

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
FEBRUARY 1, 2016, 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, February 1, 2016.
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 (if any) 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
FEBRUARY 1, 2016, 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 January 4, 2016.

B. ACTION ITEMS

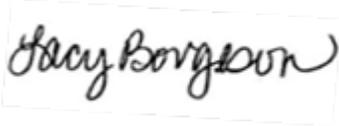
Item 2: [Z-FY-16-11](#) – Hold a public hearing to consider and recommend action on a Conditional Use Permit (CUP) to allow indoor automotive window tinting (classified in Sec. 6.7 of the Unified Development Code as “minor vehicle servicing”) located at Lot 2, Block 1, Tranum Subdivision Phase VIII, 5806 South General Bruce Drive.

Item 3: [Z-FY-16-12](#) – Hold a public hearing to consider and recommend action to amend Ordinance No. 2006-4090, to allow indoor climate-controlled mini storage warehouses within a 4.801 +/- acre portion of a 10.202 +/- acre Planned Development – General Retail (PD-GR) District, subject to a Development Plan, with conceptual Development Plan for the remaining 5.401 +/- acres, being within the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located at 5015 S. 31st Street.

Item 4: [Z-FY-16-13](#) – Hold a public hearing to consider and recommend action on permanent zoning upon annexation of a 0.287 acre tract of land proposed for Single-Family Two (SF-2) District proposed as part of the subdivision plat for Campus at Lakewood Ranch Phase X, located at the end of Richland Drive, between existing Campus at Lakewood Ranch Phases VIII and IX.

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.templetx.gov>. Please contact the City Secretary's Office at 254-298-5700 for further information.

The agenda for this meeting was posted on the bulletin board at the Municipal Building in compliance with the Open Meetings Law on January 29, 2016 at 10:00 AM.



Lacy Borgeson
City Secretary

I certify that this Notice of Meeting Agenda was removed by me from the outside bulletin board in Front of the City Municipal Building at _____ on the _____ day of _____ 2016.

_____ Title: _____

**PLANNING AND ZONING COMMISSION
JANUARY 19, 2016
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT

Vice-Chair Patrick Johnson

COMMISSIONERS:

Lydia Alaniz
Greg Rhoads

Blake Pitts
Lester Fettig

PLANNING AND ZONING MEMBERS ABSENT:

Tanya Mikeska-Reed
Omar Crisp

David Jones
Will Sears

STAFF PRESENT:

Brian Chandler, Director of Planning
Trudi Dill, Deputy City Attorney
Tammy Lyerly, Senior Planner
Mary Maxfield, Planning Technician
Leslie Evans, Planning Technician
Kelli Tibbit, Administrative Assistant

The agenda for this meeting was posted on the bulletin board at the Municipal Building, January 14, 2016 at 5:00 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.

Vice-Chair Johnson called Meeting to Order at 5:33 P.M.

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

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of January 4, 2016.

Approved by general consent.

B. ACTION ITEMS

Item 2: P-FY-13-21 - Consider and recommend action on the Final Plat of Baylor Scott & White Medical Center Subdivision, a 209.01 acre, 3-lot, 3-block, nonresidential subdivision, being part of the Bradford Hughes Survey, Abstract Number 376 and part of the Maximo Moreno Survey, Abstract Number 14, both in City of Temple, Bell

County, Texas, and being a replat of all of Lot 1, Block 1, Pavilion Subdivision, and being a replat of all of Lot 1, Block 1, S&W Main Campus Subdivision, located at the southeast corner of South 31st Street and West Avenue R.

Ms. Tammy Lyerly, Senior Planner, stated the applicant for this plat is Ronald Carroll.

The Development Review Committee (DRC) reviewed the plat beginning on March 20, 2013, June 5, 2013, March 26, 2015, and December 23, 2015. The plat was deemed administratively complete on January 13, 2016.

The plat boundaries are from South 31st Street eastward towards Fryer's Creek, between West Avenue R and Southwest H.K. Dodgen Loop.

There are some new additions with this plat for the Thoroughfare Plan: TMED Way, which will be a dual name for South 13th Street), extending south from West Avenue T and West Avenue U, the new extension into the development from the east edge of the subject plat.

The plat contains various easements throughout, including:

- Access Easements

- TXU Electric Easements

- Water and Sewer Easements

- Drainage Easements on the east portion of plat along Fryer's Creek

- 35 foot wide Hike & Bike Trail Easement extending down from West Avenue R to West Avenue T, and southward along TMED Way and Fryer's Creek.

The applicant's sidewalk waiver per Unified Development Code (UDC) Sec. 3.6.6) was denied by the Planning Director. This is an administrative request.

The Planning and Zoning Commission is the final plat authority since the applicant has not requested any exceptions to the UDC that requires City Council action.

Ms. Lyerly briefly describes what is on each page of the five page plat.

Staff recommends the approval of the Final Plat of Baylor Scott & White Medical Center Subdivision.

Commissioner Rhoads made a motion to approve Item 2, **P-FY-13-21**, as presented, and Commissioner Fettig made a second.

Motion passed: (5:0)

Chair Jones, and Commissioners Crisp, Mikeska-Reed, and Sears were absent

There being no further business, the meeting was adjourned at 5:45 p.m.

Respectfully submitted,
Leslie Evans

**PLANNING AND ZONING COMMISSION
MONDAY, JANUARY 19, 2016
5:00 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Vice-Chair Johnson

COMMISSIONERS:

Lydia Alaniz
Greg Rhoads

Blake Pitts
Lester Fettig

PLANNING AND ZONING MEMBERS ABSENT:

Tanya Mikeska-Reed
Omar Crisp

Will Sears
David Jones

STAFF PRESENT:

Brian Chandler, Director of Planning
Trudy Dill, Deputy City Attorney
Tammy Lyerly, Senior Planner
Mark Baker, Senior Planner
Dessie Redmond, Planner
Leslie Evans, Planning Technician
Kelli Tibbit, Administrative Assistant

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 Johnson opened the work session at 5:15 p.m. and asked Mr. Brian Chandler, Director of Planning, to proceed.

Mr. Chandler stated only plat was on the agenda which took three years to work on. Very complicated and massive plat for Baylor Scott & White.

Ms. Trudi Dill, Deputy City Attorney, added the difficulty of the plat was because they were always adding land and continuing to grow.

City Council did not meet on January 7, 2016 so no status was available.

Mr. Chandler commented this was Ms. Mary Maxfield's last P&Z meeting since she is retiring after 26 plus years. Most of the time Mary has been with the City she has worked for the Planning Department as a Planning Technician, but early on spent a year with Economic Development as a secretary.

Ms. Leslie Evans, Planning Technician, will be taking over Mary's responsibilities.

Mr. Chandler extolled Mary's work ethic as amazing and she has been the backbone of the department over her many years. Mary's organizational skills are superior and she keeps a complicated process running very smoothly for everyone. Mary and Tammy Lyerly have worked with approximately seven Planning Directors over their long tenure.

This would be the second retirement for Mary since she also retired from the military after serving 20 years.

Mr. Chandler enlightens everyone by reading a list of events occurring in 1989, the year Mary started with the City. Of particular note, the Germans began demolishing the Berlin Wall, the Simpsons show began, and Mr. Chandler started Driver's Education.

The City Manager in 1989 was Mr. Jack Parker and the Mayor was Dennis Hobbs.

Mr. Chandler thanked Mary for everything she has done and expressed his gratitude.

Mary shared a few short stories about her time with the City.

There being no further business and due to time conflicts, Vice-Chair Johnson closed the meeting at 5:30 P.M.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

02/01/16
Item 2
Regular Agenda

APPLICANT / DEVELOPMENT: Brian McClanahan, Classic Tint business owner

CASE MANAGER: Brian Chandler, Director

ITEM DESCRIPTION: Z-FY-16-11 Hold a public hearing to discuss and recommend action on a Conditional Use Permit (CUP) for an indoor automotive window tinting use (classified in Sec. 6.7 of the Unified Development Code as “minor vehicle servicing”) on Lot 2, Block 1, Trantum Subdivision Phase VIII, located at 5806 South General Bruce Drive.

STAFF RECOMMENDATION: Staff recommends approval of Z-FY-16-11, a Conditional Use Permit to allow an indoor automotive window tinting use within the I-35 Corridor Overlay **with the following condition:**

- That all tinting operations and employee parking are fully enclosed within the 2,025 sf warehouse building

ITEM SUMMARY:

5806 S. General Bruce Drive currently has a base zoning of C (Commercial District), which allows a minor vehicle servicing use by right. However, the I-35 Corridor Overlay requires approval of a CUP for minor vehicle servicing use within the Freeway Retail/Commercial Sub-District, which is how staff classified the proposed automotive window tinting use.

City Council approved a CUP for a paint shop/general contractor facility at this same location on June 4, 2015 (Ordinance No. 2015-4713), which included the following conditions:

1. Painting is prohibited on-site;
2. Ordinance No. 2014-4669 which allowed a retail nursery/landscape facility on the property is repealed;
3. This CUP expires when the current tenant (the tenant occupying the property as of June 4, 2015) discontinues use of the property as a paint shop/general contractor facility;
4. Landscaping must be planted to screen a minimum of 40% of the existing I-35 facing chain-link fence;
5. Owner of the property must obtain a permit for and pave the remaining gravel area in the front of the property to ensure compliance with Unified Development Code parking, driveway and approach standards and as shown on the attached Site Plan; and
6. Vehicle parking is prohibited on any surface unless the surface is asphalt or concrete.

Staff has confirmed compliance with all conditions, including the paving of the driveway and parking area. The applicant intends to use only the existing warehouse, while MCS Construction would continue to utilize the existing office and outdoor storage area.

City Council also approved a CUP on this same property on June 6, 2014 (Ordinance No. 2014-4669) to allow a Nursery/Landscape Facility use. However, the landscape company never fully occupied the space and, therefore, MCS was required to obtain another CUP to legally operate within the I-35 Corridor Overlay permitted use standards. Ordinance No. 2014-4669 included the following conditions, which the property owner has subsequently addressed:

- Landscaping is planted to screen parking and minimum of 40 percent of the existing I-35 facing chain-link fence

Considering that the applicant (Classic Tint) does not propose any additional improvements to the site, the I-35 Corridor Overlay standards would not be triggered at this time. The standards could be triggered by any improvements proposed in the future.

According to the CUP application, the proposed business, Classic Tint:

- 1) Installs window tint film on site inside of the building
- 2) No work is done outside on cars
- 3) Primarily caters to car dealerships in the area only
- 4) Storage of materials is all indoors
- 5) The only chemicals used to install are water and baby shampoo
- 6) Has only 1 employee, who is the owner of the business

SURROUNDING PROPERTY AND USES:

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

<u>Direction</u>	<u>FLUP</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	Auto-Urban Commercial	C	Commercial
North	Auto-Urban Commercial	C	Commercial
South	Auto-Urban Commercial	C	Commercial
East	Auto-Urban Commercial	LI and GR	Commercial
West	Auto-Urban Commercial	C	Vacant

COMPREHENSIVE PLAN COMPLIANCE:

The proposed rezoning relates to the following goals, objectives or maps of the Comprehensive Plan:

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

CP = Comprehensive Plan

Future Land Use Map (CP Map 3.1)

The entire area is shown as Auto-Urban Commercial. According to the Comprehensive Plan, "Auto-Urban Commercial" is for the majority of the areas identified for commercial use, generally concentrated at intersections versus strip development along the major roads."

Thoroughfare Plan (CP Map 5.2)

The site is located along a Major Arterial (IH-35).

Availability of Public Facilities (CP Goal 4.1)

An 8" water line and a 6" sewer line is available to the rear. A 6" water line and an 8" sewer line are available to the front of the property.

REVIEW CRITERIA (UDC Section 3.5.4): In determining whether to approve, approve with conditions or deny a CUP application, the review bodies in Sec. 3.5.2 above must consider the following criteria.

- A. The conditional use is compatible with and not injurious to the use and enjoyment of the property, and does not significantly diminish or impair property values within the immediate vicinity.
- B. The establishment of the conditional use does not impede the normal and orderly development and improvement of surrounding vacant property.
- C. Adequate utilities, access roads, drainage, and other necessary support facilities have been or will be provided.
- D. The design, location and arrangement of all driveways and parking spaces provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent development.

- E. Adequate nuisance prevention measures have been or will be taken to prevent or control offensive odors, fumes, dust, noise and vibration.
- F. Directional lighting is provided so as not to disturb or adversely affect neighboring properties.
- G. There is sufficient landscaping and screening to insure harmony and compatibility with adjacent property.

ADDITIONAL CONDITIONS (UDC Section 3.5.5): In authorizing a CUP, the Planning and Zoning Commission may recommend and the City Council may impose additional reasonable conditions necessary to protect the public interest and welfare of the community, including a time period for which a CUP is valid. The Planning and Zoning Commission and the City Council, in considering and determining the additional conditions, may impose such developmental standards and safeguards as conditions and locations indicate to be important to the welfare and protection of adjacent property from excessive noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glares, offensive view or other undesirable or hazardous conditions.

PUBLIC NOTICE: Nine notices of the public hearing were sent out to property owners within 200-feet of the subject property. As of Thursday January 28, 2016, zero (0) notices had been returned. The newspaper printed notice of the Planning and Zoning Commission public hearing on January 21, 2016, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Application
Aerial Location Map
Photos
Zoning Map
Future Land Use Map
New Site Plan
Notification Map
Ordinance No. 2014-4669
Ordinance No. 2015-4713

City of Temple Universal Application

Rev. 06-04-15

(Incomplete applications will not be accepted)

- Sketch Plan
- Plat Vacation
- Minor or Amending Plat
- Preliminary Plat
- Final Plat
- Variance (Board of Adjustment)
- Abandonment
- Rezoning
- Conditional Use Permit (CUP)
- Planned Development (PD)
- PD Site Plan
- I-35 Appeal
- I-35 Site Plan Review
- TMED Site Plan Review
- TMED Variances/Warrants
- Appeal of Administrative Decision
- Residential Masonry Exception
- Nonresidential Masonry Exception
- Park, Facility or Street Renaming
- Cost Sharing Offsite Participation
- Exception
- Street Use License (SUL)
- 1st and 3rd Overlay Appeal

PROJECT INFORMATION:

Residential Commercial Property Platted Property Not Platted ETJ

Project Name: CLASSIC TINT Parcel(s) Tax ID# (Required): 454578

Project Address (Location): 5750 S. GEN. BRUCE DR Total Acres: 1.705

Lot: 2 Block: 1 Subdivision: TRANUM SUB. PH B VIII

Cabinet #: _____ Slide #: _____

Outblock (if not platted): _____

Brief Description of Project: COMMERCIAL, RESIDENTIAL, AUTOMOTIVE TINT

Current Zoning COMMERCIAL/W/CUP # of Existing Lots _____ # of Existing Units _____

Proposed Zoning COMMERCIAL # of Proposed Lots _____ # of Proposed Units _____

APPLICANT / CONTACT INFORMATION: (This will be the primary contact; please ensure email address is legible)

Name: BRIAN McCLANAHAN Company Name: CLASSIC TINT

Address: 5750 S. GEN. BRUCE DR City: TEMPLE State: TX Zip: 76502

Phone: (254) 718-8940 Cell #: _____ Fax #: _____

Email Address: CLASSICTINT@BRIAN@YAHOO.COM
HOTMAIL.COM

PROPERTY OWNER INFORMATION:

Name: CHRIS McGREGOR Company Name: CHRIS McGregor

Address: 2806 Wickersham Dr. City: Temple State: TX Zip: 76502

Phone: 254-770-7262 Cell #: same Fax #: _____

Email Address: mchecker05@aol.com

DEVELOPER ENGINEER SURVEYOR INFORMATION: (Please ensure email address is legible)

Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Cell #: _____ Fax #: _____

Email Address: _____

RECEIVED

DEC 17 2015

CITY OF TEMPLE
PLANNING & DEVELOPMENT

VARIANCE / EXCEPTION / APPEAL DESCRIPTION: (Attach additional page if additional space is required)

COMMERCIAL; RESIDENTIAL; AUTOMOTIVE WINDOW
FILM INSTALLATION

City of Temple Universal Application

Rev. 06-04-15

CHECKLIST--PER SUBMITTAL

(Incomplete applications will not be accepted)

Submittal Requirements <small>All Checklists are available on Planning Applications webpage</small>	All Plats	CUP & PD	Rezoning	Sketch Plan	I-35	I-35 Appeal	TMED	TMED Variance/ Warrant	ZBA Variance	Masonry Exception	Appeal of Administrative Decision	Abandonment	Street Use License (SUL)
Complete Universal Application	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Utility Providers-see attached link http://www.templetx.gov/DocumentCenter/View/2920	✓												
Electronic copy (PDF) of all required materials submitted as hard copies (must be legible)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hard Copies for all submittals	5	2	1	5	2	2	2	2	1	1	1	1	1
Field Notes (<i>signed and stamped</i>) or Lot and Block Description	✓	✓	✓		✓	✓	✓	✓	✓			✓	✓
Site Plan Checklist <i>-hold off per bc</i>		✓			✓	✓	✓	✓	*				
Plat Checklist	✓			✓									
I-35 Checklist					✓	✓							
TMED Checklist							✓	✓					
Abandonment Checklist												✓	
SUL Checklist													✓
Scaled Site Plan		✓			✓	✓	✓	✓	✓	✓	*	✓	✓
Drainage Letter or Drainage Report (for residential subdivisions)	✓												
Elevations		✓			✓	*	✓	*		✓			
Landscape Plan					*	*	*	*					
Lighting Plan					*	*	*	*					
Fee	✓	✓	✓	NA	NA	NA	NA	NA	✓	NA	NA	✓	✓
Survey												✓	✓
Broker's Opinion of Value or Appraisal R-O-W abandonment ONLY												✓	

*May be required depending on nature of Appeal/Variance

Total valuation of proposed improvements for project in 1st & 3rd/TMED/I-35: \$ _____

FEE SCHEDULE

- Abandonment \$100.00 for filing fee only;
- (3rd Party Broker's Opinion or Appraisal) (3rd Party Broker's Opinion or Appraisal fee will be Applicant's responsibility)
- Board of Adjustment (Variance) \$ 75.00
- (MUST meet with a planner prior to submittal of request)*
- *Preliminary/Final Plat \$150.00 + \$3.00/lot (residential) or \$10.00/acre (nonresidential)
- Street Use License (SUL) \$150.00 (renewed every 15 years)
- *Rezoning/CUP/PD Site Plan \$150.00 + \$3.00/acre (to match Ordinance No. 1948)

*The filing fee for a piece of property that is 3.125 acres in size would be a total of \$159.36 (\$150 + [\$3 x 3.12]). City staff uses the second decimal place when calculating a filing fee and **does not round up or down.**

BY SIGNING THIS APPLICATION, STAFF IS GRANTED ACCESS TO YOUR PROPERTY FOR SIGN POSTING AND PROPERTY ANALYSIS PURPOSES.

APPLICANT SIGNATURE: 
 Print or Type Name: BRIAN McCLANAHAN

(property owner authorization required by law if applicant is someone other than property owner)
 I (property owner) hereby authorize Chris McGregor of Temple TX
 (name) (company (if applicable))
 to represent me in matters pertaining to this case.

Property owner's signature: 
 Property owner's name (print): Chris McGregor
 Property owner's address: 2806 Wickersham Dr.
Temple, TX 76502
 Property owner's phone#: _____
 Email address: mcclester05@aol.com

For Department Use Only

Project #: _____

Project Manager: _____

Total Fee(s): _____

Fee Credit: _____

Payment Method: _____

Submittal Date: _____

Accepted By: _____

Accepted Date: _____

CLASSIC TINT

WINDOW FILM INSTALLATION
ON VEHICLES DONE ON SITE
INSIDE OF BUILDING.

NO OUTSIDE WORK ON CARS.

WE CATER TO NEW CAR
DEALERSHIPS WITH NO ACTUAL
CUSTOMER FOR ALTO.

STORAGE IS INSIDE ONLY
PRODUCTS TO INSTALL FILM
ARE TAP WATER, A CUP OR TWO
PLUS A FEW DROPS OF BABY
SHAMPOO PER VEHICLE.

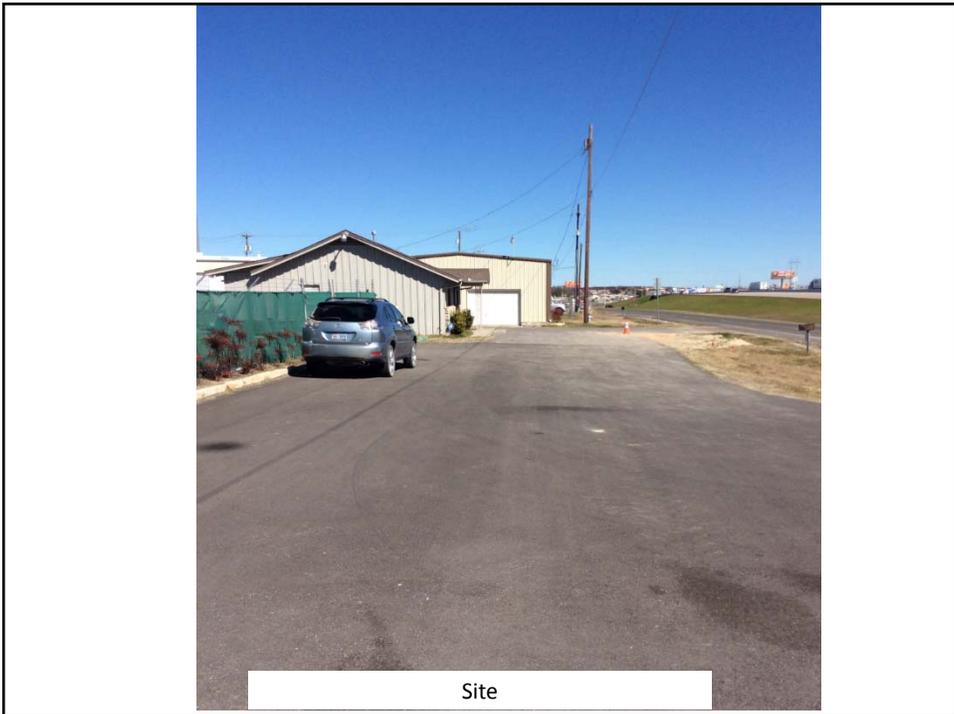
RECEIVED

DEC 31 2015

CITY OF TEMPLE
PLANNING & DEVELOPMENT



900 sf Office



Site



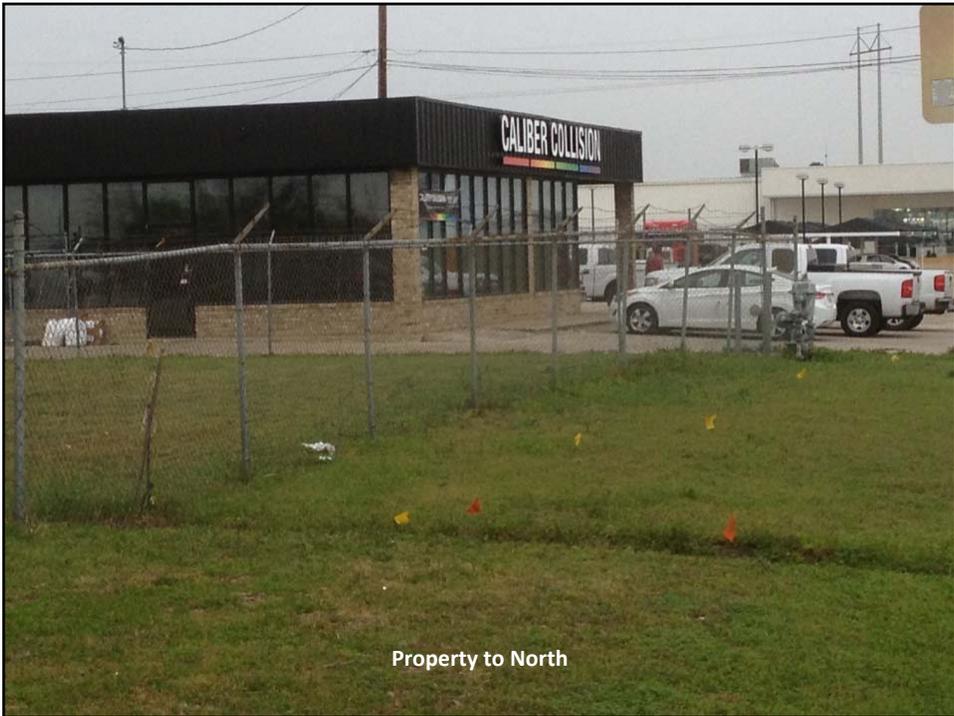
Customer Parking Area



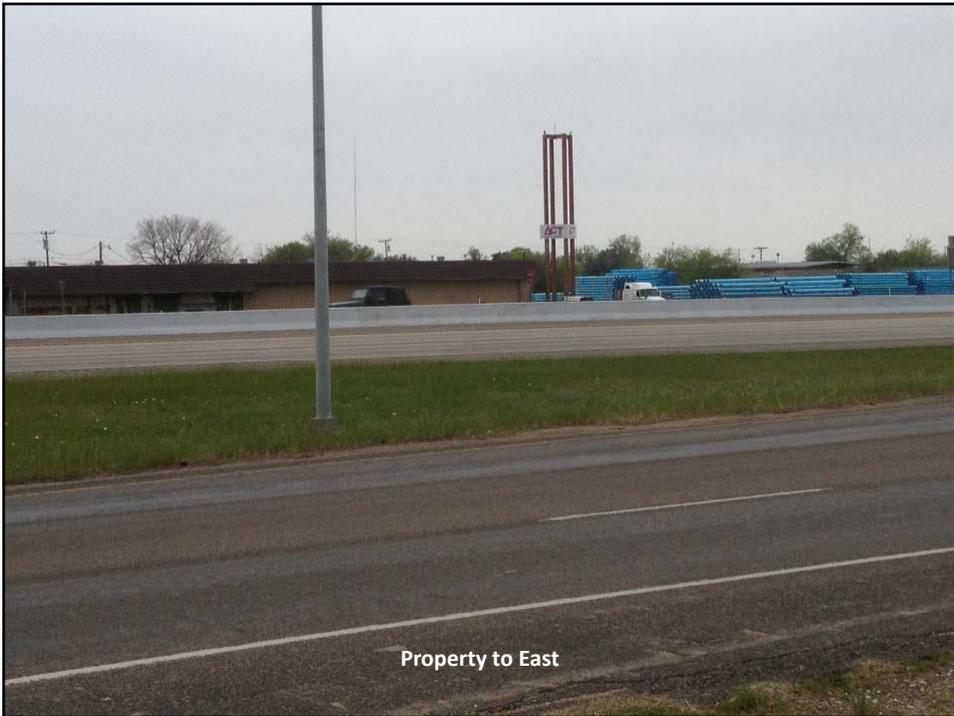
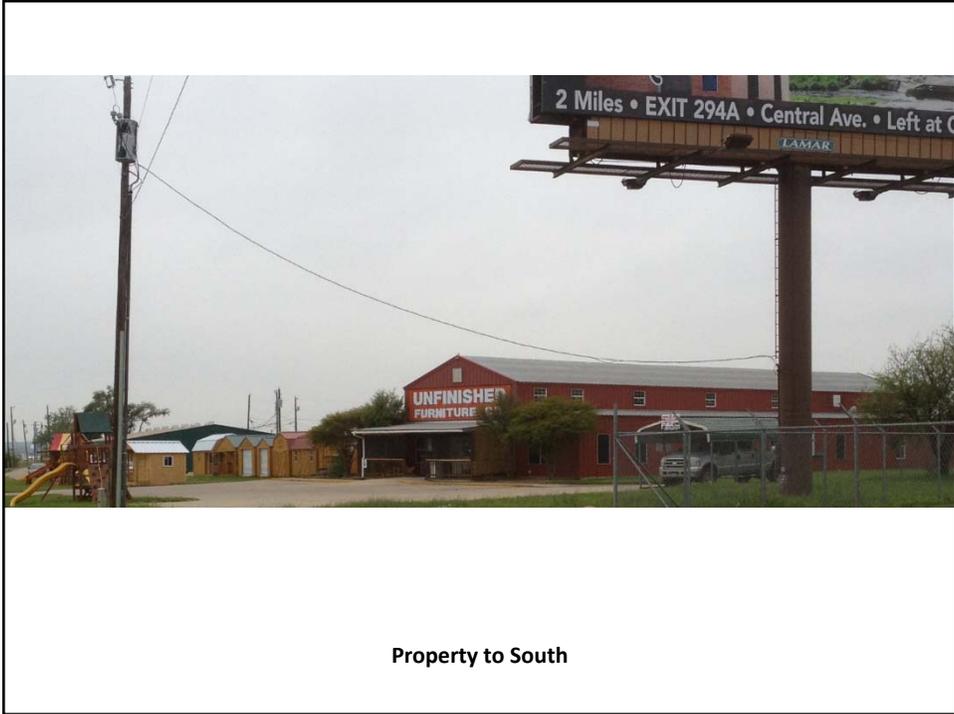
Construction Trailers and Trucks



Looking south



Property to North





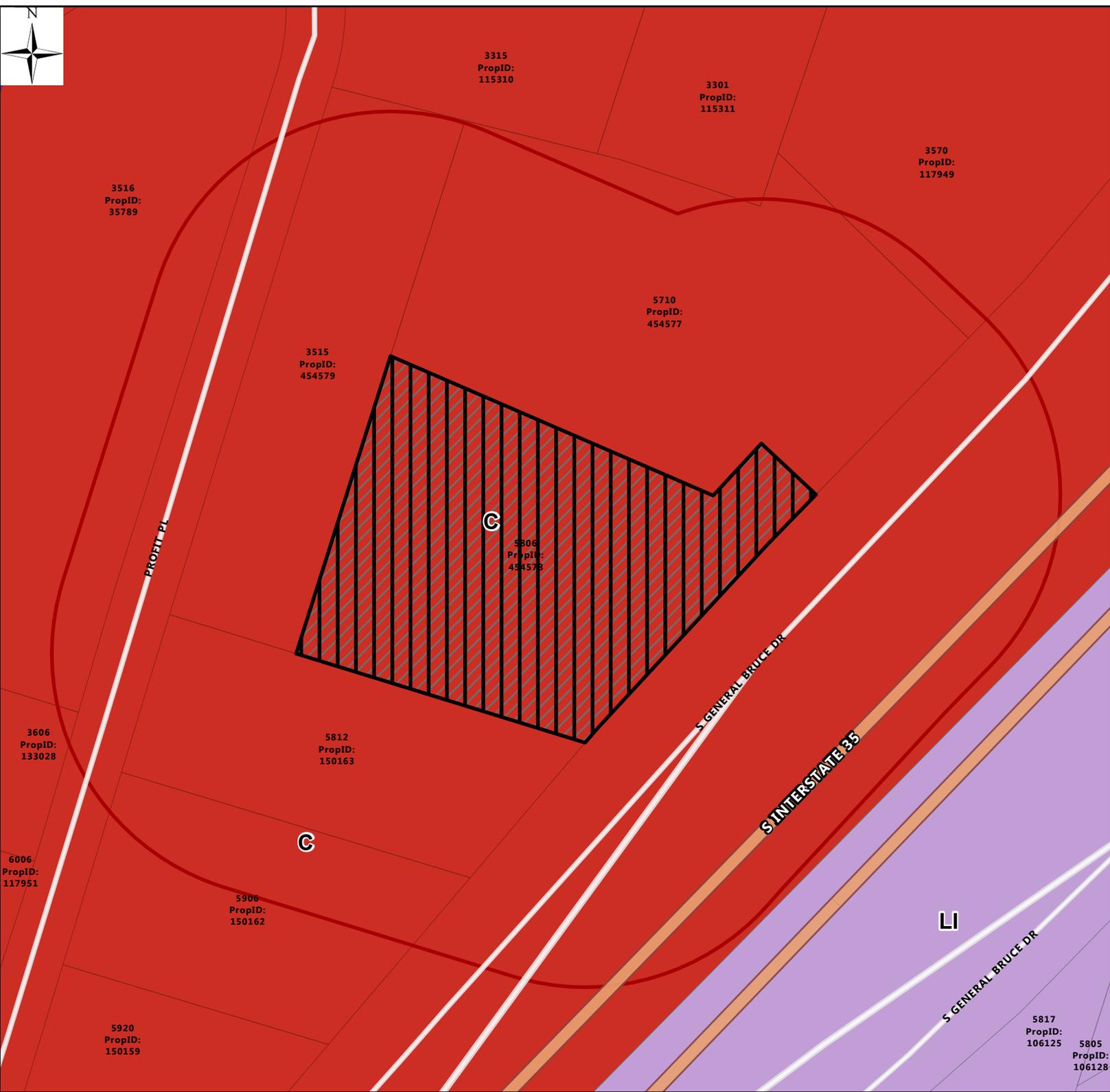
Undeveloped Property to West



CUP 200' NOTIFICATION MAP

Zoning Case :
Z-FY-16-11

Address :
5806 S General Bruce Dr



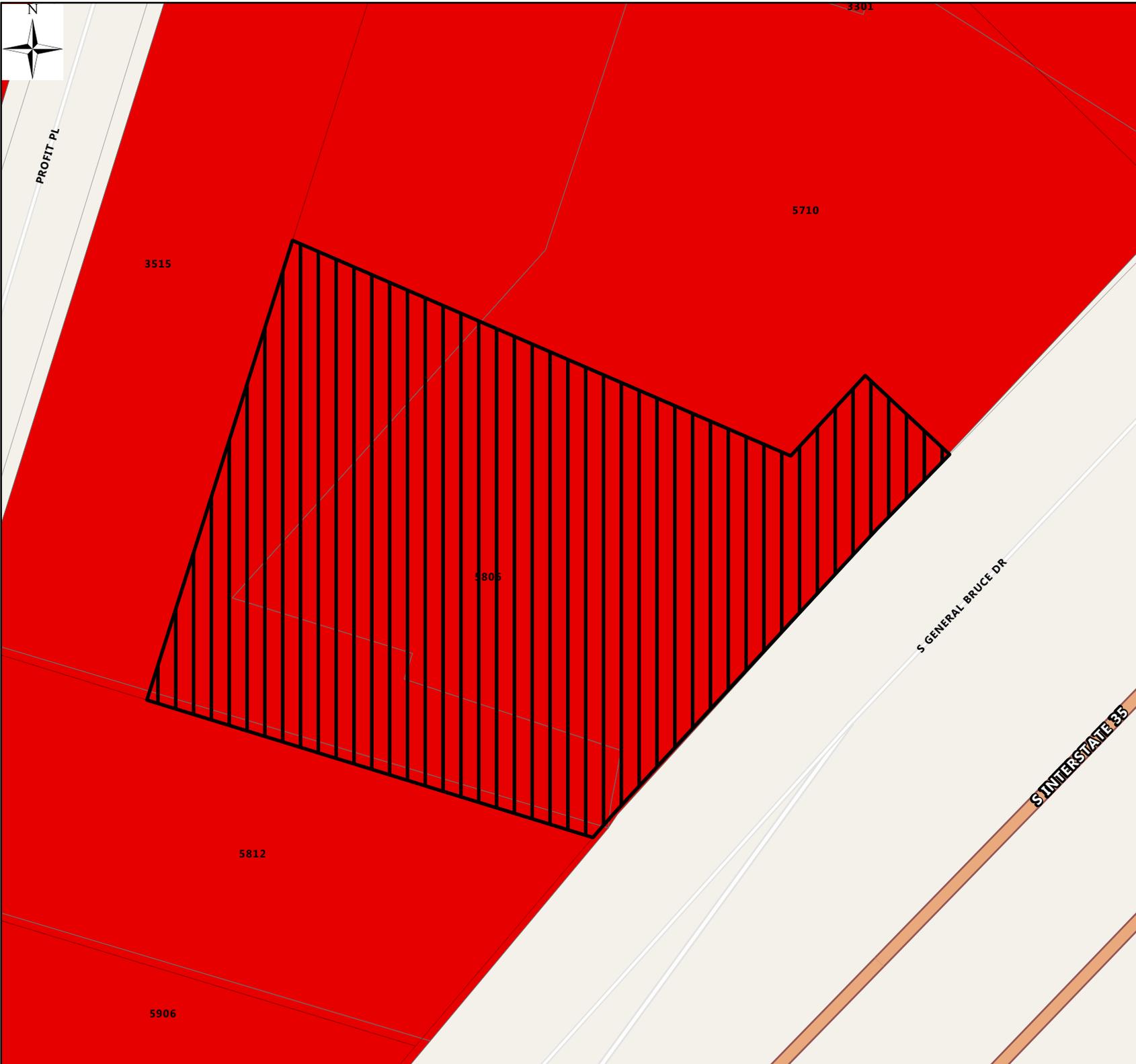
CurrentZoning	Legend	Legend
HI - CUP	O-1	AG - CUP
UE	O-1 - CUP	MH
UE - PD	O-1 - PD	MH - CUP
SF-1	O-2	MH - PD
SF-1 - CUP	O-2 - CUP	MU
SF-1 - PD	O-2 - PD	MU - CUP
SF-2	NS	SD-C
SF-2 - PD	NS - CUP	SD-C - CUP
SF-3	NS - PD	SD-H
SF-3 - PD	GR	SD-H - CUP
SF-3 - CUP, PD	GR - CUP	SD-T
SFA	GR - PD	SD-V
SFA-2	GR - CUP, PD	T4
SFA-3	CA	T4 - PD
SFA-3 - PD	CA - CUP	T4 - CUP
2F	CA - PD	T5-C
2F - CUP	C	T5-C - CUP
2F - PD	C - CUP	T5-C - PD
MF-1	C - PD	T5-E
MF-1 - CUP	C - CUP, PD	T5-E - CUP
MF-1 - PD	LI	T5-E - PD
MF-2	LI - CUP	NO BASE
MF-2 - CUP	LI - PD	CUP
MF-2 - PD	LI - CUP, PD	PD
MF-3 - PD	HI	CaseArea
	HI - PD	Buffer
	AG	

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.

dredmond
Date: 1/19/2016



5817 PropID: 106125
5805 PropID: 106128



CUP
 FUTURE LAND
 USE MAP

Zoning Case :
 Z-FY-16-11

Address :
 5806 S General Bruce Dr

- EXPRESSWAY
- MAJOR ARTERIAL
- COLLECTOR
- LOCAL STREET
- MINOR ARTERIAL
- PRIVATE
- RAMP
- Parcels
- Future LUP
 - Agricultural/Rural
 - Auto-Urban Commercial
 - Auto-Urban Mixed Use
 - Auto-Urban Multi-Family
 - Auto-Urban Residential
 - Business Park
 - Estate Residential
 - Industrial
 - Neighborhood Conservation
 - Parks & Open Space
 - Public Institutional
 - Suburban Commercial
 - Suburban Residential
 - Temple Medical Education District
 - Urban Center
 - CaseArea

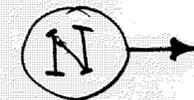
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dredmond
 Date: 1/19/2016



STORAGE & PARKING

CALIBER COLLISION
STORAGE & PARKING



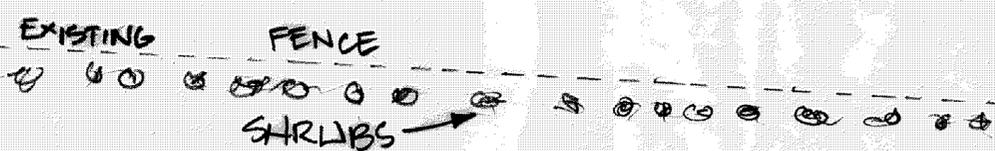
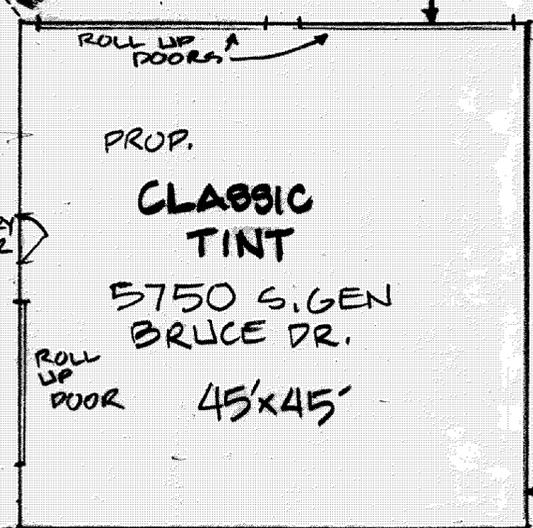
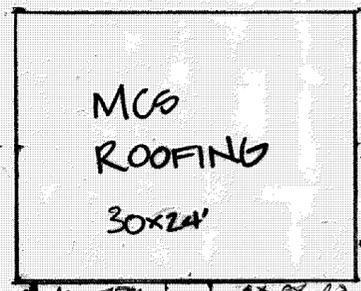
PROPERTY LINE

PROPERTY LINE

EXISTING FENCE

LOCATION SUBJECT TO CHANGE

PARKING
10' WIDE



PARKING

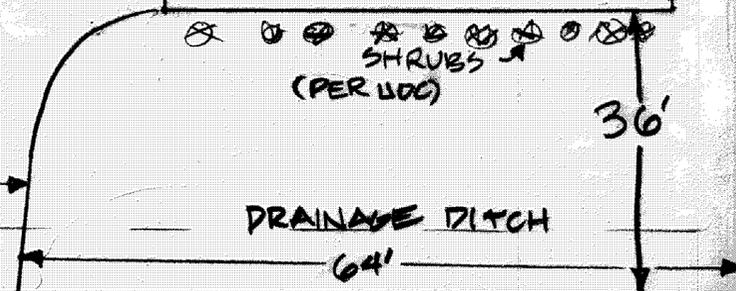
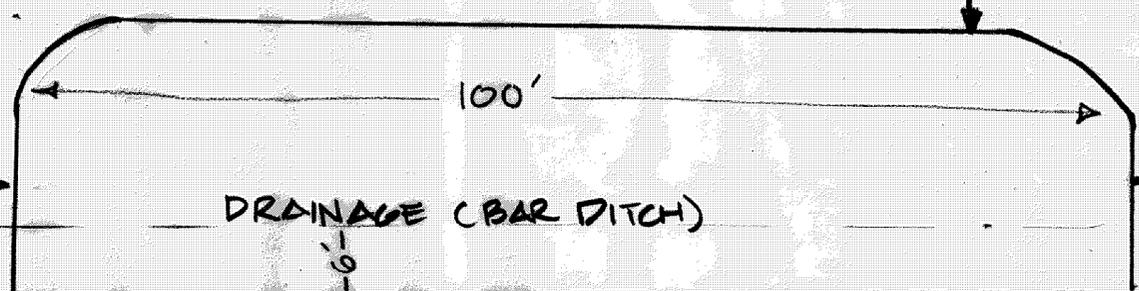
24'

60'

36'

ENTRY DOOR

PROPERTY LINE
CALIBER COLLISION



INTERSTATE HIGHWAY 35
S. GENERAL BRUCE DRIVE

PROP. CLASSIC TINT		
SCALE: 3/32	APPROVED BY:	DRAWN BY BME
DATE: 12/29/15		REVISED
SITE PLAN		
		DRAWING NUMBER 1002

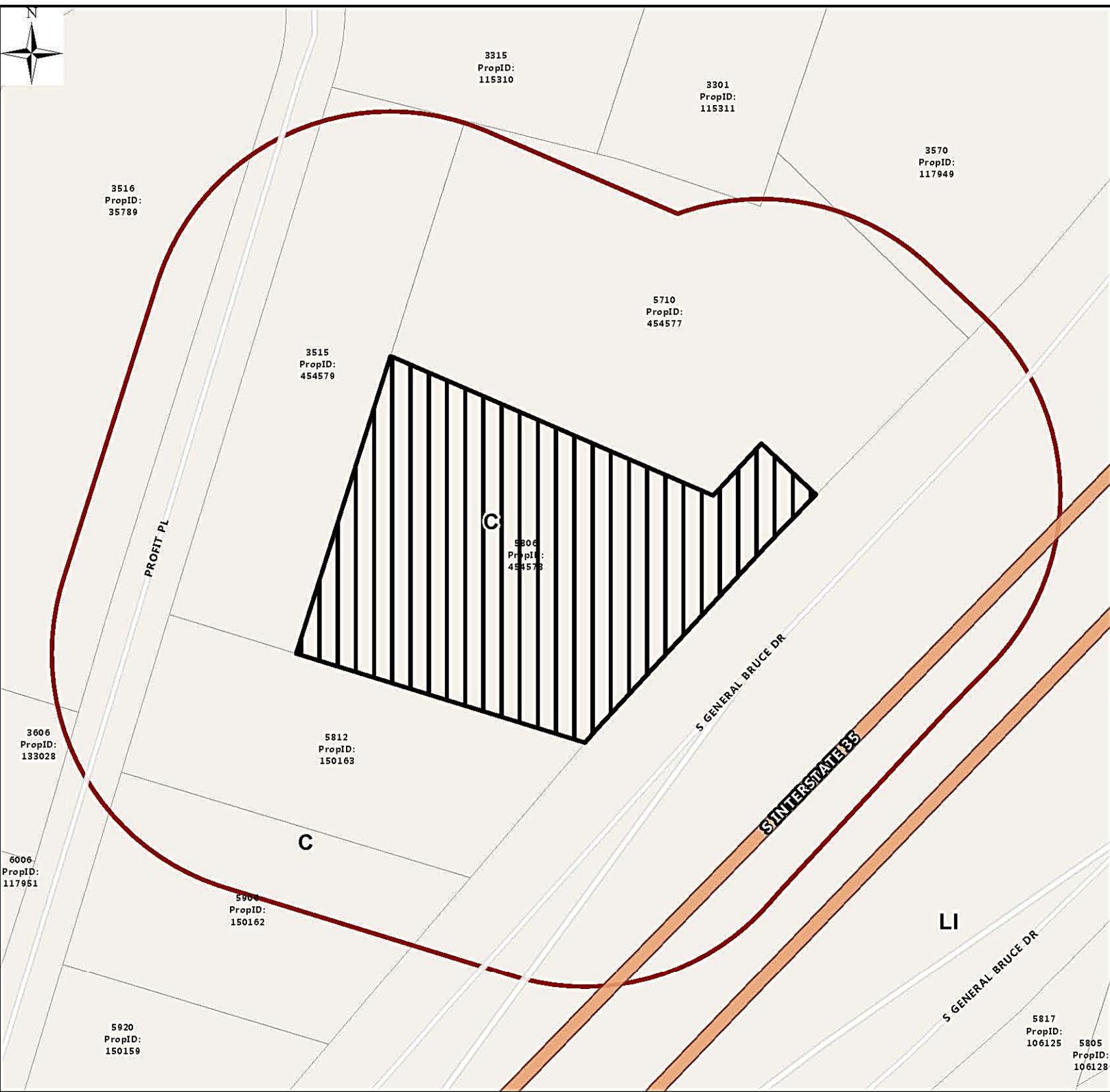


CUP
200'
NOTIFICATION MAP

Zoning Case :
Z-FY-16-11

Address :
5806 S General Bruce Dr

 CaseArea
 Buffer



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.

dredmond
Date: 1/19/2016



5817
PropID:
106125
5805
PropID:
106128

ORDINANCE NO. 2014-4669

(PLANNING NO. Z-FY-14-28)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, APPROVING A CONDITIONAL USE PERMIT FOR A RETAIL NURSERY/LANDSCAPE FACILITY ON LOT 2, BLOCK 1, TRANUM SUBDIVISION, PHASE VIII, LOCATED AT 5806 SOUTH GENERAL BRUCE DRIVE; DECLARING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the Comprehensive Zoning Ordinance of the City of Temple, Texas, provides for the issuance of conditional use permits under certain conditions and authorizes the City Council to impose such developmental standards and safeguards as the conditions and locations indicate to be important to the welfare or protection of adjacent property and for the protection of adjacent property from excessive noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view or other undesirable or hazardous conditions, and for the establishment of conditions of operation, time limits, location, arrangement and construction for any use for which a permit is authorized;

Whereas, the Planning and Zoning Commission of the City of Temple, Texas, after due consideration of the conditions, operation and location of property described as lot 2, block 1, Tranum Subdivision. Phase VIII, located at 5806 South General Bruce Drive, recommends that the City Council approve the application for this Conditional Use Permit for a retail nursery/landscape facility; and

Whereas, the City Council of the City of Temple, Texas, after public notice as required by law, has at a public hearing, carefully considered all the evidence submitted by the applicant concerning the proposed plans for operation of said establishment and has heard the comments and evidence presented by all persons supporting or opposing this application at said public hearing, and after examining the conditions, operation and the location of said establishment, finds that the proposed use of the premises substantially complies with the comprehensive plan and the area plan adopted by the City Council.

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

Part 1: The City Council approves a Conditional Use Permit to allow retail nursery/landscape facility on lot 2, block 1, Tranum Subdivision. Phase VIII, located at 5806 South General Bruce Drive, more fully described in Exhibit A, attached hereto and made a part hereof for all purposes.

Part 2: The owner/applicant, his employees, lessees, agents or representatives, hereinafter called "permittee" shall comply with the following developmental standards and conditions of operation:

- A. Landscaping is planted to screen parking and a minimum of 40 percent of the existing I-35 facing chain-link fence;

- B. No portable buildings or other items considered to be non-landscaping related or accessories that are stored outdoors are sold; and
- C. That the Director of Planning is authorized to work with the applicant on what is deemed adequate parking.

Part 3: The Director of Planning is hereby directed to make the necessary changes to the City Zoning Map accordingly.

Part 4: The declarations, determinations and findings declared, made and found in the preamble of this ordinance are hereby adopted, restated and made a part of the operative provisions hereof.

Part 5: 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 6: 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 7: 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 15th day of May, 2014.

PASSED AND APPROVED on Second Reading on the 5th day of June, 2014.

THE CITY OF TEMPLE, TEXAS



DANIEL A. DUNN, Mayor

APPROVED AS TO FORM:



Jonathan Graham
City Attorney

ATTEST:



Lacy Borgeson
City Secretary



ORDINANCE NO. 2015-4713
(Z-FY-15-14)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, REPEALING ORDINANCE NO. 2014-4669 AND APPROVING A CONDITIONAL USE PERMIT FOR A PAINT SHOP/GENERAL CONTRACTOR FACILITY ON LOT 2, BLOCK 1, TRANUM SUBDIVISION, PHASE VIII, LOCATED AT 5806 SOUTH GENERAL BRUCE DRIVE; DECLARING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, on June 5, 2014, City Council passed Ordinance No. 2014-4669 which approved a conditional use permit to allow a retail nursery/landscape facility located at 5806 South General Bruce Drive;

Whereas, the retail nursery/landscape company never occupied the space and staff recommends that Ordinance No. 2014-4669 be repealed since there is a new site plan for this space;

Whereas, the Comprehensive Zoning Ordinance of the City of Temple, Texas, provides for the issuance of conditional use permits under certain conditions and authorizes the City Council to impose such developmental standards and safeguards as the conditions and locations indicate to be important to the welfare or protection of adjacent property and for the protection of adjacent property from excessive noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view or other undesirable or hazardous conditions, and for the establishment of conditions of operation, time limits, location, arrangement and construction for any use for which a permit is authorized;

Whereas, the Planning and Zoning Commission of the City of Temple, Texas, after due consideration of the conditions, operation and location of property described as lot 2, block 1, Trantum Subdivision, Phase VIII, located at 5806 South General Bruce Drive, recommends that the City Council approve the application for this Conditional Use Permit for a paint shop/general contractor facility; and

Whereas, the City Council of the City of Temple, Texas, after public notice as required by law, has at a public hearing, carefully considered all the evidence submitted by the applicant concerning the proposed plans for operation of said establishment and has heard the comments and evidence presented by all persons supporting or opposing this application at said public hearing, and after examining the conditions, operation and the location of said establishment, finds that the proposed use of the premises substantially complies with the comprehensive plan and the area plan adopted by the City Council.

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

Part 1: The City Council approves a Conditional Use Permit for a paint shop/general contractor facility and an associated Site Plan on lot 2, block 1, Trnum Subdivision, Phase VIII, located at 5806 South General Bruce Drive, more fully described in Exhibit A (Site Plan), attached hereto and made a part hereof for all purposes with the following conditions:

1. Painting is prohibited on-site;
2. Ordinance No. 2014-4669 which allowed a retail nursery/landscape facility on the property is repealed;
3. This CUP expires when the current tenant (the tenant occupying the property as of June 4, 2015) discontinues use of the property as a paint shop/general contractor facility;
4. Landscaping must be planted to screen a minimum of 40% of the existing I-35 facing chain-link fence;
5. Owner of the property must obtain a permit for and pave the remaining gravel area in the front of the property to ensure compliance with Unified Development Code parking, driveway and approach standards and as shown on the attached Site Plan; and
6. Vehicle parking is prohibited on any surface unless the surface is asphalt or concrete.

Part 2: The Director of Planning is hereby directed to make the necessary changes to the City Zoning Map accordingly.

Part 3: The declarations, determinations and findings declared, made and found in the preamble of this ordinance are hereby adopted, restated and made a part of the operative provisions hereof.

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.

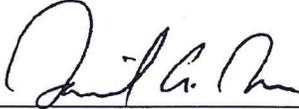
Part 5: This ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Temple, Texas, and it is accordingly so ordained.

Part 6: It is hereby officially found and determined that the meeting at which this Ordinance was 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 7th day of May, 2015.

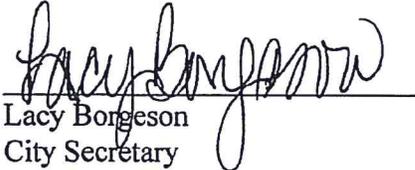
PASSED AND APPROVED on Second Reading on the 4th day of June, 2015.

THE CITY OF TEMPLE, TEXAS



DANIEL A. DUNN, Mayor

ATTEST:


Lacy Borgeson
City Secretary

APPROVED AS TO FORM:


Kayla Landeros
City Attorney



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

2/01/16
Item #3
Regular Agenda
Page 1 of 9

APPLICANT / DEVELOPMENT: Kevin McHale (On Behalf of Temple Echo Station LLC)

CASE MANAGER: Mark Baker, Senior Planner

ITEM DESCRIPTION: Z-FY-16-12: Hold a public hearing to consider and recommend action on property zoned Planned Development – General Retail (PD-GR), amending Ordinance No. 2006-4090, to consider a new Development Plan to allow an “indoor climate-controlled” mini storage within 4.801 +/- acres and conceptual Planned Development consideration within the remaining 5.401 +/- acre-portion, of a larger 10.202 +/- acres, being within the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located at 5015 S. 31st Street.

STAFF RECOMMENDATION: Based on the following analysis and reasons that:

1. That the proposed Development Plan has demonstrated compliance with the provisions of the Planned Development Criteria as required by UDC Section 3.4.5;
2. The request is consistent with underlying Suburban Commercial Future Land Use designation;
3. The proposed mini storage facility, will be adequately buffered and screened from adjacent residential uses;
4. The request is in compliance with the Thoroughfare Plan; and
5. Public facilities are available to serve the subject property.

Staff recommends approval of the requested amendment to Ordinance 2006-4090, subject to the following conditions:

1. As listed by Ordinance 2006-4090, all permitted uses and established dimensional standards within the Planned Development – General Retail (PD-GR) district are allowed, with the addition of a mini storage within the 4.801 +/- acres as further described by Exhibits A & B of the rezoning Ordinance;
2. That the remaining 5.401 +/- acres will require a separate public development plan review by the Planning & Zoning Commission and City Council in the future;
3. That a 6-foot sidewalk is provided along the entire property frontage of Waters Dairy Road, and reviewed at the time of permitting;
4. Exterior building facades related to the mini storage buildings within the 4.801 +/- acre site, shall have exterior elevations containing a combination of Exterior Insulation Finish Systems (EIFS) and rock veneer in substantial compliance to the attached elevations;

5. Per UDC Section 7.1.8, exterior lighting shall not create light trespass;
6. At the time of development consideration for future phasing, consisting of the southern 5.801 +/- acres, a Final Plat application is submitted for review and consideration by the Design Review Committee (DRC);
7. That the Director of Planning may be authorized discretion to approve minor modifications to the City Council-approved development plan for the 4.801 +/- acre tract, including but not limited to, screening, buffering, landscaping and minor modifications to the overall site layout.

ITEM SUMMARY: The applicant, Kevin McHale, on behalf of Echo Station Temple, LLC, requests a rezoning to amend Ordinance 2006-4090 to consider a new development plan to allow an “indoor climate-controlled” mini storage facility within 4.801 +/- acres and conceptual Planned Development consideration within the remaining 5.401 +/- acre-portion, of a larger 10.202 +/- acres. The amendment would allow for a secured-access, climate controlled mini storage facility which is not currently permitted by the Planned Development (PD) ordinance or the underlying PD-GR-base zoning. The amendment for the mini storage requires a rezoning from Planned Development – General Retail (PD-GR) to Planned Development – General Retail (PD-GR).

Site development of the 4.801 +/- acres for the mini storage is anticipated to provide for a maximum square footage under roof of 216,000 square feet. This is based on nine (9), three-story (3-story) buildings, further described as follows:

1. Six (6), 60' X 100', three-story buildings, providing 18,000 square feet for each building for a total of 108,000 total square feet of area and,
2. Three (3), 60' X 200', three-story buildings, providing 36,000 square feet for each building for a total of 108,000 total square feet of area.

Realistically, while the storage unit configuration, unit numbers and floor arrangements have not been finalized, it is understood that that actual storage space will be less than the calculated 216,000 square feet when walking aisles and other non-storage area is deducted from the overall footprint and floor area.

Although not being considered with the 4.801 +/- acreage for the mini storage, the southern 5.401 +/- acres will be part of future phasing which will require separate public site plan approval. It is anticipated that the future phases will include general office, medical office uses as well as a car wash facility. The future phasing will receive the same level of review as the current 4.801 +/- acre tract.

BACKGROUND: The original Planned Development approved by Ordinance 2006-4090 (attached), encompasses approximately 54.52 +/- acres of land located generally at the southeast corner of South 31st Street and Waters Dairy Road and rezoned from Agriculture (AG) to Planned Development General Retail (PD-GR) district, Planned Development Single-Family One (PD-SF-1) district, and Planned Development Two-Family (PD-2F) district. The rezoning ordinance became had an effective date of August 17, 2006.

The Planned Development was included in land partially platted by the Stone Gate III subdivision in 2007 and acreage associated with Echo Station, Phase II, which was platted in 2001 and is the 2F-portion of the Planned Development, developed as the 176- unit, Echo Station Apartment complex.

Along with the PD-2F portion, a significant number of single-family lots from the Stone Gate III subdivision, have been developed within the SF-1-portion of the Planned Development. The PD-GR-portion of the Planned Development, with the exception of the Stripes Convenience Store constructed in 2013-14, has remained undeveloped. The PD-GR-portion of the Planned Development is generally located at the south east corner of South 31st Street & Waters Dairy Road.

The General Retail base-zoning nor does the approved Ordinance (Ord. 2006-4090) for this property's adoption of a Planned Development, provide for a mini storage to be built at this location. As such, an amendment to the existing Planned Development is required and is incorporated into the attached Development Plan. This amendment, unless otherwise stated, includes by reference, the adopted standards, in place with Ord. 2006-4090.

The proposed mini storage facility is 4.801 +/- acres of a larger 10.202 +/- acre tract. Only the 4.801 +/- acres is being considered by this amendment. The remaining 5.401 +/- acres will be developed as part of future phasing and will require separate public site plan approval and is anticipated to include a car wash, general and medical office uses.

Lastly, drainage facilities will be addressed during the platting process.

Planned Development: UDC Section 3.4.1 defines a Planned Development as:

“A flexible overlay zoning district designed to respond to unique development proposals, special design considerations and land use transitions by allowing evaluation of land use relationships to surrounding areas through development plan approval.”

As a Planned Development, per UDC Sec.3.4.3A, a Development Plan (Exhibit A) is subject to review and approval by City Council as part of the rezoning. As opposed to a standard rezoning, conditions of approval can be included into the rezoning Ordinance. The Development Plan that has been submitted, provides the boundaries and the layout for the proposed building footprints for the mini storage facility, parking and traffic circulation areas as well as future phasing and anticipated uses within the overall 10.202 +/- acre tract.

Enhancements are normally an expectation of a Planned Development to off-set the unique manner of the request. While staff has worked closely with the applicant, enhancements for the 4.801 +/- acre tract are in the form of screening, buffering, landscaping, enhanced exterior building materials and provisions for a 6-foot sidewalk along Waters Dairy Road have been discussed and agreed upon with the applicant and are described as follows:

Screening / Buffering: Screening and buffering will be incorporated into the design by the combined use of fencing, landscaping and building location. Per UDC Section 7.7.4, enhanced landscaping as a vegetative buffer is an available option, when a residential use or district abuts a non-residential use or district, as a Planned Development, provides the flexibility of an increased landscape buffer with no fencing. The applicant has proposed this enhanced buffer and is shown on the attached

development plan as a “vegetative buffer”. This is acceptable and has been agreed upon. It should be noted that there is an existing chain-link fence between the apartment complex and the subject property’s eastern boundary. While this fence provides separation it does not meet the provisions of a buffer or means of screening.

Landscaping: The Development Plan shows extensive landscaping that makes good use of foundation planting opportunities as well as areas between buildings. A complete list of acceptable landscaping materials is provided by UDC Section 7.4.5 and will be confirmed during the building plan review. However, due to the necessity to require alternative or additional materials, a condition has been proposed to give the Director of Planning flexibility during the site plan evaluation of the Construction Document review, so the development plan does not need to go back before the public review process.

Exterior Building Materials: Exterior building materials are proposed which provide 100% masonry. Materials consist of a combination of Exterior Insulation Finish Systems (EIFS), which meets the approved listing of standard building materials listed in UDC Sec. 7.8.3F, as well as a rock veneer accent. The applicant has provided staff with a selection of three elevations with varying amounts of rock veneer accent. Elevation Scheme C has the higher amount of rock veneer accent. While the elevations were provided for the climate-controlled storage facility only, future buildings are anticipated within the southern 5.401 +/- acre portion. In order to maintain a consistent architectural design throughout, a condition has been proposed for future buildings and structures to be provided with the same ratio and percentage of exterior building material finishes as used for the mini storage. Additionally, since there is square footage proposed to exceed 10,000 square feet per building, those buildings will be required to provide additional articulation such as columns, canopies or awnings per UDC Section 7.8.3G, which will be confirmed during the plan review stage of the permitting process.

Sidewalk: While UDC Section 8.2.3 requires a 4’ sidewalk, along Waters Dairy Road, which is a collector, the proposed sidewalk will be 6 feet in width. The 6-foot width will match the sidewalk in front of the Stipes Convenience Store’s frontage along Waters Dairy Road. This sidewalk will provide connectivity between the Stipes Convenience Store and the apartment complex to the east, along with connectivity to the mini storage and the overall planned development vicinity. The sidewalk will be installed at the time of development.

While not enhancements proposed by the applicant, the following aspects are still noteworthy of discussion as follows:

Circulation: Access to the mini storage facility is proposed by a 26-foot wide driveway entrance which is offset from the intersection of Calle Nogal across Waters Dairy Road. The Development Plan shows a connection for future 26-foot wide private access drive connection on the south of this phase, which will provide connectivity to the southern 5.401 +/- acres and provide a connection to South 31st Street. This private access drive would not be added until future development of the southern 5.401 +/- acres.

The mini storage facility by itself is not expected to generate significant traffic impacts. Based on a trip rate of the worse-case scenario of 216,000 square feet of storage area, which is anticipated to generate 56.16 peak-hour trips. In comparison, the existing Echo Station apartment complex with 176 units, generates 102.08 peak-hour trips or just under twice as the mini storage facility. Although there

are no single family homes proposed with the project, a peak-hour trip rate is shown for reference, which generates 1.00 trip per residence.

Hour Trip Rates Table (8th Ed. ITE Manual)		
Use	Trip Rate Calc. Factor	Calculated Peak Hour Trip Rate
Mini Warehousing	0.26 (Per 1,000 S.F.) @ 216,000	56.16 Trips
Apartments (Low Rise)	0.58 (Per Unit) @ 176	102.08 Trips
Single Family Detached Residence	1.00 (Per DU)	N/A

Further, the peak hour trip rate information supports the timing of the access drive being constructed with the later phases of the development.

Parking: Per UDC Section 7.5.4B, parking for mini storage is provided at the rate of 1 space per 2 employees or one (1) space 5,000 square feet of gross floor area, whichever is greater. Based on 216,000 square feet of total floor area, forty-three (43) parking spaces are required. There are fifty (50) parking spaces provided.

Per UDC Section 3.4.2C, the City Council may include additional conditions of approval into the rezoning ordinance as defined as follows:

In approving a Planned Development, the City Council may require additional standards deemed necessary to create a reasonable transition to, and protection of, adjacent property and public areas, including but not limited to, access and circulations, signs, parking, building design, location and height, light and air, orientation, building coverage, outdoor lighting, landscaping, homeowners or property owners associations, open space, topography and screening.

In conclusion, in accordance with UDC Section 3.4.5, in determining whether to approve, approve with conditions or deny a Planned Development application, the Planning & Zoning Commission and City Council must consider specific criteria. While more detailed discussion can be found throughout this report, a synopsis entitled “Planned Development Criteria and Compliance Summary” is attached.

The Planned Development with an existing base-zoning of General Retail (GR) allows for a wide range of uses, both permitted by right and with an approved conditional use permit (CUP). As shown in the following table, per Ordinance 2006-4090 adopting the underlying base-zoning of General retail, the uses include but are not limited to:

Permitted & Conditional Use Table	
Planned Development PD-GR (Per Ord. 2006-4090)	
Agricultural Uses	* Farm, Ranch or Orchard

Residential Uses	<ul style="list-style-type: none"> * Single Family Residence (Detached & Attached) * Duplex * Townhouse * Industrialized Housing * Family or Group Home * Home for the Aged
Retail & Service Uses	<ul style="list-style-type: none"> * Most Retail & Service Uses * Alcoholic Beverage Sales, off-premise consumption, package Store (CUP)
Commercial Uses	<ul style="list-style-type: none"> * Plumbing Shop * Upholstery Shop * Kennel without Veterinary Hospital (CUP) * Indoor Flea Market
Industrial Uses	<ul style="list-style-type: none"> * Temporary Asphalt & Concrete Batching Plat (CUP) * Laboratory, medical, dental, scientific or research * Recycling collection location
Educational & Institutional	<ul style="list-style-type: none"> * Hospital * Halfway House (CUP) * Cemetery, crematorium or mausoleum (CUP) * Emergency Shelter (CUP)
Recreational Uses	<ul style="list-style-type: none"> * Park or Playground
Vehicle Service Uses	<ul style="list-style-type: none"> * Auto Leasing, Rental * Auto Sales - New & Used (outside Lot) * Car Wash * Boat Sales & Service * Vehicle Servicing (Minor)
Restaurant Uses	<ul style="list-style-type: none"> * With & Without Drive-In
Overnight Accommodations	<ul style="list-style-type: none"> * Hotel or Motel
Office Uses	<ul style="list-style-type: none"> * Offices
Transportation Uses	<ul style="list-style-type: none"> * Emergency Vehicle Service * Helistop

Prohibited uses include but not limited to: HUD-Code land lease communities, commercial trade school, cleaning, dyeing or laundry plant, laboratory manufacturing, storage warehouse or a commercial cleaning plant.

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:

Surrounding Property & Uses			
Direction	FLUP	Zoning	Current Land Use
Site	Suburban Commercial	PD-GR	Undeveloped
North	Suburban Commercial & Neighborhood Conservation	GR, 2F, & MF-2	SF Residential Uses
South	Suburban Residential	GR, 2F & SF-1	Vacant & SF Residential
East	Auto Urban Multi-Family	MF-1	Apartment Complex
West	Suburban Commercial	PD-GR, GR & AG	Vacant & Places of Worship on S. 31 st St.

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)

According to the City of Temple Comprehensive Plan / FLUP, the subject property, being a total 4.801 +/- acres, is within the Suburban Commercial designation of the Future Land Use Plan (FLUP) which 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 is to be promoted, such as "gateways" and high-profile corridor locations.

On the other hand, while there is a base zoning of GR and evaluated on a "case by case" basis for more intensive uses, a mini storage use is not permitted and requires a minimum Commercial (C) zoning. Commercial zoning is supported by the Auto-Urban Commercial Future Land Use Designation and there is no Auto-Urban Commercial designated land in the immediate area.

It should be noted however, that under the Planned Development concept, the project can be conditioned to be more compatible. Therefore, with enhanced buffering and screening standards applied, the proposed use is compliant with the Future Land Plan. See the Background Information section of this report for additional information related to the site's integration into the neighborhood.

Thoroughfare Plan (CP Map 5.2)

The property has frontage along Waters Dairy Road which is identified by the Thoroughfare Plan as a collector street. Primary access to the facility would be from an 85-foot-wide driveway that narrows to 26 feet once within the property. This driveway is approximately 190 feet east of an access driveway for the existing Stripes Convenience Store. Additional discussion related to interior circulation and anticipated peak-hour trip rates can be found in the “Circulation” section earlier in this report.

Availability of Public Facilities (CP Goal 4.1)

Availability for the entire 10.202 +/- acre tract for water is available through a 12-inch waterline on the north side of Waters Dairy Road and an 8-inch waterline in South 31st Street. Sewer is available in Waters Dairy Road through a 6-inch sewer line and is also available from an 8-inch sewer line within South 31st Street.

Temple Trails Master Plan Map and Sidewalks Ordinance

According to the Trails Master Plan Map, no trails have been identified along the fronting streets. A proposed Community-Wide Connector Trail is located in S. 31st Street and will be addressed with the future phase. Since Waters Dairy Road is identified as a collector street, a minimum 4-foot sidewalk is required. However, the development of the Stripes Convenience Store resulted in a 6-foot sidewalk and a condition for a matching sidewalk is proposed with this project. The sidewalk will be required to be shown on the Improvement Plans and installed at the time of development.

DEVELOPMENT REVIEW COMMITTEE (DRC): As required by UDC Section 3.4.2B, the site plan for the proposed mini storage was reviewed by the DRC on January 19, 2016. Aspects of the phasing relative to the rezoning process and future platting were discussed.

DEVELOPMENT REGULATIONS: The following table shows the current dimensional standards and the proposed standards. Both current and proposed standards are reflective of the underlying Planned Development as well as the base-zoning of General Retail. Setbacks would be applicable to non-residential buildings within the Planned Development.

	Current	Proposed
	PD-GR (Ord. 2006-4090)	PD-GR
Minimum Lot Size	N/A	N/A
Minimum Lot Width	N/A	N/A
Minimum Lot Depth	N/A	N/A
Front Setback	30 Feet from Centerline	30 Feet from Centerline
Side Setback	10 Feet (UDC Sec. 4.6)	10 Feet (UDC Sec. 4.6)
Side Setback (corner)	10 Feet	10 Feet
Rear Setback	10 Feet	10 Feet
Max Building Height	3 Stories (UDC Sec. 4.6)	3 Stories (UDC Sec. 4.6)

PUBLIC NOTICE: Owners of forty-three (43) properties within 200-feet of the subject property, were sent notice of the public hearing as required by State law and City Ordinance. As of Thursday January 28, 2016 at 4:00 PM, one notice in agreement and one notice in disagreement have been received. Staff will provide an update, if necessary, at the Planning and Zoning Commission meeting.

The newspaper printed notice of the public hearing on January 21, 2016, in accordance with state law and local ordinance.

PROPOSED CITY COUNCIL MEETING SCHEDULE: This Planned Development is scheduled for 1st Reading on March 3, 2016 and a 2nd Reading for March 17, 2016.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

- Site & Surrounding Photos
- Narrative Letter
- Planned Development Ordinance 2006-4090
- Planned Development Criteria and Compliance Summary Table
- Development Plan (Exhibit A)
- Building Elevations (Schemes A, B & C)
- Aerial Map
- Zoning Map
- Future Land Use and Character Map
- Utility Map
- Thoroughfare Plan & Trails Plan
- Notification Map
- Returned Property Owner Notices

Site & Surrounding Photos



Site: Vacant - Looking West (PD-GR)



Site: Vacant – Looking North from Southern Boundary of Site (PD-GR)



East – Existing Echo Station Apartments (MF-1)



East - Existing Chain-link Fence (Echo Station Apartments) (MF-1)



South – Stone Gate III Single Family Residential Subdivision (2F & SF-1)



West – Stripes Convenience Store (PD-GR)



**West: Stripes Convenience Store, South 31st Street & Places of Worship
(PD-GR, AG, GR)**



**North: Single-Family & Multi-Family Residential Uses across Waters Dairy Rd –
Spanish Southwest subdivision (GR, 2F & MF-2)**



North: Intersection of Calle Nogal & Waters Dairy Road (2F & MF-2)



MEMORANDUM

DATE: January 28, 2016

TO: Mark Baker, Planning Department

FROM: Victor D. Turley, P.E., R.P.L.S.
Turley Associates, Inc.

RE: 31st Street and Waters Dairy Road- Echo Station

RECEIVED
JAN 28 2016
City of Temple
Planning & Development

Please see the following comments:

The Echo Station retail planned development will be a campus style design with an aggregate land use enclosed storage buildings, medical office buildings, support medical services in separate offices, and a car wash facility. The enclosed story buildings will be the first phase of the campus. This plan has access off Waters Dairy Road with limited parking, security for building, and vegetative screening to the apartments and along Waters Dairy Road. A sidewalk will be placed along Waters Dairy Road.

A joint access easement will provide a paved roadway into the future phases and will ultimately be extended to 31st Street. Lighting will be limited to secure access points and wall packs pointed down to identify each building. The exterior of these buildings will appear as offices or businesses. A detailed site plan, grading plan, drainage plan, and utility plan will be provided for building permit submittal.

ORDINANCE NO. 2006-4090

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, APPROVING A ZONING CHANGE FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT GENERAL RETAIL DISTRICT (PD-GR), PLANNED DEVELOPMENT SINGLE FAMILY ONE DISTRICT (PD-SF1), AND PLANNED DEVELOPMENT TWO FAMILY DISTRICT (PD-2F) ON APPROXIMATELY 54.53 ACRES OUT OF LAND COMMONLY KNOWN AS OUTBLOCK 6060-B, CITY ADDITION, LOCATED AT THE SOUTHEAST CORNER OF SOUTH 31ST STREET AND WATERS DAIRY ROAD, IN ACCORDANCE WITH SECTIONS 7-500 THROUGH 7-509 OF THE COMPREHENSIVE ZONING ORDINANCE; PROVIDING CONDITIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the owner of the property consisting of approximately 54.53 acres out of land commonly known as Outblock 6060-B, City Addition, located at the southeast corner of South 31st Street and Waters Dairy Road, requested a zoning change from Agricultural District (A) to Planned Development General Retail District (PD-GR), Planned Development Single Family One District (PD-SF1), and Planned Development Two Family District (PD-2F); and

Whereas, the City Council, after notice and a public hearing, finds that it is in the public interest to authorize this action.

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

Part 1: The City Council approves a zoning change from Agricultural District (A) to Planned Development General Retail District (PD-GR), Planned Development Single Family One District (PD-SF1), and Planned Development Two Family District (PD-2F), on approximately 54.53 acres of land commonly known as Outblock 6060-B, City Addition, located at the southeast corner of South 31st Street and Waters Dairy Road in the City of Temple, Texas, more fully described in Exhibit A, attached hereto and made a part hereof for all purposes.

Part 2: In accordance with Sections 7-500 through 7-509 of the Comprehensive Zoning Ordinance of the City of Temple, Texas, Ordinance No. 91-2101, is amended by changing the zoning classification of the property described in Part 1 above, to Planned Development General Retail (PD-GR), Planned Development Single Family One District (PD-SF1), and Planned Development Two Family District (PD-2F), and shall comply with all applicable sections of the Code of Ordinances of the City of Temple, Texas, and all

local, State and Federal laws and regulations as they may now read or hereafter be amended, including but not limited to the following conditions:

- (a) Development will be according to the Planned Development Site Plan, attached hereto as Exhibit B. The Stonegate III Preliminary Plat will suffice for the required planned development final site plan.
- (b) Block 1 of Stonegate III will be zoned PD-GR.
- (c) Block 2, Lots 1-21 will be zoned PD-2F for duplexes.
- (d) Block 2, Lots 22-58 will be zoned PD-SF1.
- (e) PD-GR zoning: 10 feet side and rear building setback lines are required where common boundary line meets a residential district. 10 feet side street building setback lines are required adjacent to a street. No front building setback line is required, except that no structure may be nearer than 30 feet to the centerline of any street on which such structure fronts.
- (f) PD-2F zoning: 20 feet front, 10 feet street side, 5 feet interior side, and 10 feet rear building setback lines are required.
- (g) PD-SF1 zoning: 20 feet front, 10 feet street side, 5 feet interior side, and 10 feet rear building setback lines are required.

These conditions shall be expressed conditions of any building permit issued for construction on the property which may be enforced by the City of Temple by an action either at law or in equity, including the right to specifically enforce the requirements of the ordinance, and these requirements shall run with the land.

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 3rd day of August, 2006.

PASSED AND APPROVED on Second Reading on the 17th day of August, 2006.

THE CITY OF TEMPLE, TEXAS



ATTEST:

Clydette Entzminger
Clydette Entzminger
City Secretary

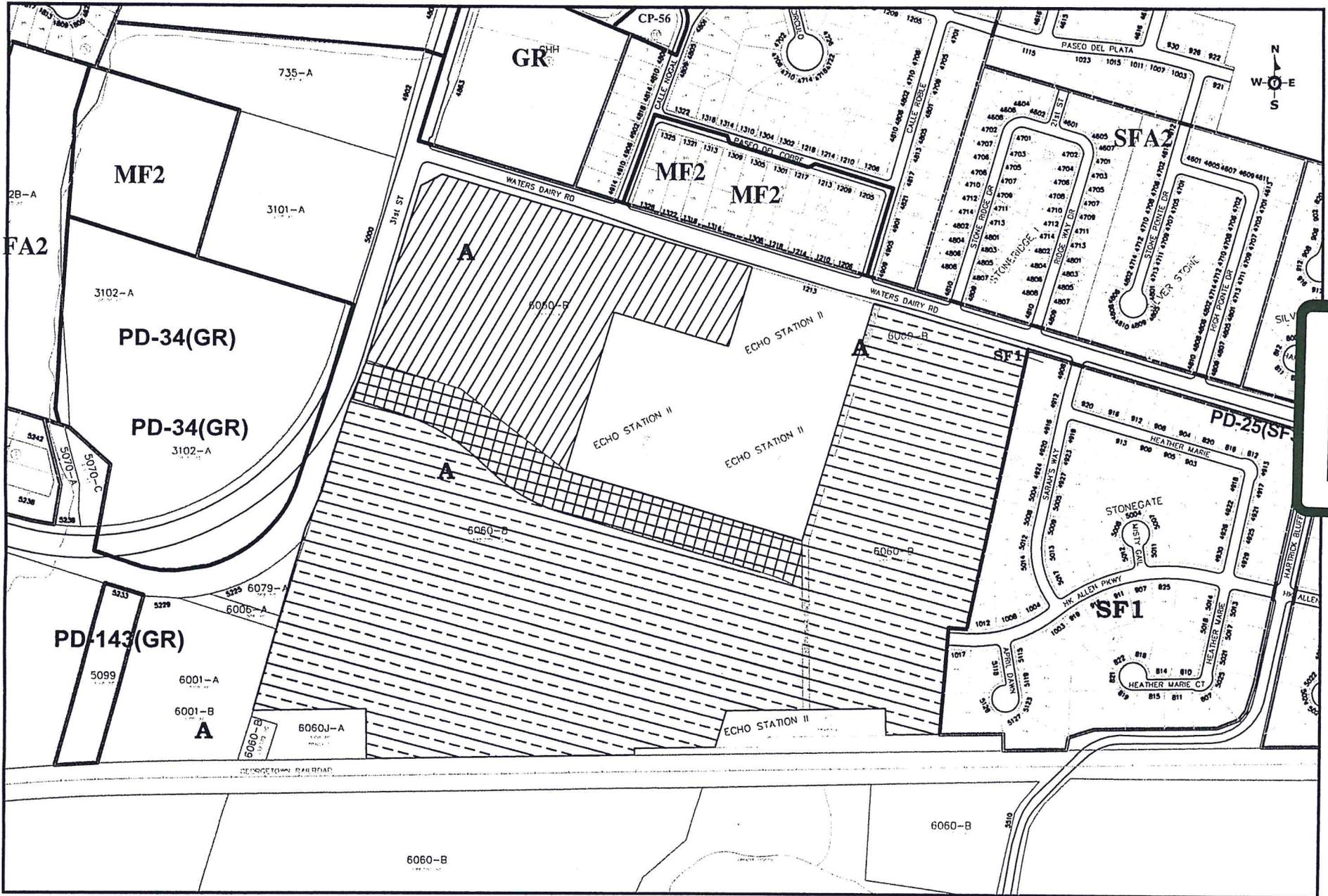
William A. Jones, III
WILLIAM A. JONES, III, Mayor

APPROVED AS TO FORM:

Jonathan Graham
Jonathan Graham
City Attorney



Z-FY-06-37 : A to PD (GR, SF1, 2F)



tabbies'
A
EXHIBIT

Proposed Zone Change and Development Areas:

- General Retail (PD-GR)
- Duplexes (PD-2F)
- Single Family Homes (PD-SF1)

T. Lyerly
07-05-06
Scale: 1"=400'

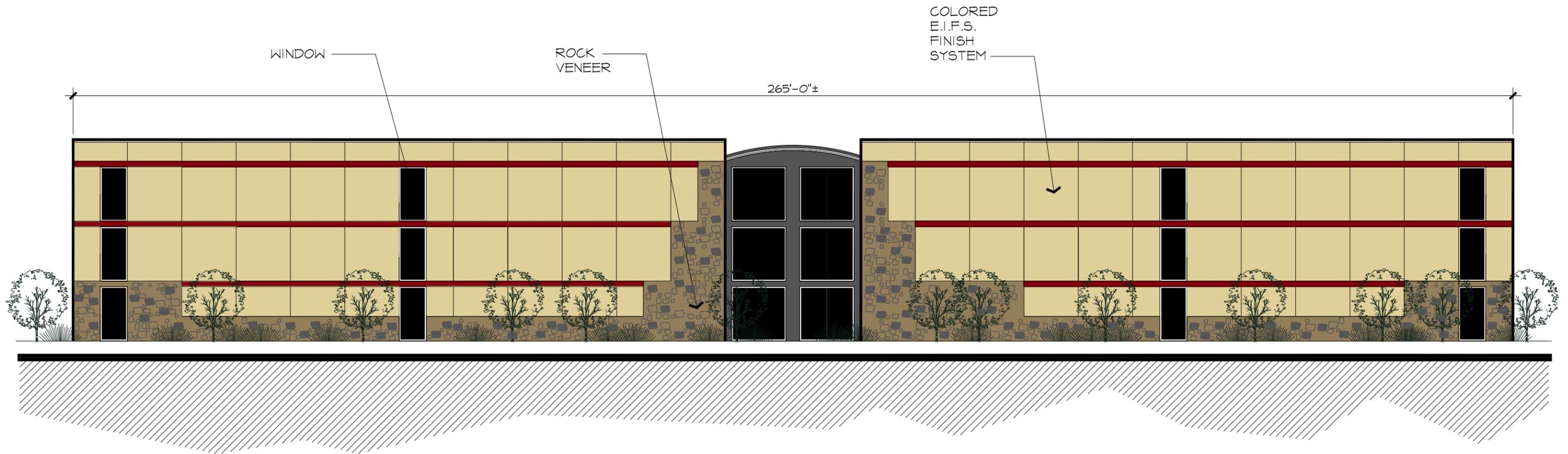
Planned Development Criteria and Compliance Summary

UDC Code Section 3.4.5 (A-J)	Yes/No	Discussion / Synopsis
A. The Plan Complies with all provisions of the Design and Development Standards Manual, this UDC and other Ordinances of the City.	YES	It is fully anticipated that the site plan will conform to the UDC as well as to dimensional, developmental and design standards adopted by the City for any new building construction. In addition, the applicant has demonstrated an effort to upgrade exterior building materials which will meet the 100% masonry standard for exterior building materials being a combination of rock veneer and Exterior Insulation Finish Systems (EIFS).
B. The environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on natural resources of the surrounding impacts and neighborhood is mitigated.	YES	While any anticipated environmental impacts such as drainage will be address with the submittal of construction drawing, any anticipated impacts are being addressed through proposed conditions of approval and/or being proposed by the applicant such as enhanced screening and buffering to reduce noise and the visual impacts of the use(s). No additional impacts to environment resources are anticipated by the development of this 4.801 +/- acre tract of land.
C. The development is in harmony with the character, use and design of the surrounding area.	YES	The project site is located at the southeast corner of South 31st Street and Water Dairy Road. This is an area that is transitioning from being undeveloped to retail, service and residential uses. There is currently a Stripes Convenience store on the immediate south east corner of South 31st Street and Waters Dairy Road and is within the overall 54 +/- acre site of the Planned Development boundary approved in 2006. To the east of the subject property is an existing apartment complex (Echo Station Apartments) and single family detached homes which are part of the Stone Gate III subdivision. The current phase as a proposed internally accessed, climate controlled mini storage facility is in harmony with the character, use and design of the surrounding area.
D. Safe and efficient vehicular and pedestrian circulation systems are provided.	YES	Although there is already an existing sidewalk on the north side of Waters Dairy Road, the applicant is proposing a 6-foot sidewalk, matching the existing sidewalk fronting the Stripes Convenience Store, along the south side of Waters Dairy Road. This sidewalk will provide connectivity between the Stripes Convenience Store and the apartment complex to the east. Internal circulation is being provided by interior two-way aisles which are acceptable to the Fire Marshal and meet minimum fire code requirements and meet UDC Section 7.5 (Parking & Loading). Full compliance with Code requirements will be made during the Construction Plan review. No additional issues related to circulation and traffic safety have been identified. See discussion Item #E for additional information.
E. Off-street parking and loading facilities are designed to ensure that all such spaces are usable and are safely and conveniently arranged.	YES	Parking and loading facilities are proposed and meet UDC Section 7.5 specific to the anticipated uses within the 4.801 +/- acre tract. See discussion Item #D for additional information.
F. Streets are designed with sufficient width and suitable grade and location to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.	YES	Streets are in developed and in place. No additional street construction is needed. Internal circulation and private two-way drive aisles are discussed in Items #D & #E.
G. Streets are coordinated so as to compose a convenient system consistent with the Thoroughfare Plan of the City.	YES	Compliance and consistency with the Thoroughfare Plan is met. See discussion for Items #D, #E & #F for additional information.
H. Landscaping and screening are integrated into the overall site design: 1. To provide adequate buffers to shield lights, noise, movement or activities from adjacent properties when necessary. 2. To complement the design and location of buildings.	YES	While buffering and screening per UDC Section 7.7 are required, since this is a proposed Planned Development a higher standard of improvement is anticipated. The applicant has proposed enhanced landscaping for buffering and screening needs. In addition, exterior building materials composed of nearly 100% masonry materials such as rock and Exterior Insulation Finish Systems (EIFS) building materials are proposed for building facades. Since the final design for the 4.801 +/- acre tract may require unforeseen site plan adjustments, it is recommended that the Director of Planning be authorized discretion to require additional screening and/or landscaping if needed once the use has been established. There is currently as chain-link fence on the border of the adjacent apartment complex but no other landscaping is present.
I. Open space areas are designed to ensure that such areas are suitable for intended recreation and conservation uses.	YES	No parks are required as part of the proposed mini storage and site plan development proposal. No new park facilities are proposed as a result of the proposed mini storage and proposed 2nd phase of site plan development.
J. Water, drainage, wastewater facilities, garbage disposal and other utilities necessary for essential services to residents and occupants are provided.	YES	Water, wastewater and drainage facilities as well as other utilities are established and in place along South 31st Street & Waters Dairy Road. While a future subdivision plat for the entire 10.202 +/- acre tract and Construction Plan review process will evaluate specific requirements related to these facilities, it is not anticipated that this will prove problematic for the public site plan approval of the 4.801 +/- acre tract to proceed.



BUILDING STREET ELEVATION

ECHO STATION • TEMPLE • SCHEME A • 11/19/15



BUILDING STREET ELEVATION
ECHO STATION - TEMPLE - SCHEME B - 11/19/15



BUILDING STREET ELEVATION

ECHO STATION - TEMPLE - SCHEME C - 11/19/15



Spanish Southwest Park

PASEO DEL P

PINO CIRCULO

CALLE NOGAL

PASEO DEL COBRE

WATERS DAIRY RD

S 31ST ST

SANDSTONE LP

BEDROCK WAY

H K ALLEN PKWY

SHALE ROCK RUN

FLINT ROCK LN

PD-GR to PD-GR

LOCATION MAP

Zoning Case :
Z-FY-16-12

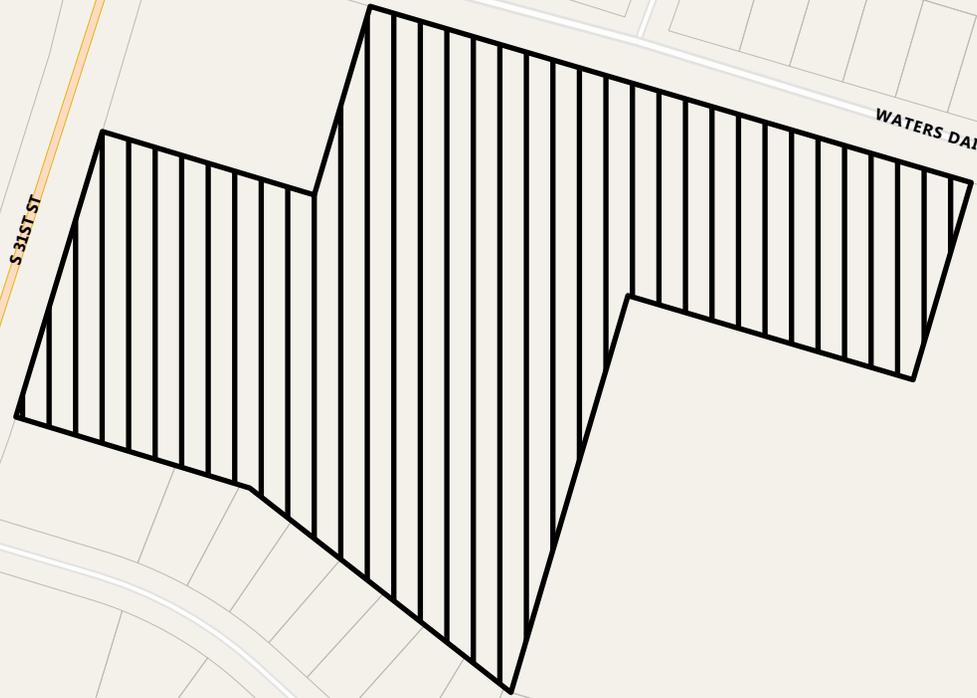
Address :
5015 S. 31st Street

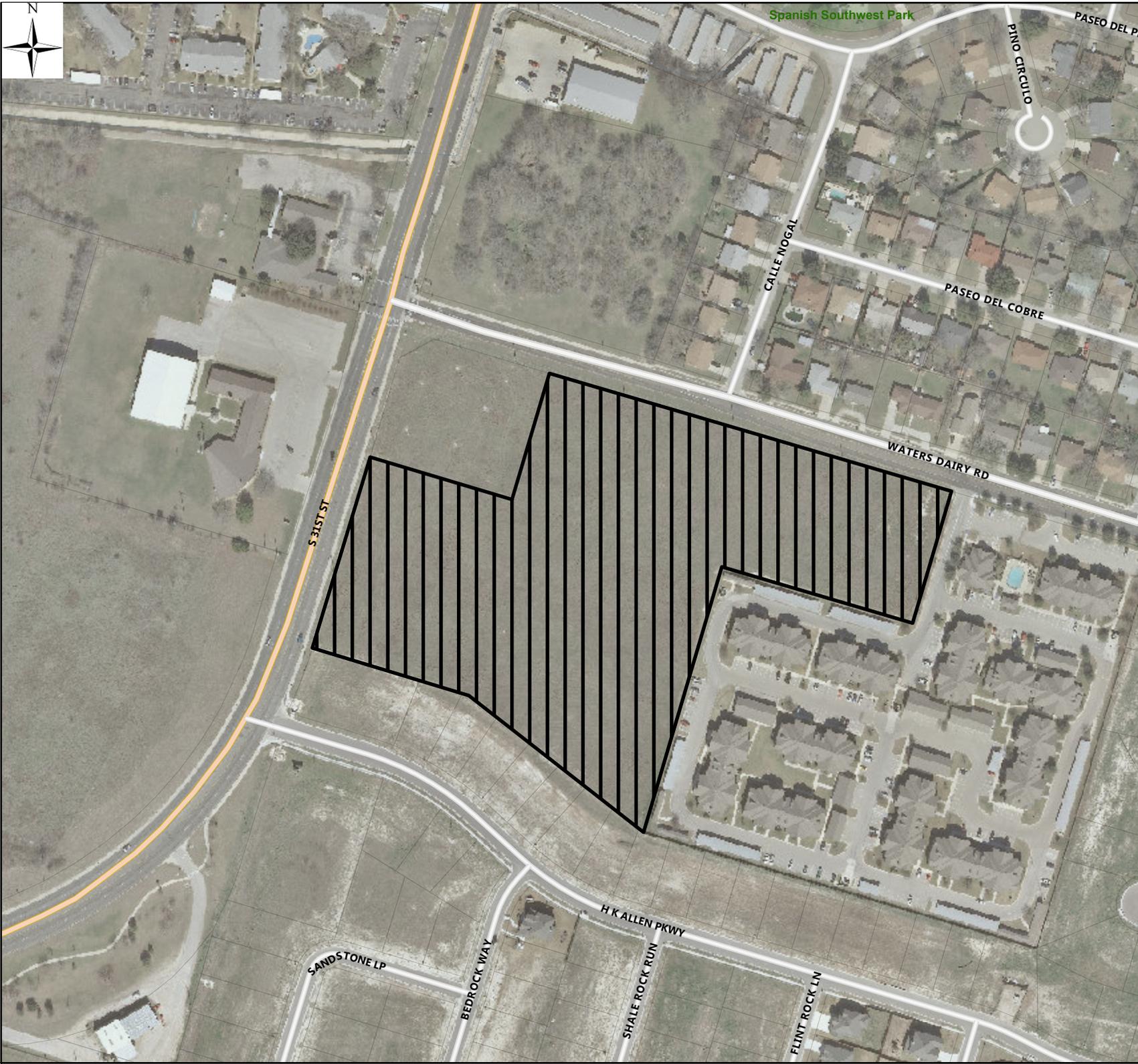
Streets

-  EXPRESSWAY
-  MAJOR ARTERIAL
-  COLLECTOR
-  LOCAL STREET
-  MINOR ARTERIAL
-  PRIVATE
-  RAMP
-  Railroad
-  Temple Municipal Boundary
-  Parcels
-  ETJ Parcels
-  CaseArea

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.

mbaker
Date: 1/7/2016





PD-GR to PD-GR

AERIAL MAP

Zoning Case :
Z-FY-16-12

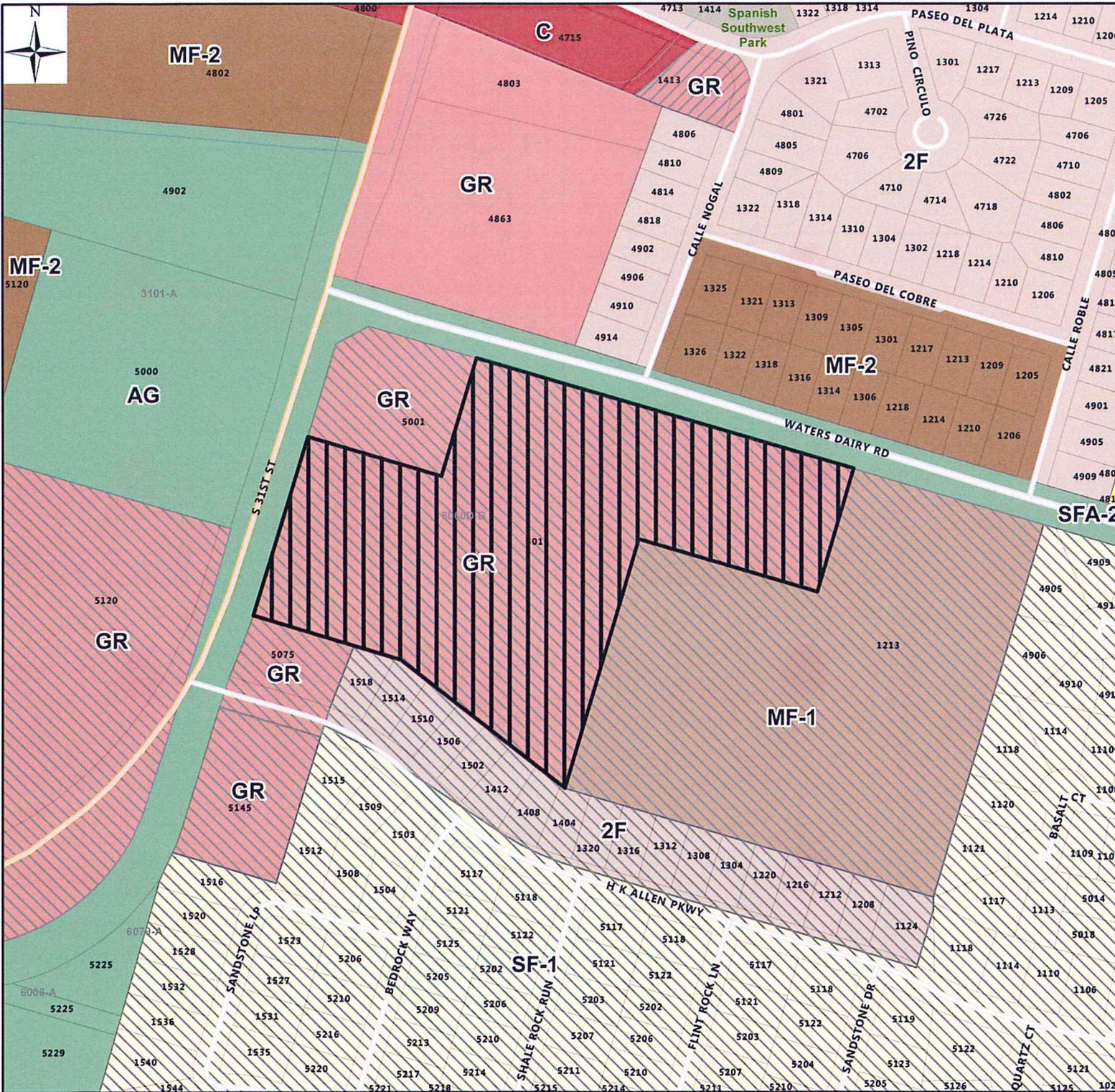
Address :
5015 S. 31st Street

- Streets
-  EXPRESSWAY
 -  MAJOR ARTERIAL
 -  COLLECTOR
 -  LOCAL STREET
 -  MINOR ARTERIAL
 -  PRIVATE
 -  RAMP
 -  Railroad
 -  Temple Municipal Boundary
 -  Parcels
 -  ETJ Parcels
 -  CaseArea

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mbaker
Date: 1/7/2016





PD-GR to PD-GR

ZONING MAP

Zoning Case :

Z-FY-16-12

Address :

5015 S. 31st Street

CurrentZoning	Legend	Legend
HI - CUP	O-1	AG - CUP
UE	O-1 - CUP	MH
UE - PD	O-1 - PD	MH - CUP
SF-1	O-2	MH - PD
SF-1 - CUP	O-2 - CUP	MU
SF-1 - PD	O-2 - PD	MU - CUP
SF-2	NS	SD-C
SF-2 - PD	NS - CUP	SD-C - CUP
SF-3	NS - PD	SD-H
SF-3 - PD	GR	SD-H - CUP
SF-3 - CUP, PD	GR - CUP	SD-T
SFA	GR - PD	SD-V
SFA-2	GR - CUP, PD	T4
SFA-3	CA	T4 - PD
SFA-3 - PD	CA - CUP	T4 - CUP
2F	CA - PD	T5-C
2F - CUP	C	T5-C - CUP
2F - PD	C - CUP	T5-C - PD
MF-1	C - PD	T5-E
MF-1 - CUP	C - CUP, PD	T5-E - CUP
MF-1 - PD	LI	T5-E - PD
MF-2	LI - CUP	NO BASE
MF-2 - CUP	LI - PD	CUP
MF-2 - PD	LI - CUP, PD	PD
MF-3 - PD	HI	CaseArea
	HI - PD	Buffer
	AG	

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mbaker

Date: 1/7/2016



FUTURE LAND USE MAP

Zoning Case :
Z-FY-16-12

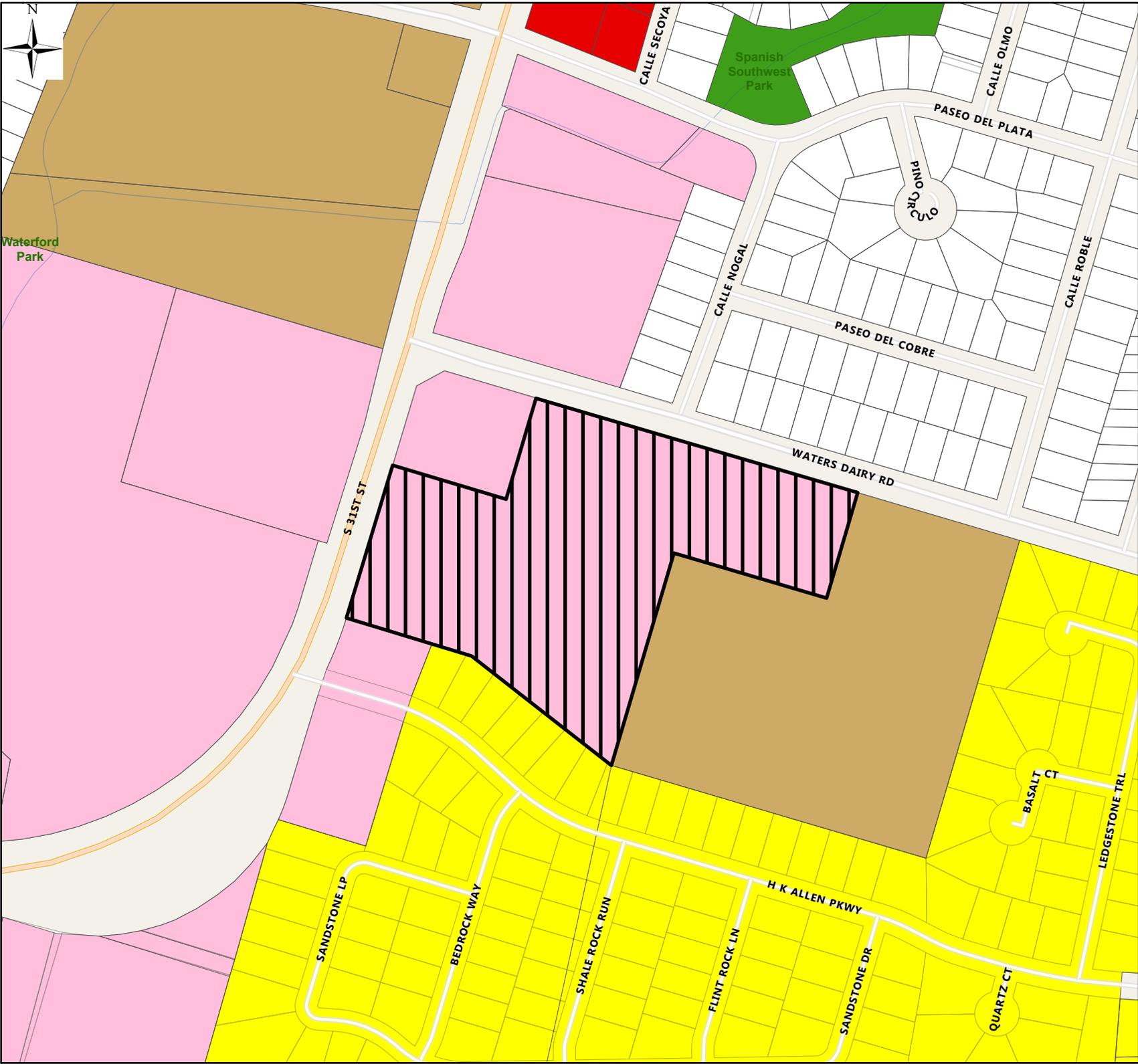
Address :
5015 S. 31st Street

-  EXPRESSWAY
-  MAJOR ARTERIAL
-  COLLECTOR
-  LOCAL STREET
-  MINOR ARTERIAL
-  PRIVATE
-  RAMP
-  Parcels
- Future LUP
-  Agricultural/Rural
-  Auto-Urban Commercial
-  Auto-Urban Mixed Use
-  Auto-Urban Multi-Family
-  Auto-Urban Residential
-  Business Park
-  Estate Residential
-  Industrial
-  Neighborhood Conservation
-  Parks & Open Space
-  Public Institutional
-  Suburban Commercial
-  Suburban Residential
-  Temple Medical Education District
-  Urban Center
-  CaseArea

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mbaker

Date: 1/7/2016



Waterford Park

Spanish Southwest Park



PD-GR to PD-GR

UTILITY MAP

Zoning Case :
Z-FY-16-12

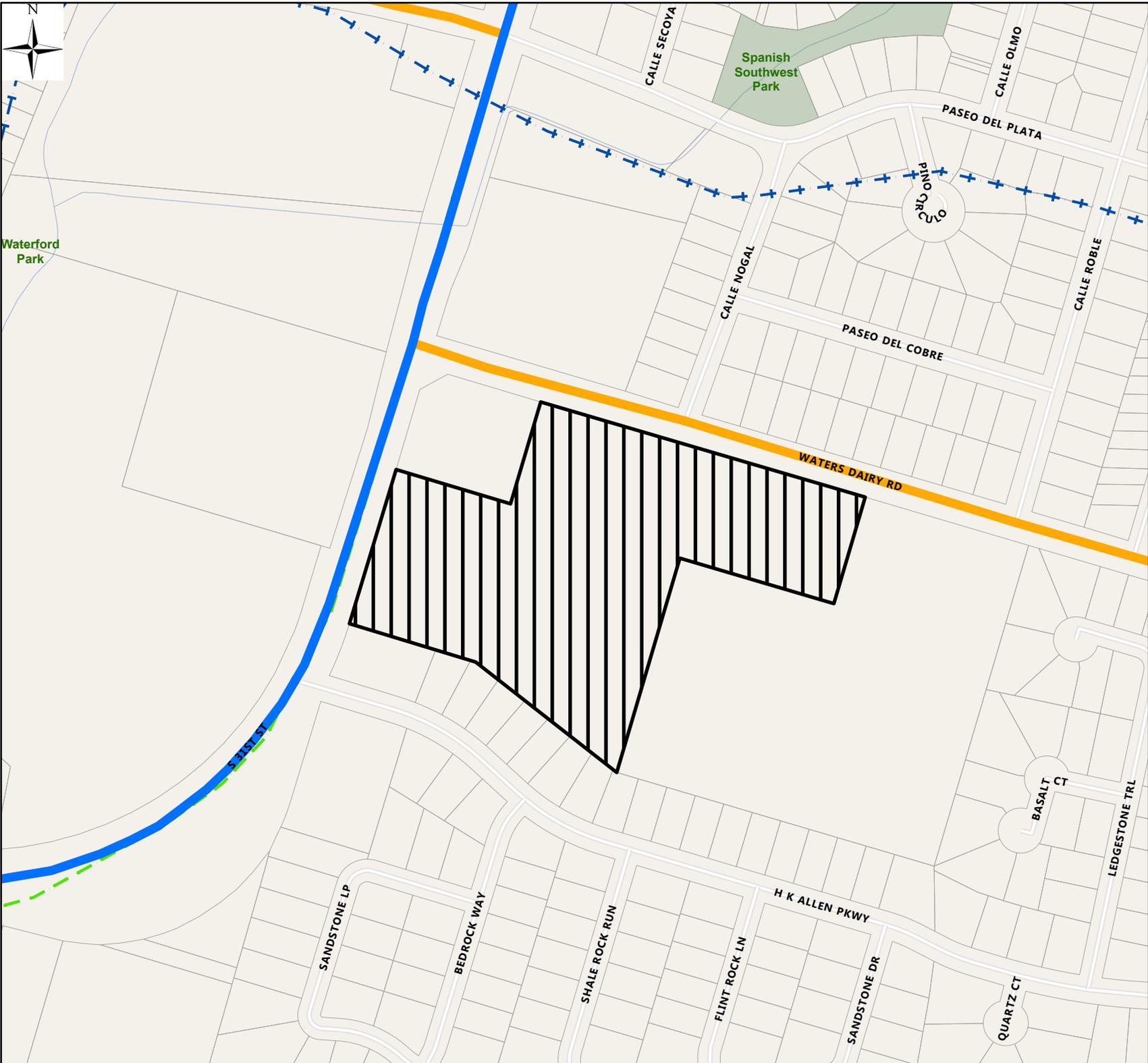
Address :
5015 S. 31st Street

- Manhole
- Gravity Main
- + Hydrant
- Main
- Parcels
- CaseArea

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mbaker
Date: 1/7/2016





PD-GR to PD-GR
**THOROUGHFARE
 AND TRAILS MAP**

Zoning Case :
 Z-FY-16-12
 Address :
 5015 S. 31st Street

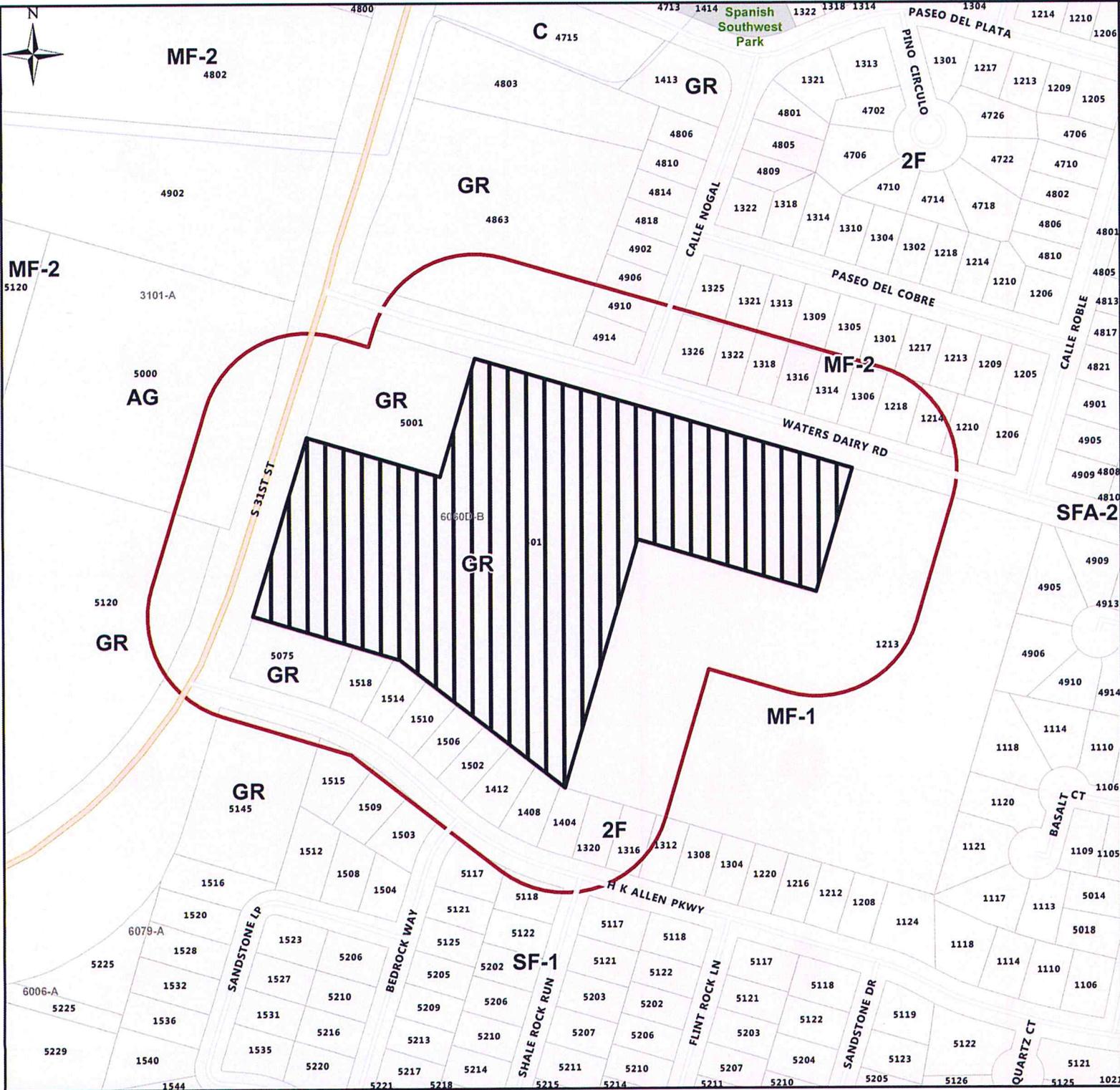
- Parcels
- Expressway
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Proposed Collector
- PROPOSED, COMMUNITY WIDE CONNECTOR
- PROPOSED, LOCAL CONNECTOR
- CaseArea
- EXISTING, CITY WIDE SPINE
- EXISTING, COMMUNITY WIDE CONNECTOR
- EXISTING, LOCAL CONNECTOR
- PROPOSED, CITY WIDE SPINE

Trails Master Plan

mbaker
 Date: 1/7/2016



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.



PD-GR to PD-GR
 200'
 NOTIFICATION MAP

Zoning Case :
 Z-FY-16-12
 Address :
 5015 S. 31st Street

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.

mbaker
 Date: 1/7/2016





**RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE**

DUNN, GEORGE E ETUX YUVONNE V
1322 WATERS DAIRY RD
TEMPLE, TX76502-3463

Zoning Application Number: **Z-FY-16-12** Project Manager: Mark Baker

Location: 5015 S. 31st Street

The proposed rezoning 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 rezoning of the property described on the attached notice, and provide any additional comments you may have.

I recommend () approval denial of this request.

Comments:

We feel this would bring undesirables into the neighborhood, potential for drugs and activities that would put our neighborhood at risk for problems! please do not do this.

RECEIVED

JAN 27 2016

City of Temple
Planning & Development

George & Bonnie Dunn
Signature *Bonnie Dunn*

George Dunn
Print Name *BONNIE DUNN*

Please mail or hand-deliver this comment form to the address shown below, no later than February 1, 2016.

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

Number of Notices Mailed: 43

Date Mailed: January 21, 2016



**RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE**

STRASBURGER ENTERPRISES INC
PO BOX 6117
TEMPLE, TX76503-6117

Zoning Application Number: Z-FY-16-12 Project Manager: Mark Baker

Location: 5015 S. 31st Street

The proposed rezoning 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 rezoning of the property described on the attached notice, and provide any additional comments you may have.

I recommend approval () denial of this request.

Comments:

Penny Scott
Signature

Penny Scott
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than **February 1, 2016.**

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

RECEIVED
JAN 28 2016
City of Temple
Planning & Development

Number of Notices Mailed: 43.

Date Mailed: January 21, 2016



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

02/01/16
Item 4
Regular Agenda
Page 1 of 3

APPLICANT / DEVELOPMENT: Kiella Land Investments, Ltd.

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: Z-FY-16-13– Hold a public hearing to consider and recommend action on permanent zoning upon annexation of a 0.287 acre tract of land proposed for Single-Family Two (SF-2) District, as part of the subdivision plat for Campus At Lakewood Ranch Phase X, located at the end of Richland Drive, between existing Campus At Lakewood Ranch Phases VIII and IX.

STAFF RECOMMENDATION: Staff recommends approval of a permanent zoning of Single Family Two (SF-2) upon annexation into the City of Temple for the following reasons:

1. Compliance with the Future Land Use Plan;
2. Compatibility with surrounding zoning and land uses;
3. Compatibility with the Thoroughfare Plan; and
4. Public and private facilities will be available to serve the subject property.

ITEM SUMMARY: On December 17, 2015, the City Council adopted a resolution directing City staff to create a Municipal Service Plan and public hearing schedule to consider the annexation of the subject property, which was involved in an extraterritorial jurisdiction land swap with Morgan's Point Resort on May 15, 2014. If annexed, this 0.278 acres of land would accompany the other 137 acres of Campus at Lakewood Ranch, Phase X development that were annexed on June 5, 2014.

The applicant requests the subject property be annexed into the City of Temple with a zoning of Single Family Two (SF-2) to match the surrounding SF-2 zoning, approved by City Council on June 5, 2014.

The applicant's requested SF-2 zoning district permits single-family detached residences and related accessory structures and provides for smaller single-family lots. This district may also be used as a transition from the SF-1 District to less restrictive or denser residential zoning districts.

The requested SF-2 zoning district would allow the following, but is not limited to: a family or group home, industrialized housing, single-family detached dwelling, place of worship, and farm, ranch, orchard or garden.

Prohibited uses include patio home, single-family attached dwelling, townhouse, duplex, zero lot line dwelling, halfway house, HUD-Code manufactured homes and land lease communities, retail and commercial Uses, among others.

DEVELOPMENT REGULATIONS: Dimensional standards for development in the SF-2 District are as follows:

- Minimum lot size – 5,000 sq. feet
- Minimum Lot Width – 50 feet
- Minimum Lot Depth – 100 feet
- Front Yard Setback – 25 feet
- Side Yard Setback – 5 feet (interior)
- Side Yard Setback – 15 feet (corner)
- Rear Yard Setback – 10 feet

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

<u>Direction</u>	<u>FLUP</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	None (ETJ)	None	Undeveloped Property
North	None (Morgan’s Point Resort)	None	Undeveloped Property
South	Suburban Residential	SF-2	Undeveloped Property
East	Suburban Residential	SF-2	Undeveloped Property
West	None / Suburban Residential	SF-2	Residential and Undeveloped Property

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

<u>Document</u>	<u>Policy, Goal, Objective or Map</u>	<u>Compliance?</u>
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)

Since the subject property was part of Morgan’s Point Resort during the review process of the *Choices '08* City of Temple Comprehensive Plan, it was not assigned a land use character district, but it is surrounded by the Suburban Residential character district.

According to the City of Temple Comprehensive Plan, the **Suburban Residential** land use classification is characterized by mid-size single family lots, allowing for greater separation between dwellings and more emphasis on green space versus streets and driveways. The subject property is compliant with the Suburban Residential character district.

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

The subject property does not have street frontage because it is a sliver of land within Block 2, Lot 1 of The Campus at Lakewood Ranch, Phase X. The subject Lot fronts on the future street, Bending Branch, which is compliant with single-family development. Bending Branch proposes a street width of 38 feet (back of ribbon curbing-back of ribbon curbing) within 60 feet of right-of-way.

Availability of Public Facilities (CP Goal 4.1)

An existing six-inch water line is available at Richland Drive, located west of the subject property. The surrounding development will be serviced by 6-inch and 8-inch water lines along the subject property along Bending Branch. The subject property will be serviced by septic system.

PUBLIC NOTICE: Fourteen (14) 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, January 27, 2016, twelve (12) notices have been received 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 January 21, 2016, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Subject and Surrounding Property Photos
Zoning and Location Map
Future Land Use and Character Map
Thoroughfare Map
Utility Map
Buffer Notification Map
Response Letters
Campus at Lakewood Ranch, Phase X

SURROUNDING PROPERTY AND USES:

The following table shows the subject property, existing zoning and current land uses:

Direction	Zoning	Current Land Use	Photo
Subject Property	None (ETJ)	Undeveloped Property	
East	SF-2	Undeveloped Property	
West	None (ETJ) and SF-2	Single-Family Residential and Undeveloped Property	

Direction	Zoning	Current Land Use	Photo
			 <p data-bbox="732 642 959 674">Richland Drive</p>
South	SF-2	Undeveloped Property	
North	None	Undeveloped Property in Morgan's Point Resort	



SF-2 with Annexation

AERIAL MAP

Zoning Case :
Z-FY-16-13

Address :
ETJ



- Streets
-  EXPRESSWAY
 -  MAJOR ARTERIAL
 -  COLLECTOR
 -  LOCAL STREET
 -  MINOR ARTERIAL
 -  PRIVATE
 -  RAMP
 -  Railroad
 -  Temple Municipal Boundary
 -  Parcels
 -  ETJ Parcels
 -  CaseArea

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.

tlyerly
Date: 1/19/2016



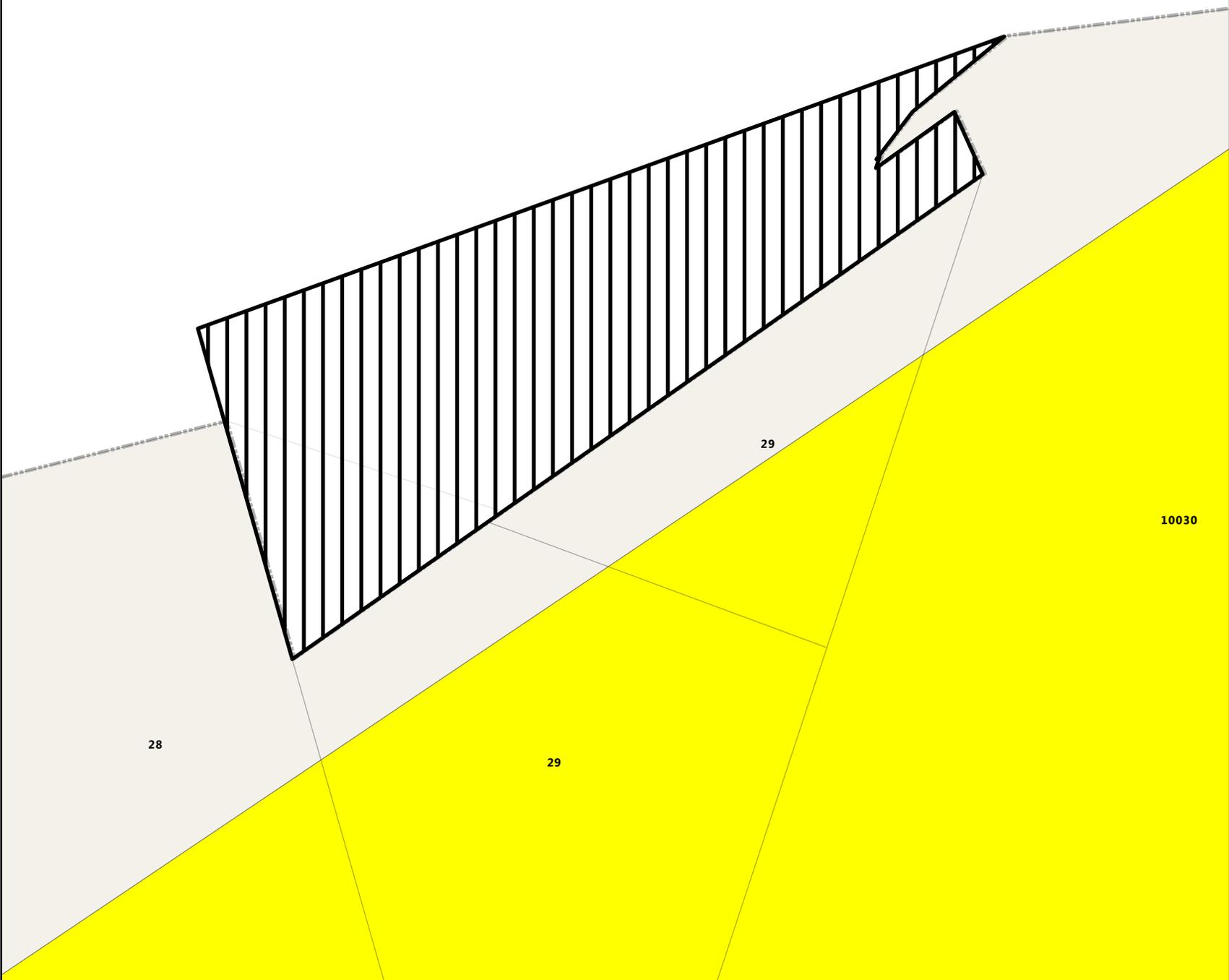


SF-2 with Annexation

FUTURE LAND USE MAP

Zoning Case :
Z-FY-16-13

Address :
ETJ



-  EXPRESSWAY
-  MAJOR ARTERIAL
-  COLLECTOR
-  LOCAL STREET
-  MINOR ARTERIAL
-  PRIVATE
-  RAMP
-  Parcels
- Future LUP
 -  Agricultural/Rural
 -  Auto-Urban Commercial
 -  Auto-Urban Mixed Use
 -  Auto-Urban Multi-Family
 -  Auto-Urban Residential
 -  Business Park
 -  Estate Residential
 -  Industrial
 -  Neighborhood Conservation
 -  Parks & Open Space
 -  Public Institutional
 -  Suburban Commercial
 -  Suburban Residential
 -  Temple Medical Education District
 -  Urban Center
 -  CaseArea

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tlyerly

Date: 1/19/2016

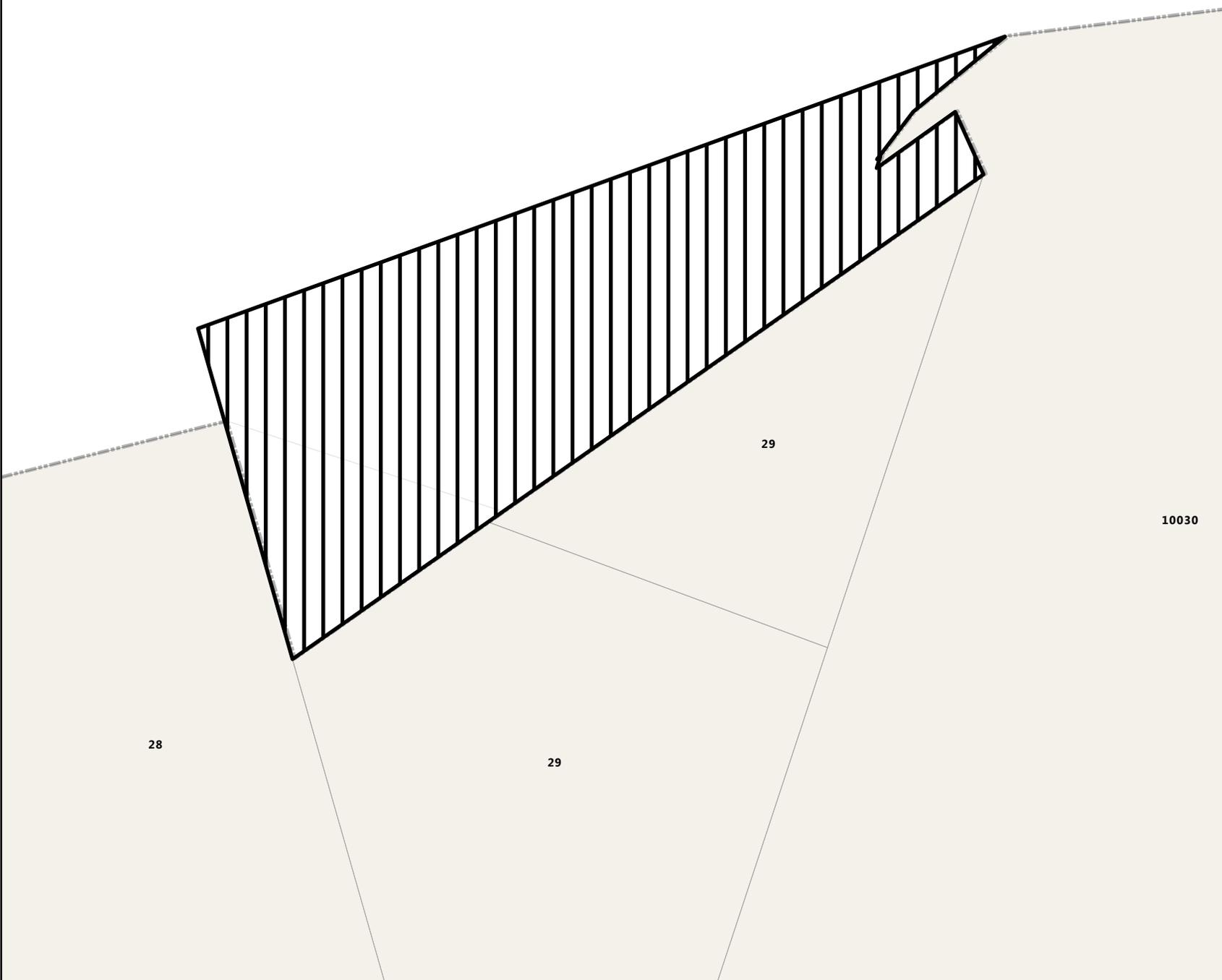




SF-2 with Annexation
**THOROUGHFARE
 AND TRAILS MAP**

Zoning Case :
 Z-FY-16-13

Address :
 ETJ



-  Parcels
-  Expressway
-  Major Arterial
-  Proposed Major Arterial
-  Minor Arterial
-  Proposed Minor Arterial
-  Collector
-  Proposed Collector
-  CaseArea
-  PROPOSED, COMMUNITY WIDE CONNECTOR
-  PROPOSED, LOCAL CONNECTOR
-  EXISTING, CITY WIDE SPINE
-  EXISTING, COMMUNITY WIDE CONNECTOR
-  EXISTING, LOCAL CONNECTOR
-  PROPOSED, CITY WIDE SPINE

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tlyerly
 Date: 1/19/2016





SF-2 with Annexation

UTILITY MAP

Zoning Case :
Z-FY-16-13

Address :
ETJ



-  Manhole
-  Gravity Main
-  Hydrant
-  Main
-  Parcels
-  CaseArea

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tlyerly
Date: 1/19/2016





SF-2 with Annexation

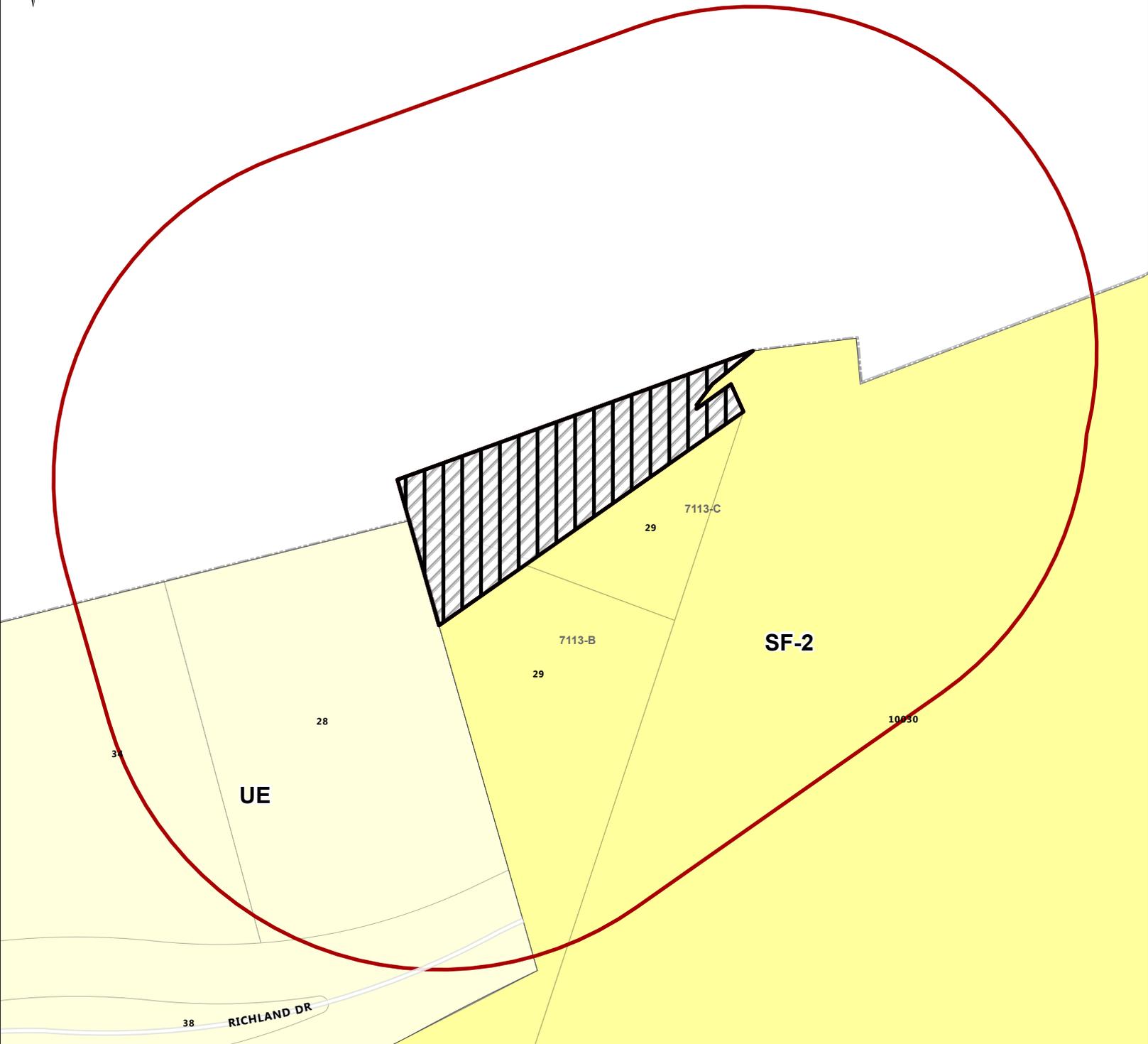
200' NOTIFICATION MAP

Zoning Case :

Z-FY-16-13

Address :

ETJ



CurrentZoning	O-1	AG - CUP
HI - CUP	O-1 - CUP	MH
UE	O-1 - PD	MH - CUP
UE - PD	O-2	MH - PD
SF-1	O-2 - CUP	MU
SF-1 - CUP	O-2 - PD	MU - CUP
SF-1 - PD	NS	SD-C
SF-2	NS - CUP	SD-C - CUP
SF-2 - PD	NS - PD	SD-H
SF-3	GR	SD-H - CUP
SF-3 - PD	GR - CUP	SD-T
SF-3 - CUP, PD	GR - PD	SD-V
SFA	GR - CUP, PD	T4
SFA-2	CA	T4 - PD
SFA-2 - PD	CA - CUP	T4 - CUP
SFA-3	CA - PD	T5-C
SFA-3 - PD	C	T5-C - CUP
2F	C - CUP	T5-C - PD
2F - CUP	C - PD	T5-E
2F - PD	C - CUP, PD	T5-E - CUP
MF-1	LI	T5-E - PD
MF-1 - CUP	LI - CUP	NO BASE
MF-1 - PD	LI - PD	CUP
MF-2	LI - CUP, PD	PD
MF-2 - CUP	HI	Buffer
MF-2 - PD	HI - PD	CaseArea
MF-3 - PD	AG	

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tlyerly
Date: 1/19/2016





**RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE**

KIELLA DEVELOPMENT INC
PO BOX 1344
TEMPLE, TX 76503-1344

Zoning Application Number: Z-FY-16-13 **Project Manager: Tammy Lyerly**

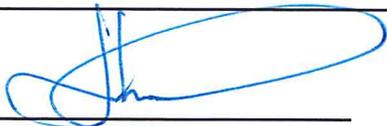
Location: At the end of Richland Drive between existing Campus At Lakewood Ranch Phases VIII and IX

The proposed rezoning 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 rezoning of the property described on the attached notice, and provide any additional comments you may have.

I recommend approval () denial of this request.

Comments:

RECEIVED
JAN 27 2016
City of Temple
Planning & Development



Signature



Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than February 1, 2016.

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

Number of Notices Mailed: 14

Date Mailed: January 21, 2016



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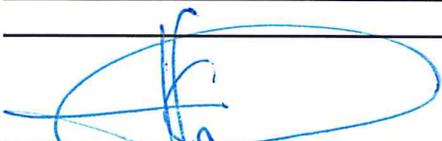
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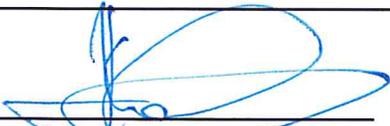
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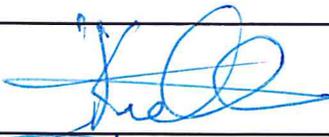
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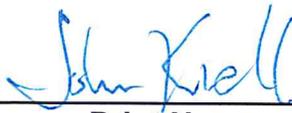
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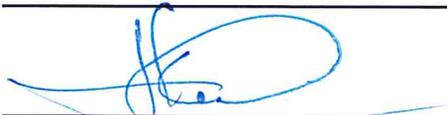
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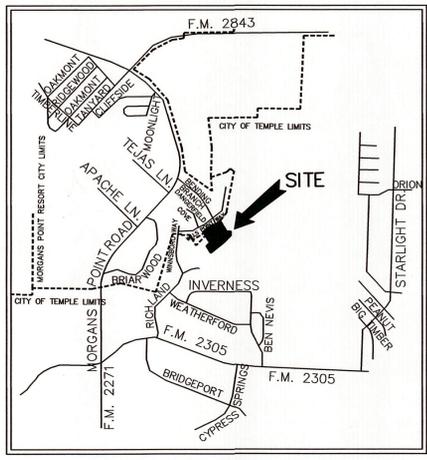
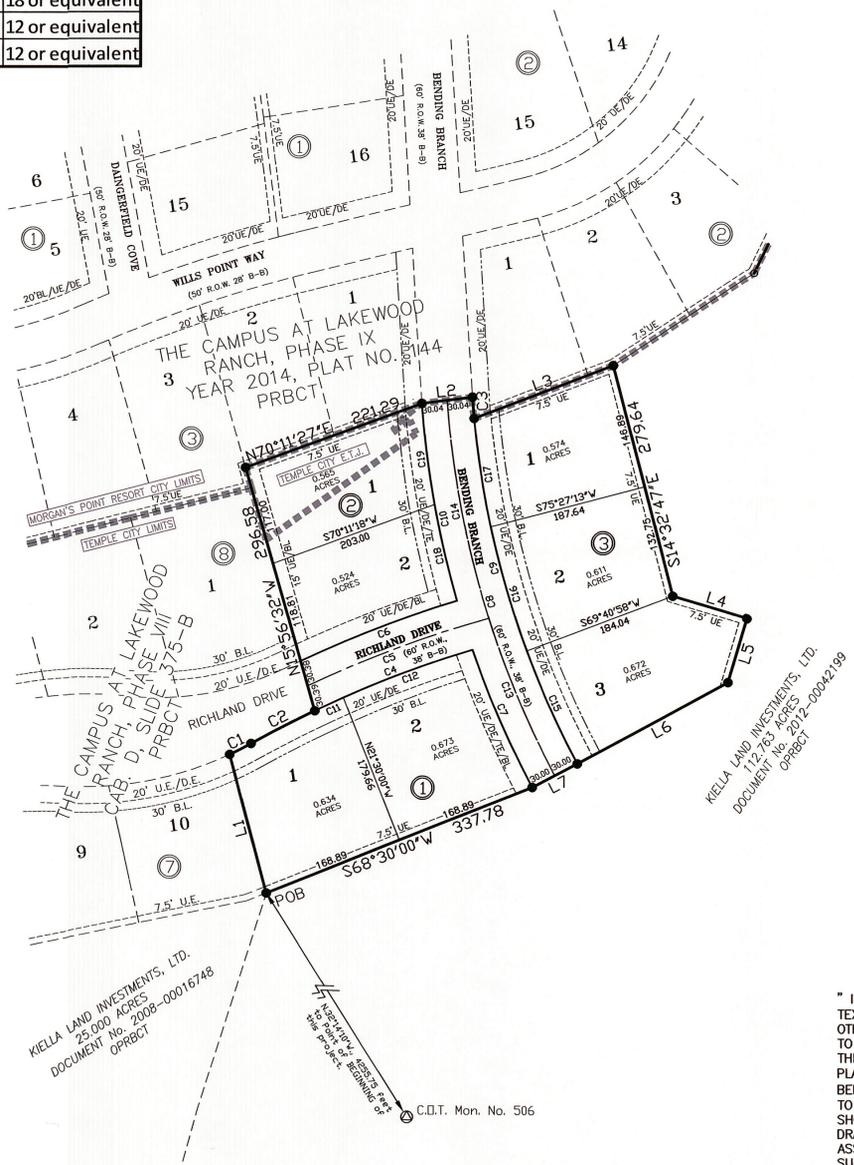
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DRIVEWAY CULVERT TABLE			
BLOCK	LOT	FRONTAGE	CMP (INCHES)
1	1	Richland Drive	12 or equivalent
1	2	Richland Drive	12 or equivalent
1	2	Bending Branch	18 or equivalent
2	1	Bending Branch	18 or equivalent
2	2	Bending Branch	18 or equivalent
2	2	Richland Drive	12 or equivalent
3	1-3	Bending Branch	12 or equivalent



SCALE: 1"=100'

VICINITY MAP: Not To Scale

Line Table		
Line #	Direction	Length
L1	N14°49'42"W	167.92'
L2	N83°00'00"E	60.08'
L3	N69°17'09"E	175.68'
L4	S73°26'10"E	91.08'
L5	S16°33'50"W	78.68'
L6	S61°53'57"W	201.67'
L7	S62°38'33"W	60.00'

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	28.33	405.00	4°00'29"	N63°03'39"E 28.33
C2	84.68	1322.94	3°40'02"	N62°53'26"E 84.66
C3	25.03	1070.00	1°20'25"	S4°38'35"E 25.03
C4	199.57	1322.94	8°38'36"	S69°02'45"W 199.38
C5	228.27	1322.94	9°40'02"	S69°45'59"W 228.00
C6	197.75	1322.94	8°11'34"	S69°13'44"W 197.58
C7	176.14	1130.00	8°55'52"	S23°35'45"E 175.96
C8	461.25	1100.00	24°01'30"	S16°04'05"E 457.87
C9	425.56	1070.00	22°47'15"	S16°42'25"E 422.76
C10	235.75	1130.00	11°57'12"	S10°06'38"E 235.32
C11	36.97	1322.94	1°36'05"	S65°31'29"W 36.97
C12	162.60	1322.94	7°02'32"	S69°50'47"W 162.50
C13	200.23	1100.00	10°25'45"	S22°51'57"E 199.95
C14	261.02	1100.00	13°35'45"	S10°51'12"E 260.41
C15	145.36	1070.00	7°47'01"	S24°12'33"E 145.25
C16	151.45	1070.00	8°06'35"	S16°15'45"E 151.32
C17	128.75	1070.00	6°53'40"	S8°45'38"E 128.67
C18	116.07	1130.00	5°53'06"	S13°08'41"E 116.02
C19	119.68	1130.00	6°04'06"	S7°10'05"E 119.62



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 CAMPUS AT LAKEWOOD RANCH, PHASE X, 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.

THE OWNER ACKNOWLEDGES THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

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

JOHN KIELLA
 PRESIDENT

STATE OF TEXAS
 COUNTY OF BELL

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

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
 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
 No. 5402

STATE OF TEXAS
 COUNTY OF BELL

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: _____

STREET DATA		
STREET NAME	LENGTH	AREA
BENDING BRANCH	461.25 L.F.	0.635 ACRES
RICHALND LANE	198.26 L.F.	0.273 ACRES

ALL BOUNDARY CORNERS ARE 1/2" IRON ROD WITH CAP MARKED "RPLS 2475" SET UNLESS NOTED OTHERWISE.

THIS PROJECT IS REFERENCED IN NAD 1983 CENTRAL TEXAS STATE PLANE. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.

ALL COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NUMBER 506 THE THETA ANGLE AT SAID CITY MONUMENT IS 01°29'04" THE COMBINED CORRECTION FACTOR (CCF) IS 0.999852 PUBLISHED CITY COORDINATES ARE X=3,198,199.05 Y=10,383,950.33 THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING IS N. 32° 14' 10" W., 4255.75 FEET.

I, THE UNDERSIGNED, A REGISTERED SANITARIAN IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH APPLICABLE STATE AND COUNTY REGULATIONS GOVERNING ON-SITE SEWAGE FACILITIES AND IS HEREBY RECOMMEND FOR APPROVAL.

SIGNATURE: _____ DATE: _____

TITLE: _____ BELL COUNTY PUBLIC HEALTH DISTRICT

I HEREBY, CERTIFY THIS PLAT WAS APPROVED THIS _____ DAY OF _____, 2015 BY THE BELL COUNTY COMMISSIONERS COURT, AND MAY BE FILED FOR RECORD IN THE DEED RECORDS OF BELL COUNTY BY THE COUNTY CLERK

COUNTY JUDGE _____

WITNESS MY HAND THIS _____ DAY OF _____, 2015

NOTARY PUBLIC _____

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 AUGUST 31, 2015
 5.162 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

" IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF BELL COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BELL COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OF EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINAGE WAYS OF PROTECTING THE ROAD SYSTEM AND STREETS. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES IN THIS PLAT. FLOOD PLAN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT."

- UE = UTILITY EASEMENT
 DE = DRAINAGE EASEMENT
 BL = BUILDING SETBACK LINE
 TE = TRAIL EASEMENT
- NOTES:
- THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOOD BOUNDARY PER F.E.M.A. FEDERAL INSURANCE RATE MAP No. 48027C0175E DATED SEPTEMBER 26, 2008
 - THERE SHALL BE 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.
 - A 6' WIDE SIDEWALK SHALL BE CONSTRUCTED BY THE HOMEOWNER AS EACH LOT IS DEVELOPED ALONG THE SOUTH SIDE OF BENDING BRANCH WITHIN THE TRAIL EASEMENT.
 - THE 6' WIDE SIDEWALK TO BE CONSTRUCTED WITHIN THE TRAIL EASEMENT ALONG THE SOUTH SIDE OF BENDING BRANCH SHALL BE OWNED AND MAINTAINED BY THE CAMPUS AT LAKEWOOD RANCH HOMEOWNERS ASSOCIATION.
 - THE CAMPUS AT LAKEWOOD RANCH HOMEOWNERS ASSOCIATION IS THE HOLDER OF THE TRAIL EASEMENTS, WHICH OVERLAP PUBLIC DRAINAGE AND UTILITY EASEMENTS.
 - WATER SERVICE SHALL BE PROVIDED BY THE CITY OF TEMPLE, BELL COUNTY, TEXAS.

FOR REVIEW ONLY

FINAL PLAT of:
CAMPUS AT LAKEWOOD RANCH, PHASE X
 5.162 ACRES
 3 BLOCKS, 7 LOTS

LOTS 1 thru 2, BLOCK 1
 LOTS 1 thru 2, BLOCK 2
 LOTS 1 thru 3, BLOCK 3

A RESIDENTIAL DEVELOPMENT
 (PROPOSED ZONING OF SFR (SINGLE FAMILY RESIDENTIAL))
 PART OF THE GEORGE W. LINDSEY SURVEY, ABSTRACT #513,
 A SUBDIVISION PARTLY IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS
 AND PARTLY IN THE EXTRATERRITORIAL JURISDICTION
 OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS

REVISIONS		
DATE	COMMENTS	MEASUREMENT
09/04/15		MEASUREMENT

DATE: 09/04/15
 DRN. BY: MEA
 REF.:
 FB/LB
 JOB NO.: 15-804
 SHEET 1 OF 1
 COMPUTER DWG. NO. 15-804
 13070-D
 FILE NO.

FINAL PLAT of:
CAMPUS AT LAKEWOOD RANCH PHASE X
 PART OF THE GEORGE W. LINDSEY SURVEY, ABSTRACT #513
 A SUBDIVISION PARTLY IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS
 AND PARTLY IN THE EXTRATERRITORIAL JURISDICTION
 OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS

PREPARED FOR:
KIELLA DEVELOPMENT, INC.

ENGINEERING * PLANNING * SURVEYING * CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.
 301 N. 3rd ST.
 TEMPLE, TEXAS
 E-MAIL: MAIL@TURLEY-INC.COM
 (254) 773-2400
 FAX NO. (254) 773-3988

SURVEY FIRM # 10056000
 ENGINEER FIRM # F-1658



PLANNING AND ZONING COMMISSION AGENDA ITEM

02/01/16
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 (if any) 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	Project Mgr.
P-FY-15-27 - Consider and take 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 11/25/15 Awaiting Revisions from Applicant	All County Surveying	Tammy
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	Mark
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 (administrative approval) awaiting revisions from applicant	All County Surveying	Tammy
P-FY-15-46 - Consider and recommend action on the Final Plat of Highline Addition, a 7-lot, 1-block, 12.59 +/- acre nonresidential subdivision, out of the Redding Roberts Survey, Abstract No. 692, Bell County, Texas, located at the northwest corner of Scott Boulevard and South 31st Street.	DRC 11/25/15 Pending Prelim Plat	Advanced Surveying and Mapping	Tammy

<p>P-FY-15-47 - Consider and take action on the Final Plat of Baylor Scott & White Distribution Center, a 64.62 +/- acres, a 1-lot, 1-block non-residential subdivision, being part of the Vincent Barrow Survey, Abstract No. 64, situated in Temple, Bell County, Texas, at the northeast corner of H.K. Dodgen Loop and north General Bruce Drive, located at 5141 N. General Bruce Drive.</p>	<p>DRC 10/19/15 Awaiting Revisions from Applicant</p>	<p>Ron Carroll</p>	<p>Tammy</p>
<p>P-FY-16-08 - Consider and recommend action for the Final Plat of Spurlock's Arbour Addition, in the southeastern ETJ, a 5.87 +/- acre, 2 lot, 1 block, residential subdivision, out of the MAXIMO MORENA SURVEY, Abstract No. 14, in Bell County Texas, with exceptions to UDC for fire hydrant and sidewalks (project manager look at exceptions on application), located south of Barnhart Road, west of State Highway 95, and north of State Highway 93.</p>	<p>Waiting for applicant's response to post- DRC comments</p>	<p>Advanced Surveying and Mapping</p>	<p>Dessie</p>
<p>P-FY-16-09 – Consider and take action on a final plat of Hills of Westwood Phase IX, a 20.720 +/- acre, 96 lots, 4 blocks residential subdivision, situated in the NANCY CHANCE Survey, Abstract No. 5, located west of Old Waco Road, south of Freedom Drive, and east of Neuberry Cliffe.</p>	<p>Waiting on mylars</p>	<p>Turley Associates</p>	<p>Dessie</p>
<p>P-FY-16-12 - Consider and take action on the Amending Final Plat of Lake Pointe Phase II-A3, a 6.02 +/- acre, a 32-lot, 2-Block residential subdivision, located on Blue Leaf Drive in Lake Pointe Subdivision.</p>	<p>Released for recordation</p>	<p>Scott Brooks</p>	<p>Mark</p>
<p>P-FY-16-13 - Consider and take action on the Final Plat of River Bottom Estates, 18.402 +/- acres, 2 lot, 1 block residential subdivision, located in Temple's southwestern ETJ (southeast of Sand & Gravel Lane in Belton).</p>	<p>Out for recordation</p>	<p>All County Surveying</p>	<p>Dessie</p>
<p>P-FY-16-14 - Consider and take action on the Final Plat of Cedar Cove Replat, a 4.895 +/- acres, 2 Lot, 1 Block, being a replat of Lot 2, Block 1, Cedar Cove Subdivision, a residential subdivision, located in Temple's western ETJ north of Cedar Cove Road, south of Westcliff Road, and west of Fullview First Street.</p>	<p>DRC 2/04/16</p>	<p>Kimberli Gray</p>	<p>Tammy</p>
<p>P-FY-16-15 – Final Plat of Sorento Circle, being an amending replat of Lots 8 and 9, Block 3, Residences of D'Antoni's Crossing #2</p>	<p>Released for recordation</p>	<p>All County Surveying</p>	<p>Mark</p>
<p>P-FY-16-16 - Consider and take action on the Final Plat of Las Colinas Replat, 5+ acres, Lots 9, 10, & 11, Block 1, and Lots 13 & 14, Block 3, Las Colinas Subdivision, located at 1710 & 1719 Las Lomas Court & 1545, 1605, 1615 Altavista Loop.</p>	<p>DRC 2/04/16</p>	<p>Mark Rendon</p>	<p>Tammy</p>

P-FY-16-17 - Consider and take action on the Final Plat of Angelica Acres, a 3.00 +/- acres, situated in the Baldwin Robertson Survey, Abstract 17, Bell County, Texas, embracing all of a called 2.00 Acre tract, conveyed as Tract One, and all of a called 1.00 Acre tract, conveyed as Tract Two, located at 9151 State Highway 317.	DRC 2/04/16	Ronald & Angelica Cox	Mark
P-FY-16-18 - Consider and take action on the Preliminary Plat of Park Ridge Single Phase Residential Development, a 5.888 +/- acre, 12-lot, 1 Block, situated in the Mary Cherry Survey, Abstract 175, Bell County Texas, located at the northwest corner of Lyons Park Drive and Hickory Road.	DRC 2/22/16	Clark & Fuller	Mark
Z-FY-16-14 - Hold a public hearing to discuss and recommend action on a rezoning from Agricultural (AG) to General Retail (GR) on 3.00 +/- acres, situated in the Baldwin Robertson Survey, Abstract 17, Bell County, Texas, embracing all of a called 2.00 acre tract, conveyed as Tract One, and all of a call 1.00 acre tract, conveyed as Tract Two, located at 9151 State Highway 317.	PZC 2/16/16	All County Surveying	Mark
Z-FY-16-16 - Hold a public hearing to discuss and recommend action on a change of zoning from Agricultural (AG) district to Single Family One (SF-1) District to allow for a subdivision development on 5.888 +/- acres, situated in the Mary Cherry Survey, Abstract No. 175, Bell County, Texas, located at 4516 Hickory Road.	PZC 2/16/16	Bobby Arnold	Mark

City Council Final Decisions	Status
Z-FY-16-03: Consider adopting an ordinance authorizing a rezoning from TMED (Temple Medical Education District) T4 to PD-T5-e and T5-c to PD-T5-c (Planned Development District-TMED T5-e and T5-c Districts) to accommodate a proposed mix of multi-family and commercial development on 40.389 +/- acres of land being a part of the Redding Roberts Survey, Abstract No. 692, Bell County, Texas, located at the northwest corner of South 31st Street and Scott Boulevard.	APPROVED at 1 st Reading on January 21, 2016
Z-FY-16-06: Consider adopting an ordinance authorizing a rezoning from Single-Family 1 (SF-1) district to Planned Development Single Family-One (PD-SF-1) district to allow for a Bed and Breakfast within a single-family residence on Lot 2, Block 8, L. R. Taylor Addition, located at 518 North 7th Street.	WITHDRAWN BY APPLICANT on January 21, 2016

P&Z COMMISSION ATTENDANCE

2016														P	A
	Jan 4	Jan 19	Feb 1	Feb 16	Mar 7	Mar 21	Apr 4	Apr 18	May 2	May 16	June 6	June 20			
Lydia Alaniz	P	P											2		
Tanya Mikeska-Reed	P	A											1	1	
Blake Pitts	A	P											1	1	
Patrick Johnson	P	P											2		
Omar Crisp	P	A											1	1	
David Jones	P	A											1	1	
Greg Rhoads	P	P											2		
Will Sears	A	A												2	
Lester Fettig	P	P											2		

	July 5	July 18	Aug 1	Aug 15	Sept 6	Sept 19	Oct 3	Oct 17	Nov 7	Nov 21	Dec 6	Dec 19	P	A
Lydia Alaniz														
Tanya Mikeska-Reed														
Blake Pitts														
Patrick Johnson														
Omar Crisp														
David Jones														
Greg Rhoads														
Will Sears														
Lester Fettig														

not a Board member