

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
PLANNING CONFERENCE ROOM  
JANUARY 19, 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 Tuesday, January 19, 2016.
2. Recognition of Mary Maxfield, Planning Technician, for her 26 years of valuable City service and her upcoming retirement.
3. 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, 2<sup>ND</sup> FLOOR  
JANUARY 19, 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:** [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.

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 14, 2015 at 5:00 pm.



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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  
MONDAY, JANUARY 4, 2015  
5:30 P.M.**

**PLANNING AND ZONING MEMBERS PRESENT**  
Chair David Jones

**COMMISSIONERS:**

Lydia Alaniz	Omar Crisp
Tanya Mikeska-Reed	Lester Fettig
Greg Rhoads	Patrick Johnson

**PLANNING AND ZONING MEMBERS ABSENT:**

Blake Pitts	Will Sears
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**STAFF PRESENT:**

Brian Chandler, Director of Planning  
Trudi Dill, Deputy City Attorney  
Mark Baker, 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, December 30, 2015 at 4:35 p.m. in compliance with the Open Meetings Law.**

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

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

Invocation by Commission Johnson; Pledge of Allegiance by Commissioner Alaniz.

**A. CONSENT ITEMS**

**Item 1: Approval of Minutes:** Work session and the regular meeting of December 21, 2015.

Approved by general consent.

**B. ACTION ITEMS**

**Item 2: Z-FY-16-08** – Hold a public hearing to discuss and recommend action on a rezoning from Two Family (2F) zoning district to Commercial (C) zoning district to allow for automotive uses, Lots 5 & 6, Block 011, Temple Heights, located at 1119 South 53<sup>rd</sup> Street.

Mr. Mark Baker, Senior Planner, stated that the first reading for this item is scheduled to go to City Council on February 4, 2016 and second reading on February 18, 2016.

An aerial/vicinity map of the subject property is shown.

Mr. Baker stated the request for rezoning is proposed for a Commercial (C) zoning district and anticipated for automotive-related uses. This is the second rezoning request from the same applicant in three years for a commercial zoning in the vicinity. The most recent request was approved by Ordinance No. 2012-4518.

The zoning map of the subject property is shown. The Unified Development Code (UDC), Section 4.3.18 states that Commercial zoning should be established on major highways, away from low and medium density housing.

The request complies with the Future Land Use and Character Map which designate the property for Auto-Urban Commercial, which allows for automotive relative uses.

Utility services are available to serve the site. Water is provided through a 12-inch water line along South 53<sup>rd</sup> Street and a six-inch water line along West Avenue L. Wastewater is provided by a six-inch sewer line located in the alley.

The Thoroughfare Plan designates South 53<sup>rd</sup> Street and West Avenue L as local streets. UDC Sec. 4.3.16 – Retail and Service Uses, would be better suited for local and collector streets. The request is not in compliance with the Thoroughfare Plan.

Mr. Mark Baker cited peak hour trip rates according to the 9<sup>th</sup> Edition of Institute of Transportation Engineers (ITE). A chart is shown with the peak hour trip rates.

Surrounding properties include an existing automotive service use on South S. 53<sup>rd</sup> Street (C) to the north, existing automotive service uses (C) to the south, existing single family uses (2F) to the west, and existing single family residential uses fronting on South 51<sup>st</sup> Street (2F) to the east.

Eighteen notices were mailed out with three responses returned in agreement and one response returned in opposition. The newspaper printed notice of the public hearing on December 25, 2015 in accordance with state law and local ordinance.

Staff believes the request is in compliance with the Future Land Use and Character map, is compatible with surrounding uses and zoning, and public facilities are available to serve the site. The request does not comply with the Thoroughfare Plan.

Allowed and prohibited uses are given for both (2F) and (C) zoning districts, along with a comparison chart of the current Development Standards.

Staff recommends approval of the request for a rezoning from Two Family (2F) zoning district to Commercial (C) zoning district.

Mr. Mark Baker explained that the applicant owns the subject property along with multiple surrounding properties.

The subject property is not located in an overlay.

Mr. Brian Chandler, Director of Planning, confirmed that the applicant would need to meet code regarding masonry standards on any structures.

Chair Jones opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Crisp made a motion to approve Item 2, **Z-FY-16-08**, as presented, and Commissioner Alaniz made a second.

*Motion passed: (7:0)*

Commissioner Pitts and Commissioner Sears absent

There being no further business, the meeting was adjourned at 5:48 p.m.

Respectfully submitted,

Kelli Tibbit

**PLANNING AND ZONING COMMISSION  
MONDAY, JANUARY 4, 2015  
5:00 P.M.  
WORK SESSION**

**PLANNING AND ZONING MEMBERS PRESENT**

Chair David Jones

**COMMISSIONERS:**

Lydia Alaniz  
Tanya Mikeska-Reed  
Greg Rhoads

Omar Crisp  
Lester Fettig  
Patrick Johnson

**PLANNING AND ZONING MEMBERS ABSENT:**

Blake Pitts  
Will Sears

**STAFF PRESENT:**

Brian Chandler, Director of Planning  
Trudy Dill, Deputy City Attorney  
Mark Baker, Senior Planner  
Dessie Redmond, 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 in compliance with the Open Meetings Law.**

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

With a quorum present, Chair Jones opened the work session at 5:00 p.m. and asked Mr. Brian Chandler, Director of Planning, to proceed.

Mr. Chandler reminded the Commission that with Martin Luther King Jr. holiday on Monday, January 18, 2016, the next scheduled P&Z meeting will be on Tuesday, January 19, 2016.

Regarding Item 2, Z-FY-16-08, 1119 South 53rd Street, the applicant is requesting a rezoning from Two Family (2F) zoning district to Commercial (C) zoning district for automotive uses, located near I-35 which is primarily zoned Commercial (C). 2F is a multi-family/duplex zoning district.

The Future Land Use calls for the area to transition to intense commercial so Staff recommends approval for all other considerations. The subject property does not comply with the Thoroughfare Plan.

Mr. Mark Baker, Senior Planner, stated the applicant indicated the intended use would be automotive related.

Mr. Chandler stated that unless a CUP or PD was tied to the property, dimensional standards would limit certain commercial uses.

The applicant owns multiple lots in the area, the alleys are functional, and lot lines could be abandoned. The UDC would allow the applicant to build over the lot lines; however, if the property were sold it would require a plat.

Discussion regarding traffic on South 53<sup>rd</sup> Street.

From a retail perspective, visibility is limited for most of these properties and it is becoming an auto-use district. There is no neighborhood to preserve.

Brief discussion regarding I-35 overlay.

Mr. Chandler informed the Commission that Planning has provided 2016 APA membership for all Commissioners. Ms. Kelli Tibbit, Administrative Assistant, will be sending out logins and passwords to all Commissioners and Mr. Chandler requested they contact Ms. Tibbit should there be any additional questions.

Mr. Chandler announced Mary Maxfield, Planning Technician, is retiring on January 29, 2016 after 26 years of service with the City of Temple and perhaps a small reception could be held for her at the next P&Z work shop.

Mr. Chandler briefly discussed the Director's Report.

There being no further business, Chair Jones closed the meeting at 5:25 P.M.



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

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01/19/16  
Item #2  
Regular Agenda  
Page 1 of 2

**APPLICANT:** Ronald Carroll

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

**ITEM DESCRIPTION:** 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 31<sup>st</sup> Street and West Avenue R.

**STAFF RECOMMENDATION:** Staff recommends approval of the Final Plat of Baylor Scott & White Medical Center Subdivision.

**ITEM SUMMARY:** The Development Review Committee reviewed the Final Plat of Baylor Scott & White Medical Center Subdivision on March 20, 2013, June 5, 2013, March 26, 2015, and December 23, 2015. It was deemed administratively complete on January 13, 2016.

The Final Plat of Baylor Scott & White Medical Center Subdivision is a 209.01 acre, 3-lot, 3-block, nonresidential subdivision, located at the southeast corner of South 31<sup>st</sup> Street and West Avenue R. The plat includes property from South 31<sup>st</sup> Street to Fryer's Creek, between West Avenue R and Southwest H.K. Dodgen Loop.

The plat reflects a new street, TMED WAY (S. 13<sup>th</sup> Street), extending south from West Avenue T and a new West Avenue U extension into the east edge of the subject plat.

The plat consists of various easements, including existing access easements, TXU Electric easements, and water and sewer easements. Drainage easements are located along the east portion of the plat along Fryers' Creek. A 35-foot wide Hike & Bike Trail easement extends down from West Avenue R to West Avenue T, and southward along TMED WAY and Fryer's Creek.

The applicant has requested a sidewalk waiver, per Unified Development Code, Section 3.6.6. The request does not meet the criteria required for a sidewalk waiver approval due to the subject plat's location in TMED.



**FISCAL IMPACT:** N/A

**ATTACHMENTS:**

Plat Sheets

Topo Utility Sheets

Sidewalk Waiver Request Form

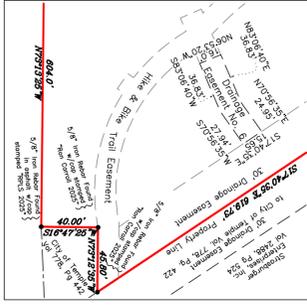
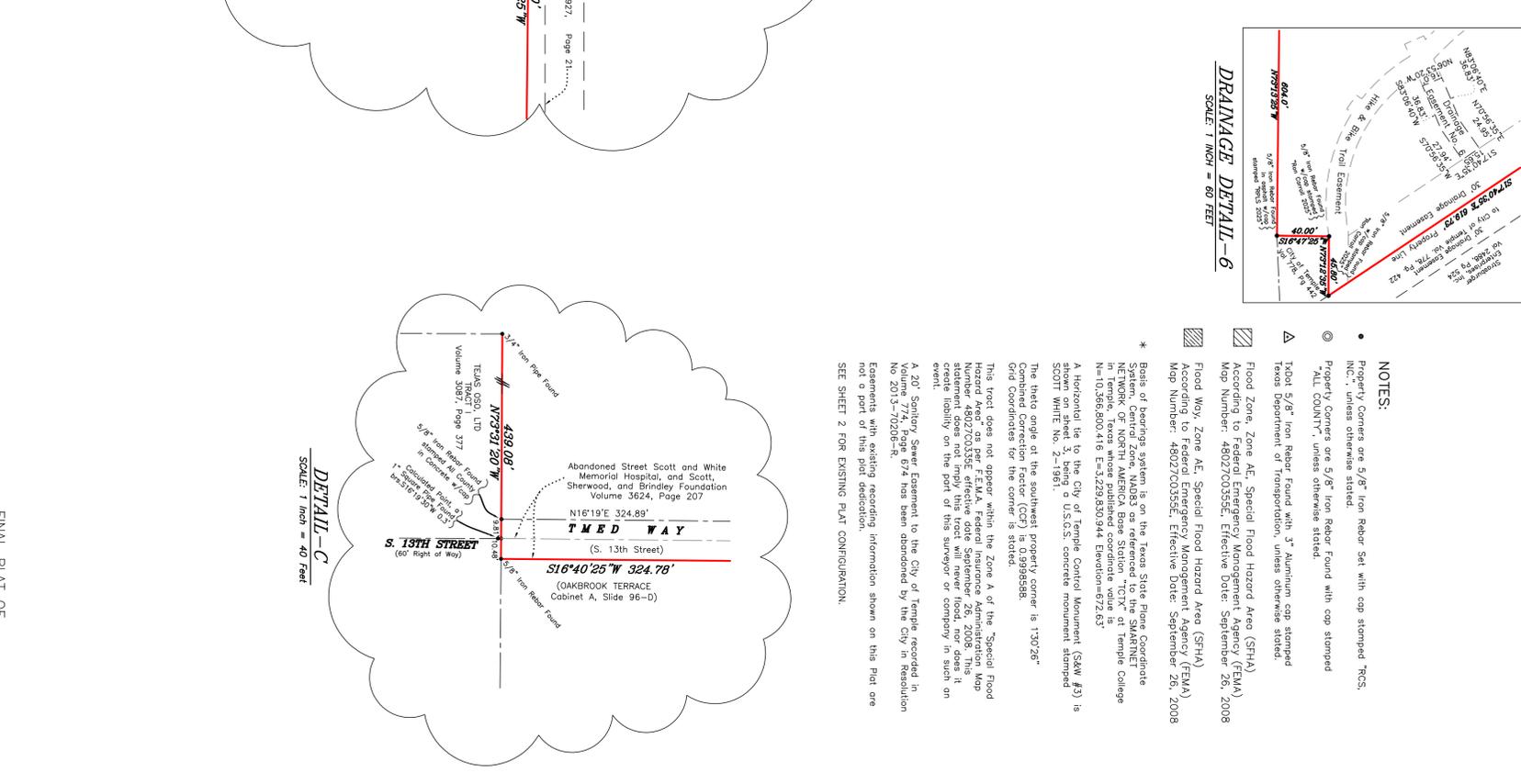
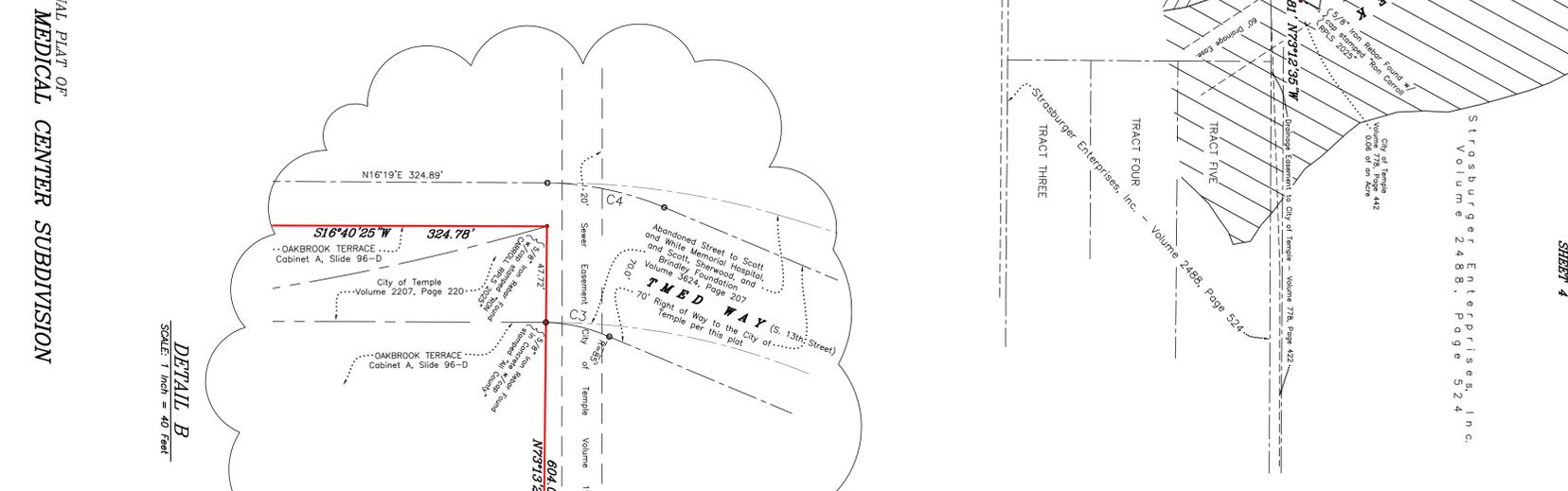
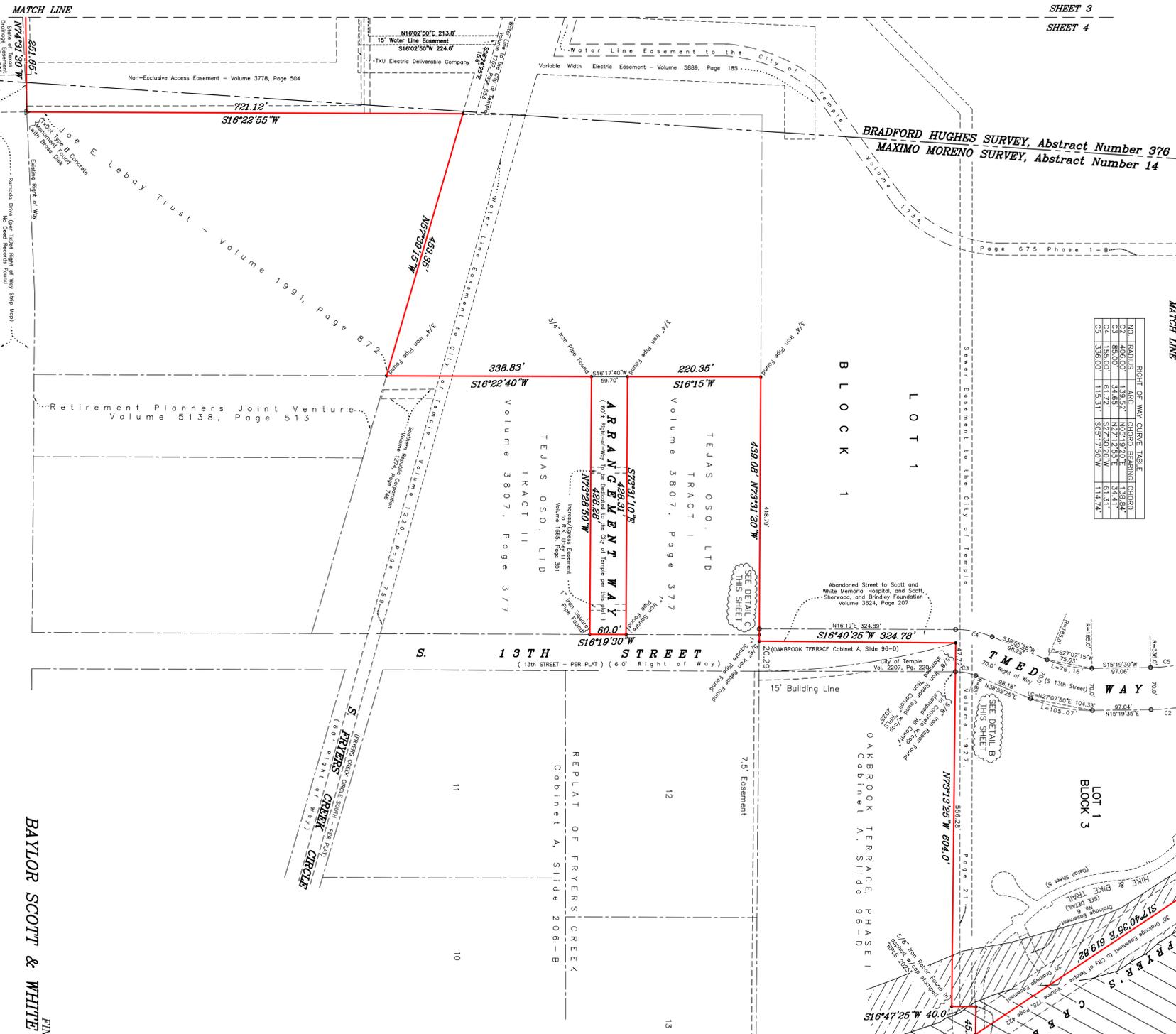






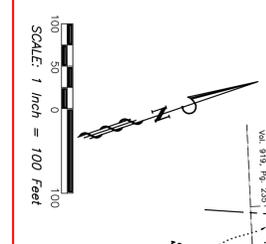
RIGHT OF WAY CURVE TABLE

NO.	BEARINGS	ARC	CHORD	BEARING	CHORD
C1	N72°51'30"W	146.7'	146.7'	S72°51'30"W	146.7'
C2	N72°51'30"W	34.65'	34.65'	S72°51'30"W	34.65'
C3	N72°51'30"W	153.51'	153.51'	S72°51'30"W	153.51'
C4	N72°51'30"W	153.51'	153.51'	S72°51'30"W	153.51'
C5	N72°51'30"W	153.51'	153.51'	S72°51'30"W	153.51'



**NOTES:**

- Property corners on 5/8" Iron Rebar set with cap stamped "TCS, INC." unless otherwise stated.
- Property corners on 5/8" Iron Rebar found with cap stamped "ALL COUNTY" unless otherwise stated.
- Topd 5/8" Iron Rebar found with 37" Aluminum cap stamped Texas Department of Transportation, unless otherwise stated.
- Flood Zone, Zone AE, Special Flood Hazard Area (SFHA) According to Federal Emergency Management Agency (FEMA) Map Number: 4802700355E, Effective Date: September 26, 2008 Map Number: 4802700355E, Effective Date: September 26, 2008
- Flood Way, Zone AE, Special Flood Hazard Area (SFHA) According to Federal Emergency Management Agency (FEMA) Map Number: 4802700355E, Effective Date: September 26, 2008 Map Number: 4802700355E, Effective Date: September 26, 2008
- \* Basis of bearings system is on the Texas State Plane Coordinate System, Central Zone, NAD83 as referenced to the SMARTNET NETWORK OF NORTH AMERICA Base Station "TCY" at Temple College in Temple, Texas whose published coordinate value is N=10,589,808.419 E=3,242,833.594 Elevation=912.833 A Horizontal tie to the City of Temple Control Monument (S&W #3) is shown on Sheet 3, being a U.S.G.S. concrete monument stamped 5331 WHITE NO. 2-1891.
- The theta angle of the southwest property corner is 130°26' Combined Correction factor (CCF) is 0.3985898.
- This tract does not appear within the Zone A of the "Special Flood Hazard Area" as shown on the Federal Insurance Administration Map Number: 4802700355E, Effective Date: September 26, 2008. This statement does not imply this tract will never flood, nor does it create liability on the part of this surveyor or company in such an event.
- A 20' Sanitary Sewer Easement to the City of Temple recorded in Volume 774, Page 674 has been abandoned by the City in Resolution No. 2515-7-08/89-14.
- Easements with existing recording information shown on this plat are not a part of this plat dedication.
- SEE SHEET 2 FOR EXISTING PLAT CONFIGURATION.



**BAYLOR SCOTT & WHITE MEDICAL CENTER SUBDIVISION**  
 (Right of Way Width Varies)  
 (Frontage Road)

**FRONTAGE ROAD**  
 (Right of Way Width Varies)

OWNER:  
 Baylor Scott & White Memorial Hospital  
 a Texas Non-Profit Organization  
 2401 South 31st Street  
 Temple, Texas 76708

SHEET INDEX	1	2	3	4	5
DATE	12/29/15	12/29/15	12/29/15	12/29/15	12/29/15
BY	4 OF 5				
DATE	12/29/15	12/29/15	12/29/15	12/29/15	12/29/15
BY	4 OF 5				
DATE	12/29/15	12/29/15	12/29/15	12/29/15	12/29/15
BY	4 OF 5				

OWNER:  
 Baylor Scott & White Memorial Hospital  
 a Texas Non-Profit Organization  
 2401 South 31st Street  
 Temple, Texas 76708

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	48.65'	132.00'	N27°25'52"W	49.36'
C2	48.65'	132.00'	N27°25'52"W	49.36'
C3	17.33'	243.00'	N27°37'00"W	17.33'
C4	51.54'	210.00'	N47°02'50"W	43.60'
C5	94.64'	20.00'	N87°52'20"W	28.02'
C6	48.13'	80.00'	N89°31'15"E	45.50'
C7	133.95'	243.00'	N02°59'50"W	132.25'
C8	58.75'	146.00'	N02°19'40"E	59.33'
C9	51.91'	146.00'	N02°08'55"W	51.64'
C10	50.68'	101.27'	N21°52'55"W	50.15'
C11	72.82'	170.00'	N49°44'15"W	21.92'
C12	72.82'	170.00'	N49°44'15"W	21.92'
C13	25.14'	163.00'	N02°47'00"E	22.43'
C14	98.25'	365.39'	N19°01'45"E	97.86'
C15	21.99'	11.85'	N89°12'55"W	18.97'
C16	94.79'	418.00'	N70°10'10"W	54.98'
C17	25.62'	25.00'	N31°00'30"W	24.51'
C18	25.62'	25.00'	N31°00'30"W	24.51'
C19	48.30'	105.00'	N62°28'55"W	48.84'
C20	48.30'	105.00'	N62°28'55"W	48.84'
C21	25.14'	163.00'	N02°47'00"E	22.43'
C22	25.14'	163.00'	N02°47'00"E	22.43'
C23	21.23'	29.46'	N77°01'55"W	20.77'
C24	21.23'	29.46'	N77°01'55"W	20.77'
C25	25.60'	14.80'	S85°41'15"W	22.19'
C26	50.51'	131.00'	S70°39'45"E	50.00'
C27	50.51'	131.00'	S70°39'45"E	50.00'
C28	69.55'	129.00'	S70°39'45"E	68.21'
C29	41.80'	153.00'	S72°28'10"E	40.28'
C30	41.80'	153.00'	S72°28'10"E	40.28'
C31	62.76'	153.00'	S72°28'10"E	62.32'
C32	84.80'	400.00'	S72°53'15"E	84.65'
C33	84.80'	400.00'	S72°53'15"E	84.65'
C34	8.99'	4.00'	S70°59'50"E	8.74'
C35	12.92'	25.00'	N48°03'45"E	12.78'
C36	50.21'	25.00'	S27°11'15"W	42.19'
C37	42.61'	16.00'	S27°27'40"W	31.15'
C38	92.65'	105.00'	S07°49'40"E	89.87'
C39	30.48'	250.00'	S03°59'50"E	30.46'
C40	30.48'	250.00'	S03°59'50"E	30.46'
C41	44.80'	150.00'	S17°29'00"E	44.48'
C42	77.83'	200.00'	S17°29'00"E	77.34'
C43	49.52'	117.00'	S17°29'00"E	48.39'
C44	56.57'	50.00'	S29°52'05"E	55.76'
C45	21.99'	12.40'	S38°57'45"E	20.19'
C46	108.85'	228.00'	S02°44'25"E	107.53'
C47	46.34'	228.00'	S27°28'40"E	46.26'
C48	141.39'	117.00'	S50°16'10"E	132.94'

▲ = 1x60 5/8" Iron Rebar Found with 3" Aluminum cap stamped Texas Department of Transportation, unless otherwise stated.

● Property Corners are 5/8" Iron Rebar Set with cap stamped "HCS, INC.", unless otherwise stated.

◎ Property Corners are 5/8" Iron Rebar Found with cap stamped "ALL COUNTY", unless otherwise stated.

\* Basis of bearings system is on the Texas State Plane Coordinate System, Central Zone, NAD83 as referenced to the SMARTNET NETWORK OF NORTH AMERICA Base Station "TCX" at Temple College in Temple, Texas whose published coordinate values are: N=1035650914 E=2125353594 Elevation=974.63'

A Horizontal tie to the City of Temple Control Monument (S&W #3) is SCOTT WHITE Sta. 1181.

The theta angle at the southwest property corner is 130°26' 00" and the theta angle at the southeast property corner is 99°26'58".

Comma oriented factor (COF) is 0.9999988.

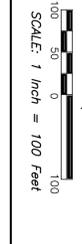
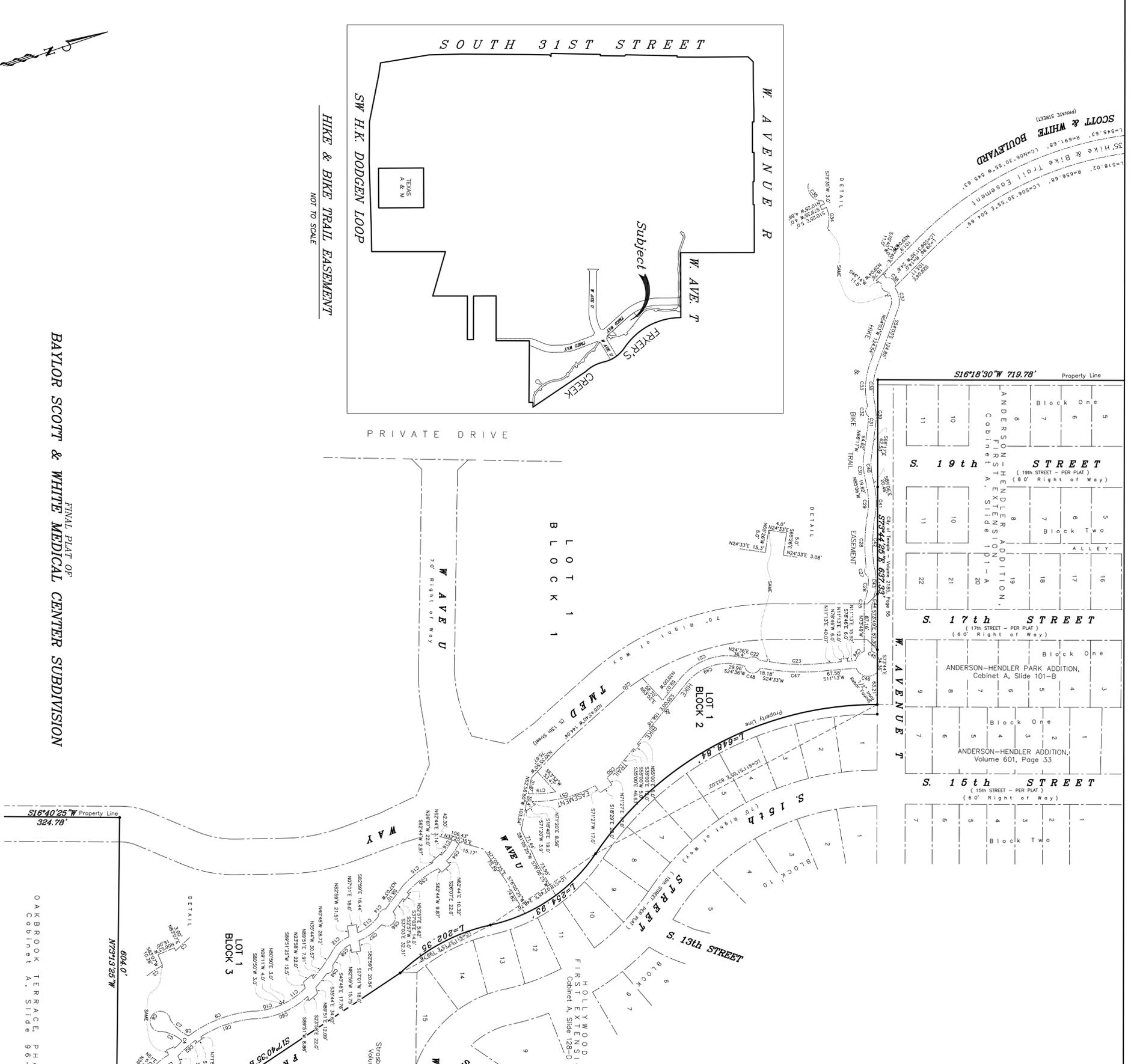
One second values for the corners is stated.

This tract does not appear within the Zone A of the "Special Flood Hazard Areas" (SFHA) as shown on the National Flood Insurance Map No. 480220055E. Such Federal Insurance Administration Map statement does not imply that the tract will never flood, nor does it create liability on the part of this surveyor or company in such an event.

A 20" Sanitary Sewer Easement to the City of Temple recorded in Volume 770, Page 674 has been abandoned by the City in Resolution No. 2013-702698.

Easements with existing recording information shown on this plat are not a part of this plat dedication.

SEE SHEET 2 FOR EXISTING PLAT CONFIGURATION.



**FINAL PLAT OF**  
**BAYLOR SCOTT & WHITE MEDICAL CENTER SUBDIVISION**

**HIKE & BIKE TRAIL EASEMENT**

SHEET	INDEX
1	2
3	4

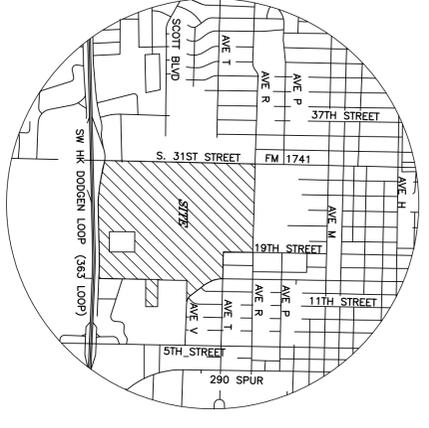
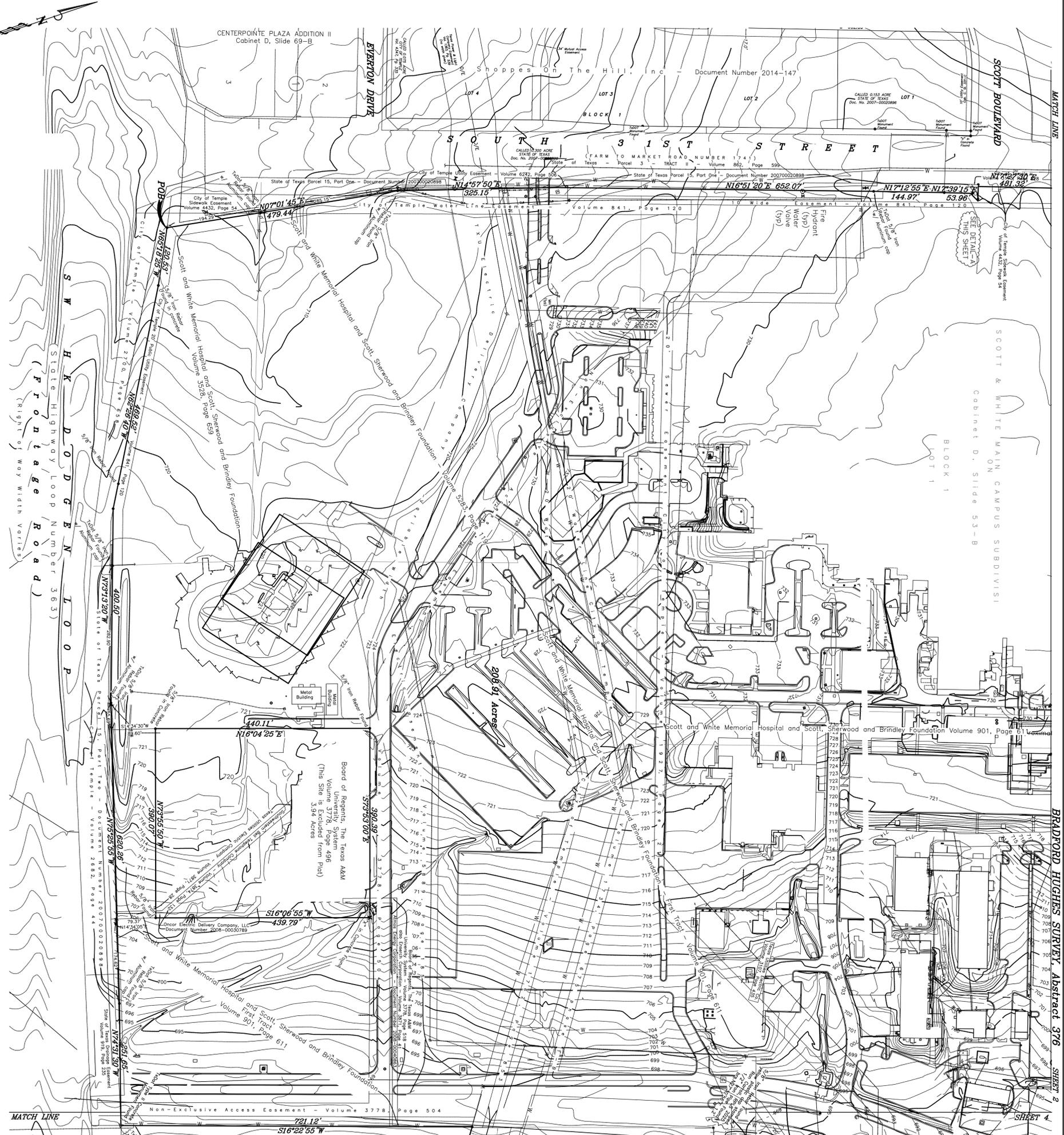
DATE	BY	DATE	BY
02/29/15	WJL	02/29/15	WJL
02/29/15	WJL	02/29/15	WJL
02/29/15	WJL	02/29/15	WJL

**FINAL PLAT OF**  
**BAYLOR SCOTT & WHITE MEDICAL CENTER SUBDIVISION**  
 being a part of the  
**BRADFORD HUGHES SURVEY**, Abstract Number 376  
 and **MAXIMO MORENO SURVEY**, Abstract Number 14  
 situated in the City of Temple, in Bell County, Texas.

**RONALD CARROLL SURVEYORS, INC.**  
 5302 South 31st Street - Temple, Texas 76502  
 Phone: (254) 773-1447 Fax: (254) 773-1728

Owner: Baylor Scott & White Memorial Hospital  
 2401 South 31st Street  
 Temple, Texas 76508

SCALE: 1 inch = 100 Feet



**LEGEND:**

- = Air Conditioner
- = Asphalt Surface
- = Ballot
- = Corrugated Metal Pipe
- = Sanitary Sewer Cleanout
- = Existing Overhead Electric Line
- = Existing Under Ground Electric
- = Electric Box
- = Finish Floor
- = Fire Hydrant
- = Flow Line
- = Existing Under Ground Gas Line
- = Gas Meter
- = Ground Flood Light
- = Irrigation Control Valve
- = Light Pole
- = Polyvinyl Chloride
- = Power Pole
- = Reinforced Concrete Pipe
- = Varies Signs
- = Southwestern Bell Cable
- = Storm Drain Manhole
- = Storm Drain Inlet
- = Sanitary Sewer Manhole
- = Existing Under Ground Sanitary Sewer Line
- = Temporary Bench Mark
- = Water Meter
- = Existing Under Ground Water Line

**NOTES:**

Property Corners are 5/8" Iron Rebar Set with yellow plastic cap stamped: Ron Carroll RPS 2025", unless otherwise stated.

▲ = TxDOT Type II Concrete Monument Found

\* Basis of Bearing: The bearings shown hereon are related to Geodetic or True North based on GPS observations, processed to the Texas Coordinate System using the NAD 83 Datum, Texas Central Zone as referenced to the NGS "CORS" Base Station at Temple College in Temple, Texas whose coordinate value is N=10,366,800.419 E=3,229,830.945

This tract does not appear within the Zone A of the "Special Flood Hazard Area" as per FEMA, Federal Insurance Administration, Map number 480200303E effective date 08/28/08. The flood hazard area shown on this map was compiled from field survey mapping data and data provided by City of Temple. This surveyor makes no guarantees to its accuracy for elevations, utility locations nor completion.

The research for the land boundary property line of this tract has been provided by this surveyor or his associates. All other research for documents such as, but not limited to, easements, deed restrictions, restrictive covenants, leases, etc. are the responsibility of the clients Title Company or other third parties other than this surveyor or company.

Symbols maybe exaggerated for clarification purposes

3 Lots in 3 Blocks

Lot	Area
Lot 1, B1	198.54 Acres
Lot 1, B2	3.17 Acres
Lot 1, B3	6.00 Acres
203.71 Total Net Acres	

**TOPOGRAPHY MAP**

**BAYLOR SCOTT & WHITE MEDICAL CENTER SUBDIVISION**

being a part of the  
BRADFORD HUGHES SURVEY, Abstract Number 376  
and MAXIMO MORENO SURVEY, Abstract Number 14  
situated in the City of Temple, in Bell County, Texas.

**RONALD CARROLL SURVEYORS, INC.**  
5302 South 31st Street - Temple, Texas 76502  
Phone: (254) 773-1447 Fax: (254) 773-1728

Owner:  
Scott & White Memorial Hospital  
2401 South 31st Street  
Temple, Texas 76508

SHEET NUMBER	DATE	BY	DATE
SHEET 1	12/30/15	SCW	12/30/15
SHEET 2	12/30/15	SCW	12/30/15
SHEET 3	12/30/15	SCW	12/30/15
SHEET 4	12/30/15	SCW	12/30/15

TOPOGRAPHY MAP  
BAYLOR SCOTT & WHITE MEDICAL CENTER SUBDIVISION  
being a part of the  
BRADFORD HUGHES SURVEY, Abstract Number 376  
and MAXIMO MORENO SURVEY, Abstract Number 14  
situated in the City of Temple, in Bell County, Texas.

Owner:  
Scott & White Memorial Hospital  
2401 South 31st Street  
Temple, Texas 76508

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SHEET 1	12/30/15	SCW	12/30/15
SHEET 2	12/30/15	SCW	12/30/15
SHEET 3	12/30/15	SCW	12/30/15
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LEGEND:

- = Air Conditioner
- = Asphalt Surface
- = Ballard
- = Corrugated Metal Pipe
- = Sanitary Sewer Cleanout
- = Existing Overhead Electric Line
- = Existing Under Ground Electric
- = Electric Box
- = Fresh Floor
- = Fire Hydrant
- = Flow Line
- = Existing Under Ground Gas Line
- = Gas Meter
- = Ground Flood Light
- = Irrigation Control Valve
- = Light Pole
- = Polyvinyl Chloride
- = Power Pole
- = Reinforced Concrete Pipe
- = Water Valve
- = Water Meter
- = Existing Under Ground Water Line
- = Temporary Bench Mark
- = Sanitary Sewer Manhole
- = Storm Drain Manhole
- = Southern Bell Cable
- = Storm Drain Manhole
- = Existing Under Ground Sanitary Sewer Line
- = Water Valve
- = Existing Under Ground Water Line

Symbols maybe exaggerated for clarification purposes

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 Ronald Carroll Surveyors, Inc.

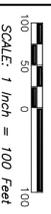
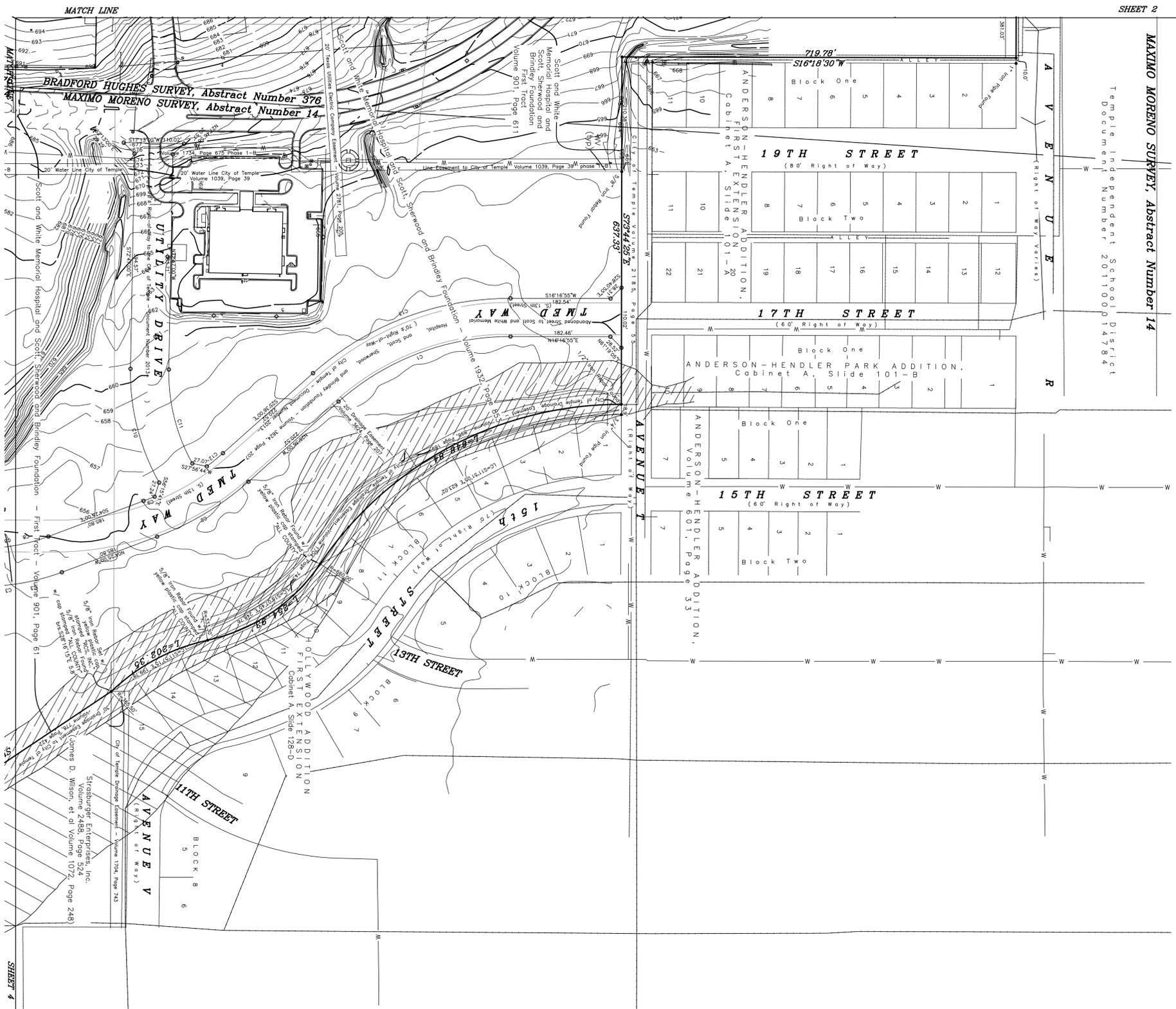
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<b>RONALD CARROLL SURVEYORS, INC.</b>	
5302 South 31st Street - Temple, Texas 76502	
Phone: (254) 773-1447	Fax: (254) 773-1728
227 PG. 74-76	FORMED BY: CJP
DATE: 12/30/15	DATE: 12/30/15
FILE NO: 122085-TP-S&W.DWG	DATE: 12/30/15

SCALE: 1 inch = 100 Feet





LEGEND:

- = Air Conditioner
- = Asphalt Surface
- = Bolard
- = Corrugated Metal Pipe
- = Sanitary Sewer Cleanout
- = Existing Overhead Electric Line
- = Existing Under Ground Electric Line
- = Electric Box
- = Finish Floor
- = Fire Hydrant
- = Flow Line
- = Existing Under Ground Gas Line
- = Gas Meter
- = Ground Flood Light
- = Irrigation Control Valve
- = Light Pole
- = Polyvinyl Chloride
- = Power Pole
- = Reinforced Concrete Pipe
- = Varies Signs
- = Southwestern Bell Cable
- = Storm Drain Manhole
- = Storm Drain Inlet
- = Special Flood Hazard Area (SFHA)
- = Flood Hazard Area (FEMA)
- = Emergency Management Agency (EMA)
- = Effective Date: September 26, 2008
- = Sanitary Sewer Manhole
- = Existing Under Ground Sanitary Sewer Line
- = Temporary Bench Mark
- = Water Meter
- = Water Valve
- = Existing Under Ground Water Line

Symbols maybe exaggerated for clarification purposes

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DATE: 12/30/15	BY: CJP
ISSUE: 12085	FILE: S:\DATA\TEXAS\OBS0417\

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SHEET 4



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12/30/15 <td>CJP <td>27 PG 74-76</td> </td>	CJP <td>27 PG 74-76</td>	27 PG 74-76
12/30/15 <td>CJP <td>MEMORIAL HOSPITAL</td> </td>	CJP <td>MEMORIAL HOSPITAL</td>	MEMORIAL HOSPITAL
12/30/15 <td>CJP <td>SCOTT &amp; WHITE</td> </td>	CJP <td>SCOTT &amp; WHITE</td>	SCOTT & WHITE

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12/30/15 <td>CJP <td>SCOTT &amp; WHITE</td> </td>	CJP <td>SCOTT &amp; WHITE</td>	SCOTT & WHITE

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- LEGEND:**
- AC = Air Conditioner
  - AS = Asphalt Surface
  - B = Ballard
  - CM = Corrugated Metal Pipe
  - CS = Sanitary Sewer Cleanout
  - EO = Existing Overhead Electric Line
  - UE = Existing Under Ground Electric
  - EB = Electric Box
  - FF = Finish Floor
  - FH = Fire Hydrant
  - FL = Flow Line
  - GL = Existing Under Ground Gas Line
  - GM = Gas Meter
  - GR = Ground Flood Light
  - IC = Irrigation Control Valve
  - LP = Light Pole
  - PC = Polyvinyl Chloride
  - PP = Power Pole
  - RP = Reinforced Concrete Pipe
  - VS = Varies Signs
  - SBC = Southwestern Bell Cable
  - SDMH = Storm Drain Manhole
  - SDMI = Storm Drain Inlet
  - SEHA = Special Flood Hazard Area (SFHA)
  - MEM = Memorial Hospital
  - EMA = Existing Manhole
  - MAP = Map Number: 480270355E
  - EFF = Effective Date: September 26, 2008
  - SSM = Sanitary Sewer Manhole
  - SS = Existing Under Ground Sanitary
  - TL = Tapered Limb
  - TBM = Temporary Bench Mark
  - W = Water
  - WV = Water Valve
  - WU = Existing Under Ground Water Line



Date: 1-14-16

Project: Final Plat of Baylor Scott & White Medical Subdivision

Applicant: Baylor Scott & White

Address: Bounded by S. 31st St to Friar's Creek between Ave. R and Loop 363

**Re: Sidewalk Waiver Request**

The Planning Department is in receipt of your request for a Sidewalk Waiver Request. As part of the platting procedures described in Section 3.6 through Section 3.8 of the Unified Development Code (UDC) or the Building Permit procedure in Section 3.13, an applicant may request a waiver of the sidewalk requirements in Section 8.2.3.

The Director of Planning must approve, approve with conditions or deny a written request for waiver of the sidewalk requirements in Section 8.2.3 or the Director of Planning may refer a request for waiver to the Planning and Zoning Commission and City Council.

In determining whether to approve, approve with conditions or deny a Sidewalk Waiver application, the Director of Planning must consider the following criteria. The Director of Planning has determined the following:

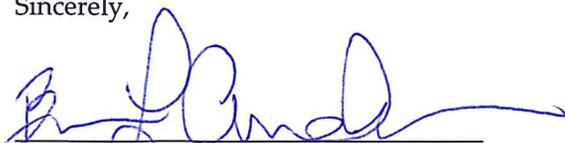
- A. Special topographical or other conditions exist on the property being platted, developed or redeveloped, such that a literal enforcement of this section would result in unnecessary hardship.
- B. The purpose of this UDC is observed and substantial justice is done.
- C. The waiver is in the public interest.
- D. The anticipated volume of vehicular and pedestrian traffic in the area based on the proposed development and the current or future uses of surrounding property as set forth in the Comprehensive Plan, Zoning District Map and Citywide Trails Master Plan.
- E. The likelihood that a proposed new sidewalk will connect to other sidewalks in the adjoining areas within five years.
- F. The likelihood of the area for which a waiver is being requested to serve as a pedestrian link between public or private facilities in adjoining areas.
- G. Whether due to the width or the anticipated reconstruction of adjoining roadways, construction of a sidewalk on the property under consideration makes economic sense.
- None of the Above.

Therefore, the Director of Planning has determined that your Sidewalk Waiver is:

- Approved     Approved with Conditions     Denied     Referred to P&Z Commission and City Council

If you have any questions, please feel free to contact me at 254-298-5668 or bchandler@templetx.gov.

Sincerely,

  
 Brian Chandler, AICP  
 Director of Planning

Note: due to the fact that this plat is located entirely within the TMED District, which has stricter sidewalk requirements, staff is not willing to grant a waiver to any sidewalks within plat scope; however, sidewalks would only be required upon development during the permitting process.



## PLANNING AND ZONING COMMISSION AGENDA ITEM

**01/19/16**  
**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.

<b>Future Commission Projects</b>	<b>Status</b>	<b>Applicant</b>	<b>Project Mgr.</b>
<b>P-FY-15-27</b> - 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
<b>P-FY-15-28</b> - Consider and take action on the Final Plat of Heritage Crossing, a 9.587 +/- acre, 5-lot, 1 block, non-residential subdivision, located at the northeast corner of West Adams Avenue and Research Parkway, situated in the Nancy Chance Survey, Abstract No. 5, City of Temple, Bell County, Texas.	DRC 5/04/15 Awaiting revisions from applicant	Turley Associates	Mark
<b>P-FY-15-36</b> - 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
<b>P-FY-15-46</b> - 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

<b>P-FY-15-47</b> - 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.	DRC 10/19/15 Awaiting Revisions from Applicant	Ron Carroll	Tammy
<b>P-FY-16-08</b> - 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.	Waiting for applicant's response to post- DRC comments	Advanced Surveying and Mapping	Dessie
<b>P-FY-16-12</b> - 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.	Deemed complete; awaiting mylars	Scott Brooks	Mark
<b>P-FY-16-13</b> - 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).	DRC 1/21/16	All County Surveying	Dessie
<b>P-FY-16-14</b> - 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.	DRC 2/04/16	Kimberli Gray	Tammy
<b>P-FY-16-15</b> – Final Plat of Sorento Circle, being an amending replat of Lots 8 and 9, Block 3, Residences of D'Antoni's Crossing #2	DRC 1/21/16	All County Surveying	Mark

<b>City Council Final Decisions</b>	<b>Status</b>
<b>The January 7, 2016 City Council meeting was canceled. There are no cases to report.</b>	

P&Z COMMISSION ATTENDANCE

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

	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