



Property to South



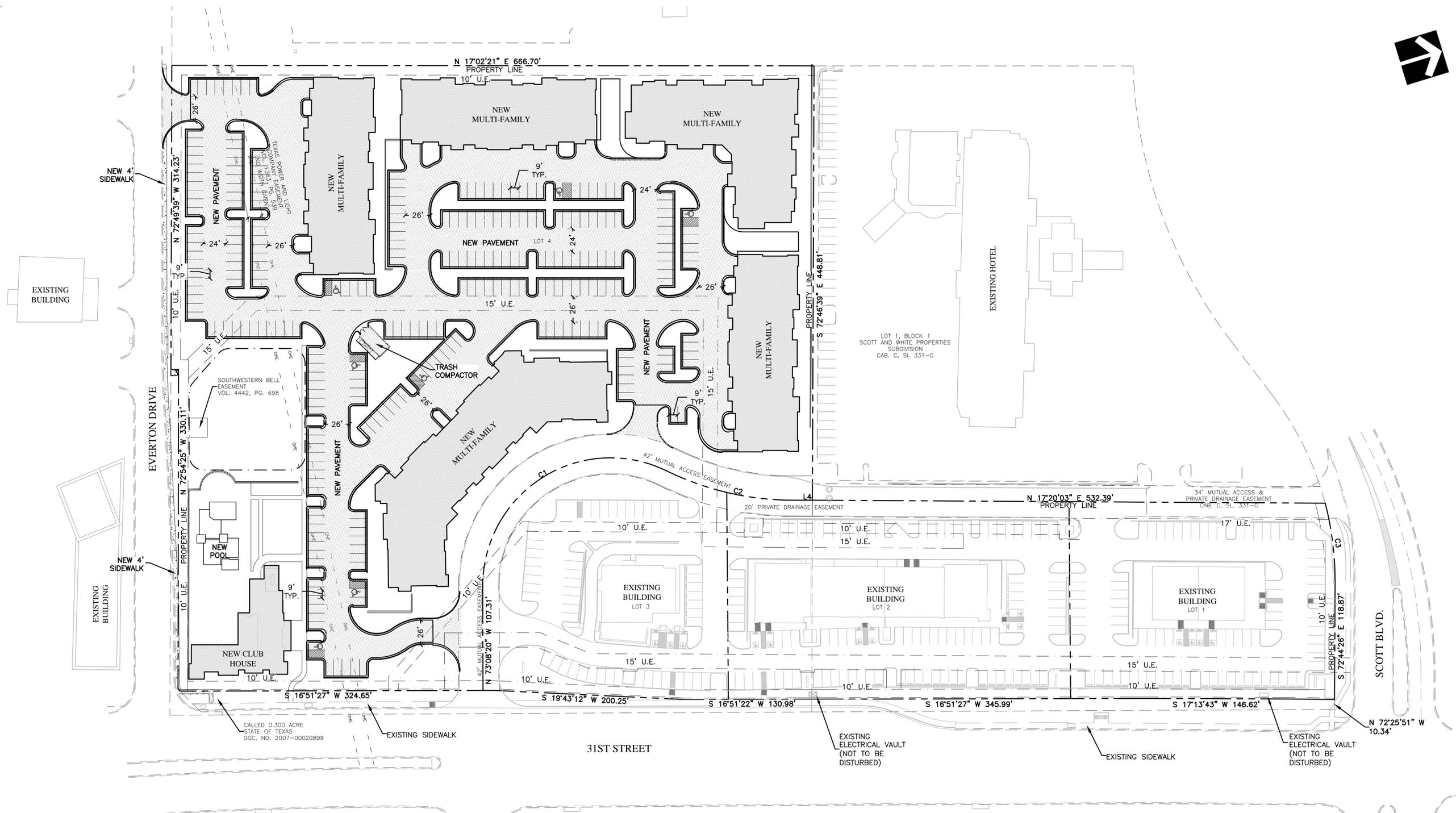
Property to East



Property to West



Property to West (Nursing Home)



PARKING CALCULATIONS

PARKING REQUIREMENTS:

1 BED UNITS	-	126 x 1.75	=	221
2+ BED UNITS	-	81 x 2	=	162
CLUB HOUSE	-	2000 S.F./300 S.F.	=	7
100% PARKING REQUIRED				= 390
75% PARKING REQUIRED				= 293

PARKING PROVIDED:

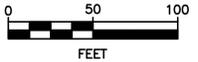
SURFACE PARKING	=	273
GARAGE PARKING	=	60
TOTAL PARKING	=	333

CURVE TABLE

LINE	LENGTH	RADIUS	DELTA ANGLE	CHD BEARING	CHD LENGTH
C1	268.94'	132.67'	116°08'50"	N 15°03'55" W	225.20'
C2	137.09'	300.00'	26°10'59"	N 29°55'00" E	135.90'
C3	84.81'	321.40'	15°07'07"	S 79°56'12" E	84.56'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 17°34'16" W	50.04'
L2	S 61°55'95" W	3.19'
L3	S 16°53'38" W	7.93'
L4	S 16°49'31" W	18.95'



Date: _____ Revisions: _____

CIVIL SITE PLAN

DRAWING STATUS
 THESE DRAWINGS WERE PREPARED UNDER THE AUTHORITY OF
 EARL BECKETT, REGISTERED PROFESSIONAL ENGINEER, NO. 100163,
 CLARK & FULLER, P.C., 100163
 THIS DRAWING IS RELEASED FOR THE PURPOSES OF PERMIT
 REVIEW ONLY AS PER DATE ON DRAWING. IT IS NOT TO BE USED
 FOR BIDDING OR CONSTRUCTION PURPOSES. ONLY DRAWINGS
 ISSUED FOR CONSTRUCTION CAN BE CONSIDERED COMPLETE.
 FOR CONSTRUCTION
 FINAL DRAWINGS

31ST STREET
APARTMENT COMPLEX
 NEW SITE DEVELOPMENT
 TEMPLE, TEXAS



CLARK & FULLER
 CIVIL ENGINEERING • DESIGN • PLANNING
 215 North Main Street, Temple, TX 76701
 254-899-0899 www.clarkfuller.com F-10384

Project No: 151559.00
 Plot Date: 5-13-15
 Drawn By: ECB
 Designed By: JBF

SP1.1

LANDSCAPE AND SCREENING TABULATIONS

Zoning TMED - T5-c Urban Center Zone

General Site Landscaping Requirements

	Required	Provided
Total Site Area	354,845 S.F.	N/A
Minimum Required Landscape Area	70,969 S.F. (20%)	+/- 115,000 S.F. (+/- 33%)
Tree and Shrub Requirements		
1 tree and 4 shrubs per 600 sq. ft. of landscape area required		
Total Site Trees	118	118
Total Site Shrubs	472	472
Public Frontage Trees (1 tree per 25 linear feet)	12	12

Building Landscaping

Multifamily Landscaping

Large Trees - must be a minimum of three inches (3") in diameter at breast height or 65 gallon container size at planting.

Medium Trees - must be a minimum of two and one-half inches (2 1/2") in diameter at breast height at planting.

Small Trees - must be a minimum of two inches (2") in diameter at breast height at planting.

Shrubs - must be a minimum three-gallon container size at planting.

Groundcover - must be a minimum one-gallon container size at planting.

Tree mix

A minimum of (50%) of required trees must be selected from the medium or large size tree list.

A minimum of (50%) of required trees must be evergreen species.

Parking Lot Landscaping

All parking must be screened from public right-of-way through one of the following methods:

- Planting screen of evergreen shrubs
- Masonry wall;
- Combination of evergreen shrubs and berm; and
- combination of evergreen shrubs and wall

Planted screening must be capable of providing a solid, opaque 36- inch screen within two years and must be planted in a prepared bed that is at least three feet in width.

Parking Islands- One small or medium tree from the approved planting list is required at each island.

Public Frontage

One tree per 25' linear street frontage is required. Trees must be a single species selected from the approved list.

Trees must be planted a minimum of (3') three feet from back-of-curb.

Public Frontage Planting Area (291 L.F./25 = 12)

One tree per 25' linear street frontage is required. Trees must be a single species selected from the approved list.

Trees must be planted a minimum of (3') three feet from back-of-curb.

Irrigation

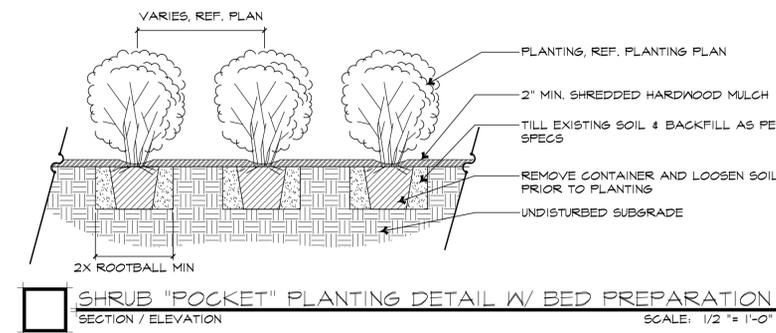
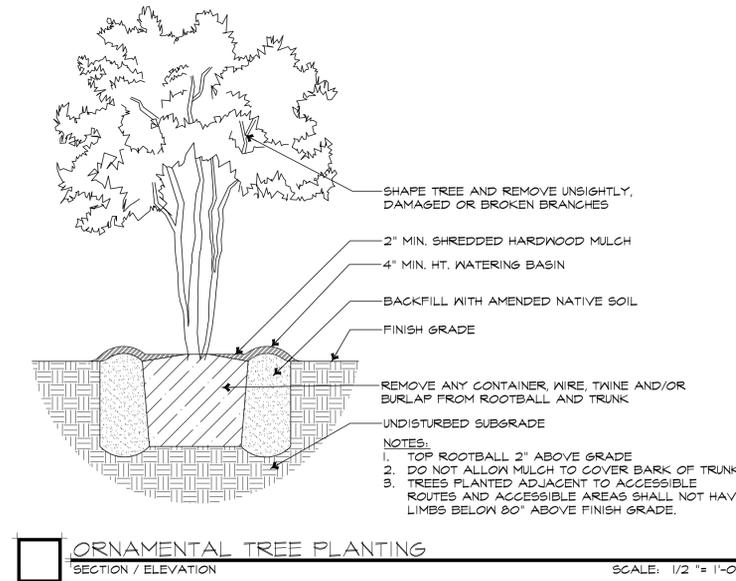
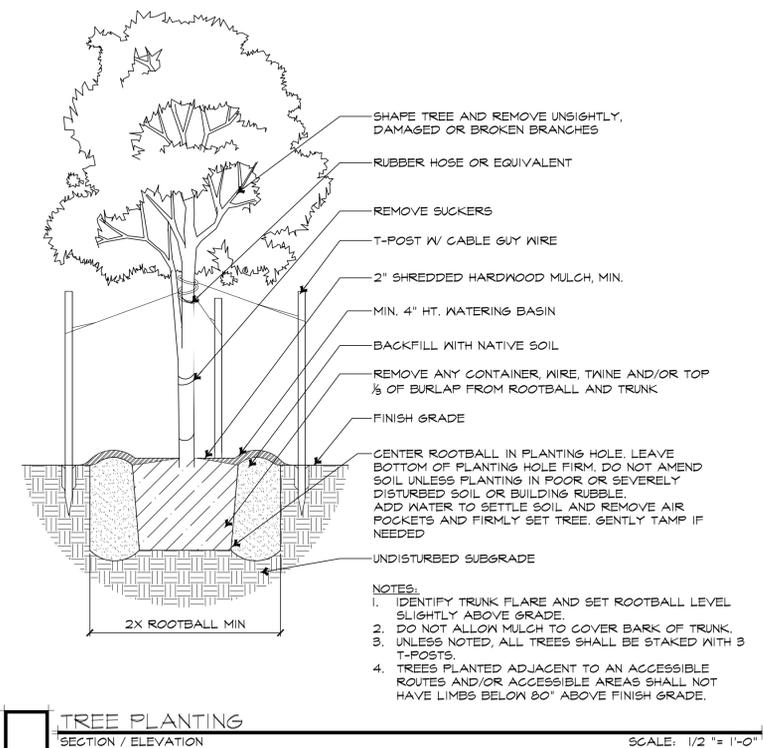
Permanent irrigation will be installed as per City Code Chapter 7

LARGE / MEDIUM CANOPY TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	MINIMUM SIZE
54	○	Bur Oak	<i>Quercus macrocarpa</i>	8" caliper
		Cedar Elm	<i>Ulmus crassifolia</i>	8" caliper
		Chinquapin Oak	<i>Quercus muhlenbergii</i>	8" caliper
		Live Oak (30 min)	<i>Quercus virginiana</i>	8" caliper
		Lacey Oak	<i>Quercus glaucoides</i>	2 1/2" caliper
		Texas Pistache	<i>Pistacia texana</i>	2 1/2" caliper

SMALL TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	MINIMUM SIZE
54	●	Buckeye, Mexican	<i>Ungadia speciosa</i>	2" caliper
		Crape Myrtle, Pink	<i>Lagerstroemia indica</i> 'Basham's Party Pink'	2" caliper
		Holly, Yaupon (20 min.)	<i>Ilex vomitoria</i>	2" caliper
		Plum, Mexican	<i>Prunus mexicana</i>	2" caliper
		Red Bud, Texas	<i>Cercis canadensis</i> var. <i>texana</i>	2" caliper
		Mountain Laurel, Texas (9 min.)	<i>Sophora secundiflora</i>	2" caliper
		Holly, Possumhaw	<i>Ilex decidua</i>	2" caliper

SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	MINIMUM SIZE
472	⊙	Abelia Dwarf Edvard Goucher	<i>Abelia x grandiflora</i> 'Edvard Goucher'	3 gallon
		Artemisia	<i>Artemisia x 'Powis Castle'</i>	3 gallon
		Barberry, Rose Glow	<i>Berberis thunbergii</i> 'Rose Glow'	3 gallon
		Cotoneaster, Gray	<i>Cotoneaster glaucophyllus</i>	3 gallon
		Century Plant	<i>Agave americana</i>	3 gallon
		Holly, Dwf. Burford	<i>Ilex cornuta</i> 'Burfordii nana'	3 gallon
		Holly, Dwf. Chinese	<i>Ilex cornuta</i> 'Rotunda'	3 gallon
		Holly, Dwf. Yaupon	<i>Ilex vomitoria</i> 'Nana'	3 gallon
		Rock Rose	<i>Pavonia lasiopetala</i>	3 gallon
		Rose, 'Red Knockout'	<i>Rosa</i> spp. 'Radrazz'	3 gallon
		Rosemary, Prostrate	<i>Rosmarinus officinalis</i> 'Prostratus'	3 gallon
		Sage, Texas	<i>Leucophyllum frutescens</i> 'Compactum'	3 gallon
		Sotol, Texas	<i>Dasyliirion texanum</i>	3 gallon
		Yucca, Red	<i>Hesperaloe parviflora</i>	3 gallon

NOTE: Disturbed open space areas will be sodded, plugged, sprigged, or seeded with drought resistant species such as Bermuda, Zoysia or Buffalo grass.



REVISIONS
COMMENTS

DATE

31ST ST. APARTMENTS
TEMPLE, TEXAS

CITY SUBMITTAL NOTES AND SPECIFICATIONS

SCALE:
AS SHOWN

DATE:
04/15/15

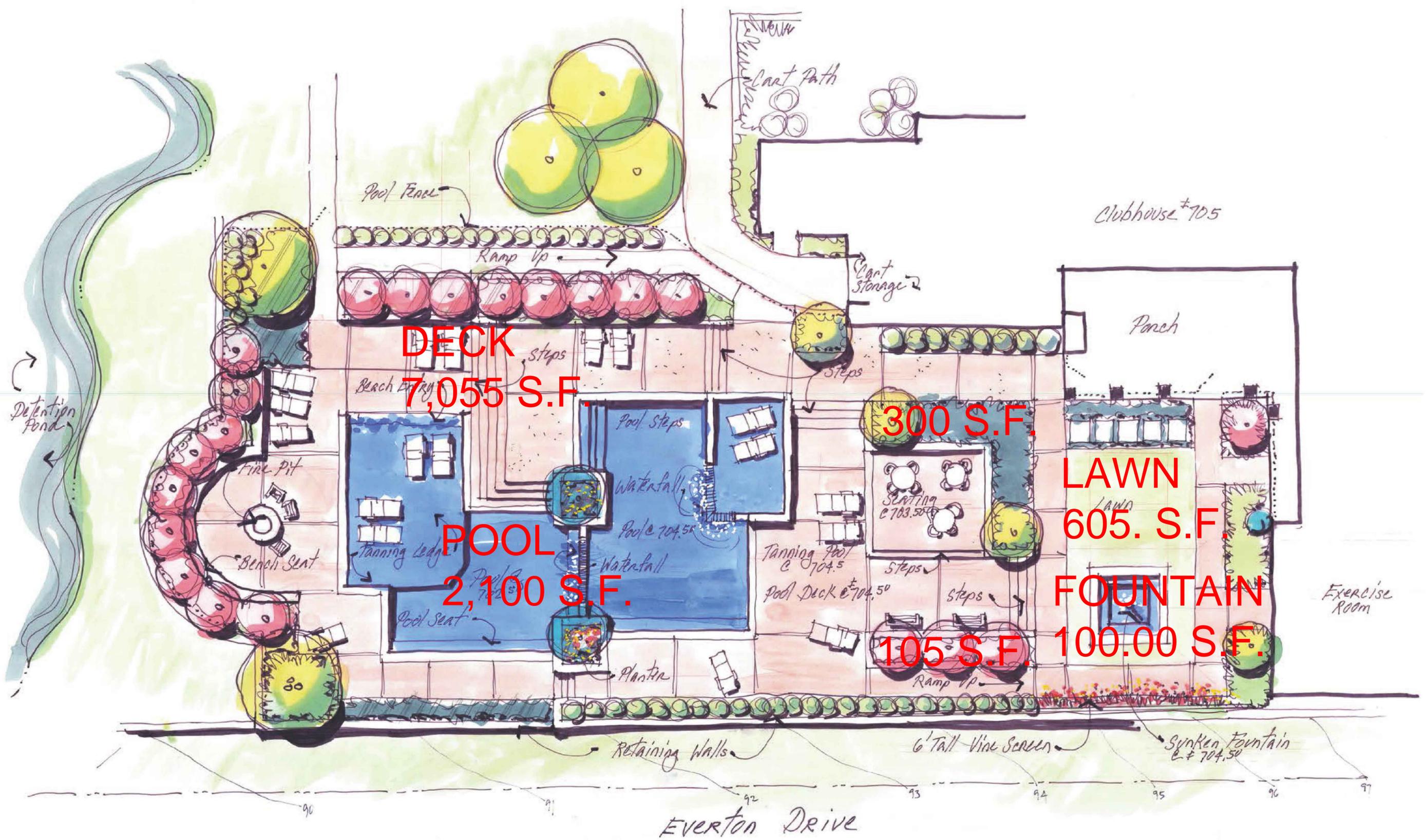
BENKENDORFER + ASSOCIATES
LANDSCAPE ARCHITECTS/ENGINEERS/PLANNERS

901 South Maple, Suite 800
Austin, TX 78746
P: 512.366.5259
F: 512.369.9165

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Benkendorfer + Associates, LLC

L0.02

PROJECT # 002-05



DECK
7,055 S.F.

POOL
2,100 S.F.

300 S.F.

LAWN
605 S.F.

FOUNTAIN
100.00 S.F.

Everton Drive

BAYLOR SCOTT & WHITE MIXED-USE DEVELOPMENT

Development Signage Concepts



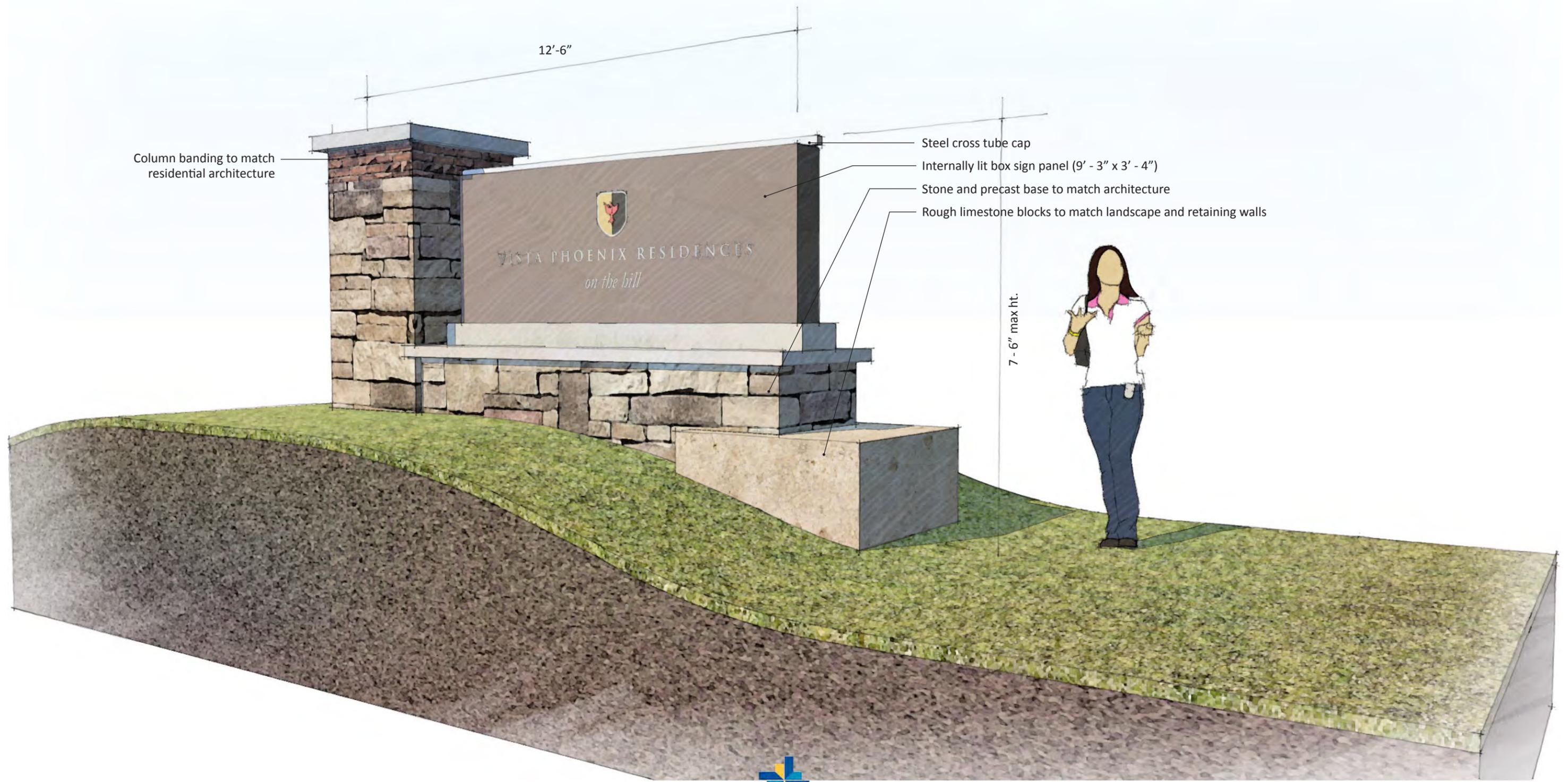
Images are conceptual and subject to change. Dimensions are approximate and subject to City approval.



Residential Monument Signage, Type C

BAYLOR SCOTT & WHITE MIXED-USE DEVELOPMENT

Development Signage Concepts



Images are conceptual and subject to change. Dimensions are approximate and subject to City approval.



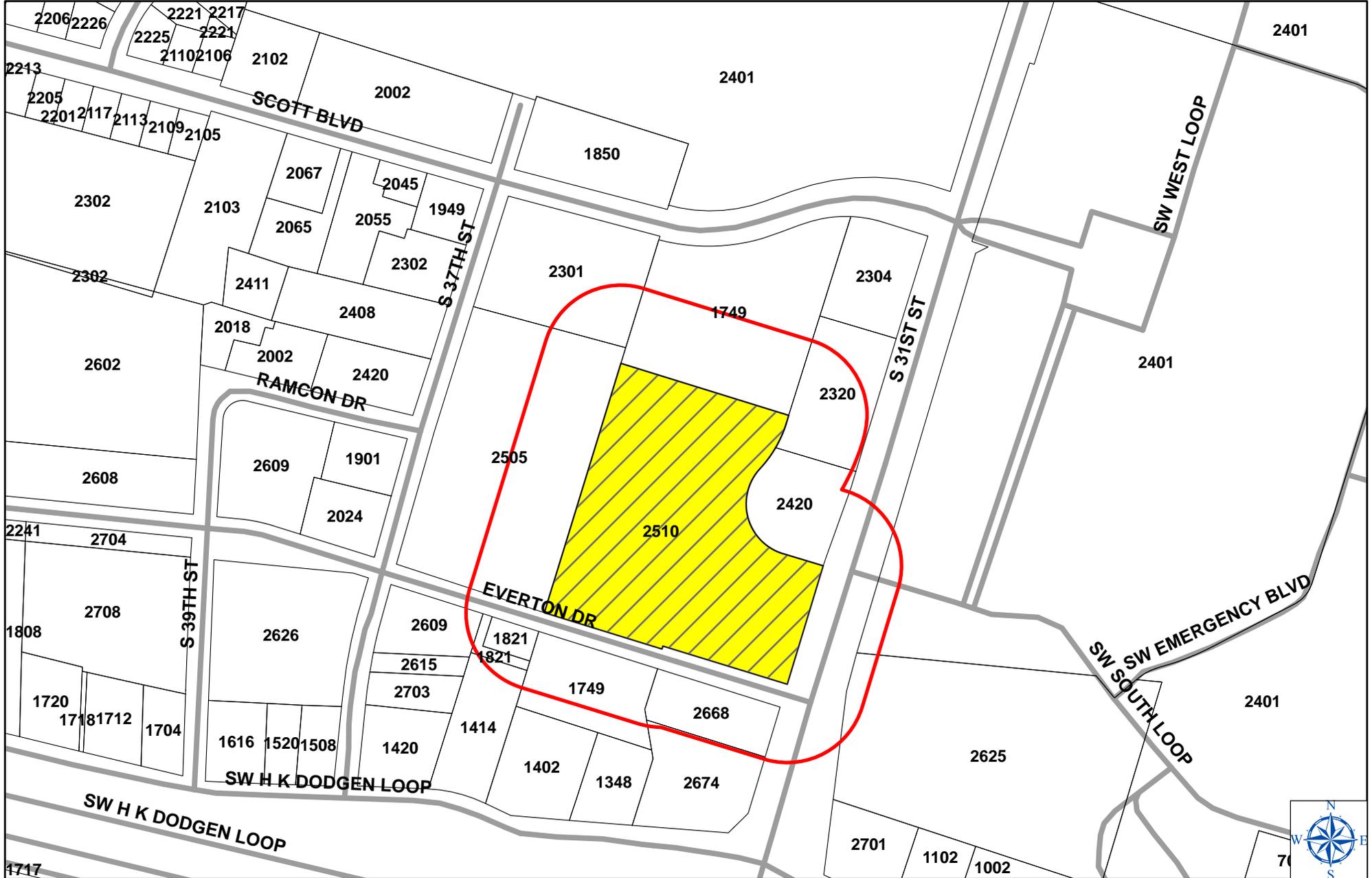
Residential Monument Signage, Type C



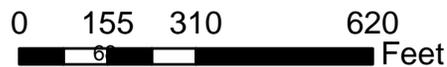
Z-FY-15-18

Planned Development District Site Plan Review 200' Notification Map

2510 S. 31st Street



-  Case
-  200' Buffer



Z-FY-15-06
City of Temple GIS
bzendt

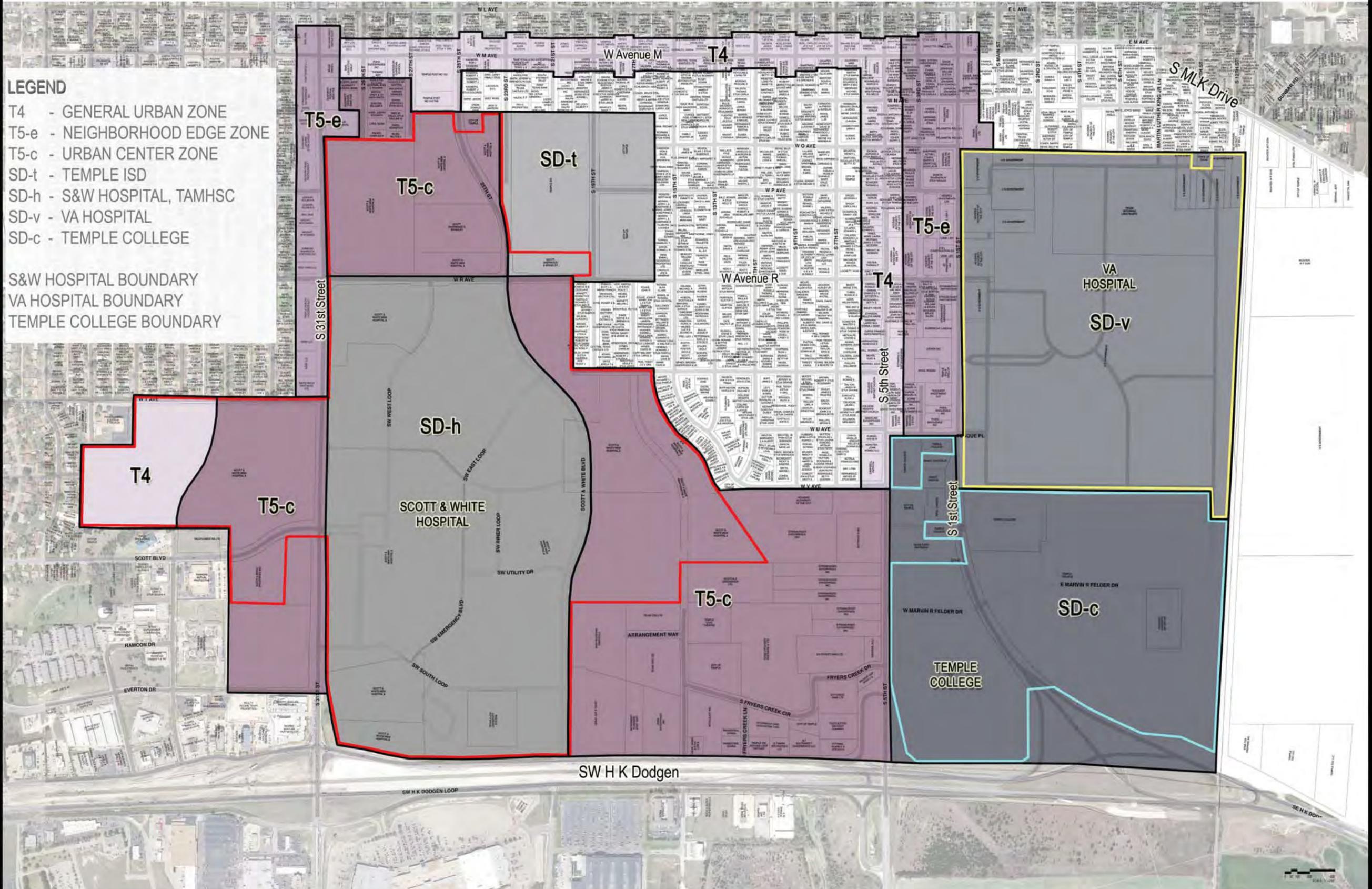
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



TEMPLE MEDICAL EDUCATIONAL DISTRICT

LEGEND

- T4 - GENERAL URBAN ZONE
- T5-e - NEIGHBORHOOD EDGE ZONE
- T5-c - URBAN CENTER ZONE
- SD-t - TEMPLE ISD
- SD-h - S&W HOSPITAL, TAMHSC
- SD-v - VA HOSPITAL
- SD-c - TEMPLE COLLEGE
- S&W HOSPITAL BOUNDARY
- VA HOSPITAL BOUNDARY
- TEMPLE COLLEGE BOUNDARY



TMED Standards Checklist

Code Section	#	Code Standard	Yes/No	Proposed Standard	Reason for not meeting TMED Standard	Staff Review Comments
Use Standards: UDC 6.3.6	1	Does the project meet dimensional and setback requirements?	Yes			
	2	Does the project meet building configuration requirements?	No	Minimum Story Height=10'-6" Min. Building Height = Single Story for Club		What story height is proposed?
	3	Is the use allowed in the district per table 6.3.6D?	Yes			Yes, but subject to "Limitations"
	4	Does the use carry an "L" designation per table 6.3.6 D? If so, specific use standards apply.	Yes			The "L" refers to not allowing apartments on the ground floor if fronting an arterial or collector (31st is an arterial, therefore, requiring an exception)
	5	Does the project meet all specific use standards? 6.3.6 E	No	Exclude Standards 6.3.6E1 & 6.3.6E6,	Buildings will Exceed 10,000 SF Gross Area Overhead Doors will be used at garages	
	6	Is any outdoor storage proposed? Outdoor storage not permitted in TMED. 6.3.6 G	No			
	7	Outdoor sale and display of commodities not allowed in transect zone or Special District where such sale is not an allowed use. 6.3.6 H	N/A			
	8	If permitted, does temporary outdoor display for a sidewalk sale not extend more than 5' from front façade and reserves 5' of pedestrian walkway? 6.3.6 H	N/A			
Circulation: UDC 6.3.7	9	Does the project meet Thoroughfare Standards? 6.3.7 B	N/A		No New Thoroughfares	
	10	Does the project meet Block Perimeter Standards? 6.3.7C (Not applicable to SD)	N/A		No New Streets	
	11	Does the project meet access and connectivity standards related to driveway spacing and connection requirements? 6.3.7 D1 (Not applicable to SD)	Yes			
	12	If project is located in T5-e district on First Street do driveway cuts meet the minimum requirements? 6.3.7D2	N/A			
Parking & Loading Standards: UDC 6.3.8	13	Does the project meet the minimum parking ratios and parking space dimensions required? 6.3.8B-C	Yes			Proposing somewhere between the .75 and 1.0 ratios required by TMED and general parking standards, respectively
	14	Is off street loading proposed? Does location meet requirements? 6.3.8E (Not applicable to SD)	N/A			
	15	Does parking meet general location and use standards? 6.3.8G	No	Exclude Standards 6.3.8G3 & 6.3.8G4	No rear alleys are provided	When no alleys are proposed, right-of-way dedication is required (appears to require an exception)
	16	Does parking located in T5-e on First Street meet special requirements? 6.3.8H	N/A			
Bike Facilities: UDC 6.3.9	17	Is on-street parking allowed and in conformance with location and configuration standards? 6.3.8I	N/A		No On-Street Parking	
	18	Is location and placement of bike facilities in accordance with standards? 6.3.9 B	Yes		Bike Facilities will be met but Locations have not been determined	
	19	Are minimum required bicycle racks provided? 6.3.9 B	Yes		Bike Facilities will be met but Locations have not been determined	
	20	Is the project in a transect zone? If so then all private parking landscape standards apply 6.3.10A	Yes			
	21	Does project provide minimum site landscaping for transect zones per table 6.3.10B?	Yes			

TMED Standards Checklist

Private Property Landscape Standards: UDC 6.3.10	22	Are proposed trees selected from approved list and meet tree mix requirements? 6.3.10C	Yes			
	23	Are parking lot landscaping and screening requirements met? 6.3.10D-E	No	One Landscape Island every 12 Spaces	Consistency with Phase 1	
	24	Has mechanical equipment been screened according to standards? 6.3.10F	Yes		Screening will be met but Locations have not been determined	
	25	Have waste containers been screened according to standards? 6.3.10G	Yes			
	26	Have loading docks been screened according to standards? 6.3.10H	N/A		No Loading Docks	
	27	Do all proposed fences and walls meet minimum standards? 6.3.10I Additional standards for: non-residential/multifamily 6.3.10J, for single family uses 6.3.10K	Yes			
	28	Does the project meet TMED Design Criteria Manual standards for public frontage? 6.3.11B	No		Consistency with Phase 1?	
Public Frontage Standards: UDC 6.3.11	29	Is curb and gutter provided? 6.3.11B	Yes			
	30	Which frontage type standards are applicable for the street? 6.3.11C	Type D			
	31	Does the frontage depth, planting strip, on street parking and sidewalks width meet requirements set forth in Sec. 6.3.11B5?	No	Existing 8' Sidewalk		
	32	Is the tree type, spacing, location, and placement in accordance with requirements? 6.3.11D	Yes			Does not comply with Code for location of the trees, since TMED requires the planting strip to be between curb and sidewalk but existing sidewalk is located at the curb
	33	Has groundcover been provided in planting strip in accordance with requirements? 6.3.11D.2	Yes			
	34	Do public frontage sidewalks meet construction, connectivity, and location requirements? 6.3.11D.2	Yes			Yes, since there's an 8' sidewalk along S. 31st Street
	35	Does the public frontage provide the required pedestrian amenities? 6.3.11D.2	Yes			
	36	Type E Public Frontage apply? 6.3.11.D.2.b	Yes			Applies along Everton frontage: filled with approved groundcover or sod
	37	Do sidewalks extend the entire length of the development's frontage on a public street? 6.3.11.E.1	Yes			Will add a sidewalk along Everton
	38	Do sidewalks connect to existing adjacent sidewalks? 6.3.11.E.3	Yes			Need to add a sidewalk along Everton to connect to S. 31st Street sidewalk
	39	Do sidewalks connect to parking within the lot and to primary entrances of each residential building? 6.3.11.E.5	Yes			
	40	Do sidewalks also connect the principal building entrances to all associated outdoor amenities? 6.3.11.E.6	Yes			
	41	Do sidewalks connect the primary entrance of the residence to the perimeter street sidewalk system? 6.3.11.E.7	Yes			
	42	Is a Hike and Bike Trail dedication required for implementation of Citywide Trails Master Plan? 6.3.11G	No			
	43	Are the proposed trees selected from the approved tree list? 6.3.12.B (See Temple Drought Tolerant Tree Selection Guide)	Yes			
	44	Is the proposed ground cover from the approved ground cover list? 6.3.12.C	Yes			Per Sec. 6.3.11.D.2a.1 ground cover should be provided
	45	Are the proposed shrubs appropriate perennial and evergreen species for the Central Texas Region? 6.3.12.D	Yes			
	46	Is all landscape installation, maintenance, and irrigation provided per standards? 6.3.12E	Yes			
	47	Do shrubs and ground cover meet minimum size requirements 6.3.12 E	Yes			

TMED Standards Checklist

General Planting: UDC 6.3.12	48	Is lawn grass drought resistant and does it meet installation requirements? 6.3.12E	Yes			
	49	Has an irrigation plan been prepared? 6.4.12E	Yes		Irrigation System will be provided but has not yet been prepared	Will comply, therefore, don't need to include this as an exception
Architectural, Parking, Street Lights & Utilities: UDC 6.3.13, 14, 17 and 18	50	Do the proposed exterior finish materials meet city material standards? 6.3.13	Yes			
	51	Do exterior finish materials meet minimum percentage requirements? 6.3.13 B	Yes			
	52	Is the accent material no more than 20 % and is it from the permitted list? 6.3.13 C	Yes			
	53	Is the building designed in compliance with requirements in table 6.3.13 D? (Not applicable to SD)	No	Roof Pitch is 4:12 Towers are used to create roof articulation		5:12 is required
	54	Does the parking and proposed garage meet standards? 6.3.14 (Not applicable to SD)	No	1 Garage per 3.5 Units		1 garage per 2 units required
	55	Are there private property common areas and do they meet standards 6.3.15 A-E (Not applicable to SD or to single family detached /attached residential uses in T4 or T5)	Maybe	Compliance not yet confirmed at this stage of design		Applicant proposes a pool, clubhouse, green space and a dog park but cannot confirm compliance with detailed TMED standards at this stage of design
	56	Are the proposed street lights designed and installed on compliance with the City's Street Light Policy? 6.3.17	Yes			
	57	Are all proposed new electric, telephone, and cable wires along the public street ROW underground? 6.3.18	Yes			
Sign Standards: UDC 6.3.16	58	Is the sign type permitted? 6.3.16B (Not applicable to SD-r)	Yes			Monument signs allowed with a Warrant
	59	Does the proposed sign type meet standards? 6.3.16C	No			Request to exceed 6' height for monument signage to allow for architectural elements

= Confirmed exception

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A ZONING CHANGE FROM TMED (T5-c) TO PD-T5-c (PLANNED DEVELOPMENT DISTRICT – TMED T5-c) ON A PORTION OF LOTS 2 AND 3, BLOCK 1, SCOTT AND WHITE PROPERTIES SUBDIVISION, LOCATED ON THE SOUTHWEST CORNER OF SCOTT BOULEVARD AND SOUTH 31ST STREET; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, THAT:

Part 1: The City Council approves a zoning change from TMED (T5-c) to PD-T5-c (Planned Development District – TMED T5-c) on a portion of lots 2 and 3, block 1, Scott and White Properties Subdivision, located on the southwest corner of Scott Boulevard and South 31st Street, as outlined in the map attached hereto as Exhibit ‘A,’ and made a part hereof for all purposes and subject to the following exceptions from Section 6.3 (TMED) of the Unified Development Code:

- Exceeds 12’ maximum front setback (Sec. 6.3.5.B.)
- 80 percent impervious cover limitation (Sec. 6.3.5.B.) to allow:
 - Lot 1: 85.1% impervious cover
 - Lot 2: 87.3% impervious cover
 - Note: Lot 3 is under the maximum with 75.1% impervious cover
- Less than the 2-story building height requirements (Sec. 6.3.5.D.)
- Allowing a commercial surface parking lot (Sec. 6.3.6.D. prohibits commercial surface parking lots in T5-c)
- A drive-through would be permitted for a proposed restaurant (6.3.6.D. prohibits drive-through restaurants in T5-c)
- 1 tree per 12 parking spaces (Sec. 6.3.10.D. requires 1 tree per 10 parking spaces)
- 5 foot sidewalk with no 6 foot planting strip between curb and sidewalk to allow for the preservation of an existing sidewalk along Scott Blvd. (Sec. 6.3.11.B.5.)
- 8 foot sidewalk with no 6 foot planting strip between curb and sidewalk to allow for the preservation of an existing sidewalk along S. 31st Street (Sec. 6.3.11.D.2.)
- 50 foot maximum building façade length without articulation (Sec. 6.3.13.D. requires a 5-foot building offset at least every 50 feet of façade length)
- Two 8 foot x 9 foot freestanding single-tenant monument signs and two 12 foot x 10 foot multitenant monument signs (Sec. 6.3.16.C)

Part 2: The City Council approves a zoning change subject to the following conditions:

- Street lighting is consistent with the TMED lamp standards (lighting found along South 1st and South 5th Streets adjacent to Temple College)
- Pedestrian connections from South 31st Street and Scott Boulevard sidewalks to the retail development.

Part 3: The City Council directs the Director of Planning to make the necessary changes to the City Zoning Map accordingly.

Part 4: It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such phrase, clause, sentence, paragraph or section.

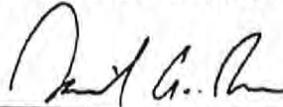
Part 5: This ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Temple, Texas, and it is accordingly so ordained.

Part 6: It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on First Reading and Public Hearing on the 2nd day of **October**, 2014.

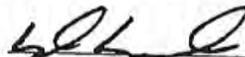
PASSED AND APPROVED on Second Reading on the 16th day of **October**, 2014.

THE CITY OF TEMPLE, TEXAS



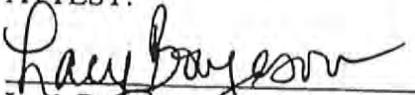
DANIEL A. DUNN, Mayor

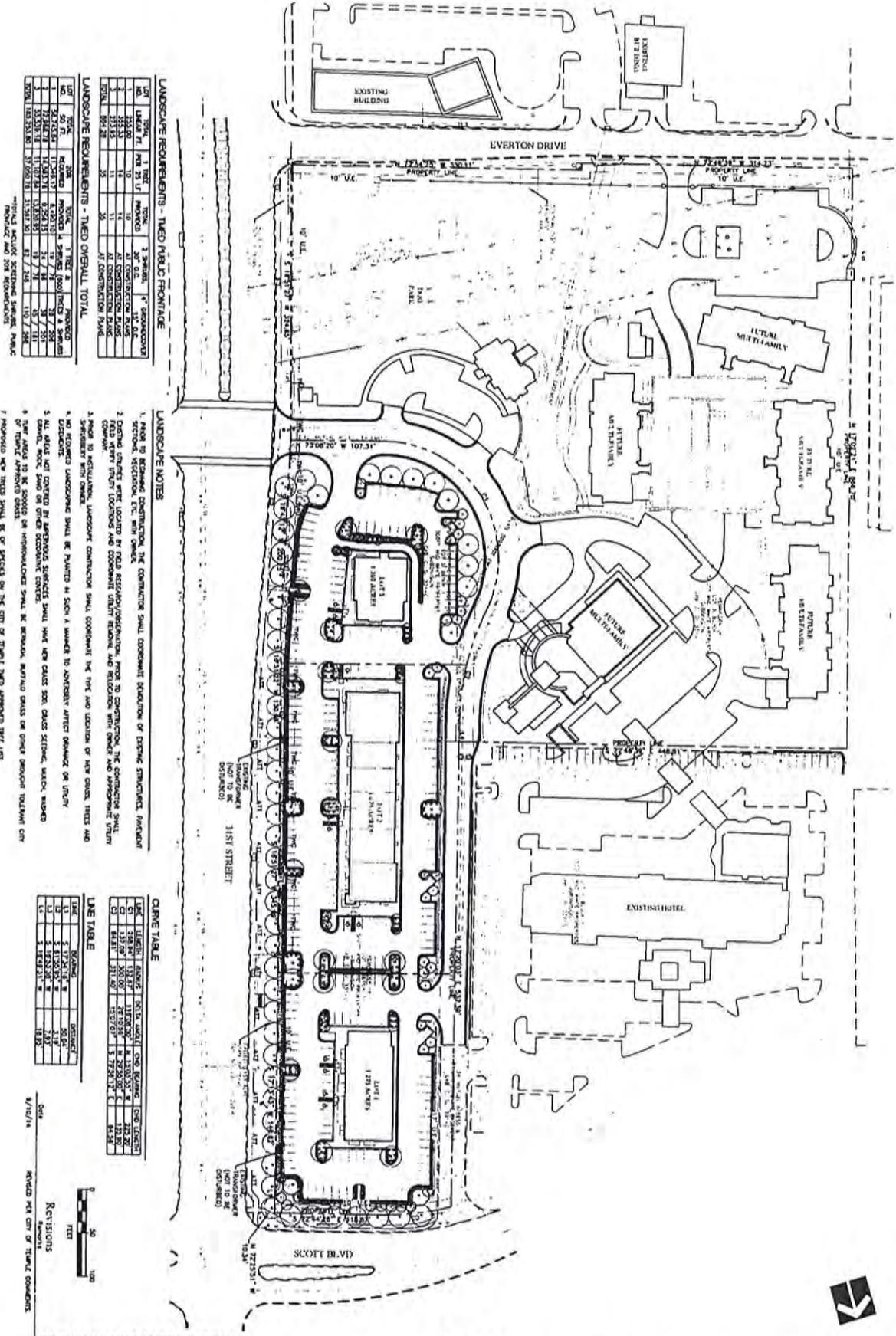
APPROVED AS TO FORM:



Kayla Landeros
City Attorney

ATTEST:


Lacy Borgeson
City Secretary



LANDSCAPE REQUIREMENTS - TREE TABLE FRONTOAGE

LOT	NO. TREES / SPECIES			
1	100	100	100	100
2	100	100	100	100
3	100	100	100	100
4	100	100	100	100
5	100	100	100	100
6	100	100	100	100
7	100	100	100	100
8	100	100	100	100
9	100	100	100	100
10	100	100	100	100
11	100	100	100	100
12	100	100	100	100
13	100	100	100	100
14	100	100	100	100
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- LANDSCAPE NOTES**
1. PRIOR TO BEGINDING CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN PERMITS FOR EXISTING STRUCTURES, PARKING STRUCTURE, RETENTION, ETC. WITH OWNER.
 2. EXISTING UTILITIES ARE LOCATED BY FIELD RECON/ADJUSTMENT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND OBTAIN PERMITS FOR EXISTING UTILITIES AND APPROPRIATE UTILITY COMPANIES.
 3. PRIOR TO BEGINDING CONSTRUCTION SHALL OBTAIN THE TYPE AND LOCATION OF NEW UTILITIES AND APPROPRIATE UTILITY COMPANIES.
 4. NO EXISTING UTILITIES SHALL BE PLACED IN SUCH A MANNER TO INTERFERE WITH THE CONSTRUCTION OF NEW UTILITIES AND APPROPRIATE UTILITY COMPANIES.
 5. ALL UTILITIES NOT COVERED BY APPROPRIATE PERMITS SHALL HAVE NEW CAST IRON, GALVANIZED STEEL, WATER, SEWER, GAS, AND OTHER UTILITIES COVERED.
 6. OF UTILITIES TO BE COVERED APPROPRIATE PERMITS SHALL BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES.
 7. PROPOSED NEW UTILITIES SHALL BE OF SPECIES OR TYPE AS SHOWN ON THE PLAN AND APPROVED BY THE CITY.

CURVE TABLE

LINE	START	END	ANGLE	CHORD	CHORD BEARING	CHORD BEARING	CHORD BEARING	CHORD BEARING
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PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

5-18-2015
Item # 4
Regular Agenda
Page 1 of 3

APPLICANT / DEVELOPMENT: John Kiella, Kiella Development Inc.

CASE MANAGER: Beverly Mesa-Zendt AICP, Assistant Planning Director

ITEM DESCRIPTION: **Z-FY-15-19** – Hold a public hearing to discuss and recommend action on a Conditional Use Permit for Lots 4, 5, 9, and 8 Block 2, Westfield Development Phase IV, located at 7373 and 7349 Honeysuckle Drive, 7348 West Adams Avenue and 7410 West Adams Avenue; allowing for establishments where the gross revenue from the on-premise sale of alcoholic beverages is less than 75% of the total gross revenue of the establishment sales.

STAFF RECOMMENDATION: Staff recommends approval of the requested Conditional Use Permit allowing for establishments where the gross revenue from the on-premise sale of alcoholic beverages is less than 75% of the total gross revenue of the establishment sales.

ITEM SUMMARY: The applicant is seeking a conditional use permit for an existing commercial development that provides space for retail, office and restaurant uses. The applicant has applied for a Conditional Use Permit on behalf of a tenant who operates a restaurant (La Riv Italian Cuisine) in the subject development and would like the opportunity to serve alcoholic beverages to the restaurant's clientele. Section 5.3.15 of the Unified Development Code has identified multiple performance standards related to the provision of a Conditional Use Permit for the on-premise sale of alcoholic beverages. Some of which include, but are not limited to:

- *The permittee must comply with applicable licensing and permit provisions of the Alcoholic Beverage Code within six months from the date of the issuance of the Conditional Use Permit, such limitation in time being subject to City review and possible extension.*
- *The permittee must demonstrate that the granting of the permit would not be detrimental to the public welfare of the citizens of the City.*
- *The permittee must, at all times, provide an adequate number of employees for security purposes to adequately control the establishment to prevent incidents of drunkenness, disorderly conduct and raucous behavior. The permittee must consult with the Chief of Police, who acts in an advisory capacity, to determine the number of qualified employees necessary to meet such obligations.*

Additionally, the UDC states:

The City Council may deny or revoke a Conditional Use Permit in accordance with Sec. 3.5 if it affirmatively determines that the issuance of the permit is:

- a. Incompatible with the surrounding uses of property; or
- b. Detrimental or offensive to the neighborhood or contrary to the health, safety and general welfare of the City and its inhabitants.

A Conditional Use Permit runs with the property and a change in ownership or a change in lessee does not affect the Conditional Use Permit.

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

Direction	FLUP	Zoning	Current Land Use
Subject Property	Suburban Commercial	General Retail	Office, Retail, Restaurants; Personal Service (Spa)
North	Suburban Commercial	GR	Undeveloped, Residential
South	Suburban Residential	NS, AG	Office, Retail, Bank, Church
East	Suburban Commercial	GR	Bank
West	Suburban Commercial	GR	Office

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

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

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

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

The subject property is falls into the Suburban Commercial Future Land Use Character Area. The Suburban Commercial character area is appropriate for office, retail, and service uses adjacent to and abutting residential neighborhoods and in other areas where the community's image and aesthetic value should be promoted, such as gateways and high profile corridor locations. The existing uses, development character and proposed Conditional Use Permit are consistent with the Suburban Commercial Future Land Use Character area. The site density, landscaping and the residential character of the building design and site amenity features demonstrate a high quality of development compatible with surrounding neighborhood and retail uses.

Thoroughfare Plan (CP Map 5.2) and Temple Trails Master Plan Map and Sidewalk Ordinance

The subject property is located on West Adams and Honeysuckle Drive. W. Adams is a constructed Major Arterial with an existing City-Wide Spine Trail located on the north side of West Adams. No new sidewalks or roads are proposed with this project.

Availability of Public Facilities (CP Goal 4.1)

As the property is already developed, adequate utilities have been established to serve this site. The subject lots are served by a 14" water line and a 12' sewer line.

DEVELOPMENT REGULATIONS: This site conforms to the following development regulations for non-residential development in the General Retail District:

Minimum Lot Size	N/A
Minimum Lot Width	N/A
Minimum Lot Depth	N/A
Front Yard	15'
Side Yard	10'
Side Yard (Corner)	10'
Rear Yard	0

PUBLIC NOTICE: 22 notices of the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of Wednesday Tuesday May 13, 2015, 16 notices have been returned in favor of the proposed rezoning and no notices have been returned in opposition to the proposed rezoning. The newspaper printed notice of the public hearing on May 7, 2015, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

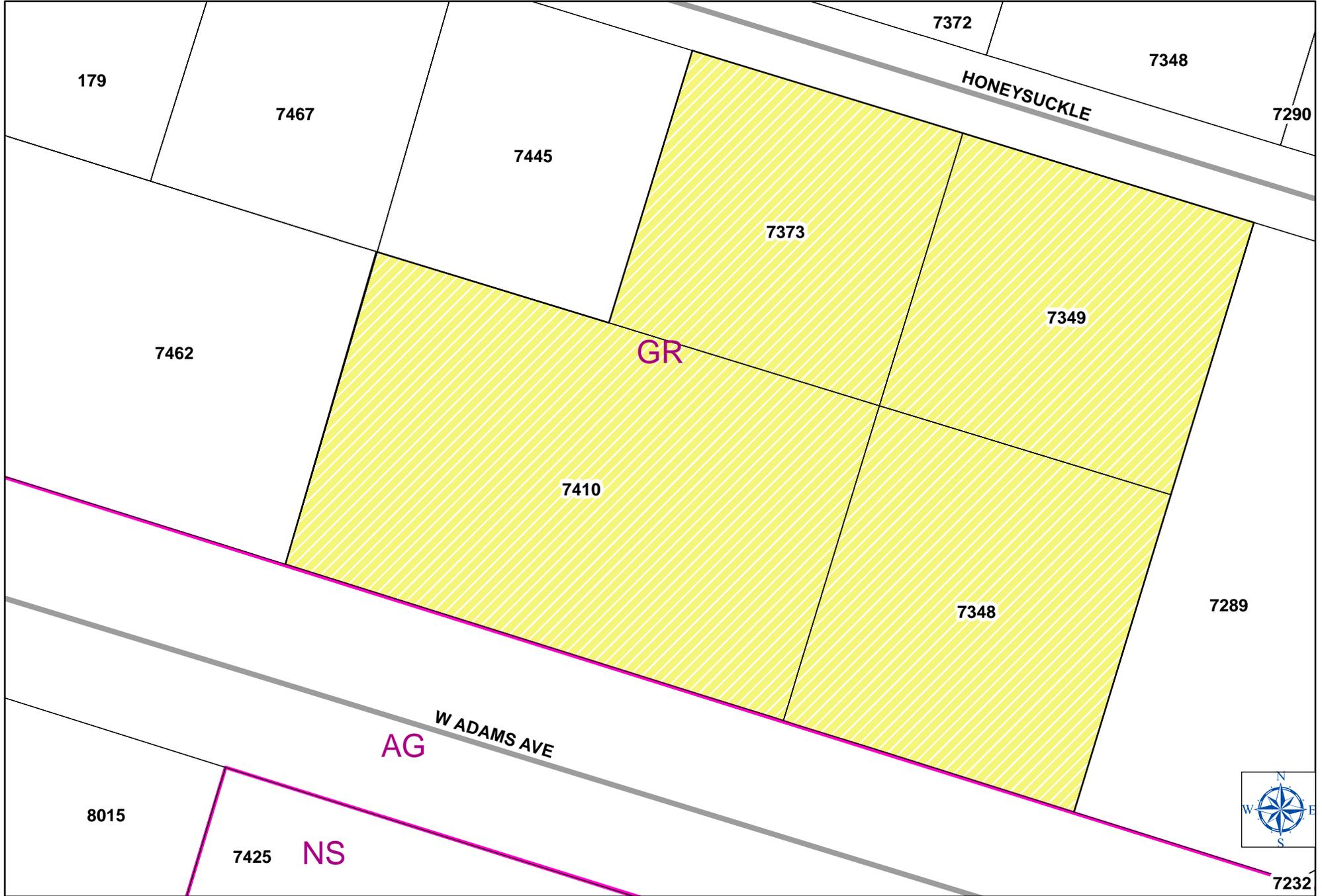
- Zoning & Location Map
- Site and Surrounding Property Photos
- Future Land Use and Character Map
- Localized area of the Thoroughfare & Trails Plan (combined)
- Utility Map
- Notification Map
- Returned Property Owner Notices



Z-FY-15-19

Zoning and Location Map

7373 and 7349 Honeysuckle Drive &
7348 and 7410 West Adams Avenue



Zoning
 Case
 1234 Addresses



City of Temple Planning
City of Temple GIS
bzndt

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



Subject Property: Location: Multiple Tracts Bordering:
N. Pea Ridge Rd; Prairie View Rd;
Stonehollow Dr; Westfield Blvd; and Hilliard Rd.



Property to the North



Property to the South



Property to the West



Property to the East

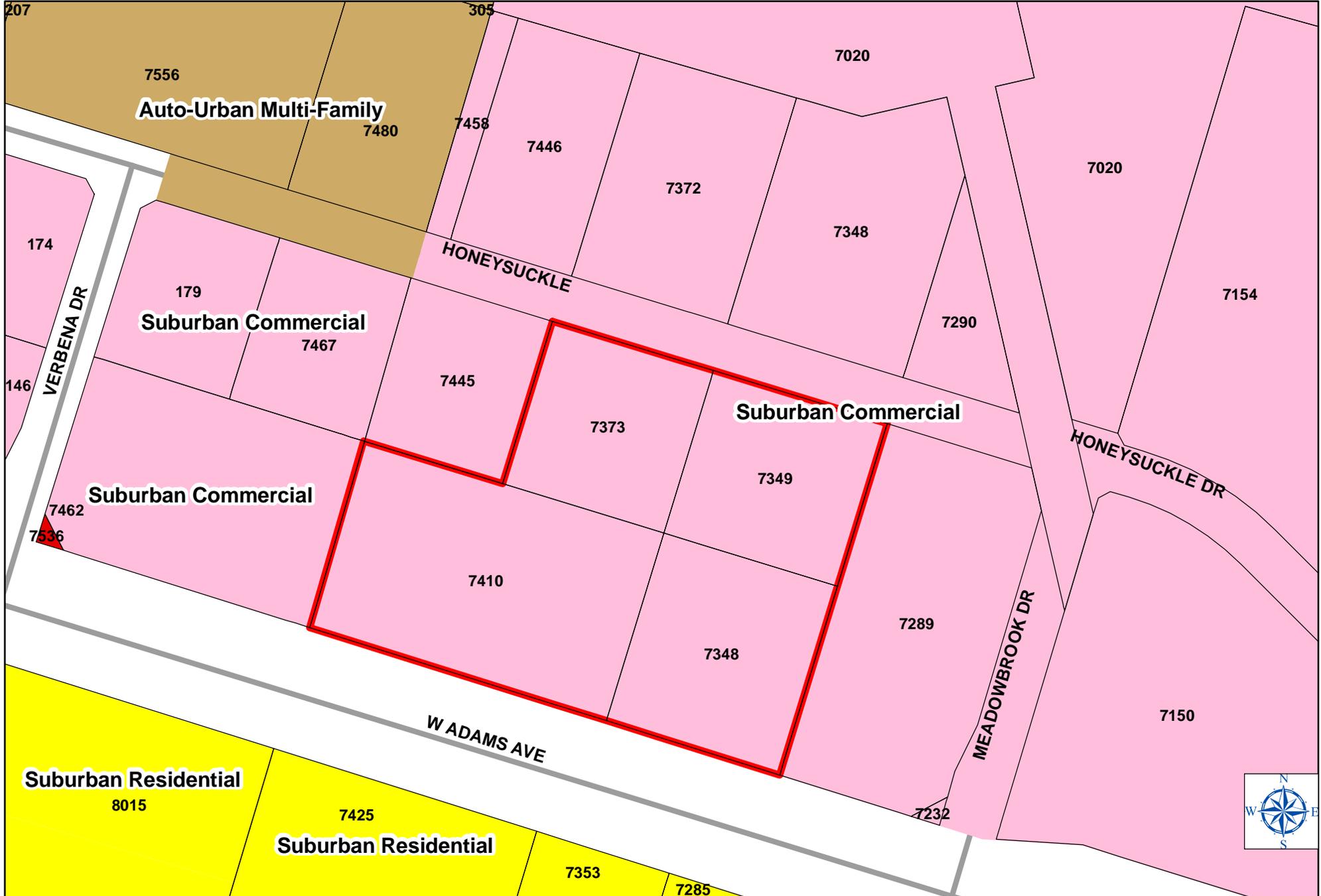




Z-FY-15-19

Future Land Use Map

7373 and 7349 Honeysuckle Drive &
7348 and 7410 West Adams Avenue



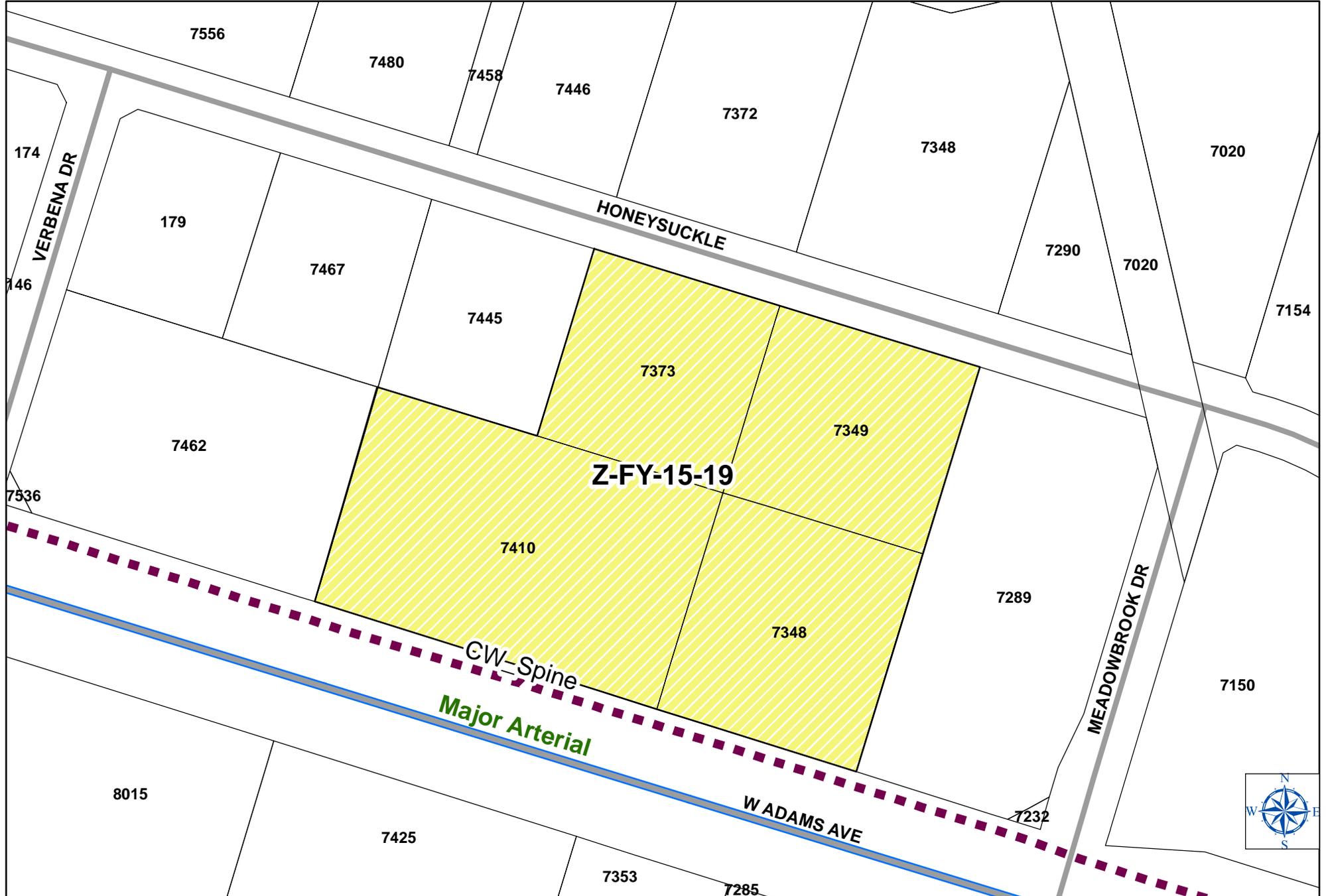
 Case 1234 Addresses



City of Temple Planning
City of Temple GIS
bzendt

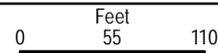
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.





Case

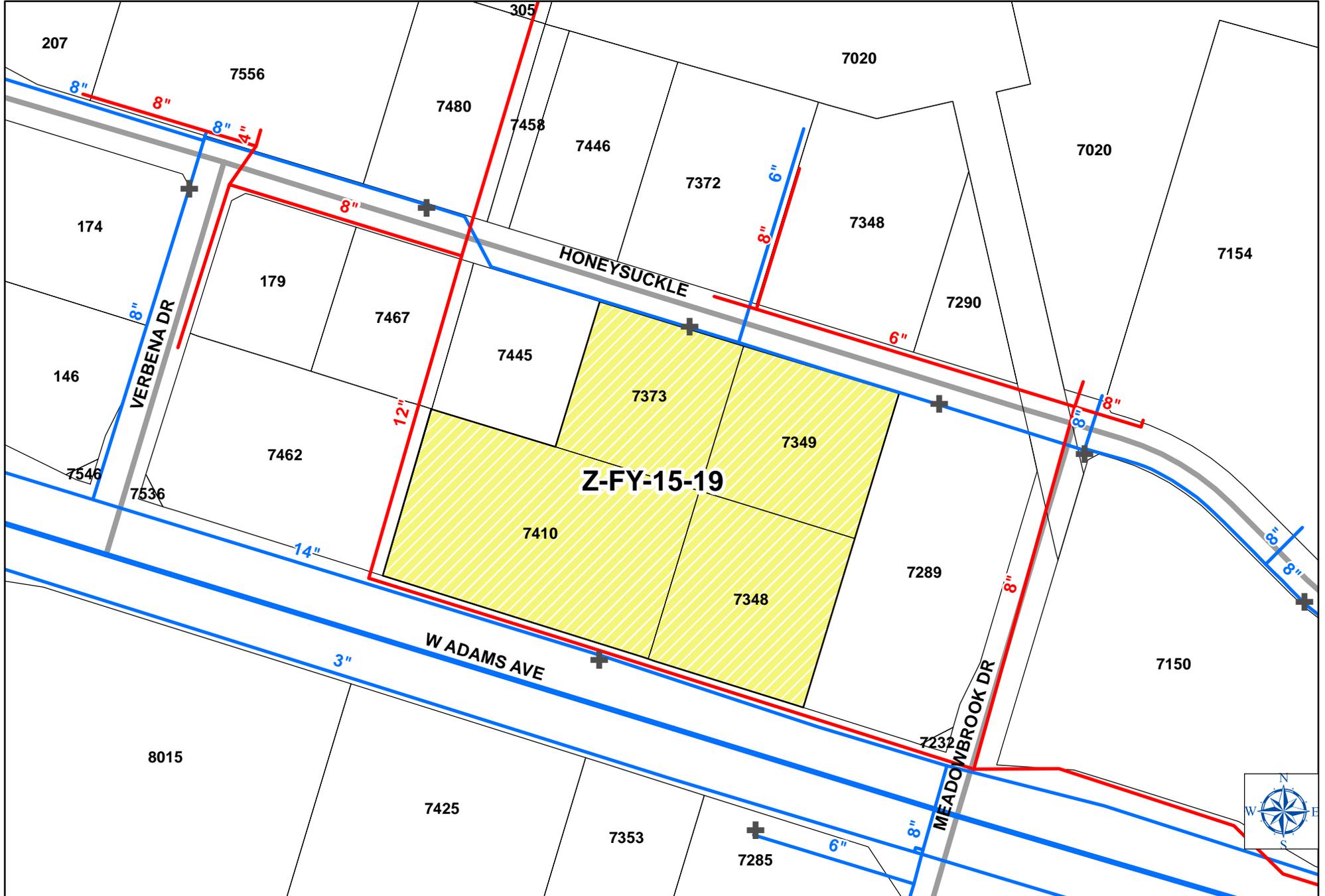
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City of Temple Planning
City of Temple GIS
bzendt

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+ Fire Hydrant
 — Sewer Line
 — Water Line
 Case



City of Temple Planning
City of Temple GIS
bzendt



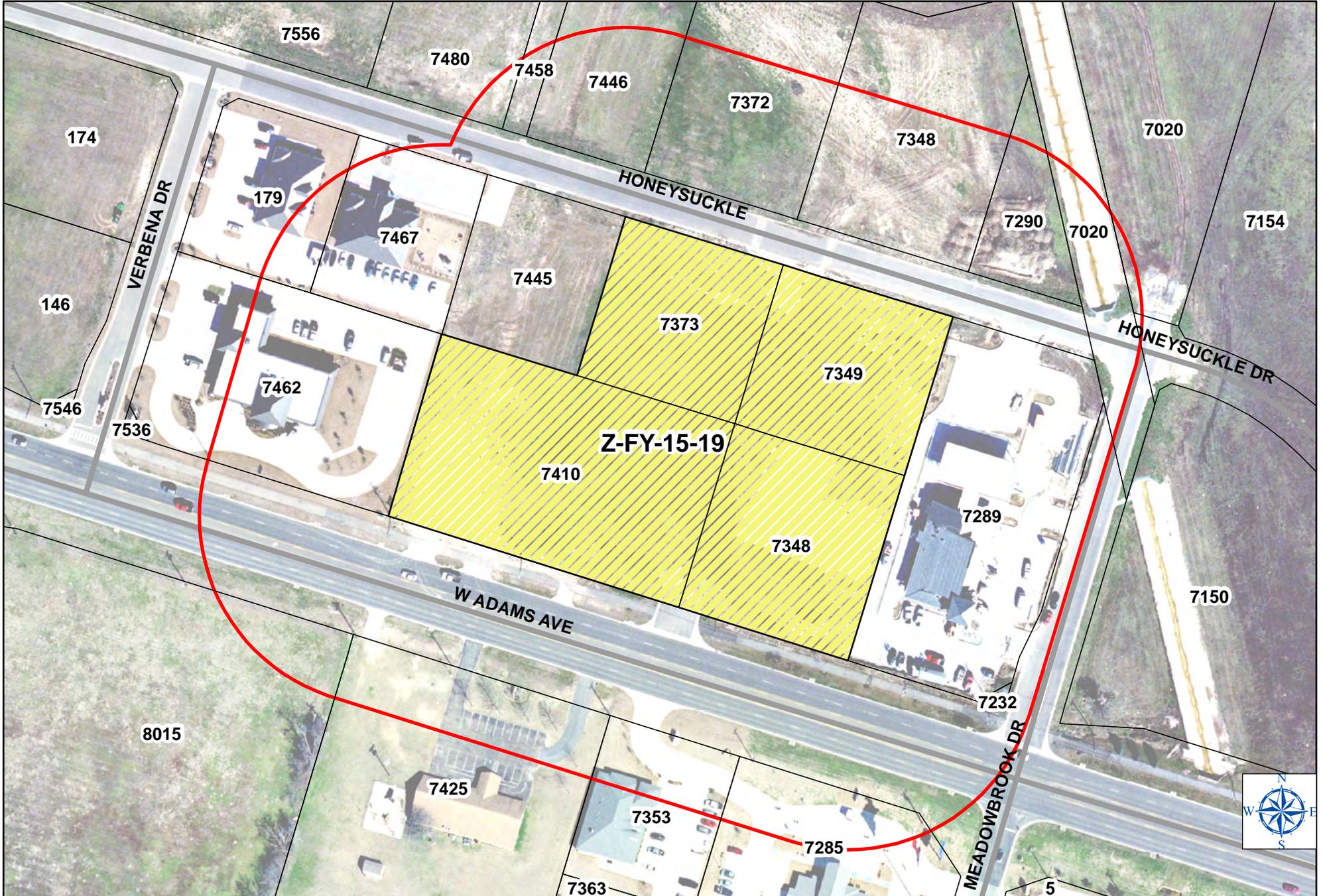
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



Z-FY-15-19

Property Owner Notification Map

7373 and 7349 Honeysuckle Drive &
7348 and 7410 West Adams Avenue



1234 Addresses



200' Buffer



Case



City of Temple Planning
City of Temple GIS
bzendt

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



**RESPONSE TO A REQUEST FOR A CONDITIONAL USE
PERMIT
CITY OF TEMPLE**

Kiella Development Inc.
P.O. Box 1344
Temple, Texas 76503-1344

Zoning Application Number: Z-FY-15-19 **Project Manager:** Beverly Mesa-Zendt

Location: 7373 and 7349 Honeysuckle Drive, 7348 West Adams Avenue and 7410 West Adams Avenue

The proposed Conditional Use Permit (CUP) request is for the area shown in hatched marking on the attached map. Because you own property within 200 feet of the area proposed for the CUP, your opinions are welcomed. Please use this form to indicate whether you are in favor of this CUP request for the property described on the attached notice, and provide any additional comments you may have. *

I recommend approval () denial of this request.

Comments:

Signature

Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than May 18, 2015

City of Temple
Planning Department
Room 102
Municipal Building
Temple, Texas 76501

RECEIVED
MAY 14 2015
City of Temple
Planning & Development

Number of Notices Mailed: 22

Date Mailed: May 7, 2015

***If you own properties within 200 feet of the requested change, see attached listing.**



**RESPONSE TO A REQUEST FOR A CONDITIONAL USE
PERMIT
CITY OF TEMPLE**

Tem-Tex Investments Ltd
P.O. 1344
Temple, Texas 76503-1344

Zoning Application Number: Z-FY-15-19 **Project Manager:** Beverly Mesa-Zendt

Location: 7373 and 7349 Honeysuckle Drive, 7348 West Adams Avenue and 7410 West Adams Avenue

The proposed Conditional Use Permit (CUP) request is for the area shown in hatched marking on the attached map. Because you own property within 200 feet of the area proposed for the CUP, your opinions are welcomed. Please use this form to indicate whether you are in favor of this CUP request for the property described on the attached notice, and provide any additional comments you may have. *

I recommend approval () denial of this request.

Comments:

Signature

John Kiella

Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than May 18, 2015

**City of Temple
Planning Department
Room 102
Municipal Building
Temple, Texas 76501**

RECEIVED

MAY 14 2015

City of Temple
Planning & Development

Number of Notices Mailed: 22

Date Mailed: May 7, 2015

*If you own multiple properties within 200 feet of the requested change, see attached listing.



Properties within the 200 Feet of Requested CUP

TEM-TEX Investments LTD					
#	Subdivision	Lot	Block	Address	City
1	Westfield IV	8	2	7348 W. Adams Ave.	Temple, Texas
2	Westfield III	1	9	7462 W. Adams Ave.	Temple, Texas
3	Westfield IV	3	2	7445 Honeysuckle	Temple, Texas
4	Westfield IX	1	1	7480 Honeysuckle	Temple, Texas
5	Outblock 1118-B,	-	-	7425 West Adams Avenue	Temple, Texas

Zoning Application Number: Z-FY-15-19

Project Manager: Beverly Mesa-Zendt



Properties within the 200 Feet of Requested CUP

Kiella Development Inc. & Westfield Property Owners Associateion					
#	Subdivision	Lot	Block	Address	City
1	Westfield Development IX	3	1	7372 Honeysuckle	Temple, Texas
2	Westfield Development IX	2	1	7446 Honeysuckle	Temple, Texas
3	Westfield Development IV	H	2	7232 W. Adams Ave	Temple, Texas
4	Westfield Development IV	1	2	179 Verbena Dr.	Temple, Texas
5	Westfield Development IX	5	1	7290 Honeysuckle	Temple, Texas
6	Westfield Development IV	2	2	7467 Honeysuckle	Temple, Texas
7	Westfield Development IX	4	1	7348 Honeysuckle	Temple, Texas
8	Westfield Development IX/ Westfield Property Owners Association	Tract K		7425 West Adams Avenue	Temple, Texas

Zoning Application Number: Z-FY-15-19

Project Manager: Beverly Mesa-Zendt



**RESPONSE TO A REQUEST FOR A CONDITIONAL USE
PERMIT
CITY OF TEMPLE**

Westfield Capital LLC & Kiella Development Inc.
15 North Main Street
Temple, Texas 76501

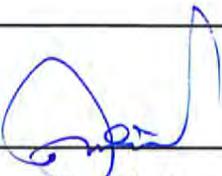
Zoning Application Number: Z-FY-15-19 **Project Manager:** Beverly Mesa-Zendt

Location: 7373 and 7349 Honeysuckle Drive, 7348 West Adams Avenue and 7410 West Adams Avenue

The proposed Conditional Use Permit (CUP) request is for the area shown in hatched marking on the attached map. Because you own property within 200 feet of the area proposed for the CUP, your opinions are welcomed. Please use this form to indicate whether you are in favor of this CUP request for the property described on the attached notice, and provide any additional comments you may have. *

I recommend (approval () denial of this request.

Comments:



Signature

Thomas C Baird

Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than May 18, 2015

**City of Temple
Planning Department
Room 102
Municipal Building
Temple, Texas 76501**

RECEIVED
MAY 14 2015
City of Temple
Planning & Development

Number of Notices Mailed: 22

Date Mailed: May 7, 2015



**RESPONSE TO A REQUEST FOR A CONDITIONAL USE
PERMIT
CITY OF TEMPLE**

Westfield Capital LLC
15 North Main Street
Temple, Texas 76501

Zoning Application Number: Z-FY-15-19 **Project Manager:** Beverly Mesa-Zendt

Location: 7373 and 7349 Honeysuckle Drive, 7348 West Adams Avenue and 7410 West Adams Avenue

The proposed Conditional Use Permit (CUP) request is for the area shown in hatched marking on the attached map. Because you own property within 200 feet of the area proposed for the CUP, your opinions are welcomed. Please use this form to indicate whether you are in favor of this CUP request for the property described on the attached notice, and provide any additional comments you may have. *

I recommend approval () denial of this request.

Comments:



Signature

Thomas C Baird

Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than May 18, 2015

City of Temple
Planning Department
Room 102
Municipal Building
Temple, Texas 76501

RECEIVED

MAY 14 2015

City of Temple
Planning & Development

Number of Notices Mailed: 22

Date Mailed: May 7, 2015



**RESPONSE TO A REQUEST FOR A CONDITIONAL USE
PERMIT
CITY OF TEMPLE**

Short Term Lending *GP*
15 North Main Street
Temple, Texas 76501

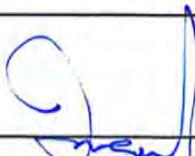
Zoning Application Number: Z-FY-15-19 **Project Manager:** Beverly Mesa-Zendt

Location: 7373 and 7349 Honeysuckle Drive, 7348 West Adams Avenue and 7410 West Adams Avenue

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I recommend () approval () denial of this request.

Comments:



Signature

Thomas C Beard

Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than May 18, 2015

**City of Temple
Planning Department
Room 102
Municipal Building
Temple, Texas 76501**

RECEIVED
MAY 14 2015
City of Temple
Planning & Development

Number of Notices Mailed: 22

Date Mailed: May 7, 2015



PLANNING AND ZONING COMMISSION AGENDA ITEM

05/18/2015

Item #5

Regular Agenda

Page 1 of 2

APPLICANT / DEVELOPMENT: Ron Carroll Surveyors (On Behalf of John & Vicky Dorsey)

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: P-FY-15-19 Consider and recommend action on the Final Plat of Dorsey II Subdivision, a 3.97 +/- acre, 3-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, being a Replat of Lot 3, Block 1, Dorsey Subdivision, as recorded in Cabinet D, Slide 294-A of the real property records of Bell County, Texas, addressed as 7677 Acres Road within the Extra-Territorial Jurisdiction (ETJ) of the City of Temple.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Dorsey II subdivision; and

Staff recommends approval of the requested exception to Section 8.1.3A.7 of the Unified Development Code relating to required fire hydrants because:

1. The proposed plat is not within the City's fire district;
2. The existing water lines are inadequately sized to support a fire hydrant;
3. The City has not set forth plans to annex the area proposed for platting in the City's Municipal Annexation plan; and
4. The Fire Marshal recommends approval of the Exception.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat for the Dorsey II subdivision on March 26, 2015. The plat was deemed administratively complete on May 11, 2015.

The Final Plat for Dorsey II subdivision, a 3-lot, 1-block, residential subdivision is located at 7677 Acres Road which is within the City of Temple's Extra Territorial Jurisdiction (ETJ). As such a subdivision is required by the City of Temple. While the owner is creating individual lots to be deeded to family members, the split does not meet County subdivision criteria for an exception and a final plat is required by Bell County. The plat required by Bell County will be subject to review by the Commissioners Court and would be scheduled after Temple's City Council review of the plat and the requested exception.

A private easement agreement for a 100-foot drainage easement has been created for private facilities and recorded as required by UDC Section 8.1.9. The recording information is shown on the plat.

There is no sewer service in the area and so the surrounding area has on-site septic systems. While there are two water lines, a 1 1/2- inch water line and a 4-inch water line are available to the subject properties, they are not large enough to accommodate placement of new fire hydrants. As a result, a requested exception to UDC Section 8.1.3A.7 was submitted.

Per UDC Section 8.1.3B, fire hydrants will not be required in the City's Extra-Territorial Jurisdiction (ETJ) when all of the following circumstances exist:

1. The proposed plat is not within the City's fire district;
2. The City does not provide water service to the area proposed for platting; and
3. The City has not set forth plans to annex the area proposed for platting in the City's Municipal Annexation plan.

In this case, Condition Number No. 2 cannot be met, since the City provides water to this location and the hydrant is still required. However, the existing water lines, are inadequately sized to support a fire hydrant. The Fire Department has reviewed the final plat and finds the requested exception acceptable.

The subject properties front along Acres Road and this portion of Acres Road is listed as a local road in the Thoroughfare Plan and does not require sidewalks. The plat shows approximately 50-feet of street right-of-way along Acres Road.

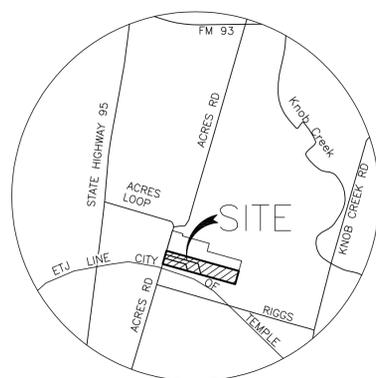
FISCAL IMPACT: Not Applicable

ATTACHMENTS:

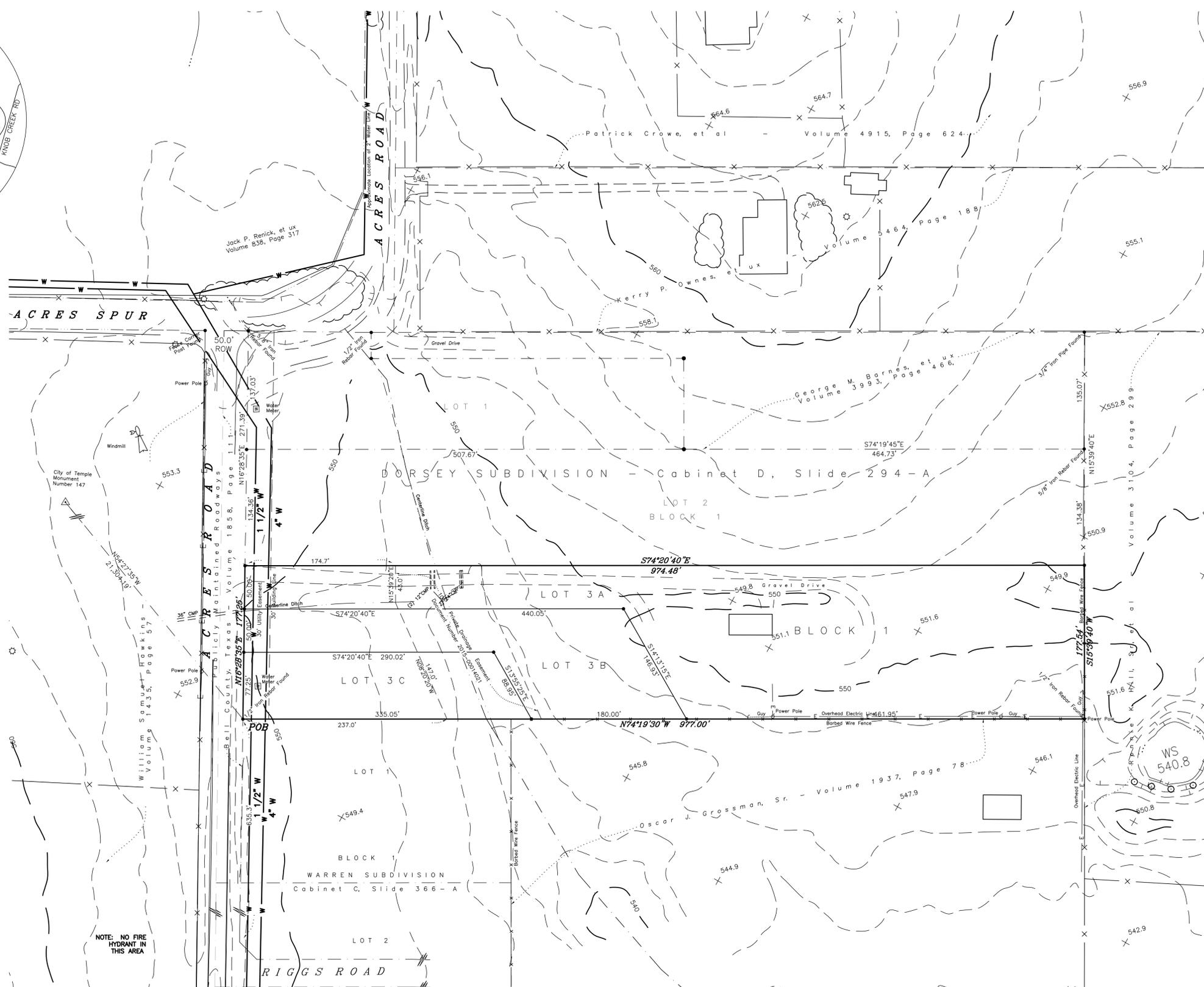
Final Plat

Topo / Utility Plan

Requested Exception (Description & Justification)



VICINITY MAP
NOT TO SCALE



NOTE: NO FIRE HYDRANT IN THIS AREA

NOTES:
• All Property Corners are 5/8" Iron Rebar Set with cap stamped "RCS INC", unless otherwise stated.

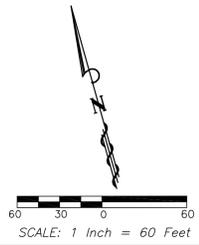
Basis of Bearing: The survey work for this project is on Grid Bearings and Coordinates, based upon the Texas State Plane Coordinate System, Central Zone, NAD83 datum obtained from GPS observations and referenced to the SMARTNET NORTH AMERICA Base Station "TCTX" at Temple College in Temple, Texas whose published coordinate value: N=10,366,800.416 E=3,229,830.944. The distances shown are surface distances. The Combined Correction Factor (CCF) for this project is 0.9998579.

See attached field notes that accompany this plot.
Topography and utilities furnished by the City of Temple.
CMP = Corrugated Metal Pipe
ETJ = Extra Territorial Jurisdiction

This tract does not appear to be within the "Special Flood Hazard Area" as per F.E.M.A. Federal Insurance Administration Map Number 4802700365C Effective Date September 26, 2008. This statement does not imply this tract will never flood nor does it create liability on the part of this surveyor or company in such an event.

The research for the land boundary property line of this tract has been provided by this surveyor or his associates. That research includes the names and references to the adjoining property owners. Those adjoining owners are for compliance to the Texas Board of Professional Land Surveyors regulations, and are shown for information purposes only. All other research for documents such as, but not limited to, easements, deed restrictions, restrictive covenants, leases, etc. are the responsibility of the client's Title Company or other third parties other than this surveyor or company, this surveyor or company.

OWNER'S RESPONSIBILITY NOTE:
In approving this plot 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 plot in accordance with the plans and specifications prescribed by the Commissions 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 plot or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for the drainage ways or easement in the subdivision, other than those draining or protecting the road system and streets. The County assumes no responsibility for the accuracy of representation by other parties in this plot. Flood plain data, in particular, may change depending on subsequent development.



SCALE: 1 inch = 60 Feet

Topography & Utility map of
DORSEY II SUBDIVISION
being a Replat of Lot 3, Block 1 of DORSEY SUBDIVISION, a subdivision situated in Bell County, Texas, as it appears upon the map recorded in Cabinet D, Slide 294-A of the Bell County Plat Records, also being in the Extraterritorial Jurisdiction of the City of Temple, in Bell County, Texas.
Elevations and Contours are on City of Temple Datum.
Surveyed January 27, 2015.
RONALD CARROLL SURVEYORS, INC.

3 Lots in 1 Block
AREA - 3.97 ACRES

OWNER
John P. Dorsey and Vicki L. Dorsey
P.O. Box 564
Little River-Academy, Texas 76554

Topography & Utility map of
DORSEY II SUBDIVISION
being a Replat of Lot 3, Block 1, DORSEY SUBDIVISION, situated in the Extraterritorial Jurisdiction, of the City of Temple, in Bell County, Texas.

RONALD CARROLL SURVEYORS, INC.
Phone: (254) 773-1447 Fax: (254) 773-1728
5302 South 31st Street - Temple, Texas 76502
DRAWN BY: M.J.A. DATE: 4/27/15 DRAWING NAME: 09136-R-REPLAT SHEET
SIZE 24x36 JOB#: 09136 SHEET: 2 of 2 FIELD BOOK: 83 PG 44-45



March 30, 2015

City of Temple
2 North Main
Temple, Texas 76501

RE: Exception to Fire Hydrant Requirements

To Whom It May Concern:

We are requesting, on behalf of the owner, an Exception to USC Section 8.1.3A.7 Fire Hydrants.

This property is located in the City of Temple's extraterritorial jurisdiction on Acres Spur.

At this location, the property does not have adequate water pressure or lines to sustain fire hydrants.

Thank you for your time and consideration. If there are any questions and/or concerns, please contact me at the address and/or phone number listed below.

Sincerely,

Ronald Carroll, RPLS
Ronald Carroll Surveyors, Inc.

S:\Data\TEXAS RCS JOB DATABASES\RCS Job Database 2009\09136_DORSEY\Admin\Exception Fire Hydrants_032715.doc



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

5/18/15
Item #6
Regular Agenda
Page 1 of 3

APPLICANT: John Kiella, Kiella Land Investments

CASE MANAGER: Beverly Zendt, Assistant Director of Planning

ITEM DESCRIPTION P-FY-15-22 - P-FY-15-22 - 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 with an exception to Unified Development Code (UDC) Section 8.3: Park Land Dedication.

STAFF RECOMMENDATION: Staff recommends approval of the Westfield Master Preliminary Plat and the exception to UDC Section 8.3 Park land Dedication.

ITEM SUMMARY: The Development Review Committee reviewed the Westfield Master Preliminary Plat and deemed it complete on May 15, 2015.

The applicant has submitted a preliminary plat for a +/- 224 acres including multiple tract site bordered by North Pea Ridge Road, Prairie View Road, Stonehollow Drive, Westfield Boulevard, and Hilliard Road. The applicant is proposing a design concept that will involve the integration of a mix of zonings and uses to create a unique planned community where residents can live, shop and play accessing amenities and shopping by means of a connected trail/sidewalk system. The Westfield Master Planned Development Zoning request is being considered in tandem with this plat request.

The following roads have been identified in the Future Thoroughfare Plan Map and have been identified on in the corresponding preliminary plat where additional right-of way has been requested where needed.

- Stonehollow Drive- Proposed Collector
- N. Pea Ridge Road- Proposed Collector
- Prairie View Road-Proposed Minor Arterial
- Westfield Blvd- Proposed Minor Arterial

A local Connector has been identified along Stonehollow Drive and a Community-Wide Connector has been identified along Westfield Boulevard. Both trail segments have been identified on the corresponding plat. A note has been provided on the plat indicating that sidewalks will be place on

Stonehollow Drive, N. Pea Ridge Road, Prairie View Road, and Westfield Blvd. A minimum 4' sidewalk is required on collector roads and a 6' sidewalks is required along arterials.

The applicant will likely seek an exception to the provision of a sidewalk on N. Pea Ridge Road with the final plat in anticipation of a city-initiated reconstruction of that local collector.

Sanitary sewer is available to the subject property through multiple existing 8" sewer lines provided along Stonehollow Drive, Prairie Lark Drive and along the south property boundary. Multiple water lines area available on the north south, east and west boundaries.

Exception Request

The applicant has requested an exception to Article 8: Subdivision Design and Improvements; Section 8.3.1 Requirements for Park Land Dedication.

1. The developer has stated that approximately 7.3 acres of parkland will be provided and maintained by the HOA and has planned various amenities within the parkland framework of pocket parks and linkages.
2. The exception is to allow these private parks to serve this development and to allow consideration for the pedestrian linkages that are being provided to the anticipated 250 acre Crossroads Park located to the northeast of the subdivision.
3. The approximate seven acres will serve the number of single family dwellings shown in this preliminary master with a surplus acreage to serve approximately 175 multi-family dwellings. If more multi-family is proposed in the future than the surplus will serve, this may be addressed prior to multi-family development.

Section 3.6.7 of the Unified Development Code states:

3.6.7B *The City Council may approve, approve with conditions or deny the request after consideration of the following factors:*

1. *That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of **Error! Reference source not found.** would have a substantial adverse impact on the applicant's reasonable use of the land;*
2. *That the granting of the exception will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and*
3. *That the granting of the exception will not have the effect of preventing the orderly subdividing of other land in the area in accordance with the provisions of this Section.*

The applicant has indicated that the presence of the anticipated 250 acre Crossroads Community Park to the north and related pedestrian amenities and connections located within the development will provide substantial open space and recreational opportunities for area residents. The applicant further references an additional 11.2 acres of open space provided in the form of a significant drainage feature and associated trail amenity.

Parks and Leisure Services Staff has reviewed the applicant's proposal and recommends approval providing that, with the introduction of additional multi-family dwelling units, that the dedication requirements will be revisited.

FISCAL IMPACT: No Applicable

ATTACHMENTS:

Final Plat

Topo/Utility Plan

Exception Request Letter

Parks and Open Space Plan

STATE OF TEXAS
 COUNTY OF BELL
 KNOW ALL MEN BY THESE PRESENTS, THAT KIELLA LAND INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, TEM-TEX INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, SHORT TERM LENDING GP, INC. A TEXAS CORPORATION AND JAMES F. CLAWSON OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS MASTER PRELIMINARY OF WESTFIELD, A SUBDIVISION IN THE CITY OF TEMPLE, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

KIELLA LAND INVESTMENTS MANAGEMENT, LTD
 A TEXAS LIMITED PARTNERSHIP
 BY AND THROUGH
 JOHN KIELLA, PRESIDENT
 KIELLA LAND INVESTMENTS MANAGEMENT, LLC
 GENERAL PARTNER

TEM-TEX INVESTMENTS, LTD.,
 A TEXAS LIMITED PARTNERSHIP
 BY AND THROUGH
 JOHN KIELLA, PRESIDENT
 PATIA L. C.
 GENERAL PARTNER

SHORT TERM LENDING GP, INC.
 A TEXAS CORPORATION
 BY AND THROUGH
 THOMAS BAIRD, PRESIDENT

JAMES F. CLAWSON
 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 PRELIMINARY PLAT:

JENNIFER RYKEN
 REGISTERED PROFESSIONAL ENGINEER
 NO. 106277

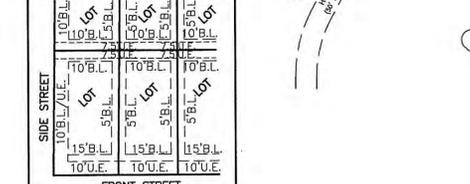
STATE OF TEXAS
 COUNTY OF BELL
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS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

MICHAEL E. ALVIS
 REGISTERED LAND SURVEYOR
 NO. 5402
 PRELIMINARY PLAT FOR INSPECTION PURPOSES ONLY
 BEING A SUBDIVISION OUT OF AND A PART OF THE BALDWIN ROBERTSON SURVEY, ABSTRACT NO. 17, AND IN THE NANCY CHANCE SURVEY, ABSTRACT NO. 5 BOTH IN BELL COUNTY, TEXAS.
 DATED THIS _____ DAY OF _____, 2015.
 APPROVED FOR FINAL PREPARATION OF FINAL PLAT:

CHAIRMAN, PLANNING AND ZONING COMMISSION

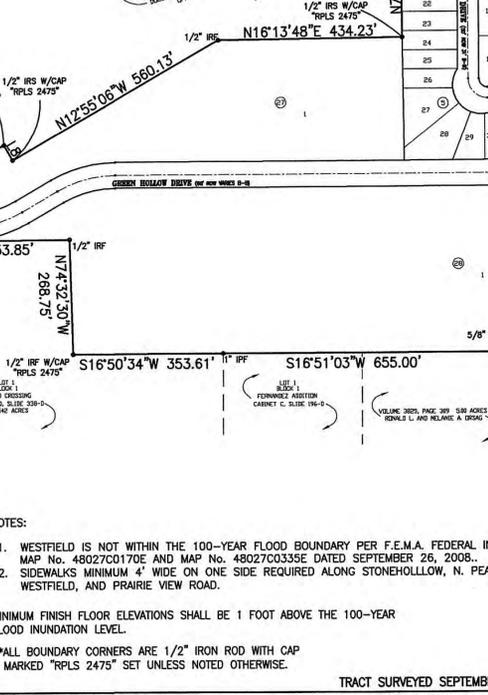
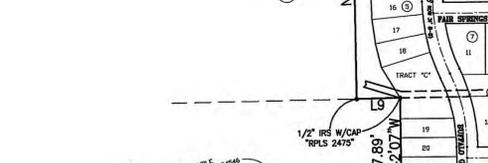
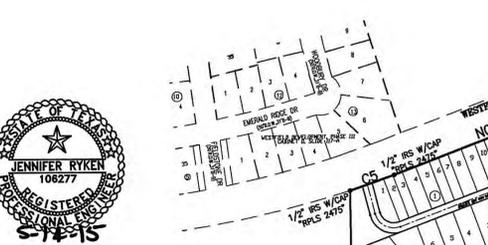
LINE	LENGTH	BEARING
L1	89.24	S73°52'31"E
L2	90.00	S72°45'27"E
L3	10.00	S17°22'06"W
L4	80.26	N97°48'02"W
L5	71.57	N44°54'39"W
L6	104.78	N61°08'02"W
L7	53.00	N73°21'14"W
L8	40.87	N77°04'54"E
L9	101.81	S15°52'57"W
L10	112.23	S89°49'55"W
L11	154.74	N14°27'53"E
L12	133.52	N15°24'10"E

Curve #	Length	Radius	Chord Direction	Chord Length
C1	1178.04	1286.03	S87°30'29"E	1124.71
C2	266.48	2675.00	S97°23'37"W	269.91
C3	106.98	841.44	N69°29'27"E	103.92
C4	431.06	831.44	N74°45'04"W	443.50
C5	116.73	2437.00	N62°33'37"W	110.72
C6	48.67	1957.00	N67°00'36"W	48.07
C7	192.68	602.68	N62°07'27"W	189.88



TYPICAL BUILDING SETBACK LINES
 This project is referenced to the city of temple coordinate system, an extension of the Texas coordinate system of 1983, central zone (NAD 83 Central Texas State Plane using Lambert Conformal Conic projection). All distances are horizontal surface distances unless noted and all bearings are grid bearings.
 All coordinate values are referenced to city monument number 519
 The theta angle at said city monument is 0° 29' 53"
 The combined correction factor (CCF) is 0.999983
 Published city coordinates are X = 6,329,191.72 Y = 10,388,828.14
 The tie from the above city monument to the POINT OF BEGINNING (POB) IS 8.30' 38" 17" W, 1088.77 feet.
 GRID DISTANCE = SURFACE DISTANCE X CCF
 GEODETIC NORTH = GRID NORTH + THETA ANGLE

STATE OF TEXAS
 COUNTY OF BELL
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
 THE _____ DAY OF _____, 2015 BY JOHN KIELLA.
 NOTARY PUBLIC
 STATE OF TEXAS
 COUNTY OF BELL
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
 THE _____ DAY OF _____, 2015 BY JOHN KIELLA.
 NOTARY PUBLIC
 STATE OF TEXAS
 COUNTY OF BELL
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
 THE _____ DAY OF _____, 2015 BY THOMAS BAIRD.
 NOTARY PUBLIC
 STATE OF TEXAS
 COUNTY OF BELL
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
 THE _____ DAY OF _____, 2015 BY JAMES F. CLAWSON.
 NOTARY PUBLIC



INDEX SHEET for:
 MASTER PRELIMINARY OF
WESTFIELD
 BEING A REPLAT OF LOT 1, BLOCK 2 WESTFIELD DEVELOPMENT PHASE V
748 Lots, 32 Blocks

LOTS 1-12, BLOCK 1	LOTS 1-52, BLOCK 11	LOTS 1-25, BLOCK 21
LOTS 1-12, BLOCK 2	LOTS 1-22, BLOCK 12	LOTS 1-90, BLOCK 22
LOTS 1-15, BLOCK 3	LOTS 1-22, BLOCK 13	LOTS 1-9, BLOCK 23
LOTS 1-10, BLOCK 4	LOTS 1-33, BLOCK 14	LOTS 1-64, BLOCK 24
LOTS 1-37, BLOCK 5	LOTS 1-27, BLOCK 15	LOTS 1-13, BLOCK 25
LOTS 1-16, BLOCK 6	LOTS 1-47, BLOCK 16	LOTS 1-14, BLOCK 26
LOTS 1-31, BLOCK 7	LOTS 1-10, BLOCK 17	LOT 1, BLOCK 27
LOTS 1-28, BLOCK 8	LOTS 1-21, BLOCK 18	LOT 1, BLOCK 28
LOTS 1-33, BLOCK 9	LOTS 1-52, BLOCK 19	LOT 1, BLOCK 29
LOTS 1-25, BLOCK 10	LOTS 1-22, BLOCK 20	LOT 1, BLOCK 30
		LOT 1, BLOCK 31
		LOT 1, BLOCK 32

TRACT A - 0.183 acres HOA
 TRACT B - 0.396 acres HOA
 TRACT C - 0.385 acres HOA
 TRACT D - 0.459 acres HOA
 TRACT E - 0.735 acres HOA
 TRACT F - 0.179 acres HOA
 TRACT G - 0.186 acres HOA D.E.
 TRACT H - 1.370 acres HOA U.E./D.E.
 TRACT I - 13.154 acres COT
 TRACT J - 0.150 acres HOA
 TRACT K - 0.409 acres To Be Dedicated to C.O.T. for future R.O.W.
 TRACT L - 0.839 acres HOA U.E./D.E.
 TRACT M - 0.500 acres HOA
 TRACT N - 0.031 acres To Be Dedicated to C.O.T. for future R.O.W.
224.549 ACRES
 BEING A SUBDIVISION OUT OF AND A PART OF BALDWIN ROBERTSON SURVEY, ABSTRACT#17, AND THE NANCY CHANCE SURVEY, ABSTRACT#5 CITY OF TEMPLE, BELL COUNTY, TEXAS
 224.549 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO THE APPLICATION FOR PLAT APPROVAL

ENGINEERING • PLANNING • SURVEYING
 CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.
 301 N. 3rd ST. TEMPLE, TEXAS 76601 (254) 773-2400
 E-MAIL: mail@turley-inc.com (254) 773-5998
 FIRM # - 1658

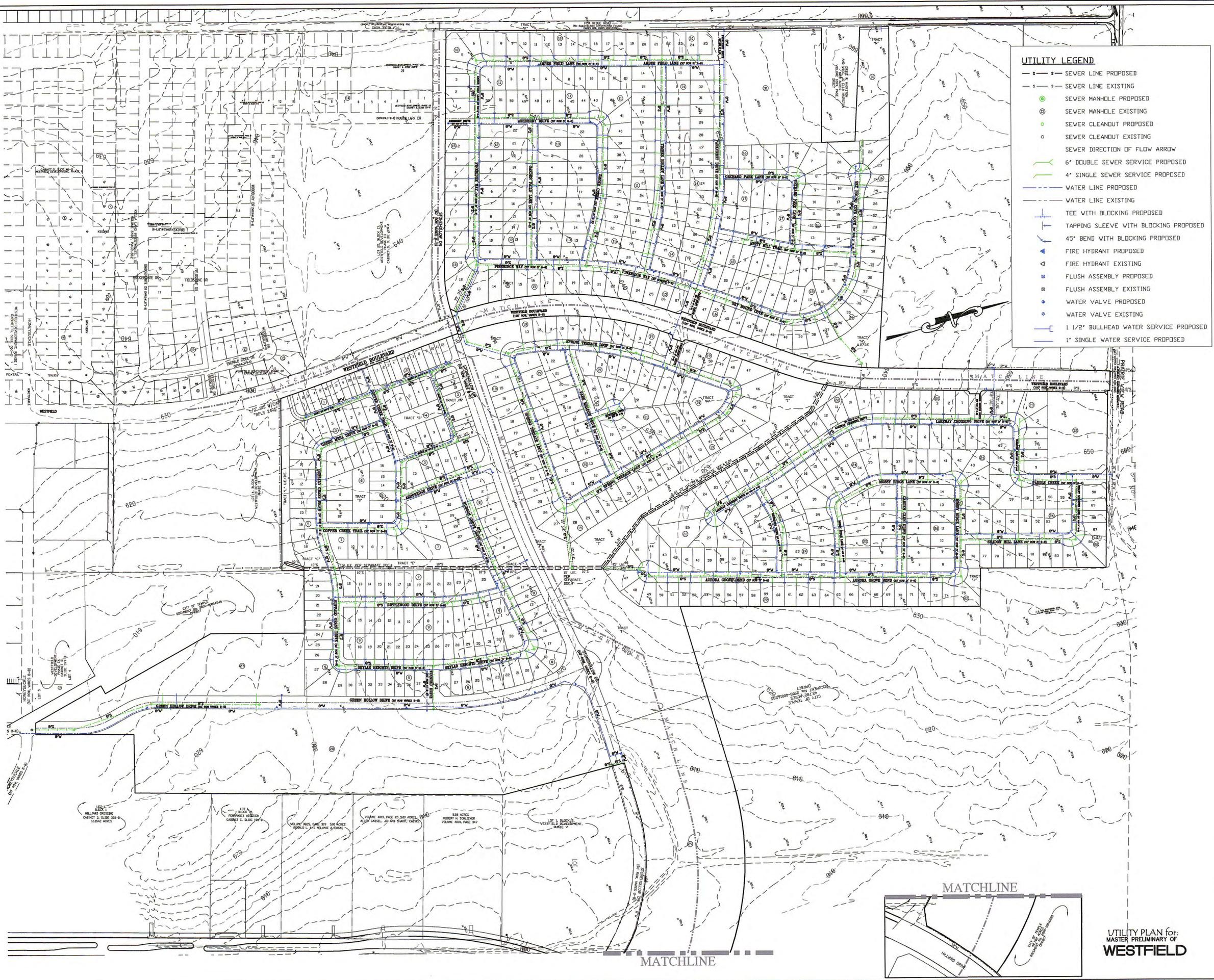
INDEX SHEET for:
 MASTER PRELIMINARY OF
WESTFIELD
 BALDWIN ROBERTSON SURVEY, ABSTRACT#17
 NANCY CHANCE SURVEY, ABSTRACT#5
 CITY OF TEMPLE, BELL COUNTY, TEXAS

DEVELOPED BY:
KIELLA DEVELOPMENT, INC.
 P.O. BOX 1344
 TEMPLE, TEXAS 76603

REVISIONS	DATE	BY
JFBII CITY COMMENTS	5/12/15	
JFBII CITY COMMENTS	5/14/15	

DATE: September 26, 2014
 DRN. BY: JFBII
 JOB NO.: 13-732
 SHEET 1 OF 22
 COMPUTER DWG. NO. 13-732

12949-D
 FILE NO.



- UTILITY LEGEND**
- SEWER LINE PROPOSED
 - SEWER LINE EXISTING
 - SEWER MANHOLE PROPOSED
 - SEWER MANHOLE EXISTING
 - SEWER CLEANOUT PROPOSED
 - SEWER CLEANOUT EXISTING
 - SEWER DIRECTION OF FLOW ARROW
 - SEWER SERVICE PROPOSED
 - SEWER SERVICE EXISTING
 - WATER LINE PROPOSED
 - WATER LINE EXISTING
 - TEE WITH BLOCKING PROPOSED
 - TAPPING SLEEVE WITH BLOCKING PROPOSED
 - 45° BEND WITH BLOCKING PROPOSED
 - ▲ FIRE HYDRANT PROPOSED
 - ▲ FIRE HYDRANT EXISTING
 - ▲ FLUSH ASSEMBLY PROPOSED
 - ▲ FLUSH ASSEMBLY EXISTING
 - WATER VALVE PROPOSED
 - WATER VALVE EXISTING
 - 1 1/2" BULLHEAD WATER SERVICE PROPOSED
 - 1" SINGLE WATER SERVICE PROPOSED

TURLEY ASSOCIATES, INC.
 ENGINEERING • PLANNING • SURVEYING
 CONSTRUCTION MANAGEMENT
 301 N. 3rd ST. TEMPLE, TEXAS 76501
 E-MAIL: mail@turley-inc.com
 (254) 773-2400
 (254) 773-3998
 FIRM #—1658



UTILITY PLAN for:
MASTER PRELIMINARY OF WESTFIELD
 BALDWIN ROBERTSON SURVEY, ABSTRACT #17
 NANCY CHANCE SURVEY, ABSTRACT #15
 CITY OF TEMPLE, BELL COUNTY, TEXAS

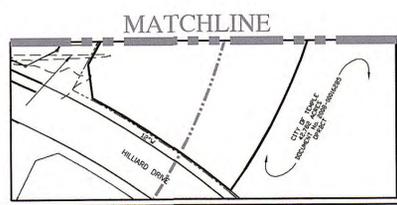
DEVELOPED BY:
KIELLA DEVELOPMENT, INC.
 P.O. BOX 1344
 TEMPLE, TEXAS 76503

REVISIONS		
JFBII	CITY COMMENTS	5/12/15

DATE: September 28, 2014
 DRN. BY: JFBII
 REF.:

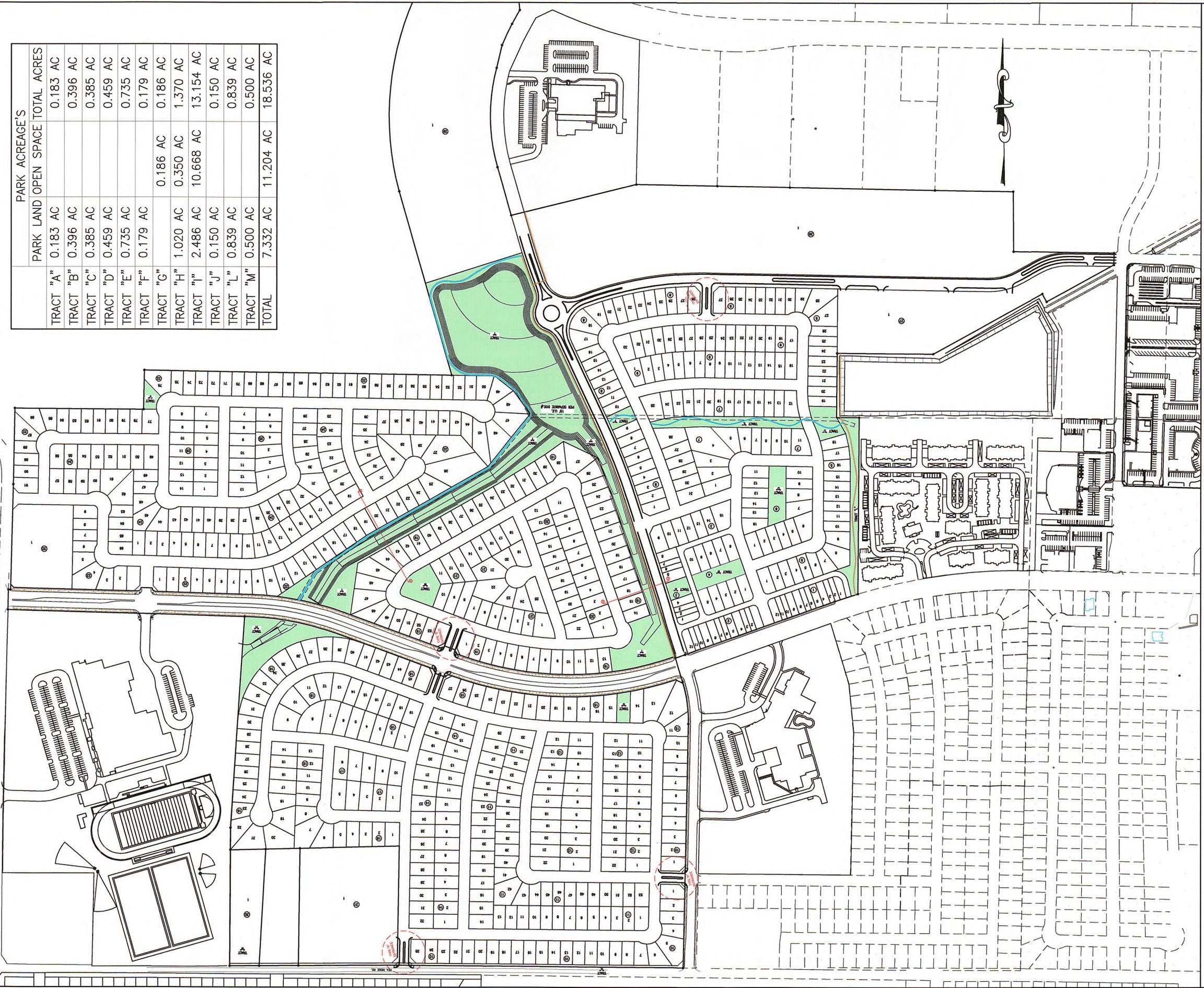
FB/LB: DATA COL
 JOB NO.: 13-732
 SHEET 9 OF 22
 COMPUTER DWG. NO. 13-732

12949-D
 FILE NO.



UTILITY PLAN for:
 MASTER PRELIMINARY OF
WESTFIELD

PARK ACREAGE'S		
TRACT	PARK LAND	TOTAL ACRES
TRACT "A"	0.183 AC	0.183 AC
TRACT "B"	0.396 AC	0.396 AC
TRACT "C"	0.385 AC	0.385 AC
TRACT "D"	0.459 AC	0.459 AC
TRACT "E"	0.735 AC	0.735 AC
TRACT "F"	0.179 AC	0.179 AC
TRACT "G"	0.186 AC	0.186 AC
TRACT "H"	1.020 AC	1.370 AC
TRACT "I"	2.486 AC	13.154 AC
TRACT "J"	0.150 AC	0.150 AC
TRACT "L"	0.839 AC	0.839 AC
TRACT "M"	0.500 AC	0.500 AC
TOTAL	7.332 AC	11.204 AC
		18.536 AC



LEGEND	
SYMBOL	ITEM
	Crushed Granite Walkway
	Existing Concrete Sidewalk
	Proposed Concrete Sidewalk
	Green Space

GREEN SPACE/SIDEWALK/ENTRANCE DETAIL:
 MASTER PRELIMINARY OF
WESTFIELD
 750 LOTS, 32 BLOCKS

ENTRANCE / GREEN SPACE DETAIL:
 MASTER PRELIMINARY OF
WESTFIELD
 BALDWIN ROBERTSON SURVEY, ABSTRACT #17
 NANCY CHANCE SURVEY, ABSTRACT #5
 CITY OF TEMPLE, BELL COUNTY, TEXAS

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

REVISIONS		
DATE	DRN-COMMENTS	BTL
5/11/16		

DATE: 11/14/14
 DRN. BY: TJJ
 REF.: -

FIELD BOOK -
 JOB NO.: 13-732
 SHEET 20 OF 22
 COMPUTER DWG. NO. 13732.ED

12949-D
 DRAWING NUMBER



ENGINEERING • PLANNING • SURVEYING
 FIRM NO. F-1658
TURLEY ASSOCIATES, INC.
 301 N. 3rd ST. TEMPLE, TEXAS 76501
 www.turley-inc.com FAX NO. (254) 773-3998



TURLEY ASSOCIATES, INC.

301 NORTH THIRD STREET • TEMPLE, TEXAS 76501 • (254) 773-2400
F-1658 FAX • (254) 773-3998

May 13, 2015

Beverly Zendt
Assistant Planning Director
City of Temple Planning Department
2 North Main Street
Temple, TX 76501

RE: Westfield Master Preliminary Plat Park Land Dedication

Dear Mrs. Zendt,

On Behalf of our client, Kiella Development, Inc., we would like to request a variance to Section 8.3.1 of the Unified Development Code requiring one acre for every 133 proposed dwelling units be dedicated to the City of Temple for Public Park Land.

This development is planned to have 7.3 acres of unobstructed park land with an additional 11.2 acres of open space. The developer request this property be allowed to be dedicated to and maintained by the Westfield Development Homeowners Association.

Thank you,
TURLEY ASSOCIATES, INC.



B.J. Little, Project Manager



PLANNING AND ZONING COMMISSION AGENDA ITEM

5/18/15
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.

Future Commission Projects	Status	Applicant
P-FY-14-36 - 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
P-FY-15-12 - Consider and take action on the Final Plat of Preddy-Procter Addition, a 1.00 acre +/-, 1-lot, 1-block nonresidential subdivision, situated in the Nancy Chance Survey, Abstract 5, Bell Count, Texas, located on the west side of Old Waco Road, south of its intersection with FM2305 (West Adams Avenue).	Administratively Complete-Mylars released for recordation 5/8/15	All County Surveying
P-FY-15-13 - 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
P-FY-15-16 - 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-FY-15-25 - 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, & D, Plat Records of Bell County, Texas, located at 5087 and 5093 Comanche Drive.	DRC 5/04/15 Awaiting revisions from Applicant	Turley Associates
P-FY-15-26 - 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.	DRC 5/04/15 Awaiting revisions from Applicant	Walker Partners
P-FY-15-27 - 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).	DRC 5/04/15 Awaiting revisions from Applicant	All County Surveying
P-FY-15-28 - 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.	DRC 5/04/15 Awaiting revisions from Applicant	Turley Associates
P-FY-15-29 - Consider and take action on the Final Plat of 438 Loop Addition, a 5 +/- acre 3-lot, 1-block residential subdivision situated in the U. Holbrook survey, Abstract 1010, Bell County, Texas, located on the east side of 438 Loop, in Temple's Extra Territorial Jurisdiction.	DRC 5/18/2015	All County Surveying
Z-FY-15-20 - Hold a public hearing to consider and recommend action on a rezoning from Neighborhood Service District (NS) to Planned Development-Neighborhood Service District (PD-NS) with a development plan to allow drive-in restaurants, and a Conditional Use Permit to allow establishments where between 50% & 75% of the total gross revenue may be from the sale of alcoholic beverages with on-premise consumption, on approximately 4.916 +/- acres, situated in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located at 7425 West Adams Avenue.	PZC 6/01/15	Turley Associates

City Council Final Decisions	Status
Z-FY-15-07 – 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.	APPROVED at 2 nd Reading on May 7, 2015

City Council Final Decisions	Status
<p>Z-FY-15-09: Consider adopting an ordinance authorizing a rezoning 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 2nd Reading on May 7, 2015</p>
<p>Z-FY-15-11: Consider adopting an ordinance authorizing a rezoning 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 2nd Reading on May 7, 2015</p>
<p>Z-FY-15-14: Consider adopting an ordinance authorizing 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.</p>	<p>APPROVED at 1st Reading on May 7, 2015</p>
<p>Z-FY-15-15: Consider adopting an ordinance authorizing 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.</p>	<p>APPROVED at 1st Reading on May 7, 2015</p>
<p>Z-FY-15-16: Consider adopting an ordinance authorizing 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.</p>	<p>APPROVED at 1st Reading on May 7, 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	P				8		
Blake Pitts	P		P	A	P	P	P		P	A					6	2
Patrick Johnson	P		P	P	A	P	P		P	P	A				6	2
Omar Crisp	P		P	A	P	A	P		P	P	P				6	2
David Jones	P		P	A	P	P	P		P	P	P				7	1
Greg Rhoads	P		P	P	P	A	P		P	P	A				6	2
Will Sears	P		A	P	A	A	P		P	A	A				3	5
Lester Fettig	P		P	P	P	A	P		P	P	P				7	1
Tanya Mikeska-Reed	A		A	P	P	P	A		A	P	A				4	4

	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