

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
JULY 6, 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, July 6, 2015.
2. Receive and discuss the Planning Director's Report containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code (UDC).

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
CITY COUNCIL CHAMBERS, 2ND FLOOR
JULY 6, 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 June 15, 2015.

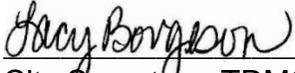
B. ACTION ITEMS

Item 2: [Z-FY-15-23](#) – Hold a public hearing to discuss and recommend action on a Conditional Use Permit for Lots 4-6, Block 3, Moore's Knight Addition, located at 111-119 South 33rd Street, allowing a substance Abuse Treatment Facility.

Item 3: [P-FY-15-35](#) – Consider and take action on the Final Plat of Villages of Westfield Phase I, a 17.953 +/- acre, 94-lots, 7- block residential subdivision, situated in the Baldwin Robertson Survey, Abstract No. 17, Bell County, Texas, located at the southeast corner of Westfield Boulevard and Stonehollow Drive.

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 9:30 AM, July 2, 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
JUNE 15, 2015
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT
Chair Greg Rhoads

COMMISSIONERS:

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

PLANNING AND ZONING MEMBERS ABSENT:

Will Sears	Omar Crisp
------------	------------

STAFF PRESENT:

Brian Chandler, Director of Planning
Trudi Dill, Deputy City Attorney
Beverly Zendt, Assistant Director of Planning
Richard Wilson, Assistant City 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, June 11, 2015 at 3:10 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 5:30 P.M.

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

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of June 1, 2015.

Approved by general consent.

B. ACTION ITEMS

Chair Rhoads stated **Item 4, Z-FY-15-23**, would be discussed first since there may be citizens wanting to comment on the item. The applicant has requested that this item be postponed until the July 6, 2015 P&Z meeting.

Item 4: Z-FY-15-23 - Hold a public hearing to discuss and recommend action on a Conditional Use Permit for Lots 4-6, Block 3, Moore's Knight Addition, located at 111-119 South 33rd Street, allowing a substance Abuse Treatment Facility.

APPLICANT HAS ASKED FOR THIS ITEM TO BE POSTPONED UNTIL 7/6/15

Chair Rhoads reiterated the applicant has requested the item to be postponed until July 6, 2015 but would like to open the public hearing for any comments.

There being no speakers, the public hearing was closed.

The regular Agenda was resumed.

Item 2: Z-FY-15-21 – Hold a public hearing to consider and discuss a rezoning from Agriculture District (AG) to Light Industrial District (LI) with a Conditional Use Permit for a Distribution Center on 64.09 +/- acres being part of the Vincent Barrow Survey, Abstract Number 64, situated in Bell County, Texas, located at 4767, 4849 and 5141 North General Bruce Drive.

Ms. Beverly Zendt, Assistant Director of Planning, stated typically in Light Industrial (LI) the City does not require a Conditional Use Permit (CUP); however, this property is located within the I-35 Overlay, Industrial Sub-District, which does require a CUP for a distribution center.

This item will go forward to City Council for first reading on July 16, 2015 and second reading on August 6, 2015.

The applicant is Ron Carroll on behalf of Hugh Shine. There are three tracts involved approximately 64 acres and the site is being developed for the purpose of a Baylor Scott & White Distribution Center. Once the property is rezoned, it becomes available for other uses as well. The subject tract is located in the I-35 Corridor Overlay Industrial Sub-District and therefore requires a CUP for a distribution center.

The subject property is surrounded by mostly Agricultural (AG) and Commercially (C) zoned tracts

The Future Land Use and Character Map designates the area as Suburban-Commercial character area.

The Comprehensive Plan *Choices '08* land use map states the Suburban-Commercial area:

Appropriate for office, retail and services abutting residential;

Appropriate for areas where the community's image and aesthetic value should be promoted such as gateways and high profile corridor locations;

The Plan recommends specific design standards that promote a “residential in appearance” look in proposed construction - calling for an architectural style that contributes to the suburban character; and

The Plan calls for extensive landscaping and/or open space in this character area.

The distribution center is not necessarily consistent with the future land use character area identified in the Comprehensive Plan for this area.

Some of the other mitigating circumstances Staff looked at for their recommendation:

The property is surrounded by undeveloped commercial and agriculturally zoned land;

Most of the subject property is and proposed construction will be located in the Industrial Sub-District which was clearly envisioned for industrial uses;

At the center of the subject property is the city owned Troy Sanitary Sewer Lift Station located on a one-half acre site which would impact the type of development on the site;

Additionally, future uses along the I-35 corridor Industrial Sub-District are likely to be more urban commercial than suburban commercial based on:

the proximity to the interstate,

the character of the surrounding area; and

the highest and best use of property with that level of exposure.

Thoroughfare and Trails Plan have identified a citywide spine located east of the subject property. There are no identified or proposed new roads in the future Thoroughfare Plan. Most of the existing roads in the area have or are being widened.

Sanitary sewer is available to the site with a 12-inch sanitary sewer line. Water will be extended from the west side of the interstate through the Water Extension Project proposed in the North Loop 363 water line extension.

Surrounding properties include undeveloped Suburban-Commercial (AG) to the south and north, industrial and offices uses Suburban-Commercial (C) to the west, and undeveloped Industrial (AG) to the east.

Proposed development standards are cited.

There are two development standards that are applicable in this site: The Development Standards identified in Article 4, except where they are superseded by the I-35 Corridor Overlay Industrial Sub-District development standards.

A preliminary site drawing is shown to the Commission which pertains mostly to the north section of the property which fall entirely into the Industrial Sub-District. The very southern portion is located within the City Entry Sub-District.

I-35 Overlay Industrial Sub-District standards address (among others) tree preservation, screening and wall standards, landscaping, parking, and architectural design.

Allowed and prohibited uses are explained.

In this sub-district most residential uses and most of the industrial uses require a CUP that are identified in the Land Use Table, Article 5, Section 5.1.

The request does not completely comply with the Future Land Use and Character Map based on the general description of the area and what it is for. Otherwise, the request complies with the Thoroughfare Plan, growth development patterns, utilities are available to serve the area, and complies with the Trails Master Plan and Sidewalks Ordinance.

Staff anticipates a plat coming forward on this item which will include a more thorough review of all required compliance.

Eleven notices were mailed out with zero notices returned in agreement and zero notices returned in opposition. Once notice was received and was undecided.

Staff recommends approval of the rezoning from Agriculture District (AG) to Light Industrial District (LI) with a Conditional Use Permit (CUP) for a Distribution Center as it demonstrates compliance with the following:

- Compatibility with surrounding zoning and land uses;
- Compliance with the Thoroughfare Plan and Master Trails Plan; and
- Public facilities will be available to serve the subject property.

Although it does comply fully with the Future Land Use and Character Map, there are extenuating conditions in the immediate vicinity that suggest it is an appropriate zoning and the I-35 standards that are in place will ensure the character development will be to the City's standards for that corridor.

Chair Rhoads opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Staats made a motion to approve Item 2, **Z-FY-15-21**, as presented and requested, and Commissioner Mikeska-Reed made a second.

Motion passed: (7:0)

Commissioners Sears and Crisp absent

Item 3: P-FY-15-26 - Consider and take action on the Final Plat of Crescent View Commercial, Phase 4, a 2.562 +/- acre, 2 Lot, 1 Block non-residential subdivision, being a Replat of Lot 1, Block 1, Crescent View Commercial according to the plat recorded in Cabinet C, Slide 372-D of the real property records of Bell County, Texas, located at the southeast corner of West Adams Avenue and Old Waco Road, addressed as 6935 West Adams Avenue.

Mr. Mark Baker, Planner, stated the applicant was Walker Partners.

The P&Z Commission review is required since the replat is proposing the creation of one new lot. The P&Z Commission is the final plat authority since the applicant has not requested any exceptions.

The Final Plat was reviewed by the Development Review Committee (DRC) on May 7, 2015 and was deemed administratively complete on June 5, 2015.

The zoning for the property is General Retail (GR) and has two lots: Lot One is developed with the Texas Partners Federal Credit Union and Lot Two is currently undeveloped.

Both sewer and water are available to serve the site with a 10-inch sewer line in Old Waco Road, a 24-inch water line available in Old Waco Road, and an 18-inch water line available in West Adams Avenue.

Old Waco Road and West Adams Avenue are both designated as arterials and both require six foot minimum sidewalks. There is an existing sidewalk in West Adams and a six-foot minimum sidewalk that is being improved as part of a current Transportation Capital Improvement Program (TCIP) project in Old Waco Road.

Plat and topo/utility map is shown.

Staff recommends approval of the final plat of Crescent View Commercial, Phase 4.

Commissioner Mikeska-Reed made a motion to approve Item 3, P-FY-15-26, as presented, and Commissioner Staats made a second.

Motion passed: (7:0)

Commissioners Sears and Crisp absent

There being no further business, the meeting was adjourned at 5:50 p.m.

Respectfully submitted,
Leslie Evans

**PLANNING AND ZONING COMMISSION
MONDAY, JUNE 15, 2015
5:00 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Chair Greg Rhoads

COMMISSIONERS:

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

PLANNING AND ZONING MEMBERS ABSENT:

Will Sears	Omar Crisp
------------	------------

STAFF PRESENT:

Brian Chandler, Director of Planning
Beverly Zendt, Assistant Director of Planning
Trudi Dill, Deputy City Attorney
Tammy Lyerly, Senior Planner
Mark Baker, Planner
Leslie Evans, Planning Technician

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

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

With a quorum present, Vice-Chair Jones opened the work session at 5:03 p.m. and asked Mr. Brian Chandler, Director of Planning, to proceed.

Mr. Chandler gave updates on Item 2, Z-FY-15-21. A CUP is also included in the request since it is in the I-35 Overlay, but was inadvertently omitted from the description. Ms. Beverly Zendt, Assistant Director of Planning, is the Project Manager on the case and will explain the CUP in more detail during the regular meeting. Legal has advised it is okay to proceed since all notification requirements have been met.

On Item 4, the applicant has requested postponement and written notification has been received by Staff. Action does not have to be taken on this item.

Ms. Zendt stated there has already been some opposition on the item which is substantial on a case like this. Ms. Trudi Dill, Deputy City Attorney, added that there

may be citizens who attend the meeting and would like to speak. A sign has been posted regarding the postponement of the item.

Ms. Dill included that if people would like to speak, their comments should be on record in case they cannot return for the rescheduled meeting.

Mr. Chandler stated the public hearing should be opened just in case.

Upcoming cases from the Director's Report include a plat case and zoning case on July 6th. Recent City Council decisions include approval the CUP for the paint shop/contractor facility despite some of the concerns voiced at the first reading.

Upcoming workshop ideas previously discussed included having Mr. Charlie Ayers and/or Mr. David Blackburn from TEDC give a presentation on current or future projects. This work shop would be scheduled in the near future.

Another suggestion would be the presentation Mr. Chandler will be presenting to City Council on June 18th regarding the prohibited I-35 Overlay non-conforming uses in the overlay. Staff would like to get additional direction from City Council on this matter.

Vice-Chair Jones was interested in knowing what TECD's vision is about I-35. What type of businesses, restaurants, etc., would be the best fit, or what would be happening on all sides, west, east, south, and north, of the City.

Mr. Chandler also suggested a presentation on TMED since it is growing and getting more attention. The RZ recently funded and held a design workshop on south TMED, south of Loop 363, and east of South 5th Street, and the Strasburger tract north of there (22 acres). A work shop may be done with City Council on TMED as well.

Vice-Chair Jones asked about the whole entranceway by First Street and the railroad tracks and how it would be developed. Mr. Chandler stated this was the South First Project and TBG might be able to provide some documentation on concepts, possible development, etc. This will be brought back to the Commission.

Mr. Chandler stated Shoppes on the Hill would go to City Council for first reading on Thursday, June 18th.

Vice-Chair Jones also wondered about the Panda environment development and the back side of the Loop (east side).

Mr. Chandler asked the Commission if they were interested in a Parks presentation, especially since the bond passed. There was some interest since Parks is moving fast on the project.

Commissioner Staats commented that P&Z was required to have a member on the Tree Board and wondered what the status was. Ms. Dill stated the Tree Board was consolidated with the Parks Board.

Brief discussion about CUP and PD projects what may not have complied with stated conditions.

Brief discussion about the monument business located off of I-35.

Chair Rhoads adjourned the meeting at 5:25 P.M.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

7/06/15
Item #2
Regular Agenda
Page 1 of 4

APPLICANT / DEVELOPMENT: Blaine Dunlap on behalf of JTREO, Inc.

CASE MANAGER: Beverly Zendt, Assistant Planning Director

ITEM DESCRIPTION: Z-FY-15-23 – Hold a public hearing to discuss and recommend action on a Conditional Use Permit for Lots 4-6, Block 3, Moore's Knight Addition, located at 111-119 South 33rd Street, allowing a substance Abuse Treatment Facility.

STAFF RECOMMENDATION: Staff recommends disapproval of the Conditional Use for the following reasons:

1. The proposed project does not meet the requirements of Unified Development Code (UDC) **Section 7.5.3: Parking Plan Required;**
2. The proposed project does not meet the requirements of UDC **Section 7.5.4 B Required Parking Ratios;** and
3. The proposed project does not meet the requirements of UDC **Section 7.5.5 Off Street Parking Design Standards.**

ITEM SUMMARY: In March of this year, the applicant sought and was granted approval for a rezoning of one of the three subject lots from Two Family Dwelling (2F) to General Retail (GR). The rezoning was approved March 5, 2015 by the Temple City Council. The applicant is now seeking a Conditional Use Permit for the purpose of operating a Substance Abuse Treatment Facility. A substance abuse treatment facility is permitted in the GR zoning district with the approval of a Conditional Use Permit. The subject property includes three abutting lots located on South 33rd Street. A 10,000 square foot facility is currently located on the subject tract. Because of the general proximity of the subject property to Interstate-35 and the age of development in the area, the surrounding land uses are a mixture of residential, commercial, and retail uses. The subject property is predominantly surrounded by General Retail zoned areas to include the abutting tract to the south.

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	Auto-Urban Commercial	2F	Vacant Structure
North	Auto-Urban Commercial	2F	Residential
South	Auto-Urban Commercial	GR	Vacant (O'Reilly Auto platted in 10/2014)
East	Auto-Urban Commercial	GR	Pet Groomers (Doggie Styles)
West	Auto-Urban Commercial	GR	Storage Area

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 and surrounding area has been identified Auto-Urban Commercial character district according to the Comprehensive Plan / Future Land Use Plan (FLUP). The Auto- Urban Commercial character type is described in the Choices '08 City of Temple Comprehensive Plan as the dominant character pattern in the city of Temple. The Auto- Urban character type is most commonly associated with automobile-oriented strip centers and smaller commercial sites located along major roadways. Fast food restaurants, gas stations, shopping centers of various sizes, and big box retailers are the dominant commercial images of the auto-urban commercial character. The proposed CUP is compatible with the proposed Future Land Use

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

The subject property is located on a local street (S. 33rd St.) between an expressway (I-35) and a major arterial (S 31st Street). South 33rd is not identified as a future collector or arterial in the City's Thoroughfare Plan nor are there any proposed trails or sidewalks required along this street. Currently there are no sidewalks located on S 33rd. St.

Availability of Public Facilities (CP Goal 4.1)

Sewer is available to the subject property through an existing 6" sewer line on the east side of S. 33rd St. The subject property appears to be served by means of an adjoining lot to the south. Water is available through an existing 6" water line on the east side of S. 33rd St.

DEVELOPMENT REGULATIONS: Dimensional regulations for the base district apply except where the I-35 Industrial Sub-District regulations supersede such requirements.

Regulation	Measurement
Min. Lot Area	N/A
Min. Lot Width	N/A
Min. Lot Depth	N/A
Min. Front Yard Setback	15 ft.
Min. Side Yard Setback	10 ft.
Min. Side Yard Setback (Corner)	10 ft.
Min. Rear Yard Setback	10 ft. (0' when adjacent to a non-residential use or zoning district)

PARKING

Section 7.5.3: Parking Plan Required states the following:

Off-street parking must be provided on the lot, an immediately adjacent lot, or on a lot within 150 feet of the building or structure, in accordance to the Required Parking Ratios and design standards. Parking must be located within a zoning district that allows the use for which the parking is intended. Shared parking must provide parking in an amount equal to the total of the Required Parking Ratios for all uses. A parking plan must be submitted with the Building Permit application demonstrating compliance with the standards of this Section.

Historically this site has been operated as a home for the aged with parking provided off street on an adjacent tract located to the south. When the property is redeveloped/repurposed, the applicant will be required to provide off-street parking in accordance with Section 7.5.4 B: Off Street Parking Ratios which requires 1 parking space for every 300 SF of gross floor area for all institutional uses not listed in the parking ratio table. A substance abuse treatment facility is an institutional use not listed in the parking ratio table. This would require that the applicant provide 30 parking spaces. There is currently no parking space available on the subject tract. The applicant is proposing to enter into an agreement with The New Day Awakening Church located at 109. S General Bruce within the require 150 distance limitation. The New Day Awakening Church has offered to lease 20 spaces to the applicant although no formal agreement has been executed. The anticipated agreement would be for 10 designated spaces and 10 undesignated spaces at their current location on the unimproved surface utilized by the Church.

Staff has estimated that there is sufficient vacant space for construction of 26 parking spaces at the adjacent site proposed for lease. Per section 7.5.3 – shared parking must provide parking in an amount equal to the total of the required parking ratio for all uses. Staff has been unable to get confirmation from the New Day Awakening Church to confirm their total capacity. Section 7.5.4B requires places of worship to provide 1 parking space for every 3 seats. Based on on-line interior images of the church facility, **staff has determined that the amount of space available is not sufficient to support both uses.**

Section 7.5.5 Off- Street Parking Design Standards requires the following improvements:

- 90 degree parking space striped and measured nine feet by 18 feet;
- Designed so that a driver can exit the space or area without backing a vehicle into a public street, right of way or alley;
- Constructed with curb and gutter six inches in height is required around the perimeter of the parking area and all landscaped parking islands; and

- Paved with either asphalt or concrete. A parking space or area must include an asphalt or concrete driveway connecting the parking space or area with a street or alley permitting free ingress and egress to the street or alley.

Bell County deed records indicate that the property was conveyed to the current owner in May of 2013. With a change in use, the property would need to comply with all city regulations including those identified in Section 7.5.5 Off- Street Parking Design Standards. The New Day Awakening Church currently utilizes the unimproved surface on the site for existing parking. The parking was never brought into compliance with city codes either with the change of use or with the related improvements per **Section 7.5.2: Applicability** which states:

Except as provided in this Section, a building or structure may not be erected, altered or converted for any permitted use unless off-street parking is provided as required in this Section.

The current non-conforming parking does not meet city standards and would need to fully comply with such standards prior to any lease of space. The applicant has indicated that this is not within the scope of this project.

Screening and Signage

Additionally, the following standards will be applicable.

- Refuse containers storage areas must be located in a rear or side service are, or alley where available, for all uses other than single-family and two- family dwellings.
- New proposed signage must comply with Section 7.6: Signs of the UDC.
- If the property is utilized for a non-residential use, continuous buffering will be required along the boundary with the residential property to the north in accordance with Section 7.7.4 of the UDC.

PUBLIC NOTICE: Twenty 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 July, 1, 2015 at 12:00 PM, four notices have been received against the proposed CUP and one notice has been returned in favor of the proposed CUP. The newspaper printed notice of the public hearing on June 25, 2015, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Site and Surrounding Property Photos
Zoning & Location Map
Future Land Use and Character Map
Survey
Applicant Responses
Neighboring Property Owner Responses

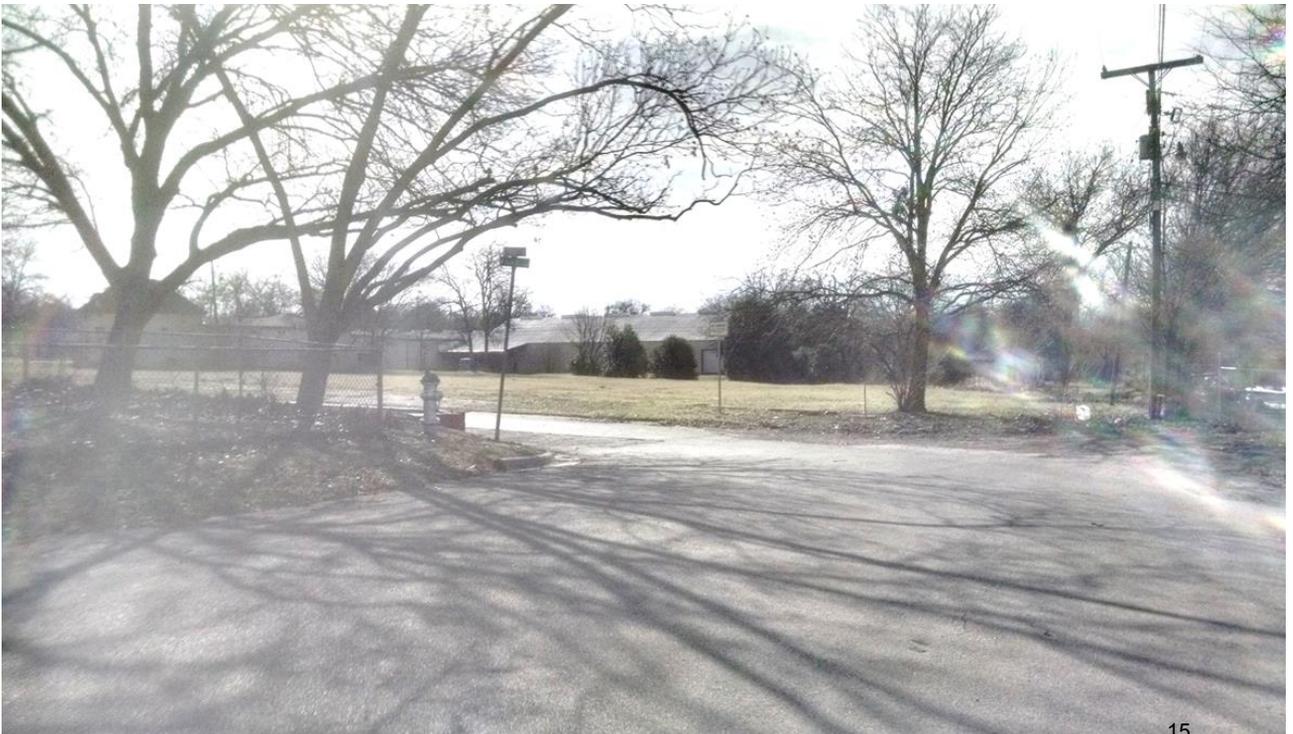
Subject Property: 111-119 S 33rd St



Property to the West



Property to the South



Property to the East



Property to the North

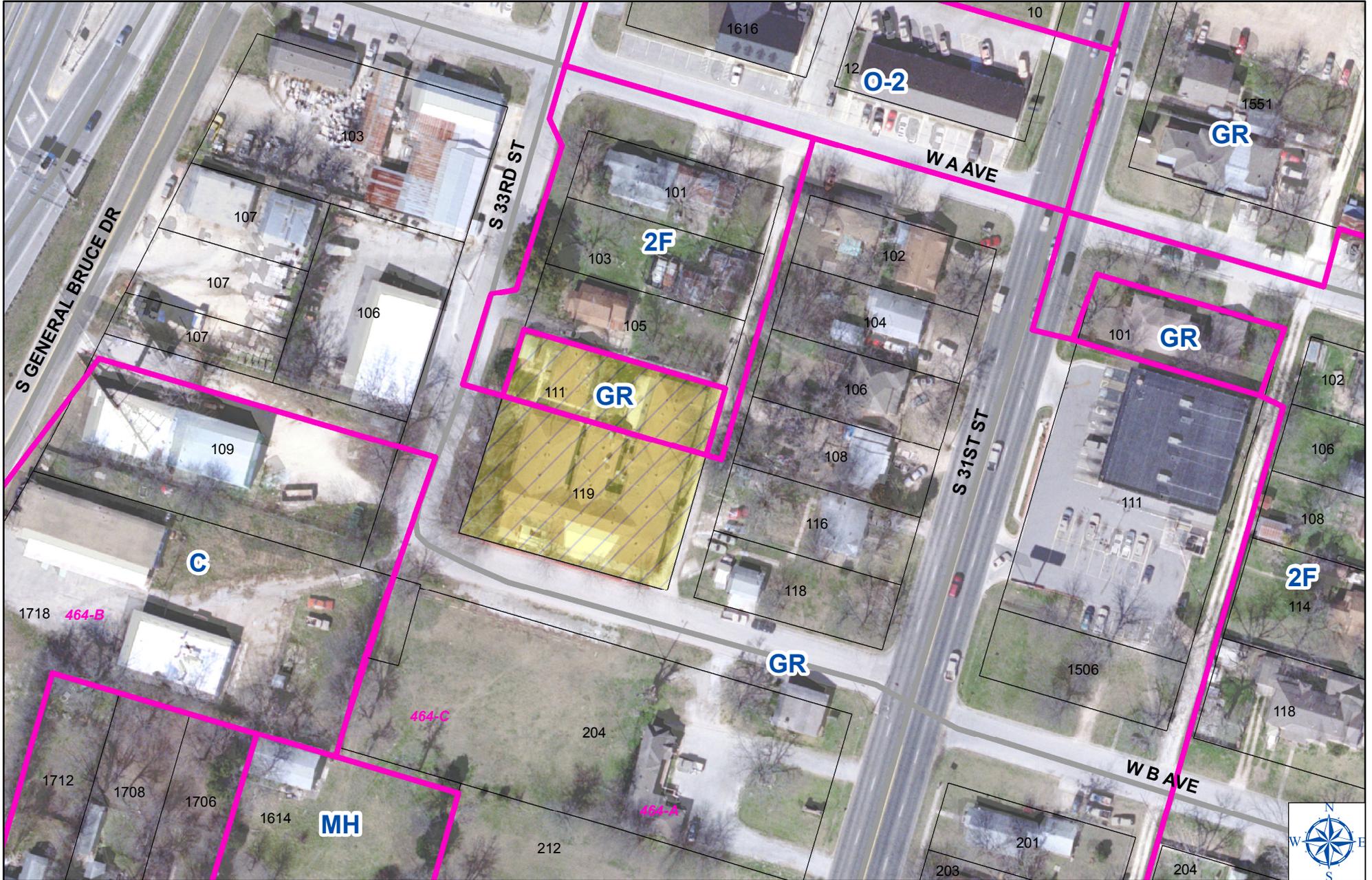




Z-FY-15-23

Conditional Use Permit Request for a Substance Abuse Treatment Facility

111 & 119 S. 33rd St.



 Case 1234
  Addresses
  Zoning



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.

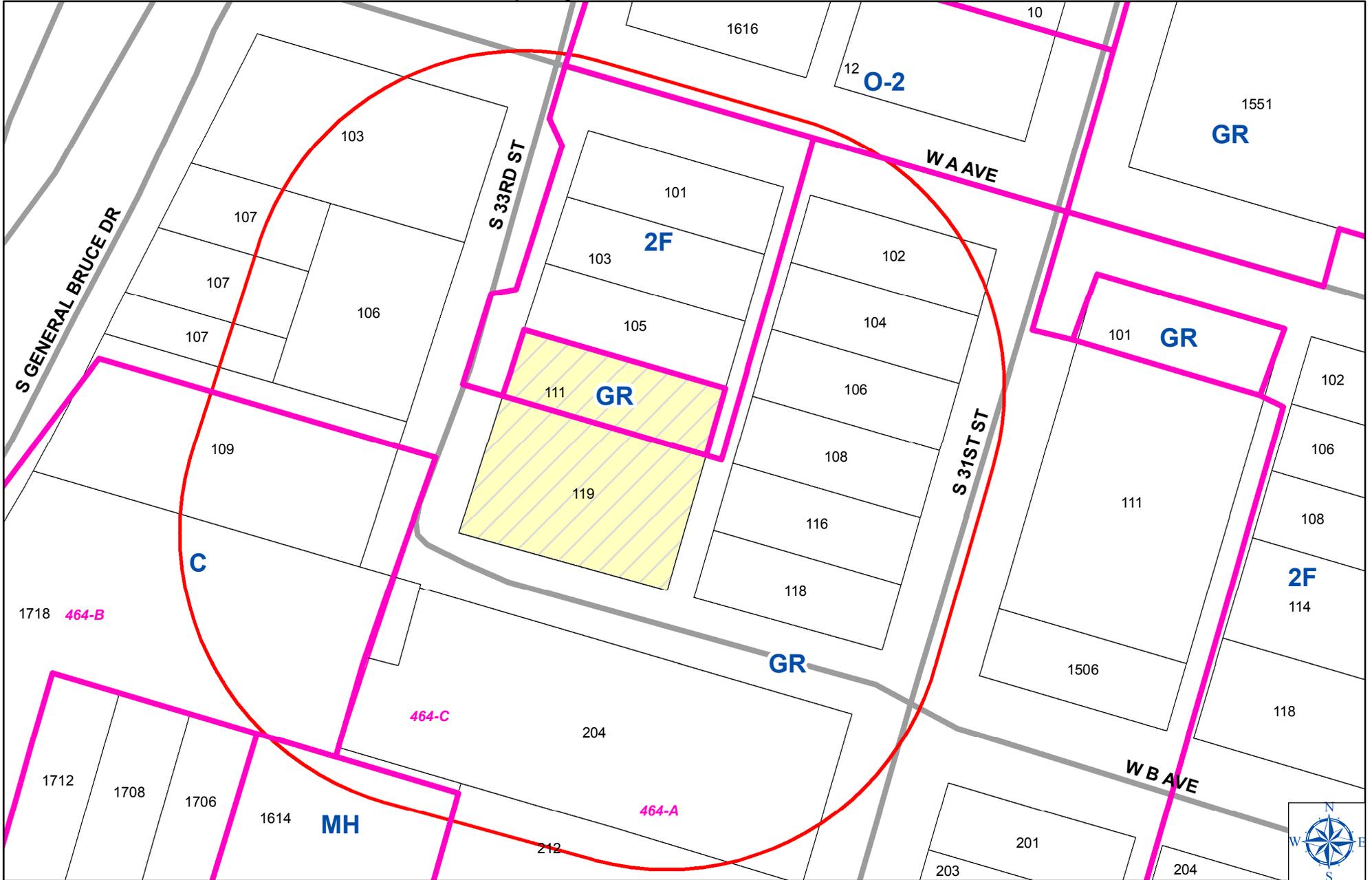
5/28/2015
City of Temple GIS
bزندت



Z-FY-15-23

Conditional Use Permit Request for a Substance Abuse Treatment Facility Property Owner Notification 200' Buffer

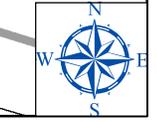
111 & 119
S. 33rd St.



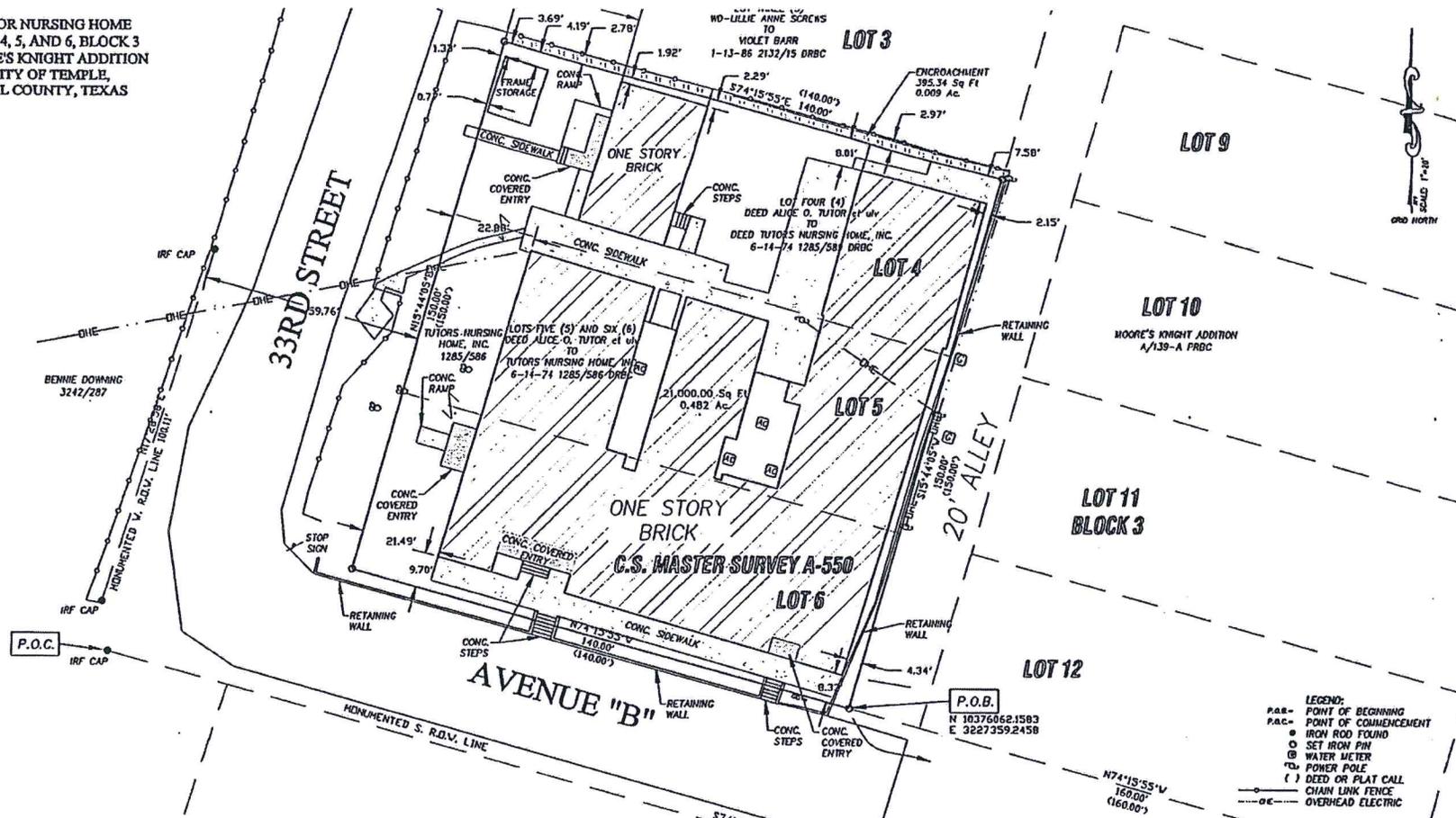
 Case
  200' Buffer
 1234 Addresses
  Zoning



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.



TUTOR NURSING HOME
LOTS 4, 5, AND 6, BLOCK 3
MOORE'S KNIGHT ADDITION
CITY OF TEMPLE,
BELL COUNTY, TEXAS



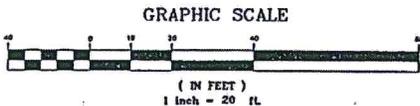
NOTE: THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN CABINET A, SLIDE 139-A PRBC, AND 629/141, DRBC.

THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED AT 119 S. 33RD STREET IN TEMPLE, TEXAS, DESCRIBED AS FOLLOWS: TRACT ONE; LOT FOUR (4), BLOCK THREE (3), OF MOORE'S KNIGHT ADDITION, A SUBDIVISION IN BELL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORD IN CABINET A, SLIDE 139-A, PLAT RECORDS OF BELL COUNTY, TEXAS. TRACT TWO; LOTS FIVE (5) AND SIX (6), IN BLOCK THREE (3), OF MOORE'S KNIGHT ADDITION, A SUBDIVISION IN BELL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORD IN CABINET A, SLIDE 139-A, PLAT RECORDS OF BELL COUNTY, TEXAS.

TO: ENOCHS & McLEAN, ATTORNEYS AT LAW
RE: TEMPELBERG AND ASSOCIATES, INC., G/F 07-0122, PROJ. NO. 07-033

NOTE: Bearings and coordinates reflected hereon are based on Texas State Plane Coordinate System (Central Zone) NAD 83/93 adjustment.

"0.71 AC"
CASH NO-ALICE OPHILIA TUTOR
THROUGH RAY VAN TUTOR GUARDIAN
TO
ANNIE RUTH ELLIS, et al
12-30-98 3922/653 CRBC



Handwritten notes:
No sig/seal
9-24-07
14117

SURVEYORS CERTIFICATE THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATIONS AND TYPE OR BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITH THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. DATE: FEBRUARY 7, 2007 Z:\AUTOCAD\PROJECT DRAWINGS\2007 DRAWINGS\07-033.dwg 2/7/2007 11:13:23 AM CST	FLOOD NOTE: THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F. I. L. H. PANEL NO. 48033 40000 G EFFECTIVE 1-19-83 LOCATED IN ZONE "X".		BRYAN TECHNICAL SERVICES, INC. P. O. BOX 1371 TAYLOR, TEXAS 76754 512-365-2524 512-365-2526 (Fax) surveying@austin.tx.com		DRAWN BY: JC SCALE: 1" = 20' DATE: FEBRUARY 7, 2007	CHECKED BY: BLB
			JOB NUMBER	SHEET		
			07-033	1 OF 1		

Handwritten signature and date:
2/2/07

Temple Tudor Nursing Home

To Who It May Concern:

7.5.5 Off-Street Parking Design Standards

A. Dimensional and Access Standards

1. A typical 90 degree parking space must be striped and measure nine feet by 18 feet.
2. Off-street parking spaces and areas must be designed so that a driver can exit the space or area without backing a vehicle into a public street, right of way or alley. This provision does not apply to residential uses in the following zoning districts: AG, UE, SF-1, SF-2, SF-3, SFA, SFA-2, SFA-3, 2-F, TH and MH.

B. Curb and Gutter

1. Curb and gutter six inches in height is required around the perimeter of the parking area and all landscaped parking islands. An alternative design may be proposed by a design engineer to be considered for approval by the Director of Planning. Areas not accessible or visible from the public street right-of-way or a public park are exempt from this requirement.

[Ord. 2012-4545]

C. Material Standards

All parking areas (required and optional) must be paved with either asphalt or concrete. A parking space or area must include an asphalt or concrete driveway connecting the parking space or area with a street or alley permitting free ingress and egress to the street or alley.

D. Where questions arise concerning the minimum off-street parking requirements for any use not specifically listed in the table in paragraph 7.5.4B, the Director of Planning may apply the parking requirements of a similar use to the use in question.

E. Where a determination of the minimum parking requirements cannot be readily ascertained for new or unlisted uses according to paragraph 7.4.4A above, the minimum off-street parking requirements are established by the same process as provided in Sec. 5.2 for classifying new and unlisted uses.

In reference to the above conditions and standards, the parking that is being leased is currently in use and has been in use for many years. The upgrading of the parking lot to these standards would not be within the scope of the project.

The parking would be wholly on the church property and would not require backing or moving through or on to any public street. The parking is a gravel lot, and is currently used for parking, and has the required space.

The only access to a public street would be egress to and out of the parking lot from a paved city street.

Parking Agreement

Temple Tudor Nursing Home and New Day Awakening Church

A New Day Awakening Church 109 S. General Bruce, Temple, Tx, 76504 agrees to provide parking in their lot that is adjacent to the property 111-119 S. 33rd, Temple Texas, 76504 known as Temple Tudor.

A New Day Awakening Church will provide 10 spaces that are designated on a diagram and 10 ad-hoc spaces.

The rent will be \$850 a month, payable on the first of the month. A New Day Awakening Church will hold a deposit in the amount of \$850. The deposit will be applied to the last months of rent should the agreement be cancelled.

Parking will be used for the employee's and visitors of the facility only. No public or general parking is allowed. Each vehicle to be parked will need to be marked with a tag or other identification. Unauthorized or untagged vehicles will be subject to tow at the vehicle owner's expense and not the responsibility of A New Day Awakening Church.

The parking lot will not be used as a drive through or access to the property in any way.

This agreement will go into effect with the approval of the City of Temple of the new zoning request and payment of the first month's rent and deposit. The agreement will be with Clean Investments Residential LLC, the new owners and operators of the facility. The business and billing address is 119 S. 33, Temple Texas 76504.



RESPONSE TO PROPOSED
CONDITIONAL USE PERMIT
CITY OF TEMPLE

Frasier Family Trust
c/o Sidney & Carolyn Frasier Co-Trustees
7401 FM 1237
Moody, Texas 76557

Zoning Application Number: Z-FY-15-23 Project Manager: Beverly Mesa-Zendt

Location: 111 & 119 South 33rd Street

The proposed request is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible conditional use permit described on the attached notice, and provide any additional comments you may have.

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

Comments:

THE INDIVIDUALS THAT PARTICIPATE IN THESE PROGRAMS
ARE NOT TO BE TRUSTED IN A RETAIL OR NEIGHBORHOOD
ENVIRONMENT. IS IT THE CITY'S INTENT TO CREATE A
DRUG USER'S HABITAT? WHAT HIGHTENED SECURITY PROVISIONS
will be INCORPORATED to prevent the CRIMES that follow
DRUG USERS & ABUSERS. IS THIS A TREATMENT FACILITY OR
A RESIDENCE THAT LOWERS THE COMMUNITY STANDARDS
AND PROPERTY VALUE

[Handwritten Signature]
Signature

Sid Frasier
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than June 15, 2015.

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

RECEIVED

JUN 12 2015

City of Temple
Planning & Development

Number of Notices Mailed: 20

Date Mailed: June 4, 2015



**RESPONSE TO PROPOSED
CONDITIONAL USE PERMIT
CITY OF TEMPLE**

Henry Albro Etal
3413 Meadow Creek Lane
Temple, Texas 76504

Zoning Application Number: Z-FY-15-23

Project Manager: Beverly Mesa-Zendt

Location: 111 & 119 South 33rd Street

The proposed request is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible conditional use permit described on the attached notice, and provide any additional comments you may have.

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

Comments:

I have a sharpening business across the street from this location and I do not want my customers, my children or my grandchildren to feel the least bit threatened.

Henry Albro
Signature

Henry Albro
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than June 15, 2015.

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

RECEIVED

JUN 15 2015

City of Temple
Planning & Development

Number of Notices Mailed: 20

Date Mailed: June 4, 2015



**RESPONSE TO PROPOSED
CONDITIONAL USE PERMIT
CITY OF TEMPLE**

Roswitha Thorns
105 South 33rd Street
Temple, Texas 76504

Zoning Application Number: Z-FY-15-23 **Project Manager:** Beverly Mesa-Zendt

Location: 111 & 119 South 33rd Street

The proposed request is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible conditional use permit described on the attached notice, and provide any additional comments you may have.

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

Comments:

Roswitha Thorns
Signature

ROSWITHA THORNS
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than June 15, 2015.

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

RECEIVED
JUN 15 2015
City of Temple
Planning & Development

Number of Notices Mailed: 20

Date Mailed: June 4, 2015



**RESPONSE TO PROPOSED
CONDITIONAL USE PERMIT
CITY OF TEMPLE**

Oak Mott Enterprises LLC
4403 Nottingham Lane
Bryan, Texas 77802

Zoning Application Number: Z-FY-15-23

Project Manager: Beverly Mesa-Zendt

Location: 111 & 119 South 33rd Street

The proposed request is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible conditional use permit described on the attached notice, and provide any additional comments you may have.

I recommend () approval denial of this request.

Comments:

The placement of a substance abuse facility in this
location could potentially lower the value of my
property, therefore, I do not support it.

Greg Owens
Signature

Greg Owens
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than June 15, 2015.

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

RECEIVED

JUN 12 2015

City of Temple
Planning & Development

Number of Notices Mailed: 20

Date Mailed: June 4, 2015



**RESPONSE TO PROPOSED
CONDITIONAL USE PERMIT
CITY OF TEMPLE**

Vijay Mehta
805 Paint Brush Lane
Temple, Texas 76502

Zoning Application Number: Z-FY-15-23

Project Manager: Beverly Mesa-Zendt

Location: 111 & 119 South 33rd Street

The proposed request is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible conditional use permit described on the attached notice, and provide any additional comments you may have. *

I recommend approval () denial of this request.

Comments:



Signature

VIJAY MEHTA
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than June 15, 2015.

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

RECEIVED
JUN 10 2015

Number of Notices Mailed: 20

Date Mailed: June 4, 2015 City of Temple
Planning & Development

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



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

07/06/2015

Item 3

Regular Agenda

Page 1 of 2

APPLICANT: John Kiella, Kiella Development, Inc.

CASE MANAGER: Beverly Zendt, Assistant Planning Director

ITEM DESCRIPTION: P-FY-15-35 – Consider and take action on the Final Plat of Villages of Westfield Phase I, a 17.953 +/- acre, 94-lots, 7- block residential subdivision, situated in the Baldwin Robertson Survey, Abstract No. 17, Bell County, Texas, located at the southeast corner of Westfield Boulevard and Stonehollow Drive.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Villages of Westfield Phase 1.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of Canyon Ridge Phase III on June 23, 2015. The plat was deemed administratively complete on June 30, 2015. The applicant is proposing 94 lots on approximately 17.9 acres. The subject tract is zoned Planned Development- Single Family Attached-3 (PD-SFA-3) and Planned Development- Single Family-3 (PD-SF-3). The subject tract is part of the Westfield Master Preliminary Plat to be considered (at the final reading) by City Council on July 2, 2015. At that time, City Council will consider an exception to UDC Section 8.3 Park Land Dedication allowing for required parkland to be owned and maintained by the Homeowners Association rather than dedicated to the city. The applicant is proposing mixture of attached townhouses and detached single family homes in this first phase of the Westfield Master Planned Development which will result in the creation of 749 new lots with varying zoning designations.

Stonehollow Drive has been identified as a proposed Collector on the City of Temple Thoroughfare Plan. The applicant has proposed a 60' Collector with 41' of pavement width exceeding the city dimensional requirements for Collectors. Additionally, the applicant has added a note to the plat indicating that a four foot sidewalk will be provided only Stonehollow Drive per Section 8.2.3 of the Unified Development Code.

Utilities are being extended from an existing 8" water line located along Westfield Boulevard and an existing 8" wastewater line located to the south of the subject tract.

Compliance with the Preliminary Plat

The Final Plat of the Villages of Westfield Phase 1 is substantially compliant with the Mater Westfield Preliminary Plat. No changes to density are proposed although some changes to lot dimensions and utility alignments are proposed.

FISCAL IMPACT:
Not applicable

ATTACHMENTS:
Plat
Topo Utility Sheet

CURVE	LENGTH	RADIUS	CHORD
C1	110.73	2457.00	N02°23'37"W, 110.72
C2	46.07	1957.00	N03°00'36"W, 46.08
C3	31.41	2457.00	N01°28'08"W, 31.41
C4	12.04	2457.00	N01°58'31"W, 12.04
C5	12.04	2457.00	N02°15'22"W, 12.04
C6	30.83	2457.00	N02°45'21"W, 30.83
C7	23.50	2457.00	N03°23'22"W, 23.50
C8	0.91	2457.00	N03°40'27"W, 0.91
C9	15.98	1957.00	N03°27'02"W, 15.98
C10	30.10	1957.00	N02°43'34"W, 30.10
C11	75.44	45.00	N44°23'05"E, 66.91
C12	95.55	57.00	N44°23'02"E, 84.75
C13	55.32	33.00	N44°23'02"E, 49.07
C14	31.42	20.00	N48°38'24"W, 28.28
C15	31.42	20.00	N41°21'36"E, 28.28
C16	31.42	20.00	N41°21'36"E, 28.28
C17	29.46	20.17	N45°37'38"W, 26.91
C18	31.42	20.00	N41°21'36"E, 28.28
C19	31.42	20.00	N48°38'24"W, 28.28
C20	30.87	20.00	N47°51'15"W, 27.89
C21	31.96	20.00	N42°08'45"E, 28.67
C22	27.60	20.75	N42°18'00"W, 25.61
C23	32.75	20.00	S43°16'18"W, 29.21
C24	21.69	325.00	S88°16'18"W, 21.69
C25	26.32	20.00	S41°20'11"E, 24.46
C26	33.13	325.00	S76°06'46"E, 33.11
C27	107.06	300.00	S83°24'59"E, 106.50
C28	98.14	275.00	S83°24'59"E, 97.62
C29	57.36	300.00	S88°09'47"E, 57.27
C30	49.71	300.00	S77°56'21"E, 49.65
C31	14.80	275.00	N87°54'06"E, 14.80
C32	78.92	275.00	S82°20'08"E, 78.65
C33	4.42	275.00	S73°39'12"E, 4.42
C34	23.32	50.00	S86°33'15"E, 23.11
C35	16.97	50.00	S82°54'53"E, 16.89
C36	6.35	50.00	N83°43'25"E, 6.35
C37	70.69	45.00	S28°11'34"E, 63.64
C38	31.42	20.00	S28°11'34"E, 28.28
C39	168.99	67.50	S28°11'34"E, 168.19
C40	29.44	67.50	S87°25'14"E, 29.21
C41	34.41	67.50	S60°19'14"E, 34.04
C42	33.42	67.50	S31°31'59"E, 33.08
C43	28.41	67.50	S05°17'39"E, 28.20
C44	43.32	67.50	S25°08'46"W, 42.58
C45	23.32	50.00	S30°10'08"W, 23.11
C46	3.17	50.00	S41°42'56"W, 3.17
C47	20.15	50.00	S28°21'14"W, 20.02
C48	175.32	405.00	S86°22'59"E, 173.95
C49	27.86	405.00	S75°57'10"E, 27.86
C50	147.45	405.00	S88°21'14"E, 146.64
C51	3.17	380.00	S74°13'16"E, 3.17
C52	110.99	380.00	N89°35'28"E, 110.70
C53	186.14	430.00	S86°22'59"E, 184.69
C54	30.32	430.00	S74°10'08"E, 30.32
C55	60.02	430.00	S82°01'16"E, 59.97
C56	45.02	430.00	S89°01'10"E, 45.00
C57	50.99	430.00	N84°35'55"E, 50.74
C58	14.76	400.00	N82°16'23"E, 14.76
C59	47.94	375.00	N84°52'43"E, 47.91
C60	34.11	375.00	N85°56'08"E, 34.09
C61	15.68	425.00	N82°16'23"E, 15.68
C62	15.00	1450.00	N03°08'52"W, 15.00
C63	22.60	50.00	S86°55'46"E, 22.41
C64	2.06	50.00	N81°18'19"E, 2.06
C65	20.53	50.00	S85°44'50"E, 20.39
C66	22.65	50.00	N09°20'26"E, 22.46
C67	18.23	50.00	N11°52'33"E, 18.13
C68	4.43	50.00	N01°06'12"W, 4.42
C69	55.25	45.00	S38°40'38"E, 51.84
C70	24.55	20.00	S38°48'38"E, 23.04
C71	143.96	67.50	S38°46'43"E, 138.19
C72	28.57	67.50	S10°11'41"W, 28.36
C73	35.40	67.50	S16°57'23"E, 35.00
C74	29.72	67.50	S44°35'52"E, 29.48
C75	50.26	67.50	S78°32'41"E, 49.11

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 510 THE THETA ANGLE AT SAID MONUMENT IS 01°29'57" THE COMBINED CORRECTION FACTOR (CCF) IS 0.9999853 PUBLISHED CITY COORDINATES ARE X=3,207,137.72 Y=10,388,529.14 THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING (POB) IS S. 12°33'53"E, 4400.67 FEET. GRID DISTANCE = SURFACE DISTANCE X CCF GEODETIC NORTH = GRID NORTH + THETA ANGLE

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

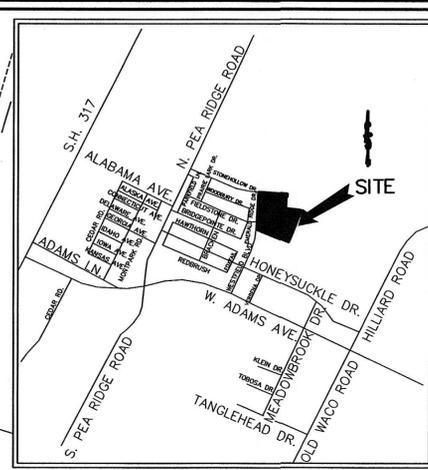
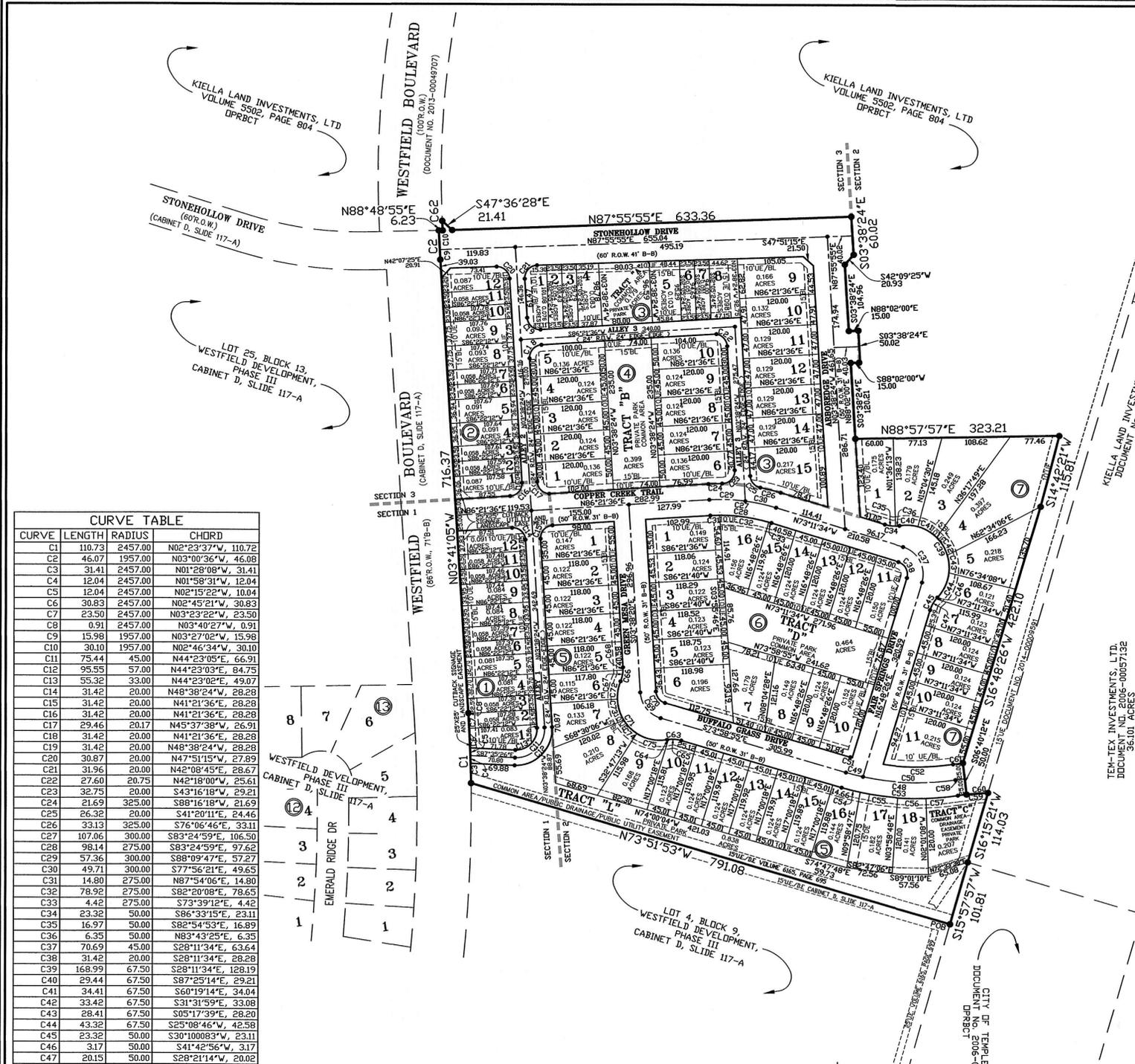
DEDICATION INSTRUMENT # _____ OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

TRACT SURVEYED JANUARY 5, 2015 17.953 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

SCALE: 1"=100'

UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
BL = BUILDING SETBACK LINE

- NOTES:
- THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOOD BOUNDARY PER F.E.M.A. FEDERAL INSURANCE RATE MAP Nos. 4802700170E and 4802700335E, BOTH DATED SEPTEMBER 26, 2008
 - LOTS 1 THRU 12, BLOCK 1, LOTS 1 THRU 12, BLOCK 2 AND LOTS 1 THRU 8, BLOCK 3 SHALL HAVE ZERO (0') SIDE BUILDING LINES, ALL OTHER RESIDENTIAL LOTS SHALL HAVE A 5' BUILDING LINE ON ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN HEREON.
 - THERE SHALL BE A 10' REAR BUILDING LINE UNLESS OTHERWISE SHOWN HEREON.
 - ALL RESIDENTIAL LOTS SHALL HAVE A 7.5' UTILITY EASEMENT ALONG THE REAR LOT LINES UNLESS OTHERWISE SHOWN HEREON.
 - ALL BOUNDARY CORNERS ARE 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475" SET UNLESS OTHERWISE NOTED HEREON.
 - UTILITY COMPANIES HAVE BEEN PROVIDED A COPY OF THIS PLAT FOR THEIR REVIEW.
 - TRACT "A", TRACT "B" AND TRACT "D" TO BE UTILIZED AS COMMON AREAS AND SHALL BE OWNED AND MAINTAINED BY THE TEMPLE WESTFIELD DEVELOPMENT PROPERTY OWNERS ASSOCIATION, INC.
 - TRACT "C" TO BE UTILIZED AS COMMON AREA AND FOR DRAINAGE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE TEMPLE WESTFIELD DEVELOPMENT PROPERTY OWNERS ASSOCIATION, INC.
 - TRACT "L" TO BE UTILIZED AS A COMMON AREA AND FOR PUBLIC DRAINAGE AND PUBLIC UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE TEMPLE WESTFIELD DEVELOPMENT PROPERTY OWNERS ASSOCIATION, INC.
 - A FOUR FEET (4') WIDE SIDEWALK SHALL BE REQUIRED TO BE CONSTRUCTED ALONG ONE SIDE OF STONEHOLLOW DRIVE.
 - TRACTS "A", "B", "C", "D" AND "L" SHALL BE CONSIDERED PRIVATE PARK AREAS AND SHALL BE OWNED AND MAINTAINED BY THE TEMPLE WESTFIELD DEVELOPMENT PROPERTY OWNERS ASSOCIATION, INC.



STATE OF TEXAS
COUNTY OF BELL

KIELLA DEVELOPMENT, INC., A TEXAS CORPORATION OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS FINAL PLAT OF VILLAGES OF WESTFIELD, PHASE I, A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, 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 DEVELOPMENT, INC.
A TEXAS CORPORATION
7482 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.

NOTARY PUBLIC

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
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

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:

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:
**VILLAGES OF WESTFIELD,
PHASE I**
17.953 ACRES

7 BLOCKS, 94 LOTS
5 TRACTS

LOTS 1 thru 12, BLOCK 1
LOTS 1 thru 12, BLOCK 2
LOTS 1 thru 15, BLOCK 3
LOTS 1 thru 10, BLOCK 4
LOTS 1 thru 18, BLOCK 5
LOTS 1 thru 16, BLOCK 6
LOTS 1 thru 11, BLOCK 7
TRACT "A" - 0.187 ACRES
TRACT "B" - 0.432 ACRES
TRACT "C" - 0.207 ACRES
TRACT "D" - 0.464 ACRES
TRACT "L" - 0.838 ACRES

PART OF THE BALDWIN ROBERTSON SURVEY, ABSTRACT #17
A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

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

SURVEY FIRM # 10056000
ENGINEER FIRM # F-1658

FINAL PLAT of:
VILLAGES OF WESTFIELD, PHASE I
PART OF THE JOHN J. SIMMONS SURVEY, ABSTRACT #737 AND THE GEORGE W. LINDSEY SURVEY, ABSTRACT #513 A SUBDIVISION IN THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS

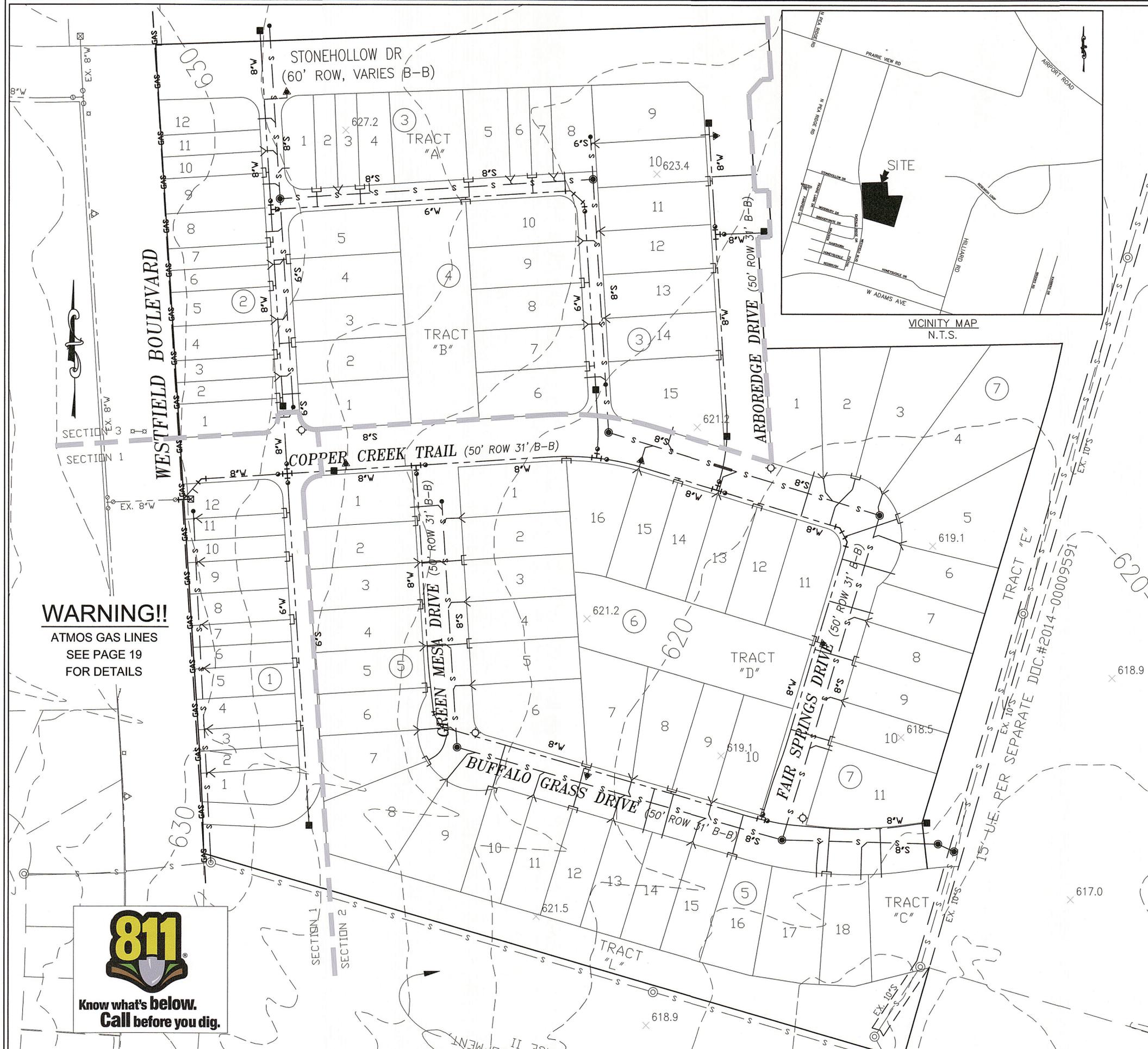
PREPARED FOR:
KIELLA DEVELOPMENT, INC.

REVISIONS	DATE	BY	DESCRIPTION
5/20/15	R.O.W.	MEA	
6/02/15	COMMENTS	MEA	
6/25/15	COMMENTS	MEA	

DATE: 01/23/15
DRN. BY: MEA
REF.:

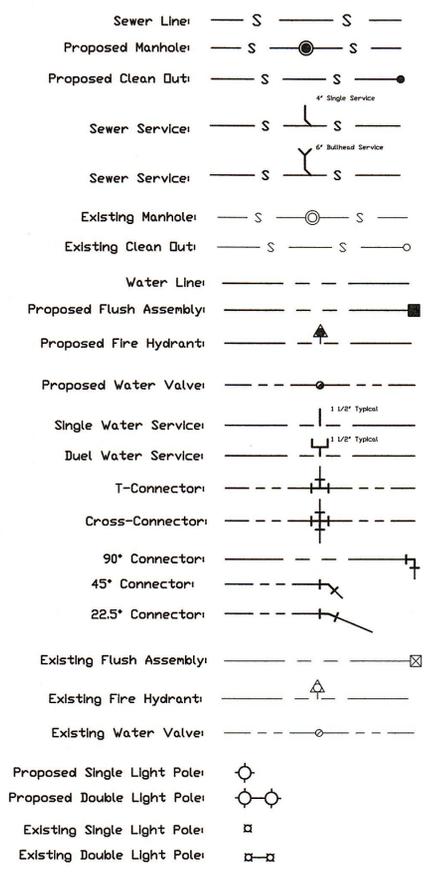
FB/LB
JOB NO.: 14-1080
SHEET 1 OF 1
COMPUTER DWS. NO. 14-1080

12972-D
FILE NO.



- 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 TO 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 LEGEND:



WARNING!!
ATMOS GAS LINES
SEE PAGE 19
FOR DETAILS



UTILITY LAYOUT of:
**VILLAGES OF WESTFIELD
PHASE I**



UTILITY LAYOUT OF:
**VILLAGES OF WESTFIELD
PHASE I**
A SUBDIVISION IN THE CITY OF
TEMPLE, BELL COUNTY, TEXAS

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

NO.	REVISIONS

DATE:	January 20, 2015
DRN. BY:	JFBII
REF.:	
FIELD BOOK	
JOB NO.:	14-1080
SHEET	2
COMPUTER DWG. NO.	14-1080 ULT

12972-D
DRAWING NUMBER

ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.
301 N. 3rd ST.
TEMPLE, TEXAS
(254) 773-2400
(254) 773-3998



PLANNING AND ZONING COMMISSION AGENDA ITEM

7/06/15
Workshop Agenda

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).	P&Z 8/03/15 Awaiting revisions from Applicant	All County Surveying
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 5/18/15 Waiting on Applicant for signatures	All County Surveying
P-FY-15-31 - Consider and take action on the Final Plat of Tutor Subdivision, a 2.727, 2-lot, 1- block subdivision, being a tract of land in the I. & G. N. R. R. Survey, Abstract No. 958, Bell County, Texas, located at 7301 FM 2086, in Temple's Eastern E.T.J.	DRC 6/01/15 Awaiting Revisions from applicant	Cathy Kohn

P-FY-15-32 - Consider and take action on the Final Plat of West Adams Addition Phase III, a 24.257 +/- acre 4-lot, 1- block, non-residential subdivision situated in the Nancy Chance Survey, Abstract 5, Bell County, Texas, located southwest of the intersection of West Adams Avenue and South Kegley Road.	DRC 6/01/2015	All County Surveying
Z-FY-15-22 - Hold a public hearing to discuss and recommend action on a rezoning from Multiple Family Two District (MF2) to Neighborhood Service District (NS) on Lot 4, Block 3, The Groves At Lakewood Ranch Phase I, on the west side of Clinite Grove Boulevard and bordered on the west by Starlight Drive.	PZC 7/20/15	John Kiella
P-FY-15-34 - Hold a public hearing to discuss and take action on the Final Plat of Woodbridge Phase V Replat of Lots 13-16, Block 1, Woodbridge Creek Phase V Amending Plat, located at the end of Park Place Lane.	Minor Plat tentatively scheduled for 6/22/15 DRC (if needed)	All County Surveying
P-FY-15-36 - Consider and take action on the Final Plat of Morgan Ridge Estates, a 5.143 +/- acre 2-lot, 1-block residential 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, located at the southwest corner of the Morgan Drive and Hartrick Bluff Road intersection	DRC 7/06/15	All County Surveying
P-FY-15-37 - Consider and take action on the Final Plat of Roush Addition, a 10.096 +/- acre 2-lot, 1-block, residential subdivision, out of and a part of the J.S. Patterson Survey, Abstract #663, Bell County, Texas, located on the east side of Bigham Road, South of FM 935, in the City of Temple's Eastern ETJ .	DRC 7/06/15	Carl Pearson

City Council Final Decisions	Status
Z-FY-15-17: Consider adopting an ordinance authorizing a rezoning of approximately 224.549 acres located north of West Adams Avenue and on the east and west sides of Westfield Boulevard from Agricultural District, Light Industrial District and General Retail District to Planned Development-General Retail District with a Conditional Use Permit for the sale of alcoholic beverages for on-premise consumption, Planned Development-Single Family Dwelling 3 District, and Planned Development-Single Family Attached Dwelling 3 District.	APPROVED at 1 st Reading on June 18, 2015
Z-FY-15-19: Consider adopting an ordinance authorizing a Conditional Use Permit for the sale of alcoholic beverages for on- premise consumption for properties located at 7373 and 7349 Honeysuckle Drive, 7348 West Adams Avenue and 7410 West Adams Avenue.	APPROVED at 1 st Reading on June 18, 2015
Z-FY-15-18: Consider adopting an ordinance amending Ordinance No. 2014-4689, and the corresponding site plan, to add a proposed apartment complex project in the Shoppes on the Hill Subdivision located at 2510 South 31st Street.	APPROVED at 1 st Reading on June 18, 2015

P&Z COMMISSION ATTENDANCE

2015																
	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	P	A	
James Staats	P	No Meeting Held	P	P	P	P	P	No Meeting Held	P	P	P	P	P	11		
Blake Pitts	P		P	A	P	P	P		P	P	A	P	P	P	9	2
Patrick Johnson	P		P	P	A	P	P		P	P	A	P	P	P	9	2
Omar Crisp	P		P	A	P	A	P		P	P	P	P	P	A	8	3
David Jones	P		P	A	P	P	P		P	P	P	A	P	P	9	2
Greg Rhoads	P		P	P	P	A	P		P	P	A	P	P	P	9	2
Will Sears	P		A	P	A	A	P		P	A	A	P	A	A	4	7
Lester Fettig	P		P	P	P	A	P		P	P	P	P	A	P	9	2
Tanya Mikeska-Reed	A		A	P	P	P	A		P	P	A	P	A	P	6	5

	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