

**NOTICE OF SPECIAL CALLED MEETING OF
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
CITY COUNCIL CHAMBERS, 2ND FLOOR
APRIL 27, 2015, 5:00 P.M.
SPECIAL CALLED MEETING AGENDA**

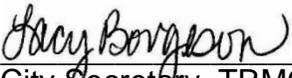
1. _____ Invocation
2. _____ Pledge of Allegiance

A. ACTION ITEMS

Item 1: [P-FY-15-20](#) – Hold a public hearing to consider and take action on the Final Plat of Lake Belton Plaza, Phase Two, a 1.843 +/- acre, 1 Block, 2-lot nonresidential subdivision, being part of the G.W. Lindsey Survey, Abstract No. 513, Bell County, Texas. and being a replat of all of Lot 1, Block 1, Simpson Addition, Phase Two, an addition to the City of Temple, Texas, of record in Cabinet D, Slide 267-A, Plat Records of Bell County, Texas, located on the east side of FM 2271, north of the intersection with FM 2305.

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 2:30 PM April 23, 2015.



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 _____ 2015.

Title _____



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

4/27/15

Item #1

Regular Agenda

Page 1 of 2

APPLICANT: Mark Brown

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: P-FY-15-20 Hold a public hearing to consider and take action on the Final Plat of Lake Belton Plaza, Phase Two, a 1.843 +/- acre, 1 Block, 2-lot nonresidential subdivision, being part of the G.W. Lindsey Survey, Abstract No. 513, Bell County, Texas. and being a replat of all of Lot 1, Block 1, Simpson Addition, Phase Two, an addition to the City of Temple, Texas, of record in Cabinet D, Slide 267-A, Plat Records of Bell County, Texas, located on the east side of FM 2271, north of the intersection with FM 2305.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Lake Belton Plaza, Phase Two.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of Lake Belton Plaza, Phase Two on April 9, 2015. It was deemed administratively complete on April 22, 2015.

The Final Plat of Lake Belton Plaza, Phase Two is a 1 Block, 2-lot nonresidential subdivision, located on the east side of FM 2271, north of the intersection with FM 2305. The property is zoned Planned Development-General Retail District (PD-GR).

This proposed plat is a replat of all of Lot 1, Block 1, Simpson Addition, Phase Two. Texas Local Government Code 212.014 (replatting without vacating preceding plat) requires a public hearing for this replat.

The final plat proposes access to FM 2305 for Lot 2, Block 1 through the use of existing 30-foot wide and 20-foot wide private passage easements. Lot 1, Block 1 fronts on Morgan's Point Road, a minor arterial. The plat reflects a note for the required 6-foot wide sidewalk to be built along Morgan's Point Road, per Unified Development Code (UDC) Section 8.2.3: Sidewalks and Trails.

Water services will be available through an 8-inch water line along Morgan's Point Road and a 12-inch water line along FM 2305. Sewer services will be provided through septic system.

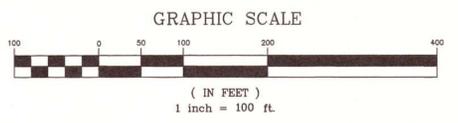
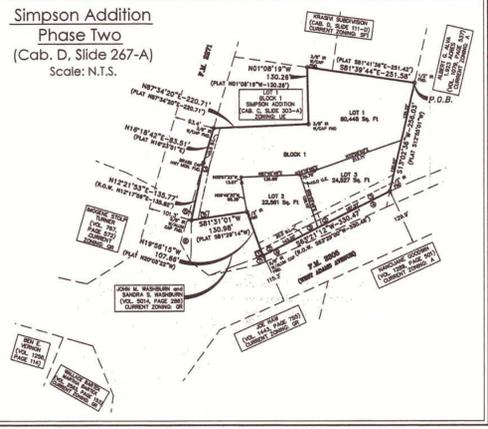
The Planning and Zoning Commission is the final plat authority since the applicant has not request any exceptions to the Unified Development Code.



FISCAL IMPACT: N/A

ATTACHMENTS:

- Plat
- Topo Utility Sheet



Final Plat of
LAKE BELTON PLAZA, PHASE TWO
 WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS
 BEING PART OF THE G.W. LINDSEY SURVEY, ABSTRACT NO. 513,
 BELL COUNTY, TEXAS, AND BEING A PLAT OF 1.843 ACRES OF LAND

LOTS - 2
 BLOCKS - 1
 AREA - 1.843 Ac.

OWNER:
 NAME: MARK K. & MONICA
 L. BROWN
 ADDRESS: 206 BEACH TRL
 BELTON, TX 76513

STATE OF TEXAS §
 COUNTY OF BELL §

Mark Brown and Monica Brown, owners of the land shown on this plat and designated herein as LAKE BELTON PLAZA, PHASE TWO, a subdivision in the City of Temple, Bell County, Texas, and whose name is subscribed hereto, does hereby dedicate for 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.

WITNESSES the execution hereof, on this 10th day of April, 2015.

Mark Brown
 Mark Brown

Before me, the undersigned authority, on this day personally appeared Mark Brown 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 expressed.

Given under my hand and seal of office this 10th day of April 2015.



Jessica M. Kriegel
 JESSICA M. KRIEGEL
 NOTARY PUBLIC STATE OF TEXAS
 My Commission Expires: 10/17/17

WITNESSES the execution hereof, on this 10th day of April, 2015.

Monica Brown
 Monica Brown

Before me, the undersigned authority, on this day personally appeared Monica Brown 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 expressed.

Given under my hand and seal of office this 10th day of April 2015.



Jessica M. Kriegel
 JESSICA M. KRIEGEL
 NOTARY PUBLIC STATE OF TEXAS
 My Commission Expires: 10/17/17

This 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 _____, 20____.

Secretary to the Planning and Zoning Commission: _____

This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Temple, Texas, and hereby approved by such commission.
 Dated this _____ day of _____, 20____.

Secretary to Planning and Zoning: _____ Date: _____

I, the undersigned, director of planning of the City of Temple, hereby certify that this subdivision plat conforms to all requirements of the City of Temple, it qualifies for administrative plat approval as provided in the ordinance, and it is hereby approved.

Dated this _____ day of _____, 20____.

DIRECTOR OF PLANNING _____

KNOW ALL MEN BY THESE PRESENTS,

That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Temple, Bell County, Texas, and this subdivision is within the City of Temple, Bell County, Texas.

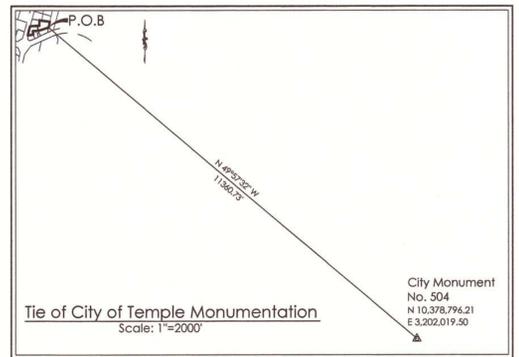
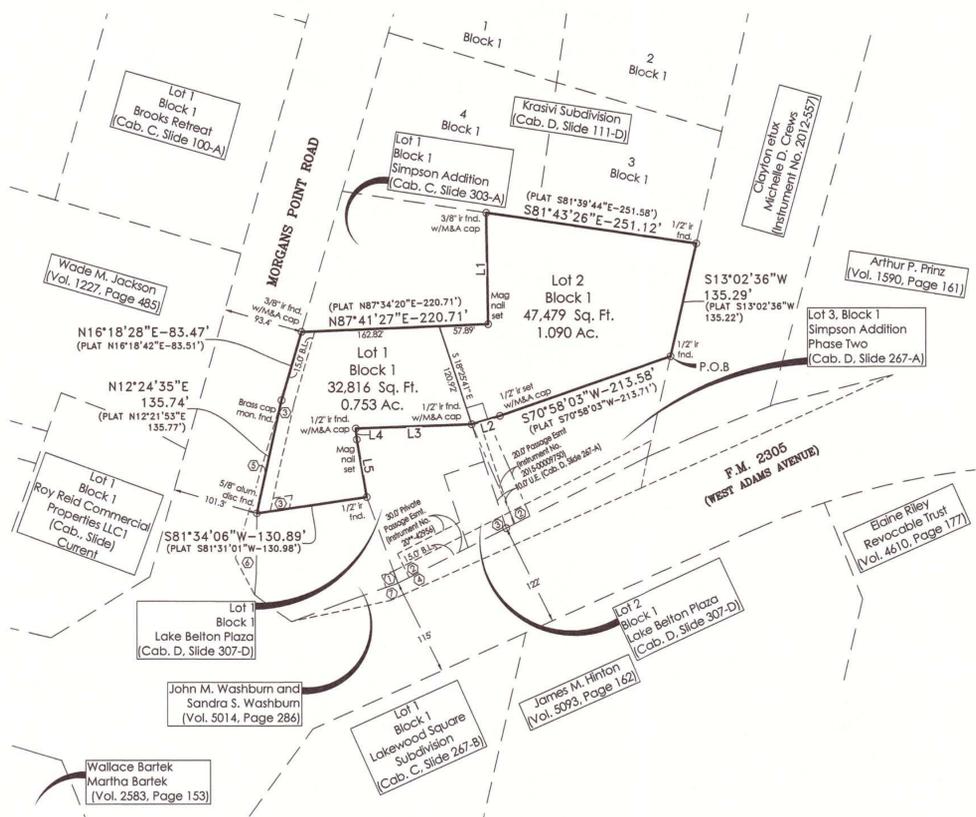


Rex D. Haas
 Rex D. Haas
 Registered Professional Land Surveyor, No. 4378

KNOW ALL MEN BY THESE PRESENTS,

That I, Robert E. Mitchell, Licensed Professional Engineer in the State of Texas, do hereby certify that the proper engineering consideration in accordance with local, state, and federal regulations has been given this plat.

Robert E. Mitchell
 Robert E. Mitchell
 Licensed Professional Engineer, TX No. 87826



LINE	LENGTH	BEARING	PLAT CALLS
L1	130.31'	N0°58'58"W	N01°08'19"W-130.26'
L2	34.84'	S7°45'43"W	S74°16'53"W-34.79'
L3	136.99'	S87°57'21"W	S87°49'48"W-136.88'
L4	13.13'	S5°36'19"E	S5°07'22"E-13.07'
L5	68.36'	S9°44'50"E	S9°49'30"E-68.36'

- All interior lot corners marked with 1/2" ir & cap stamped "M & A" set after construction completed.
- This subdivision is located in zone X, by the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C0175, effective date September 26, 2008 for Bell County, Texas.
- This subdivision will be served by on site sewerage facilities (OSS). The Bell County Health Department must approve any on site sewerage facilities installation prior to construction.
- All bearings are grid bearings referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83.
- All coordinate values are referenced to City Monument No. 504.
- The theta angle at City Monument number 504 is +1°29'25" .
- Combined Correction Factor (CCF) is 0.999856.
- Published City Coordinates for City Monument number 504 are X = 3,202,019.50 and Y = 10,378,796.21.
- The tie from City Monument number 504 to the southeast corner of this subdivision is N 49°57'32" W-11360.73'
- Grid Distance = surface distance times CCF.
- Geodetic North = grid north + theta angle.
- ir = iron rod
frd = found
U.E. = utility easement
B.L. = building setback line
TBM = temporary bench mark
P.O.B = point of beginning
- The field survey was conducted on February 18, 2015. See field notes for boundary description.
- A 6' sidewalk shall be built along Morgan's Point Road.
- The purpose of this replat is to divide the property to utilize site better.

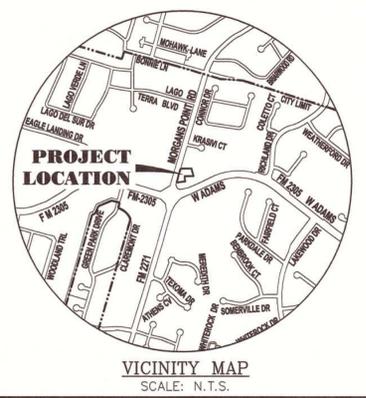
EASEMENTS AND R.O.W. ACQUISITIONS	
① City of Temple, Texas 0.01 acre utility easement (Instrument No. 2007-11239)	⑤ State of Texas Part 1 Called 0.016 acre (Vol. 5905, Page 775)
② City of Temple, Texas 0.12 acre utility easement (Instrument No. 2007-43053)	⑥ State of Texas Part 1 Called 0.034 acre (Vol. 5945, Page 881)
③ TXU Electric Delivery Company 15.0' wide utility easement (Vol. 6177, Page 883)	⑦ State of Texas Part 2 Called 0.028 acre (Vol. 5945, Page 881)
④ State of Texas Part 2 Called 0.163 acre (Vol. 5905, Page 775)	

I, the undersigned, a registered sanitarian in the State of Texas, hereby certify that this subdivision has been reviewed for compliance with applicable state and county regulations governing On-Site Sewage Facilities and is hereby recommend for approval.

Signature: _____ Date: _____
 Title: _____ Bell County Public Health District

The Bell County Tax Appraisal District, the taxing authority for all 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 _____, A.D. 20____
 BELL COUNTY TAX APPRAISAL DISTRICT
 BY: _____

FILED FOR RECORD this _____ day of _____, 20____, In Year _____, Plat # _____, Plat Records of Bell County, Texas. Dedication Instrument # _____, Official Public Records of Real Property, Bell County, Texas.

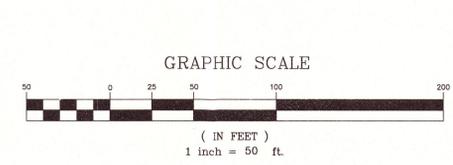
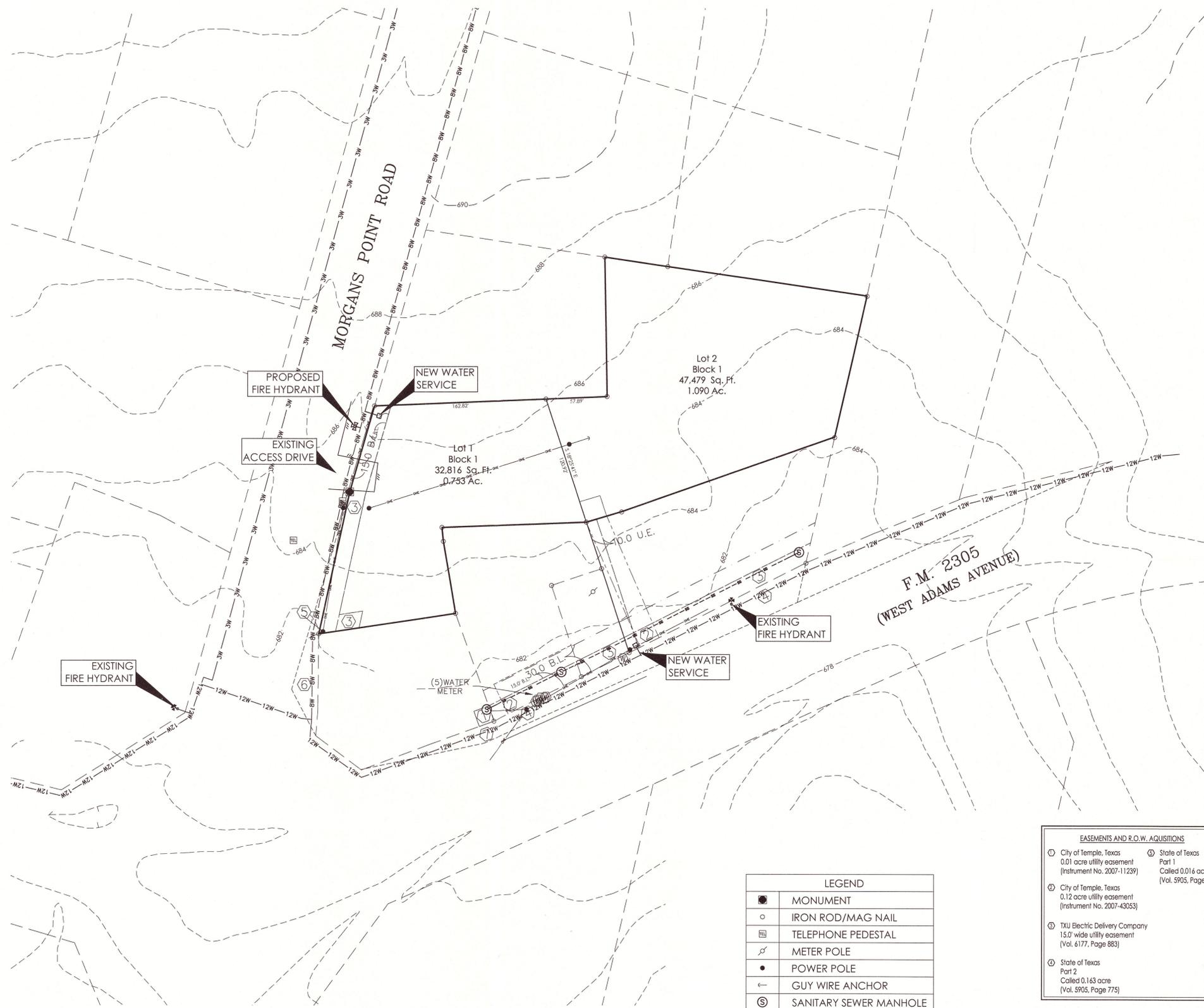


NO.	DATE	REVISIONS
1	4/13/2015	CITY OF TEMPLE COMMENTS FRB

LAKE BELTON PLAZA, PHASE TWO
 BEING A REPLAT OF LOT 1, BLOCK 1, SIMPSON ADDITION, PHASE TWO
 TEMPLE, BELL COUNTY, TEXAS
 FINAL PLAT
 SHEET TITLE

MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 102 N. COLLEGE
 KILLEEN, TEXAS 76541
 PHONE: (254) 634-5541
 FAX: (254) 634-2141
 TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
 T. E. P. L. S. FIRM REGISTRATION NO. 100004-00

DWG No. 15-23-D-S
 DATE: MARCH 2015
 SCALE: AS SHOWN
 DRAWN BY: FRB
 CHECKED BY: ASB
 DATE: 1793/1
 AREA: 1.843 AC.
 SHEET NO. 1 BLOCK



LEGEND	
●	MONUMENT
○	IRON ROD/MAG NAIL
□	TELEPHONE PEDESTAL
⊕	METER POLE
•	POWER POLE
←	GUY WIRE ANCHOR
⊙	SANITARY SEWER MANHOLE
⊕	WATER METER
⊕	FIRE HYDRANT

LINETYPE	
— — — — —	OVERHEAD ELECTRIC
- - - - -	SANITARY SEWER LINE
— — — — —	WATER LINE

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③ TXU Electric Delivery Company 15.0' wide utility easement (Vol. 4177, Page 883)	
④ State of Texas Part 2 Called 0.163 acre (Vol. 5905, Page 775)	

NOTES:

- This subdivision is located in zone X, by the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C0175, effective date September 26, 2008 for Bell County, Texas.
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No.	DATE	CITY COMMENTS	REMARKS	BY
1	4/10/2015			ARN

LAKE BELTON PLAZA, PHASE TWO
 BEING A REPLAT OF LOT 1, BLOCK 1, SIMPSON ADDITION, PHASE TWO
 TEMPLE, BELL COUNTY, TEXAS

TOPOGRAPHY & UTILITY

SHEET TITLE:



MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 100 IN. COLLEGE
 KILLEEN, TEXAS 76541
 PHONE: (254) 634-9541
 FAX: (254) 634-2144
 TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION NO. 3541
 T. R. P. S. (TOWNSHIP REGISTRATION NO. 160204-02)

DWG No.	DATE	SCALE	FB/LB	2. LOT	AREA:
15-23-D-5	MARCH 2015	AS SHOWN	1793/1	1 BLOCK	1,843 AC.

DRAWN BY: RC/ABN
 CHECKED BY: RC/ABN

