

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
PLANNING CONFERENCE ROOM  
MAY 4, 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, May 4, 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, 2<sup>ND</sup> FLOOR  
MAY 4, 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 April 6, 2015 and the Special Called Meeting of April 27, 2015.

**B. ACTION ITEMS**

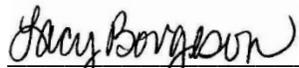
**Item 2:** [P-FY-15-23](#) – Consider and take action on the Final Plat of Hills of Westwood Phase VII, a 3.867 +/- acre, 16-lot, 1-block residential subdivision, situated in the Baldwin Robertson League Survey, Abstract No 17, Bell County, Texas, located on Iron Gate Drive, north of Tarver Drive, and east of South Pea Ridge Road.

**Item 3:** [P-FY-15-24](#) - Consider and take action on the Final Plat of Hills of Westwood Phase VIII, a 4.583 +/- acre 16-lot, 3-block residential subdivision, situated in the Baldwin Robertson League Survey, located south of Tarver Drive, east of South Pea Ridge Road, and west of Westwood Hills Boulevard.

**Item 4:** [P-FY-15-21](#) – Consider and take action on the Final Plat of Hartrick Valley Estates, a 20.460 +/- acres, 24-lot, 3-block, 2 tract, residential subdivision situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located on the east side of Hartrick Bluff Road at its intersection with Morgan Drive, south of FM 93 within the Extra-Territorial Jurisdiction (ETJ) of the City of Temple.

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 1:30 PM, April 30, 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  
APRIL 6, 2015  
5:30 P.M.**

**PLANNING AND ZONING MEMBERS PRESENT**  
Chair Greg Rhoads

**COMMISSIONERS:**

James Staats	Blake Pitts
David Jones	Patrick Johnson
Will Sears	Omar Crisp
Lester Fettig	

**PLANNING AND ZONING MEMBERS ABSENT:**

Tanya Mikeska-Reed

**STAFF PRESENT:**

Brian Chandler, Director of Planning  
Trudi Dill, Deputy City Attorney  
Mary Maxfield, Planning Technician  
Leslie Evans, Planning Technician

**The agenda for this meeting was posted on the bulletin board at the Municipal Building, April 2, 2015 at 8:00 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.*

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

Invocation by Commissioner Sears; Pledge of Allegiance by Commissioner Fettig.

**A. CONSENT ITEMS**

**Item 1: Approval of Minutes:** Work session and the regular meeting of March 16, 2015.

Approved by general consent.

**B. ACTION ITEMS**

**Item 2: Z-FY-15-14 -** Hold a public hearing to discuss and recommend action on a Conditional Use Permit for a Paint Shop/General Contractor facility on Lot 2, Block 1, Trantum Subdivision Phase VIII, located at 5806 South General Bruce Drive.

Mr. Brian Chandler, Director of Planning, stated the applicant for the CUP request was Ronnie Moran who is the business owner for MCS Construction. This item would go to City Council for first reading on May 7, 2015.

The subject property has a base zoning of a Commercial (C) district but lies within the I-35 Corridor Overlay and is a use not allowed by right within the Overlay, which constitutes the request for a CUP.

The question arose in the prior work session of whether this business is a true paint shop. Mr. Chandler stated it really is not, however, the question was more of what category in the Land Use Table does the business best fit into. Staff determined that Paint Shop/General Contractor Facility was the appropriate category. The business will not be painting on site but will be used more for paint storage.

Recently the property was used as a roofing company, which is also a prohibited use in the I-35 Overlay. Approximately one year ago another CUP requested for the subject property was approved for a landscaping company by both P&Z and City Council.

If the CUP request is approved, new code compliant signage would also be installed. The previous temporary signage is gone.

The property owner has cleaned up and installed landscaping on the property in order to comply with the previous CUP request for the landscaping company and the building has also been repainted.

Surrounding properties include Caliber Collision to the north, Unfinished Furniture to the south, ACT Pipes is located across I-35 to the east, and undeveloped property to the west (other side of Profit).

The Future Land Use and Character Map designate the area as Auto-Urban Commercial and the request complies.

The parking standards require one space per 300 square feet (three spaces) for Office uses and All Other Retail Sales and Services Uses having one space per 250 square feet (four spaces). The employee parking will be to the rear.

Nine notices were mailed out with two notices returned in agreement and zero notices were in opposition.

UDC Section 3.5.4 for CUPs establishes review criteria for consideration by P&Z and City Council that relate to the following criteria:

Use is compatible with and does not significantly diminish or impair property values within the immediate vicinity;

Does not impede the normal and orderly development and improvement of surrounding vacant property;

Adequate utilities, access roads, drainage, and other necessary support facilities have been or will be provided;

Arrangement of all driveways and parking spaces provide for the safe and convenient movement of vehicular and pedestrian traffic;

Adequate nuisance prevention measures have been or will be taken to prevent or control offensive odors, fumes, dust, noise and vibration;

Lighting should not adversely affect neighboring properties; and

Sufficient landscaping and screening to insure harmony and compatibility with adjacent property.

**Additional Conditions in Section 3.5.5:**

In authorizing a CUP, P&Z may recommend and the City Council may impose additional reasonable conditions necessary to protect the public interest and welfare of the community, including a time period for which a CUP is valid. The Planning and Zoning Commission and the City Council, in considering and determining the additional conditions, may impose such developmental standards and safeguards as conditions and locations indicate to be important to the welfare and protection of adjacent property from excessive noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glares, offensive view or other undesirable or hazardous Conditions.

Staff recommends approval of Z-FY-15-14, a Conditional Use Permit, to allow a Paint Shop/General Contractor Facility use within the I-35 Corridor Overlay for the following reasons:

The property owner has addressed the landscaping required by the previous CUP ordinance; and

The request meets the Review Criteria of Sec. 3.5.4.

Chair Rhoads opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Crisp made a motion to approve Item 2, **Z-FY-15-14**, and Commissioner Fettig made a second.

*Motion passed: (8:0)*

Commissioner Mikeska-Reed absent

**Item 3: Z-FY-15-15** - Hold a public hearing to consider and recommend action on a rezoning from Agricultural District (AG) to General Retail District (GR) on 4.707 +/- acres situated in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located at 119 Hilliard Road.

Mr. Chandler stated this item is scheduled to go to City Council for first reading on May 7, 2015 and second reading on May 21, 2015.

The applicant is requesting a proposed retail center with pad sites for the subject property located at the northeast corner of West Adams and Hilliard Road (Outer Loop).

Surrounding properties include undeveloped land and rural/residential uses to the north, retail uses (Dollar General) to the east, retail and office uses to the south, and retail and undeveloped land uses to the west.

GR allowed and prohibited uses are cited.

The requested GR District is the standard retail district and allows most retail uses including retail sales, restaurants, grocery stores, department stores, or offices and residential uses except apartments.

The GR District should be located at the intersection of major arterials and should provide total on-site traffic maneuvering such that traffic entering and exiting the facility should have room to turn, stack and park within the confines of the retail facility.

The Future Land Use and Character Map designates the property as Suburban Commercial and the request complies.

The Thoroughfare Plan designates West Adams and Hilliard as major arterials.

Eight-inch sewer and water lines are available to serve the property.

Seven notices were mailed out with two returned in agreement and zero in opposition.

The request complies with the Future Land Use and Character Map, is compatible with surrounding uses and zoning district, has accessible utilities, and is compliant with the Thoroughfare Plan.

Staff recommends approval of the rezoning request.

Vice-Chair Jones asked about left-turn options on Hilliard Road, since it looks limited and who was responsible for making the cuts/changes. Mr. Chandler deferred to the applicant to address that question.

Chair Rhoads opened the public hearing.

Applicant, Mr. Michael Beevers, 5101 FM 439, Belton, Texas, stated he was a principal with DB Commercial who is shepherding the project. This is one of two cases DB is working on; they are also working on the five acres behind this item property (which is the next item Z-FY-15-16). It is currently being designed for a 34,000 square foot retail center with a couple of pads in front. The City would not let DB cut the median and DB does not plan on asking.

The project is being designed for internal circulation in the second block of five acres which gets them far enough back. Once the property is entitled for the use, then DB can move to the next step with the design. The second block will get them the access to the median crossover that is off the view of the photo shown.

DB would like to get an ingress/egress on the five acres on Hilliard but it would function as a right in, right out. There will be an entrance off of Adams. It will be designed to get across Research Parkway at the crossover and back to the light with the completion of the entire project.

Mr. Chris McGregor, 2806 Wickersham, Temple, Texas, asked about the subject property. Mr. McGregor had an opportunity to purchase the five acre property back in the 1980s, and it was deed restricted to single family only. Mr. McGregor chose to pass on the purchase opportunity due to the deed restrictions and wondered how they were lifted.

Mr. Chandler responded after checking with Ms. Trudi Dill, Deputy City Attorney, that neither of them are aware of any deed restrictions. This would be fully vetted during the platting process.

Mr. Michael Beevers returned to the podium to reply to the question. Mr. Beevers confirmed that at one time there were deed restrictions on the property and it was difficult to lift them. However, they were lifted and released and are on file with the county records.

There being no further speakers, the public hearing was closed.

Commissioner Crisp made a motion to approve Item 3, **Z-FY-15-15**, and Commissioner Sears made a second.

*Motion passed: (8:0)*

Commissioner Mikeska-Reed absent

**Item 4: Z-FY-15-16** – Hold a public hearing to consider and take action on a rezoning from Agricultural District (AG) to General Retail District (GR) on 4.880 +/- acres of land situated in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located at 215 Hilliard Road.

Mr. Chandler stated this item was a companion to the previous item and part of the same project. The item would proceed to City Council for first reading on May 7, 2015 and second reading on May 21, 2015.

The subject property is immediately to the north of the previous property and proposed for a retail shopping center with pads.

The median turnaround is shown and the access point will line up.

Surrounding properties include undeveloped land and rural/residential uses to the north, Holy Trinity School to the east, Item 3 property to the south, and undeveloped land to the west.

The property abuts an AG district and single family use so buffering would be triggered, per Section 7.7.4, Screening and Buffering Standards. Continuous buffering is required along the common boundary between nonresidential or multiple-family uses and an agricultural or residential zoning district.

Buffering may consist of:

Evergreen hedges composed of plants purchased in five-gallon or larger containers, with a minimum planted height of six feet, placed on 36-inch centers;

Six- to eight-foot fences or walls constructed of wood, masonry, stone or pre-cast concrete.

Six notices were mailed out with two notices returned in agreement and zero notices returned in opposition.

The request complies with the Future Land Use and Character Map, is compatible with surrounding uses and zoning, has utilities available to serve the property, and complies with the Thoroughfare Plan.

Staff recommends approval of the rezoning from AG to GR.

Chair Rhoads opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Sears made a motion to approve Item 4, **Z-FY-15-16**, as presented, and Commissioner Fettig made a second.

*Motion passed: (8:0)*

Commissioner Mikeska-Reed absent

**Item 5: I-FY-15-03** – Consider adopting a Resolution authorizing an Appeal of Standards to Sec. 6.7 of the Unified Development Code related to I-35 Corridor Overlay Zoning District for landscaping, lighting, architecture, parking and signage, for a proposed car dealership (Automax Hyundai) at 7565 S. General Bruce Drive.

Mr. Chandler stated an appeal is a Resolution and not an Ordinance, therefore, the item would go forward to City Council for a single reading on April 16, 2015.

The proposed car dealership would be located along South General Bruce Drive between Ringler (to the south) and Johnson Brothers (to the north).

The proposed site plan and landscape plan is shown and explained. The building foot print is located in the middle of the site. Landscaping is adjacent to displaying cars next to the building. Along the entrance on South General Bruce Drive, there will be significant landscaping beyond the 25 foot landscaped buffer required by code. Landscaping will be installed around cars technically within the landscaped buffer but beyond what is required by code.

A landscaped median will be at the entrance of the complex and displays for single cars at the end of parking islands. The rest of the islands meet code.

Toward the rear of the tract, landscaped parking islands will be installed for employee and customer parking and will meet the code.

Elevations are shown with a combination of EIFS (Exterior Insulation Finishing System) and decorative metal.

Showroom concept is shown.

The wall signs would meet code. The freestanding sign appeal is for the height. Allowable height for freestanding signs in the I-35 Overlay is 25 feet; the applicant is requesting 30 feet.

The following nine items are being requested for appeal:

Foundation plantings – there are plantings near the building but are not technically foundation plantings because of the display cars between the plantings and the building.

Two to four foot berms need to cover a minimum of 50% of landscape buffer area – would like to be consistent with the neighboring car dealerships and not have the berms.

Parking Lot Islands for Vehicle Sales requires evergreen shrubs and must completely fill the island area – many of the islands will have a car for display purposes within the landscaped island but the type of landscaping around the vehicles will meet code.

Parking screening by shrubs, berms, or walls (to the rear of the property) – the applicant will meet the landscaped median requirements but are not providing the buffering and screening since they are located between two other car dealerships.

Wheel stops adjacent to buildings and landscaping required – the applicant proposes to step the landscaping back to eliminate conflict between car bumpers and landscaping.

Sign Height – the I-35 Corridor allows 25 feet maximum sign height and the applicant proposes the freestanding sign at 30 feet.

Freestanding Sign Materials - must be masonry to match the building masonry. The applicant is matching the architectural metal and not EFIS.

Lighting – the code limits lighting on the site to 80,000 lumens per net acre. The applicant will exceed this limit. The lighting will be full cut-off and will prevent light trespass from adjacent properties and public right-of-way.

Architecture - tri-partite design/defined base, middle and top required. The applicant will have a single story building with a lot of glass for display purposes and it not conducive to tri-partite form.

The applicant is complying with the following:

Landscaping in parking islands;

Locating service bays to the side or rear (not visible from roadway);

Side and rear landscaping buffer requirements;

Front landscape buffer requirements:

25 foot width

Irrigated

Required number and size of trees

60% + of trees must be evergreen

20% + of buffer must contain native grasses or wildflowers

All luminaires (lights) must be full cut-off (to prevent light trespass);

Building materials (combination of architectural metal and EIFS);

Must include at least three of the architectural elements listed on page 6-83 of the UDC (design includes overhangs, recesses or projections and display windows);

Windows covering 40 to 80 percent of the primary building elevations; and

Earth-tone colors for buildings.

The applicant has exceeded the following I-35 Corridor Overlay requirements, as well:

15 percent overall site landscaping (15.8 percent or an additional 3500 square foot proposed)

Width of the front landscape buffer

Staff recommends approval of the appeal as submitted based on the following:

Applicant has been working with staff to develop a compromise that meets the needs of his client's car dealership while also meeting the intent of the I-35 Corridor Overlay.

Mr. Chandler clarified that all I-35 appeals are done by Resolution rather than an Ordinance.

Commissioner Pitts asked if this was the new standard look for all Hyundai facilities.

Mr. Justin Fuller, Clark & Fuller, 215 N. Main Street, Temple, Texas, stated yes, this is the new standard that Hyundai is going to across the board. It is brand new and there are only one or two others like this one. It has a very different look and includes several differences from the Overlay requirements.

Mr. Fuller said he assumed the lighting would be consistent with the other dealerships but was not sure.

Mr. Chandler added that the Commissioner's packet did include lighting specs for the applicant. The bulbs are completely recessed which diffuses the light onto the pavement. No bleed, no light trespass and will be contained to the site.

Commissioner Staats made a motion to approve Item 5, **I-FY-15-03**, as presented with the exceptions to the UDC as requested, and Commissioner Sears made a second.

*Motion passed: (8:0)*

Commissioner Mikeska-Reed absent

**Item 6: P-FY-15-17** – Consider and take action on the Final Plat of Canyon Ridge, Phase III, a 29.639 +/- acres, 129-lot residential subdivision, situated in the Maximo Moreno Survey, Abstract 14, Bell County, Texas, located south of Canyon Creek Drive, between Lowe's Drive and South 5th Street.

Mr. Chandler stated there were no exceptions to this request so P&Z would be the final authority.

The final plat was reviewed by the DRC on March 26, 2015 and deemed administratively complete on March 30, 2015.

The zoning is mostly Single Family-Two (SF-2) and Two Family (2F) (small strip duplex zoning) immediately to the west of Hartrick.

A Local Connector Trail is provided along Paseo Del Plata in accordance with 2005 City/ Developer Agreement

The subject property is served by means of multiple eight-inch water mains and an eight-inch sewer main connecting to existing eight-inch water and sewer mains located in the right-of-way on adjacent constructed streets.

Compliance with the Preliminary Plat:

Preliminary Plat of Canyon Ridge (Phase III): 127 lots

Final Plat of Canyon Ridge: 129 lots (Phase III)-one to six percent increase

Preliminary Plat of Canyon Ridge: Phase I, II, and III: 330 lots

Final Plats combined: 317 lots

Four percent decrease in the number of lots approved with the Preliminary Plat of Canyon Ridge

Increase in density due to 2F rezoning

Staff determination that final plat is in substantial compliance with the preliminary plat

Staff recommends approval of the Final Plat of Canyon Ridge Phase III.

Commissioner Sears made a motion to approve Item 6, **P-FY-15-17**, as presented, and Commissioner Crisp made a second.

*Motion passed: (8:0)*

Commissioner Mikeska-Reed absent

## C. REPORTS

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

There being no further business, the meeting was adjourned at 6:24 p.m.

Respectfully submitted,  
Leslie Evans

**PLANNING AND ZONING COMMISSION  
MONDAY, APRIL 6, 2015  
4:30 P.M.  
WORK SESSION**

**PLANNING AND ZONING MEMBERS PRESENT**

Chair Greg Rhoads

**COMMISSIONERS:**

James Staats  
David Jones  
Will Sears  
Lester Fettig

Blake Pitts  
Patrick Johnson  
Omar Crisp

**PLANNING AND ZONING MEMBERS ABSENT:**

Tanya Mikeska-Reed

**STAFF PRESENT:**

Brian Chandler, Director of Planning  
Trudi Dill, Deputy City Attorney  
Mary Maxfield, Planning Technician  
Leslie Evans, Planning Technician

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

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

With a quorum present, Chair Rhoads opened the work session at 4:40 p.m. and asked Mr. Brian Chandler, Director of Planning, to proceed.

Automax Hyundai is a full appeal. The property is currently undeveloped and located between Johnson Brothers and Ringler.

Item 2 is for a CUP at 5806 S. General Bruce. Last year a CUP was requested for The Landscape Guys; however, they never occupied the space. The property owner has a new tenant, a general contractor, which is classified as a paint shop only for the CUP process. It is not really a paint shop, although they do painting, but the category of general contractor is the closest classification in the I-35 Overlay district to allow them the CUP process.

There is a rezoning case on FM 2305 and Hilliard Road/Moore's Mill requesting GR.

A final plat for Canyon Ridge Phase III is on the agenda.

Mr. Chandler gives the City Council case status. What is not reflected is the City Council update from the meeting on April 2<sup>nd</sup>. The Thoroughfare Plan amendments and UDC amendments went to City Council for first reading and were both approved.

Some new information was provided to City Council which was not available to P&Z when the amendments were presented. Staff had met with a consultant that represents cell phone providers. One of the proposed text amendments was to prohibit free standing cell phone towers in the I-35 Overlay.

Staff is now working on the definition of potential 'stealth' facilities (camouflaged) as opposed to the oil rig style of tower. This information would go back to City Council for the second reading of the text amendments. One of the considerations would be a monopole, a white flagpole looking tower. Currently, there are no stealth towers installed locally.

Mr. Chandler presents an overview of the APA work shop held in CTCOG on March 6, 2015 and invites discussion from the Commissioners.

A lot of the information given at this work shop were general reviews of previous conferences materials. The key speakers gave very good overviews of the rules and regulations of the Planning Commission.

Some of the topics consisted of:

Open Meetings Act – all Commissioners need to complete this video and turn in a certificate of training to the City Secretary.

Separate email addresses – This is a good practice if any Commissioners' response(s) to emails is subject to an Open Records Request or would need to be used in Court.

Temple IT Department has not been contacted about this matter to date; however, Mr. Chandler mentioned that G-mail accounts have been used in the past for other cities and could be considered to keep City business separate from personal business.

Commissioner Jones liked the idea and was in agreement to keep personal and Commission business separate, especially since he has been contacted several times in the past by citizens. However, Commissioner Jones suggested having separate City email addresses since it would be more professional.

Mr. Chandler wanted to get input from the Commissioners before carrying out and/or implementing any plan.

Commissioner Pitts was in agreement with separate accounts since many members are on multiple boards and it would help keep items organized. Commissioner Pitts was not certain about being able to tie into City emails.

Discussion about being included on the City servers, amount of emails, the necessity of having separate addresses, and the involvement of City business emails in regards to discovery or Open Records Request.

Ms. Trudi Dill, Deputy City Attorney, stated this involved two different processes: one) the Open Records Requests (FOIA) and two) discovery in a lawsuit. There are overlapping concerns but are separate processes. Discovery requests can also go to someone who is not a party in a lawsuit.

Mr. Chandler mentioned that this has not been a problem in Temple yet, but it was a reminder that the possibility is there.

Mr. Chandler will look into the options and see what he can find out then get back with the Commissioners.

P&Z uses abstention forms and these should be completed, signed, and given to Staff before an item is presented. These forms are used when Commissioners feel there may be a conflict of interest financially.

Discussion about recusal and abstention (which are basically synonyms) and affects of doing so.

Ms. Dill stated that a Commissioner cannot present his own case; a representative must present it for the Commissioner.

Mr. Chandler told the Commission that APA memberships for all Commissioners have been budgeted for by Planning so any publications and information will be readily available and sent directly to the Commissioners. This also allows for a reduced APA State Conference registration fee held in October.

Avoiding walking quorums was briefly discussed, even though Mr. Chandler acknowledged that he was not aware of any problems related to the topic.

Ms. Dill stated our basic procedures are based on parliamentary procedure but not any one particular publication such as Roberts Rules of Court. Rosenberg's Rules of Court is a condensed version of Roberts.

Normal Conduct of Hearing – what was proposed at the seminar was contrary to what Temple does and many other cities that Mr. Chandler has worked at/with in that the applicant presents their own case to the Commission. In some cities, a consultant will present the case for an applicant. The City of Temple Staff presents the applicant's case first by putting together a slide show and giving a comprehensive overview of the request and provide a recommendation. The applicant then has an opportunity to speak and/or present additional information.

It was agreed that the applicant should be allowed to present their case prior to opening a public hearing and are not limited to the three minute time limit.

Due to time constraints, Chair Rhoads adjourned the meeting at 5:26 P.M.

**SPECIAL CALLED MEETING OF  
PLANNING AND ZONING COMMISSION  
APRIL 27, 2015  
5:00 P.M.**

**PLANNING AND ZONING MEMBERS PRESENT**

Chair Greg Rhoads

**COMMISSIONERS:**

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

**PLANNING AND ZONING MEMBERS ABSENT:**

Will Sears

**STAFF PRESENT:**

Brian Chandler, Director of Planning  
Beverly Zendt, Assistant Director of Planning  
Trudi Dill, Deputy City Attorney  
Nanette Rodriguez, Deputy City Attorney  
Richard Wilson, Project Engineer  
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, April 23, 2015 at 2:30 p.m. in compliance with the Open Meetings Law.**

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

Chair Rhoads called Meeting to Order at 5:02 P.M.

Invocation by Vice-Chair Jones; Pledge of Allegiance by Commissioner Staats.

Mr. Brian Chandler, Director of Planning, thanked the Commission for taking the extra time to attend the Special Called meeting at short notice.

Mr. Chandler explained to the Commission the reason for calling the Special Meeting and the circumstances surrounding it. Special Called Meetings are not called very frequently and must

have a compelling reason and meet certain criteria in order to be held since they fall outside of the regularly scheduled P&Z meetings.

**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.

Ms. Tammy Lyerly, Senior Planner, stated since this was a replat, the Texas Local Government Code, Section 212.014 requires a public hearing for the item.

This is a proposed replat of all of Lot 1, Block 1, of the Simpson Addition Phase II. This is a one block, two lot nonresidential subdivision and zoned Planned Development General Retail District (PD-GR).

The Development Review Committee reviewed the plat on April 9, 2015 and it was deemed administratively complete on April 22, 2015.

The Planning and Zoning Commission is the final plat authority on this plat since no exceptions have been requested to the Unified Development Code (UDC).

Access to FM 2305 for Lot 2, Block 1 is from existing 30 foot and 20 foot wide private access easements.

Lot 1, Block 1 fronts Morgan’s Point Road which is classified as a minor arterial. Since it is a minor arterial, the plat reflects a note for a required six foot wide sidewalk to be built along the right-of-way of Morgan’s Point Road, per UDC Section 8.2.3: Sidewalks and Trails.

Water services will be available through an eight-inch water line along Morgan’s Point Road and a 12-inch water line along FM 2305.

New developments occurred after the packet had been sent out. Originally this property would be serviced by septic system but instead will be serviced by an eight-inch sanitary sewer line in the right-of-way of FM 2305. Because of this change revisions have been made to the plat.

The updated proposed plat is shown to the Commission.

Staff recommends approval of the Final Plat of Lake Belton Plaza, Phase Two, following a public hearing.

Commissioner Staats asked about the sewer line. Ms. Lyerly deferred the response to the applicant but stated they originally were going with septic but after several meetings, they have agreed to hook onto the sanitary sewer line.

Commissioner Mikeska-Reed asked about access. Ms. Lyerly explained there were existing easements established on the prior plats and since it is a retail strip, they have private access easements throughout the area. This plat wraps around an existing development along FM 2305.

The plat was one lot when it was the Simpson Addition and has been divided into two lots which are vacant.

Both lots are owned by the same party.

Chair Rhoads opened the public hearing.

Mr. Bob Mitchell, Mitchell & Associates, 102 N. College, Killeen, Texas, thanked the Commission for allowing the special meeting and the Staff for working with them in order to bring this item forward.

Mr. Mitchell responded to the sewer question earlier and stated there was on-site septic available in the area and the applicant had the assumption of going forward with that. As they went through the process they realized with the sanitary sewer already there they would be able to make the connection.

Mr. Mark Brown, 206 Beach Trail, Belton, Texas, stated he was the owner of the property. Mr. Brown went to a map and described where the plaza would be. Mr. Brown sold part of the property and would retain the remainder.

There being no further speakers, the public hearing was closed.

Commissioner Johnson made a motion to approve Item 1, **P-FY-15-20**, as stated, and Commissioner Crisp made a second.

*Motion passed: (8:0)*

Commissioner Sears absent

There being no further business for the Special Called Meeting, the meeting was adjourned at 5:15 p.m.

Respectfully submitted,  
Leslie Evans



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

05/04/15

Item #2

Regular Agenda

Page 1 of 2

**APPLICANT:** John Kiella

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

**ITEM DESCRIPTION:** P-FY-15-23 Consider and take action on the Final Plat of Hills of Westwood Phase VII, a 3.867 +/- acre, 16-lot, 1-block residential subdivision, situated in the Baldwin Robertson League Survey, Abstract No 17, Bell County, Texas, located on Iron Gate Drive, north of Tarver Drive, and east of South Pea Ridge Road.

**STAFF RECOMMENDATION:** Staff recommends approval of the Final Plat of Hills of Westwood Phase VII.

**ITEM SUMMARY:** The Development Review Committee (DRC) reviewed the Final Plat of Hills of Westwood Phase VII, on April 23, 2015. It was deemed administratively complete on April 29, 2015.

Final Plat of Hills of Westwood Phase VII is a 16-lot, 1-block, residential subdivision, located on Iron Gate Drive, north of Tarver Drive, and east of South Pea Ridge. The property is zoned Single Family Two District (SF-2) and Single Family Three District (SF-3). The proposed final plat is in agreement with the Amended Master Preliminary Plat of The Hills of Westwood.

The Thoroughfare Plan recommends Iron Gate Drive as a minor arterial extending north to FM 2305, per Unified Development Code (UDC) Section 8.2.1.D.4: Projection of Streets. The Thoroughfare Plan's recommended minor arterial extension is projected at the proposed plat's Lot 16, Block 1. DRC Staff and the applicant discussed Lot 16 and the Thoroughfare Plan during DRC review.

The City's Legal Department has provided the developer a draft deed to the City for Lot 16, Block 1, which will provide for the developer to re-enter and assume ownership of the property if the City Council determines that the lot will not be needed for street extension, per UDC Section 8.2.1.D.4.C: Projection of Streets.

Water and sewer services will be provided through 8-inch water and wastewater lines within Iron Gate Drive right-of-way.

There are currently 152 fully developed homes in the Hills of Westwood. These homes have been built since the date a park development agreement, of March 28, 2011, was provided. This agreement, formerly heard by the Planning and Zoning Commission in 2011, calls for two phases of a

playground to be built in Von Rosenberg Park. The first phase of playground was to be built after 89 homes were developed and the second phase after another 89 homes were developed (total of 178).

There are a total of 182 building permits issued in the Hills of Westwood since March 28<sup>th</sup>, 2011. The developer has agreed to start playground construction with the approval of this plat.

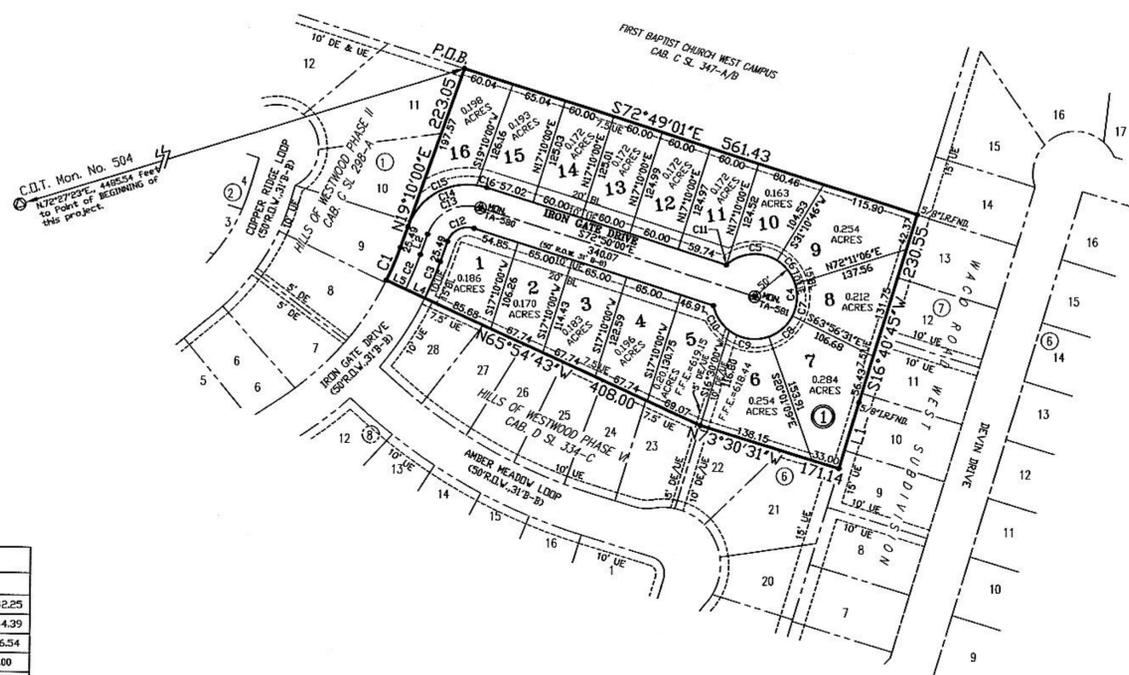
The Planning and Zoning Commission is the final plat authority since the applicant has not requested any exceptions to the Unified Development Code.



**FISCAL IMPACT:** N/A

**ATTACHMENTS:**

Plat  
Topo Utility Sheet



Line #	Direction	Length
L1	S16°29'29"W	81.42'
L2	S19°09'31"W	25.49'
L4	N65°54'43"W	25.01'
L5	N65°54'43"W	25.01'

Curve #	Length	Radius	Delta	Chord
C1	42.27	350.00	6°55'12"	42.25
C2	44.42	375.00	6°47'12"	44.39
C3	46.56	400.00	6°40'12"	46.54
C4	261.80	50.00	300°00'00"	50.00
C5	64.08	50.00	73°25'59"	59.79
C6	35.78	50.00	41°00'21"	35.03
C7	38.29	50.00	43°52'23"	37.36
C8	38.33	50.00	43°55'22"	37.40
C9	49.01	50.00	56°09'21"	47.07
C10	35.81	50.00	41°01'48"	35.05
C11	0.51	50.00	0°34'47"	0.51
C12	38.40	25.00	88°00'00"	24.73
C13	76.79	50.00	88°00'00"	69.47
C14	115.19	75.00	88°00'00"	104.20
C15	102.71	75.00	78°27'47"	94.87
C16	12.48	75.00	9°32'13"	12.47

No.	NORTHING	EASTING
TA-580	10379984.8284	3206317.1447
TA-581	10379884.4574	3206642.0601

**NOTES:**  
 BL - Building Line  
 UE - Utility Easement  
 DE - Drainage Easement  
 POB - Point of Beginning  
 ① - Block Designation  
 F.F.E. - Minimum Finished Floor Elevation

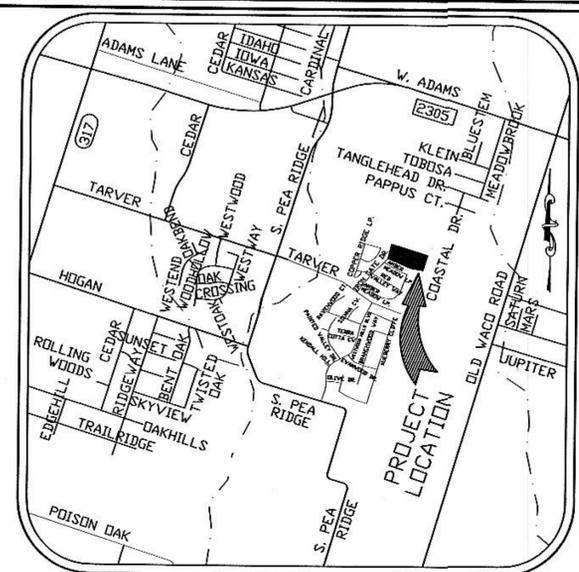
Owners: Kiella Development, Inc.  
 John Kiella President  
 Total=3.867 Acres

Residential lots shall have a 20 feet front building setback line unless otherwise shown hereon and a 10 feet rear building setback line. Side building setback lines shall be 5 feet. There shall be a 15 feet side building setback line adjacent to street rights-of-way.

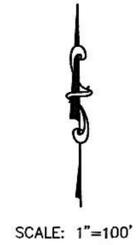
ALL BOUNDARY CORNERS ARE 1/2" IRON ROD WITH CAP MARKED "RPLS 2475" SET UNLESS NOTED OTHERWISE.  
 THIS PROJECT IS REFERENCED IN NAD 1983 CENTRAL TEXAS STATE PLANE.  
 ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.  
 ALL COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NUMBER 504 THE THETA ANGLE AT SAID CITY MONUMENT IS 01°29'25" THE COMBINED CORRECTION FACTOR (CCF) IS 0.999856 PUBLISHED CITY COORDINATES ARE X=3202,019.50 Y=10,378,796.21 THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING IS N72°27'23"E, 4485.54 FEET.

This property is not within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 48027C0335E, dated September 26th 2008.

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, IN YEAR \_\_\_\_\_, PLAT # \_\_\_\_\_  
 PLAT RECORDS OF BELL COUNTY, TEXAS.  
 DEDICATION INSTRUMENT # \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.



VICINITY MAP  
N.T.S.



STATE OF TEXAS  
 COUNTY OF BELL

KIELLA DEVELOPMENT, INC., OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS HILLS OF WESTWOOD PHASE VII, A SUBDIVISION IN THE CITY OF TEMPLE, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, AND WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

KIELLA DEVELOPMENT, INC., A TEXAS CORPORATION  
 7462 WEST ADAMS AVENUE, TEMPLE, TEXAS 76502  
 254-778-0085

JOHN KIELLA, PRESIDENT

STATE OF TEXAS  
 COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015  
 BY JOHN KIELLA, PRESIDENT OF KIELLA DEVELOPMENT, INC., A TEXAS CORPORATION,  
 ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

SECRETARY TO PLANNING & ZONING COMMISSION:

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

CHAIRPERSON:

STATE OF TEXAS  
 COUNTY OF BELL

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

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

STATE OF TEXAS  
 COUNTY OF BELL

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

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

**TAX CERTIFICATE**  
 THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.  
 BELL COUNTY TAX APPRAISAL DISTRICT

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

FINAL PLAT OF:  
**HILLS OF WESTWOOD  
 PHASE VII**  
 1 BLOCK, 16 LOTS  
 LOTS 1 thru 16, BLOCK 1



3.867 ACRES  
 OUT OF AND A PART OF THE BALDWIN ROBERTSON LEAGUE SURVEY, ABST.#17  
 A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS  
 3.867 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES  
 TRACT SURVEYED JANUARY 5, 2015

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

FINAL PLAT OF:  
**HILLS OF WESTWOOD  
 PHASE VII**  
 BALDWIN ROBERTSON LEAGUE SURVEY, ABST.#17  
 BELL COUNTY TEXAS

ORDERED BY  
**KIELLA DEVELOPMENT, INC.**  
 7462 WEST ADAMS AVENUE  
 TEMPLE, TEXAS 76502

REVISIONS		
DATE	COMMENTS	BY
4/27/15		MEA

DATE: February 13, 2015
DRN. BY: MEA
REF.:
FB/LB: DATA COL
JOB NO.: 14-1126
SHEET 1 OF 1
COMPUTER DWG. NO. 14-1126 FFP

**12986-D**  
 FILE NO.





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

05/04/15

Item #3

Regular Agenda

Page 1 of 2

**APPLICANT:** John Kiella

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

**ITEM DESCRIPTION:** P-FY-15-24 Consider and take action on the Final Plat of Hills of Westwood Phase VIII, a 4.583 +/- acre 16-lot, 3-block residential subdivision, situated in the Baldwin Robertson League Survey, located south of Tarver Drive, east of South Pea Ridge Road, and west of Westwood Hills Boulevard.

**STAFF RECOMMENDATION:** Staff recommends approval of the Final Plat of Hills of Westwood Phase VIII.

**ITEM SUMMARY:** The Development Review Committee (DRC) reviewed the Final Plat of Hills of Westwood Phase VIII, on April 23, 2015. It was deemed administratively complete on April 29, 2015.

Final Plat of Hills of Westwood Phase VIII is a 16-lot, 3-block residential subdivision, located south of Tarver Drive, east of South Pea Ridge Road, and west of Westwood Hills Boulevard. The property is zoned Single Family Three District (SF-3). The proposed final plat is in agreement with the Amended Master Preliminary Plat of The Hills of Westwood.

Emery Oaks Drive and Painted Valley Drive are both Local Streets proposed within the Final Plat of Hills of Westwood Phase VIII.

Water services will be provided through 6-inch and 8-inch water lines. Sewer services will be provided through 8-inch wastewater lines

There are currently 152 fully developed homes in the Hills of Westwood. These homes have been built since the date a park development agreement, of March 28, 2011, was provided. This agreement, formerly heard by the Planning and Zoning Commission in 2011, calls for two phases of a playground to be built in Von Rosenberg Park. The first phase of playground was to be built after 89 homes were developed and the second phase after another 89 homes were developed (total of 178).

There are a total of 182 building permits issued in the Hills of Westwood since March 28<sup>th</sup>, 2011. The developer has agreed to start playground construction with the approval of this plat.

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



**FISCAL IMPACT:** N/A

**ATTACHMENTS:**

- Plat
- Topo Utility Sheet

Line #	Direction	Length
L1	N48°15'00"E	36.67'
L2	S79°48'00"E	103.38'
L3	S69°28'00"E	107.15'
L4	S35°48'54"W	68.57'
L5	S58°59'00"E	50.00'
L6	S35°48'54"W	55.29'
L7	S63°30'00"E	107.55'
L8	S14°00'00"W	81.10'
L9	S29°38'39"E	93.51'
L10	N40°40'00"W	50.06'
L11	N35°48'54"E	13.28'
L12	N17°00'00"E	11.66'
L13	N28°13'16"E	25.49'
L14	N28°13'16"E	25.49'
L15	S58°59'00"E	25.00'
L16	S58°59'00"E	25.00'
L17	N49°20'00"E	25.00'
L18	N49°20'00"E	25.00'

Curve #	Length	Radius	Delta	Chord
C1	31.40	375.00	4°47'54"	N33°24'57"E 31.40
C2	35.59	425.00	4°47'54"	S33°24'57"W 35.58
C3	33.50	400.00	4°47'54"	S26°24'57"E 33.49
C4	147.78	450.00	18°48'59"	S26°24'27"W 147.12
C5	155.98	475.00	18°48'54"	S26°24'27"W 155.28
C6	139.56	425.00	18°48'54"	S26°24'27"W 138.94
C7	201.29	200.00	57°40'00"	S11°50'00"E 192.91
C8	226.46	225.00	57°40'00"	S11°50'00"E 217.02
C9	176.13	175.00	57°40'00"	S11°50'00"E 168.79
C10	76.75	475.65	9°14'43"	S21°37'35"W 76.67
C11	79.23	475.37	9°32'58"	S31°02'20"W 79.14
C12	5.94	425.00	0°48'03"	S17°24'02"W 5.94
C13	76.42	425.00	10°18'10"	S22°57'08"W 76.32
C14	57.20	425.00	7°42'41"	S31°57'33"W 57.16
C15	46.77	175.00	15°18'51"	S33°00'35"E 46.63
C16	92.49	175.00	30°16'56"	S10°12'41"E 91.42
C17	36.87	175.00	12°04'13"	S10°57'53"W 36.80
C18	8.92	225.00	2°16'15"	S29°31'52"E 8.92
C19	66.62	225.00	16°57'53"	S29°54'48"E 66.38
C20	63.74	225.00	16°13'56"	S13°18'53"E 63.53
C21	63.93	225.00	16°16'50"	S2°56'30"W 63.72
C22	23.24	225.00	5°55'05"	S14°02'27"W 23.23

No.	NORTHING	EASTING
TA-582	10378263.4595	3205156.8126
TA-583	10378452.2653	3205117.2544
TA-584	10378563.4662	3205151.2520
TA-585	10378695.2348	3205216.6837

**NOTES:**

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

Owners: Kiella Development, Inc.  
John Kiella President  
Total=4.583 Acres

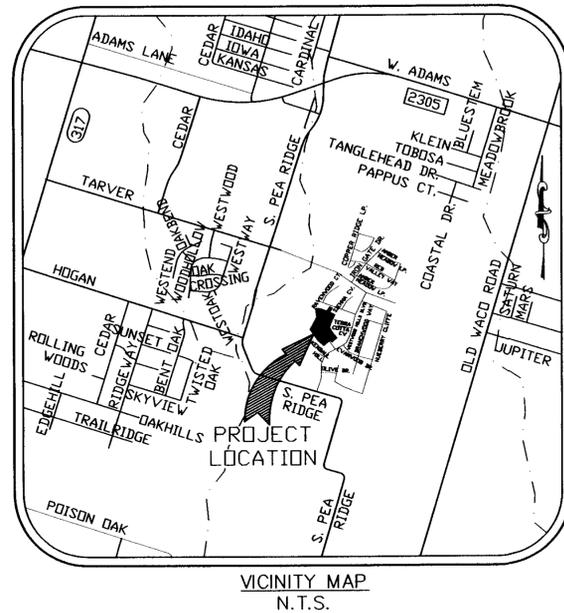
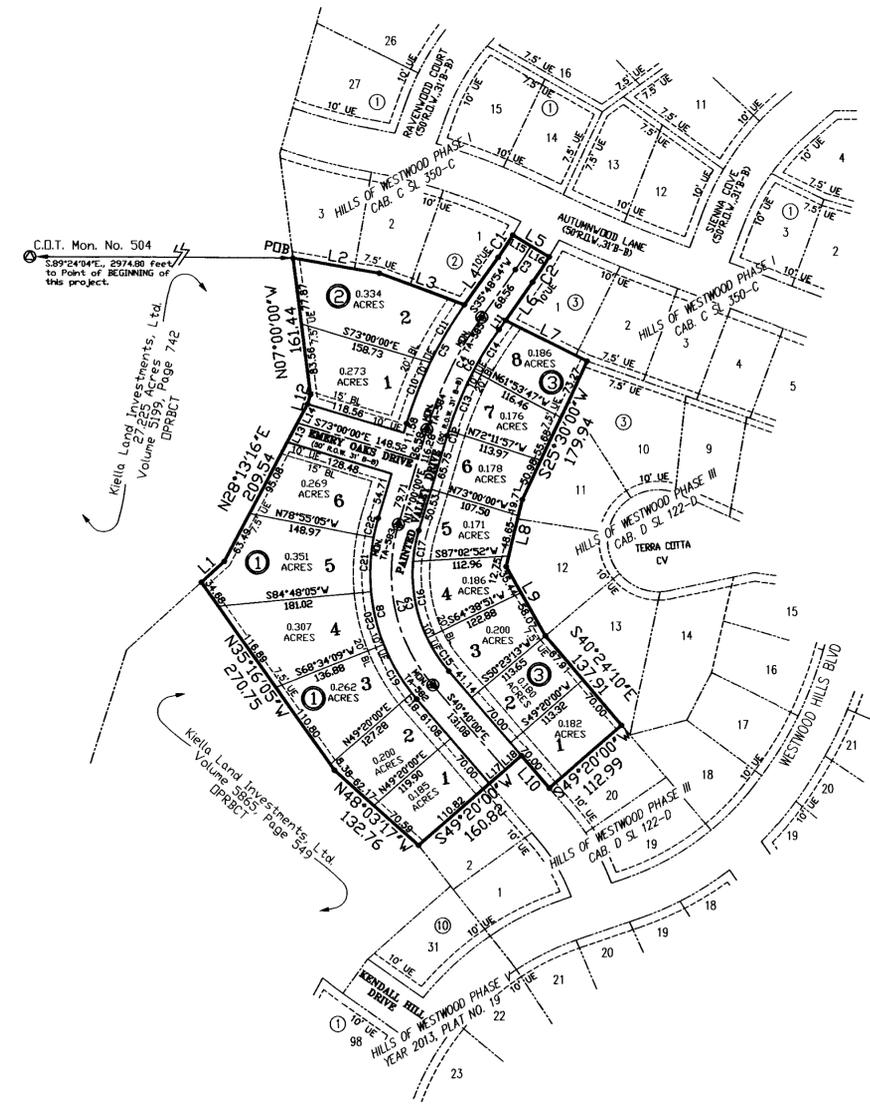
Residential lots shall have a 20 feet front building setback line unless otherwise shown hereon and a 10 feet rear building setback line. Side building setback lines shall be 5 feet there shall be a 15 feet side building setback line adjacent to street rights-of-way.

ALL BOUNDARY CORNERS ARE 1/2" IRON ROD WITH CAP MARKED "RPLS 2475" SET UNLESS NOTED OTHERWISE.  
THIS PROJECT IS REFERENCED IN MAD 1983 CENTRAL TEXAS STATE PLANE.

ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.

ALL COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NUMBER 504 THE THETA ANGLE AT SAID CITY MONUMENT IS 01°29'25"  
THE COMBINED CORRECTION FACTOR (CCF) IS 0.999856  
PUBLISHED CITY COORDINATES ARE X=3,202,019.50 Y=10,378,796.21  
THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING IS S89°24'04"E, 2974.80 FEET.

All lots are to be constructed per City of Temple, Bell County, Texas Subdivision Ordinance and Drainage Criteria and Design Manual.



STATE OF TEXAS  
COUNTY OF BELL

KIELLA DEVELOPMENT, INC., OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS HILLS OF WESTWOOD PHASE VIII, A SUBDIVISION IN THE CITY OF TEMPLE, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, AND WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

KIELLA DEVELOPMENT, INC., A TEXAS CORPORATION  
7462 WEST ADAMS AVENUE, TEMPLE, TEXAS 76652  
254-778-0085

JOHN KIELLA, PRESIDENT

STATE OF TEXAS  
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015  
BY JOHN KIELLA, PRESIDENT OF KIELLA DEVELOPMENT, INC., A TEXAS CORPORATION,  
ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC

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

SECRETARY TO PLANNING & ZONING COMMISSION:

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

CHAIRPERSON:

STATE OF TEXAS  
COUNTY OF BELL

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

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

STATE OF TEXAS  
COUNTY OF BELL

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

*Michael E. Alms*  
MICHAEL E. ALMS, R.P.L.S.  
NO. 5402

TAX CERTIFICATE  
THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.  
BELL COUNTY TAX APPRAISAL DISTRICT

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

ENGINEERING • PLANNING • SURVEYING  
CONSTRUCTION MANAGEMENT  
FIRM REGISTRATION NO. F-1658  
**TURLEY ASSOCIATES, INC.**  
301 N. 3rd St. Temple, Texas 76701 (254) 773-2400  
E-MAIL: MAIL@TURLEY-INC.COM (254) 773-3998

FINAL PLAT of:  
**HILLS OF WESTWOOD PHASE VIII**  
BALDWIN ROBERTSON LEAGUE SURVEY, ABST.#17  
BELL COUNTY TEXAS

ORDERED BY:  
**KIELLA DEVELOPMENT, INC.**  
7462 WEST ADAMS AVENUE  
TEMPLE, TEXAS 76652

REVISIONS	DATE	COMMENTS	BY
4/27/15			MEA

DATE: February 5, 2015  
DRN. BY: MEA  
REF.:

FB/LB: DATA COL  
JOB NO.: 14-1126  
SHEET 1 OF 1  
COMPUTER DWG. NO. 14-1126 FP

**12985-D**  
FILE NO.

FINAL PLAT of:  
**HILLS OF WESTWOOD PHASE VIII**  
3 BLOCKS, 16 LOTS  
LOTS 1 thru 6, BLOCK 1  
LOTS 1 thru 2, BLOCK 2  
LOTS 1 thru 8, BLOCK 3

4.583 ACRES  
OUT OF AND A PART OF THE BALDWIN ROBERTSON LEAGUE SURVEY, ABST.#17  
A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

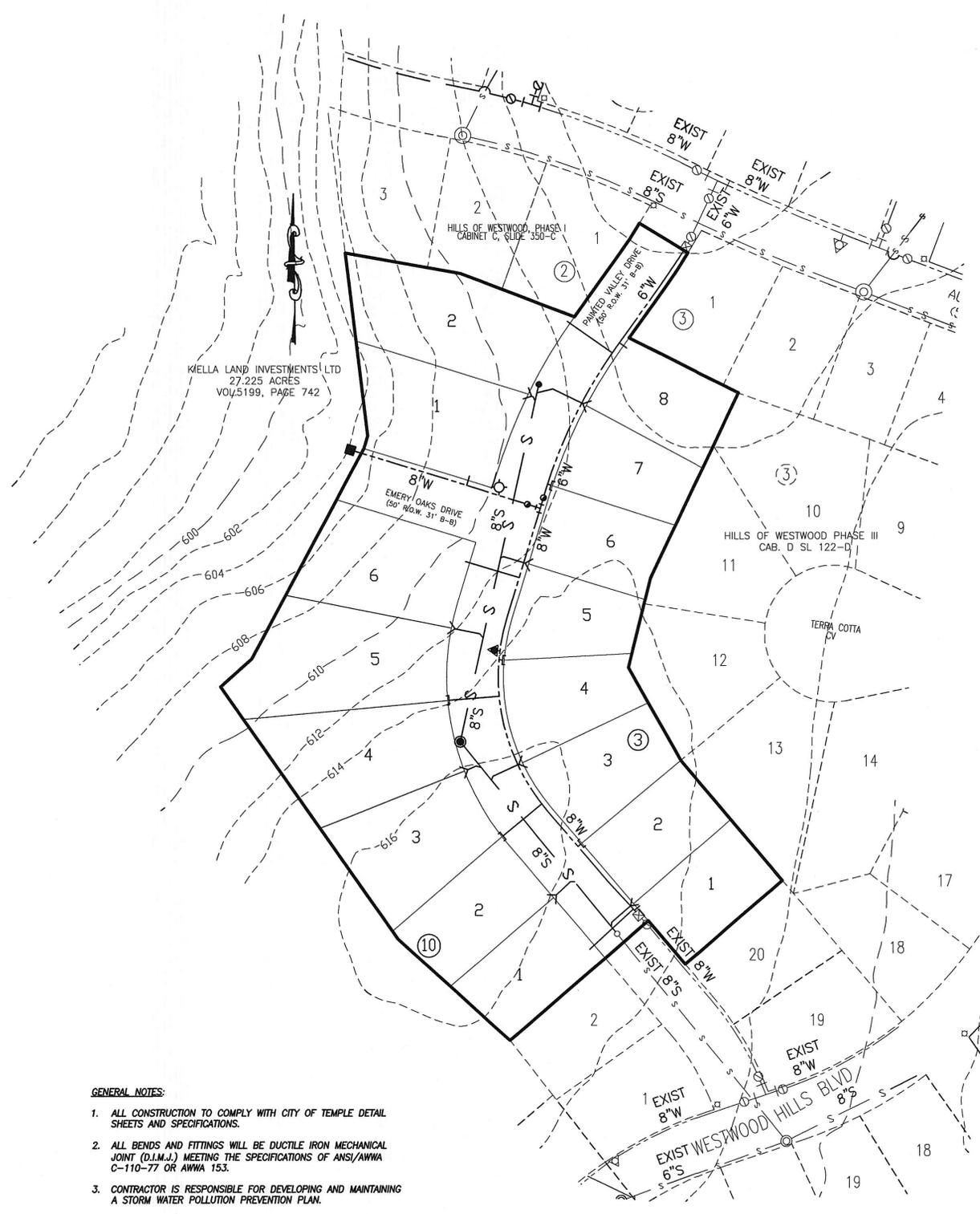
4.583 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES  
TRACT SURVEYED January 5, 2015

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, IN YEAR \_\_\_\_\_, PLAT # \_\_\_\_\_  
PLAT RECORDS OF BELL COUNTY, TEXAS.  
DEDICATION INSTRUMENT # \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

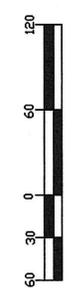
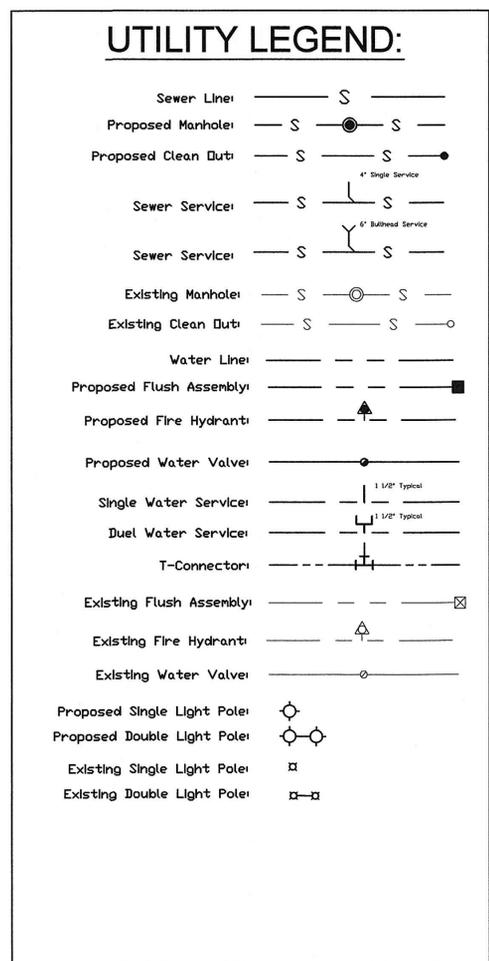
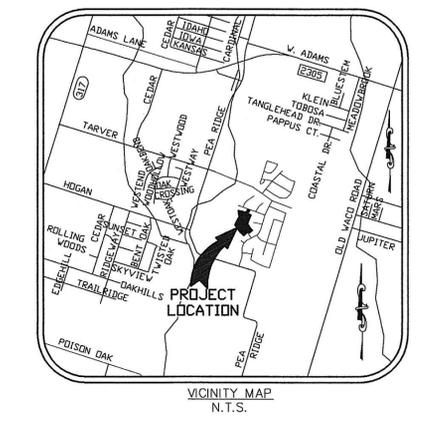
This property is not within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 48027C0335E, dated September 26th 2008.

SCALE: 1"=100'



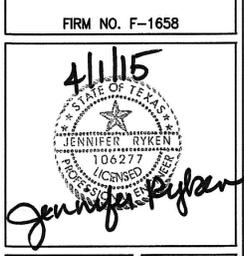


- GENERAL NOTES:**
1. ALL CONSTRUCTION TO COMPLY WITH CITY OF TEMPLE DETAIL SHEETS AND SPECIFICATIONS.
  2. ALL BENDS AND FITTINGS WILL BE DUCTILE IRON MECHANICAL JOINT (D.I.M.J.) MEETING THE SPECIFICATIONS OF ANSI/AWWA C-110-77 OR AWWA 153.
  3. CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING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



UTILITY LAYOUT FOR:  
**HILLS OF WESTWOOD  
PHASE VIII**

**TURLEY ASSOCIATES, INC.**  
ENGINEERING • PLANNING • SURVEYING  
CONSTRUCTION MANAGEMENT  
301 N. 3rd St.  
TEMPLE, TEXAS  
(254) 773-2400  
(254) 773-3998  
FAX NO.



UTILITY SHEET FOR:  
**HILLS OF WESTWOOD, PHASE VIII**  
A SUBDIVISION IN THE  
TEMPLE, BELL COUNTY, TEXAS

DEVELOPED BY:  
**KEILLA HOMEBUILDERS**  
7462 WEST ADAMS AVENUE  
TEMPLE, TEXAS 76502

REVISIONS	

DATE:	02/02/15
DRN. BY:	JFBII
REF.:	-
FIELD BOOK	-
JOB NO.:	14-1126
SHEET	2
COMPUTER DWG. NO.	14-1126UP

**12985-D**  
DRAWING NUMBER



## PLANNING AND ZONING COMMISSION AGENDA ITEM

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05/04/15  
Item #4  
Regular Agenda  
Page 1 of 2

**APPLICANT / DEVELOPMENT:** All County Surveying (On Behalf of Eva Dusek)

**CASE MANAGER:** Mark Baker, Planner

**ITEM DESCRIPTION:** P-FY-15-21 Consider and take action on the Final Plat of Hartrick Valley Estates, a 20.460 +/- acres, 24-lot, 3-block, 2 tract, residential subdivision situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located on the east side of Hartrick Bluff Road at its intersection with Morgan Drive, south of FM 93 within the Extra-Territorial Jurisdiction (ETJ) of the City of Temple.

**STAFF RECOMMENDATION:** Staff recommends approval of the Final Plat of Hartrick Valley Estates.

**ITEM SUMMARY:** The Development Review Committee reviewed the Final Plat for Hartrick Valley Estates on April 9, 2015. The plat was deemed administratively complete on April 30, 2015.

The Final Plat for Hartrick Valley Estates, a 24-lot, 3-block, 2-tract, residential subdivision is located on the east side of Hartrick Bluff Road at its intersection with Morgan Drive. The property is south of FM 93 within the southern portion of the City of Temple's Extra Territorial Jurisdiction (ETJ). As such a subdivision is required by the City of Temple. While a final plat is required by the City of Temple, a final plat is also required by Bell County. The plat will be subject to review by the Commissioners Court and would be scheduled after the Planning & Zoning Commission's review and determination of the plat.

The surrounding area has existing on-site septic. The Hartrick Valley Estates subdivision is proposed to be developed with on-site septic, since the nearest sewer line is nearly 4,000 feet away.

Per UDC Section 8.2.7.F, a subdivision with a proposed on-site sewage facility must not be approved if adequate wastewater service is available within 500 feet of the property line of the subdivision or if the subdivision contains one or more lots that are less than 22,500 square feet in area.

Since the nearest sewer service line is more than 500-feet away and no lots are proposed less than 22,500 square feet in area, the Planning and Zoning Commission has the authority to approve the plat with the on-site septic system as proposed.

The Engineering division of the Public Works Department has reviewed the proposed plat, Construction Documents and Drainage Plan. The Engineering division concurs with the proposal and has no objections to the proposal for on-site septic systems being provided since the nearest wastewater service line is more than 500 feet away.

There is an existing 6-inch water line within Hartrick Bluff Road. However, the proposed 24-lot subdivision will be served by water with a proposed 8-inch waterline extended within the subdivision.

Hartrick Bluff Road is listed as a collector road in the Thoroughfare Plan, which requires a minimum 55-foot right-of-way with a 4-foot sidewalk on one side. The final plat shows a minimum 55-foot right-of-way being provided along Hartrick Bluff Road and is acceptable. In addition, the applicant has submitted a Sidewalk Waiver which is currently being reviewed by the Director of Planning.

Tracts A & B, which are located along Hartrick Bluff Road, are proposed for landscaping materials and other aesthetics which will be privately maintained by a homeowners association to be established.

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

Topo / Utility Plan

Requested Sidewalk Waiver (Description & Justification)

# Site & Aerial Photos



**Site: Looking toward the north (ETJ)**



**Site: Looking toward the south (ETJ)**



**Aerial: Google Earth Image (ETJ)  
(Subdivision Boundary - Illustrative Only)**

# FINAL PLAT OF HARTRICK VALLEY ESTATES

A SUBDIVISION WITHIN THE E.T.J. OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS, BEING A PORTION OF THE MAXIMO MORENO SURVEY, ABSTRACT NO. 14, BELL COUNTY, TEXAS

This plat is to accompany a metes and bounds description of the herein shown 17.175 acres tract.

STATE OF TEXAS  
COUNTY OF BELL

JM2D, L.L.C., OWNER OF THE 17.175 ACRES OF LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HARTRICK VALLEY ESTATES, WITHIN THE E.T.J. OF 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.

TO THE BEST OF MY KNOWLEDGE, THE ABOVE MENTIONED PROPERTY MEETS PROVISIONS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES.

BY: BRAD DUSEK, PRESIDENT

STATE OF TEXAS  
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD DUSEK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS PRESIDENT FOR JM2D, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ 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 this plat was approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by the Bell County Commissioners Court and may be filed for record in the Plat Records of Bell County, Texas.

County Judge \_\_\_\_\_  
Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public, State of Texas \_\_\_\_\_

BELL COUNTY PUBLIC HEALTH DISTRICT CERTIFICATE

The Bell County Public Health District, the Licensing Authority for an on-site sewage disposal in Bell County, Texas, hereby certifies that this subdivision meets or exceeds the minimum standards established by the Bell County Board of Health.

Sanitarian \_\_\_\_\_ Date \_\_\_\_\_

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: JANUARY 30, 2015



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 \_\_\_\_\_ day of \_\_\_\_\_, 2015 A.D.

By: \_\_\_\_\_  
Bell County Tax Appraisal District

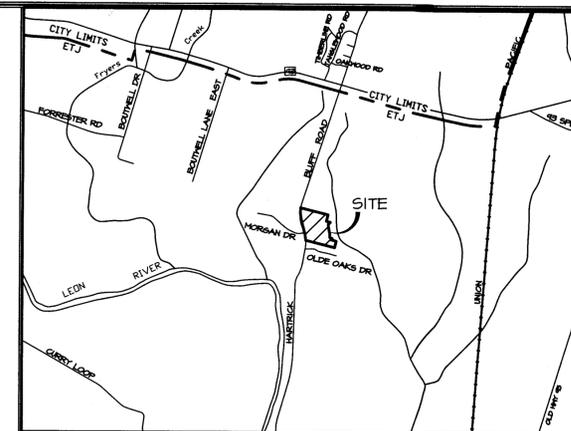
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.  
IN YEAR \_\_\_\_\_ PLAT # \_\_\_\_\_ PLAT RECORDS OF BELL COUNTY, TEXAS.  
DEDICATION INSTRUMENT # \_\_\_\_\_ OFFICIAL RECORDS OF BELL COUNTY, TEXAS.

Based upon what can be scaled from the graphics shown on FEMA Flood Insurance Rate Map (FIRM), Map No. 48021C0345E, effective date September 26, 2008, a portion of the above shown property does appear within the "Special Flood Hazard Area", and appears to be situated in Zone A. 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.

This project is referenced to the City of Temple Coordinate System, NAD 83, Texas Central Zone. All distances are horizontal surface distances unless noted and all bearings are grid bearings. All coordinates are referenced to City Monument No. 541. The theta angle at City Monument No. 541 is 0° 30' 41". The combined correction factor (CCF) is 0.000000. Grid distance = Surface distance x CCF. Geodetic north = grid north + theta angle. Reference tie from City monument No. 541 to the southwest corner of said 17.175 Acre tract is N 40° 23' 34" E, 7356.56 feet. Published City coordinates for project reference point 541 are N = 10341.9141 E = 3216.78476.

OWNERS' RESPONSIBILITIES

"In approving this plat by the Commissioners' Court of Bell County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Bell County, Texas. Said Commissioners' Court assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those of a utility or protecting the road system and streets. The County assumes no responsibility for the accuracy of representation by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development."



● Denotes 5/8" Iron rod with "ACS" cap set, unless otherwise noted  
All interior lot corners are 5/8" Iron rod with "ACS" cap set, unless otherwise noted

OWNER:  
JM2D, L.L.C.  
5311 F.M. 2006  
TEMPLE, TEXAS 76501

LOTS - 24  
BLOCKS - 3  
TRACTS - 2  
AREA - 17.175 ACRES

NOTES:

All public roadways and easements as shown on this plat are free of liens.

Bell County is not responsible for the cost, installation or maintenance of street lighting.

No structures are allowed within the floodplain area until a permit is issued by the Bell County Floodplain Administrator.

Tract A and Tract B to be dedicated to Hartwick Valley Estates Home Owners Association (HOA).

STREETS and RIGHT OF WAYS

2.69 ACRES IN STREET RIGHT OF WAYS  
NORFOLK DRIVE - 1073' LINEAR FEET 1.04 ACRE  
HAYMARKET DRIVE - 835' LINEAR FEET 1.10 ACRE  
RESTON ROAD - 473' LINEAR FEET 0.50 ACRE

MIN FF=XXXX Denotes Minimum Finished Floor Elevation  
Based upon what can be scaled from the graphics shown on FEMA Flood Insurance Rate Map (FIRM), Map No. 48021C0345E, effective date September 26, 2008, a portion of the above shown property does appear within the "Special Flood Hazard Area", and appears to be situated in Zone A. This is in a non-studied area and the Minimum Finished Elevations shown hereon do not ensure that a structure will not flood.

LINE	BEARING	DISTANCE
L1	S 16°40'51" W	50.00'
L2	S 78°14'04" E	197.51'
L3	S 16°40'51" W	141.62'
L4	N 61°39'16" E	65.68'
L5	S 78°41'02" E	97.71'
L6	S 67°40'16" E	24.64'
L7	N 62°56'32" E	26.04'
L8	S 61°08'11" W	21.91'
L9	S 28°41'44" E	26.51'
L10	N 61°02'50" E	21.91'
L11	N 23°25'25" W	21.91'
L12	N 61°03'47" E	21.67'
L13	N 78°50'18" E	6.43'
L14	S 67°40'16" E	10.44'
L15	N 22°18'44" E	10.00'
L16	N 22°18'44" E	18.24'
L17	N 16°58'11" E	30.62'
L18	S 16°58'11" W	31.48'
L19	S 16°40'51" W	32.56'
L20	S 67°40'16" E	10.99'

ABBREVIATIONS:

U.E. - Utility Easement  
B.L. - Building Line  
D.E. - Drainage Easement

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.00'	20.12'	19.91'	N 04°23'25" W	28°44'14"
C2	40.00'	23.43'	23.04'	S 56°20'08" E	33°33'25"
C3	210.00'	115.36'	114.10'	S 83°26'06" E	31°31'40"
C4	200.00'	126.36'	124.27'	N 04°18'43" E	36°12'01"
C5	200.00'	107.31'	106.08'	N 01°30'27" E	30°45'24"
C6	200.00'	87.28'	86.54'	S 04°23'06" W	25°00'11"
C7	200.00'	86.56'	85.84'	S 04°16'56" W	24°47'50"
C8	100.00'	48.58'	48.54'	S 10°34'13" E	5°58'53"
C9	115.00'	62.84'	62.84'	S 02°10'18" W	20°34'24"
C10	225.00'	84.44'	84.43'	S 02°41'53" W	21°37'45"

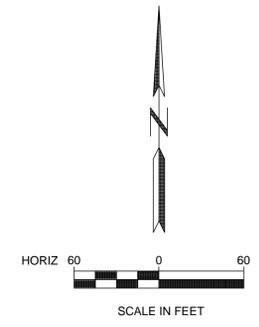
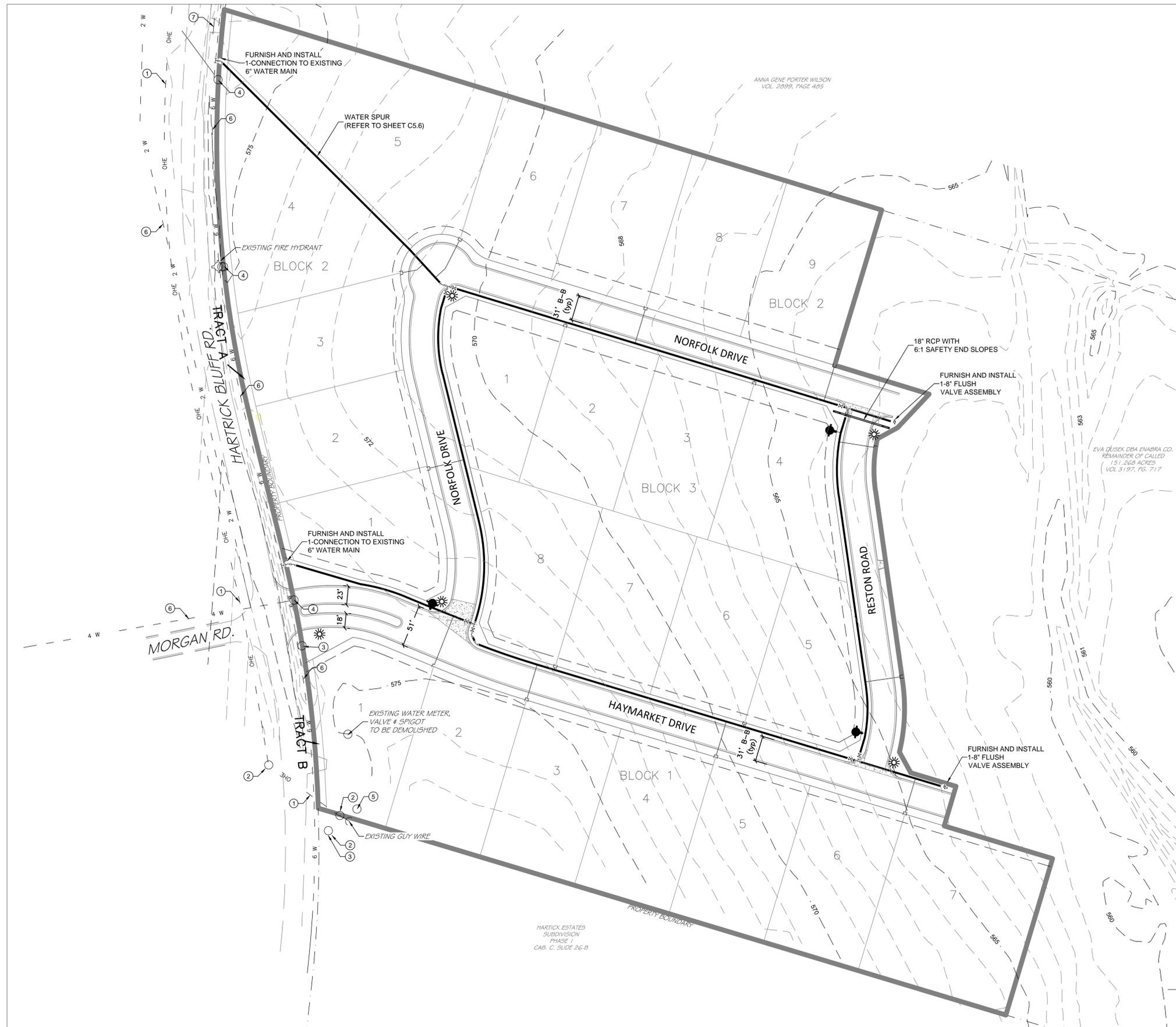
**HARTRICK VALLEY ESTATES**  
 A SUBDIVISION WITHIN THE E.T.J. OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS, BEING A PORTION OF THE MAXIMO MORENO SURVEY, ABSTRACT NO. 14, BELL COUNTY, TEXAS

1803 South 21st Street  
 Temple, Texas 76504  
 254-778-2272 Killen 254-634-4636  
 Fax 254-774-1608  
 Tx. Firm Lic. No. 10023600



ALL COUNTY SURVEYING, INC.

Plot Date: 04-28-2015  
 Survey completed: 01-30-2015  
 Scale: 1" = 100'  
 Job No. 140810  
 Dwg No. 140810P  
 Drawn by: MDH  
 Surveyor: CCL #4636  
 Copyright 2015 All County Surveying, Inc.



- LEGEND**
- PROPOSED 8" WATER MAIN
  - PROPOSED FIRE HYDRANT
  - ☼ PROPOSED STREETLIGHT (PER ONCOR ELECTRIC)

- KEYED NOTES** ①
1. CAUTION!!! OVERHEAD ELECTRIC
  2. CAUTION!!! POWER POLE
  3. EXISTING TELEPHONE RISER
  4. EXISTING WATER VALVE
  5. UNDERGROUND ELECTRIC
  6. EXISTING WATER MAIN
  7. EXISTING 18" RCP

**NOTE:**  
SYMBOLS SHOWN ARE FOR REPRESENTATION ONLY AND SHOULD ONLY BE USED FOR QUANTITY ESTIMATING, AND SHALL NOT BE USED FOR DETERMINATION OF INSTALLATION LOCATION.

Date: \_\_\_\_\_ Revisions \_\_\_\_\_  
Remarks: \_\_\_\_\_

**HARTRICK VALLEY ESTATES  
RESIDENTIAL DEVELOPMENT**

3-19-2015

Steven Kirkpatrick  
Professional Engineer  
State of Texas  
License No. 05046

Sean P. Mc...  
SIGNATURE

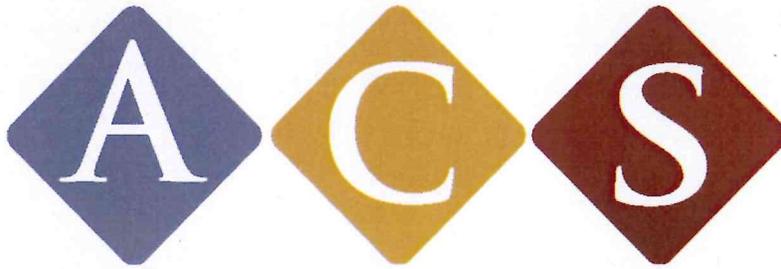
**BSP** engineers  
F - 7587

**TOPO UTILITY PLAN**

Project No:  
152215.00

**C3.0**

Temple, Texas



## ALL COUNTY SURVEYING, INC

April 21, 2015

City of Temple  
2 North Main Street  
Temple, Texas 76501  
ATTN: Mark Baker, Planner

Re: Request for "Sidewalk Waiver"- HARTRICK VALLEY ESTATES, P-FY-15-21

Dear Mr. Baker:

This letter is in response to your "Post Development Review Committee Notes" (Post DRC Comments) response dated April 9, 2015.

We have worked through the small amount of comments in the Post DRC Comments, and under the category of "Planning Comments", item 3, it is hereby desired by applicant to be allowed a "Sidewalk Waiver", in accordance with the City of Temple UDC Sect. 3.10.3.

This property is NOT currently within the City of Temple City Limits, and is approximately 0.8 miles from the nearest City Limits line. As such, the neighboring properties are all primarily agricultural and / or small to medium acreage estate types of residential "ranchettes", and there are no sidewalks to connect to within several miles.

The likelihood of a sidewalk being built near enough for this property to connect to it within 5 years is near zero percent.

Thanks for granting this "UDC-provided" waiver, and as applicant, I wish to thank you in advance.

Respectfully,

Charles C. Lucko  
President, All County Surveying, Inc.



## PLANNING AND ZONING COMMISSION AGENDA ITEM

**5/04/15**  
**Workshop Agenda**

**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.

<b>Future Commission Projects</b>	<b>Status</b>	<b>Applicant</b>
<b>P-FY-14-36</b> - Consider and recommend action on the final plat of Phillips Addition, a 0.82, 1-lot, 1-block residential subdivision, with a developer-requested exception to Section 8.1.3A.7 of the Unified Development Code (UDC) related to required fire hydrants, situated in the George Lindsey Survey, Abstract 513, in Bell County, Texas, located on the west side of Brown Lane, south of FM 2305, in Temple's western Extra-Territorial Jurisdiction (ETJ).	DRC 6/25/14 Awaiting revisions from applicant	All County Surveying
<b>P-FY-15-12</b> - 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).	DRC 12/15/14 Awaiting revisions from applicant	All County Surveying
<b>P-FY-15-13</b> - Consider and take action on the Final Plat of Northcliffe HOA Addition, a 0.745 +/- acre, 2-lot 1-block, residential subdivision, being a replat of all of Lots 1 and 2, Block 2, First Replat, Northcliffe Phase I, located on the west side of FM 2271, south of FM 2305.	Administrative	All County Surveying
<b>P-FY-15-16</b> - Consider and take action on the Final Plat of Villas at Canyon Ridge, 5.987 +/- acres, (a replat of Canyon Ridge, Phase II, Lots 1-12 & Lots 1-12, Blocks 10 & 11), located at Hartrick Bluff Road at Ridgeview Drive and Kendra Drive.	DRC 3/02/15	All County Surveying

<p><b>P-FY-15-19</b> – Consider and take action on the Final Plat of Dorsey II Subdivision, a 3.97 +/- acre, 3-lot, 1-block residential subdivision, being a Replat of Lot 3, Block 1, Dorsey Subdivision, being in the Extra Territorial Jurisdiction of the City of Temple, recorded in Cabinet D, Slide 294-A of the Bell County Plat Records</p>	<p>DRC 3/23/15 Awaiting revisions from applicant</p>	<p>Ron Carroll</p>
<p><b>P-FY-15-22</b> - Consider and take action on the Westfield Master Preliminary, a 224.54 +/- acres, situated in the Baldwin Robertson Survey, Abstract No. 17 and in the Nancy Chance Survey, Abstract No. 5, both in Bell County, Texas, located on the north of West Adams Avenue, east side of North Pea Ridge Road, south of Prairie View Road.</p>	<p>DRC 5/7/15</p>	<p>Turley Associates</p>
<p><b>P-FY-15-25</b> - Consider and take action on the Final Plat of Morrow Addition, a 1.346 +/- acres of land situated in the F. Neibling Survey, Abstract No. 663, Bell County, Texas, being a replat of Lots 471 and 472, Block 1, Tanglewood Addition, according to plat of record in Cabinet A, Slides 340-A, B, C, &amp; D, Plat Records of Bell County, Texas, located at 5087 and 5093 Comanche Drive.</p>	<p>DRC 5/04/15</p>	<p>Turley Associates</p>
<p><b>P-FY-15-26</b> - Consider and take action on the Final Plat of Crescent View Commercial Replat of Lot 1, Block 1, a 2.562 acre tract located at the southeast corner of West Adams Avenue and Old Waco Road, located at 6935 West Adams Avenue.</p>	<p>DRC 5/04/15</p>	<p>Walker Partners</p>
<p><b>P-FY-15-27</b> - Consider and take action or (and recommend action on the Final Plat of Legacy Ranch Phase Two, a 78.07 +/- acre, 156 lot, 8 block residential plat with 3 non-residential tracts (lots) subdivision, located at the northwest corner of FM 93 and FM 1741 (South 31st Street).</p>	<p>DRC 5/04/15</p>	<p>All County Surveying</p>
<p><b>P-FY-15-28</b> - Consider and take action on the Final Plat of Heritage Crossing, a 9.587 +/- acre, 5-lot, 1 block, non-residential subdivision, located at the northeast corner of West Adams Avenue and Research Parkway, situated in the Nancy Chance Survey, Abstract No. 5, City of Temple, Bell County, Texas.</p>	<p>DRC 5/04/15</p>	<p>Turley Associates</p>
<p><b>Z-FY-15-17</b> - Hold a public hearing to discuss and recommend action on rezoning of +/- 224.549 acres: from Agricultural District (AG) to Planned Development-General Retail (PD-GR) District; Planned Development-Single Family Dwelling 3 (PD-SF3) District; and Planned Development-Single Family Attached Dwelling 3 (PD-SFA3) District; with a Conditional Use Permit for alcoholic beverage sales where the sale of all alcoholic beverages may be 75% or more of the total revenue; on Outblocks 2060-A, 2062-A, 2063-A, 2064-A, 2065-B, 1102-B, 1102-A, and 1100-B, and Lot 1, Block 2 Westfield Development Phase V, bordering North Pea Ridge Road, Prairie View Road, Stonehollow Drive, Westfield Boulevard, and Hilliard Road.</p>	<p>PZC 5/18/15</p>	<p>Turley Associates</p>

<p><b>Z-FY-15-18</b> - Hold a public hearing to consider and recommend action for a TMED Planned Development multi-family residential phase site plan review on 8.146 acres +/-, Lot 4, Block 1, Shoppes on the Hill Subdivision, located at 2510 S. 31st Street.</p>	<p>PZC 5/18/15</p>	<p>Will Morris</p>
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<p><b>City Council Final Decisions</b></p>	<p><b>Status</b></p>
<p><b>Z-FY-15-06:</b> Consider adopting an ordinance granting a zoning change from Agricultural District (AG) to Single Family-One (SF-1) on Lots 1 &amp; 2, Block 2, First Replat of Northcliffe HOA Addition, Phase I, located at 110 and 116 Northcliffe Drive.</p>	<p>APPROVED at 2<sup>nd</sup> Reading on April 16, 2015</p>
<p><b>Z-FY-15-10:</b> Consider adopting an ordinance authorizing amendments to Ordinance 2008-4230, the Choices '08, City of Temple Comprehensive Plan, Chapter 5, to amend the Thoroughfare Plan Map.</p>	<p>APPROVED at 2<sup>nd</sup> Reading on April 16, 2015</p>
<p><b>Z-FY-15-07 –</b> Consider adopting an ordinance authorizing a rezoning from Agricultural District (AG) to Planned Development-Agricultural District (PD-AG) on 1.00 +/- acre, A0345BC G Givens, OB 771, located at 4831 Midway Drive.</p>	<p>APPROVED at 1<sup>st</sup> Reading on April 16, 2015</p>
<p><b>Z-FY-15-09:</b> Consider adopting an ordinance authorizing a zoning change from Multiple-Family One District (MF-1) to Multiple-Family Two (MF-2) on Lot 1, Block 3, United Lely Commercial Subdivision Phase IV, located at 3009 Ira Young Drive.</p>	<p>APPROVED at 1<sup>st</sup> Reading on April 16, 2015</p>
<p><b>Z-FY-15-11:</b> Consider adopting an ordinance authorizing a zoning change from Two Family Dwelling District (2F) to Planned Development Multiple Family One District (PD-MF-1) on Lots 1-12, Block 10, and Lots 1-12, Block 11, Canyon Ridge Phase II.</p>	<p>APPROVED at 1<sup>st</sup> Reading on April 16, 2015</p>
<p><b>Z-FY-15-12:</b> Consider adopting an ordinance authorizing a zoning change from Urban Estate District (UE) to Planned Development-Urban Estate District (PD-UE), with a Development Plan proposing 138 single-family lots on 61.137 +/- acres, being two tracts of land, within the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located at 5105 Charter Oak Drive.</p>	<p>Failed for lack of a motion on April 16, 2015</p>
<p><b>Z-FY-15-08:</b> Consider adopting an ordinance authorizing amendments to Articles 5, 6, 7, and 11 of the Temple Unified Development Code.</p>	<p>APPROVED at 2<sup>nd</sup> Reading on April 16, 2015</p>
<p><b>I-FY-15-03:</b> Consider adopting a resolution authorizing an Appeal of Standards to Sec. 6.7 of the Unified Development Code related to I-35 Corridor Overlay Zoning District for landscaping, lighting, architecture, parking and signage, for a proposed car dealership (Automax Hyundai) at 7565 South General Bruce Drive.</p>	<p>Resolution APPROVED on April 16, 2015</p>

P&Z COMMISSION ATTENDANCE

2015															P	A
	Jan 5	Jan 20	Feb 2	Feb 17	Mar 2	Mar 16	Apr 6	Apr 20	Apr 27 Spec Mtg	May 4	May 18	June 1	June 15			
James Staats	P	No Meeting Held	P	P	P	P	P	No Meeting Held	P					7		
Blake Pitts	P		P	A	P	P	P		P						6	1
Patrick Johnson	P		P	P	A	P	P		P	P					6	1
Omar Crisp	P		P	A	P	A	P		P	P					5	2
David Jones	P		P	A	P	P	P		P	P					6	1
Greg Rhoads	P		P	P	P	A	P		P	P					6	1
Will Sears	P		A	P	A	A	P		P	A					3	4
Lester Fettig	P		P	P	P	A	P		P	P					6	1
Tanya Mikeska-Reed	A		A	P	P	P	A		A	P					4	3

	July 6	July 20	Aug 3	Aug 17	Sept 8	Sept 21	Oct 5	Oct 19	Nov 2	Nov 16	Dec 7	Dec 21	P	A
James Staats														
Blake Pitts														
Patrick Johnson														
Omar Crisp														
David Jones														
Greg Rhoads														
Will Sears														
Lester Fettig														
Tanya Mikeska-Reed														

not a Board member