

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
JUNE 20, 2016, 5:00 P.M.
WORK SESSION AGENDA**

Staff will present the following items:

1. Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for Monday, June 20, 2016.
2. Receive and discuss the Planning Director's Report containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments (if any) to the Unified Development Code (UDC).

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
CITY COUNCIL CHAMBERS, 2ND FLOOR
JUNE 20, 2016, 5:30 P.M.
REGULAR MEETING AGENDA**

1. _____ Invocation
2. _____ Pledge of Allegiance

A. CONSENT ITEMS

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

Item 1: [Approval of Minutes](#): Work session and the regular meeting of June 6, 2016.

B. ACTION ITEMS

Item 2: [Z-FY-16-36](#) – Hold a public hearing to consider and recommend action on a rezoning from Single Family-One (SF-1) district and Multi-Family-Two (MF-2) district to Neighborhood Service (NS) district on 3.986 +/- acres, situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located at 3508 South 5th Street.

Item 3: [P-FY-16-36](#) - Consider and take action on the Final Plat of Aikins Plat, a 3.986 +/- acres, 2-lot, 1-block, non-residential subdivision, situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, east of Ferrara Circle, west of South 5th Street, and north of Marlandwood Drive, located at 3508 South 5th Street.

Item 4: [P-FY-16-18](#) – Consider and take action on the Preliminary Plat of Park Ridge, being a 5.888 +/- acre, 12-Lot, 1 Block, single-phase residential development, situated in the Mary Cherry Survey, Abstract 175, Bell County Texas, at the northwest corner of Lions Park Drive and Hickory Road, located at 4516 Hickory Road

- Item 5:** [P-FY-16-31](#) - Consider and take action on the Preliminary Plat of Long View Estates, a 13.06 +/- acre, 13-lot, 1-block residential subdivision, situated in the Henry Millard Survey, Abstract No. 552, Bell County, Texas, located northwest of Old Howard Road and east of Cedar Creek Road in Temple's northwestern ETJ.
- Item 6:** [P-FY-15-47](#) - Consider and take action on the Final Plat of Baylor Scott & White Distribution Center Addition, a 64.64 +/- acres, a 1-lot, 1-block nonresidential subdivision, being part of the Vincent Barrow Survey, Abstract No. 64, situated in Temple, Bell County, Texas, at the northeast corner of H.K. Dodgen Loop and north General Bruce Drive, located at 5141 N. General Bruce Drive.

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

The agenda for this meeting was posted on the bulletin board at the Municipal Building in compliance with the Open Meetings Law at 11:00 PM on June 16, 2016.



Lacy Borgeson
City Secretary

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

_____ Title: _____

**PLANNING AND ZONING COMMISSION
JUNE 6, 2016
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT
Chair David Jones

COMMISSIONERS:

Lydia Alaniz	Blake Pitts
Patrick Johnson	Greg Rhoads
Omar Crisp	Lester Fettig

PLANNING AND ZONING MEMBERS ABSENT:

Tanya Mikeska-Reed	Will Sears
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STAFF PRESENT:

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

The agenda for this meeting was posted on the bulletin board at the Municipal Building, June 2, 2016 at 3:30 p.m. in compliance with the Open Meetings Law.

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

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

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

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of May 16, 2016.

Approved by general consent.

B. ACTION ITEMS

Item 2: Z-FY-16-33 – Hold a public hearing to consider and recommend action on a rezoning from Neighborhood Services (NS) to General Retail (GR) on Lot 1, Block 1, D'Antoni's Crossing Phase V, located at 6365 South 31st Street.

Vice-Chair Johnson asked to be recused from this item.

Ms. Dessie Redmond, Planner, indicated this item would go forward to City Council for first reading on July 7, 2016 and second reading on July 27, 2016.

The applicant is Thomas Baird and the property owner is Bobby Arnold. The subject property contains three acres and is vacant, undeveloped land. The rezoning request is from Neighborhood Services (NS) to General Retail (GR).

Several site photos are shown.

Zoning map is shown.

Table comparing several specific allowed and prohibited NS Uses to GR Uses is briefly discussed.

The Future Land Use and Character Map designate the property as Suburban Residential which is intended for mid-sized single family lots. It is anticipated that the property will be developed with retail, commercial and/or service uses and the request does not comply with the Suburban Residential designation.

However, the subject property is a remainder of a neighborhood and fronts South 31st Street (a major arterial) which is not ideal for residential uses.

Surrounding properties and uses include existing single family residential (Deerfield) to the north zoned Single Family-One (SF-1), (D'Antoni's Crossing) to the south zoned Single Family-Three (SF-3), and to the east zoned Urban Estates (UE), and undeveloped property to the west (zoned GR).

The Thoroughfare Plan designate South 31st Street as a major arterial and the property will be accessed from South 31st Street.

A six-foot wide sidewalk will be required along South 31st Street when the property is developed.

There is sufficient right-of-way dedication and the request complies with the Thoroughfare Plan and the Trails Master Plan.

Public facilities are available to serve the property.

The Unified Development Code (UDC) Section 7.7: states that continuous buffering is required between a non-residential and a residential use and that buffering may consist of evergreen hedges six-feet in height and 36 inches on center, or wood, masonry or stone fences/walls.

Current and proposed development standards are given.

Twenty-four notices were mailed out in accordance with state and local regulations and one notice was returned in agreement and seven notices were returned in disagreement.

Staff recommends approval for the rezoning request from NS district to GR district based on the following:

The request complies with the Thoroughfare Plan;

Public facilities are available to serve the property; and

The request complies with the Trails Master Plan Map and Sidewalks Ordinance.

Chair Jones opened the public hearing.

Mr. Thomas Baird, 6626 Misty Creek Drive, Temple, Texas, stated he was present on behalf of the property owner. South 31st Street is developing and the property across the street is zoned GR. Mr. Baird and the property owner believe that the highest best use would be GR with the commitment to doing things right and attractive.

Mr. Baird is very involved with Keep Temple Beautiful and desires to make sure things are done the right way and to continue having a great place to live and raise a family and have economic development. Mr. Baird believe the zoning request is appropriate and the Staff recommendation supports it.

When asked if he knew what the future plans for the property were, Mr. Baird responded no, but hopefully it would be something that would fit in with the area and development.

Mr. Derrick Fung, 2312 Venice Parkway, Temple, Texas, stated he only received the notice on Thursday which gave little time to consider the item but wanted to present another viewpoint for the neighborhood around the area. The entire area is residential and there is some GR across 31st Street but most of the area is high end single family homes, primarily.

One of the concerns were property values within the area.

Mr. Fung was concerned about the proposed use for the land without knowing any clear indication of what type of property/retail it would be.

There being no further speakers, Chair Jones closed the public hearing.

Chair Jones commented that 31st Street is developing down toward Taylor's Valley just like in town. Chair Jones was conflicted about restricting a property owner's development since the area is and will be developing and FM 93 will eventually become a major thoroughfare and since there GR is already across 31st Street.

Mr. Brian Chandler, Director of Planning, responded one option would be a Planned Development (PD) District with a GR base zoning to allow those uses, the flexibility for the buyer and developer to have the GR uses but a future site plan to be submitted for whatever use is proposed.

Ms. Redmond explained the property across 31st Street is a PD-GR zoning district.

Chair Jones added that some of the comments returned also mentioned concerns about increased traffic. Chair Jones did not feel there would be enough traffic to create issues.

Commissioner Rhoads asked Mr. Baird if the property owner was selling the property or something to develop.

Mr. Baird returned to the podium and replied the owner looks to eventually sell the property; however, at this stage Mr. Baird did not feel the owner would develop the property and sell it. The owner would like to make the property consistent with the property across 31st Street and thought this would be the best way to handle that.

When asked if Mr. Baird and the property owner would be in agreement to a PD-GR similar to across 31st Street, Mr. Baird responded yes, but they would prefer not to have a PD. If that is the only way to do it they would agree.

Mr. Chandler clarified if the Commission decided to recommend a PD, a future site plan/development plan would be required to come before P&Z and City Council. It would allow the applicant/developer flexibility on the uses.

Chair Jones reopened the public hearing.

Mr. James Staats, 2214 Fox Glen Lane, Temple, Texas, asked the Commission to please consider the PD option. Mr. Staats lives north of the subject property and considering all the residential in the area, input from the surrounding property owners would be appreciated.

There being no further speakers, the public hearing was closed.

Commissioner Pitts stated he was not a fan of PDs which are meant more for parcels of land with complexities that require a PD to make it happen. Commissioner Pitts did not feel a PD would apply in this case.

Commissioner Pitts made a motion to approve Item 2, **Z-FY-16-33** as presented, and Commissioner Alaniz made a second.

Motion passed: (4:2)

Chair Jones, Commissioners Alaniz, Pitts, and Fettig voted Aye; Commissioners Rhoads and Crisp voted Nay;

Commissioners Mikeska-Reed and Sears absent; Vice-Chair Johnson abstained

Item 3: Z-FY-16-34 – Hold a public hearing to consider and recommend action on a Conditional Use Permit (CUP) to allow a substance abuse outpatient counseling service on Lot PT 2, 75' of 2, Block 2, LR Taylor Addition, located at 416 N. 3rd Street, Suite A.

Ms. Tammy Lyerly, Senior Planner, stated this item is scheduled to go forward to City Council for first reading on July 7, 2016 and second reading on July 21, 2016.

Aerial map is shown.

Zoning Map shown.

The subject property is zoned Central Area (CA) and also located within the 1st and 3rd Overlay District.

UDC Section 5.1.3: Use Standards allows a substance abuse treatment facility in the CA District with a Conditional Use Permit (CUP).

The applicant's requested Substance Abuse Outpatient Counseling Service will require a license and be subject to all Texas Department of State Health Services (DSHS) regulatory laws associated with substance abuse services.

Since this is an existing site, landscaping requirements are only triggered with a new building permit for new development or for an addition that would increase the site intensity by 100 percent or more.

The site has wheel stops along the south edge of the property to the rear of the lot. Since these wheel stops are not clear, Staff recommends striped parking is needed to maintain parking space visibility and maintain traffic flow.

The Future Land Use and Character Map designates the subject property as Auto-Urban Commercial which permits a substance abuse treatment facility with a CUP.

The Thoroughfare Plan designates North 3rd Street as a major arterial and the request is compliant.

Water and sewer are available along the alleyway to serve the property.

Surrounding properties include a vacant building to the north, the Water Business Utility Office and Municipal Court for the City of Temple to the east, Jiffy Lube to the south, and alley and residential area to the west.

Floor plan for the Outpatient Treatment Center is shown. There are no plans to have any type of overnight stay in the counseling center and no floor plans indicated overnight accommodations.

This request is in compliance with the Future Land Use and Character Map, the Thoroughfare Plan, is compatible with surrounding uses and zoning, and has public facilities available to serve the area.

Eleven notices were mailed out in accordance with state and local regulations with two notices returned in agreement and zero notices returned in disagreement.

Staff recommends approval of the applicant's requested CUP with the following conditions:

The parking lot spaces need to be striped; and

No overnight stay is allowed for this substance abuse outpatient treatment center

Chair Jones opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Rhoads made a motion to approve Item 3, **Z-FY-16-34**, as presented, and Commissioner Crisp made a second.

Motion passed: (7:0)

Commissioners Mikeska-Reed and Sears absent

Item 4: Z-FY-16-35 – Hold a public hearing to consider and recommend action on property zoned Planned Development - General Retail (PD-GR), amending Ordinance No. 2002-3840 to consider a Conditional Use Permit (C.U.P.) to allow and construct a 5,000 square foot office warehouse on Lot 1, Block 1, Lake Belton Plaza Phase II, located at 37 Morgan's Point Road.

Mr. Mark Baker, Senior Planner, stated this item was scheduled to go forward to City Council for first reading on July 7, 2016 and second reading on July 21, 2016.

Vicinity map shown.

The subject property is governed by a Planned Development which was approved on June 16, 2002 by Ordinance 2002-3840. An office warehouse is allowed with an approved CUP with the GR based zoning.

The request is to allow a 5,000 square foot office warehouse building on 0.778 +/- acres.

With a CUP it would be subject to UDC Section 3.5.4 A-G (review criteria for CUP process) detailed in a separate table attached to the Staff Report but discussed in more detail as follows:

Screening & Buffering:

Combination of solid privacy fence and enhanced landscaping along northern property boundary – adjacent to existing single family residence.

Landscaping

Combination of trees, shrubs and turf.

Requires flexibility during building plan review – a condition proposed for Director of Planning to address minor modifications to Landscape Plan.

Exterior Building Materials

Combination of brick and limestone on western and southern building elevation.

Material to match existing multi-tenant retail center

Recommendation of Ordinance No. 2002-3840 – Condition for Office Warehouse

Sidewalk

Six-foot sidewalk will be provided along western property line – Morgan's Point Road

Provides direct pedestrian connectivity to the sidewalk south along FM 2305

Reduces separation distance to 570+/- feet to the sidewalk on Morgan's Point Rd
Installed at time of development of office warehouse

Parking

UDC Section 7.5.4B requires one space per two employees or one space per 5,000 square feet of gross floor area (GFA) (whichever is greater)

Site plan proposes parking at rate of 1:300 GFA – 14 Spaces Provided (Exceeds Code Requirements)

Exterior Building Materials

Combination of brick & limestone on western and southern building elevation
Matches existing multi-tenant retail center

Recommendation of Ordinance No. 2002-3840 – Condition for Office Warehouse

With the approval of a CUP, this request would be consistent and compatible to GR base zoning.

The Future Land Use and Character Map designates the subject property as Suburban Commercial which supports retail service zoning as well as uses permitted conditionally and is consistent with the Future Land Use and Character Map.

Building elevations shown.

Surrounding properties include single family residence with existing fence zoned UE to the north, non-residential and residential uses zoned PD-GR and UE to the east, retail and service uses and undeveloped land zoned PD-GR and AG to the west, and retail sales and service uses zoned PD-GR to the south.

Twelve notices were mailed in accordance with all state and local regulations with four notices returned in agreement and zero notices returned in disagreement.

This request is in compliance with Ordinance No. 2002-3840, UDC Section 3.5.4A-G Review Criteria, is compatible with base zoning, is consistent with the Future Land Use and Character Map, is compatible with adjacent and anticipated retail and service uses, and public facilities are available to serve the property.

Staff recommends approval of the request for a CUP for an office warehouse located at 37 Morgan's Point Road, subject to the following four conditions:

That the proposed use as an office warehouse on 0.783 +/- acres, as allowed with a CUP, by Planned Development Ordinance 2002-3840, is developed in substantial compliance to and as further described by the site plan and building elevations attached as Exhibits A and B of the Ordinance related to the conditional use permit;

That a six-foot sidewalk is provided along the entire property frontage of Morgan's Point Road, and reviewed at the time of permitting;

Exterior building elevations for the office warehouse, shall contain a combination of limestone and brick on the western and southern facing elevations with copper roofing material in substantial compliance to the attached elevations;

That the Director of Planning may be authorized discretion to approve minor modifications to the City Council-approved site / development plan for the 0.783 +/- acre tract, including but not limited to, screening, buffering, landscaping and minor modifications to the building materials and overall site layout.

Mr. Baker stated the subject property owner also owns the property directly south and that property is under common ownership as well as common Authority by PD Ordinance No. 2002-3840.

Discussion about the number of parking spaces related to the warehouse office.

Chair Jones opened the public hearing.

Mr. Reuben Marek, 3908 S. Pea Ridge Road, Temple, Texas, stated he owns the subject property and the property directly south. Mr. Marek stated he had gotten a Cross-Access Agreement with the adjacent property owners so the traffic will be free flowing from Adams to Morgan's Point Road.

Mr. Marek currently meets the minimum parking requirements but indicated he would be able to add additional parking for the building if needed.

The proposed building materials will match the building in the front with the limestone and copper.

The building will be for lease so Mr. Marek guessed each side could have from one to three employees each; however, he was not certain since he did not know who would be in the building.

Mr. Lyle Gonzalez, 95 Morgan's Point Road, Temple, Texas, is located next to the subject property and asked where the dumpster for the structure would be located.

Mr. Baker added this issue could be addressed at the building planning review stage. However, the Commission could, as an option, add a specific condition on the dumpster location.

Mr. Marek returned to the podium and stated the four tenants in the front have the black containers that roll out to the street for pickup from the City. The potential tenants would probably have City utilities and probably have City trash containers.

There being no further speakers, the public hearing was closed.

Commissioner Fettig made a motion to approve Item 4, **Z-FY-16-35**, as presented, and Vice-Chair Johnson made a second.

Motion passed: (7:0)

Commissioners Mikeska-Reed and Sears absent

Item 5: P-FY-16-26 - Consider and take action on the Final Plat of Highline Addition, a 39.44+/- acre, 11-lot, 1-tract, 1-block non-residential subdivision, out of the Redding Roberts Survey, Abstract No. 692, in Bell County, Texas, located at the northwest corner of South 31st Street and Scott Boulevard.

Ms. Lyerly stated the P&Z Commission is the final authority on the plat since the applicant had not requested any exceptions from the UDC.

The Development Review Committee (DRC) reviewed the plat on March 21, 2016 and deemed the plat administratively complete on June 2, 2016.

The plat has access to West Avenue T and South 31st Street and Scott Boulevard. Private access and drainage easements are throughout the development.

Tract A will be owned and maintained by the Property Owners Association for drainage and a trail.

Water services will be provided through public water easements. Sewer will be provided through public wastewater easements. An existing 15-foot wide Atmos Energy easement is located along the west property line.

Staff recommends approval of the Final Plat of Highline Addition.

Commissioner Pitts made a motion to approve Item 5, **P-FY-16-26**, as presented, and Commissioner Crisp made a second.

Motion passed: (6:0)

Vice-Chair Johnson left prior to this item; Commissioners Mikeska-Reed and Sears absent

There being no further business, the meeting was adjourned at 6:33 p.m.

Respectfully submitted,

Leslie Evans

**PLANNING AND ZONING COMMISSION
MONDAY, JUNE 6, 2016
5:00 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Chair David Jones

COMMISSIONERS:

Lydia Alaniz
Greg Rhoads
Lester Fettig

Blake Pitts
Omar Crisp
Patrick Johnson

PLANNING AND ZONING MEMBERS ABSENT:

Tanya Mikeska-Reed

Will Sears

STAFF PRESENT:

Brian Chandler, Director of Planning
Trudi Dill, Deputy City Attorney
Richard Wilson, Deputy City Engineer
Tammy Lyerly, Senior Planner
Mark Baker, Senior Planner
Dessie Redmond, 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 Jones opened the work session at 5:00 p.m. and asked Mr. Brian Chandler, Director of Planning, to proceed.

Mr. Chandler explained for the first item there was an additional packet of (late) neighborhood response letters. The property is currently zoned NS and the neighbors are concerned about the potential impact of a GR zoning.

In order to better communications between citizens and Staff, the response letter will be reviewed to include the project manager's email address in order to allow citizens the flexibility to scan and email the response. Hopefully, this will also facilitate quicker responses to any questions and allow for faster turnaround to Staff in preparation for the packet.

Commissioner Johnson will need to abstain from this item.

Ms. Dessie Redmond, Planner, stated Staff knows the property is for sale and the sale is contingent on getting the rezoning. Staff does not know what is planned for the property.

Mr. Chandler added if the sale is contingent on the zoning, presumably the potential buyer may have a use in mind that is not allowed in NS. This is speculation only.

The CUP at 416 North 3rd Street is for an outpatient substance abuse treatment facility next door to Bob's Shoe Repair in the same building. Staff will suggest in the recommendation that no overnight treatment will be allowed; it will be a day facility only.

Item 4 is an amendment to an existing PD from 2002 located at FM 2305 and Morgan's Point Road (Lake Belton Plaza). This is a proposed CUP for a new office warehouse located behind the existing structure which will be built with the same type of materials. A site plan is part of the review. Landscape requirements would need to be met and preserve as many of the trees as possible, and add a sidewalk per the UDC.

Mr. Baker clarified the existing building will be demolished and removed from the property.

Item 5 is the Final Plat of the Highline Addition (The District) located at the northwest corner of Scott and South 31st Street.

The Director's Report was discussed.

There is an upcoming request from SF-1 and MF to NS.

A voluntary annexation for a section of Dubose Road south of FM 93 between Valley Ranch phases. The area around the road is annexed but the county road is not. This item has already gone to City Council to begin the process.

In the Code of Ordinances it allows for a property owner with minimum acreage (larger tract of land) to be able to request the ability to place a manufactured home on the property for a three year duration which would house an ill family member. The applicant is Raymond Smith and the property is located out near Airport. If the house is still there in three years it would need to come back for review/renewal.

City Council approved all of the cases that went to P&Z on May 2, 2016.

The APA will be holding a workshop on Friday, June 24, 2016 from 9:00 a.m. to 4:00 p.m. at the CTCOG. Any Commissioner wanting to attend needs to contact the Planning Staff in order to get tickets. Early registration ends on June 21, 2016 and Planning will pay for all registrations.

Chair Jones asked what happened with Lloyd Thomas and his I-35 appeal case. Mr. Chandler explained P&Z simplified the matter by addressing the appropriate uses rather than other standards involved. P&Z Commission tightened up the regulations that Staff had recommended and City Council tightened it up a bit more from the P&Z recommendation.

There being no further business, Chair Jones closed the meeting at 5:20 P.M.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

06/20/16
Item #2
Regular Agenda
Page 1 of 5

APPLICANT / DEVELOPMENT: Scott Mottsinger, Central Realty Partners (On behalf of Robert Murray)

CASE MANAGER: Mark Baker, Senior Planner

ITEM DESCRIPTION: Z-FY-16-36 Hold a public hearing to consider and recommend action on a rezoning from Single Family-One (SF-1) district and Multi-Family-Two (MF-2) district to Neighborhood Service (NS) district on 3.986 +/- acres, situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located at 3508 South 5th Street.



Figure 1; Aerial Location Map

STAFF RECOMMENDATION: Based on the following, staff recommends approval for a rezoning from Single Family-One (SF-1) & Multi-Family-Two (MF-2) district to Neighborhood Service (NS) district for the following reasons:

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

ITEM SUMMARY: The subject property contains a 3.986 +/- acre tract, which is being proposed for rezoning from Single Family-One (SF-1) & Multi-Family-Two (MF-2) district to Neighborhood Service (NS) district. The property is currently undeveloped.

A companion final plat (Aikins Plat - P-FY-16-36) was reviewed by the Development Review Committee (DRC) for the same 3.986 +/- acre tract of land on June 9, 2016. Plat approval requires Planning & Zoning Commission review since a public facility, a fire hydrant, is required.

While it is anticipated the property is anticipated to be developed with retail and service uses, there are a number of residential and non-residential uses that are permitted by right in the NS zoning district. The uses allowed in the NS, include but are not limited to:

Use Type	Neighborhood Service (NS)
Agricultural Uses	* Farm, Ranch or Orchard
Residential Uses	* Single Family Residence (Detached & Attached) * Townhouse * Industrialized Housing * Family or Group Home (CUP)
Retail & Service Uses	* Most Retail & Service Uses * Beer & Wine Sales, off-premise consumption (CUP)
Commercial Uses	* None
Industrial Uses	* Temporary Asphalt & Concrete Batching Plat (CUP) * Laboratory, medical, dental, scientific or research (CUP)

Recreational Uses	* Park or Playground * Beer & Wine (On Premise Consumption) < 75% (CUP)
Vehicle Service Uses	* Fuel Sales (CUP)
Restaurant Uses	* No Drive-In
Overnight Accommodations	* None
Transportation Uses	* Helistop (CUP)

Prohibited uses include HUD-Code manufactured homes and land lease communities, most commercial uses and industrial uses.

Surrounding Property & Uses			
Direction	Future Land Use Map	Zoning	Current Land Use
Site	Suburban Commercial & Parks & Open Space	SF-1 & MF-2	Undeveloped
***	Suburban Commercial	O-1 & SF-1	Clinic & SF Residence
North	Suburban Commercial	SF-1	Scattered SF Uses
South	Suburban Commercial	SF-1	Scattered SF Uses
East	Suburban Commercial	SF-1	Active Agricultural Land
West	Suburban Commercial	MF-2	SF Uses (Villas at Friars Creek subdivision)

*** It is noteworthy to mention that the subject property “wraps-around” two separate but adjacent parcels. While both are developed, one of the parcels is zoned SF-1 and the other is Office-1 (O-1). The O-1 zoned-property is residential in nature and is currently being used as a clinic.

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 Map	YES
CP	Map 5.2 - Thoroughfare Plan	YES
CP	Goal 4.1 - Growth and development patterns should be consistent with the City’s infrastructure and public service capacities	YES
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	YES

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

Future Land Use Map (CP Map 3.1)

The subject property is entirely within the Suburban Commercial land use district. The Suburban Commercial district is intended for office and retail service-related zoning districts. There is a band on the western portion of the property within the Parks & Open Space designation. This is part of the Friars Creek FEMA Floodplain, which contains some MF-2-zoned land area but is undevelopable. However, the requested NS-zoning is in compliance with the Future Land Use Map.

Thoroughfare Plan (CP Map 5.2)

The subject property takes access from South 5th Street, a proposed major arterial. While the companion final plat for Aikins Plat requires Planning & Zoning Commission approval, no Thoroughfare Plan compliance issues have been identified and there are no TCIP improvements scheduled through FY 2024.

Availability of Public Facilities (CP Goal 4.1)

Sewer is available through a 3-inch sewer line to the west of the property as well as an 8-inch sewer line which runs north to south, through the property. Water is available through a 3-inch waterline in South 5th Street.

Temple Trails Master Plan Map and Sidewalks Ordinance

Trails Master Plan depicts an existing City-wide spine trail along the western boundary of the property. Additionally, there is a 25-foot easement agreement on the northern property line of Lot 1 providing connectivity to South 5th Street. The existing Friars Creek Trail however is located on the western boundary of the subject property and is in place.

DEVELOPMENT REGULATIONS: While both residential and non-residential setbacks are provided for in UDC Section 4.5, the following table shows residential setbacks in the SF-1 and non-residential setbacks in the NS as follows:

	<u>Current (SF-1)</u>	<u>Proposed (NS)</u>
Minimum Lot Size	7500 Square Feet	N/A
Minimum Lot Width	60 Feet	N/A
Minimum Lot Depth	100 Feet	N/A
Front Setback	25 Feet	15 Feet
Side Setback	10% of Lot Width 6 Feet Min	10 Feet
Side Setback (corner)	15 Feet	10 Feet
Rear Setback	10 Feet	❖ 10 Feet
Max Building Height	2 1/2 Stories	3 Stories

- ❖ 10' rear setback (Non-residential use abuts a residential zoning district or use - UDC Section 4.4.4.F3) and,

General provisions for buffering and screening for non-residential uses adjacent to residential uses are found in UDC Section 7.7, highlighted provisions include but not limited to:

- * Landscaping or solid fencing from 6 to 8 feet in height (UDC Section 7.7.4),
- * Refuse containers located in the side or rear of the property (UDC Section 7.7.6), and
- * Screened outdoor storage (UDC Section 7.7.8.B1).

PUBLIC NOTICE: Eighteen notices to 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 June 16, 2016 at 12:00 PM, no notices have been received. An update regarding late notices, will be provided at the Planning & Zoning Commission meeting, if necessary.

The newspaper printed notice of the public hearing on June 9, 2016, in accordance with state law and local ordinance.

PROPOSED CITY COUNCIL MEETING SCHEDULE: This rezoning is scheduled for 1st Reading on July 21, 2016 and 2nd Reading on August 4, 2016.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Site and Surrounding Property Photos
Boundary Survey (Exhibit A)
Final Plat for Aikins Plat
Location Map
Aerial Map
Zoning Map
Future Land Use and Character Map
Thoroughfare & Trails Map
Utility Map
Notification Map

Site & Surrounding Property Photos



Site – Undeveloped (SF-1 & MF-2)



Site – Undeveloped (SF-1 & MF-2)



North: Scattered SF Uses (SF-1)



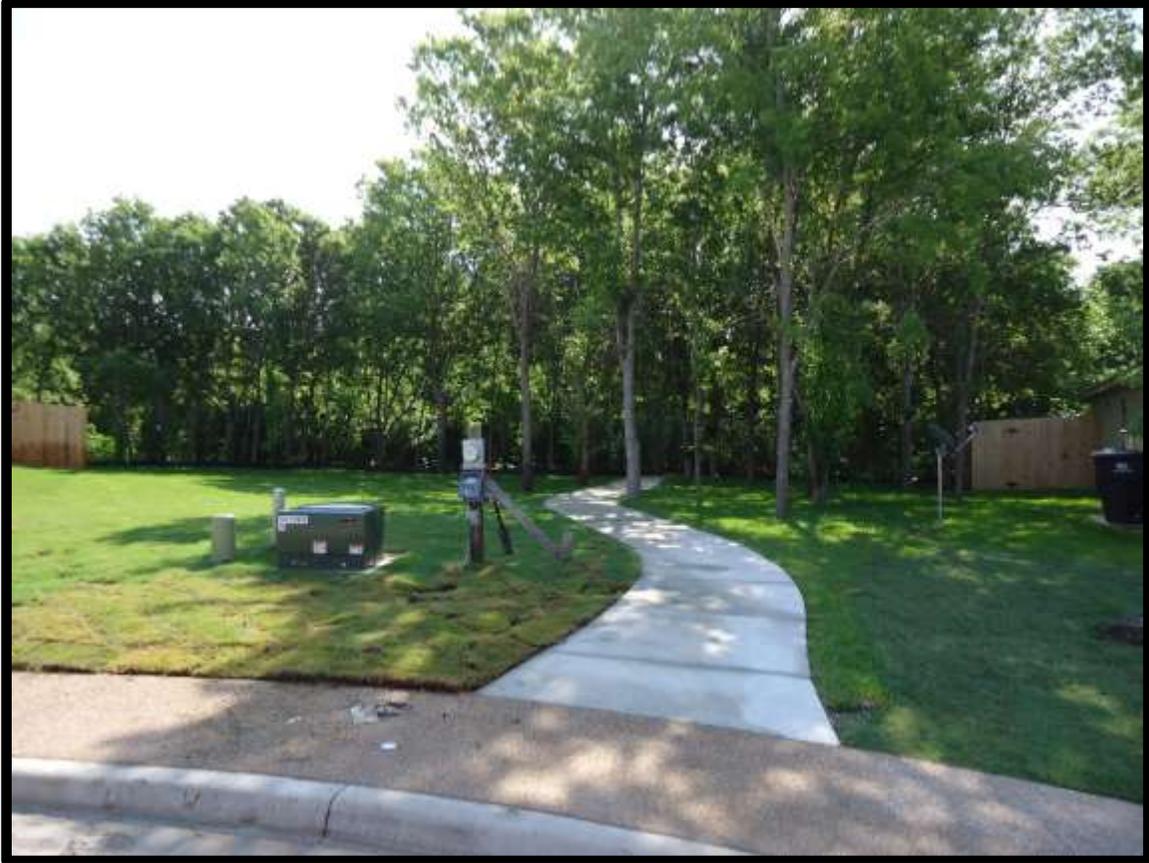
South: Scattered SF Uses looking toward Marlandwood Road (SF-1)



East: Undeveloped Land in Active Agricultural Production (SF-1)



West: Villas at Friars Creek subdivision – Farrara Circle (MF-2)



**West: Villas at Friars Creek subdivision – Trailhead Access to Friars Creek Trail
From Farrara Circle (MF-2)**



SF-1 & MF-2 to NS

LOCATION MAP

Zoning Case :
Z-FY-16-36

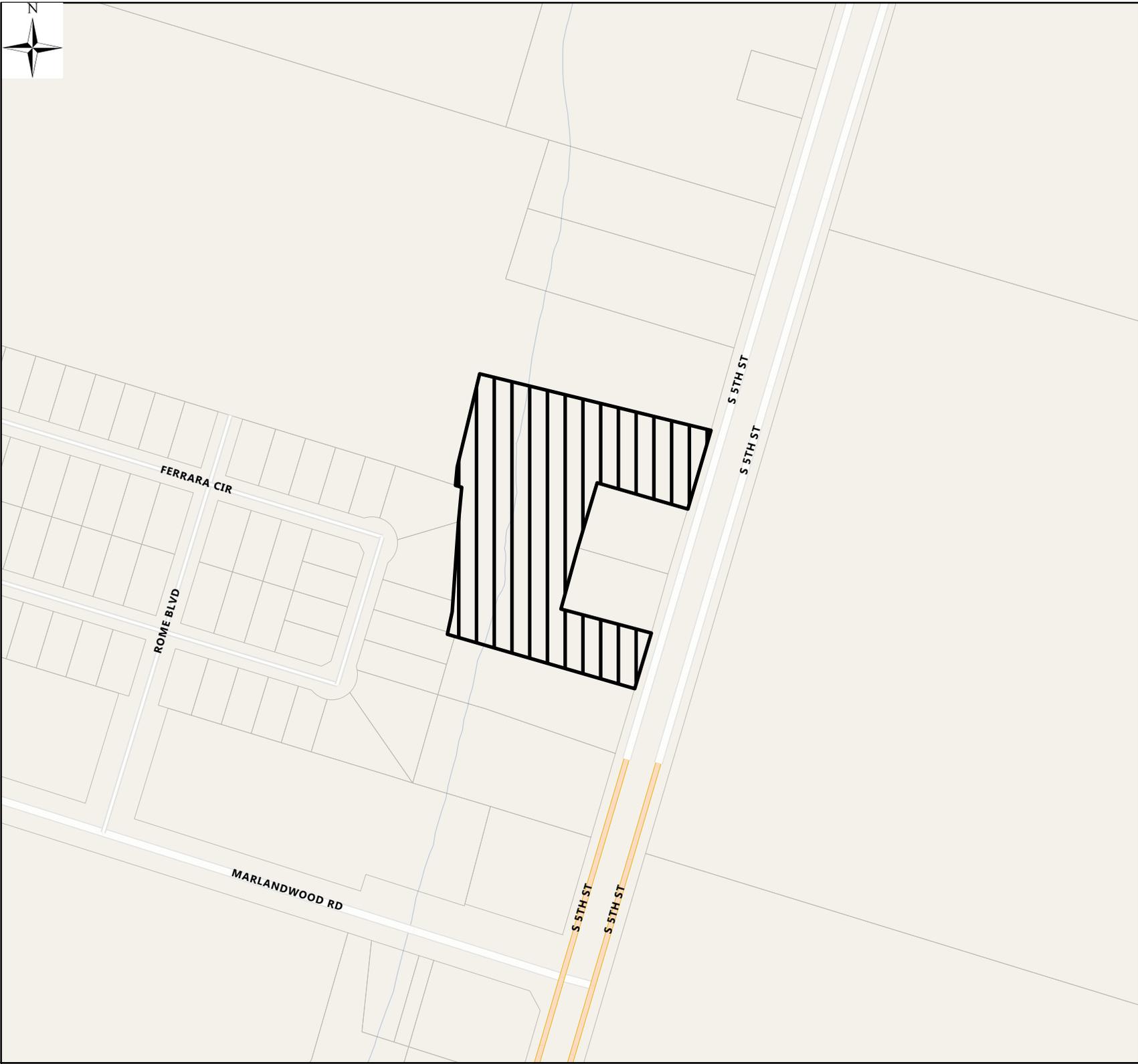
Address:
3508 S. 5th St.

Streets

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

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

mbaker
Date: 5/24/2016





SF-1 & MF-2 to NS

AERIAL MAP

Zoning Case :
Z-FY-16-36

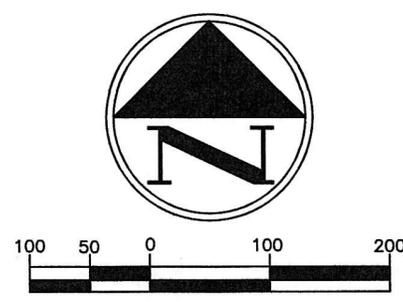
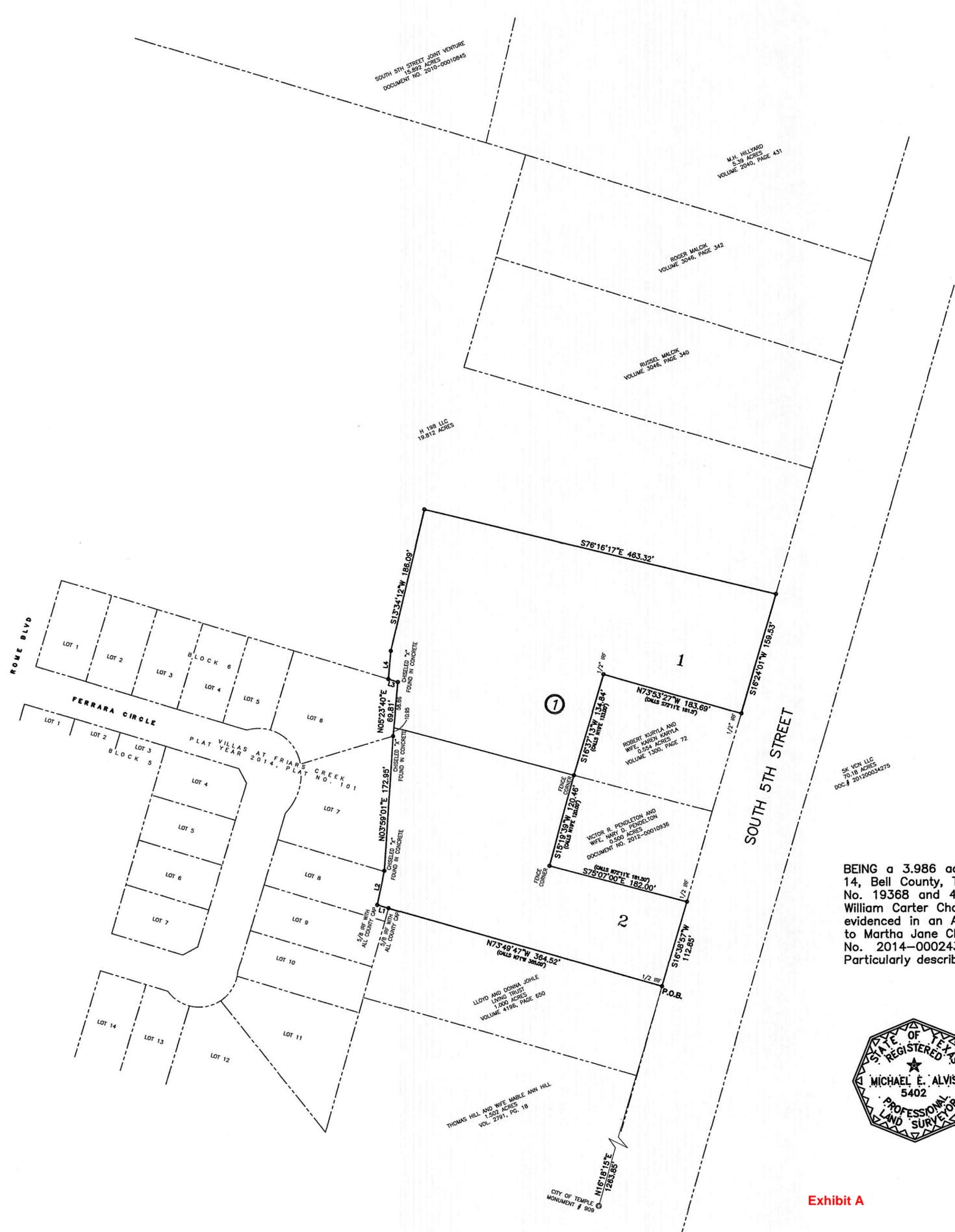
Address:
3508 S. 5th St.

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

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mbaker
Date: 5/24/2016





Line #	Length	Direction
L1	15.04	N73° 37' 11\"W
L2	44.72	N12° 06' 52\"E
L3	12.77	N73° 02' 30\"W
L4	36.28	N05° 22' 17\"E

BEING a 3.986 acre tract of land situated in the MAXIMO MORENO SURVEY, ABSTRACT No. 14, Bell County, Texas and being all of those certain tracts of land described as Parcels No. 19368 and 459733, all standing in the name of Martha Jane Chapman Bernatis and William Carter Chapman according to the Bell County Tax Appraisal District records and as evidenced in an Affidavit of Heirship dated June 24, 2014 from Mary Nell Carter Chapman to Martha Jane Chapman Bernatis and William Carter Chapman being of record in Document No. 2014-00024344, Official Public Records of Bell County, Texas and being more Particularly described in separate field notes.



Exhibit A

STATE OF TEXAS I KNOW ALL MEN BY THESE PRESENTS, that I Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, COUNTY OF BELL I do hereby certify that this survey was this day made on the ground of the property described herein and is correct and that there are no discrepancies, conflicts, shortages in the area, easements, and right-of-ways except as shown hereon, that this tract of land has access to and from a public road, and I have marked all corners with monuments.

This Property is within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 48027C0355E, effective September 26, 2008, (reference LOMR 02-06-2439, effective April 13, 2004).

IN WITNESS THEREOF, my hand and seal, this the 28th day of January, 2016.

Michael E. Alvis

Michael E. Alvis, R.P.L.S., No. 5402

3.986 Acres more fully described in separate field notes.

TURLEY ASSOCIATES, INC.
 ENGINEERING • PLANNING • SURVEYING
 301 N. 3rd St.
 Temple, Texas 76501
 www.turley-inc.com
 SURVEY FIRM NO. 10056000 • ENGINEERING FIRM NO. 1658
 254.773.2400
 fax 254.773.3998

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BOUNDARY SURVEY:
3.986 ACRE TRACT
 3502 SOUTH 5TH STREET
 MAXIMO MORENO SURVEY, ABSTRACT No. 14
 CITY OF TEMPLE, BELL COUNTY, TEXAS

PREPARED FOR:
ROBERT MURRAY
 3603 HIGH MESA, DALLAS, TX 75234

REVISIONS		
DATE	DESCRIPTION	DFTR

DRAFTSMAN:
 T. JAHOS

DATE:
 MAY 13, 2016

COMPUTER FILE NAME:
 Boundary Survey.dwg

REFERENCE DRAWING NUMBERS:
 16-206, 16-038

JOB NUMBER:
 16-038

DRAWING NUMBER:
 13134-D

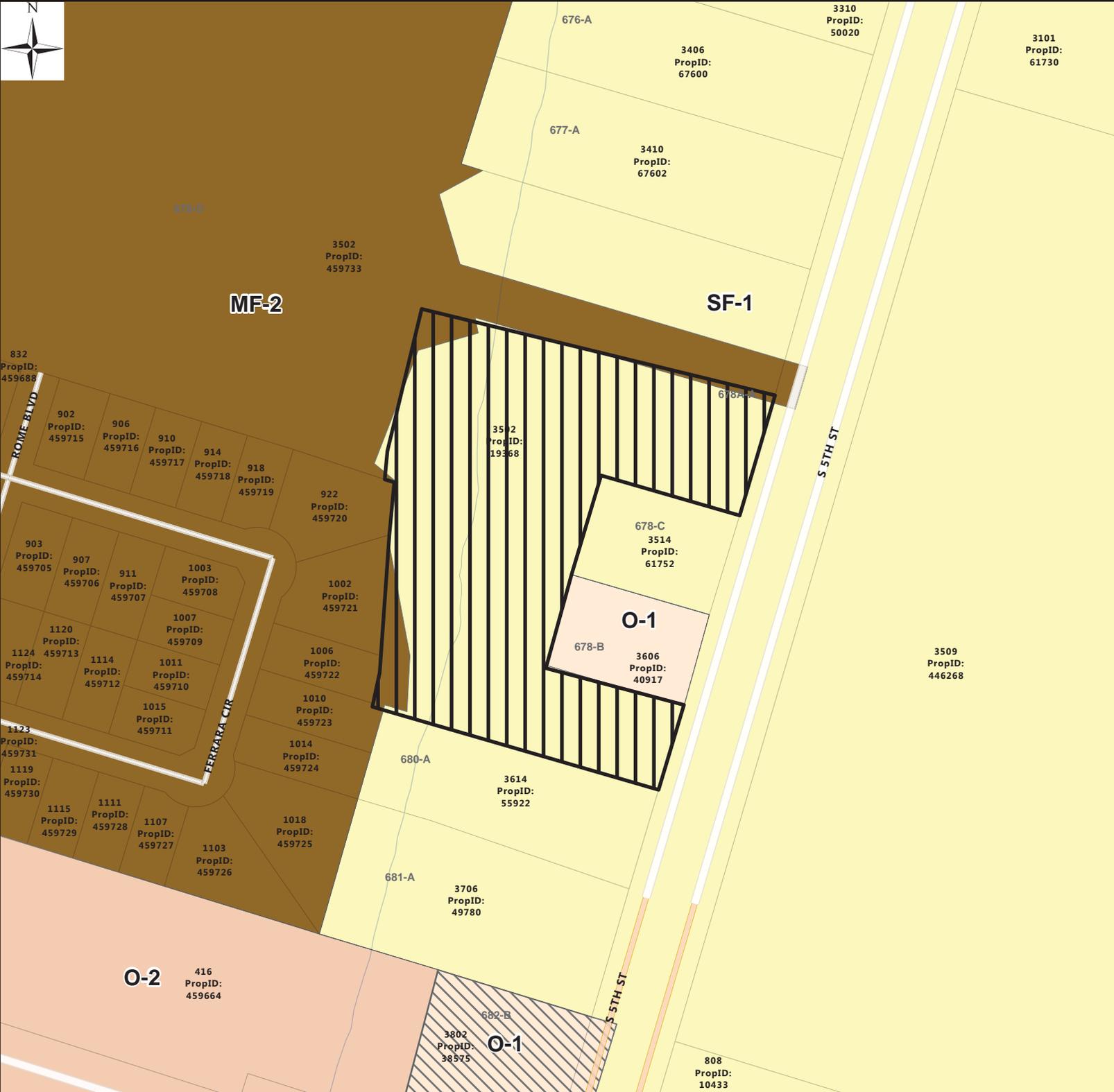
PAGE #
01



SF-1 & MF-2 to NS

ZONING MAP

Zoning Case :
Z-FY-16-36
Address :
3508 S. 5th St



CurrentZoning	Legend	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 - PD	HI - PD	Buffer	
	AG		

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

mbaker
Date: 5/24/2016





SF-1 & MF-2 to NS

FUTURE LAND USE MAP

Zoning Case :
Z-FY-16-36

Address:
3508 S. 5th St.

- 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: 5/24/2016

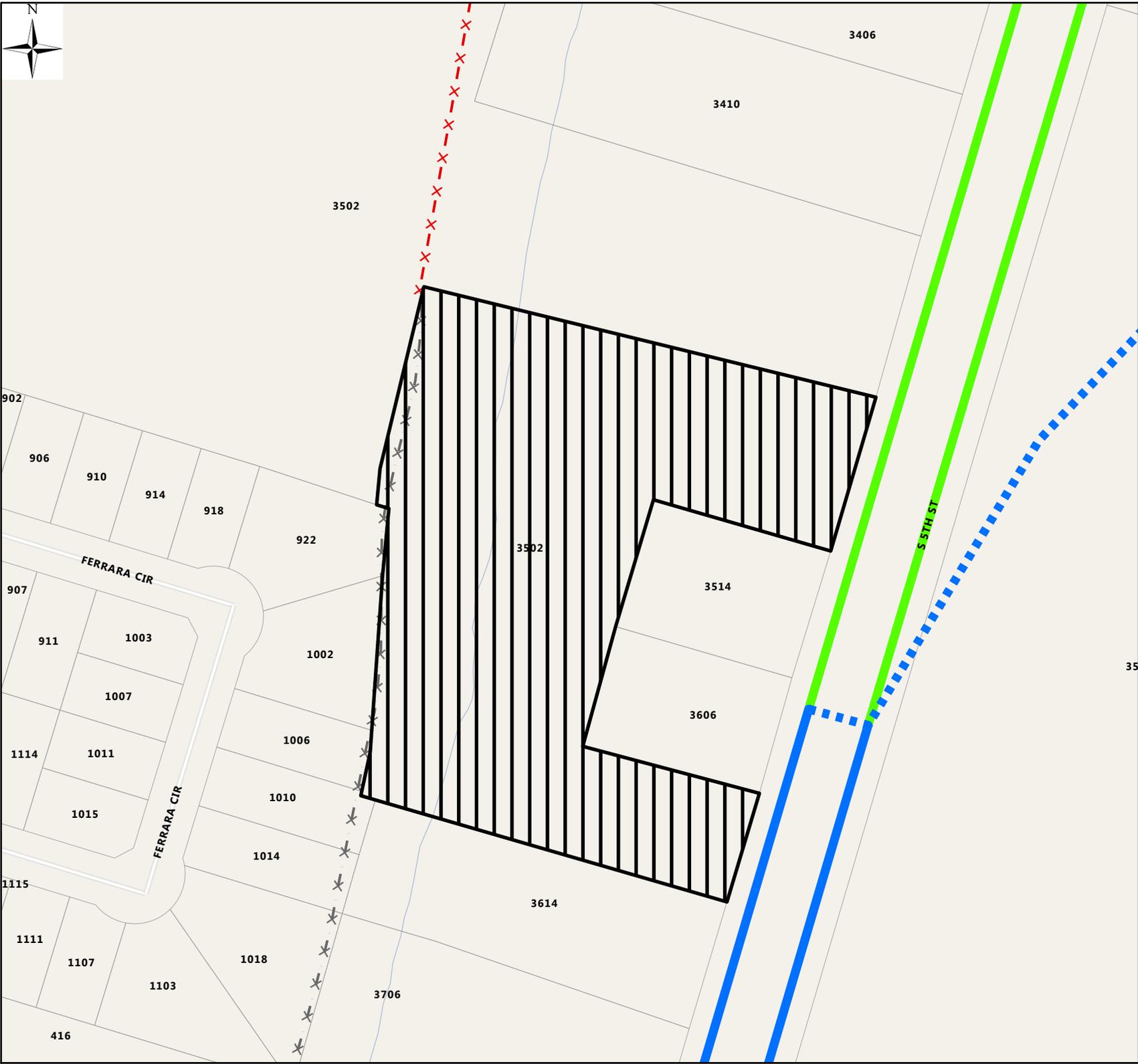




SF-1 & MF-2 to NS
THOROUGHFARE
AND TRAILS MAP

Zoning Case :
 Z-FY-16-36

Address:
 3508 S. 5th St.



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

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mbaker
 Date: 5/24/2016





SF-1 & MF-2 to NS

UTILITY MAP

Zoning Case :
Z-FY-16-36

Address:
3508 S. 5th St.

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

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

mbaker
Date: 5/24/2016





SF-1 & MF-2 to NS

200' NOTIFICATION MAP

Zoning Case :
Z-FY-16-36
Address :
3508 S. 5th St



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: 5/24/2016





PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

06/20/16

Item #3

Regular Agenda

Page 1 of 2

APPLICANT / DEVELOPMENT: Scott Mottsinger, Central Realty Partners (On behalf of Robert Murray) – Aikins Plat

CASE MANAGER: Mark Baker, Senior Planner

ITEM DESCRIPTION: P-FY-16-36 Consider and take action on the Final Plat of Aikins Plat, a 3.986 +/- acres, 2-lot, 1-block, non-residential subdivision, situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, east of Ferrara Circle, west of South 5th Street, and north of Marlandwood Drive, located at 3508 South 5th Street.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Aikins Plat.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of Aikins Plat subdivision on June 9, 2016. It was deemed administratively complete on June 14, 2016. The property is currently zoned single-Family One (SF-1) and Multi-Family-Two (MF-2) district but there is a companion rezoning to Neighborhood Service (NS) with retail and service uses anticipated to be developed on the property. The rezoning is scheduled for City Council consideration with 1st and 2nd readings of the Ordinance on July 21st & August 4th respectively. The property is currently undeveloped but a section of the FEMA flood plain for Friars Creek, with a section-width ranging between a 55-feet and 120 feet along the entire western portion of the subject property exists.

The property's access is from South 5th Street, an arterial, which requires a 6-foot sidewalk. A sidewalk note is included on the plat. In addition, the Master Trails Plan identifies the existing City-Wide Spine Trail for the Friars Creek Trail along the western boundary.

Wastewater is available through an existing 8-inch sewer line within an easement running through the western portion of the property. Water is available through a 3-inch waterline in South 5th Street. Due to the requirement for fire hydrants, the public facility requires the plat to be reviewed by the Planning & Zoning Commission.

The Planning and Zoning Commission is the Final Plat authority for Aikins Plat, since the applicant has not requested any exceptions to the UDC.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Site & Aerial Photos

Final Plat

Topo & Utility Plan

Site & Aerial Photos



Site – Undeveloped



Site – Undeveloped



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

06/20/16
Item #4
Regular Agenda
Page 1 of 2

APPLICANT / DEVELOPMENT: Bobby Arnold – Arnold Builders

CASE MANAGER: Mark Baker, Senior Planner

ITEM DESCRIPTION: P-FY-16-18 Consider and take action on the Preliminary Plat of Park Ridge, being a 5.888 +/- acre, 12-Lot, 1 Block, single-phase residential development, situated in the Mary Cherry Survey, Abstract 175, Bell County Texas, at the northwest corner of Lions Park Drive and Hickory Road located at 4516 Hickory Road.

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat of Park Ridge.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of Park Ridge subdivision on February 25, 2016. It was deemed administratively complete on June 15, 2016. It should be noted however, that the forthcoming final plat will not be approved, until a draft covenant is received which provides for a homeowners association to own and manage common areas and drainage facilities, specifically Tract A and the on-site and off-site drainage easements.

The property is currently zoned Single-Family One (SF-1) district, per Ordinance 2016-4763, which was approved by City Council on April 21, 2016.

The 12-lots range in size from the smallest, Lot 5 (12,208 square feet) to Lot 8 (21,216 square feet). The minimum lot size for SF-1 is 7,500 square feet. The average lot size for Park Ridge is 17,841 square feet.

The project takes direct access from Hickory Road, a minor arterial. The project also borders Lions Park Drive, a local street but will not have an access point from that street. As a minor arterial, Hickory Road requires a 6-foot wide sidewalk. While not required by the plat, it was discussed during the recent rezoning to SF-1 (Z-FY-16-16) as well as agreed by the applicant, to provide sidewalk connection for the remaining 162 +/- foot distance from the project to White Oak Drive. Additionally the applicant has agreed to provide a trail along Lions Park Drive. Notes for both will need to be provided on the forthcoming final plat.

A parkland dedication fee of \$2,700.00 is required. Staff is exploring using the funds toward tree planting between the trail and backyard fencing for the new development. This use of funds does not require an exception to parkland fees and would further addressed with the final plat.

Wastewater will be provided by an extension of an existing 6-inch sewer line in Hickory Road. Water is available through either an existing 12-inch waterline in Hickory Road or Lions Park Dr.

The Planning and Zoning Commission is the Preliminary Plat authority for Park Ridge, since the applicant has not requested any exceptions to the UDC.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Site Photos

Preliminary Plat

Topo / Utility Plan

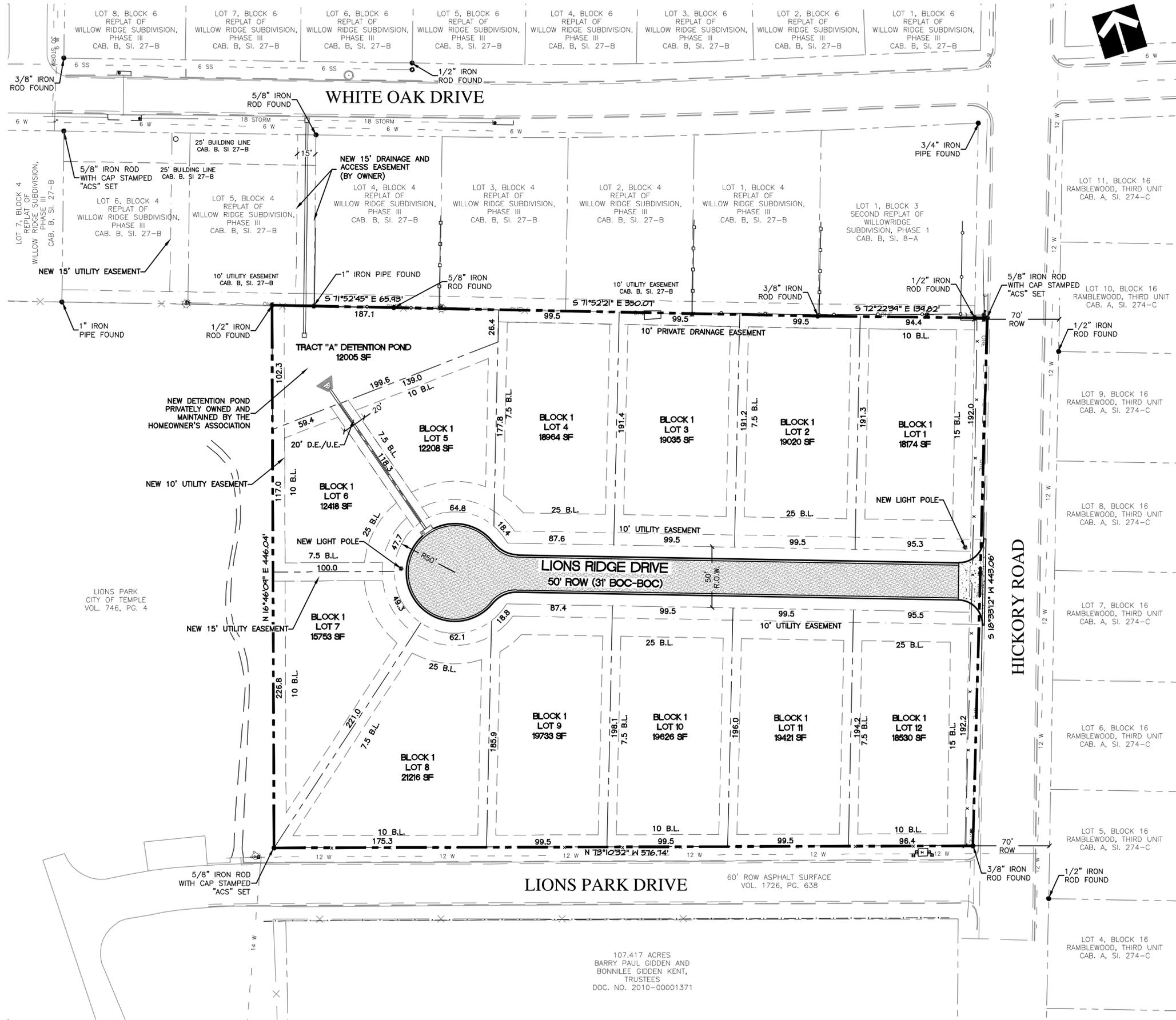
Site Photos



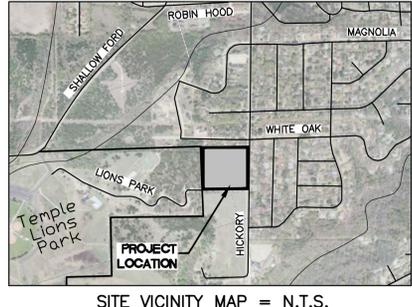
Site – Hickory Road Frontage



Site – Lions Park Drive Frontage



107.417 ACRES
BARRY PAUL GIDDEN AND
BONNILEE GIDDEN KENT,
TRUSTEES
DOC. NO. 2010-00001371



DEVELOPER:
ARNOLD BUILDERS
5297 SOUTH 31ST SUITE 109, TEMPLE, TEXAS 76502

REGISTERED PROFESSIONAL LAND SURVEYOR:
ALL COUNTY SURVEYING, INC
1303 S. 21ST STREET, TEMPLE, TEXAS 76504

REGISTERED PROFESSIONAL ENGINEER:
CLARK & FULLER, P.L.L.C.
215 N. MAIN STREET, TEMPLE, TEXAS 76501

OWNER:
BOBBY ARNOLD
(254) 742-1072

DEVELOPMENT STATISTICS

TOTAL ACREAGE:	5.88 ACRES
TOTAL DEVELOPED RESIDENTIAL LOTS:	12

- GENERAL NOTES:**
1. A 6' WIDE SIDEWALK WILL BE REQUIRED ALONG HICKORY ROAD
 2. STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF TEMPLE'S DRAINAGE ORDINANCE.
 3. BASED UPON WHAT CAN BE SCALED FROM THE GRAPHICS SHOWN ON FEDERAL INSURANCE RATE MAP (FIRM), MAP NUMBER 48027C0335E, DATE SEPTEMBER 26, 2008, THE ABOVE SHOWN PROPERTY DOES NOT APPEAR WITHIN THE "SPECIAL FLOOD HAZARD AREA." THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS TRACT WILL NEVER FLOOD, NOR DOES IT CRETE ANY LIABILITY IN SUCH EVENT ON THE PART OF THIS SURVEYOR OR COMPANY.

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 PLAT.

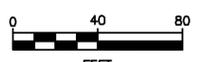

MONTY L. CLARK
REGISTRATION NUMBER 90894

MLC 6-8-16

RECOMMENDED FOR PRELIMINARY APPROVAL:

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE:

SECRETARY, PLANNING AND ZONING COMMISSION DATE:



Date: _____ Revisions: _____
Remarks: _____

DRAWING STATUS

THESE DRAWINGS WERE PREPARED UNDER THE AUTHORITY OF THE REGISTERED PROFESSIONAL ENGINEER, P.L.L.C. NO. F-10394.

FOR REVIEW ONLY AS PER DATE ON DRAWING. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. ONLY DRAWINGS ISSUED FOR CONSTRUCTION CAN BE CONSIDERED COMPLETE.

FOR CONSTRUCTION
 FINAL DRAWINGS

**PARK RIDGE
SINGLE PHASE RESIDENTIAL
DEVELOPMENT**

Temple, Texas

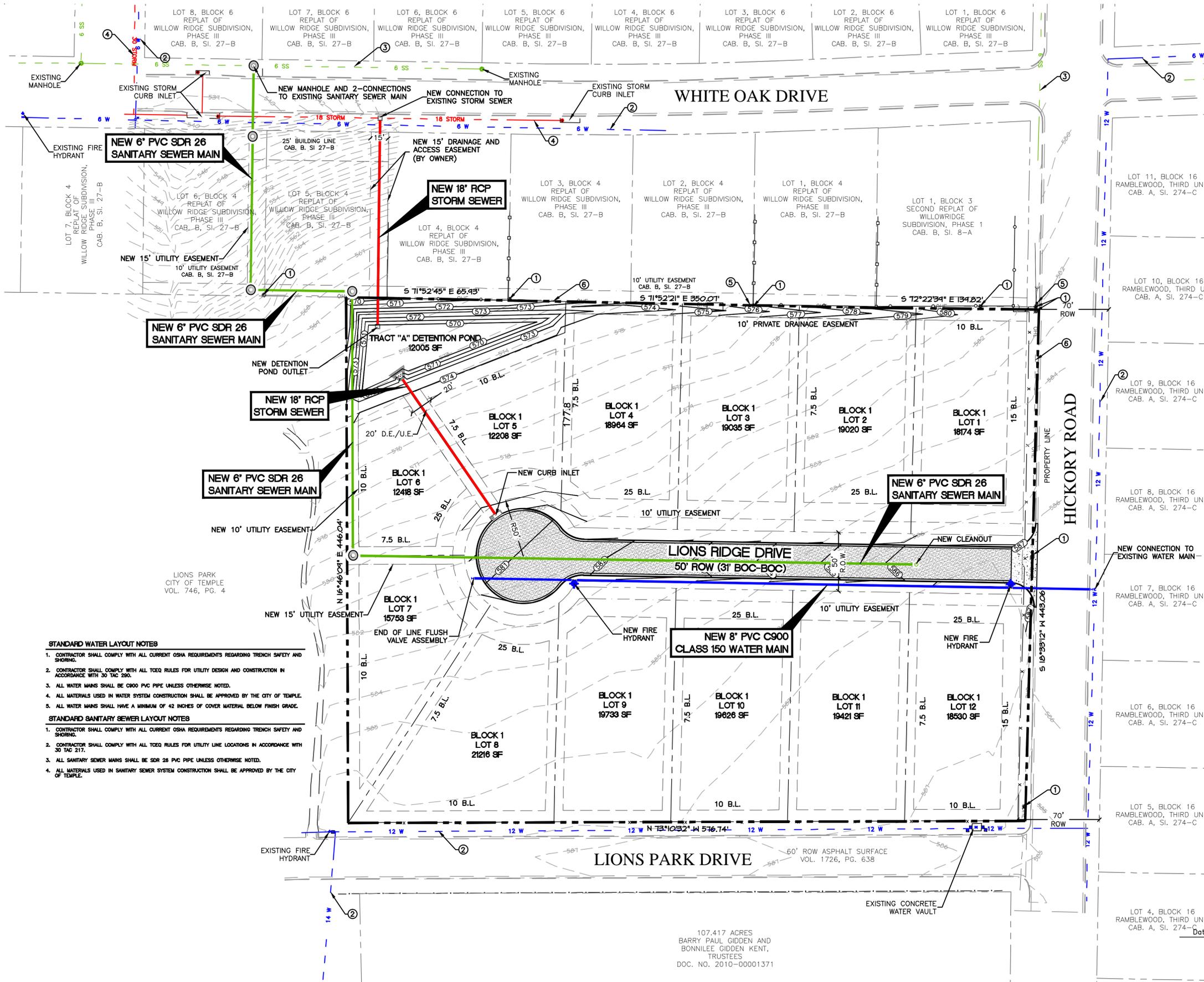


CLARK & FULLER
CIVIL ENGINEERING • DESIGN • PLANNING
215 North Main Street, Temple, TX 76501
254.899.0999 www.clarkfuller.com F-10394

PRELIMINARY PLAT

Project No: 151584-00
Plot Date: 6-8-16
Drawn By: LLW
Designed By: MLC

C1.1

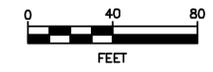


- STANDARD WATER LAYOUT NOTES**
1. CONTRACTOR SHALL COMPLY WITH ALL CURRENT OSHA REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING.
 2. CONTRACTOR SHALL COMPLY WITH ALL TCEQ RULES FOR UTILITY DESIGN AND CONSTRUCTION IN ACCORDANCE WITH 30 TAC 290.
 3. ALL WATER MAINS SHALL BE C900 PVC PIPE UNLESS OTHERWISE NOTED.
 4. ALL MATERIALS USED IN WATER SYSTEM CONSTRUCTION SHALL BE APPROVED BY THE CITY OF TEMPLE.
 5. ALL WATER MAINS SHALL HAVE A MINIMUM OF 42 INCHES OF COVER MATERIAL BELOW FINISH GRADE.
- STANDARD SANITARY SEWER LAYOUT NOTES**
1. CONTRACTOR SHALL COMPLY WITH ALL CURRENT OSHA REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING.
 2. CONTRACTOR SHALL COMPLY WITH ALL TCEQ RULES FOR UTILITY LINE LOCATIONS IN ACCORDANCE WITH 30 TAC 217.
 3. ALL SANITARY SEWER MAINS SHALL BE SDR 26 PVC PIPE UNLESS OTHERWISE NOTED.
 4. ALL MATERIALS USED IN SANITARY SEWER SYSTEM CONSTRUCTION SHALL BE APPROVED BY THE CITY OF TEMPLE.

- NOTES**
1. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE DEMOLITION OF EXISTING STRUCTURES, PAVEMENT SECTIONS, VEGETATION, ETC. WITH OWNER.
 2. EXISTING UTILITIES WERE LOCATED BY FIELD RESEARCH/OBSERVATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS AND COORDINATE UTILITY REMOVAL AND RELOCATION WITH OWNER AND APPROPRIATE UTILITY COMPANY.

- LEGEND:**
- NEW MANHOLE
 - ◆ NEW STANDARD FIRE HYDRANT
 - PROPOSED 8" PVC C900 CLASS 150 WATER MAIN
 - PROPOSED 6" PVC SDR 26 SANITARY SEWER MAIN
 - PROPOSED 18" RCP STORM SEWER

- KEYED NOTES**
1. CAUTION!!! EXISTING POWER POLE/LIGHT POLE
 2. EXISTING WATER MAIN
 3. EXISTING SANITARY SEWER
 4. EXISTING STORM SEWER
 5. EXISTING TELEPHONE BOX
 6. CAUTION!!! EXISTING OVERHEAD ELECTRIC



Date: _____
Remarks: _____

DRAWING STATUS

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DATE: _____

PARK RIDGE SINGLE PHASE RESIDENTIAL DEVELOPMENT
Temple, Texas



CLARK & FULLER
CIVIL ENGINEERING • DESIGN • PLANNING
215 North Main Street, Temple, TX 76781
254-895-0899 www.clarkandfuller.com F-10384



TOPOGRAPHICAL AND UTILITY MAP

Project No: 151584-00
Plot Date: 6-8-16
Designed By: MLC
Drawn By: LLW

C1.6

107.417 ACRES
BARRY PAUL GIDDEN AND
BONNILEE GIDDEN KENT,
TRUSTEES
DOC. NO. 2010-00001371



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

06/20/16
Item #5
Regular Agenda
Page 1 of 8

APPLICANT / DEVELOPMENT: Chuck Lucko, All County Surveying

CASE MANAGER: Dessie Redmond, Planner

ITEM DESCRIPTION: P-FY-16-31 Consider and take action on the Preliminary Plat of Long View Estates, a 13.06 +/- acre, 13-lot, 1-block residential subdivision, situated in the Henry Millard Survey, Abstract No. 552, Bell County, Texas, located northwest of Old Howard Road and east of Cedar Creek Road in Temple's northwestern ETJ.



On south boundary looking north across subject property.

STAFF RECOMMENDATION: Staff recommends approval of the Long View Estates Preliminary Plat.

ITEM SUMMARY: The Development Review Committee (DRC) and Bell County Engineer's office reviewed the Long View Estates Preliminary Plat on April 21, 2016. After the applicant revised the original submittals to satisfy DRC and the county's comments, the proposal was deemed administratively complete on May 16, 2016. The property is in the extraterritorial jurisdiction (ETJ) and therefore, is not subject to the city's zoning standards. The property is mostly undeveloped and rural with one single-family residence located on the northeast side of the property.

The property's access is from Cedar Creek Road which is currently designated as a local street; therefore, no sidewalks are required. The Thoroughfare Plan proposes a new alignment to Cedar Creek Road and also designates it as a minor arterial. The new alignment will not front the subject property. There are no trails planned in the area.

There are no existing city public facilities because the subject property is located in the ETJ. The lots will be serviced by septic systems. A Bell County Public Health District Certificate signature block is on the plat. This certifies that Bell County Public Health District is the licensing authority for on-site sewage disposal and that the subject property meets or exceeds the minimum standards.

The applicant submitted a letter from Pendleton Water Supply Corporation stating that Pendleton is in the process of expanding their water services. When completed, the expansion will have adequate supply for the proposed 13 lot subdivision. Bell County is requiring the completion of the expansion prior to submitting the proposal to the Bell County Commissioners Court. The construction documents for the expansion are available for review in the Planning Department.

The applicant is requesting an exception for fire hydrants. UDC, Section 8.1.3 B explains that fire hydrant exceptions for property in the ETJ may be granted administratively if they meet all of the following criteria:

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

The request meets all three criteria; therefore, staff is recommending approval for the fire hydrant waiver request. The Fire Marshal, Jonathan Christian, has no issues with approval of the fire hydrant waiver.

The applicant is subject to park fees. UDC, Section 8.3.1 C requires park fees in the ETJ if the development is within one mile from existing city limits and the subdivision creates nine or more lots. The proposal is within one mile of the city limits and proposes to create 13 lots. Therefore, park fees will be required at \$225 per single family dwelling for a total of \$2,925. This amount will be due prior to the recordation of the final plat.

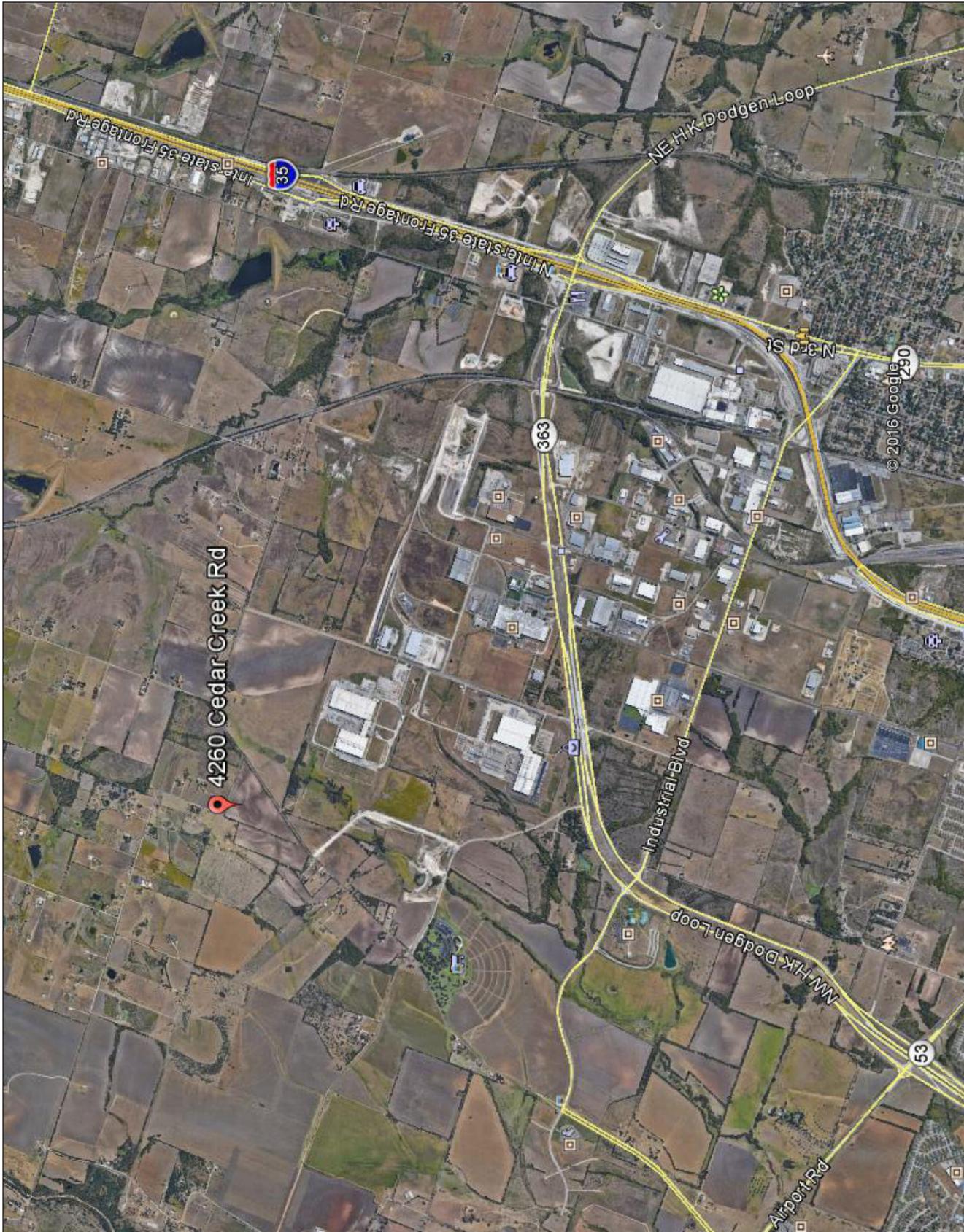
The Planning & Zoning Commission (P&Z) is the final authority for determining approval or denial for this preliminary plat.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Vicinity Aerial
Aerial
Thoroughfare Plan
Preliminary Plat
Topo / Utility Plan

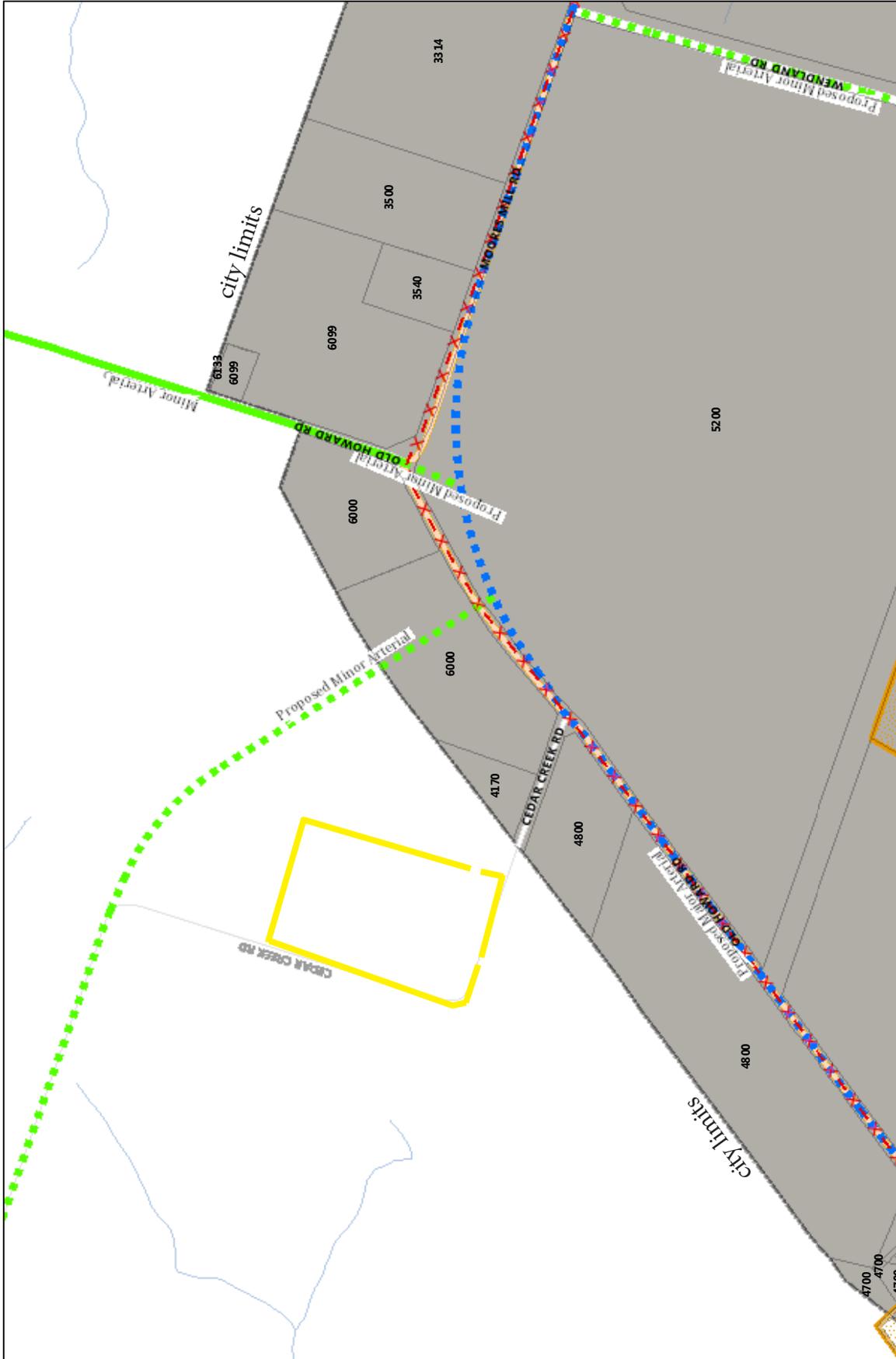
Pendleton Water Supply Letter
Request for Fire Hydrant Waiver



Vicinity Aerial (Google Earth Image)



Aerial (Google Earth Image)



47 Thoroughfare Plan

LONG VIEW ESTATES
 A SUBDIVISION WITHIN THE E.T.J. OF THE
 CITY OF TEMPLE, BELL COUNTY, TEXAS

ALL COUNTY SURVEYING, INC.
 1303 South Street
 Temple, Texas 76708
 254-719-2722 (Home) 254-694-4636
 254-714-7144 (Fax)
 TX Firm Lic. No. 0023600

VICINITY MAP
- N.T.S. -

OWNER:
BRANDON WHITLEY HOMES, LLC
5681 AIRPORT TRAIL
TEMPLE, TEXAS 76704

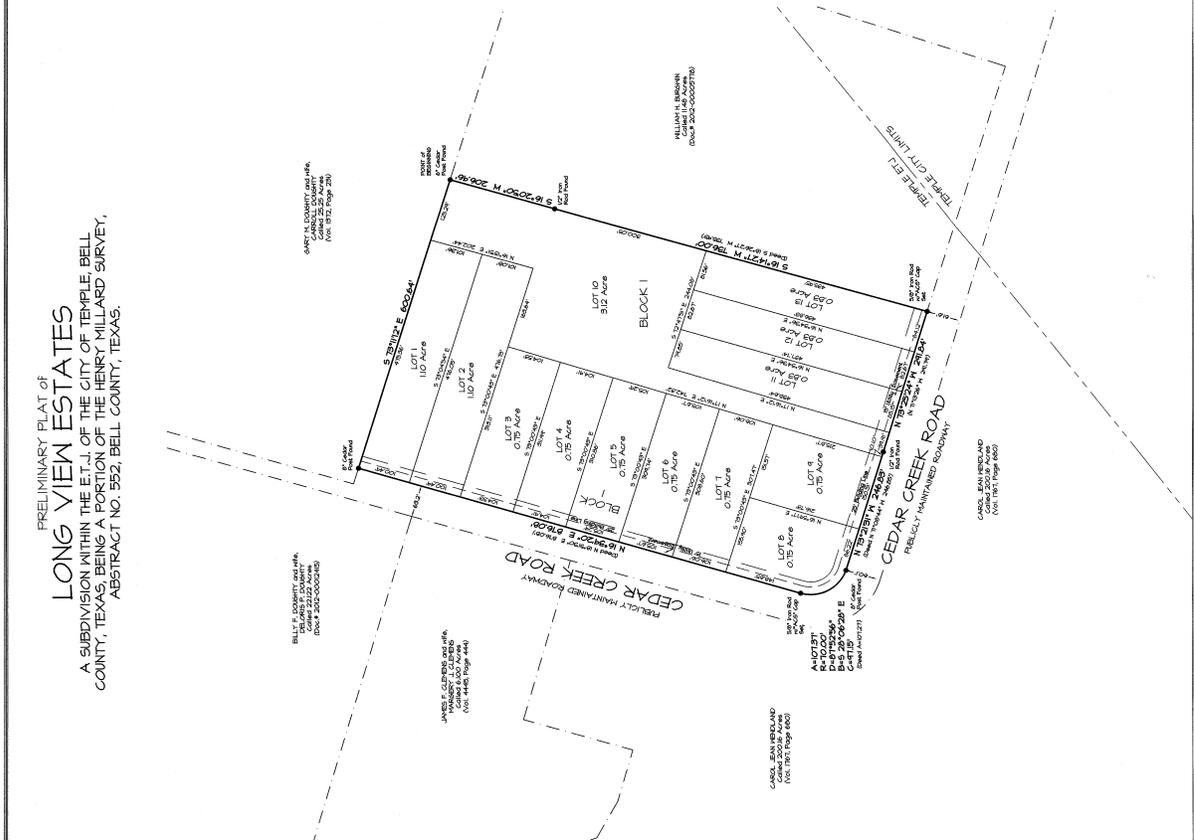
**LOTS - THIRTEEN (13)
 BLOCKS - ONE (1)
 AREA - 13.06 ACRES**

NOTES:

1. All bearings, lot corners and 330' iron rods with 1/2" copper wire unless otherwise noted.
2. All 330' iron rods are located on the plot on the back of this plat.

OVERSEER RESPONSIBILITIES

1. In approving this plat by the Commissioner, Court of Bell County, Texas, it is the responsibility of the Commissioner, Court of Bell County, Texas, to ensure that the plat complies with the provisions of the Texas Subdivision Act, Chapter 205, Texas Property Code, and the rules and regulations of the State Board of Professional Engineers and Surveyors, Chapter 1000, Texas Administrative Code. The Commissioner, Court of Bell County, Texas, is not responsible for the accuracy of the information provided by the applicant or the accuracy of the information provided by the surveyor. The Commissioner, Court of Bell County, Texas, is not responsible for the accuracy of the information provided by the applicant or the accuracy of the information provided by the surveyor. The Commissioner, Court of Bell County, Texas, is not responsible for the accuracy of the information provided by the applicant or the accuracy of the information provided by the surveyor.



STATE OF TEXAS
 COUNTY OF BELL

BEFORE ME, the undersigned authority, on this _____ day of _____, 2016, personally appeared _____, 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 expressed. My commission expires _____.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC, STATE OF TEXAS

BY: _____, President
 BRANDON WHITLEY HOMES, LLC

STATE OF TEXAS
 COUNTY OF BELL

BEFORE ME, the undersigned authority, on this _____ day of _____, 2016, personally appeared _____, 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 expressed. My commission expires _____.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC, STATE OF TEXAS

BY: _____, Secretary
 BRANDON WHITLEY HOMES, LLC

STATE OF TEXAS
 COUNTY OF BELL

BEFORE ME, the undersigned authority, on this _____ day of _____, 2016, personally appeared _____, 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 expressed. My commission expires _____.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC, STATE OF TEXAS

BY: _____, Secretary
 BRANDON WHITLEY HOMES, LLC

Preliminary Plat

PENDLETON WATER SUPPLY CORPATION

P.O. BOX 100
PENDLETON, TEXAS 76564
254-773-5876

September 23, 2015

Re: Water Availability – East Cedar Creek Road, Temple TX

To Whom It May Concern:

Pendleton Water Supply Corporation supplies the water in the area of Cedar Creek Road, west of Old Howard Road. We currently have service to the existing home (proposed lot #10) and adequate supply for one additional lot. Additionally, we are in the process of expanding our service in the area of all the proposed lots. This expansion will have adequate supply for the proposed 13 lot subdivision located on Cedar Creek Road.

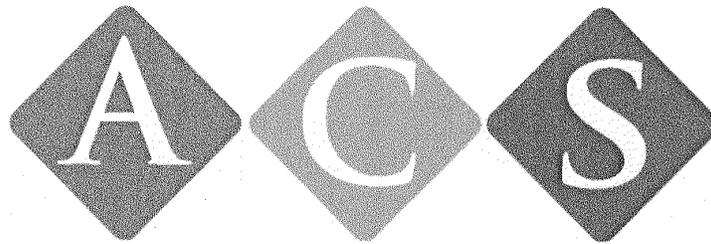
If you should have any question regarding this matter please call the number listed above.

Respectfully submitted,

PENDLETON WSC

By 
Velva Moody
Office Manager

“This institution is an equal opportunity provider and employer”



ALL COUNTY SURVEYING, INC
TX Firm No. 10023600

April 25, 2016
2 North Main Street
Temple, Texas 76501
ATTN: Dessie Redmond, Planner

Re: Request for "Fire Hydrant Waiver" – **Long View Estates**

Dear Ms. Redmond:

It is hereby desired by applicant to be allowed a "Fire Hydrant Waiver", in accordance with the City of Temple UDC Sect. 8.1.3B.

As per UDC Section 8.1.3B, fire hydrants will not be required in the City's Extraterritorial Jurisdiction (ETJ) when all of the following circumstances exist:

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

Thanks in advance for granting this waiver, and as the applicant, I wish to thank you in advance.

Respectfully,

Charles C. Lucko
President, All County Surveying, Inc.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

06/20/16
Item #6
Regular Agenda
Page 1 of 2

APPLICANT: Ronald Carroll for Baylor Scott & White Health.

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: P-FY-15-47 Consider and take action on the Final Plat of Baylor Scott & White Distribution Center Addition, a 64.64 +/- acres, a 1-lot, 1-block nonresidential subdivision, being part of the Vincent Barrow Survey, Abstract No. 64, situated in Temple, Bell County, Texas, at the northeast corner of H.K. Dodgen Loop and north General Bruce Drive, located at 5141 N. General Bruce Drive.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Baylor Scott & White Distribution Center Addition.



ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of Baylor Scott & White Distribution Center Addition on October 22, 2015. It was deemed administratively complete on June 8, 2016.

The Final Plat of Baylor Scott & White Distribution Center Addition is a 64.64 +/- acres, 1-lot, 1-block nonresidential subdivision, located at the northeast corner of H.K. Dodgen Loop and North General Bruce Drive. The Union Pacific Railway borders the east boundary of the subject property.

Tract A is a 0.51-acre tract containing a City of Temple sewer lift station. A 37-foot Utility Access Easement is shown on the plat and is located adjacent to a Sewer Force Main Easement and Right of Way. The 37-foot Utility Access Easement will allow the City of Temple ingress and egress from North General Bruce Drive to Tract A for maintenance of City facilities.

The plat reflects a 20-foot wide Sanitary Sewer Easement. A 10-foot wide Electric Easement is also shown on the plat, as well as a 20-foot x 20-foot Electric Pad Surface Easement.

FEMA floodway boundaries are shown on the plat for Little Elm Creek, which runs diagonally through the property.

The Planning and Zoning Commission is the final plat authority since the applicant has not requested any exceptions to the Unified Development Code.

FISCAL IMPACT: N/A

ATTACHMENTS:

Plat
Topo/Utility Sheet



Vicinity Map SCALE: Not to Scale

NOTES:

See Attached Field Notes

Basis of Bearing: The survey work for this project is on Grid Bearings and Coordinates, based upon the Texas State Plane Coordinate System, Central Zone, NAD83 datum obtained from GPS observations and referenced to the SMARTNET NETWORK OF NORTH AMERICA, Base Station "TXMR" in McGregor, Texas whose published coordinate value: N=10,499,224.397 E=3,209,291.661. The distances shown are surface distances. The Combined Correction Factor (CCF) for this project is 0.9998539.

A portion of this tract does appear within Zone AE of the "Special Flood Hazard Area" as per F.E.M.A. Federal Insurance Administration Firmette Map Number 48027C0190E dated September 26, 2008. This statement does not imply the remainder of this tract will never flood nor does it create liability on the part of this surveyor or company in such an event.

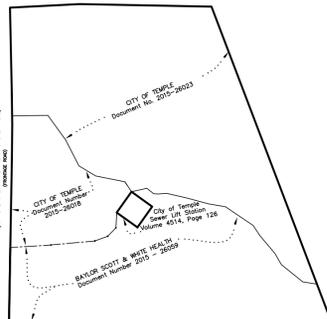
This tract does appear within the Zone A of the "Special Flood Hazard Area" as per F.E.M.A. Federal Insurance Administration Map Number 48027C0190E effective date September 26, 2008. This statement does not imply the remainder of this tract will never flood, nor does it create liability on the part of this surveyor or company in such an event. The flood plain shown is a graphical representation as furnished by FEMA.

A Horizontal tie to the City of Temple Control Monument Number 55 from the Point of Beginning is S39°03'10"E 2935.42' (Surface Distance). Monument No. 55 is a chiseled box cut on top of the west end of the south concrete guard rail at State Highway Loop Number 363, at the intersection with the U.P. Railroad Tracks.

The called theta angle at the City of Temple Monument No. 55 is 1°33'03" Combined Correction Factor (CCF) is 0.9998588.

LEGEND:

- = All Property Corners are 5/8" Iron Rebar found with cap stamped "RCS INC", unless otherwise stated
● = 5/8" Iron Rebar Found with cap stamped "RON CARROLL RPLS 2025"
○ = 5/8" Iron Rebar Found
⊗ = 1/2" Iron Rebar Found
⊠ = TxDot Type II Concrete Monument Found
⊞ = 5/8" Iron Rebar Found with Aluminum Cap
POB = POINT OF BEGINNING
POC = POINT OF COMMENCING



PREVIOUS TRACT CONFIGURATION

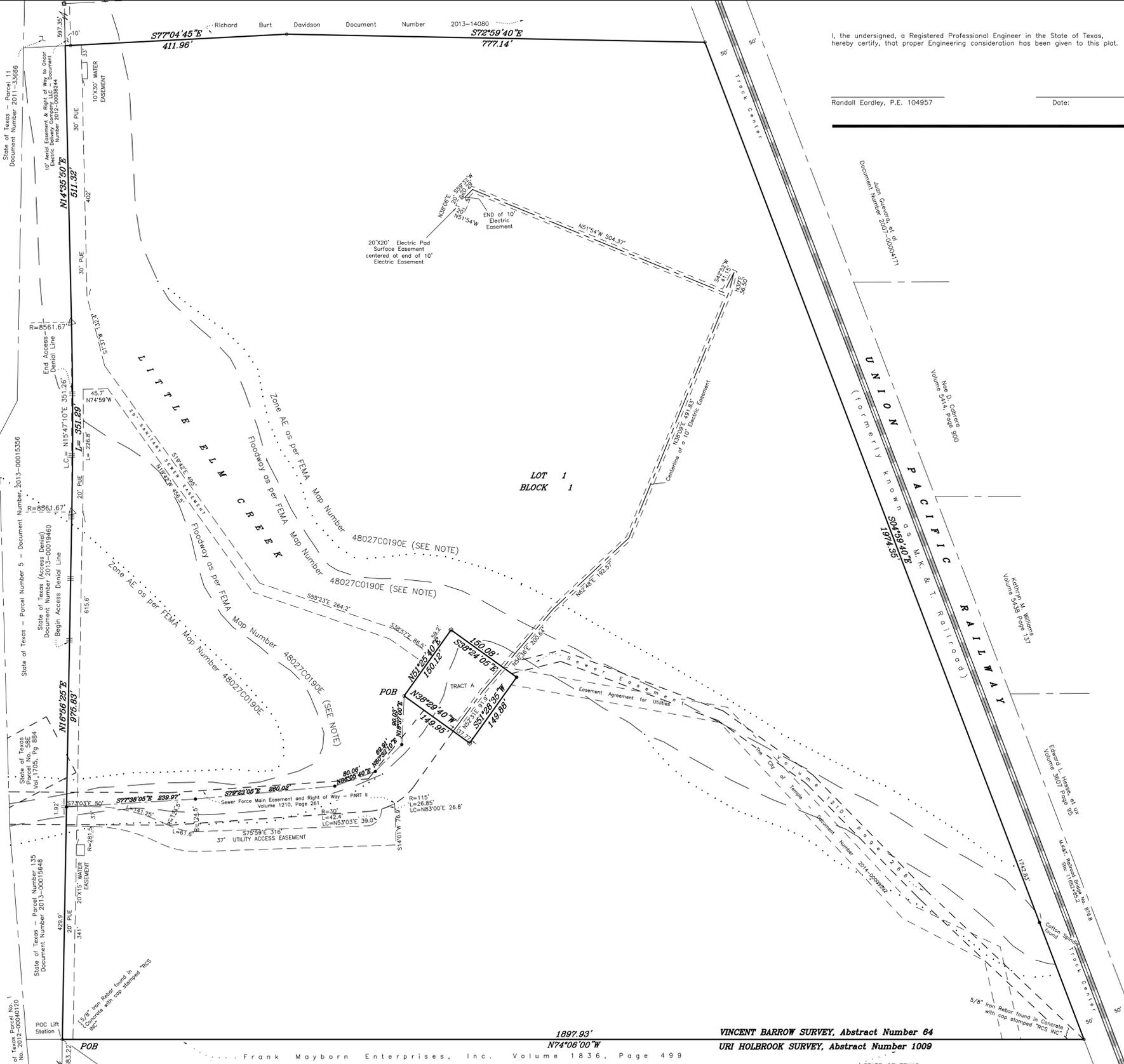
65.15 ACRES TOTAL
0.51 OF AN ACRE WITHIN CITY OF SEWER LIFT STATION (SAVE & EXCEPT TRACT)
64.64 ACRES EXCLUSIVE OF CITY OF TEMPLE SEWER LIFT STATION

1 LOT IN 1 BLOCK = 64.64 ACRES

OWNERSHIP: SCOTT AND WHITE HEALTH
2401 South 31st Street
Temple, Tx. 76508

and
City of Temple, Texas
2 North Main Street
Temple, Tx. 76501

SCALE: 1 Inch = 100 Feet



I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify, that proper Engineering consideration has been given to this plot.

Randall Eardley, P.E. 104957 Date:

STATE OF TEXAS
COUNTY OF BELL
I, BAYLOR SCOTT & WHITE Health, a Texas Non-Profit Organization, being part owner of the land shown in this plat, in the VINCENT BARROW SURVEY, Abstract Number 64, and being designated herein as the BAYLOR SCOTT & WHITE DISTRIBUTION CENTER ADDITION, an Addition situated in 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 as shown hereon within the plat boundary of this subdivision.

Shahin Motakaf
President
Baylor Scott & White Health, a Texas Non-Profit Organization
2401 South 31st Street
Temple, Texas 76508

STATE OF TEXAS
COUNTY OF BELL
This instrument was acknowledged before me on the ___ day of ___, 2016 by Shahin Motakaf, President of Baylor Scott & White Health, a Texas Non-Profit Organization, on behalf of said organization.

Notary Public State of Texas

STATE OF TEXAS
COUNTY OF BELL
I, Daniel A. Dunn, Mayor for the City of Temple, Texas, being part owner of the land shown in this plat, in the VINCENT BARROW SURVEY, Abstract Number 64, and being designated herein as the BAYLOR SCOTT & WHITE DISTRIBUTION CENTER ADDITION, an Addition situated in 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 as shown hereon within the plat boundary of this subdivision.

Daniel A. Dunn, Mayor
City of Temple, Texas
2 North Main
Temple, Texas 76501

STATE OF TEXAS
COUNTY OF BELL
This instrument was acknowledged before me on the ___ day of ___, 2016 by Jonathan Graham, City Manager for the City of Temple, Texas, on behalf of said City.

Notary Public State of Texas

This Final plat has been submitted to and considered by the Planning and Zoning Commission of the City of Temple, Texas, and is hereby approved by such Commission.

Dated this ___ day of ___, 2016

Chairperson

This Final plat has been submitted to and considered by the Planning and Zoning Commission of the City of Temple, Texas, and is hereby approved by such commission.

Dated this ___ day of ___, 2016

Secretary to Planning & Zoning Commission

AFFIDAVIT:
The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.

Dated this the ___ day of ___, 2016 A. D.

By:
Bell County Tax Appraisal District

RECORDATION INFORMATION
Plat Recorded in Plat Year 2016, Number ___, of the Bell County Plat Records.

Dedication Recorded in Document Number 2016-___, of the Official Public Records Bell County.

Final Plat of
BAYLOR SCOTT & WHITE DISTRIBUTION CENTER ADDITION,
being part of the VINCENT BARROW SURVEY, Abstract Number 64,
situated in the City of Temple, in Bell County, Texas.
Surveyed March 25, 2015.
RONALD CARROLL SURVEYORS, INC.

STATE OF TEXAS
COUNTY OF BELL
KNOW ALL MEN BY THESE PRESENTS:
That I, Ronald Carroll, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon shall be properly placed, under my supervision, in accordance with the subdivision regulations of the City of Temple, Bell County, Texas.
IN WITNESS THEREOF, my hand and seal, this ___ day of ___, 2016.

RONALD CARROLL, RPLS 2025
Vice President

FINAL PLAT of
BAYLOR SCOTT & WHITE
DISTRIBUTION CENTER ADDITION
situated in the
VINCENT BARROW SURVEY,
Abstract Number 64
in the City of Temple, Bell
County, Texas.
RONALD CARROLL SURVEYORS, INC.
Phone: (254) 773-1447 Fax: (254) 773-1728
5302 South 31st Street - Temple, Texas 76502
DRAWN BY: RC DATE: 2/2/16 DRAWING NAME: 15021-S&WDC Prel Plat
SHEET SIZE: 24x36 JOB#: 15021 FIELD BOOK: 85 PG 21-23



Vicinity Map
SCALE: Not to Scale

35

INTERSTATE HIGHWAY (NORTH GENERAL BRUCE DRIVE)
(ALL FRONTAGE ROAD IS CURRENTLY UNDER CONSTRUCTION)

Concrete Headwall Top=652.14'
(4) Box Culvert 9.3'x11.6'
North E=641.67'
South E=640.97'

Concrete Headwall Top=652.25'
West E=650.69' 24" RCP
East E=650.01' 24" RCP

Concrete Headwall Top=653.24'
West E=650.69' 24" RCP
East E=650.71' 24" RCP

State of Texas - Parcel No. 58
Volume 1705, Page 879

State of Texas - Parcel No. 57
Volume 1773, Page 457

State of Texas - Parcel No. 58
Volume 1705, Page 879

State of Texas - Parcel No. 57
Volume 1773, Page 457

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Volume 1705, Page 879

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Volume 1773, Page 457

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Volume 1773, Page 457

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Volume 1705, Page 879

State of Texas - Parcel No. 57
Volume 1773, Page 457

State of Texas - Parcel No. 58
Volume 1705, Page 879

LEGEND:

- = All Property Corners are 5/8" Iron Rebar Set with cap stamped "RCS INC", unless otherwise stated.
- = 5/8" Iron Rebar Found with cap stamped "RON CARROLL RPLS 2025".
- = 5/8" Iron Rebar Found.
- ⊙ = 1/2" Iron Rebar Found.
- △ = TxDot Type II Concrete Monument Found.
- = 5/8" Iron Rebar Found with Aluminum Cap.
- = Calculated Point.
- ⊕ = Ballards
- ⊕ = Bore Hole
- △ CP2 = SURVEY CONTROL POINT
- = Clean Out
- ⊕ = Electric Transformer on Concrete Pad
- E— = Overhead Electric Line
- F— = Flow Line
- G— = Gas Line Atmos Energy
- W— = Guy Wire
- P— = Power Pole
- RCP— = Reinforced Concrete Pipe
- T— = Telephone Riser
- SS— = Sanitary Sewer Line
- SSMH— = Sanitary Sewer Manhole
- SBC— = Southwestern Bell Manhole
- SBC— = Underground Southwestern Bell Telephone
- TBM— = Temporary Bench Mark

NOTES:

Basis of Bearing: The survey work for this project is on Grid Bearings and Coordinates, based upon the Texas State Plane Coordinate System, Central Zone, NAD83 datum obtained from GPS observations and referenced to the SMARTNET NETWORK OF NORTH AMERICA, Base Station "TXMR" in McGregor, Texas whose published coordinate value: N=10,499,224.397 E=3,209,291.661. The distances shown are surface distances. The Combined Correction Factor (CCF) for this project is 0.9998539.

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

WATER WELL not registered with Clearwater Underground Water Conservation District.

This topography survey is accompanied by a Tree Survey with the same date. This is one of two parts.

Copyright © 2016, Ronald Carroll Surveyors, Inc., All Rights Reserved.
This survey was provided solely for the use of Baylor Scott & White Memorial Hospital.

SEWER MANHOLE NOTES:

SSMH # 1	Top 655.68'	30" Pipe	E=644.01'
SSMH # 2	Top 656.03'	24" Pipe	E=642.55'
SSMH # 3	Top 653.49'	24" Pipe	E=640.81'
SSMH # 4	Top 651.90'	24" Pipe	E=638.52'
SSMH # 5	Top 650.38'	24" Pipe	E=640.00'
SSMH # 6	Top 648.61'	24" Pipe	E=642.03'
SSMH # 7	Top 649.71'	12" PVC	E=634.18'
SSMH # 8	Top 643.48'	12" PVC	E=635.68'
SSMH # 9	Top 644.74'	12" PVC	E=636.70'
SSMH # 10	Top 645.70'	12" PVC	E=637.25'
SSMH # 11	Top 649.80'	12" PVC	E=638.07'

TBM #1 Elevation=648.68 Chiseled "I" set on concrete footing most northerly corner at Northwest corner of steps to Lift Station.

BENCH MARK OF ORIGIN IS FEMA RM5- Elevation 642.43, being a chiseled "I" on the south end of the east Bridge Rail over Little Elm Creek at Old Troy Road approximately 900 feet downstream from the UP RR Bridge.

A portion of this tract does appear within Zone AE of the "Special Flood Hazard Area" as per F.E.M.A. Federal Insurance Administration Firmette Map Number 48027C0190E dated September 26, 2008. This statement does not imply this tract will or never flood nor does it create liability on the part of this surveyor or company in such an event.

Sketch showing BAYLOR SCOTT & WHITE TOPOGRAPHY over part of the VINCENT BARROW SURVEY, Abstract Number 64, situated in the City of Temple, in Bell County, Texas.
Contours are on one foot intervals.
Elevations are on FEMA Datum.
Surveyed March 25, 2015.
RONALD CARROLL SURVEYORS, INC.

BAYLOR SCOTT & WHITE
DISTRIBUTION CENTER

Topography over part of the
VINCENT BARROW SURVEY,
Abstract Number 64
situated in the City of Temple,
Bell County, Texas.

RONALD CARROLL SURVEYORS, INC.

Phone: (254) 773-1447 Fax: (254) 773-1728
5302 South 31st Street - Temple, Texas 76502
DRAWN BY: M.J.A. DATE: 4/13/15 DRAWING NAME: 15021-S&W-DISTRIBUTION
SHEET SIZE: 30X42 JOB#: 15021 FIELD BOOK: 85 PG 21-23



PLANNING AND ZONING COMMISSION AGENDA ITEM

06/20/16
Workshop Agenda

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

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

Future Commission Projects	Status	Applicant	Project Mgr.
P-FY-15-27 - Consider and take action on the Final Plat of Legacy Ranch Phase Two, a 78.07 +/- acre, 156 lot, 8 block residential plat with 3 non-residential tracts (lots) subdivision, located at the northwest corner of FM 93 and FM 1741 (South 31st Street).	DRC 11/25/15 Awaiting Revisions from Applicant	All County Surveying	Tammy
P-FY-16-08 - Consider and recommend action for the Final Plat of Spurlock's Arbour Addition, in the southeastern ETJ, a 5.87 +/- acre, 2 lot, 1 block, residential subdivision, out of the MAXIMO MORENA SURVEY, Abstract No. 14, in Bell County Texas, with exceptions to UDC for fire hydrant and sidewalks (project manager look at exceptions on application), located south of Barnhart Road, west of State Highway 95, and north of State Highway 93.	Waiting for applicant's response to post- DRC comments	Advanced Surveying and Mapping	Dessie
P-FY-16-16 - Consider and take action on the Final Plat of Las Colinas Replat, 5+ acres, Lots 9, 10, & 11, Block 1, and Lots 13 & 14, Block 3, Las Colinas Subdivision, located at 1710 & 1719 Las Lomas Court & 1545, 1605, 1615 Altavista Loop.	DRC 2/04/16 Awaiting revisions from applicants	Mark Rendon	Tammy
P-FY-16-20 - Consider and take action on the Final Plat of Carriage House Trails, Phase II, 25.089 +/- acres, 73-lot, 4-block residential subdivision, situated in the Baldwin Robertson Survey, Abstract 17, Bell County, Texas, located south of Skyview, and north and northeast of Thicket Trail and Broken Shoe Trail	DRC 2/25/16 Awaiting response to Post- DRC comments	All County Surveying	Mark

Future Commission Projects	Status	Applicant	Project Mgr.
<p>P-FY-16-21 - Consider and take action on the Final Plat of Lake Pointe Phase III, 67.69 +/- acres, 300-lot, 11-block residential subdivision, situated in, and being out of the Baldwin Robertson Survey, Abstract No. 17, Bell County, Texas, located east of Lake Pointe Subdivision Phases II and II-A-2, west of the intersection of N. Pea Ridge and Prairie View Road.</p>	Waiting on mylars	Yalgo Engineering	Dessie
<p>P-FY-16-25 - Consider and take action on the Final Plat of Cedar Ridge Crossing II, a 32.40 +/- acre, 7-lot, 1-block non-residential subdivision, situated in the Sara Fitzhenry Survey, Abstract 312, Bell County, Texas, located on the north side of the intersection at State Highway 36 and Moffat Road.</p>	Waiting on Applicant's response to Post-DRC comments	All County Surveying	Dessie
<p>P-FY-16-27 - Consider and recommend action on the Preliminary Plat of Circle C Ranch Estates, a 72.49 +/- acres, 51-lot, 3-block, residential subdivision, situated in the Lewis Walker Survey, Abstract 860, Bell County Texas, located in Temple's western ETJ at the southeast corner of Sparta Loop and Sparta Road, west of FM 439.</p>	DRC 3/24/16 Awaiting Revisions	Clark & Fuller	Tammy
<p>P-FY-16-30 - Consider and take action on the Final Plat of Friars Creek Crossing, a 8.436 +/- acres, situated in the Maximo Moreno Survey, Abstract 14, Bell County, Texas, located on the west side of South 5th Street, south of Canyon Creek Drive.</p>	Waiting on mylars	All County Surveying	Dessie
<p>P-FY-16-33 - Consider and take action on the Amending Plat of The Plains at Riverside Phase III, 17.708 +/- acres, 65-lot, 5-block residential subdivision, being a tract of land situated in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located between South Pea Ridge Road and Old Waco Road, west of the intersection with Riverside Trail.</p>	DRC 5/05/16 Awaiting signed mylars	Cory Herring	Mark
<p>P-FY-16-35 – Consider and take action on the Minor Plat for Temple Industrial Park 25 for Lot 1, Block 1, R.C. Moore Survey, Abstract No. 581, on 4.483 +/- acres, located at 3600 Range Road.</p>	Waiting for revisions	Ralph Roberts on behalf of Grady Jenkins	Tammy
<p>P-FY-16-37 - Consider and take action on the Amending Plat of Ashcraft Acres, a 6.75 +/- acres, 2-lot, 1-block, residential subdivision, out of the Maximo Moreno Survey, Abstract No. 14, in Bell County, Texas, located north of Stallion Road and east of Rabbit Road in Temple's Southeastern ETJ, 5549 Rabbit Road.</p>	Waiting for revisions	Advanced Surveying & Mapping	Dessie

Future Commission Projects	Status	Applicant	Project Mgr.
<p>P-FY-16-38 - Consider and take action on the Amending Plat of The Duce, a 1.042 +/- acres, 1-lot, 1-block, residential subdivision, situated in and being a part of the J.M. Porter Survey, A-648, Bell County, Texas and being all of the called Lot 17 and Lot 18, Block 1 of North Nolan Estates, located in Temple's Western ETJ, north of Stacey Drive, east of Mountain View Trail, south of the intersection of Jamie Drive and Duce Spur, 1807 & 1815 Duce Spur, Belton, Texas</p>	DRC 6/09/16	Pedro Quintero	Tammy
<p>X-FY-16-10 - Consider a Voluntary Annexation Petition for a portion of the existing right-of-way of Dubose Road (a publicly maintained roadway) situated in the William Frazier Survey, Abstract No. 310, Bell County, Texas.</p>	City Council 6/2/16 Request	City of Temple	Mark
<p>Z-FY-16-37 - Hold a public hearing to consider and recommend action for a request of a Special Temporary Permit for a manufactured home placement on property for a medical hardship for elderly parents.</p>	PZC 7/05/16	Raymond Smith	Tammy
<p>P-FY-16-40 - Consider and take action on the Final Plat of Long View Estates, a 13.06 +/- acre, 13-lot, 1-block residential subdivision, situated in the Henry Millard Survey, Abstract No. 552, Bell County, Texas, located northwest of Old Howard Lane and east of Cedar Creek Road in Temple's northwestern ETJ.</p>	DRC 6/23/16	All County Surveying	Dessie

City Council Final Decisions	Status
<p>Z-FY-16-19: Consider adopting an ordinance authorizing a rezoning from Agricultural (AG) to Light Industrial (LI), and to consider and recommend action on a Conditional Use Permit (CUP) to allow for landfill use in the LI zone on 283.73 +/- acre tract of land, recently annexed into the City of Temple by Ordinance No. 2015-4733, located to the south of Little Flock Road and to the west of Bob White Road.</p>	APPROVED at 2 nd Reading on June 2, 2016
<p>Z-FY-16-20: Consider adopting an ordinance authorizing a Conditional Use Permit (CUP) to install a proposed 115' stealth monopole for Verizon Wireless at the Mueller building site on a tract of land of 0.0258 +/- acres, situated in the S. Bottsford Survey, Abstract No. 118, Bell County, Texas, located at 7050 North General Bruce Drive.</p>	APPROVED at 2 nd Reading on June 2, 2016

City Council Final Decisions	Status
<p>A-FY-16-02: Consider adopting an ordinance authorizing the abandonment and conveyance of 146.78 feet of a 20-foot-wide alley located between Lot 6, Block 1, Black's Addition, and Lot 6, Block 2, Black's Addition, City of Temple, Bell County, Texas.</p>	<p>APPROVED at 2nd Reading on June 2, 2016</p>
<p>Z-FY-16-21: Consider adopting an ordinance authorizing a rezoning from Single Family Three - Planned Development (SF-3-PD) District to General Retail (GR) District on Lots 4-7, 21-25, Block 13, Hilldell Estates, located at 18 South Pea Ridge.</p>	<p>APPROVED at 1st Reading on June 2, 2016</p>
<p>Z-FY-16-22: Consider adopting an ordinance authorizing a rezoning from Agricultural (AG) district to General Retail (GR) district on 0.993 +/- acres of land situated in and being a part of the Baldwin Robertson Survey, A-17, Bell County, Texas, located east of State Highway 317 and south of Tarver Drive, addressed as 6401 State Highway 317.</p>	<p>APPROVED at 1st Reading on June 2, 2016</p>
<p>Z-FY-16-24: Consider adopting an ordinance authorizing a rezoning from Agricultural (AG) to General Retail (GR) on 8.436 +/- acres of land, situated in the Maximo Moreno Survey, Abstract 14, Bell County, Texas, located at 4350 South 5th Street, Temple, Texas.</p>	<p>APPROVED at 1st Reading on June 2, 2016</p>
<p>Z-FY-16-25: Consider adopting an ordinance authorizing rezoning from Multifamily-2 (MF-2) to Office-2 (O-2) on .711 +/- acres of land, Lot 1, Block 1, Vandiver Subdivision, Bell County, 416 North 11th Street, Temple, Texas.</p>	<p>APPROVED at 1st Reading on June 2, 2016</p>
<p>Z-FY-16-26: Consider adopting an ordinance authorizing a rezoning from Light Industrial (LI) district to Single Family One (SF-1) district on 1.88 +/- acres, out of the Redding Roberts Survey, Abstract No. 345, Bell County, Texas, located at 3221 West Avenue R.</p>	<p>APPROVED at 1st Reading on June 2, 2016</p>
<p>Z-FY-16-27: Consider adopting an ordinance authorizing amendments Ordinance No. 2005-4025 for the existing Planned Development-General Retail District (PD-GR) with the Planned Development site plan for Lots 6 & 7, Block 1, Adam's Island Commercial Subdivision, for a new building with parking lot and sidewalks, new water and sewer services, and new storm sewer.</p>	<p>APPROVED at 1st Reading on June 2, 2016</p>
<p>Z-FY-16-28: Consider adopting an ordinance authorizing a rezoning from Single Family-One District (SF-1) to Two Family District (2F) for an existing duplex, on Pt 2 of Lot 2, Block 1, Roselawn Addition, located at 1408 and 1410 North 5th Street.</p>	<p>APPROVED at 1st Reading on June 2, 2016</p>
<p>Z-FY-16-32: Consider adopting an ordinance authorizing a rezoning from Two Family (2F) District for the east 40 feet of Lots 1 and 2, Block 1, Fairview Addition (1401 and 1405 South 33rd Street), and from TMED T5-e located at 1404 South 31st Street to Planned Development District TMED T5-e (PD T5-e) to allow for a commercial parking lot to serve an existing business.</p>	<p>APPROVED at 1st Reading on June 2, 2016</p>

P&Z COMMISSION ATTENDANCE

2016															
	Jan 4	Jan 19	Feb 1	Feb 16	Mar 7	Mar 21	Apr 4	Apr 18	May 2	May 16	June 6	June 20	P	A	
Lydia Alaniz	P	P	P	P	P	P	P	P	P	P	P		11		
Tanya Mikeska-Reed	P	A	P	P	P	A	P	P	P	P	A		8	3	
Blake Pitts	A	P	P	P	A	P	A	P	P	A	P		7	4	
Patrick Johnson	P	P	P	A	P	P	A	P	P	A	P		8	3	
Omar Crisp	P	A	P	P	P	P	P	P	P	A	P		9	2	
David Jones	P	A	P	P	P	A	P	P	A	P	P		8	3	
Greg Rhoads	P	P	P	A	P	P	P	P	A	P	P		9	2	
Will Sears	A	A	P	P	P	A	P	P	P	P	A		7	4	
Lester Fettig	P	P	P	P	P	P	P	A	P	P	P		10	1	

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

not a Board member