

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
SEPTEMBER 21, 2015, 4:30 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, September 21, 2015.
2. Receive and discuss the Planning Director's Report containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code (UDC).
3. Temple Medical Education District (TMED) Code discussion.

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
CITY COUNCIL CHAMBERS, 2ND FLOOR
SEPTEMBER 21, 2015, 5:30 P.M.
REGULAR MEETING AGENDA**

1. _____ Invocation
2. _____ Pledge of Allegiance

A. CONSENT ITEMS

All items listed under this section, Consent Agenda, are considered to be routine by the Planning & Zoning Commission and may be enacted in one motion. If discussion is desired by the Commission, any item may be removed from the Consent Agenda at the request of any Commissioner and will be considered separately.

Item 1: [Approval of Minutes](#): Work session and the regular meeting of September 8, 2015.

B. ACTION ITEMS

Item 1: [Z-FY-15-24](#) - Hold a public hearing to discuss and recommend action on a rezoning from Two Family Dwelling District (2F) to Commercial District (C) on portions of Lots 1 and 2, Block 1, Country Club Heights Addition, located at 29 North 43rd Street, at the southeast corner of North 43rd Street and West Adams Avenue.

Item 2: [Z-FY-15-25](#) – Hold a public hearing to discuss and recommend action on a rezoning from Agriculture District (AG) to Single Family Dwelling District Three (SF3) on a 21.905 +/- acre tract of land situated in the Nancy Chance survey, Abstract No 5, Bell County, Texas, located on the west side of Old Waco Road, south of Freedom Drive, east of Neuberry Cliffe.

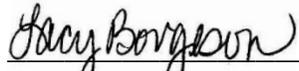
Item 3: [O-FY-15-02](#) – Consideration of an Appeal of Standards to Section 6.8 of the Unified Development Code for the 1st and 3rd Overlay District related to

landscaping, sidewalks and impervious cover for the renovation of an existing building at 420 N. 3rd Street.

Item 4: P-FY-15-41 – Consider and take action on the Final Plat of Wyndham Hill Addition, Phase V, a 24.554 +/- acre, 85-lot, 5-block residential subdivision, being part of the Maximo Moreno 11 League Grant, Abstract No. 14, Bell County, Texas, located east of Hartrick Bluff Road, north of FM 93.

SPECIAL ACCOMMODATIONS: Persons with disabilities who have special communication or accommodation needs and desire to attend the Planning Commission Meeting should notify the City Secretary's Office by mail or telephone 48 hours prior to the meeting date. Agendas are posted on Internet Website <http://www.ci.temple.tx.us>. Please contact the City Secretary's Office at 254-298-5700 for further information.

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 3:40 PM, September 17, 2015.



City Secretary, TRMC
City of Temple

I certify that this Notice of Meeting Agenda was removed by me from the outside bulletin board in front of the City Municipal Building on _____ day of _____ 2015.

Title _____

**PLANNING AND ZONING COMMISSION
SEPTEMBER 8, 2015
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT
Chair Greg Rhoads

COMMISSIONERS:

Tanya Mikeska-Reed	James Staats
David Jones	Patrick Johnson
Will Sears	Omar Crisp
Lester Fettig	

PLANNING AND ZONING MEMBERS ABSENT:

Blake Pitts

STAFF PRESENT:

Brian Chandler, Director of Planning
Trudi Dill, Deputy City Attorney
Nan Rodriguez, Deputy City Attorney
Tammy Lyerly, Senior Planner
Mark Baker, Planner
Mary Maxfield, Planning Technician
Leslie Evans, Planning Technician

The agenda for this meeting was posted on the bulletin board at the Municipal Building, September 3, 2015 at 10:00 a.m. in compliance with the Open Meetings Law.

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

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

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

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of August 17, 2015.

Approved by general consent.

B. ACTION ITEMS

Item 2: P-FY-15-39 – Consider and recommend action on the Final Plat of Lakewood Professional Park, a +/- 18.106 acre, 21- Lot, 2-Block nonresidential subdivision,

being a replat of lots 1, 2, 3, and 4, block 3, of the Groves at Lakewood Ranch Phase 1, located on the northeast corner of the intersection of West Adams Avenue and Clinite Grove Blvd.

Ms. Tammy Lyerly, Senior Planner, stated this was a 21-lot, two block, nonresidential subdivision, being a replat of Lots 1, 2, 3, and 4, Block 3, of the Groves at Lakewood Ranch Phase 1, Neighborhood Service (NS) District.

Development Review Committee (DRC) reviewed the plat on August 24, 2015 and deemed it administratively complete on September 3, 2015.

The Planning and Zoning Commission is the final plat authority since the applicants have not requested any exceptions to the Unified Development Code (UDC).

Water services will be provided through six-inch water lines. Sewer services will be provided through six-inch sanitary sewer lines.

There is a plat drainage note which states "No buildings, fences, trees, shrubs or other vertical improvements that restrict access may be constructed or placed in the 25 foot drainage easement that runs along the east boundary of Lakewood Professional Park and abuts the drainage channel in Block 1 of Windmill Farms Phase One."

The utility layout is shown.

Staff recommends approval of the Final Plat of Lakewood Professional Park.

Commissioner Mikeska-Reed made a motion to approve Item 2, **P-FY-15-39**, as presented, and Commissioner Sears made a second.

Motion passed: (8:0)

Commissioner Staats stated City Council has appointed a new member to take his place since his term has ended. Commissioner Staats thanked both the past and present Staff for the support they have provided to the past and present Commissioners. He appreciated the hard work and hours put in to help Temple and the people who live here.

Chair Rhoads thanked Commissioner Staats for his service to the community.

There being no further business, the meeting was adjourned at 5:36 p.m.

Respectfully submitted,

Leslie Evans

**PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 8, 2015
5:00 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Chair Greg Rhoads

COMMISSIONERS:

Tanya Mikeska-Reed
David Jones
Will Sears
Lester Fettig

James Staats
Patrick Johnson
Omar Crisp

PLANNING AND ZONING MEMBERS ABSENT:

Blake Pitts

STAFF PRESENT:

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

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

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

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

Mr. Chandler stated there was only one item on the Agenda tonight.

The Director's Report was briefly discussed. Mr. Chandler explained that at the September 21st P&Z meeting, a 1st and 3rd overlay appeal of standards for 420 N. 3rd Street (southwest corner of Elm and 3rd Street) will be presented. This was previously an old print shop and the property has been vacant for some time. The applicant is proposing a small market at the location.

Because the site is very tight and has a low assessed value, any improvements will trigger all of the overlay standards; however, an eight-foot sidewalk will not be required.

The applicant is unable to meet all of the standards which is why the request is coming before P&Z.

Mr. Mark Baker, Planner, stated a rezoning for Mr. John Kiella would also be on the 21st to provide a third access point for an existing subdivision off of Old Waco, east of Newberry Cliffe.

Ms. Tammy Lyerly, Senior Planner, stated she may have a rezoning case on 43rd Street.

Mr. Chandler commented the new shopping center along the west side of 31st Street and north of Scott Boulevard is related to the TMED workshop he presented to City Council at the last meeting. Mr. Chandler would like to present an abbreviated version of the TMED presentation to the P&Z Commissioners at the next P&Z workshop on September 21st. Mr. Chandler asked if the workshop on September 21st could begin at 4:30 in order to accommodate the presentation.

This new shopping center would be very similar to the Shoppes on the Hill in terms of what is being proposed. It includes combination drive-throughs, a hotel, multi-family, and some other retail. There may be eight different pad sites, not including multi-family.

Traditional commercial pad sites are proposed along with providing trails, sidewalks, frontage requirements, and private property landscaping required by TMED, but the form is different than the TMED vision.

Mr. Chandler explained this large project cannot wait on code amendments and is likely to come before P&Z as a Planned Development with the understanding that code amendments are being worked on for future projects.

Commissioner Staats asked about the creek which is a waterways to the U.S. Mr. Chandler replied that the applicant has been working with the U.S. Army Corps of Engineers since April. The proposal was to take the (unnamed) creek and turn it into an amenity by preserving trees and adding trails.

Apparently at a City Council meeting, the developer was asked the question about how the Corps has jurisdiction over the creek. The example given was if you put a small boat in the drainage area, it could potentially flow all the way to the Gulf.

Vice-Chair Jones asked if this could be given as a future presentation at a P&Z workshop since he would be interested in knowing more about this subject.

The Baylor Scott & White distribution center was approved at City Council.

The proposed substance abuse facility located at 33rd Street was denied. The facility and use would be very useful but not at that particular location.

Future P&Z workshop ideas would include annexation, utilities, and U.S. waterways.

Mr. Chandler had no real updates regarding potential road expansions, although he would double check on any information available to present at a workshop.

Brief discussion about some of the potential developments along SH 317.

The American Planning Association state conference is coming up on October 7-9, 2015 in Galveston and Mr. Chandler asked the Commissioners if there was any interest in attending.

Mr. Chandler gave a staff update for Planning and stated Ms. Kelli Tibbit would be the new Administrative Assistant who started today and Ms. Dessie Redmond will begin on September 21st as a Planner. Ms. Beverly Zendt is no longer with Planning and is now located in Benbrook, Texas as the principal planner.

There being no further business, Chair Rhoads adjourned the meeting at 5:21 P.M.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

9/21/15
Item 1
Regular Agenda
Page 1 of 5

APPLICANT / DEVELOPMENT: Jeffrey Ling for Peerless Enterprises, LLC/Peerless Roofing

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: Z-FY-15-24– Hold a public hearing to discuss and recommend action on a rezoning from Two Family Dwelling District (2F) to Commercial District (C) on portions of Lots 1 and 2, Block 1, Country Club Heights Addition, located at 29 North 43rd Street, at the southeast corner of North 43rd Street and West Adams Avenue.

STAFF RECOMMENDATION: Staff recommends denial of the applicant's requested rezoning from Two Family Dwelling District (2F) to Commercial District (C) for the following reasons:

1. The requested rezoning to Commercial District (C) does not comply with the Future Land Use Plan;
2. Although residential uses are allowed in the Commercial District, UDC Section 4.3.18 recommends the district be located away from low and medium density residential development;
3. The Commercial District allows light manufacturing and heavy machinery sales and storage with any legal height not prohibited by other laws, which would not be compatible with the existing surrounding 2F District;
4. The request partially complies with the Thoroughfare Plan; and
5. Public and private facilities are available to the subject property.

STAFF RECOMMENDATION: Staff recommends approval of a rezoning from Two Family Dwelling District (2F) to Office One District (O-1). The proposed rezoning demonstrates the following:

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

Note: Since Office One District (O-1) is a less intensive zoning district than Commercial District (C), the Planning and Zoning Commission has the authority to recommend approval of a rezoning to Office One District (O-1) without the need to re-advertise this rezoning case to the public.

ITEM SUMMARY: The applicant requests a rezoning from Two-Family District (2F) to Commercial District (C) for the construction of a 2-story “demo” house to display materials used in his home construction projects. The Commercial District does not comply with the Future Land Use Plan (FLUP) recommendation of Auto-Urban Residential Uses for the subject property. Uses permitted in the Commercial District are not compatible with residential uses. Based on these reasons, staff is unable to support a rezoning to Commercial District for the property.

DEVELOPMENT REGULATIONS (C): Here are the nonresidential dimensional standards for the applicant’s requested **Commercial District (C)**:

- Minimum Lot Width – N/A
- Minimum Lot Depth – N/A
- Front Yard Setback – 0 feet, but must be at least 30 feet from street centerline
- Side Yard Setback – 10 feet adjacent to a residential zoning district. If the building exceeds 40 feet, the side yard setback must increase one foot for each three feet over 40 feet in building height.
- Side Yard Setback (corner) – 10 feet
- Rear Yard Setback – 10 feet adjacent to a residential zoning district or use.

The Commercial zoning district permits all retail and most commercial land uses, including auto dealerships with complete servicing facilities, building material sales, light manufacturing and heavy machinery sales and storage. Residential uses are allowed, except apartments. This district is intended to serve citywide or regional service areas.

The Commercial zoning district should be located at the intersection of major thoroughfares or highways. **This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. Adjoining zoning districts should be carefully selected to reduce environmental conflicts.**

Due to the adjacent West Adams Avenue, a major arterial, staff can support a rezoning to Office One District (O--1). The Office One District permits low rise garden-type office development providing professional, financial, medical and other office services to residents in nearby neighborhoods. The Office One District should be located convenient to residential areas and should be complimentary to the character of the residential neighborhood served. The Office One District is designed to be a transitional zone allowing low intensity administrative and professional offices. Permitted uses are not intended to be major traffic generators.

Although a rezoning to Office One District is not in compliance with the Future Land Use Plan which has identified this area as Auto-Urban Residential, it does appear to be the most compatible nonresidential zoning district with the surrounding existing residential neighborhood.

A rezoning from the AG to the O-1 zoning district would allow many uses by right that would not have been allowed before. The following uses (not inclusive list) are permitted by right, permitted subject to limitations, or permitted with a Conditional Use Permit in the Office One District.

Residential uses
Single Family Detached
Single Family Attached

Nonresidential uses
Office
Bank or savings and loan

Duplex	Kiosk (L)
Townhouse (L)	Childcare: group daycare home (L)
Home for the Aged (CUP)	Lab – medical, dental, scientific, or research
Family or Group Home (CUP)	Community Center (CUP)

Prohibited uses include all commercial and most industrial uses and restaurants. Most retail uses are prohibited including package stores, discount or department stores, hardware stores and hobby shops, and furniture and appliance sales and service.

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 Residential	2F	Vacant Residential Lot
North	Auto-Urban Commercial	C and GR	Commercial and Retail Uses
South	Auto-Urban Residential	2F	Residential
East	Auto-Urban Residential	2F	Residential
West	Auto-Urban Residential	MF-2 and C	Personal Care Services, Recreational, and Multi-Family Uses

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)	No
CP	Map 5.2 - Thoroughfare Plan	Yes
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	Yes
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	Yes

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

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

The property is within the Auto-Urban Residential character district of the *Choices '08* City of Temple Comprehensive Plan. The Auto-Urban Residential character district is suited for higher-density uses such as attached and multiple-family housing, manufactured home communities, recreational vehicle parks, and site-built homes on small lots due to their density, limited open space, relative amount of impervious surface devoted to buildings and parking lots, and increased building enclosure.

Auto-urban residential, single-family, can be found throughout the city and is the dominant residential development pattern of many of the older established neighborhoods as well newer ones.

Although a rezoning to Office One District is not in compliance with the Future Land Use Plan which has identified this area as Auto-Urban Residential, it does appear to be the most compatible nonresidential zoning district with the surrounding existing residential neighborhood, as well as the property's location along West Adams Avenue, a major arterial.

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

The subject property is located at the southeast intersection of West Adams Avenue and North 43rd Street. The Thoroughfare Plan classifies West Adams Avenue as a major arterial. Major arterials are appropriate for office uses. North 43rd Street is classified as a local street. An existing sidewalk is located adjacent to the subject property along West Adams Avenue, as well as an existing bus stop shelter for The Hop. The existing sidewalk is part of the existing Citywide Spine trail constructed along West Adams Avenue.

Availability of Public Facilities (CP Goal 4.1)

Sanitary sewer is available to the subject property through an existing 6-inch sewer line located in the alley along the rear property line. Water is to the subject property through an existing 8-inch water line located along the property line adjacent to West Adams Avenue and through an existing 6-inch water line along the subject's front property line along North 43rd Street.

DEVELOPMENT REGULATIONS (O-1): Dimensional standards for **nonresidential** development in the Office One District are as follows:

- Minimum lot size – N/A
- Minimum Lot Width – N/A
- Minimum Lot Depth – N/A
- Front Yard Setback – 25 feet
- Side Yard Setback – 5 feet
- Side Yard Setback (Corner) – 15 feet
- Rear Yard Setback – 0 feet (10 feet adjacent to residential zoning)

Dimensional standards for **single-family residential** development in the Office One District are as follows:

- Minimum lot size – 6,000 Sq. Ft.
- Minimum Lot Width – 50 feet
- Minimum Lot Depth – 100 feet
- Front Yard Setback – 25 feet
- Side Yard Setback – 10% of lot width with 5-foot min.
- Side Yard Setback (corner) – 15 feet
- Rear Yard Setback – 10 feet

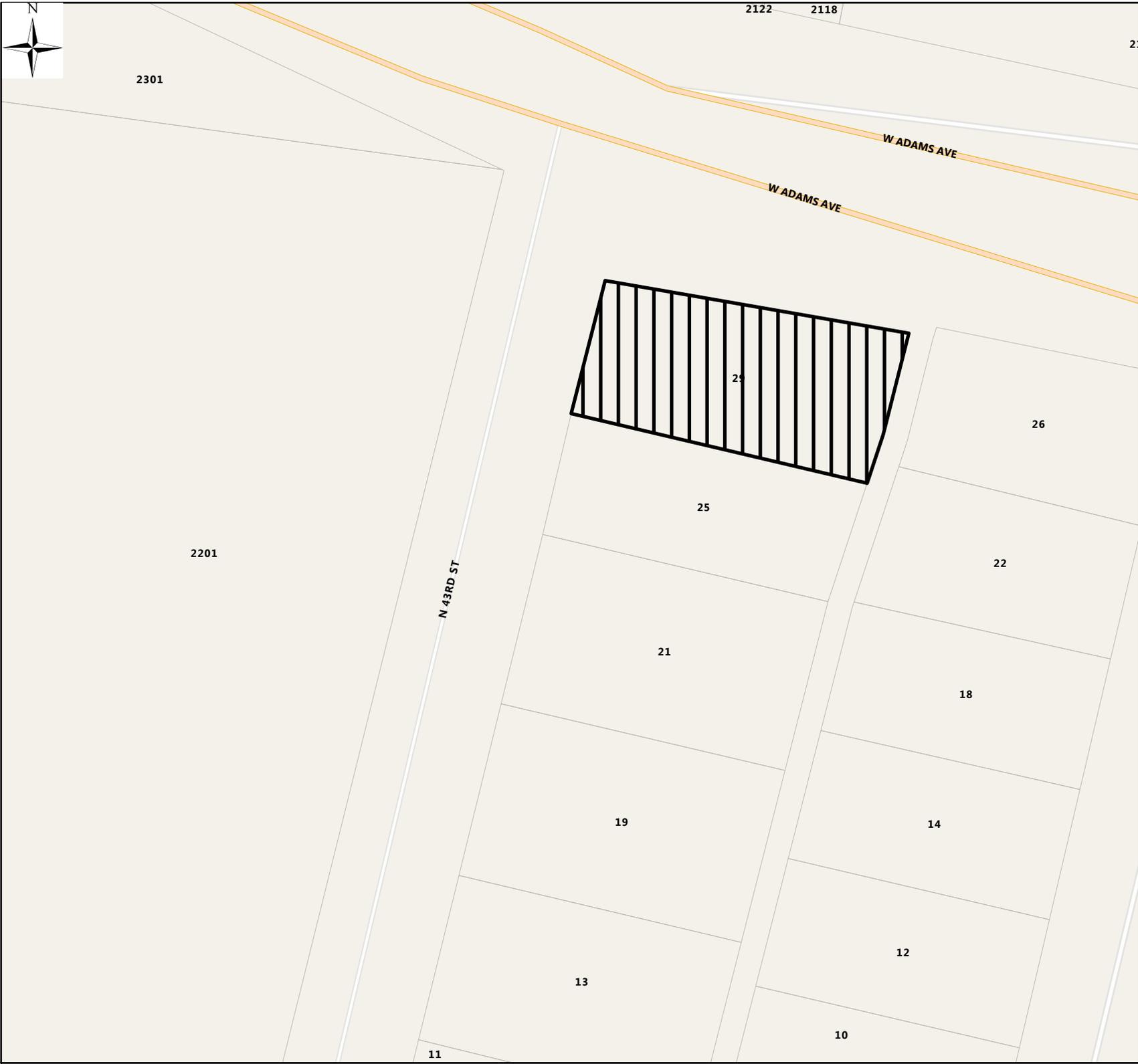
PUBLIC NOTICE: Twenty (20) notices of the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of Thursday September 17, 2015, One notice has been received in favor of the proposed rezoning and no notices have been returned in opposition to the proposed rezoning. The newspaper printed notice of the public hearing on September 10, 2015, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Zoning & Location Map

Location map with Aerial
Site and Surrounding Property Photos
Future Land Use and Character Map
Localized area of the Thoroughfare & Trails Plan (combined)
Utility Map
Notification Map
Response letter



2F to C

LOCATION MAP

Zoning Case :
Z-FY-15-24

Address :
29 N 43rd 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.

tlyerly
Date: 9/17/2015





2F to C

LOCATION MAP

Zoning Case :
Z-FY-15-24

Address :
29 N 43rd Street

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

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tlyerly
Date: 9/17/2015



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	2F	Vacant Residential Lot	
East	2F	Residential	
			

Direction	Zoning	Current Land Use	Photo
West	MF-2 and C	Personal Care Services, Recreational, and Multi-Family Uses	
			
South	2F	Residential	

Direction	Zoning	Current Land Use	Photo
			
North	C and GR	Commercial and Retail Uses	



N 43RD ST

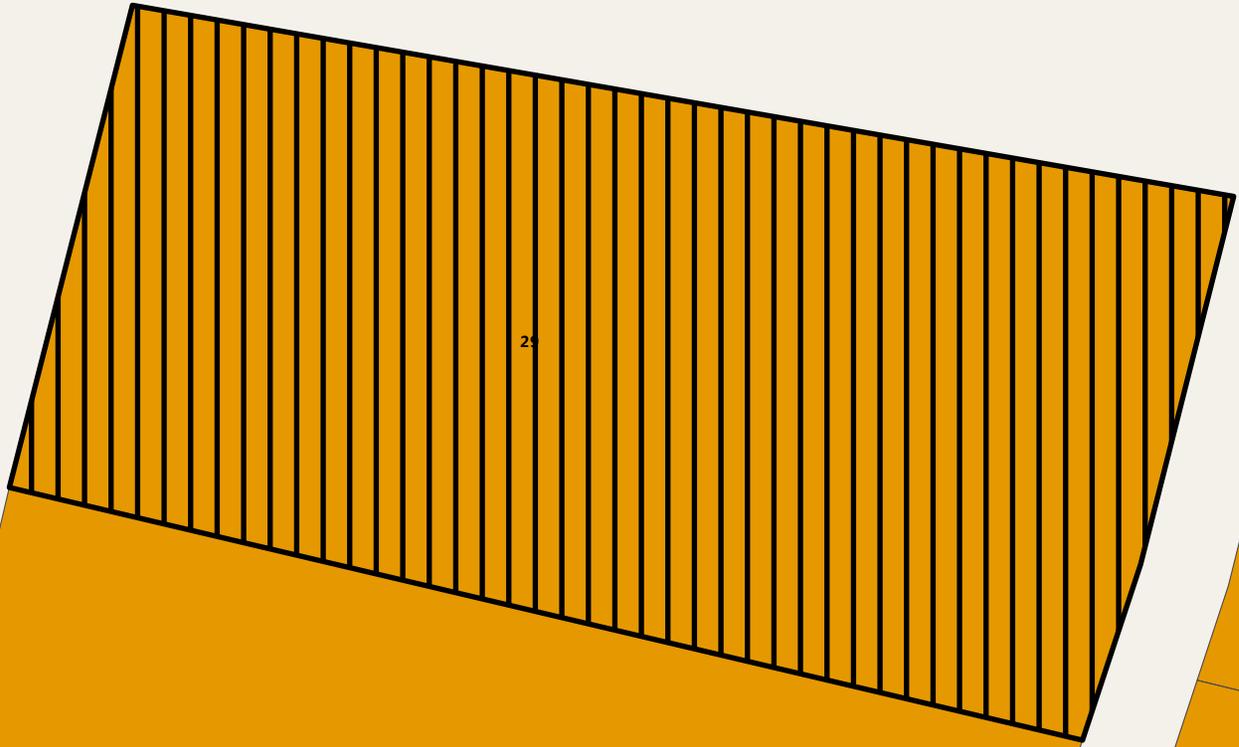
W ADAMS AVE

2F to C FUTURE LAND USE MAP

Zoning Case :
Z-FY-15-24

Address :
29 N 43rd Street

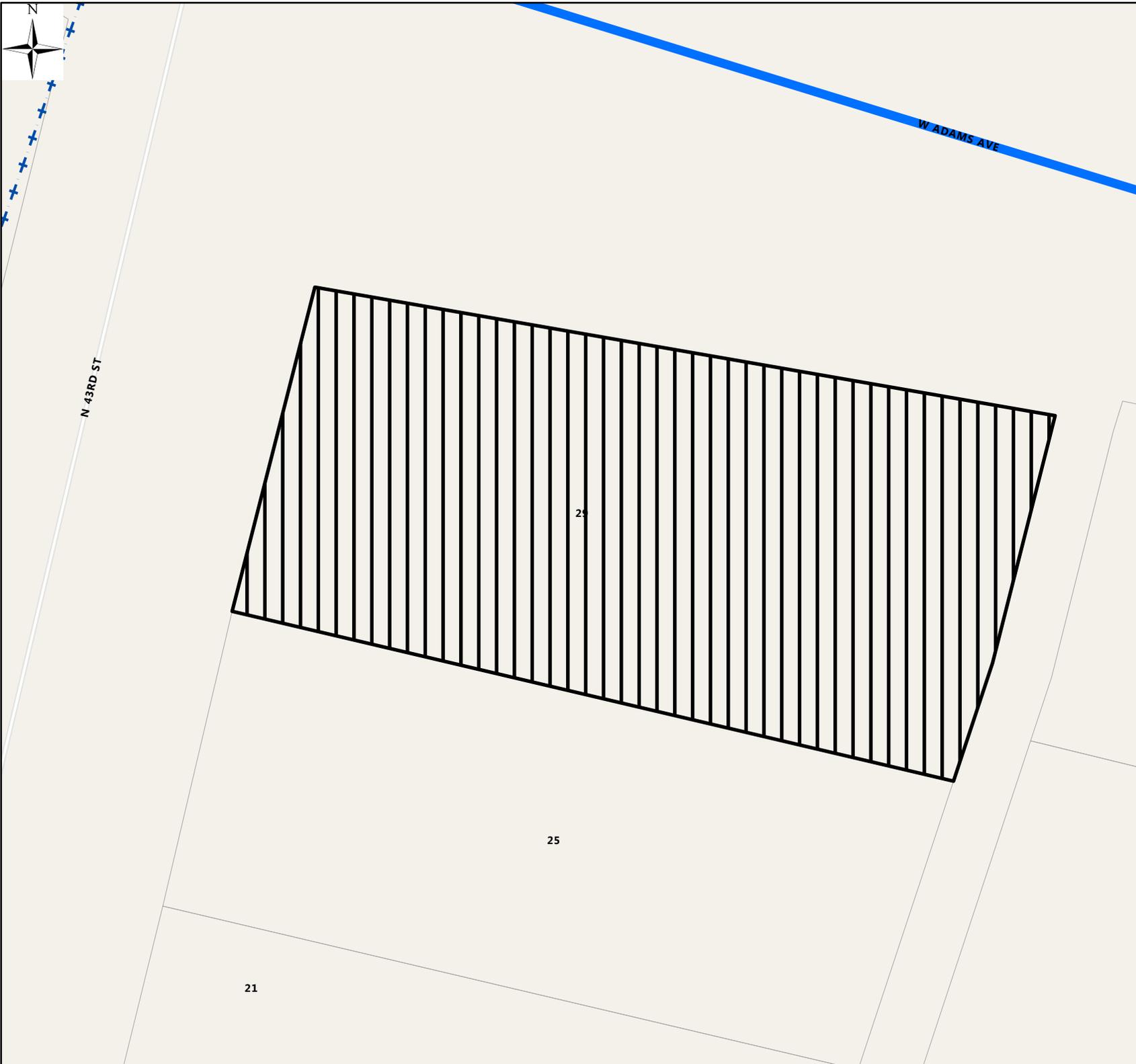
- EXPRESSWAY
- MAJOR ARTERIAL
- COLLECTOR
- LOCAL STREET
- MINOR ARTERIAL
- PRIVATE
- RAMP
- Parcels
- Future LUP**
- Agricultural/Rural
- Auto-Urban Commercial
- Auto-Urban Mixed Use
- Auto-Urban Multi-Family
- Auto-Urban Residential
- Business Park
- Estate Residential
- Industrial
- Neighborhood Conservation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



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tlyerly
Date: 9/17/2015





2F to C THOROUGHFARE AND TRAILS MAP

Zoning Case :
Z-FY-15-24

Address :
29 N 43rd Street

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

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tlyerly
Date: 9/17/2015



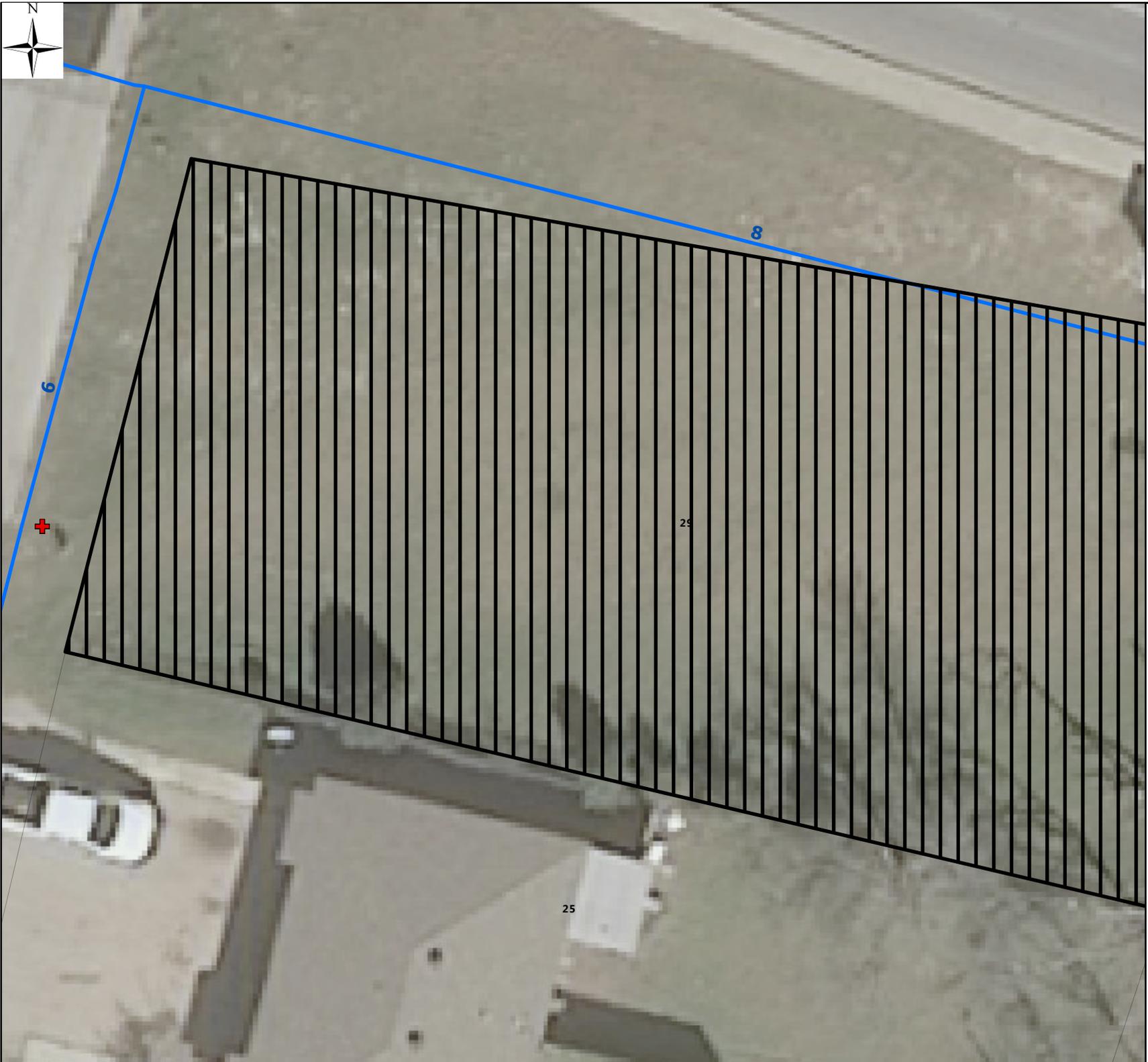


2F to C

UTILITY MAP

Zoning Case :
Z-FY-15-24

Address :
29 N 43rd Street



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

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tlyerly
Date: 9/17/2015





2208
PropID:
15008

2202
PropID:
91355

416-O

416-E
2122
PropID:
112560

416-G
2118
PropID:
113047

416-H

416-I

2108
PropID:
38564

GR

416-J

416-M

2018
PropID:
187665

2301
PropID:
56489

C

W ADAMS AVE

29
PropID:
4013

26
PropID:
129185

25
PropID:
10740

2F

22
PropID:
26637

29
PropID:
40932

MF-2

N 43RD ST

21
PropID:
6572

18
PropID:
98218

N 41ST ST

25
PropID:
53341

19
PropID:
72665

14
PropID:
41606

21
PropID:
126303

13
PropID:
101268

12
PropID:
77770

17
PropID:
27948

2015
PropID:
57672

11
PropID:
54661

10
PropID:
101291

2F to Commercial

200' NOTIFICATION MAP

Zoning Case :
Z-FY-15-24

Address :
29 N 43rd Street

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

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tlyerly
Date: 9/17/2015





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

J D Paulk Etal
510 Talon Drive
Belton, Texas 76513

Zoning Application Number: Z-FY-15-24 **Project Manager:** Tammy Lyerly

Location: 29 North 43rd 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:


Signature


Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than September 21, 2015.

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

RECEIVED
SEP 17 2015
City of Temple
Planning & Development

Number of Notices Mailed: 20

Date Mailed: September 10, 2015



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

09/21/15
Item #2
Regular Agenda
Page 1 of 4

APPLICANT / DEVELOPMENT: John Kiella (Kiella Land Development)

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: Z-FY-15-25 – Hold a public hearing to discuss and recommend action on a rezoning from Agriculture District (AG) to Single Family Dwelling District Three (SF3) on a 21.905 +/- acre tract of land situated in the Nancy Chance survey, Abstract No 5, Bell County, Texas, located on the west side of Old Waco Road, south of Freedom Drive, east of Neuberry Cliffe.

STAFF RECOMMENDATION: Based on the following, staff recommends approval for a rezoning from Agriculture (AG) district to Single Family-3 (SF-3) for the following reasons:

1. The proposed rezoning is in compliance with the Future Land Use Plan's (FLUP) Suburban Residential District;
2. The proposed zoning is compatible with surrounding zoning and uses;
3. The request complies with the Thoroughfare Plan; and
4. Public facilities are available to serve the subject property.

ITEM SUMMARY: This rezoning (Z-FY-15-25) and Hills of Westwood development, specifically, the recent Hills of Westwood, Phase II, resulted in the necessity to acquire the subject 21.9 +/- acres to address connectivity issues. These issues were identified during the Development Review process for a needed third access point relative to circulation. The proposed rezoning and anticipated plat will be a step toward the developer meeting that commitment which has been agreed between the applicant and the City.

While a plat has not been formally submitted, the developer has provided (attached), a conceptual lot layout for 96 lots. It is further anticipated that the lots will be approximately 6,000 square feet (60' X 110') in area, which is comparable to what is already established in the Hills of Westwood. The plat, when submitted, will be reviewed by the Design Review Committee (DRC) and forwarded to the Planning & Zoning Commission for review, when deemed administratively complete. Development of the subject property is needed to provide the necessary third access point for the Hills of Westwood Phase to the west.

While it is anticipated the property will be developed with detached single family homes, there are a number of residential and non-residential uses that are permitted by right in the SF-3 zoning district. The uses allowed in the SF-3, include but are not limited to:

Residential uses

Detached SF Homes
Family or Group Home
Industrialized housing

Nonresidential uses

Farm, Ranch or Orchard
Place of Worship
School (elementary or secondary)
Park or Playground

Prohibited uses include HUD-Code manufactured homes and land lease communities, duplexes, apartments, commercial and industrial uses. A number of uses are allowed by an approved conditional use permit (temporary asphalt concrete batching plants, sewage pumping station or petroleum gas well).

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	Suburban Residential & Suburban Commercial	AG	Undeveloped
North	Auto-Urban Residential	SF2	SF Residential Uses (Freedom Village)
South	Suburban Residential & Suburban Commercial	SF-3	Undeveloped
East	Suburban Commercial	AG	Undeveloped & Scattered SF Residential Uses
West	Auto-Urban Residential	SF-3	SF Residential Uses (Hills at Westwood)

COMPREHENSIVE PLAN (CP) 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 Plan (FLUP)	Partial
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 Plan (FLUP) (CP Map 3.1)

The property is within both the Suburban Residential and the Suburban Commercial land use district. The requested SF-3 zoning district is in full compliance with the Suburban Residential FLUP designation, which is intended for mid-sized single family lots. However, a portion, measuring about 120 feet in depth of the eastern-most portion of the subject property, is within the Suburban Commercial FLUP district. Suburban Commercial is intended for office, retail and service uses and not entirely consistent with the SF-3 rezoning request. However, it should be noted that the remaining Suburban Commercial designated land area includes frontage onto Old Waco Road and approximately 625 feet remains, which is more than adequate for non-residential development purposes. While this land area is not part of the current rezoning request, it is currently zoned Agriculture (AG) and would be anticipated to be rezoned to a non-residential district at some point in the future. The intent of the FLUP is met by this rezoning request as well as the intent to retain opportunity for retail and service opportunity along Old Waco Road. The FLUP will need to be updated for the portion of the rezoning boundary within the Suburban Commercial designation, if the SF-3 zoning district is approved by City Council.

Thoroughfare Plan (CP Map 5.2)

The requested property has direct access to the future Tarver Road alignment on the northern boundary of the property. Tarver Road is identified as a collector road and the portion on the northern boundary is shown as a proposed collector. As a collector road, a 4-foot minimum sidewalk is required and would be addressed through the platting process. As discussed earlier, a residential subdivision plat is anticipated, although no time has been established as to when that will occur. In addition, according to the Public Works Department, the extension of Tarver Road is a TCIP-funded project for fiscal year 2016 but subject to the acquisition of needed right of way along the Tarver Road alignment and Old Waco Road.

Availability of Public Facilities (CP Goal 4.1)

Sewer is available to the subject property through an existing 10” sewer line in the Tarver Drive alignment on the northern property boundary. Water is available through an existing 12” water line in Tarver Drive and an 8” water line in Coastal Dr. Water is also available through both a 4” and 24” water line in Old Waco Road.

Temple Trails Master Plan Map and Sidewalks Ordinance

The Trails Master Plan identifies a proposed City-wide spine trail along Old Waco Road. Trail improvements (sidewalk) would be addressed at the platting stage of development. It should be noted however, that since the plat does not front on Old Waco Road and Old Waco Road improvements as the Outer Loop”, will coincide with future City-initiated widening of Old Waco Road.

DEVELOPMENT REGULATIONS: Standard residential setbacks for detached single family homes in the SF-3 district are:

Min Lot Size	4,000 Square Feet
Min Lot Width	40’
Min Lot Depth	100’
Front	15’
Side	5’

Side (corner)	10'
Rear	10'
Max Height	2 ½ Stories

PUBLIC NOTICE: Sixty-four notices, representing sixty-two property owners 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 September 17, 2015 at 5:00 PM, three notices for approval, one notice for denial and one notice as undeliverable have been received. An update regarding late notices, will be provided by staff at the Planning & Zoning Commission meeting if necessary.

The newspaper printed notice of the public hearing on September 10, 2015, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

- Site and Surrounding Property Photos
- Boundary Survey (Exhibit A)
- Final Plat (Conceptual Lot Layout)
- Vicinity Map
- Zoning Map
- Future Land Use and Character Map
- Thoroughfare & Trails Map
- Utility Map
- Notification Map
- Returned Property Notices

Site & Surrounding Property Photos



Site: Undeveloped (AG)



East: Undeveloped & Scattered SF Residential Uses (AG)



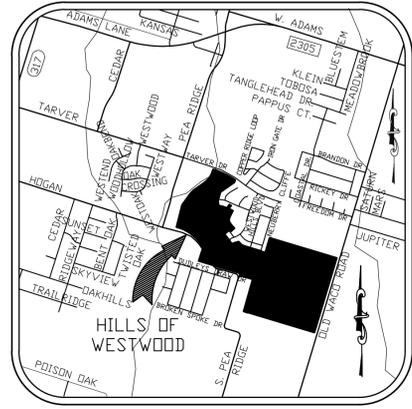
West: SF Residential Uses (Hills at Westwood Subdivision (SF-3))



North: SF Residential Uses (Freedom Village) (SF-2)



South: Undeveloped (SF-3)

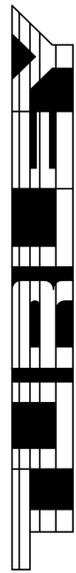


HILLS OF WESTWOOD
 519 Lots, 14 Blocks
 LOTS 28-103, BLOCK 1
 LOTS 4-16, BLOCK 2
 LOTS 21-28, BLOCK 3
 LOTS 28-49, BLOCK 5
 LOTS 4-14, 22-48, BLOCK 9
 LOTS 3-31, BLOCK 10
 LOTS 1-86, BLOCK 11
 LOTS 1-96, BLOCK 12
 LOTS 1-22, BLOCK 13
 LOTS 1-12, BLOCK 14
 LOTS 1-28, BLOCK 15
 LOTS 1-49, BLOCK 16
 LOTS 1-24, BLOCK 17
 LOTS 1-16, BLOCK 18

TRACT A - 0.046 acres HOA
 TRACT B - 0.038 acres HOA
 TRACT C - 0.074 acres HOA
 TRACT D - 0.253 acres HOA
 TRACT E - 0.310 acres To Be Dedicated to C.O.T. for future R.O.W.
 TRACT K - 1.38 acres To Be Dedicated to C.O.T. for future R.O.W.
 TRACT F - 0.076 acres HOA
 TRACT G - 0.682 acres HOA
 TRACT H - 0.074 acres HOA
 TRACT I - 0.741 acres COT
 TRACT J - 2.342 acres COT
 TRACT K - 1.377 acres COT
 TRACT L - 0.893 acres HOA
 TRACT M - 1.482 acres COT
 TRACT N - 0.063 acres COT

201.145 Acres

BEING A SUBDIVISION OUT OF AND A PART OF THE NANCY CHANCE SURVEY, ABSTRACT#5 CITY OF TEMPLE, BELL COUNTY, TEXAS
 201.145 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO THE APPLICATION FOR PLAT APPROVAL



ENGINEERING • PLANNING • SURVEYING
 CONSTRUCTION MANAGEMENT

TURLEY ASSOCIATES, INC.

301 N. 3rd ST. TEMPLE, TEXAS 76501 (254) 773-2400
 E-MAIL: VDTURLEY@AOL.COM FAX NO. (254) 773-3998

MASTER AMENDED PRELIMINARY OF
 HILLS OF WESTWOOD

NANCY CHANCE SURVEY, ABSTRACT#5
 CITY OF TEMPLE, BELL COUNTY, TEXAS

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

REVISIONS	

DATE: June 7, 2015
DRN. BY: TJJ
REF.:
FB/LB:
JOB NO.: 10-206
SHEET 1 OF 1
COMPUTER DWG. NO. 10206.cp

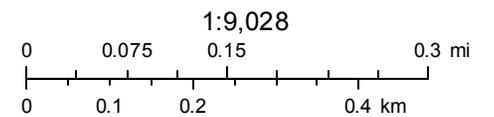
11678-D
 FILE NO.

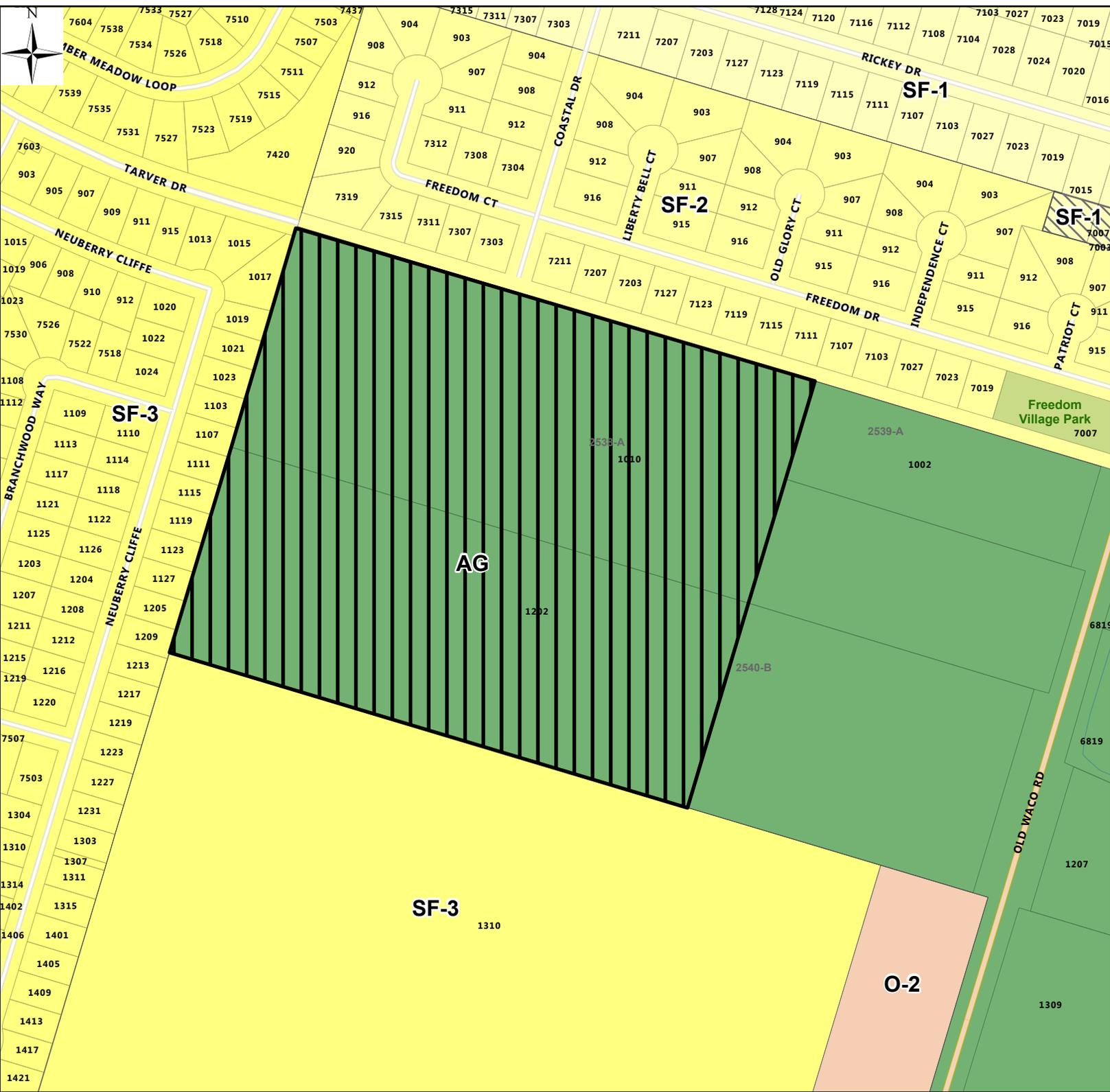
Vicinity Map (Z-FY-15-25)



August 26, 2015

-  Parcels
-  Street Labels
-  Railroad Labels
-  Park Labels
-  ETJ Boundary





AG to SF-3 ZONING MAP

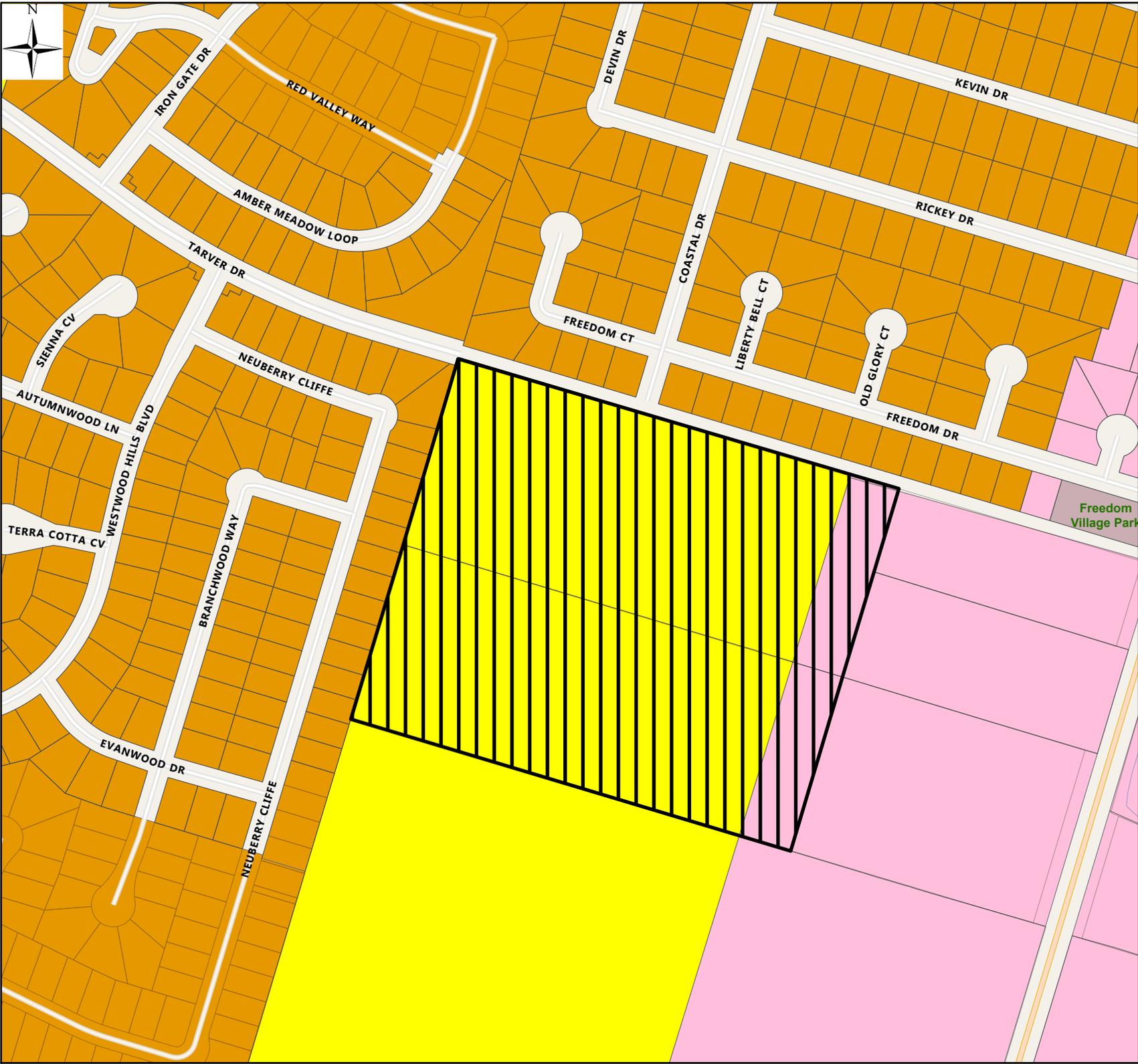
Zoning Case :
Z-FY-15-25

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-2 - PD	CA	T4 - PD
SFA-3	CA - CUP	T4 - CUP
SFA-3 - PD	CA - PD	T5-C
2F	C	T5-C - CUP
2F - CUP	C - CUP	T5-C - PD
2F - PD	C - PD	T5-E
MF-1	C - CUP, PD	T5-E - CUP
MF-1 - CUP	LI	T5-E - PD
MF-1 - PD	LI - CUP	NO BASE
MF-2	LI - PD	CUP
MF-2 - CUP	LI - CUP, PD	PD
MF-2 - PD	HI	CaseArea
MF-3	HI - PD	
	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.

mbaker
Date: 9/17/2015





AG to SF-3 FUTURE LAND USE MAP

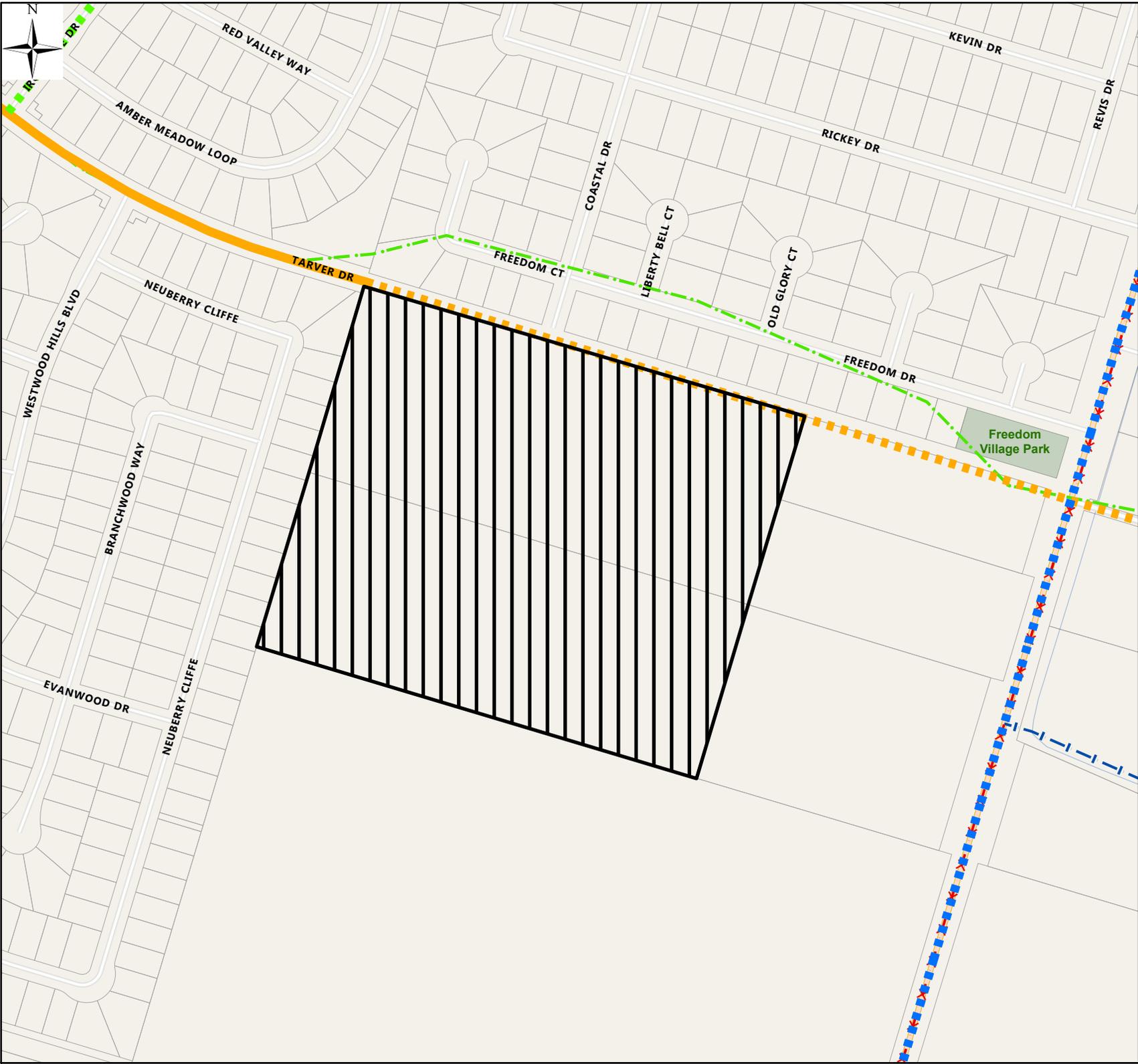
Zoning Case :
Z-FY-15-25

- 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: 8/25/2015





AG to SF-3 THOROUGHFARE AND TRAILS MAP

Zoning Case :
Z-FY-15-25

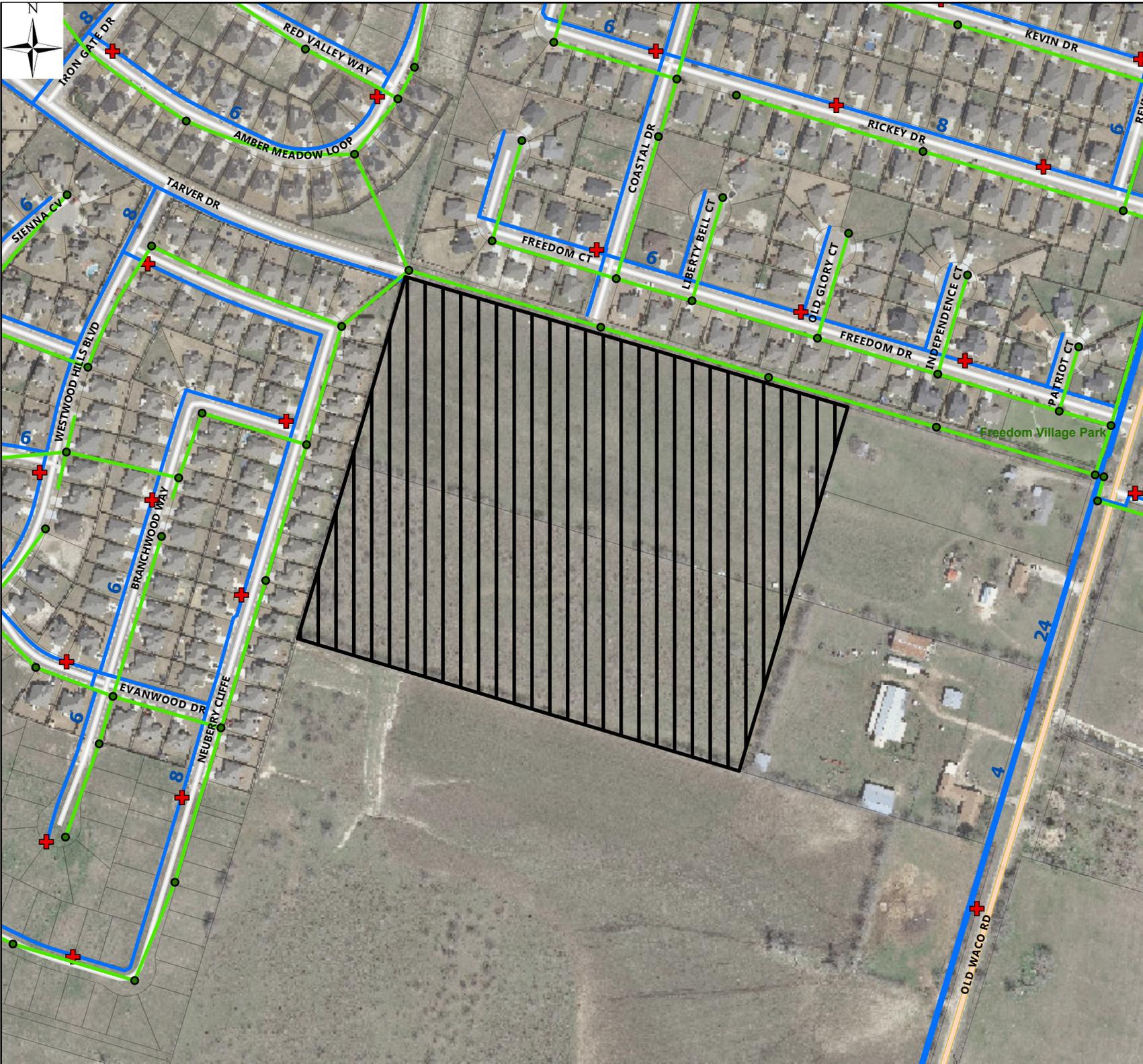
- Parcels
 - Thoroughfare Plan
 - Expressway
 - Major Arterial
 - Proposed Major Arterial
 - Minor Arterial
 - Proposed Minor Arterial
 - Collector
 - Proposed Collector
 - CaseArea
 - PROPOSED, COMMUNITY WIDE CONNECTOR
 - PROPOSED, LOCAL CONNECTOR
-
- Trails Master Plan
 - EXISTING, CITY WIDE SPINE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

Freedom Village Park

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mbaker
Date: 8/25/2015





AG to SF-3

UTILITY MAP

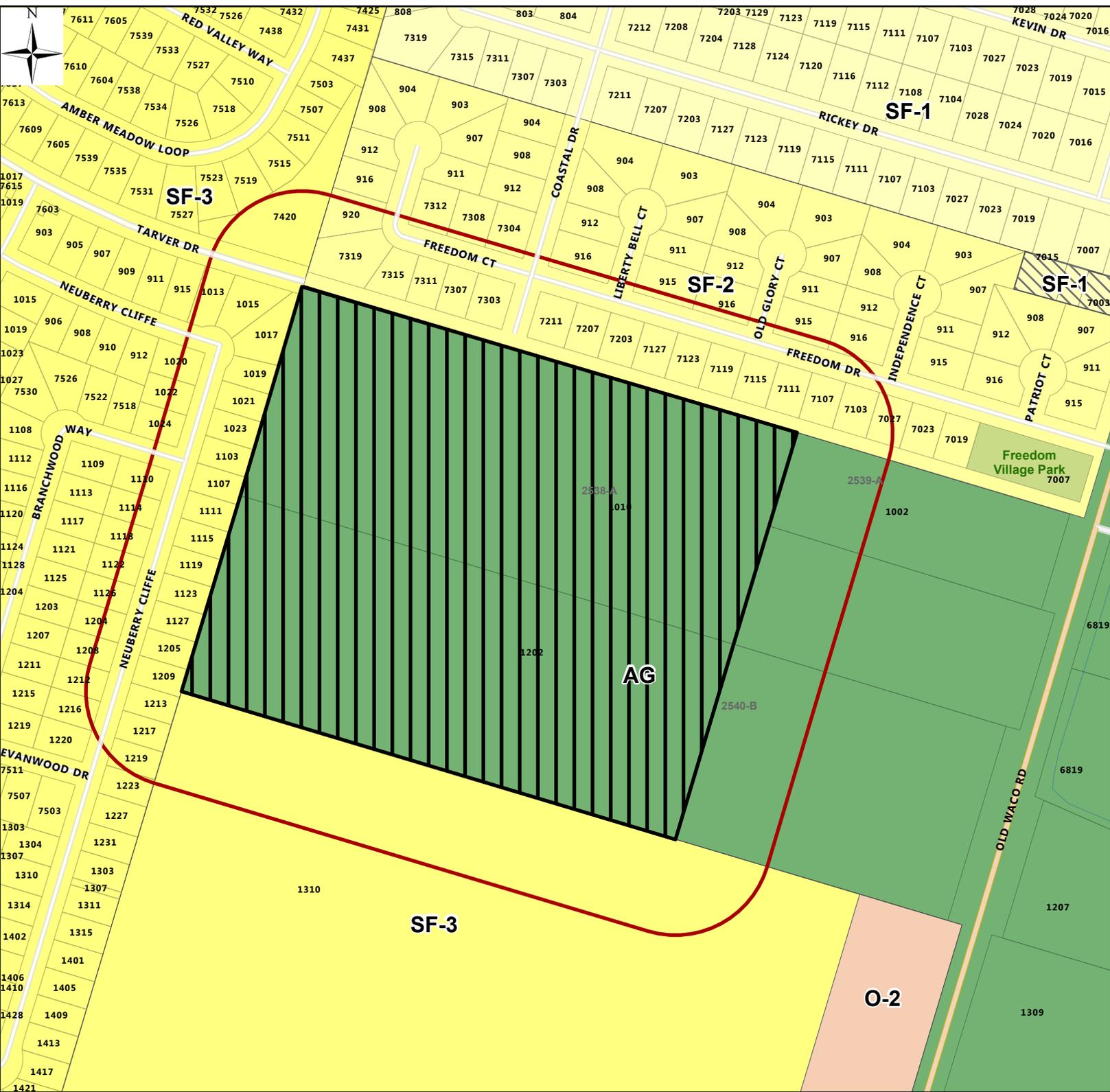
Zoning Case :
Z-FY-15-25

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

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mbaker
Date: 8/25/2015





AG to SF-3

200' NOTIFICATION MAP

Zoning Case :
Z-FY-15-25

CurrentZoning	Legend	Legend	Legend	
[White]	O-1	[Green]	AG - CUP	
[Purple]	HI - CUP	[Orange]	MH	
[Light Blue]	UE	[Orange with diagonal lines]	MH - CUP	
[Light Blue with diagonal lines]	UE - PD	[Orange with horizontal lines]	MH - PD	
[Yellow]	SF-1	[Light Green]	MU	
[Yellow with diagonal lines]	SF-1 - CUP	[Light Green with diagonal lines]	MU - CUP	
[Yellow with horizontal lines]	SF-1 - PD	[Light Blue]	SD-C	
[Yellow]	SF-2	[Light Blue with diagonal lines]	SD-C - CUP	
[Yellow with diagonal lines]	SF-2 - PD	[Light Blue]	SD-H	
[Yellow]	SF-3	[Light Blue with diagonal lines]	SD-H - CUP	
[Yellow with diagonal lines]	SF-3 - PD	[Blue]	SD-T	
[Yellow with horizontal lines]	SFA	[Blue with diagonal lines]	SD-V	
[Yellow with vertical lines]	SFA-2	[Red]	T4	
[Yellow with horizontal lines]	SFA-2 - PD	[Red with diagonal lines]	T4 - PD	
[Yellow with vertical lines]	SFA-3	[Red with horizontal lines]	T4 - CUP	
[Yellow with diagonal lines]	SFA-3 - PD	[Red]	T5-C	
[Brown]	2F	[Red with diagonal lines]	T5-C - CUP	
[Brown with diagonal lines]	2F - CUP	[Red with horizontal lines]	T5-C - PD	
[Brown with horizontal lines]	2F - PD	[Red with vertical lines]	T5-E	
[Brown]	MF-1	[Red with diagonal lines]	T5-E - CUP	
[Brown with diagonal lines]	MF-1 - CUP	[Purple]	T5-E - PD	
[Brown with horizontal lines]	MF-1 - PD	[Purple with diagonal lines]	[White]	NO BASE
[Brown with vertical lines]	MF-2	[Purple with horizontal lines]	[White with diagonal lines]	CUP
[Brown with horizontal lines]	MF-2 - CUP	[Purple with vertical lines]	[White with horizontal lines]	PD
[Brown with vertical lines]	MF-2 - PD	[Purple]	[Black outline]	CaseArea
[Brown with diagonal lines]	MF-3 - PD	[Purple with diagonal lines]	[Red outline]	Buffer
		[Green]	AG	

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mbaker

Date: 8/25/2015





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

Paul G. Crews
1002 Old Waco Road
Temple, Texas 76502

Zoning Application Number: Z-FY-15-25 **Project Manager:** Mark Baker

Location: West side of Old Waco Road, south of Freedom Drive

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:



Signature



Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than September 21, 2015.

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

RECEIVED
SEP 16 2015
City of Temple
Planning & Development

Number of Notices Mailed: 64

Date Mailed: September 10, 2015



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

Total Assets Return LC
15 North Main Street
Temple, Texas 76501

Zoning Application Number: Z-FY-15-25 **Project Manager:** Mark Baker

Location: West side of Old Waco Road, south of Freedom Drive

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:

Bob Branch, VP
Signature

Bob Browder
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than September 21, 2015.

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

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SEP 17 2015
City of Temple
Planning & Development

Number of Notices Mailed: 64

Date Mailed: September 10, 2015



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

Daniel & April Green
1213 Neuberry Cliffe
Temple, Texas 76502

Zoning Application Number: Z-FY-15-25 **Project Manager:** Mark Baker

Location: West side of Old Waco Road, south of Freedom Drive

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:

April Green
Signature

April Green
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than September 21, 2015.

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

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SEP 17 2015
City of Temple
Planning & Development

Number of Notices Mailed: 64

Date Mailed: September 10, 2015



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

Future Line LLC-Series G
15 North Main Street
Temple, Texas 76501

Zoning Application Number: Z-FY-15-25 **Project Manager:** Mark Baker

Location: West side of Old Waco Road, south of Freedom Drive

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:

Bob Brunk, VP
Signature

Bob Browder
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than September 21, 2015.

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Planning Department
Room 102
Municipal Building
Temple, Texas 76501

RECEIVED
SEP 17 2015
City of Temple
Planning & Development

Number of Notices Mailed: 64

Date Mailed: September 10, 2015

PLANNING AND ZONING COMMISSION AGENDA ITEM

09/21/15
Item 3
Page 1 of 2

APPLICANT: J. Scott Horsak, UBuildIt

CASE MANAGER: Brian Chandler, Director of Planning

ITEM DESCRIPTION: O-FY-15-02 – Consider recommending authorization of an Appeal of Standards to Section 6.8 of the Unified Development Code for the 1st and 3rd Overlay District related to landscaping, sidewalks and impervious cover for the renovation of an existing building at 420 N. 3rd Street.

The applicant has requested an appeal to the following 1st and 3rd Overlay standards:

1. Sec. 6.8.4.A.1. Impervious Cover: 70 percent for non-residential uses
 - Applicant proposes approximately 87% impervious cover
2. Sec. 6.8.6.C. Public Frontage Landscape Standards (Type A public frontage):
 - Location of 4-foot planting strip
 - Proposed planting strip between curb and sidewalk, rather than behind sidewalk
 - River rock is required within planting strip
 - Applicant prefers to plant Asian Jasmine
3. Sec. 6.8.6.E. Public Frontage Sidewalk Standards
 - 8-foot sidewalk required from back-of-curb
 - Will preserve an existing 4-foot sidewalk; concrete to be stained to provide better definition and to improve aesthetics
4. Sec. 6.8.8.C. Private Property Landscape Standards
 - Minimum of 30% landscape area
 - Applicant proposes approximately 13% of 8250 sf lot to be landscaped
5. Sec. 6.8.8.D. Foundation Planting
 - 4-foot deep planting area required along 50% of any façade visible from a public street
 - Do not have additional space for foundation planting beds

STAFF RECOMMENDATION: Staff recommends approval of the appeal per the submitted plans and attachments.

BACKGROUND: The 1st and 3rd Overlay District was adopted in 2012 to primarily improve the streetscape, fencing and landscaping within these commercial corridors. However, this is just the second appeal requested from the standards since their adoption. The first appeal was approved for the expansion of a used car lot at 1000 and 1002 S. 1st Street back in November 2014. Due to the fact that the proposed project cost exceeds “50 percent of the assessed value of improvements per the

current tax roll,” compliance with all of the Overlay Standards is triggered according to Sec. 6.8.2 (Applicability).

Staff has been working with the applicant to provide the following improvements that would 1) address the intent of the Overlay by improving the N. 3rd Street and Elm Street frontage, while 2) still allowing adequate parking and circulation (automobile and pedestrian) for the proposed Pool’s Grocery:

1. Add 2 landscaped parking islands that include red oaks and drought-tolerant shrubs
2. Add curbed landscaping between the street and sidewalk along N. 3rd to minimize the curb cut (24 feet) and to provide a buffer between the street and sidewalk
3. Remove the 2 non-compliant pole signs
4. Stain the concrete sidewalk to provide additional delineation from the adjacent drive aisle

COMPLIANCE AND PROJECT SUMMARY:

The project would comply with the following 1st and 3rd Overlay Standards:

- Permanent irrigation
- Providing qualifying tree and shrub types and sizes
- Adding a 4-foot planting strip (where one does not currently exist)
- Signage: removal of non-compliant pole signs (new signage will be on the building awning)
- Screening of dumpster and mechanical equipment
- Burying overhead utilities

The overall project scope will include a complete interior finish-out and façade renovation that will include new stucco, paint, a new awning, partial demolition and addition of a drive-through on the side. The entire project cost is estimated at \$180,000 and has been submitted for a SIZ (Strategic Investment Zone) matching grant that would allow for reimbursement of up to \$43,000. The Appeal of Standards and the SIZ grant application will be presented to City Council on October 1, 2015.

FISCAL IMPACT: N/A

ATTACHMENTS:

- Proposed Site Plan and Elevation
- Photos
- Aerial Map
- 1st and 3rd Overlay Map and Code



Looking Northwest



Looking North



Looking Southwest



Looking South



Looking South: Existing Alley



Looking North: Existing Sidewalk and Pecan
Trees

420 N. 3rd Street

Legend

-  420 N 3rd St
-  Christ Church School
-  Church
-  SPJST
-  Taqueria Tres Magueyes



Google earth

© 2015 Google

300 ft



Sec. 6.8. 1st and 3rd Overlay District

6.8.1 Boundary

The 1st and 3rd Overlay District is defined as tracts of land that abut or adjoin South 1st Street from the north intersection of West Avenue M to the intersection of West Avenue E and from the intersection of West Avenue E and South 3rd Street to the intersection of South 3rd Street and West Avenue D, generally following the curve where South 1st and South 3rd join and tracts of land that abut or adjoin North 3rd Street from the intersection of Adams Avenue to the intersection of West Bellaire North and North 3rd Street.

Any property that is consolidated into property that meets the above criteria must also conform to the Overlay Standards.

The 1st and 3rd Overlay District is more specifically shown in the map below, which is adopted by reference and declared a part of this UDC.

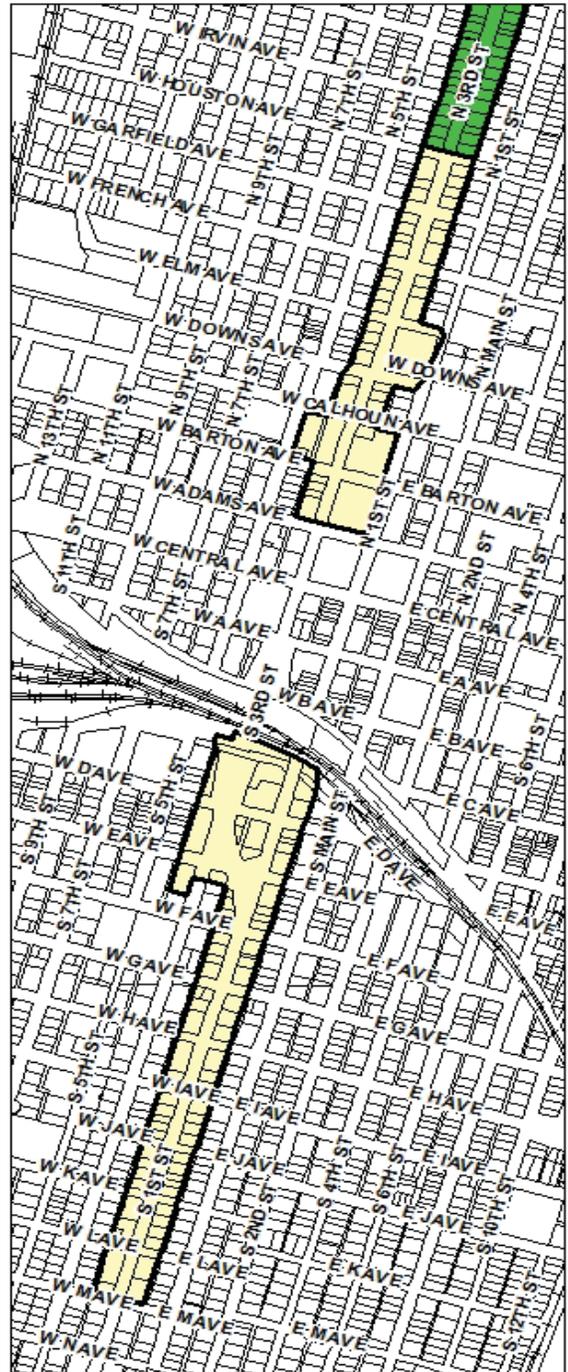
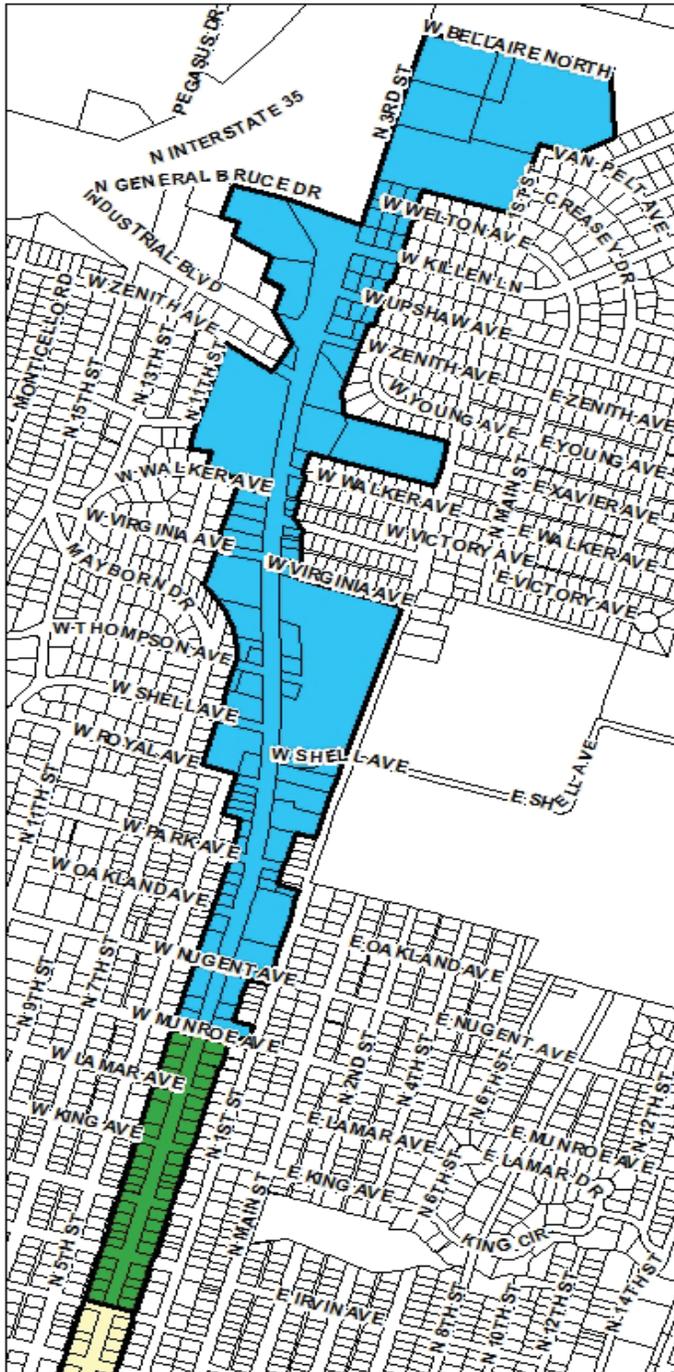
[Ord. No. 2014-4631]

Article 6: Special Purpose and Overlay Zoning Districts

Sec. 6.8. 1st and 3rd Overlay District

North Section:

South Section



Frontage Type A
 Frontage Type B
 Frontage Type C

[Ord. No. 2014-4631]

Article 6: Special Purpose and Overlay Zoning Districts

Sec. 6.8. 1st and 3rd Overlay District

6.8.2 Applicability

- A. The provisions of 1st and 3rd Overlay District apply to development types in the table below.
- B. Improvements to existing buildings are cumulative within a 15-year period when determining which of the following standards apply. Costs of interior improvements count toward the cumulative improvement thresholds, but standards are not triggered until exterior building improvements or site modifications occur.
- C. When more than one threshold is reached, the most stringent standards apply.
- D. All other provisions of the UDC apply unless otherwise stated.

Nonresidential and Multiple-Family Development Type	General Standards	Circulation Standards	Private Property Landscaping Standards and General Planting Criteria	Screening Standards	Public Frontage Standards	Sign Standards	Utility Standards
New construction (Non-residential and Multiple-Family)	✓	✓	✓	✓	✓	✓	✓
Site modifications and improvements including: installation and/or expansion of parking lot or irrigation system or sidewalks	✓	✓	✓	✓	✓		
Change in use from single-family residential to multiple-family and nonresidential use (See City Code 12-16 Business Registration)	✓	✓	✓	✓	✓	✓	
Increase in gross floor area of 50% or more or modifications with a cost equal to or greater than 50% of the assessed value of improvements per the current tax roll	✓	✓	✓	✓	✓	✓	
Increase in gross floor area of 25%-49% or modifications with a cost equal to 25%-49% of the assessed value of improvements per the current tax roll	✓		✓	✓			
Increase in gross floor area of 10%-24% or modifications with a cost equal to 10%-24% of the assessed value of improvements per the current tax roll	✓						

Article 6: Special Purpose and Overlay Zoning Districts

Sec. 6.8. 1st and 3rd Overlay District

Nonresidential and Multiple-Family Development Type	General Standards	Circulation Standards	Private Property Landscaping Standards and General Planting Criteria	Screening Standards	Public Frontage Standards	Sign Standards	Utility Standards
Interior or exterior maintenance of existing structure with like or similar materials with no increase in gross floor area							
Interior modifications or improvements (remodeling) only							
New Sign						✓	

Single Family Development Type	General Standards	Public Frontage Standards and General Planting Criteria
New construction (Single family attached and detached)	✓	✓

6.8.3 1st and 3rd Overlay District Site Plan Review Process

All redevelopment and new development in the 1st and 3rd Overlay District must follow the TMED site plan review process as described in Article 3.

6.8.4 General Standards

A. Article 4, Zoning Districts, applies in its entirety with the addition of the following:

1. Maximum impervious lot coverage for residential uses is 50%.
2. Maximum impervious lot coverage for non-residential uses is 70%.

- B. **Article 5, Use Standards, applies in its entirety.**
- C. **Article 7, General Development Standards, Section 7.1 Performance Standards applies in its entirety.**

6.8.5 Access and Circulation Standards

A. Applicability

The 1st and 3rd Overlay District circulation standards in this Section apply to all zoning districts and uses unless otherwise stated.

B. Article 7, General Development Standards, Section 7.2 Access and Circulation does not apply.

C. Thoroughfare Standards

1. Cul-de-sacs are prohibited in the 1st and 3rd Overlay District.
2. Flag lots are prohibited in the 1st and 3rd Overlay District.

D. Access and Connectivity

1. General

- a. All driveway connections must be constructed and stubbed or connected to any existing stub.
- b. Driveway spacing must be based on the appropriate alignment with any existing or proposed median breaks as approved by the City Engineer and TxDOT.
- c. Each business is permitted one 24' wide curb cut per street frontage.
- d. If a site has greater than 300' of frontage on South 1st or greater than 400' of frontage on North 3rd, it may have two 24' wide curb cuts for that street frontage.

6.8.6 Public Frontage Standards

A. Applicability

The 1st and 3rd Overlay District public frontage standards in this Section apply to all zoning districts and uses.

B. Public Frontage

1. Public frontage is generally the space between the existing or proposed back-of-curb and the property line.

Article 6: Special Purpose and Overlay Zoning Districts

Sec. 6.8. 1st and 3rd Overlay District

2. Total public frontage depth is measured from back-of-curb. If existing right-of-way does not accommodate all requirements, private property must be used to account for the additional required depth.
3. Raised curb and gutter installation is required.
4. The table below establishes public frontage type and assigns standards to each public frontage type.

Public Frontage Type	Location	On-Street Parking Permitted	Typical Public Frontage Depth (ft.)	Sidewalk Width (ft.)	Planting Strip and Buffer Zone (ft.) Behind Sidewalk
A	South 1st Street from Avenue M to Avenue E and South 3 rd Street from Avenue E to Avenue D and from Adams Avenue to Houston Avenue	No	12'	8' Sidewalk Back of Curb	4'
B	North 3 rd Street Houston to South Intersection with Munroe Avenue	No	15'	5' Sidewalk 8' From back of Curb	2' or greater
C	North 3 rd Street North Intersection with Munroe to West Bellaire North	No	14'	8' Sidewalk Back of Curb	4' or greater

[Ord. No. 2014-4631]

C. Public Frontage Landscape Standards

1. Street Trees

- a. One tree per 25' linear street frontage is required. Trees must be planted in a regularly spaced pattern. Spacing of trees may be offset to allow a view corridor into the primary entry of a nonresidential use.
- b. Trees must be a single species selected from the table in Section 6.8.9.

- c. Trees must be planted within the required planting strip and buffer zone adjacent to the back of sidewalk based on public frontage type.
- d. Large canopy trees must be planted if overhead utilities are not present. Medium canopy trees must be planted if overhead utilities are present.
- e. Public Frontage Type A – Trees must be planted a minimum 10’ from back-of-curb in the required planting strip.
- f. Public Frontage Type B – Trees must be planted a minimum thirteen feet from back-of-curb in the required planting strip. If TxDOT right-of-way is greater than 13’, the required street trees must be located 1’ away from TxDOT right-of-way. The planting strip and buffer zone must be increased 1’ for every 1’ of additional TxDOT controlled right-of-way.
- g. Public Frontage Type C – Trees must be planted a minimum twelve feet from back-of-curb in the required planting strip. If TxDOT right-of-way is greater than 12’, the required street trees must be located 1’ away from TxDOT right-of-way. The Planting strip and buffer zone must be increased 1’ for every 1’ of additional TxDOT controlled right-of-way.

2. **Planting Area**

- a. Public Frontage Planting Strip Type A – must be planted with approved shrubs in accordance with Section 6.8.9 at a rate of one one-gallon container per 3 linear feet of street yard planting area and filled with river rock.
- b. Public Frontage Planting Strip Type B – must be planted in sod or evergreen groundcover in accordance with Section 6.8.9.
- c. Public Frontage Planting Strip Type C – must be planted in sod or evergreen groundcover in accordance with Section 6.8.9.

D. Parking Lot Screen

This subsection applies only to non-residential and multiple-family development and uses in the 1st and 3rd Overlay District. Additional

parking lot screening is not required for Type A public frontage sections.

1. All parking must be screened from public rights-of-way a minimum 36” in height, through one of the following methods:
 - a. Planting screen of evergreen shrubs;
 - b. Masonry wall;
 - c. Combination of evergreen shrubs and wall.
2. Planted screening must be capable of providing a solid, opaque 36” screen within two years, and must be planted in the public frontage planting strip and buffer zone.
3. Parking lot screening shrubs and landscape area count towards the general site landscaping requirements established in Section 6.8.8 but not towards public frontage planting area.

E. Public Frontage Sidewalk Standards

1. Sidewalks must extend the entire length of the development’s frontage on a public street and must be constructed in accordance with the Design and Development Standards Manual and related provisions in this UDC.
2. Sidewalks must be constructed before the Chief Building Official issues a Certificate of Occupancy.
3. Sidewalks must be constructed at the back of curb.
4. Sidewalks must connect to existing adjacent sidewalks, or be designed and placed to allow connection to future adjacent sidewalks.
5. Sidewalks of different widths must be transitioned within a length of sidewalk by two expansion joints not less than six feet apart as required by state and federal accessibility standards.
6. Sidewalks must connect to parking within the lot and to primary entrances of each nonresidential building.
7. Pedestrian walkways must connect the principal building entrances to all associated outdoor amenities, such as courtyards and other outdoor gathering places.

8. Residential sidewalks must be installed from the primary entrance of the residence to the perimeter street sidewalk system.

6.8.7 Public Frontage Lighting

A. Applicability

1. This subsection applies only to City initiated projects in the 1st and 3rd Overlay District.
2. Pedestrian-scale lighting must be provided at all intersections and at 100' intervals along all public and private roadways within the development. Refer to the TMED Design Criteria Manual for the specific pedestrian-scale lighting models and styles that are permitted in the 1st and 3rd Overlay District.

6.8.8 Private Property Landscape Standards

A. Applicability

The private property landscape standards in this Section apply to all non-residential and multiple-family zoning districts and uses in the 1st and 3rd Overlay District.

B. Article 7, General Development Standards, Section 7.3 Landscaping does not apply.

C. General Site Landscape

1. A minimum percentage of the total area of the private property on which development, construction or reconstruction is proposed must be dedicated to landscape area including trees, shrubs, groundcover, sod or other living plant material.
2. The table below establishes minimum site landscape requirements for the 1st and 3rd Overlay District.

Development Type	Minimum Landscape Area (%)	Trees and Shrubs per Lot
Multiple-family	40%	2 trees and 8 shrubs per 1,000 sq ft landscape area
Non-residential	30%	1 tree and 4 shrubs per 600 sq ft landscape area

D. Foundation Planting

1. Foundation plantings are required within a planting area a minimum of four feet in depth along 50% of the length of any façade visible to the public.
2. Foundation planting shrubs and landscape area count towards the general site landscaping requirements established in Section 6.8.8.

E. Tree Mix

1. Private property trees must be selected from the table in Section 6.8.9.
2. A minimum of 50 percent of required trees must be selected from the medium or large size tree list.
3. A minimum of 40 percent of required trees must be evergreen species.

6.8.9 General Planting Criteria

A. Applicability

The 1st and 3rd Overlay District general planting criteria in this Section apply to all zoning districts and uses.

B. Approved Tree List – Article 7: General Development Standards; Section 7.4 Landscaping; Subsection 7.4.5. General Planting Criteria; B Approved Tree List.

C. Approved Shrubs - Article 7: General Development Standards; Section 7.4 Landscaping; Subsection 7.4.5. General Planting Criteria; C Approved Shrub List.

D. Approved Groundcover List

The table below lists the groundcover species that are eligible to fulfill the groundcover planting requirements in the 1st and 3rd Overlay District.

Groundcover		
Common Name	Scientific Name	Type
Asian Jasmine	<i>Trachelospermum asiaticum</i>	Evergreen
English Ivy	<i>Hedera helix</i>	Evergreen
Liriope	<i>Liriope muscari</i>	Evergreen
Monkey Grass (Mondo Grass)	<i>Ophiopogon japonicus</i>	Evergreen

E. Approved Lawn Grass - Article 7: General Development Standards; Section 7.4 Landscaping; Subsection 7.4.5. General Planting Criteria; E Approved Lawn Grass.

F. Landscape Installation – Applicable to 1st and 3rd Street Overlay

[Ord. No. 2013-4580]

1. **Trees**

- a. All required large trees must be a minimum of three inches in diameter (single trunk) at breast height or 65-gallon container size at planting.
- b. All required medium trees must be a minimum of two and one-half inches in diameter (single trunk) at breast height at planting.
- c. All required small trees must be a minimum of two inches in diameter (single trunk) at breast height at planting at planting.

2. **Shrubs**

All required shrubs must be a minimum three-gallon container size at planting.

3. **Groundcover**

All required groundcover must be a minimum one-gallon container size at planting.

4. **Lawn Grass**

Grass areas must be sodded, plugged, sprigged, or seeded. However, solid sod must be used in swales, berms or other areas subject to erosion.

5. **Landscape Maintenance**

- a. All new plant material must be planted and maintained in accordance with the latest edition of the American National Standards Institute requirements for Tree, Shrub, and Other Woody Plant Maintenance (ANSI A300 Parts 1 through 6).
- b. All required public frontage and private frontage landscaping must be maintained in good condition after installation.
- c. The owner must replace, within 30 days, any plant material that is diseased, deteriorated or dead. The Director of Planning may

issue up to a 90-day extension of time for replacement during drought or summer months.

6. **Irrigation**

Permanent irrigation is required for all landscape. City Code Chapter 7, Buildings, Article 7, Landscape Irrigation Standards, applies in its entirety.

6.8.10 Off-Street Parking and Loading

A. Article 7, General Development Standards, Section 7.4 Off-street Parking and Loading applies in its entirety with the following additions.

1. **General**

Surface parking shall be constructed on-site in accordance with the following standards:

- a. Surface parking areas must be constructed with raised curb and gutter.

6.8.11 Signs

A. Article 7, General Development Standards, Section 7.5 Signs applies in its entirety with the following additions and exceptions.

1. **Lighting**

All signs must be internally illuminated.

2. **Prohibited Signs**

Pole signs and roof signs are prohibited in the 1st and 3rd Street Overlay.

6.8.12 Screening and Buffering

A. Article 7, General Development Standards, Section 7.6 Screening and Buffering applies in its entirety with the following additions and exceptions.

B. Screening of Mechanical Equipment

This subsection applies to all nonresidential and multiple-family development and uses in the 1st and 3rd Overlay District.

- 1. All roof, ground and wall-mounted mechanical equipment (e.g., air handling equipment, compressors, duct work, transformers and elevator equipment) must be screened from view or isolated so as not

Article 6: Special Purpose and Overlay Zoning Districts

Sec. 6.8. 1st and 3rd Overlay District

to be visible from any residential districts or uses, streets, rights-of-way or public park areas within 150 feet of the property line of the subject lot or tract, measured from a point five feet above grade in accordance with this Section.

2. Roof-mounted mechanical equipment must be shielded from view on all sides using parapet walls.
3. Wall or ground-mounted equipment screening must be constructed of:
 - a. Vegetative screens; or
 - b. Brick, stone, architecturally finished concrete, or other similar masonry materials; and
 - c. All fence or wall posts must be concrete-based masonry or concrete pillars.
4. Exposed conduit, ladders, utility boxes and drain spouts must be painted to match the color of the building.
5. Mechanical equipment screening shrubs and landscape area may be counted towards the general site landscaping requirements established in Section 6.8.8.

C. Screening of Waste Containers

This subsection applies to all nonresidential and multiple-family development and uses in the 1st and 3rd Overlay District.

1. Waste containers must be located at the rear of the building and screened on all sides, including gates, from public view to minimize visibility. If the property has two public frontages the waste container must be placed on the side of the structure.
2. Waste containers must be located a minimum of 50 feet away from any residential use or district's property lines.
3. Waste containers must be located a minimum of 50 feet away from a multi-family entryway.
4. Screening must be at least as tall as the waste container(s) and comprised of materials and color schemes that are visually and

aesthetically compatible with the overall project that incorporate the following:

- a. Brick;
 - b. Stone;
 - c. Stucco;
 - d. Architecturally finished concrete; or
 - e. Other similar masonry materials.
5. Waste containers with fence posts must be rust-protected metal, concrete based, masonry or concrete pillars; and waste containers must have six-inch concrete filled steel pipes (bollards) that are located to protect the enclosure from truck operations and not obstruct operations associated with the waste container.
 6. Waste container enclosures must have steel gates with spring-loaded hinges or the equivalent and fasteners to keep them closed. When in use, tie-backs must be used to secure the steel gates in the open position.
 7. Waste container screening must be maintained by the owner at all times.
 8. The ingress, egress, and approach to all waste container pads must conform to fire lane requirements.
 9. Waste container pad and aprons requirements must be constructed in accordance with the Design and Development Standards Manual.
 10. Waste container screening shrubs and landscape area count towards the general site landscaping requirements established in Section 6.8.8.

D. Screening of Loading Docks

This subsection applies to all nonresidential development and uses in the 1st and 3rd Overlay District.

1. Loading and service areas must be located at the rear of the building and screened from public view to minimize visibility. If the property has two public frontages the waste container must be placed on the side of the principal building.

2. Loading areas must not be located closer than 50 feet to any single-family lot, unless wholly within an enclosed building.
3. Off-street loading areas must be screened from view from any street or adjacent property of differing land use.
4. All loading areas must be enclosed on three sides by a wall or other screening device a minimum of eight feet in height.
5. Loading areas that are visible from any public right-of-way must also include a combination of evergreen trees and shrubs that will result in solid opaque vegetative screening a minimum of eight feet in height within two years of planting. The planting area must be a prepared bed that is at least four feet in width.
6. Loading dock screening shrubs and landscape area may be counted towards the general site landscaping requirements established in Section 6.8.8.

E. Fence and Wall Standards for All Uses

This subsection applies to all development and uses in the 1st and 3rd Overlay District.

1. Fences and walls on the primary and secondary frontage may have a maximum height of four feet.
2. Fences and walls to the rear of the site may have a maximum height of six feet, unless they are required for loading dock screening.
3. Fencing and walls must not be placed within the required line of sight as determined by the sight triangle established in Section 4.4.8.
4. Chain link, barbed wire, razor wire and metal or corrugated panels are prohibited for all uses.

F. Nonresidential and Multiple-Family Uses - Fences

This subsection is applicable to all nonresidential and multiple-family development and uses in the 1st and 3rd Overlay District.

1. Fences and walls must be constructed of wood panels on steel posts, decorative blocks, brick, stone, vinyl, woodcrete and wrought iron.

2. Breaks in the fence or wall must be made to provide for required pedestrian connections to the perimeter of the site and to adjacent developments.

G. Single-Family Uses - Fences

This subsection is applicable to all single family–detached or attached dwelling, row house and townhouse uses in the 1st and 3rd Overlay District. Fences and walls must be constructed of decorative blocks, brick, stone, vinyl, wood, woodcrete and wrought iron.

H. Outdoor Storage

Outdoor storage is not permitted in the 1st and 3rd Overlay District. Prohibited outdoor storage includes open storage of inventory and equipment, portable containers, portable buildings or any other structure not fixed onto a permanent slab and that adheres to the architectural standards defined in Section 7.7.

I. Outdoor Retail Display

Commodities must not be displayed outdoors for sale in the 1st and 3rd Overlay District, except that temporary outdoor display for a sidewalk sale is permitted that does not extend more than five feet from a front façade and reserves at least five feet of sidewalk or walkway for pedestrian use. Commodities must be brought indoors at the end of each business day.

6.8.13 Building Exterior Materials

- A. Article 7, General Development Standards, Section 7.7 Building Exterior Materials Applies in its entirety.**

6.8.14 Utility Standards

A. Applicability

The 1st and 3rd Overlay District utility standards in this Section apply to all nonresidential and multiple–family development zoning districts and uses.

B. Underground Utilities Required

All electric, telephone and cable television wires and cables from the property line to all structures being served on the site must be located underground.

6.8.15 Exception Requests

A. Upon application, the Director of Planning may consider an administrative exception for sidewalk width and location. In determining whether to approve, approve with conditions or deny an administrative exception, the Director of Planning must consider:

1. whether the reduction in width or location is consistent with the purpose of the overlay district; and
2. building location; and
3. extent to which parking is affected and cannot be remedied by restriping, relocation, and/or other means

B. Application Submittal

An exception application must be submitted to the Director of Planning. The application must include a dimensioned site plan of the property depicting the proposed location and width of the sidewalk, and existing parking, buildings, driveways, curb cuts, and landscaping.

C. Any party aggrieved by a decision of the Director of Planning on a development review application in the 1st and 3rd Street Overlay District may appeal to the Planning and Zoning Commission and City Council for final action.

[Ord. 2012-4532]



PLANNING AND ZONING COMMISSION AGENDA ITEM

09/21/15
Item #4
Regular Agenda
Page 1 of 2

APPLICANT / DEVELOPMENT: Gary Freytag (On Behalf of Jim Howe)

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: P-FY-15-41 Consider and take action on the Final Plat of Wyndham Hill Addition, Phase V, a 24.554 +/- acre, 85-lot, 5-block residential subdivision, being part of the Maximo Moreno 11 League Grant, Abstract No. 14, Bell County, Texas, located east of Hartrick Bluff Road, north of FM 93.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Wyndham Hill, Phase V.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat for Wyndham Hill, Phase V on September 10, 2015. The plat was deemed administratively complete on September 17, 2015.

The Final Plat for Wyndham Hill, Phase V, an 85-lot, 5-block, 3-tract, residential subdivision is located on the east side of Hartrick Bluff Road and north of Wyndham Hill Parkway. Phase V is a continuation of Phase IV and complies with the underlying Planned Development Single-Family Two (PD-SF-2) zoning district, which per Ordinance 2006-4052 was approved by City Council. Prior to the zoning approval, the preliminary plat for 519 lots was approved by City Council, per Resolution 2005-4603-R.

Water will be provided to the subdivision from an existing 8-inch waterline in Wyndham Hill Parkway. Wastewater will be provided from an existing 6-inch sewer line in Wyndham Hill Parkway.

It should be noted that in order to meet Fire Department hydrant spacing requirements along Hartrick Bluff, hydrant relocations were necessary. Relocations were agreed upon between the applicant and the Fire Marshal as depicted by the attached diagram.

Hartrick Bluff Road is listed as a collector road in the Thoroughfare Plan, which requires a minimum 55-foot right-of-way with a 4-foot sidewalk on one side. It should be noted that a Sidewalk Waiver was approved to waive the 4' sidewalk along Hartrick Bluff Road on November 15, 2005. Wyndham Hill

Parkway is also listed as a collector road and requires a 4-foot sidewalk. A note on the plat is provided for that requirement.

Public Parkland Dedication requirements for Wyndham Hill, as a whole are being met from land area in both Phases IV and V. This will be provided by Parcel B, Phase IV (0.038 acres) and Parcel D, Phase V (5.341 acres). In addition, Parcel D will provide trail connectivity to South Temple Park. Parcel A, Phase III (0.896 acres) and Parcel C, Phase V (0.278 acres) is being provided as private parkland. Provisions for maintenance for Parcels A & C will be established by the Restrictive Covenants and will be privately maintained by a homeowners association.

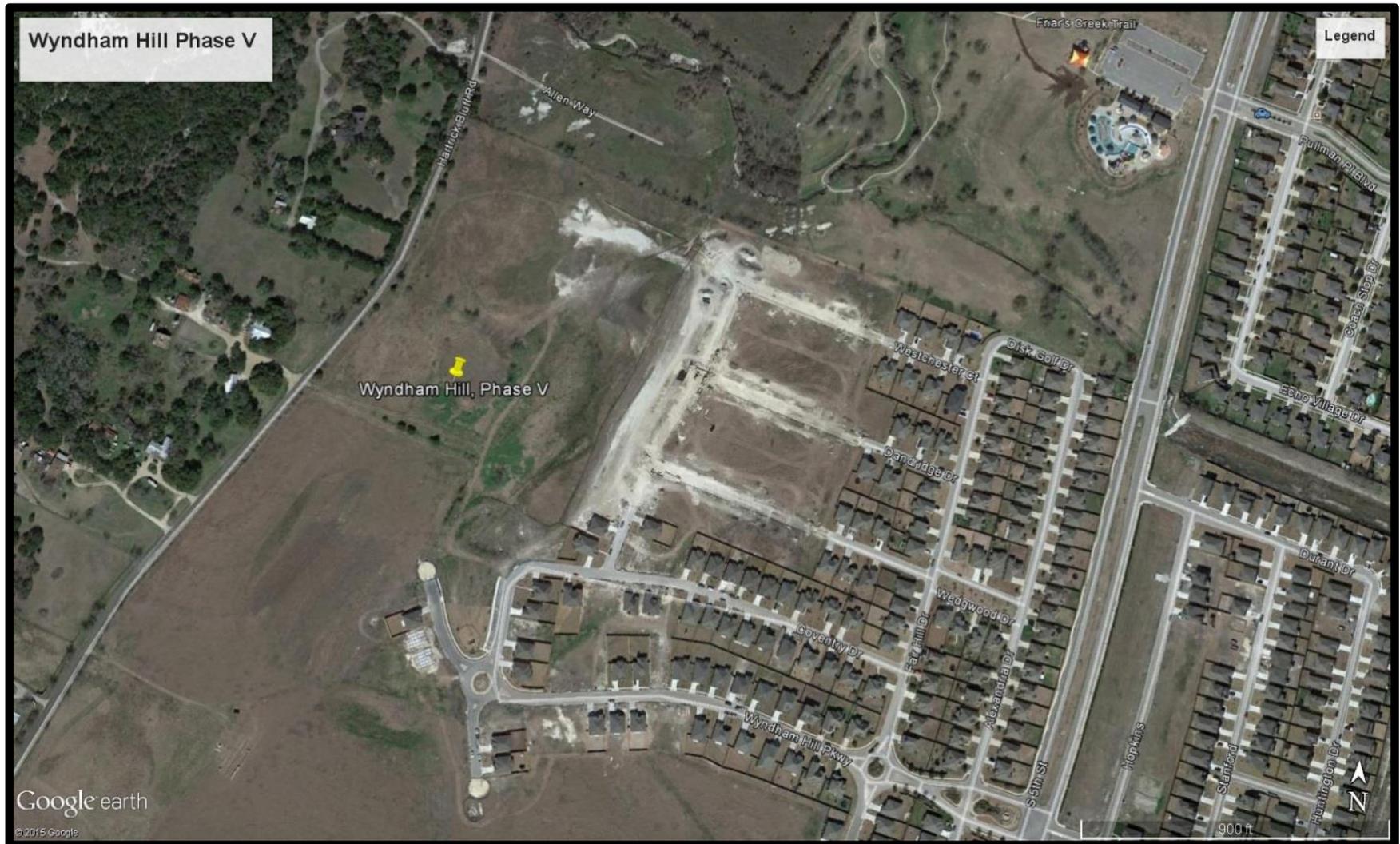
The Planning and Zoning Commission is the final plat authority since the applicant is not seeking any additional exceptions to the UDC.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Site Photo
Final Plat
Water Plan
Waste Water Plan
Diagram for Hydrant Spacing Along Hartrick Bluff

Site Photo



Aerial Vicinity / Site Photo: Google Earth Image

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 THIS PLAN.

JACOB BELL, P.E.
 REGISTRATION NO. 98462

THIS PLAN 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.

PLANNING & ZONING COMMISSION CHAIRMAN

THIS PLAN 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.

SECRETARY TO PLANNING & ZONING

AFFIDAVIT:

THE TAX APPRAISAL DISTRICT OF BELL COUNTY, TEXAS, 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 ON THIS PLAN.

DATED THIS THE ____ DAY OF _____, 2015 A.D.

MARVIN HAHN, CHIEF APPRAISER

BY: _____ DEPUTY

STATE OF TEXAS
 COUNTY OF BELL

I, THE UNDERSIGNED, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED HEREIN AS WYNDHAM HILL ADDITION, PHASE V WITHIN THE CITY LIMITS OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

BELFAIR DEVELOPMENT, INC.

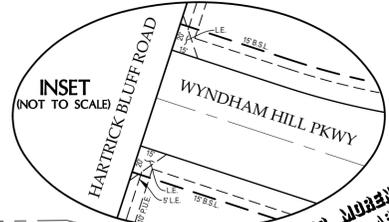
GARY FREYTAG, VICE PRESIDENT

STATE OF TEXAS
 COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY FREYTAG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2015.

NOTARY PUBLIC, STATE OF TEXAS



MAXIMO MORENO II LEASUE GRANT
 TEMPLE, BELL COUNTY, TEXAS

HENRY K. ALLEN JR. AND SPOUSE, KAY BARNES ALLEN
 CALLED 2.0 ACRES
 VOLUME 4231, PAGE 638
 O.P.R.B.C.T.

RAYE VIRGINIA McCREARY ALLEN
 CALLED 10.0 ACRES
 B.C.C.D. 201200035241
 O.P.R.B.C.T.

SAVE AND EXCEPT TRACT
 VIVIAN A. McCREARY
 SECOND TRACT
 CALLED 1435 ACRES
 VOLUME 1608, PAGE 116
 D.R.B.C.T.

LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L-1	N 45° 26' 19" E	62.16	L-17	N 45° 26' 19" E	62.16
L-2	N 40° 44' 25" E	57.10	L-18	N 40° 44' 25" E	57.10
L-3	N 35° 48' 40" E	60.63	L-19	N 35° 50' 31" E	45.19
L-4	N 35° 53' 57" E	30.97	L-20	N 35° 50' 31" E	46.46
L-5	N 29° 26' 05" E	28.03	L-21	N 29° 26' 05" E	50.82
L-6	N 29° 26' 05" E	62.90	L-22	N 29° 26' 05" E	59.33
L-7	N 29° 26' 05" E	19.22	L-23	N 21° 25' 12" E	56.15
L-8	N 21° 25' 12" E	47.82	L-24	N 21° 25' 12" E	62.16
L-9	N 21° 25' 12" E	66.70	L-25	N 17° 17' 59" E	56.00
L-10	N 21° 25' 12" E	3.79	L-26	N 17° 17' 59" E	55.00
L-11	N 17° 17' 59" E	58.00	L-27	N 17° 17' 59" E	61.00
L-12	N 17° 17' 59" E	58.00	L-28	N 17° 17' 59" E	58.00
L-13	N 17° 17' 59" E	58.00	L-29	N 17° 17' 59" E	56.00
L-14	N 17° 17' 59" E	58.00	L-30	N 17° 17' 59" E	65.00
L-15	N 17° 17' 59" E	56.00	L-31	N 15° 47' 05" E	17.98
L-16	N 17° 17' 59" E	65.00			

SARA KATHERINE CROSS MARSHALL
 SECOND TRACT
 CALLED 261.75 ACRES
 VOLUME 3223, PAGE 593
 O.P.R.B.C.T.

CHARLES K. RAMBEAU AND WIFE,
 MARY RAMBEAU
 CALLED 2.544 ACRES
 VOLUME 6236, PAGE 123
 O.P.R.B.C.T.

KENNETH RAY BENSON AND WIFE,
 BETTYE LORETTA BENSON
 CALLED 2.00 ACRES
 VOLUME 1320, PAGE 483
 D.R.B.C.T.

LARRY PIETSCH AND WIFE, LINDA PIETSCH
 CALLED 10.41 ACRES
 VOLUME 2581, PAGE 648
 O.P.R.B.C.T.

REMAINDER OF J & B HOLDINGS
 CALLED 147.889 ACRES
 B.C.C.D. 201400017284
 O.P.R.B.C.T.

REMAINDER OF J & B HOLDINGS
 CALLED 35.000 ACRES
 VOLUME 8021, PAGE 838
 O.P.R.B.C.T.

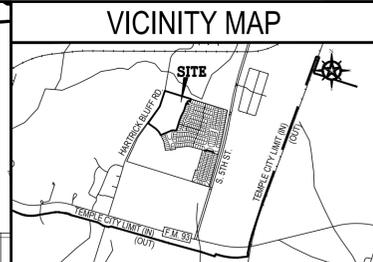
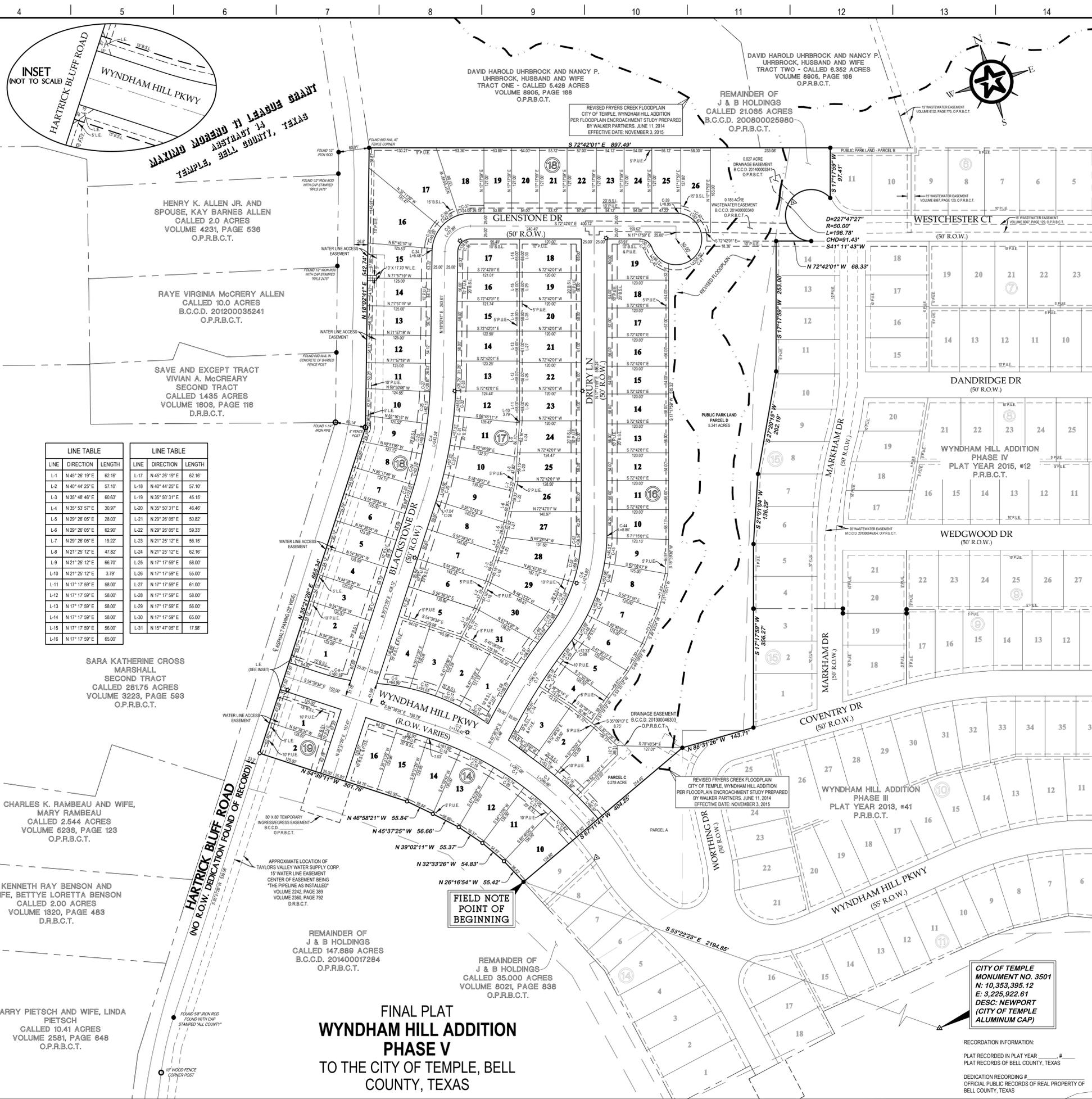
REMAINDER OF J & B HOLDINGS
 CALLED 21.085 ACRES
 B.C.C.D. 20080025680
 O.P.R.B.C.T.

REVISED FRYERS CREEK FLOODPLAIN
 CITY OF TEMPLE, WYNDHAM HILL ADDITION
 PER FLOODPLAIN ENCROACHMENT STUDY PREPARED
 BY WALKER PARTNERS, JUNE 11, 2014
 EFFECTIVE DATE: NOVEMBER 3, 2015

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C-1	361.08	650.00	31°49'41" S 38°43'44" E - 356.45
C-2	114.42	650.00	10°05'08" S 49°36'00" E - 114.27
C-3	246.66	650.00	21°44'33" S 33°41'10" E - 245.18
C-4	243.24	895.00	17°18'44" N 26°42'03" E - 242.31
C-5	77.89	50.00	89°15'18" N 62°40'30" E - 70.25
C-6	214.00	325.00	37°43'34" N 36°09'48" E - 210.15
C-7	196.53	1175.00	9°35'00" N 50°14'04" E - 196.30
C-8	60.38	425.00	8°08'26" S 58°42'48" E - 60.33
C-9	64.96	425.00	8°49'29" S 64°11'58" E - 64.90
C-10	51.65	425.00	8°57'47" S 56°20'20" E - 51.62
C-11	51.04	425.00	8°52'33" S 49°25'00" E - 51.01
C-12	65.57	425.00	8°50'23" S 41°33'21" E - 65.51
C-13	90.61	1150.00	4°30'51" N 47°41'59" E - 90.58
C-14	52.12	677.50	4°24'27" N 35°09'13" W - 52.10
C-15	58.86	677.50	4°38'47" N 30°27'36" W - 58.87
C-16	60.97	677.50	5°09'21" N 25°23'32" W - 60.96
C-17	61.80	622.50	5°41'16" S 51°47'56" E - 61.77
C-18	72.39	622.50	6°39'47" S 45°37'59" E - 72.35
C-19	70.74	622.50	6°39'39" S 39°02'11" E - 70.70
C-20	70.05	622.50	6°26'52" S 32°33'26" E - 70.01
C-21	70.82	622.50	6°31'06" S 26°04'27" E - 70.78
C-22	22.52	780.00	1°39'15" S 34°31'48" W - 22.52
C-23	62.20	780.00	4°34'07" S 31°25'07" W - 62.18
C-24	59.97	780.00	4°24'20" S 26°55'54" W - 59.96
C-25	62.13	780.00	4°33'50" S 22°26'49" W - 62.11
C-26	28.87	780.00	2°07'13" S 19°06'18" W - 28.86
C-27	7.04	830.00	0°29'09" N 35°06'51" E - 7.04
C-28	53.66	830.00	3°42'14" N 33°01'10" E - 53.66
C-29	57.23	830.00	3°57'01" N 29°11'32" E - 57.21
C-30	57.51	830.00	3°58'12" N 25°13'55" E - 57.50

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C-32	48.61	830.00	3°27'20" N 21°34'09" E - 48.60	
C-33	26.79	830.00	1°50'48" N 18°58'05" E - 26.75	
C-34	5.48	75.00	4°11'09" S 20°08'18" W - 5.48	
C-35	45.29	75.00	34°34'11" S 39°30'59" W - 44.57	
C-36	42.02	75.00	32°06'10" S 72°51'08" W - 41.47	
C-37	24.08	75.00	18°23'48" N 81°53'55" W - 23.98	
C-38	38.94	25.00	89°15'18" N 62°40'20" E - 35.12	
C-39	8.96	50.00	10°16'24" N 67°34'15" W - 8.94	
C-40	57.47	50.00	65°51'25" N 29°30'59" W - 54.36	
C-41	105.50	50.00	120°53'34" S 63°51'35" W - 86.99	
C-42	46.71	50.00	53°31'21" S 28°59'58" E - 45.03	
C-43	30.77	25.00	70°31'44" S 37°26'09" E - 28.87	
C-44	8.86	350.00	1°27'00" N 18°01'29" E - 8.86	
C-45	49.51	350.00	9°06'19" N 22°48'08" E - 49.47	
C-46	52.68	350.00	8°37'27" N 31°10'01" E - 52.63	
C-47	53.99	350.00	8°50'21" N 39°53'54" E - 53.94	
C-48	53.09	350.00	8°41'25" N 48°39'47" E - 53.03	
C-49	12.33	350.00	2°01'04" N 54°01'01" E - 12.33	
C-50	41.65	1150.00	2°04'30" N 53°59'19" E - 41.64	
C-51	60.10	1150.00	2°59'39" N 51°27'14" E - 60.09	
C-52	26.54	300.00	5°04'11" S 19°50'04" W - 26.54	
C-53	69.85	300.00	13°20'26" S 29°02'23" W - 69.69	
C-54	73.55	300.00	14°02'48" S 42°44'00" W - 73.36	
C-55	27.59	300.00	5°16'10" S 52°23'29" W - 27.58	
C-56	36.64	1200.00	1°44'57" S 54°09'05" W - 36.63	
C-57	58.97	1200.00	2°48'56" S 51°52'08" W - 58.97	
C-58	106.10	1200.00	5°01'06" S 47°57'07" W - 105.07	

Belfair
 Development Inc.
 7353 West Adams Avenue - Temple, Texas 76502 - 254/300-1939



LEGEND

- = 12" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND, UNLESS OTHERWISE NOTED
- = 12" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET
- D.R.B.C.T. = DEED RECORDS OF BELL COUNTY, TEXAS
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS
- P.R.B.C.T. = PLAT RECORDS OF BELL COUNTY, TEXAS
- ★ = PROPOSED STREET LIGHT
- P.U.E. = PUBLIC UTILITY EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- L.E. = LANDSCAPE AND FENCE EASEMENT TO TEMPLE WYNDHAM HILL HOMEOWNERS' ASSOCIATION, INC.
- F.F.E. = FINISH FLOOR ELEVATION
- ① = BLOCK NUMBER

GENERAL NOTES

SURVEYORS NOTE:
 AFTER COMPLETION OF STREET AND UTILITY CONSTRUCTION MONUMENTS WILL BE SET IN COMPLIANCE WITH CITY OF TEMPLE UNIFIED DEVELOPMENT CODE.

THE FLOODPLAIN SHOWN HEREON IS BASED UPON THE REVISED FRYERS CREEK FLOODPLAIN, CITY OF TEMPLE, WYNDHAM HILL ADDITION PER FLOODPLAIN ENCROACHMENT STUDY PREPARED BY WALKER PARTNERS ON JUNE 11, 2014 AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON JUNE 19, 2015.

CASE NO.: 15-88-188P
 COMMUNITY NAME: CITY OF TEMPLE, TX
 COMMUNITY NO.: 480034
 EFFECTIVE DATE: NOVEMBER 3, 2015

COORDINATE NOTE:
 THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS AND REFERENCED TO CITY OF TEMPLE MONUMENT 3501.

SIDEWALK NOTE:
 DEVELOPER TO INSTALL SIDEWALK LOCATED AT THE NORTH SIDE OF WYNDHAM HILL PARKWAY FOR PARCEL C (WYNDHAM HILL PARK).
 HOME BUILDERS TO INSTALL ALL OTHER WALKS AT THE NORTH SIDE OF WYNDHAM HILL PARKWAY.

FIELDNOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED: WYNDHAM HILL ADDITION, PHASE V, TO THE CITY OF TEMPLE, BELL COUNTY, TEXAS.

**LOTS-85
 BLOCKS-5
 AREA-24.554 ACRES**

0 50 100 200
 GRAPHIC SCALE (FEET)

REV.	DESCRIPTION	DATE

Walker Partners
 ENGINEERS • SURVEYORS
 600 AUSTIN AVENUE, SUITE 200 • WACO, TEXAS 76708
 PHONE: 1-254-774-1400 • T.P.R.S. REGISTRATION NO. 8063
 T.P.R.S. REGISTRATION NO. 10032500

Wyndham Hill

HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS. SURVEYED DURING THE MONTH OF APRIL, 2015.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR REFERRED TO AS A FINAL SURVEY DOCUMENT.

RELEASE DATE: _____

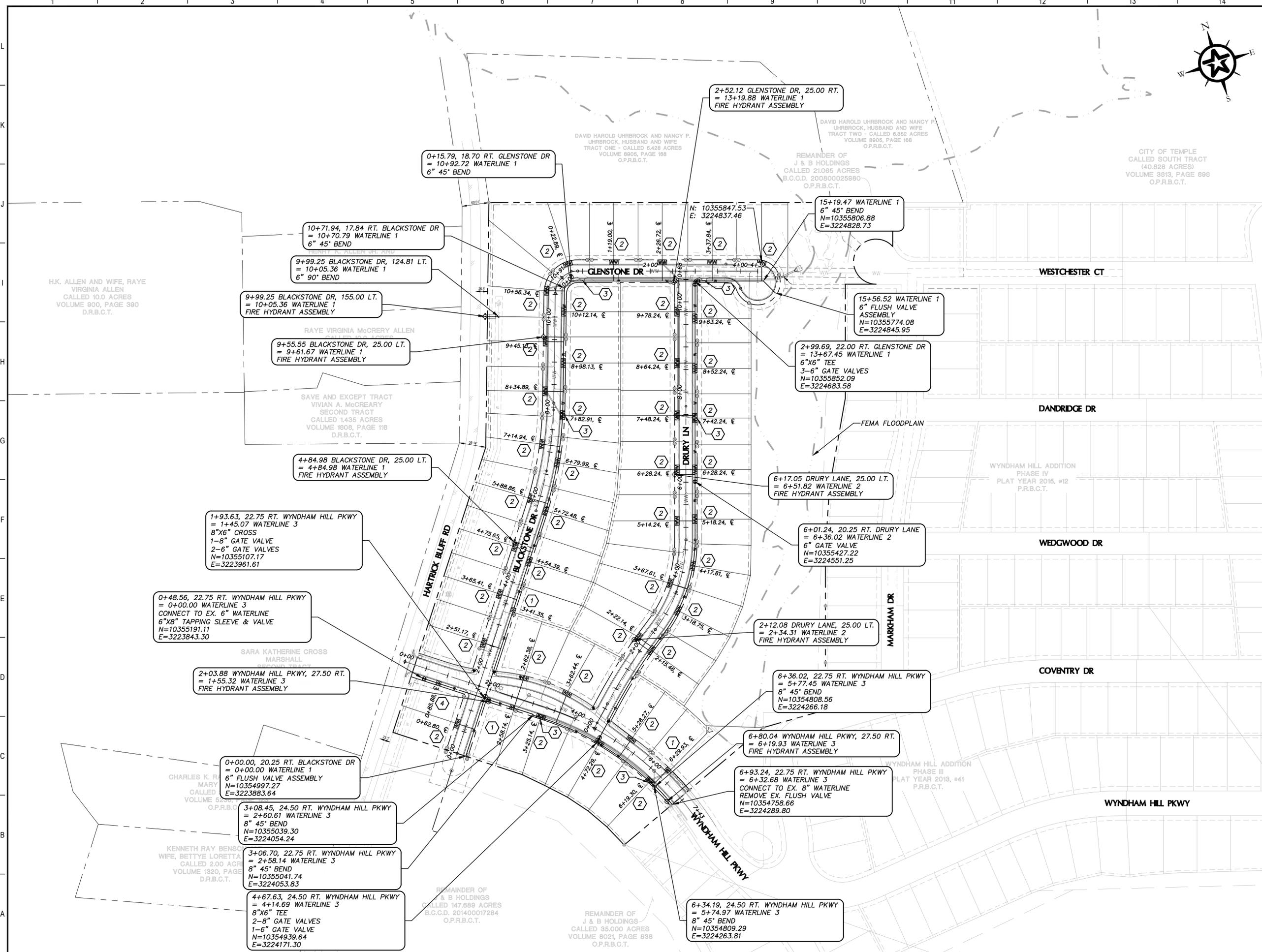
PLAT NUMBER	D11-0323
PROJECT NUMBER	1-02597
DRAWN BY/CHECKED BY	MP/KRH
FIELD NO.	1-02597-FN-01
DRAWING NAME	1-02597FN.DWG
DRAFT DATE	06/29/15
SHEET NUMBER	1 OF 1

RECORDATION INFORMATION:
 PLAT RECORDED IN PLAT YEAR _____
 PLAT RECORDS OF BELL COUNTY, TEXAS

DEDICATION RECORDING # _____
 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS

C:\PROJECTS\1-02597FN.DWG-1-02597FN.DWG_LAYOUT_1_9/10/2015 3:42:50 PM, APPK, 13

G:\PROJECTS\1-02597\DWG\1-02597\WATER.DWG, PLAT OVERALL WATER DISTRIBUTION SYSTEM PLAN, 9/10/2015 3:30:43 PM, thil



KEY NOTES

- ① SINGLE SERVICE (RE: A6/C607)
- ② DOUBLE SERVICE (RE: A10/C607)
- ③ CONTRACTOR TO UTILIZE 45° BENDS TO MAINTAIN A MINIMUM OF 18" SEPARATION BETWEEN OUTER WALL OF WATERLINE TO OUTER WALL OF DRAINAGE STRUCTURE
- ④ SINGLE IRRIGATION SERVICE (RE: A6/C607)

WATER NOTES

- 1. FIRE HYDRANT ASSEMBLIES SHALL BE PER CITY OF TEMPLE STANDARD SPECIFICATIONS AND SHALL INCLUDE 6" GATE VALVE (RE: CITY OF TEMPLE STANDARD DETAIL G1/C610).
- 2. WATER SERVICES SHALL BE 1" WATER SERVICE AND NOT CONNECTED TO PRIVATE SERVICE.
- 3. VERTICAL BENDS ARE SHOWN ON WATER PROFILES C301 THROUGH C302. PROVIDE FLUSH BLOCKING FOR HORIZONTAL AND VERTICAL BENDS PER CITY OF TEMPLE STANDARD SPECIFICATIONS (RE: CITY OF TEMPLE STANDARD DETAIL G10/C607).
- 4. ALL WATER SERVICES SHALL BE PLACED 5' LEFT OR RIGHT OF PROPERTY LINE UNLESS OTHERWISE SHOWN ON PLANS.
- 5. ALL STATIONS SHOWN AT SERVICES REFERENCE \mathcal{C} STREET STATIONING. STATIONS AT DOUBLE SERVICES ARE TO \mathcal{C} OF SERVICE.
- 6. ALL WATER SERVICES THAT CONFLICT WITH STORM DRAIN PIPE SHALL BE ADJUSTED TO GO OVER OR UNDER STORM DRAIN PIPE. MINIMUM OF 6" SEPARATION BETWEEN SERVICE AND STORM DRAIN.
- 7. WATER LINE MAINS TO BE AWWA C900 PVC, SDR-18 FOR ALL DEPTHS.



REV.	DESCRIPTION	DATE

Walker Partners
ENGINEERS • SURVEYORS
T.R.P.E. REGISTRATION NO. 4053

BELFAIR
DEVELOPMENT, INC.

WYNDHAM HILL, PHASE V

PRELIMINARY WATER DISTRIBUTION SYSTEM PLAN

9/10/2015
DATE

Jacob Bell
JACOB BELL

PM	JB
DESIGNED	JB
DRAWN	ETH, JAC
CHECKED	JB

DRAWING NO.
1 OF 3

G:\PROJECTS\1-02597\DWG\1-02597\WASTEWATER.DWG, PLAT OVERALL WASTEWATER COLLECTION SYSTEM PLAN, 9/10/2015 3:45:18 PM, thill

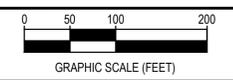


KEY NOTES

- ① 4' DIA. MANHOLE W/STANDARD RING AND COVER (RE: A1/C611)
- ② SINGLE SEWER SERVICE (RE: A1/C612)
- ③ DOUBLE SEWER SERVICE (RE: A6/C612 & A10/C612)
- ④ END OF LINE CLEANOUT (RE: G10/C612)
- ⑤ SDR-35 WASTEWATER LINE
- ⑥ SDR-26 WASTEWATER LINE

GENERAL NOTES

- 1. ALL SANITARY SEWER SERVICES SHALL BE PLACED 5' LEFT OR RIGHT OF PROPERTY LINE UNLESS OTHERWISE SHOWN ON PLANS.
- 2. ALL STATIONS ON SEWER SERVICES REFERENCE \pm STREET STATIONING. STATIONS TO DOUBLE SERVICE ARE TO \pm OF SERVICE.
- 3. ALL EXISTING MANHOLES AND CLEANOUTS SHALL BE ADJUSTED TO FINISHED GRADE. MANHOLE PRECAST RISERS SHALL BE REMOVED AND MANHOLE TOPS REPLACED WITH NEW GRADE RINGS AS NECESSARY. CONTRACTOR SHALL TEST EXISTING MANHOLES FOLLOWING GRADE ADJUSTMENTS.



REV.	DESCRIPTION	DATE



WYNDHAM HILL, PHASE V

PRELIMINARY WASTEWATER COLLECTION SYSTEM PLAN

9/10/2015
DATE

Jacob Bell
JACOB BELL

DESIGNED	JB
DRAWN	JB
CHECKED	ETH, JAC
	JB

DRAWING NO.
2 OF 3

ID	MANHOLE STATION	COORDINATE (N,E)	DETAILS:	TOP OF RIM TO FLOWLINE	COVER TYPE
CO 1	12+18.50	10354841.85, 3224273.73	6" CLEANOUT RIM=600.30 E 6" (OUT)=592.43	7.87	STANDARD
CO 2	1+63.37	10355084.46, 3224058.03	6" CLEANOUT RIM=607.75 E 6" (OUT)=599.77	7.98	STANDARD
CO 3	14+09.91	10354976.37, 3223843.98	6" CLEANOUT RIM=613.62 E 6" (OUT)=593.19	20.43	STANDARD
EX. MH 1	0+00.00	10355879.23, 3224670.59	EX. 4' DIA. MANHOLE RIM=586.47 E 6" (IN)=577.46 E 6" (IN)=577.46 E 6" (OUT)=572.10	14.37	STD. RING & COVER
MH 1	2+54.72	10355954.93, 3224427.38	4' DIA. MANHOLE RIM=590.55 E 6" (IN)=583.67 E 6" (OUT)=583.57	6.98	STD. RING & COVER
MH 2	3+07.34	10355928.30, 3224382.00	4' DIA. MANHOLE RIM=592.52 E 6" (IN)=584.40 E 6" (OUT)=584.30	8.21	STD. RING & COVER
MH 3	5+76.38	10355672.49, 3224298.66	4' DIA. MANHOLE RIM=601.25 E 6" (IN)=590.24 E 6" (OUT)=590.14	11.11	STD. RING & COVER
MH 4	7+12.41	10355548.24, 3224243.29	4' DIA. MANHOLE RIM=604.96 E 8" (IN)=590.79 E 8" (OUT)=590.89	14.27	STD. RING & COVER
MH 5	12+12.41	10355137.44, 3223958.26	4' DIA. MANHOLE RIM=611.82 E 8" (IN)=592.54 E 8" (OUT)=592.44	19.38	STD. RING & COVER
MH 6	3+00.00	10355992.74, 3224581.59	4' DIA. MANHOLE RIM=589.76 E 6" (IN)=582.06 E 6" (OUT)=581.96	7.80	STD. RING & COVER
MH 7	5+96.28	10355309.86, 3224493.49	4' DIA. MANHOLE RIM=594.19 E 6" (IN)=587.49 E 6" (OUT)=587.39	6.80	STD. RING & COVER
MH 8	7+13.63	10355205.95, 3224438.94	4' DIA. MANHOLE RIM=596.65 E 6" (IN)=589.71 E 6" (OUT)=589.61	7.05	STD. RING & COVER
MH 9	8+68.97	10355104.58, 3224321.24	4' DIA. MANHOLE RIM=598.63 E 6" (IN)=590.58 E 6" (OUT)=590.48	9.15	STD. RING & COVER
MH 10	10+53.13	10354981.14, 3224184.58	4' DIA. MANHOLE RIM=602.19 E 6" (IN)=591.60 E 6" (IN)=591.60 E 6" (OUT)=591.50	10.69	STD. RING & COVER

2+54.72 WW LINE A
=0+24.88, 2.05 LT GLENSTONE DR
4' DIA. MANHOLE (MH 1)
W/ STD. RING & COVER
RIM=590.55
E 6" (IN)=583.67
E 6" (OUT)=583.57

3+07.34 WW LINE A
=10+62.74, 1.08 LT BLACKSTONE DR
4' DIA. MANHOLE (MH 2)
W/ STD. RING & COVER
RIM=592.52
E 6" (IN)=584.40
E 6" (OUT)=584.30

5+76.38 WW LINE A
=7+93.86, 0.14 RT BLACKSTONE DR
4' DIA. MANHOLE (MH 3)
W/ STD. RING & COVER
RIM=601.25
E 8" (IN)=590.24
E 6" (OUT)=590.14

7+12.41 WW LINE A
=6+57.67, BLACKSTONE DR
4' DIA. MANHOLE (MH 4)
W/ STD. RING & COVER
RIM=604.96
E 8" (IN)=590.79
E 8" (OUT)=590.69

1+63.37 WW LINE C
=2+85.41, 14.53 LT WYNDHAM HILL PKWY
6" CLEANOUT (CO 2)
RIM=607.75
E 6" (OUT)=599.77

12+12.41 WW LINE A
=1+57.50 BLACKSTONE DR
=1+73.38, WYNDHAM HILL PKWY
4' DIA. MANHOLE (MH 5)
W/ STD. RING & COVER
RIM=611.82
E 8" (IN)=592.54
E 8" (OUT)=592.44

14+09.91 WW LINE A
6" CLEANOUT (CO 3)
RIM=613.62
E 8" (OUT)=593.19
E 8" (OUT)=593.19
E 8" (OUT)=593.19

10+53.13 WW LINE B
=0+00.00 WW LINE C
=0+13.75 DRURY LANE
=4+46.59, 13.75 LT WYNDHAM HILL PKWY
4' DIA. MANHOLE (MH 10)
W/ STD. RING & COVER
RIM=602.19
E 6" (IN)=591.60
E 6" (IN)=591.60
E 6" (OUT)=591.50

0+00.00 WW LINE A
=0+00.00 WW LINE B
=2+79.21, 0.05 LT GLENSTONE DR
EX. 4' DIA. MANHOLE (EX. MH 1)
W/ STD. RING & COVER
INSTALL: 2--INTERNAL DROP FIXTURES (6-INCH)
ADJUST RIM ELEV TO PROP
RIM=586.47
E 6" (IN)=577.46
E 6" (IN)=577.46
E 6" (OUT)=572.10

3+00.00 WW LINE B
=7+68.29, DRURY LANE
4' DIA. MANHOLE (MH 6)
W/ STD. RING & COVER
RIM=589.76
E 6" (IN)=582.06
E 6" (OUT)=581.96

5+96.28 WW LINE B
=4+72.00, DRURY LANE
4' DIA. MANHOLE (MH 7)
W/ STD. RING & COVER
RIM=594.19
E 6" (IN)=587.49
E 6" (OUT)=587.39

7+13.63 WW LINE B
=3+54.01, DRURY LANE
4' DIA. MANHOLE (MH 8)
W/ STD. RING & COVER
RIM=596.65
E 6" (IN)=589.71
E 6" (OUT)=589.61

8+68.97 WW LINE B
=1+98.05, DRURY LANE
4' DIA. MANHOLE (MH 9)
W/ STD. RING & COVER
RIM=599.63
E 6" (IN)=590.58
E 6" (OUT)=590.48

12+18.50 WW LINE B
=6+10.10, WYNDHAM HILL PKWY
6" CLEANOUT (CO 1)
RIM=600.30
E 6" (OUT)=592.43

H.K. ALLEN AND WIFE, RAYE VIRGINIA ALLEN
CALLED 10.0 ACRES
VOLUME 800, PAGE 390
D.R.B.C.T.

HENRY K. ALLEN JR. AND SPOUSE, KAY BARNES ALLEN
CALLED 2.0 ACRES
VOLUME 4291, PAGE 638
O.P.R.B.C.T.

D.R.B.C.T.

DAVID HAROLD UHRBROCK AND NANCY P. UHRBROCK, HUSBAND AND WIFE
TRACT ONE - CALLED 6.428 ACRES
VOLUME 8905, PAGE 188
O.P.R.B.C.T.

REMAINDER OF J & B HOLDINGS
CALLED 21.085 ACRES
B.C.C.D. 200800025980
O.P.R.B.C.T.

CITY OF TEMPLE
CALLED SOUTH TRACT
(40.828 ACRES)
VOLUME 3613, PAGE 698
O.P.R.B.C.T.

CHARLES K. RAMBEAU AND WIFE, MARY RAMBEAU
CALLED 2.544 ACRES
VOLUME 5298, PAGE 123
O.P.R.B.C.T.

KENNETH RAY BENSON AND WIFE, BETTYE LORETTA BENSON
CALLED 2.00 ACRES
VOLUME 1320, PAGE 483
D.R.B.C.T.

REMAINDER OF J & B HOLDINGS
CALLED 147.689 ACRES
B.C.C.D. 201400017284
O.P.R.B.C.T.

REMAINDER OF J & B HOLDINGS
CALLED 35.000 ACRES
VOLUME 8021, PAGE 838
O.P.R.B.C.T.

maximo moreno
GRANT
ABSTRACT 14
TEMPLE, BELL COUNTY, TEXAS

HENRY K. ALLEN JR. AND
SPOUSE, KAY BARNES ALLEN
CALLED 2.0 ACRES
VOLUME 4231, PAGE 536
O.P.R.B.C.T.

SAVE AND EXCEPT TRACT
VIVIAN A. MCCREARY
SECOND TRACT
CALLED 1.435 ACRES
VOLUME 1606, PAGE 116
D.R.B.C.T.

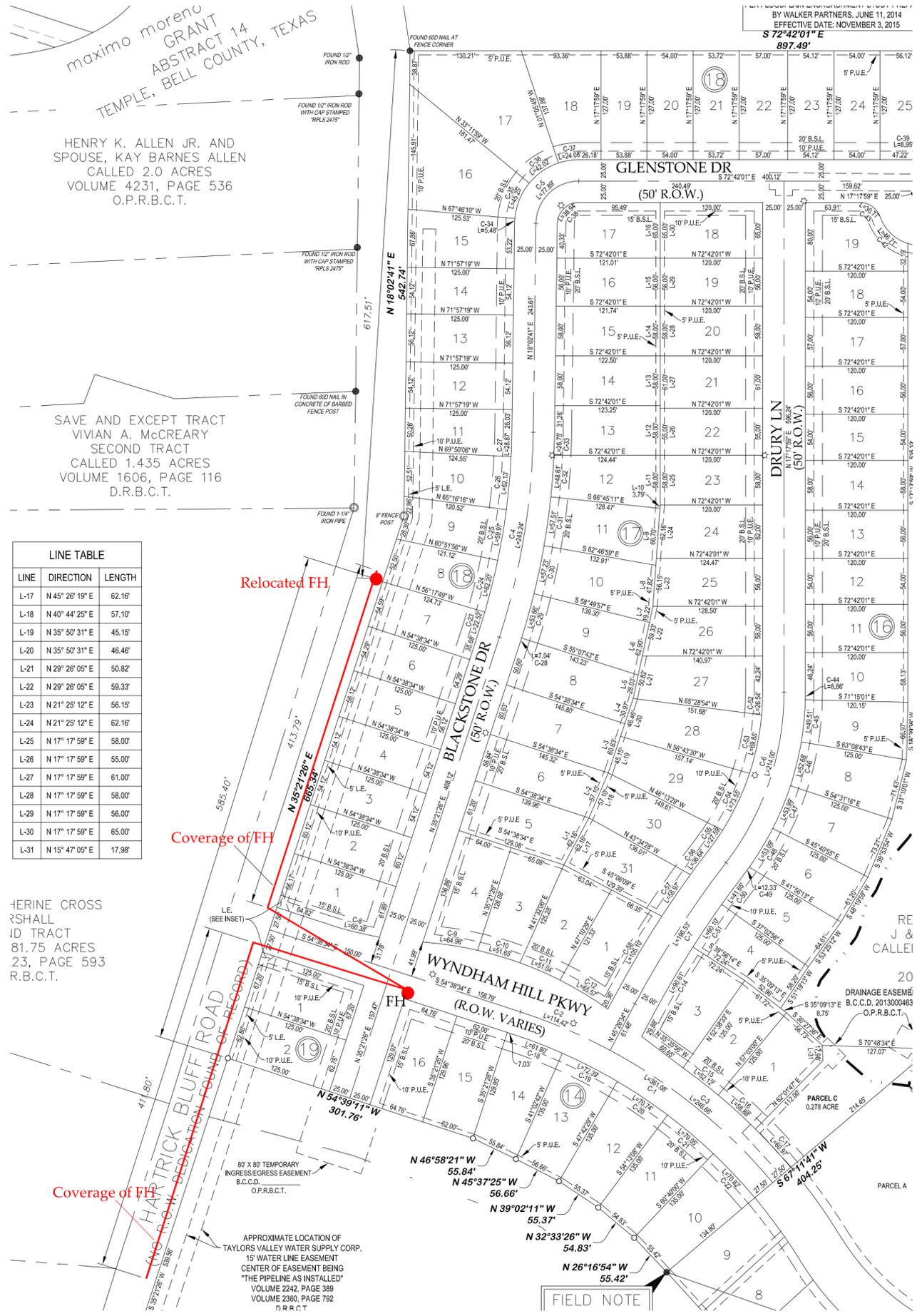
LINE	DIRECTION	LENGTH
L-17	N 45° 26' 19" E	62.16'
L-18	N 40° 44' 29" E	57.10'
L-19	N 35° 50' 31" E	45.15'
L-20	N 35° 50' 31" E	46.46'
L-21	N 29° 26' 05" E	50.82'
L-22	N 29° 26' 05" E	59.33'
L-23	N 21° 25' 12" E	56.15'
L-24	N 21° 25' 12" E	62.16'
L-25	N 17° 17' 59" E	58.00'
L-26	N 17° 17' 59" E	55.00'
L-27	N 17° 17' 59" E	61.00'
L-28	N 17° 17' 59" E	58.00'
L-29	N 17° 17' 59" E	56.00'
L-30	N 17° 17' 59" E	65.00'
L-31	N 15° 47' 05" E	17.88'

HERINE CROSS
TRACT
81.75 ACRES
VOLUME 23, PAGE 593
R.B.C.T.

80' X 80' TEMPORARY
INGRESS/EGRESS EASEMENT
B.C.C.D.
O.P.R.B.C.T.

APPROXIMATE LOCATION OF
TAYLORS VALLEY WATER SUPPLY CORP.
15' WATER LINE EASEMENT
CENTER OF EASEMENT BEING
"THE PIPELINE AS INSTALLED"
VOLUME 2242, PAGE 389
VOLUME 2360, PAGE 792
O.P.R.B.C.T.

BY WALKER PARTNERS, JUNE 11, 2014
EFFECTIVE DATE: NOVEMBER 3, 2015
S 72°42'01" E
897.49'





PLANNING AND ZONING COMMISSION AGENDA ITEM

09/21/15
Workshop Agenda

ITEM DESCRIPTION: Receive and discuss the Planning Director’s Report containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code (UDC).

BACKGROUND: The Planning & Zoning Commission will consider several items at future meetings which may also require City Council review for a final decision, shown on the following table.

Future Commission Projects	Status	Applicant
P-FY-15-27 - Consider and take action or recommend action on the Final Plat of Legacy Ranch Phase Two, a 78.07 +/- acre, 156 lot, 8 block residential plat with 3 non-residential tracts (lots) subdivision, located at the northwest corner of FM 93 and FM 1741 (South 31st Street).	DRC 5/04/15 Awaiting revisions from applicant	All County Surveying
P-FY-15-28 - Consider and take action on the Final Plat of Heritage Crossing, a 9.587 +/- acre, 5-lot, 1 block, non-residential subdivision, located at the northeast corner of West Adams Avenue and Research Parkway, situated in the Nancy Chance Survey, Abstract No. 5, City of Temple, Bell County, Texas.	DRC 5/04/15 Awaiting revisions from applicant	Turley Associates
P-FY-15-36 - 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
P-FY-15-40 - Consider and take action on the Final Plat of Whitehall Road Addition, a 14.234 +/- acre, 1-lot, 1-block, residential subdivision located on the north side of Whitehall Road, west of the intersection of FM 317.	DRC on 9/08/15 Awaiting Revisions	Turley Associates
P-FY-15-42 - Consider and take action on the Final Plat of Wilson Addition, a 3.530 +/- acre, 2-lot, 1-block subdivision situated in the Stephen P. Terry Survey, Abstract No. 812, Bell County, Texas, located on the south side of FM 2305, east of Arrowhead Point and west of Woodland Trails, partly in the Temple City limits and western ETJ.	DRC on 9/08/15 Awaiting Revisions from Applicant	Turley Associates

P-FY-15-43 - Consider and take action on the Final Plat of Cliffs of Canyon Creek Phase II, a replat of Lots 46 and 47, Phase I, located at 4317 Stonehill Court.	DRC on 9/08/15 Awaiting Revisions from Applicant	Ron Carroll
Z-FY-15-26 - Hold a public hearing to discuss and recommend action on a Conditional Use Permit allowing the sale of less than 50% of the total gross revenue being from the sale of all alcoholic beverages with on-premise consumption in Suite 70 of the Gateway Center, located at 4501 South General Bruce Drive.	PZC on 10/05/15	Will Morris on behalf of Bullish Resources

City Council Final Decisions	Status
Z-FY-15-23: Consider adopting an ordinance authorizing a Conditional Use Permit for Lots 4-6, Block 3, Moore's Knight Addition, located at 111-119 South 33rd Street, allowing a Substance Abuse Treatment Facility.	DISAPPROVED at 1 st Reading on September 3, 2015
I-FY-15-04 – Consider adopting a resolution authorizing an Appeal of Standards to Sec. 6.7 of the Unified Development Code related to the I-35 Corridor Overlay Zoning District for landscaping for a proposed distribution center at 5141 North General Bruce Drive.	APPROVED at 1 st Reading on September 3, 2015

P&Z COMMISSION ATTENDANCE

2015															P	A	
	Jan 5	Jan 20	Feb 2	Feb 17	Mar 2	Mar 16	Apr 6	Apr 20	Apr 27 Spec Mtg	May 4	May 18	June 1	June 15				
James Staats	P	No Meeting Held	P	P	P	P	P	No Meeting Held	P	P	P	P	P	11			
Blake Pitts	P		P	A	P	P	P		P	P	A	P	P	P	9	2	
Patrick Johnson	P		P	P	A	P	P		P	P	A	P	P	P	9	2	
Omar Crisp	P		P	A	P	A	P		P	P	P	P	P	A	8	3	
David Jones	P		P	A	P	P	P		P	P	P	A	P	P	9	2	
Greg Rhoads	P		P	P	P	A	P		P	P	A	P	P	P	9	2	
Will Sears	P		P	A	P	A	A		P	P	A	A	A	A	4	7	
Lester Fettig	P		P	P	P	A	A		P	P	P	P	A	P	9	2	
Tanya Mikeska-Reed	A		P	A	P	P	P		A	P	P	A	P	A	P	6	5

	July 6	July 20	Aug 3	Aug 17	Sept 8	Sept 21	Oct 5	Oct 19	Nov 2	Nov 16	Dec 7	Dec 21	P	A	
James Staats	P	A	No Meeting Held	P	P								14	1	
Blake Pitts	P	P		P	A								12	3	
Patrick Johnson	P	P		A	P								12	3	
Omar Crisp	P	P		P	P								12	3	
David Jones	A	P		P	P								12	3	
Greg Rhoads	P	P		A	P								12	3	
Will Sears	P	P		P	P								8	7	
Lester Fettig	P	P		P	P								13	2	
Tanya Mikeska-Reed	P	P		A	P								9	6	

not a Board member