARING - P-FY-15-10 Hold a public hearing to consider and take action on the Final Plat of Goodman Addition, a 2.823- acre, 3-lot, 1-block residential subdivision, 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 records in Cabinet D, Slide 380-C, Plat Records of Bell County, Texas, located on the east side of Kings Cove, north of the Kings Cove and Rocky Lane intersection.

STAFF RECOMMENDATION: Staff recommends approval of Final Plat of Goodman Addition.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of Goodman Addition on November 19, 2014. It was deemed administratively complete on December 23, 2014.

Texas Local Government Codes 212.014 and 212.015 (residential replatting without vacating preceding plat) require a public hearing for this replat. A portion of the proposed plat is a replat of a portion of residential Lot 3, Block 2, King's Cove. The replat proposes increasing the number of residential lots from one lot to three lots along the east side of Kings Cove, a private roadway.

Kings Cove is a 25-foot wide private roadway consisting of common area Tracts A & C, owned by the Homeowners Association (HOA) for increased rights-of-way purposes.

Water will be provided to the subdivision through 8-inch water lines in easements along the west side of Kings Cove. Wastewater services will be provided to the subdivision through septic system.

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

PUBLIC NOTICE:

Staff mailed a notice of the public hearing for the proposed replat to the property owner of the 25 properties within the Final Plat of Goodman Addition and being within 200 feet of the proposed replat. As of Wednesday, December 31, 2014 at 11:00 AM, no notices were returned in favor of the replat and none were returned in opposition to the replat.

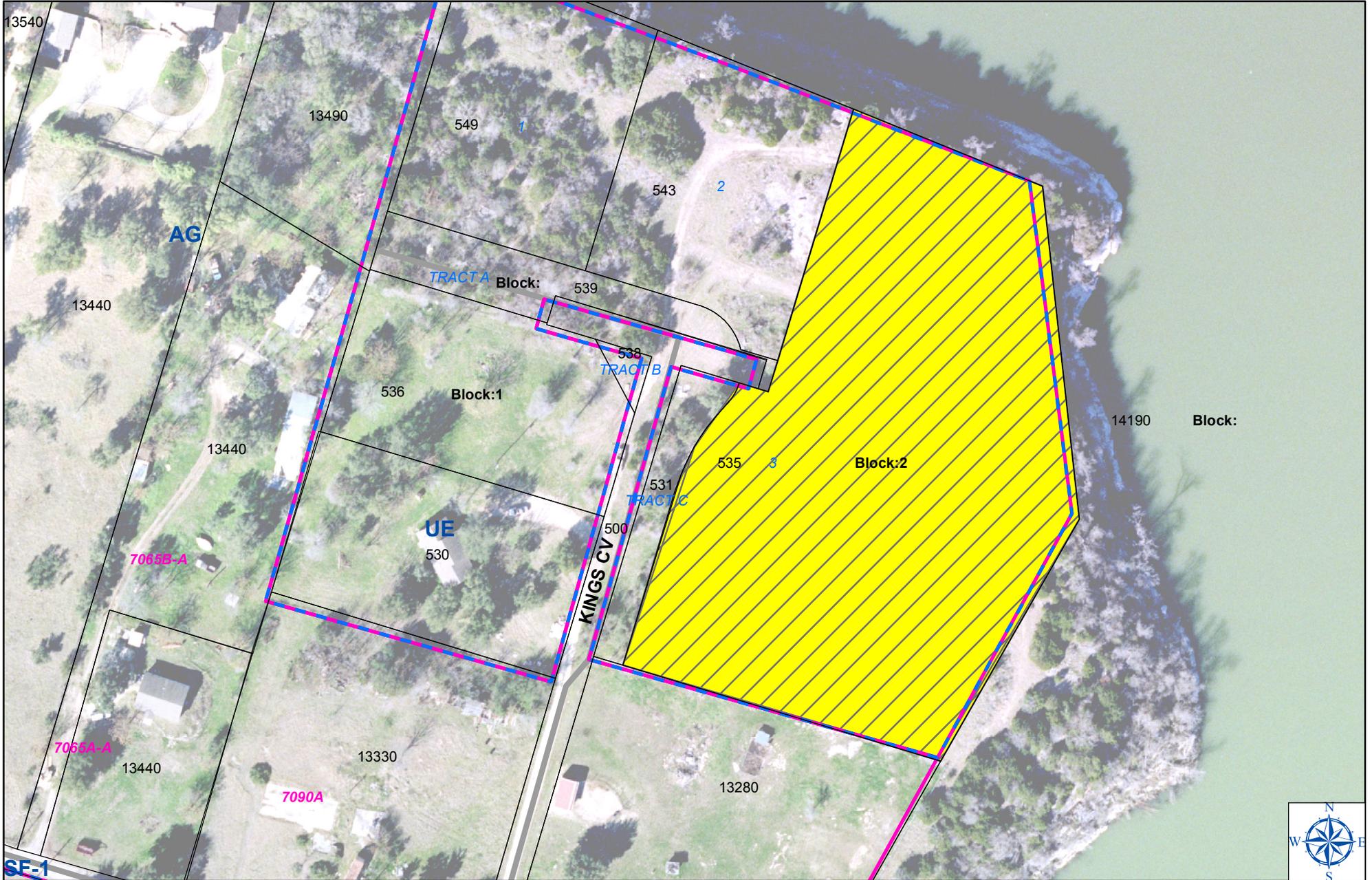
The newspaper printed notice of the Planning and Zoning Commission public hearing for this plat on December 20, 2014, in accordance with state law and local ordinance.



FISCAL IMPACT:

ATTACHMENTS:

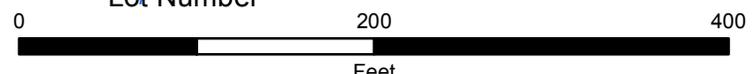
- Aerial map
- Buffer map
- Plat
- Topo Utility Plan



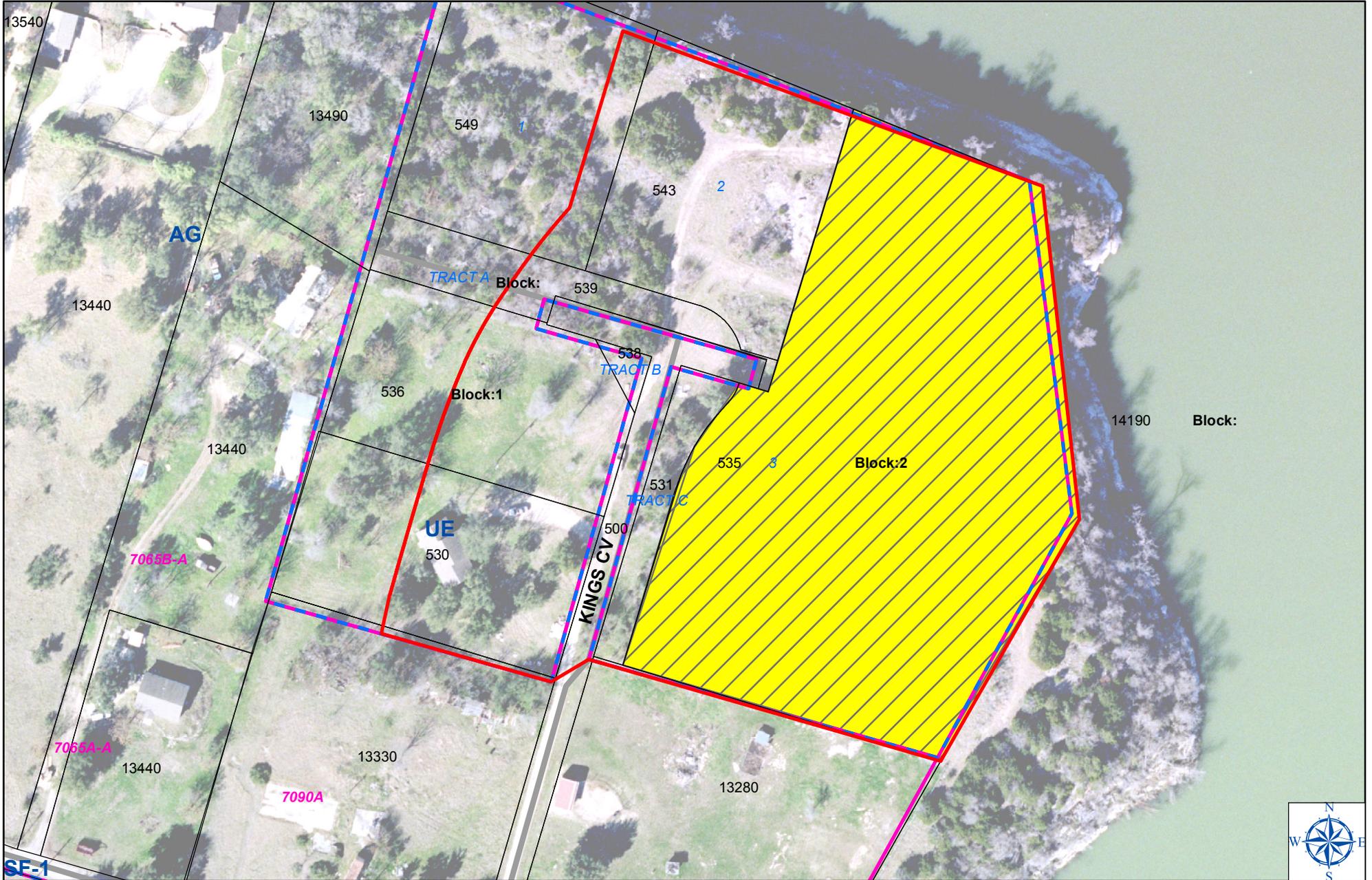
 Case
 Zoning
 Subdivision

 Block Number
 1234

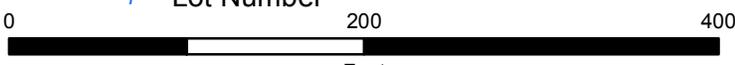
Block Number
 Lot Number



12/10/2014
 City of Temple GIS
 tlyerly
 GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



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



12/10/2014
 City of Temple GIS
 tlyerly

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

FINAL PLAT of GOODMAN ADDITION

WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

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.

This plat is to accompany a metes and bounds description of the herein shown 2.823 acre tract.

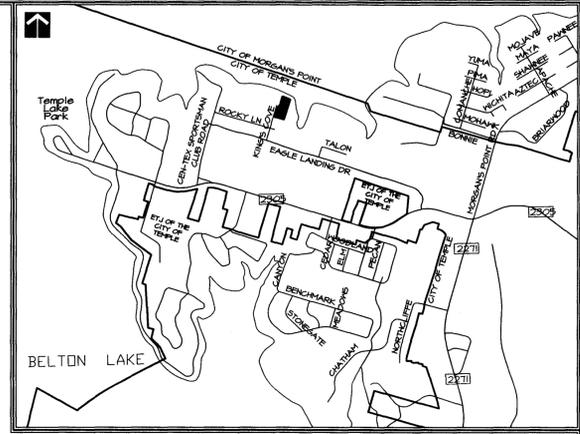
This project is referenced to the City of Temple Coordinate System, NAD 83, Texas Central Zone. All distances are horizontal surface distances and all bearings are grid bearings. All coordinates are referenced to City Monument No. 500. The theta angle at City Monument No. 500 is 01° 28' 27". The combined correction factor (CCF) is 0.999851. Grid distance = surface distance X CCF. Geodetic north = grid north + theta angle. Published City coordinates for City Monument No. 500 are N = 10,305,921.50 E = 3,142,018.10. Reference tie from City Monument No. 500 to the northeast corner of said 2.823 acre tract is N 53°30'41" W 442.12' feet.

Based upon what can be scaled from the graphics shown on FEMA Flood Insurance Rate Map (FIRM), Map No. 48027C0175E, effective date September 26, 2008, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.

SPECIAL HOA ROADWAY TRACT NOTE

Tracts A, B, and C as shown, are parcels that have been conveyed to Temple King's Cove Homeowners Association and are specifically reserved for roadway purposes and utility purposes.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	83.28'	175.00'	27°15'58"	S 24°15'25" W	82.50'
C2	22.18'	50.00'	25°24'47"	N 30°11'00" E	22.00'



STATE OF TEXAS
COUNTY OF BELL

JONATHAN GOODMAN and TRACY GOODMAN, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS GOODMAN ADDITION, WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

JONATHAN GOODMAN TRACY GOODMAN

STATE OF TEXAS
COUNTY OF BELL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2014.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BELL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2014.

NOTARY PUBLIC, STATE OF TEXAS

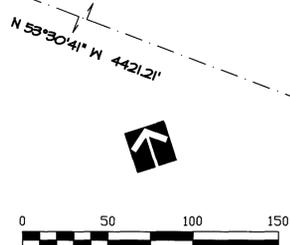
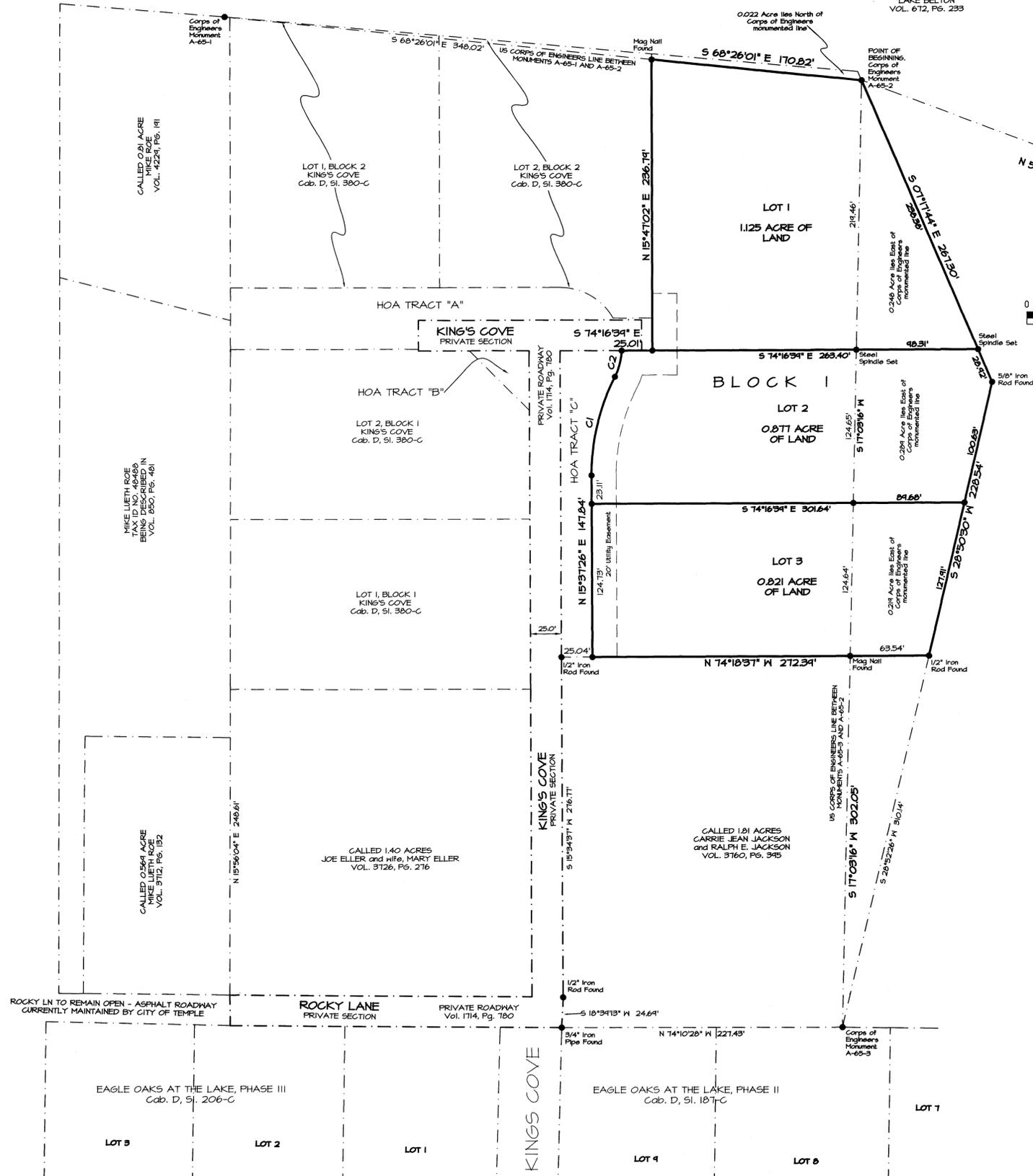
THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TEMPLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____ 2014.

CHAIRPERSON SECRETARY, PLANNING & ZONING

STATE OF TEXAS
COUNTY OF BELL

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

CHARLES C. LUCKO, R.P.L.S. REGISTRATION NO. 4636 DATE SURVEYED: SEPTEMBER 22, 2014



LOTS - 3
BLOCKS - 1
AREA - 2.823 ACRES

UNITED STATES OF AMERICA
"LAKE BELTON"
VOL. 672, PG. 233

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

Dated this the _____ day of _____, 2014.

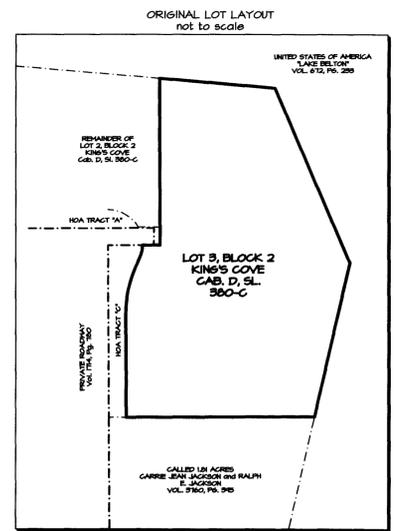
By: _____
Bell County Tax Appraisal District

FILED FOR RECORD THIS _____ DAY OF _____, 2014.

IN YEAR _____ PLAT # _____ PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT # _____ OFFICIAL RECORDS OF BELL COUNTY, TEXAS.

PURPOSE OF REPLAT
To divide the remainder portion of Lot 3, Block 2 into 3 residential lots.

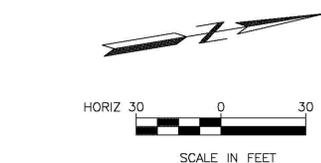
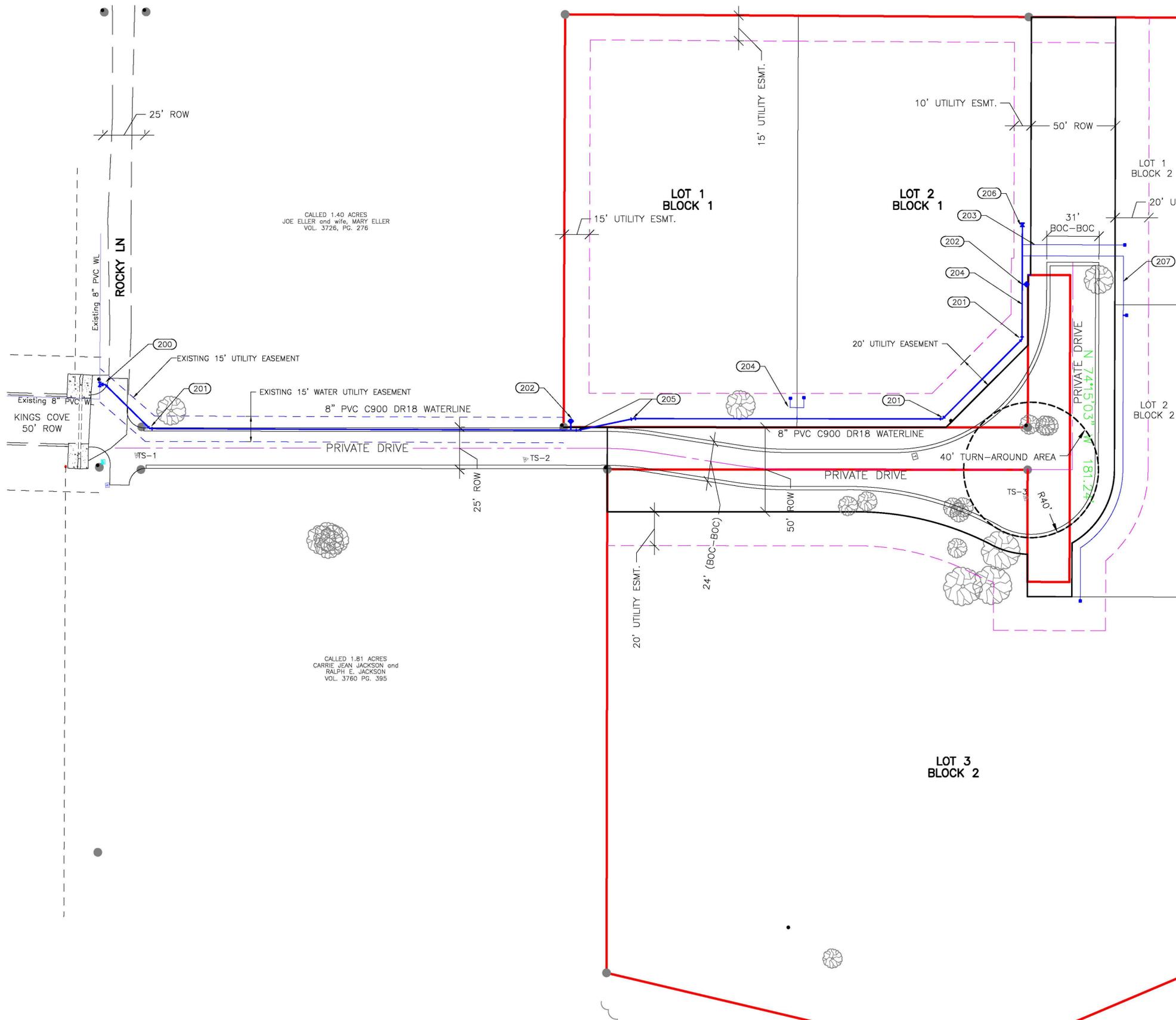


FINAL PLAT of
GOODMAN ADDITION
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

1303 South 21st Street
Temple, Texas 76504
254-778-2272 Killen 254-634-4636
Fax 254-774-7608
Tx. Firm Lic. No. 10023600



Plot date: 12-23-2014
Job No: 140682
Date: 09-22-2014
Scale: 1" = 50'
Drawing No: 140682P
Drawn By: SLW
Checked By: CCL



KEYED NOTES ①

1. CAUTION!!! OVERHEAD ELECTRIC
2. CAUTION!!! ELECTRIC POWER POLE
3. EXISTING STORM SEWER INLET
4. EXISTING TELEPHONE BOX
5. EXISTING SANITARY SEWER MANHOLE
6. EXISTING 15" SANITARY SEWER MAIN

LEGEND

- PROPOSED 8" WATER MAIN
- PROPOSED 1" WATER SERVICE
- ◆ PROPOSED FIRE HYDRANT

UTILITY KEYED NOTES:

- WATER: DOMESTIC
- ②00 FURNISH AND INSTALL
 - (1) CONNECTION TO EXISTING MAIN
 - (1) 8"x8" MJ TEE
 - (1) 8" MJ GATE VALVE
 - (1) 8" MJ 45° BEND
 - (PER PROJECT DETAIL)
 - ②01 FURNISH AND INSTALL
 - (1) 8" MJ 45° BEND
 - (PER PROJECT DETAIL)
 - ②02 FURNISH AND INSTALL
 - (1) STANDARD FIRE HYDRANT ASSEMBLY
 - (PER PROJECT DETAIL)
 - ②03 FURNISH AND INSTALL
 - (1) SINGLE LONG SERVICE
 - (PER PROJECT DETAIL)
 - ②04 FURNISH AND INSTALL
 - (1) SHORT BULLHEAD SERVICE
 - (PER PROJECT DETAIL)
 - ②05 FURNISH AND INSTALL
 - (2) 8" MJ 11.25° BENDS
 - (PER PROJECT DETAILS)
 - ②06 FURNISH AND INSTALL
 - (1) 8" MJ GATE VALVE
 - (PER PROJECT DETAILS)
 - ②07 FURNISH AND INSTALL
 - (1) LONG DOUBLE SERVICE
 - FOR LOTS 2 AND 3 OF BLOCK 2

Date:	Revisions	Remarks:

KINGS COVE SUBDIVISION
EDANBRA DEVELOPMENT

Temple, Texas



Steven Kirkpatrick
SIGNATURE



SITE UTILITY PLAN

Project No:
122010.00

C3.0



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

01/05/15
Item #5
Regular Agenda
Page 1 of 2

APPLICANT: Chuck Lucko for Temple Economic Development Corporation (TEDC)

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: P-FY-15-11 Consider and take action on the Final Plat of Brown Addition, a 18.705 +/- 1-lot, 1-block nonresidential subdivision situated in the J.W. Moore Survey, Abstract No. 582, Bell County, Texas, located at the northeast corner of Wendland Road and Wilsonart Drive.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Brown Addition.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of Brown Addition on December 17, 2014. It was deemed administratively complete on December 23, 2014.

Final Plat of Brown Addition, is a 18.705 +/- 1-lot, 1-block nonresidential subdivision, located at the northeast corner of Wilsonart Drive and Wendland Road, a minor arterial. The plat reflects right-of-way conveyance of 0.305 acres along Wendland Road.

Water services are available through an 8-inch water line along the west edge of Western Way, and through 12-inch water lines along the north right-of-way of Wilsonart Drive and along the east right-of-way of Wendland Road. Wastewater services are available through an 8-inch sewer line along the east right-of-way of Wendland Road and through 15-inch and 12-inch sewer lines along the south right-of-way of Wilsonart Drive.

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



PLANNING AND ZONING COMMISSION AGENDA ITEM

1/05/15
Item #6
Regular Agenda
Page 1 of 2

APPLICANT: Planning & Zoning Commission

CASE MANAGER: Brian Chandler, Director of Planning

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

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

Future Commission Projects	Status	Applicant
P-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 Awaiting revisions from applicant	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 Awaiting revisions from applicant	Turley Associates
P-FY-15-01 - Consider and take action on the Final 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 Administrative approval on 12/02/14	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 Administrative approval on 11/10/14	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 Awaiting revisions from applicant	All County Surveying

<p>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.</p>	<p>DRC 11/03/14 Awaiting revisions from applicant</p>	<p>Ron Carroll</p>
<p>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.</p>	<p>DRC 11/17/14 Awaiting revisions from applicant</p>	<p>Belton Engineering</p>
<p>P-FY-15-12 - Consider and take action on the Final Plat of Preddy-Procter Addition, a 1.00 acre +/- , 1-lot, 1-block nonresidential subdivision, situated in the Nancy Chance Survey, Abstract 5, Bell Count, Texas, located on the west side of Old Waco Road, south of its intersection with FM2305 (West Adams Avenue).</p>	<p>DRC 12/15/14 Awaiting revisions from applicant</p>	<p>All County Surveying</p>

<p>City Council Final Decisions</p>	<p>Status</p>
<p>Z-FY-14-39: Consider adopting an ordinance amending Ordinance No. 2005-4025, amended by Ordinance No. 2006-4125, amended by Ordinance No. 2007-4175 and further amended by Ordinance No. 2014-4677 by amending the Planned Development and previous site plan on Lots 1 and 2, Block 1, Adams Island Commercial to allow major vehicle repair</p>	<p>APPROVED at 2nd^t Reading on December 18, 2014</p>
<p>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 landscaping, parking and screening for a proposed addition to Ringler Chevrolet and Toyota at 7777 South General Bruce Drive.</p>	<p>APPROVED at City Council on December 18, 2014</p>

P&Z COMMISSION ATTENDANCE

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

	July 7	July 21	Aug 4	Aug 18	Sept 2	Sept 15	Oct 6	Oct 20	Nov 3	Nov 17	Dec 2	Dec 15	P	A		
James Staats	P			P	P	P	P		A	P	P	P	19	2		
Blake Pitts	P	No Meeting Held	No Meeting Held	P	P	P	A	No Meeting Held	P	P	P	P	17	4		
Patrick Johnson	P			P	P	P	P		P	P	P	P	P	P	19	2
Omar Crisp	P			P	A	P	A			P	P	P	P	P	17	4
David Jones	P			P	P	P	P			P	P	P	P	P	19	2
Greg Rhoads	P			P	P	P	A			P	P	P	A	A	17	4
Will Sears	A			P	A	P	P			P	A	P	A	A	16	5
Lester Fettig	P			P	P	P	A			P	A	P	P	P	15	3
Tanya Mikeska-Reed	P			P	P	P	P			P	A	P	P	P	14	4

not a Board member
 Vacant