

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
PLANNING CONFERENCE ROOM  
SEPTEMBER 6, 2016, 5:00 P.M.  
WORK SESSION AGENDA**

Staff will present the following items:

1. Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for Tuesday, September 6, 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, 2<sup>ND</sup> FLOOR  
SEPTEMBER 6, 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 August 15, 2016.

**B. ACTION ITEMS**

**Item 2:** [Z-FY-16-43](#) – Hold a public hearing to discuss and recommend action on a rezoning from Agricultural (AG) District to Single-Family Attached-Three (SFA-3), Multi-Family-Two (MF-2), Neighborhood Service (NS) and General Retail (GR) districts on 42.066 +/- acres, Lot 1, Block 1, First Baptist-Temple West Campus, located at 8015 West Adams Avenue.

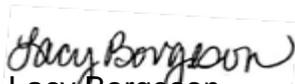
**Item 3:** [I-FY-16-02](#) – Consider and recommend action on a resolution for an appeal of standards to Section 6.75(j) of the Unified Development Code (UDC) related to number of signs, height, square footage, and to allow a roof sign within the I-35 Corridor Overlay at 5141 N. General Bruce Drive.

**Item 4:** [P-FY-16-43](#) – Consider and take action on the Final Plat of Wyndham Hill Addition, Phase VI, a 14.990 +/- acre, 70-lot, 6-block, residential subdivision, located in the Maximo Moreno 11 League Grant, Abstract 14, Bell County, Texas, located west of Fair Hill Drive, south of Wyndham Hill Parkway, east of Hartrick Bluff Road and west of South 5th Street.

**Item 5:** [P-FY-16-46](#) – Consider and take action on the Final Plat of Heritage Place, Phase V, a 15.095 +/- acre, 78-lot, 4-block, 1-tract, residential subdivision, situated in the A.G. Moore Survey, Abstract No. 596, Bell County, Texas, located directly south of the intersection of Eberhardt Road and West Nugent Avenue, at 2505 West Nugent Avenue.

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 3:30 pm on September 1, 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  
AUGUST 15, 2016  
5:30 P.M.**

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

**COMMISSIONERS:**

Jeremy Langley	Lydia Alaniz
Patrick Johnson	Greg Rhoads
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  
Richard Wilson, Deputy City Engineer  
Mark Baker, Senior Planner  
Dessie Redmond, Planner  
Leslie Evans, Planning Technician  
Kelli Tibbit, Administrative Assistant

**The agenda for this meeting was posted on the bulletin board at the Municipal Building, August 11, 2016 at 2:00 p.m. in compliance with the Open Meetings Law.**

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

Chair Jones called Meeting to Order at 5:31 P.M.

Invocation by Chair Jones; Pledge of Allegiance by Commissioner Fettig.

**A. CONSENT ITEMS**

**Item 1: Approval of Minutes:** Work session and the regular meeting of August 1, 2016.

Approved by general consent.

**B. ACTION ITEMS**

**Item 2: Z-FY-16-38** – Hold a public hearing to consider and recommend action on a rezoning from Agricultural (AG) district to Planned Developed Two-Family (PD-2F) district on

13.39 +/- acres, Lot Tract 7 and Lot Tract 8, Bluebonnet Ridge Estates, 1985 South Pea Ridge and 2255 South Pea Ridge.

Ms. Dessie Redmond, Planner, stated this item was scheduled to go forward to City Council for first reading on September 15, 2016 and second reading on October 6, 2016.

The applicant and property owner is Brad Dusek. This request is for two lots within the Bluebonnet Estates Subdivision for a total of 13.39 +/- acres and the subject property is currently vacant and undeveloped.

Site photos shown.

Surrounding properties include the Windcrest Subdivision to the south, a single family residence to the north, vacant property to the west, and a single family residence to the east.

The applicant is proposing 32 duplexes with lot widths ranging from 70 to 84 feet and up to 130 feet in depth. The average lot size would be approximately 11,325 square feet with the smallest lot size of 8,700 square feet.

Applicant is proposing single car garages with a combination of exterior façade of brick, stone, and hardy board along with a variety of elevations/rooflines.

A Home Owners Association (HOA) is proposed in order to maintain yards and common areas.

One two-inch diameter tree would be in each yard (two per lot) with fully sodded and irrigated yards.

An interior six-foot wide sidewalk is proposed which would comply with the Trails Master Plan and a 1.5 +/- acres of community green space that would include a playscape.

An entryway monument sign with landscaping is proposed.

The Unified Development Code (UDC), Section 3.4 Planned Development (PD) defines a PD as:

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

Per UDC, Section 3.4.3 and 3.4.4, a PD requires approval of a Development/Site Plan to be submitted which becomes a binding document to the property.

Zoning map shown.

The Future Land Use and Character Map designate the property as Suburban-Residential which is the same for the surrounding properties. The Comprehensive Plan defines Suburban-Residential as including mid-sized single family lots with an emphasis on green space. The request partially complies with the Suburban-Residential classification as it is proposing mid-size lots that allow greater separation between dwellings. Also, the proposal includes an

emphasis on +/- 1.5 acres of green space. However, it does not partially comply as the request is for duplexes versus single family lots.

The property is accessed off of South Pea Ridge Road designated as a collector street on the Thoroughfare Plan. Currently the width is inadequate and right-of-way dedication is currently estimated to be approximately 15 feet and will take place during the platting process.

South Pea Ridge Road is not on the current Transportation Capital Improvement Program list (TCIP). The TCIP is a flexible document and may shift due to how the city grows.

Since Pea Ridge Road is designated a collector street, a sidewalk is required on one side of the road.

The Trails Master Plan identifies a proposed local connector trail along the southern property line. The Parks Department has indicated that the installation of a 6 foot wide interior sidewalk may comply with the proposed local connector for Trails Master Plan. These improvements will also be addressed during the platting process.

Sewer and water are available to serve the property. Facility extensions are necessary for development of the property and will be addressed during the platting phase.

The request is in compliance with the UDC, Section 3.4.5 Planned Development Criteria, and the growth and development patterns are consistent with the City's infrastructure and public service capacities.

Site plan shown.

The subdivision would enter off of Pea Ridge Road. The interior sidewalk would connect throughout the neighborhood and the proposed green space. There are two existing easements: a 100-foot wide Oncor transmission easement which runs diagonally through the property. Oncor has stipulations as to what may be built in their easements so the shaded areas on the site plan are proposed for community green space. A ten-foot wide City utility easement bisects the property and contains an old two-inch water pipe which is no longer in use. The easement will require an abandonment process.

The Development Review Committee (DRC) met on August 1, 2016 and discussed the existing easements and infrastructure. These items will be addressed in more detail during the platting process.

The subject property is located within the Bluebonnet Ridge Estates Subdivision and would be subject to the restrictions, protective covenants, and conditions which include (but not limited to) masonry requirements, minimum floor areas, animal regulations, setbacks, and prohibited junk in yard. These regulations are enforced by private property owners, not the City.

Thirty-one notices were mailed in accordance with all state and local regulations with zero notices returned in agreement and two notices returned in disagreement.

Staff recommends approval with the following three conditions:

1. The proposal is in substantial compliance with the Development/Site Plan and elevations;
2. It is in compliance with other items listed in proposed conditions (Edanbra Development, L.C., Proposed Details) which include the following:

### **Overall Neighborhood Design**

- Large lots ranging from 70 to 84 feet wide and 130 feet deep
- Six-foot sidewalk along main street to accommodate future development
- Construction of stub-out during development and 50 foot easement at the end of main road to accommodate for future development to the east
- Monument sign with landscaping at entrance to define the entrance and create a welcoming characteristic
- Privacy fence with masonry columns along South Pea Ridge Road to create barrier between duplexes and road
- One point five (1.5) approximately acres of green space with space to install a community playscape

### **Architectural Design**

- Combination of brick, stone and fiber cement siding exteriors
- Alternating elevations throughout neighborhood with a variety of rooflines including but not limited to, gables, hips, and eyebrows.

### **Landscaping**

- Fully sodded yards
- Fully irrigated yards
- HOA maintained yards and common areas
- Two two-inch diameter trees in each yard/two per lot

3. The applicant shall comply with Oncor's requirements for encroachment into the existing Oncor easement.

Chair Jones opened the public hearing.

Mr. Brad Dusek, 8311 FM 2086, Temple, Texas, stated he was the owner and developer of the subject property. Mr. Dusek agreed there would be 32 duplexes, so a total of 64 residences. Currently, Bluebonnet Ridge Estates consists of eight lots. The property is between Pea Ridge and Old Waco Road.

Mr. Dusek commented development would probably begin late Fall of 2016, November/December time frame and be done in three phases. Mr. Dusek also developed Windcrest Subdivision.

Mr. Dusek explained they wanted larger lots on this proposal along with a play area and some type of walking path where the Oncor easement is located; however, Oncor may have additional requirements.

Ingress and egress was briefly discussed; however, since discussions with Oncor have not taken place yet it was difficult to give a definite response.

Mr. Dusek stated he would probably sell some of the duplex units and keep some, a combination. A HOA would be created to maintain the property, similar to the Sarah's Glenn development.

Ms. Kay Stewart, 2300 Old Waco Road, Temple, Texas, purchased her property in 1994. Ms. Stewart is totally against this request especially after seeing the presentation and stated when people moved to the area they wanted to live in the country with plenty of room and no neighbors or duplexes nearby.

Pea Ridge Road is in very bad shape and very narrow. Bicycles do not have enough room for cars to pass and the area is very dangerous.

Ms. Stewart stated the neighbors she had discussed this request with are not in favor of it due to many concerns such as congestion, dangerous road conditions, traffic, high population, and more subdivisions coming in. The roads do not accommodate the current residents living in the area.

Ms. Stewart is not against duplexes or renters, but they do not participate as homeowners would. Since Ms. Stewart's lot is the first in the Blubonnet Ridge Estates Subdivision and this proposal would greatly affect her property especially since Windcrest is also located right next to her. Her property would also abut the proposed subdivision.

Ms. Stewart does not see any good coming out of this request.

Mr. Kurt Hentschel, 1930 Old Waco Road, Temple, Texas, stated the subdivision has a restriction of 1,200 square feet and Mr. Dusek's homes do not meet that restriction. The value of the existing homes will decrease if this duplex subdivision is built.

Mr. Hentschel commented there would be 64 families coming out of one entrance/exit which is a concern. He asked if there were any future plans for the other road and the neighboring owner's property.

Mr. Hentschel shared Ms. Stewart's comments about rental properties and that the area should be improved to increase property values. Mr. Hentschel is against this request.

Mr. Brian Chandler, Director of Planning, addressed some of the questions raised by the speakers. Ms. Redmond's presentation represented the average lot size of 11,325 square feet not the structure size; the developer would need to address the size of the structure. Staff's understanding from the meetings with the developer was that the 1,200 square foot minimum size (per side) would be met.

A connecting road may happen to the road shown on the site plan which connects to the neighbor's property. This would only occur if that property were ever sold to a developer and a new subdivision were built on that property. Until that occurs no road will be built through there.

When asked what the buildings would cost, Mr. Chandler deferred to the applicant/developer for a response.

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

The Commission had further specific questions for the developer so the public hearing was reopened.

Mr. Dusek returned for response and stated each unit will be at least 1,200 square feet, maybe 1,250 square feet, three bedroom, two bath, and one car garage for each unit. These lots are also wide—70 to 80 foot wide. This would comply with the restrictions of the subdivision.

Discussion about street parking and width of concrete. Different options are being considered.

Mr. Dusek stated the value of these lots will not bring down property values; it will be a good product and fits in the area.

There was a request to re-address the Commission so the public hearing was re-opened.

Mr. Hentschel returned to the podium and asked Mr. Dusek where the water would flow to. Mr. Dusek responded a retention pond in the northeast corner would be designed to hold the water.

Commissioner Sears asked about a barrier on the back side of the property and what would be there. Mr. Dusek replied a wooden fence is typically installed. Mr. Dusek was agreeable to providing additional barriers, such as shrubbery or fence, along the back side in order to partition off the subdivision and address some of the neighbors' concerns.

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

Commissioner Rhoads asked if a road update for Pea Ridge or Old Waco was available.

Mr. Richard Wilson, Deputy City Engineer, responded Old Waco Road Phase 3A was just finished. The next phase will go to Jupiter and extension of Tarver will go under construction in the Fall with phases all the way to I-35 planned.

Mr. Wilson did not believe this section of Pea Ridge Road was planned for expansion. The City tries to build the roads where the demand is the greatest but sometimes the funding is not always available.

Chair Jones stated the Planning and Zoning Commission does not and should not control where the streets are; this would be up to City Council. However, the roads are not built until the population is there. Commissioner Crisp agreed with Chair Jones' comments.

Commissioner Sears made a motion to approve Item 2, **Z-FY-16-38** with conditions, as presented with Staff recommendations, and adding an additional condition: to include a privacy fence barrier along the east side of the subject property prior to duplex construction and Commissioner Crisp made a second.

*Motion passed: (8:0)*

Commissioner Pitts absent

**Item 3: Z-FY-16-42** - Hold a public hearing to discuss and recommend action on a rezoning from General Retail (GR) District to Commercial (C) District, Lot 1, Block 1, Daniel A. Magana Subdivision, located at 1801 East Adams Avenue.

Mr. Mark Baker, Senior Planner, stated this item was scheduled to go forward to City Council for first reading on September 15, 2016 and second reading on October 6, 2016.

This is a rezoning request for 6.19 +/- acres for a proposed storage facility and would be located within Lot 1 which includes two frontages; one on East Adams and one on South 34<sup>th</sup> Street. The subject property is adjacent to several residential uses and Staff is recommending through a Planned Development (PD) the need for enhanced buffering, screening, and site design oversight.

Consideration as a PD would provide opportunities for:

- Enhanced Screening

- Tree Preservation

- Retain GR base-zoning

- Site Design

- Public review of development / Site Plan (P&Z and City Council)

Development demand along this section of East Adams is not as high as other parts of the City so the residential uses could remain adjacent to the facility for an unforeseeable future before transitioning to another service or use.

Zoning map is shown.

The C zoning permits storage facilities as well as other uses which may be undesirable at this location. The GR pertains to existing retail and service uses. Through the PD, the existing retail and service uses would be retained and allows public oversight of site design and increases compatibility with the area.

The Future Land Use and Character Map designates this property as Commercial which provides opportunity for office, retail service, and commercial uses, supports storage facility and supports both C and PD-GR zoning.

Auto-Urban Residential is across East Adams and supports Single-Family (SF) and Single-Family Attached (SFA) zoning which currently exists in the area.

Parks and Open Space include Wilson Park.

Water and sewer are available to serve the property.

The Thoroughfare Plan designates East Adams Avenue as a major arterial and South 34<sup>th</sup> Street is a local street. No anticipated TCIP improvements are funded or scheduled for either of these roads.

A community wide connector trail is located on the western boundary of the subject property and a proposed city-wide spine trail will be located along East Adams.

Surrounding properties include scattered residential and non-residential uses along East Adams Avenue zoned GR and C to the north, scattered residential and non-residential uses zoned GR, AG and C to the east, scattered residential and non-residential uses zoned GR to the west, and Wilson Community Park zoned AG to the south.

Comparisons between allowed and prohibited uses in GR and C, along with current and requested development standards.

Twenty-four notices were mailed in accordance with all state and local regulations with zero notices returned in agreement and zero notices returned in disagreement. For the record, Mr. Baker did speak with the property owner to the immediate west of one of the residences and discussed the alternate recommendation Staff would present between GR zoning and the PD. The property owner was not supportive of the Commercial zoning; however, did feel the PD with some of the opportunities available was a better option. No formal correspondence has been received to support this information.

The rezoning request is compatible with the PD retaining the underlying GR based zoning, the Future Land Use and Character Map, the Thoroughfare Plan, surrounding uses and zoning with adequate screening and buffering for existing residential and non-residential uses, and public facilities are available to serve the property.

Staff recommends approval of the proposed storage facility as a Planned Development - Rezoning from General Retail "GR" District to Planned Development – General Retail "PD-GR" District, subject to the following three conditions:

1. That the additional use of a storage facility be permitted, within the General Retail (GR) base-zoning for the 6.19 +/- acres contained within Lot 1, Block 1 of the recorded Daniel A. Magana subdivision as further described by Exhibit A;
2. That a detailed development/site plan, to include landscaping and building elevations, be submitted for review and consideration by the Planning & Zoning Commission and City Council prior to submittal for a building permit; and
3. That existing trees adjacent to Wilson Park on the south and the adjacent residential uses be preserved and included in the overall development plan to screen the storage facility.

Mr. Baker confirmed there is no current site plan. The sale of the property is pending on the rezoning so site design has not been prepared. The existing trees will be incorporated into the site plan.

No discussion has taken place with the applicant or representative of the storage facility to indicate whether the narrow strip off of 34<sup>th</sup> Street would provide ingress or egress. That is something the site plan approval process would cover.

Vice-Chair Johnson wanted clarification on how it would be determined what trees would stay or go since the current information was rather vague.

Mr. Chandler responded by citing a recent case that came before the Planning & Zoning Commission where, at the site plan stage, Staff worked with the applicant to identify and

determine which trees would stay for screening. The goal was to preserve the trees that provide screening. Mr. Chandler suggested the P&Z Commission could make a recommendation regarding all of the trees and how the screening would be affected for the perimeter and both residential and non-residential uses.

It was asked if there would be long-term effects from putting a PD on a GR zoning to allow storage facilities as opposed to letting the zoning go to Commercial since the use is not allowed in GR. Mr. Chandler responded he felt this was a good thing; the market for storage facilities are here and people want to build them. If this sets a precedent it would be a good precedent especially having the ability to evaluate a site plan and look beyond the standard code. For example, if the property were just rezoned to C and the storage building was built right up to the property line, the impact would be much different to the surrounding area and neighbors than to have a negotiated PD which could help restrict unwanted end results. The PD allows a case-by-case evaluation and for negotiation of standards that may not be applicable from a general based zoning perspective.

The Planning Department and the Development Review Coordinator work together to try and enforce preservation of trees. This can be done both with aerial maps and from ground level. If a PD is attached Staff has more ability to help protect the neighborhoods.

Mr. Chandler suggested the wording on the motion could be done by amending Condition No. 3 to evaluate all perimeter trees for proper screening and buffering. Staff has no site plan available so the objective is to screen the use from surrounding neighbors, park visitors, the public right-of-way where appropriate, and provide Staff with reasonable interpretations of the Code.

Discussion about setbacks and maintenance of the areas ensued.

Mr. Baker confirmed the PD would apply only to Lot 1 which would specifically allow the storage facility.

Chair Jones opened the public hearing.

Mr. Daniel Magana, 1116 Wildwood, Temple, Texas, stated he was the owner of the subject property and would like to rezone the property for potential buyers who are interested in having a storage facility. Mr. Magana agrees with and likes the idea of GR zoning with a PD in order to keep the tree line and prevent the facility from being built on the property line.

Mr. Rick Vidro, 4 North 34<sup>th</sup> Street, Temple, Texas, stated a laundromat was being constructed near the Valero and the small road going to 34<sup>th</sup> Street will be located on the back side of that laundromat. Mr. Vidro has concerns because he has recently observed individuals using the lot across from Valero as a hang out and Mr. Vidro's house is the only house on 34<sup>th</sup> Street. Mr. Vidro likes the idea of a storage facility.

Mr. Baker confirmed the site plan would be coming back.

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

Vice-Chair Johnson made a motion to approve Item 3, **Z-FY-16-42**, as presented with Staff recommended conditions, and amending Condition No. 3 to review the existing trees around

the property line in total for preservation at the site plan review stage. Commissioner Alaniz made a second.

*Motion passed: (8:0)*

Commissioner Pitts absent

There being no further business, the meeting was adjourned at 7:04 p.m.

Respectfully submitted,  
Leslie Evans

**PLANNING AND ZONING COMMISSION  
MONDAY, AUGUST 15, 2016  
5:00 P.M.  
WORK SESSION**

**PLANNING AND ZONING MEMBERS PRESENT**

Chair David Jones

**COMMISSIONERS:**

Jeremy Langley  
Patrick Johnson  
Will Sears  
Lester Fettig

Lydia Alaniz  
Greg Rhoads  
Omar Crisp

**PLANNING AND ZONING MEMBERS ABSENT:**

Blake Pitts

**STAFF PRESENT:**

Brian Chandler, Director of Planning  
Trudy Dill, Deputy City Attorney  
Richard Wilson, Deputy City Engineer  
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 stated Bluebonnet Ridge Estates Subdivision is located off of South Pea Ridge Road. In the past there have been many discussions about the inadequacy of South Pea Ridge. Bluebonnet Ridge Estates came in to Planning as a PD district with larger lot sizes comparable to SF-2 density. The lots are proposed to be over 11,000 square feet fronting on South Pea Ridge.

A site plan was submitted along with extra documentation beyond the current code standards limitations, such as masonry, perimeter fencing, landscaping, creation of a HOA to maintain the common areas and landscaping, and a sidewalk to comply with the Trails Master Plan.

Presumably the fence would eventually enclose the entire perimeter of the subdivision.

Pea Ridge is not on the TCIP list and Mr. Chandler is unaware of when it will be scheduled. The South Pea Ridge alignment evaluation to potentially extend South Pea Ridge is listed on the TCIP. Priorities can shift on the TCIP each year since it is reevaluated comprehensively and reprioritized.

Temple does not require developers to build perimeter streets or to pay perimeter street fees. Therefore, streets get funded with the current mechanism in place. This process puts a lot of pressure on Public Works to get those projects scheduled.

Commissioner Sears added that for many years precedent had been set by approving subdivisions thus enforcing the need for streets.

Discussion about development of streets.

The smallest lot for Bluebonnet is estimated to be 8,700 square feet.

The second case is located along East Adams and came in as a base rezoning for Commercial. Front setbacks for C zoning are determined by the distance from the centerline of the street. In theory, using this formula, this applicant could build up to the property line which was a concern since the proposed use is for a storage facility. Wilson Park is nearby and numerous residential properties surround the property.

Mr. Baker worked with the applicant to develop a PD in order to allow a GR zoning having a storage facility (which is prohibited). A site plan will come back to the P&Z since one is not currently available.

No formal responses have been returned. Mr. Baker spoke with one neighbor by telephone regarding the PD-GR which the resident was in support of; however, no written response has been received confirming this.

The GR zoning would require at least a 15 foot setback. As proposed, a C zoning has a zero setback and could be built right up to the property line.

Staff's recommendation is to approve a PD-GR district allowing for a mini-storage use.

Vice-Chair Johnson will be moving out of the City limits and was not certain when his last meeting would be. Commissioner Sears' term is also ending in September 2016 and City Council will need to appoint new P&Z Commissioners in September.

Mr. Chandler reminded the Commissioners about the upcoming APA Conference to be held in San Antonio in November. Commissioners Langley, Alaniz and Fettig are considering attending and will let Staff know.

Mr. Chandler briefly discussed the upcoming rezoning for First Baptist project on 42 acres for a variety of zoning districts; SF, MF, NS and GR. No PD is proposed but would include extension of Westfield to the south and connecting to Iron Gate.

There being no further business, Chair Jones closed the meeting at 5:28 P.M.



## PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

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09/06/16  
Item #2  
Regular Agenda  
Page 1 of 5

**APPLICANT / DEVELOPMENT:** Turley Associates (On behalf of First Baptist Church – Temple)

**CASE MANAGER:** Mark Baker, Senior Planner

**ITEM DESCRIPTION:** Z-FY-16-43 Hold a public hearing to discuss and recommend action on a rezoning from Agricultural (AG) District to Single Family Attached-Three (SFA-3), Multi-Family-Two (MF-2), Neighborhood Service (NS) and General Retail (GR) districts on 42.066 +/- acres, Lot 1, Block 1, First Baptist-Temple West Campus, located at 8015 West Adams Avenue.

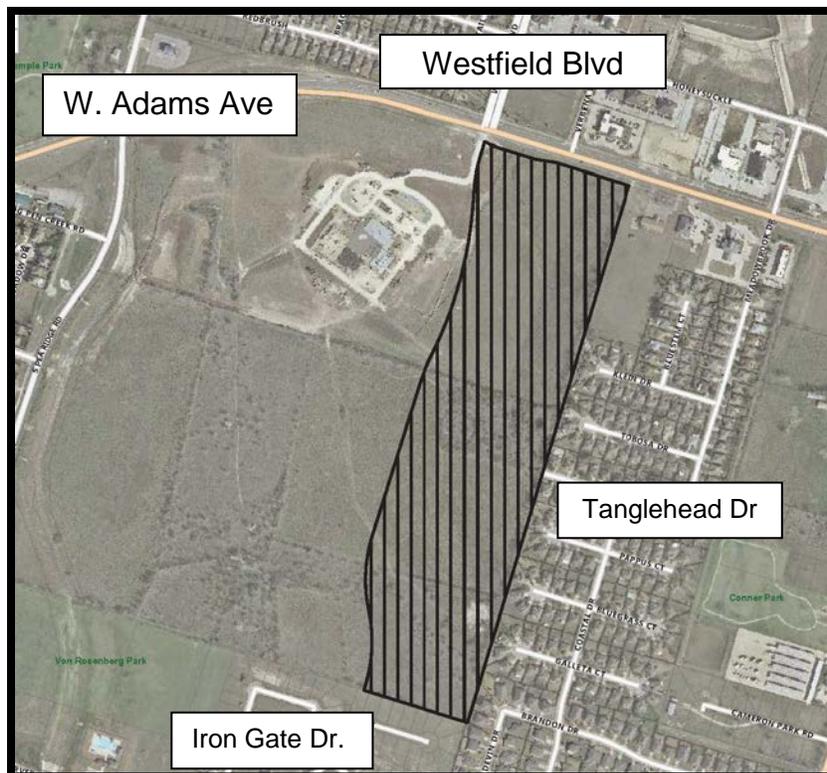


Figure 1; Aerial Location Map

**STAFF RECOMMENDATION:** Based on the following, staff recommends approval for a rezoning from Agricultural (AG) district to Multi-Family Two (MF-2), Single-Family Attached Three (SFA-3), Neighborhood Service (NS) and General Retail (GR) districts for the following reasons:

1. Through enhanced landscaping and buffering standards enforced through a private sales contract and anticipated restrictive covenants, the four (4) proposed zoning districts are more compatible with existing general retail and neighborhood service uses as well as existing single-family residential uses;
2. The request complies with the Thoroughfare Plan upon future extension of Westfield Blvd; and
3. Public facilities are available to serve the subject property.

**ITEM SUMMARY:** The subject property, being a portion of Lot 1 of the recorded First Baptist Church-Temple West Campus subdivision plat, specifically, contains approximately 42, 066 +/- acres. It is being proposed for rezoning from Agricultural (AG) district to the four zoning districts described in the above referenced Item Description. While Exhibit A shows the proposed district locations and the approximate acreage breakdown for each, detail survey sketches for each district as well as the applicable field notes will be attached to the rezoning ordinance.

The property is currently undeveloped but is anticipated to be developed by zoning district in the following manner by separate investors:

1. General Retail (GR) / Neighborhood Service (NS): Non-Residential permitted and conditionally-permitted uses as allowed by UDC Section 5.1,
2. Single-Family Attached-Three (SFA-3): Potential for single-family attached or extension of detached residential uses consistent with existing housing stock in the adjacent Meadows subdivision,
3. Multi-Family Two (MF-2): An apartment complex, pending this rezoning request.

It should be noted however that while uses are anticipated, in particular the apartment complex, there are a number of residential and non-residential uses that are permitted by right between the four districts. A table comparing the four zoning districts can be found in the attachments. In addition, conceptual building elevation designs from other Texas apartment complexes, likely to be considered by the developer, have been attached for review and includes one example with six (6) stories. It should be further noted however that the proposed MF-2 zoning has a height restriction of four (4) stories.

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

**COMPREHENSIVE PLAN (CP) COMPLIANCE:** The proposed rezoning relates to the following goals, objectives or maps of the Comprehensive Plan and Sidewalk and Trails Plan. A table summarizing the following discussion is attached.

**Future Land Use Map (CP Map 3.1)**

The subject property is entirely within the Suburban Residential land use district. The Suburban Residential district is intended for mid-sized single family lots with an emphasis on green spaces and a separation between dwelling units. The district does not support the four zoning districts proposed for this property. If the rezoning is approved, the Future Land Use Map will need to be updated.

Appropriate designations for the four (4) zoning districts could be accommodated by the Suburban Commercial (NS &GR) and the Auto-Urban Residential (SFA-3 & MF-2) districts.

Thoroughfare Plan (CP Map 5.2)

The subject property takes access from West Adams Ave (FM2305), an arterial which will only provide immediate access to the GR-zoned portion. Access to the three remaining portions would be from the anticipated extension of Westfield Blvd, a proposed minor arterial. Design for the future extension of Westfield Blvd has been taken into consideration based on preliminary discussion between the applicant's development team and planning staff. An attached conceptual circulation plan shows the proposed extension of Westfield Blvd. Additionally, it identifies the division between the proposed SFA-3 and MF-2 zoning districts following the centerline of a potential extension of Tanglehead Drive.

Circulation from the extension of Westfield Blvd into the Hills of Westwood, subdivision to the south of the subject property, is proposed to connect through an undeveloped lot at Iron Gate Drive and ultimately connect to Tarver Road. Conceptual design from the engineer indicates that Westfield Blvd would be extended across West Adams Ave as a minor arterial (92-foot ROW) and reduce down to 60-foot ROW as an oversized collector at its connection with Iron Gate Drive on the southern boundary of the development.

The developer, at this time, is not proposing improvements to a potential Tanglehead Drive extension which is currently classified as a local street. However, there is a cost-sharing improvement with a separate developer to extend Tanglehead Drive from Meadowbrook Drive to its intersection with Old Waco Road (Outer Loop). Improvements are currently in the design stage with the Public Works Department. No other City improvements are proposed to Tanglehead Drive at this time. Discussion about sidewalk on the cost-shared section of Tanglehead Drive is on-going but are currently not proposed.

In the case of Tanglehead Drive, increased circulation demands and future development could be reduced by the extension of Tanglehead Drive as well as scheduled TCIP improvements may provide functionality as a collector and warrant reclassification to a collector. Reclassification to a collector requires a Thoroughfare Plan amendment. Discussion and design is on-going but will be addressed formally with the review of the subdivision plat. No other issues at this time have been identified.

As a result, the request is compliant with the Thoroughfare Plan, due to the applicant's commitment to extend Westfield Blvd. The extension of Westfield Blvd as well as considerations for the extension of Tanglehead Drive would be addressed and finalized during the subdivision plat review following the rezoning determination by City Council. In summary:

At a minimum, Improvements to Westfield Blvd. include:

- 70-foot ROW – 49-feet of Pavement
- 6-foot sidewalks on both sides

Availability of Public Facilities (CP Goal 4.1)

Water is available through an existing 3-inch water line in West Adams Ave. Water is also available through the anticipated extension of an 8-inch water line in Tanglehead Drive. Sewer is available through the extension of a 12-inch sewer line in West Adams Ave. Sewer is also available from an 8-inch sewer line that would need to be extended from Tanglehead Drive.

While additional options available, due to the overall complexity of the project, final consideration will be addressed with the forthcoming subdivision plat.

Temple Trails Master Plan Map and Sidewalks Ordinance

Trails Master Plan depicts an existing City-Wide Spine Trail on the north side of West Adams Ave. However, arterials streets require, a 6-foot sidewalk on both sides. The extension of Westfield Blvd as an arterial also requires 6-foot sidewalks on both sides. No trail however is designated. Accommodations for sidewalk improvements on both West Adams Ave and the Westfield Blvd extension will be addressed at the platting stage. Additionally, sidewalk improvements for the potential extension of Tanglehead Drive would be addressed during the platting stage.

**DEVELOPMENT REGULATIONS:** While both residential and non-residential setbacks are provided for in UDC Section 4.5, the attached table compares residential setbacks in the MF-2, SFA-3 and non-residential setbacks in the NS and GR zoning districts.

Enhanced Buffering and Screening: The development of the apartment complex within the multi-family-zoned portion of the request warrants consideration for enhanced screening for the single family lots of the adjacent Hills of Westwood subdivision. While enhanced screening and buffering standards cannot be required without the use of a Planned Development, after meeting with planning staff, the applicant agreed to enhanced landscape standards adopted for the Master Zoning for the Westfield Planned Development. The enhanced standards will be incorporated into the private deed restrictions. The Master Zoning for the Westfield development was adopted by Ordinance 2015-4717 and addressed the overall 224.549 +/- acre Westfield Planned Development, north of W. Adams and east and west of Westfield Blvd. The Addendum to the Purchase Contract between the developer and the First Baptist Church has been attached, which provide for the enhanced buffer and screening standards. The language in the addendum is acceptable to Planning staff. The attached concept is found and illustrated on page 3-7 of the Choice 08 - Comprehensive Plan.

Staff will anticipate a copy of the draft deed restrictions during the plat review stage at design review (DRC). This enhanced landscaping and buffering is anticipated to reduce the impacts of the apartment complex to the adjacent Hills of Westwood subdivision. The Planning & Zoning Commission would be the final approval authority unless an exception is requested.

In addition to the performance standards discussed above, 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:** Ninety 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 September 1, 2016 at 12:00 PM, eight notices in agreement and four notices in disagreement have been received. An update regarding late notices, will be provided at the Planning & Zoning Commission meeting, if necessary.

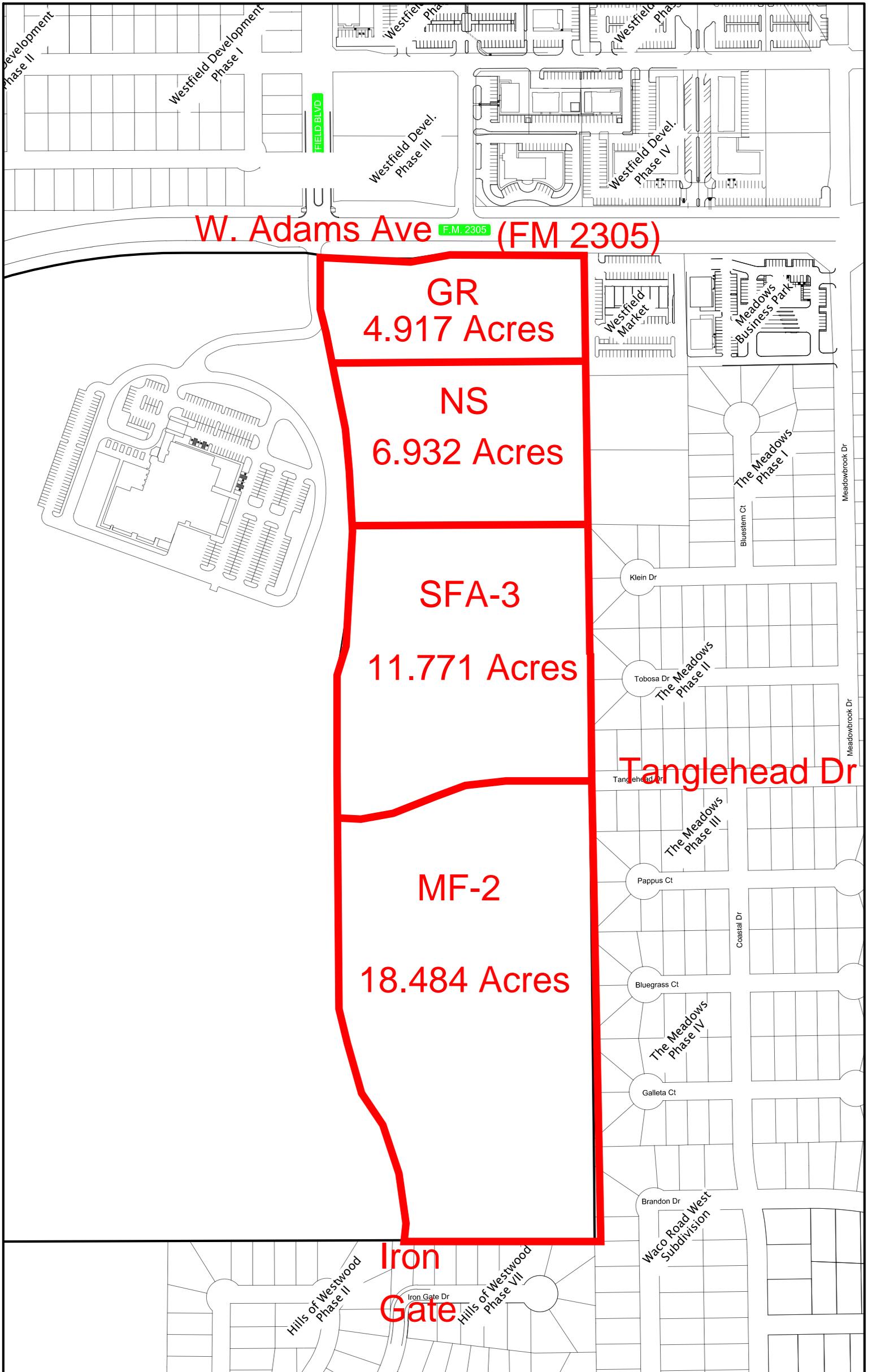
The newspaper printed notice of the public hearing on August 25, 2016, in accordance with state law and local ordinance.

**PROPOSED CITY COUNCIL MEETING SCHEDULE:** This rezoning is scheduled for 1<sup>st</sup> Reading on October 6, 2016 and 2<sup>nd</sup> Reading on October 20, 2016.

**FISCAL IMPACT:** Not Applicable

**ATTACHMENTS:**

- A Rezoning Map (Exhibit A)
- B Site and Surrounding Property Photos
- C Addendum to Purchase Contract (Provisions for Enhanced Landscaping & Buffering)
- D Conceptual Apartment Building Elevation Designs
- E Conceptual Circulation Plan with Future Road Extension
- F List of Maps:
  - Aerial Map / Location Map
  - Zoning Map / Future Land Use Map
  - Thoroughfare & Trails Map / Utility Map
  - Notification Map
- G List of Tables:
  - Permitted Uses
  - Surrounding Property Uses / Comprehensive Plan Compliance
  - Development Standards
- H Comprehensive Plan – Landscape Buffer Concept Illustration
- I Returned Property Notices



**W. Adams Ave (F.M. 2305) (FM 2305)**

**GR  
4.917 Acres**

**NS  
6.932 Acres**

**SFA-3  
11.771 Acres**

**MF-2  
18.484 Acres**

**Tanglehead Dr**

**Iron Gate**

**TURLEY ASSOCIATES, INC.**  
ENGINEERING • PLANNING • SURVEYING  
501 N. 3rd St. Temple, Texas 76501  
www.turley-inc.com  
254.773.2400  
254.773.3998  
SURVEY FIRM NO. 10058000 • ENGINEERING FIRM NO. 1688

FIRST BAPTIST TEMPLE  
ZONING EXHIBIT

ADDRESS:  
8015 WEST ADAMS AVE  
SUBDIVISION:  
FIRST BAPTIST-TEMPLE, WEST  
CITY:  
TEMPLE

LOT: 01  
BLOCK: 01  
SCALE:  
1:300  
STATE:  
TX  
PLAN:

DATE:  
07/13/15  
JOB NO.:  
16-676  
DWN. BY:  
TJJ

# Site & Surrounding Property Photos



Site: Undeveloped – Adams (Looking West) (AG)



Site: Undeveloped – Adams (Looking East) (AG)



**South: Undeveloped – Potential Iron Gate Drive Access Point,  
Hills of Westwood, subdivision (SF-3)**



**South: Iron Gate Drive  
Hills of Westwood, subdivision (SF-3)**



**South: Existing Single-Family Residential Uses  
Hills of Westwood, subdivision (SF-3)**



**East (Along West Adams Ave): Existing Retail & Service Uses  
(PD-NS)**



**East: Potential Future Tanglehead Drive Access Point  
The Meadows, subdivision (SF-3)**



**East: Existing Single Family Residential Uses on Tanglehead Drive  
The Meadows, subdivision (SF-3)**



**North: Existing Retail and Service Uses along West Adams Ave (GR & PD-GR)**



**North: Existing Retail and Service Uses along West Adams Ave (PD-GR)**



**West: First Baptist Church & Undeveloped Land along West Adams Ave  
First Baptist Church - Temple, subdivision (AG)**

## AMENDED and RESTATED SPECIAL PROVISIONS ADDENDUM

This Amended and Restated Special Provisions Addendum to Commercial Contract – Unimproved Property ("Contract") executed between First Baptist Church Temple, Tx ("Seller") and American Realty Services, Inc. and/or assigns ("Buyer") concerning the property described in the Contract ("Property") is hereby incorporated to supplement and amend the Contract, and replaced in its entirety the previously executed Special Provisions Addendum, as follows:

**Notwithstanding anything in the Contract to the contrary, the Buyer and Seller hereby agree as follows:**

1. During the Feasibility Period, Buyer will negotiate an agreement with the City of Temple for the placement and construction of a public road, to include an access easement (the "Right of Way"). Seller hereby agrees to dedicate an amount of acreage not to exceed 50% of the Right of Way. Any such designated acreage will have to be acceptable to Seller, and in size and location such that it does not affect Seller's remaining property or access thereto. All expenses pertaining to the Right of Way, including approvals, design, supervision, and construction of the Right of Way as a public street, including accompanying infrastructure such as drainage and utilities required by the City of Temple, will be at the sole cost and expense of Buyer. Final terms and details pertaining thereto will be agreed upon by Seller and Buyer, and memorialized prior to the end of the Feasibility Period.

2. The deed from Seller will incorporate the following restrictions, which restrictions will run with the land:

- a. The maximum height for improvements located in the first 250 feet of frontage on FM 2305 (Adams Ave) shall be 1 story, with the roofline not to exceed 25 feet in height.
- b. No apartments may be located or permitted on the Property that participate in any tax credits programs. Any multi-family improvements must be developed for the purpose of receiving full market rents comparable to similar projects within a 3 mile radius, and with no possibility of subsidies from any organization or governmental entity.
- c. No liquor stores, bars or cocktail lounges that sell alcoholic beverages shall be located or permitted on the Property. Notwithstanding the foregoing, restaurants and businesses that derive not more than 50% of their revenue from alcohol sales may be located or permitted on the Property.
- d. No adult stores, adult theatres, businesses that provide adult entertainment or services (including any entertainment providing partial or full nudity), or facilities selling or displaying pornographic materials shall be located or permitted on the Property.
- e. No carnivals or amusement parks shall be located (even temporarily) or permitted on the Property.

- f. No facilities selling paraphernalia for use with illicit drugs, or marijuana (even if the sale of marijuana is legalized for recreational or medicinal purposes) shall be located or permitted on the Property.
- g. No medical facility that encourages abortions or provides abortion services shall be located or permitted on the Property.
- h. No tattoo parlors shall be located or permitted on the Property.
- i. No facility that derives more than 50% of its revenue from the sale of tobacco products in any form, including electronic cigarettes or vapor inhaled products, shall be located or permitted on the Property.
- j. No noxious, offensive, or unlawful business or use shall be located or permitted on the Property.
- k. There shall be a continuous buffer, along the common boundary between nonresidential or multiple-family uses and an agricultural or residential district in accordance with the following:

TYPE	Minimum Width	Minimum Planting Per 100* feet
I**	30 feet	<ul style="list-style-type: none"> <li>- 3 canopy trees</li> <li>- 10 small trees; (50% evergreen)</li> <li>- 14 supplemental shrubs (50% evergreen)</li> </ul>
II**	20 feet	<ul style="list-style-type: none"> <li>- 3 canopy trees</li> <li>- 13 small trees; (50% evergreen)</li> <li>- 16 supplemental shrubs (50% evergreen)</li> </ul>
III**	15 feet	<ul style="list-style-type: none"> <li>- 3 canopy trees</li> <li>- 16 small trees; (50% evergreen)</li> <li>- 18 supplemental shrubs (50% evergreen)</li> </ul>

\* The required landscaping may be reduced by 30% when used in a combination with a decorative fence that is a minimum of 6 feet in height; constructed of wood, wrought iron or galvanized ornamental steel; and located behind the landscaped area.

\*\* All planting shall be in conformance with planting standards located in Section 7.4: Landscaping in the City of Temple Unified Development Code

[[SIGNATURES ON FOLLOWING PAGE]]

Seller:

First Baptist Church- Temple, Tx

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Buyer:

American Realty Services Inc.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

# Conceptual Apartment Bldg. Elevations

## Echo Station Apartments, Temple, Texas



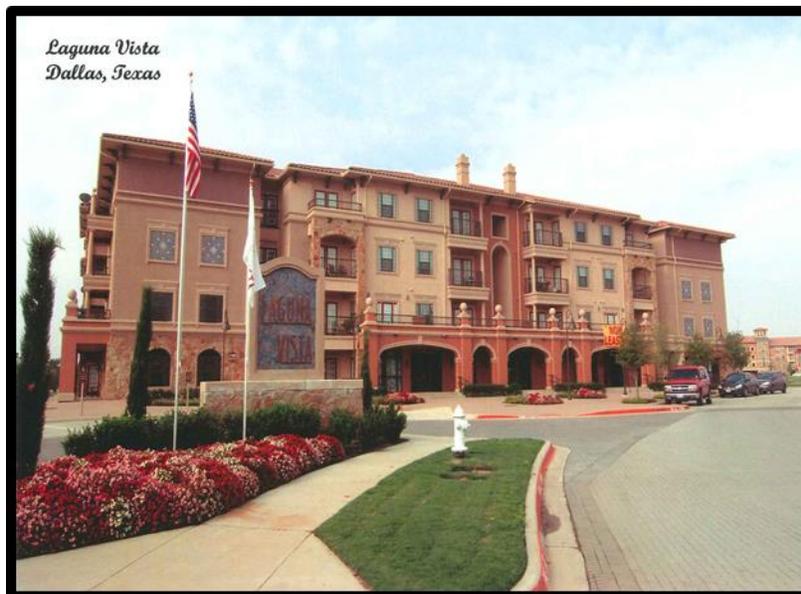
## McKinney Point, McKinney, Texas



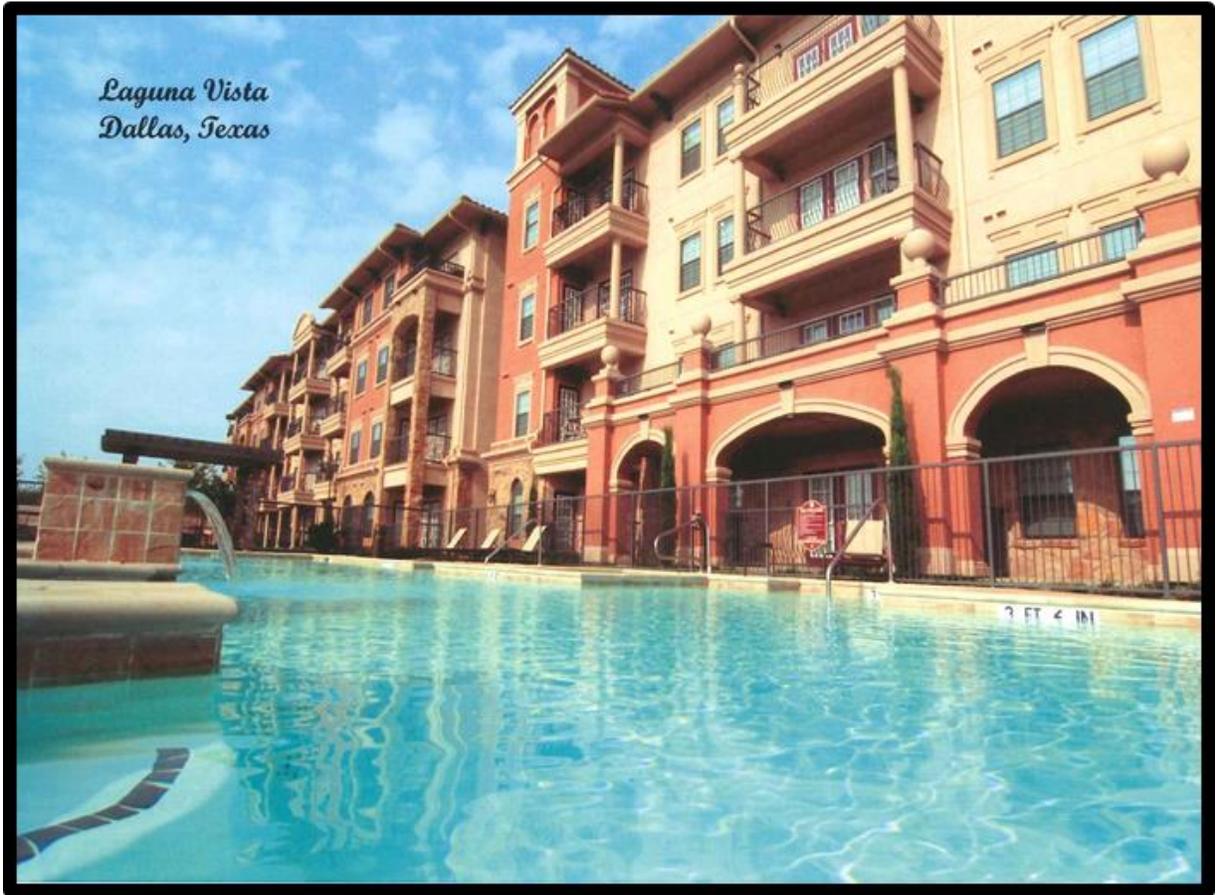
## Lofts of Lewisville, Lewisville, Texas



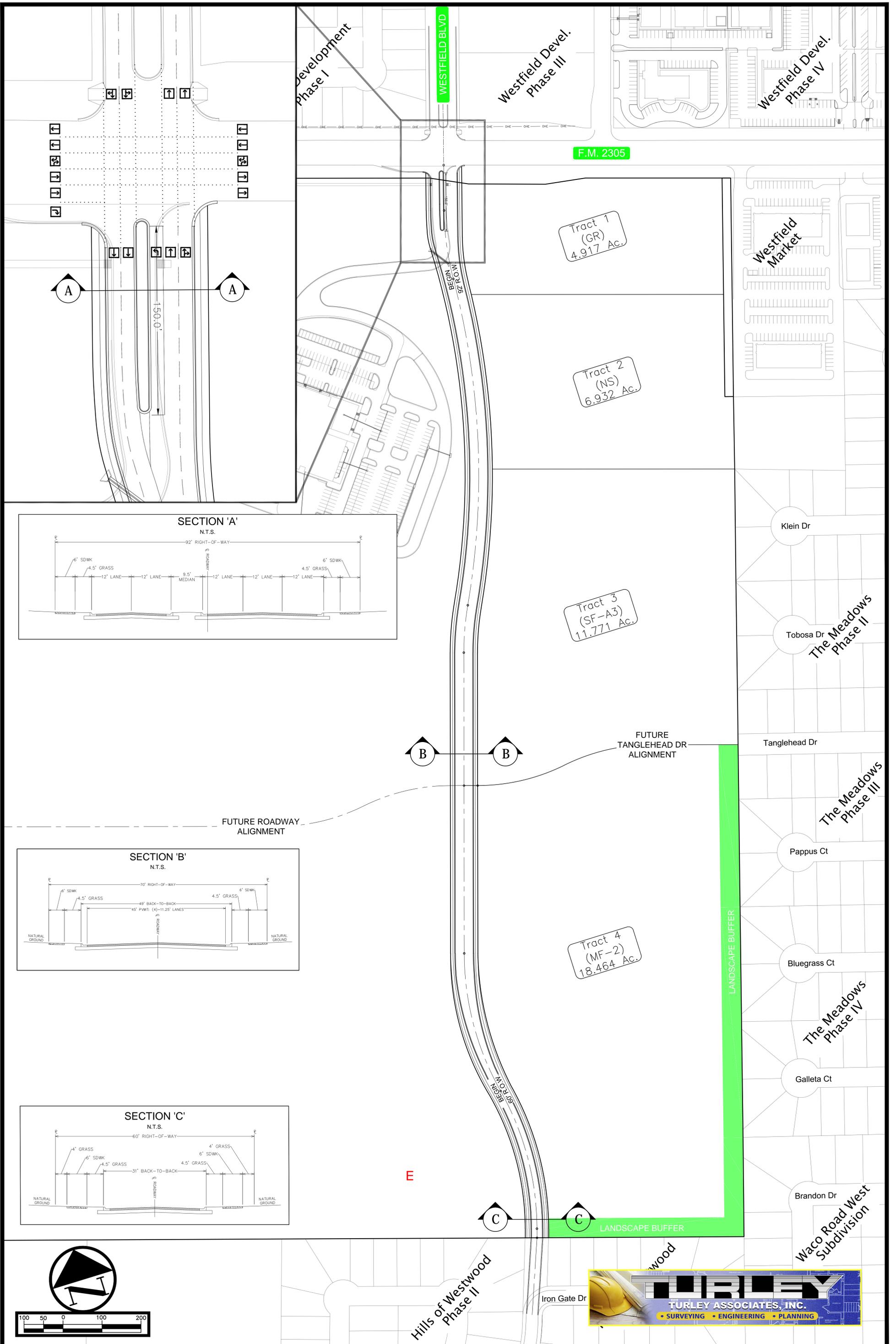
## Laguna Vista, Dallas, Texas



Laguna Vista, Dallas, Texas



D-3

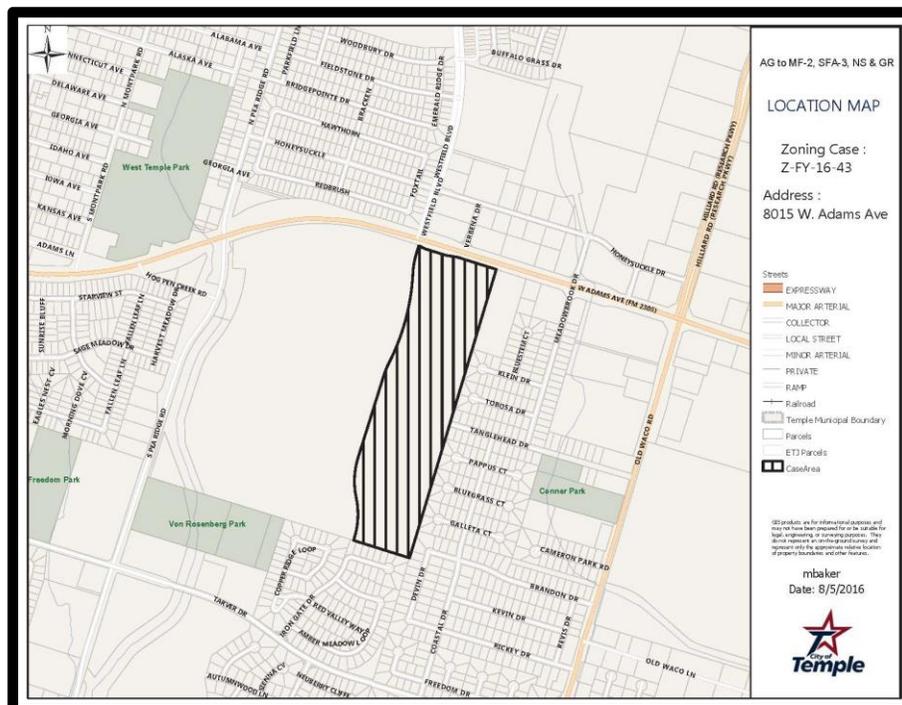


# Maps

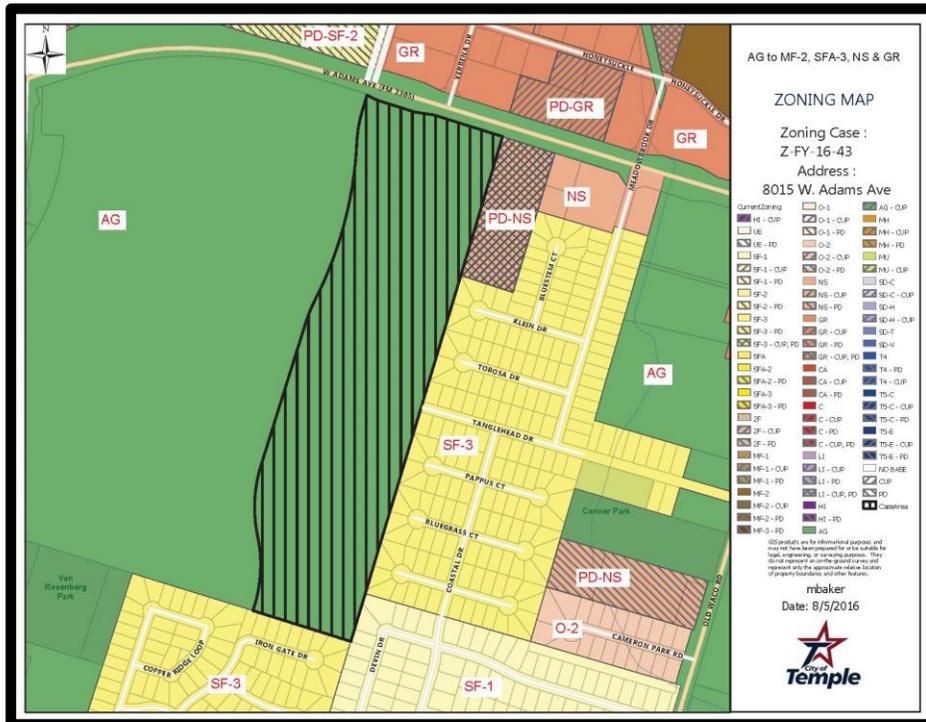
## Aerial Map



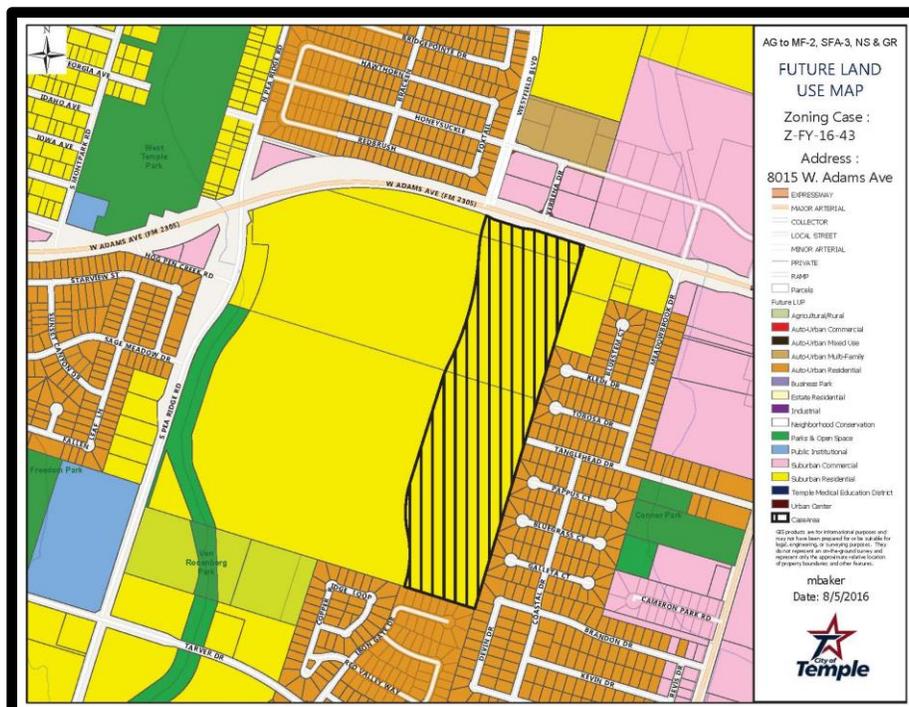
## Location Map



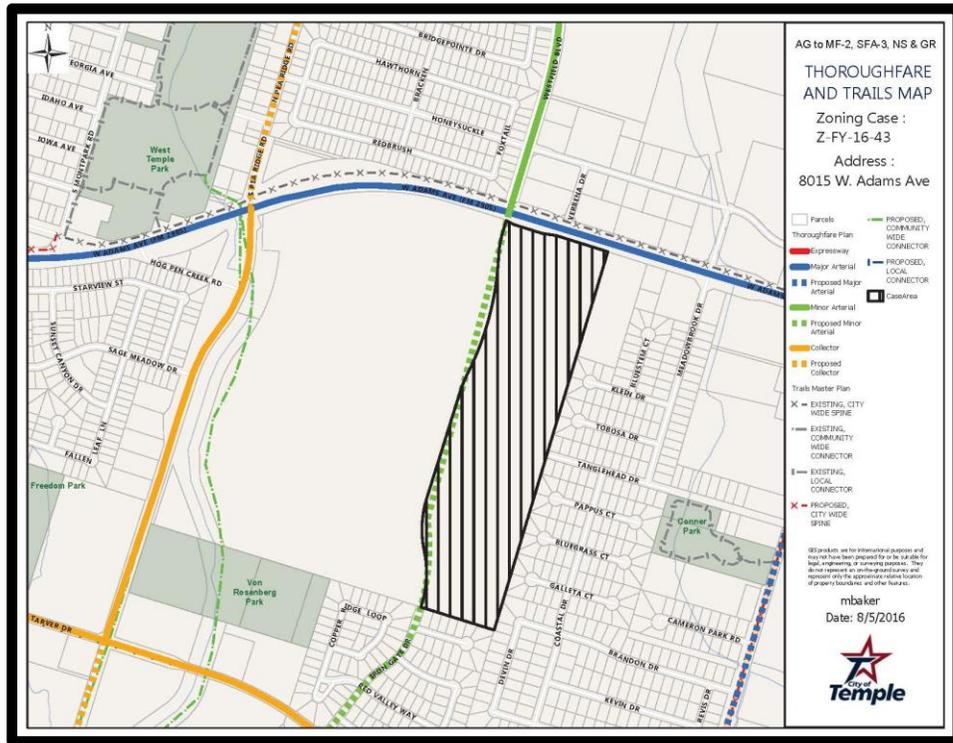
# Zoning Map



# Future Land Use Map



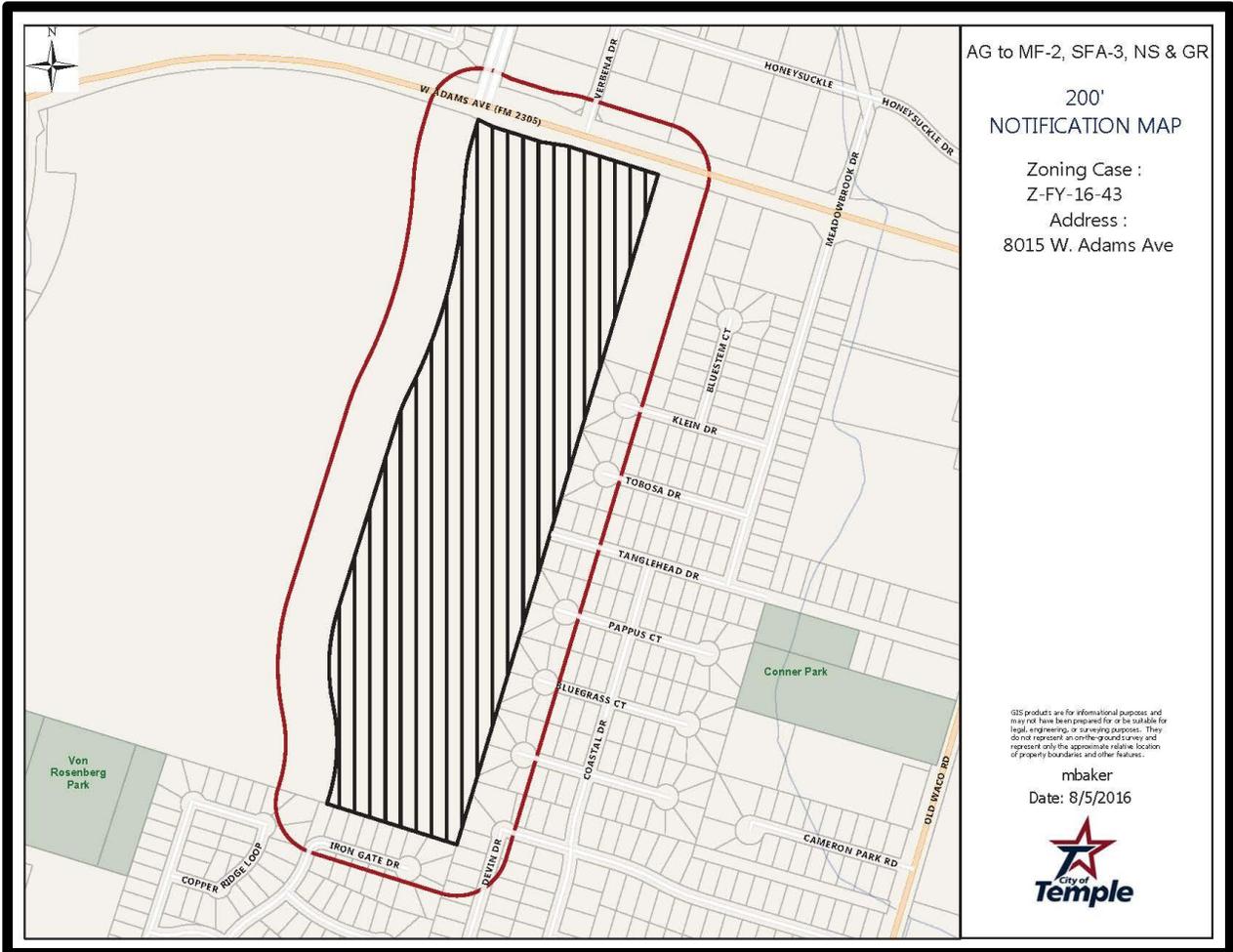
# Thoroughfare & Trails Map



# Utility Map



# Notification Map



# Tables

Permitted Uses Table (Comparison between SFA-3 & MF-2)

<b>Use Type</b>	<b>Single-Family Three (SFA-3)</b>	<b>Multi-Family Two (MF-2)</b>
<b>Agricultural Uses</b>	* Farm, Ranch or Orchard	* Same as SFA-3
<b>Residential Uses</b>	* Single Family Residence (Detached & Attached) * Industrialized Housing * Family or Group Home * Townhouse * Zero-Lot Line Dwelling * Patio Home	* Same as SFA-3 * Apartment * Duplex * Townhouse * Home for the Aged
<b>Retail &amp; Service Uses</b>	* None	* Same as SFA-3
<b>Commercial Uses</b>	* None	* Same as SFA-3
<b>Industrial Uses</b>	* Temporary Asphalt & Concrete Batching Plat (CUP)	* Same as SFA-3
<b>Recreational Uses</b>	* None	* Same as SFA-3
<b>Vehicle Service Uses</b>	* None	* Same as SFA-3
<b>Residential Uses</b>	* None	* Same as SFA-3
<b>Overnight Accommodations</b>	* None	* Same as SFA-3
<b>Transportation Uses</b>	* None	* Same as SFA-3

G-1

**Permitted Uses Table (Comparison between NS & GR)**

<b>Use Type</b>	<b>Neighborhood Service (NS)</b>	<b>General Retail (GR)</b>
<b>Agricultural Uses</b>	* Farm, Ranch or Orchard	* Same as NS
<b>Residential Uses</b>	* Single Family Residence (Detached & Attached) * Townhouse * Industrialized Housing * Family or Group Home (CUP)	* Same as NS * Duplex
<b>Retail &amp; Service Uses</b>	* Most Retail & Service Uses * Alcoholic Beverage Sales, off-premise consumption, (CUP)	* All Retail & Service Uses * Package Store (CUP) * Tool Rental (Indoors)
<b>Commercial Uses</b>	* None	* Kennel w/o vet. hosp. (CUP) * Contractor Storage Yard * Print Shop * Plumbing Shop * Upholstery Shop
<b>Industrial Uses</b>	* Temporary Asphalt & Concrete Batching Plat (CUP) * Laboratory, medical, dental, scientific or research (CUP)	* Same as NS * Laboratory, medical, dental, scientific or research
<b>Recreational Uses</b>	* Park or Playground * All Alcohol (On Premise Consumption) > 50% < 75% (CUP)	* Beer & Wine Only < 75% (CUP) * All Alcohol > 75% (CUP)
<b>Vehicle Service Uses</b>	* Fuel Sales (CUP)	* Auto Leasing & Rental * Auto Sales - New & Used * Auto Sales Facility
<b>Restaurant Uses</b>	* Without Drive-In	* With & W/O Drive-In
<b>Overnight Accommodations</b>	* None	* Motel / Hotel
<b>Transportation Uses</b>	* Heli-Stop (CUP)	* Emergency Vehicle Service

### Surrounding Property Uses

<u>Surrounding Property &amp; Uses</u>			
<u>Direction</u>	<u>FLUP</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	Suburban Residential	AG	Undeveloped
North	Auto-Urban Residential	GR & SF-2 (PD)	Sf Residential & Retail / Service Uses
South	Auto-Urban Residential	SF-3	Undeveloped & SF Residential Uses
East	Auto-Urban Residential	NS (PD) & SF-1 & SF-3	Retail Service & SF Residential Uses
West	Suburban Residential	AG, GR & SF-2	Church, SF Residential Uses & Undeveloped Land

### Comprehensive Plan Compliance

Document	Policy, Goal, Objective or Map	Compliance?
CP	Map 3.1 - Future Land Use Map	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		

**Development Standards (SFA-3 & MF-2)**

	<b>Proposed (SFA-3)</b>	<b>Proposed (MF-2)</b>
<b>Minimum Lot Size</b>	<b>2,300 SF</b>	<b>2,500 SF</b>
<b>Minimum Lot Width</b>	<b>20 Feet</b>	<b>60 Feet</b>
<b>Minimum Lot Depth</b>	<b>100 Feet</b>	<b>120 Feet</b>
<b>Front Setback</b>	<b>15 Feet</b>	<b>25 Feet</b>
<b>Side Setback</b>	<b>5 Feet &amp; 0 Feet</b>	<b>15 Feet (Per UDC 5.3.3)</b>
<b>Side Setback (corner)</b>	<b>15 Feet</b>	<b>15 Feet</b>
<b>Rear Setback</b>	<b>10 Feet</b>	<b>10 Feet</b>
<b>Max Bldg. Height</b>	<b>2 1/2 Stories</b>	<b>4 Stories</b>

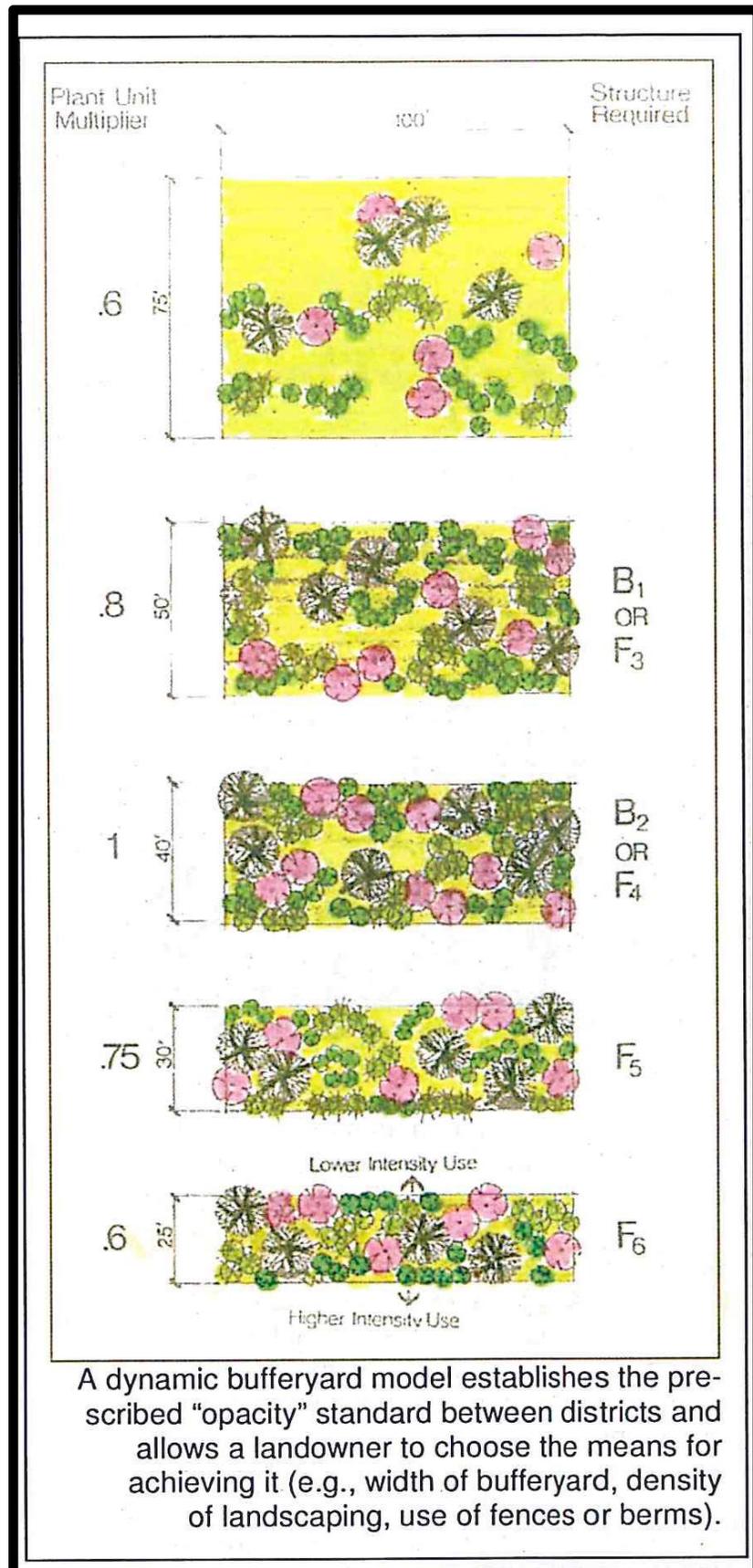
**Development Standards (NS & GR)**

	<b>Proposed (NS)</b>	<b>Proposed (GR)</b>
<b>Minimum Lot Size</b>	<b>N/A</b>	<b>N/A</b>
<b>Minimum Lot Width</b>	<b>N/A</b>	<b>N/A</b>
<b>Minimum Lot Depth</b>	<b>N/A</b>	<b>N/A</b>
<b>Front Setback</b>	<b>15 Feet</b>	<b>15 Feet</b>
<b>Side Setback</b>	<b>10 Feet</b>	<b>10 Feet</b>
<b>Side Setback (corner)</b>	<b>10 Feet</b>	<b>10 Feet</b>
<b>Rear Setback</b>	<b>10 Feet</b>	<b>0 Feet</b>
<b>Max Building Height</b>	<b>2 1/2 Stories</b>	<b>3 Stories</b>

**G-4**

# Landscape Buffer Illustration

Choices 08 – Comprehensive Plan – Page 3-9)





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

PLOTTS, ROBT R ETUX REBECCA D  
8110 IRON GATE DR  
TEMPLE, TX 76502

**Zoning Application Number: Z-FY-16-43**

**Case Manager: Mark Baker**

Location: 8015 West Adams Avenue

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 ( ) agree                       disagree with this request

**Comments:**

*The agricultural zoning immediately behind our back fence on Iron Gate was the major selling point of our property and home. The proposed re-zoning would negatively impact our quality of living in a significant manner. The proposed re-zoning would affect our privacy, safety, and tranquility. It would decrease our property value, make re-sale more difficult, and add significant noise and light pollution. It would obstruct our view. Right now we look out our back yard to a beautiful natural Texas landscape. We hope to not lose this treasure.*

*Robert Plotts*

*Robert Plotts*

**Signature**

**Print Name**

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, at [mbaker@templetx.gov](mailto:mbaker@templetx.gov), or mail or hand-deliver this comment form to the address below, no later than **September 6, 2016**.

**City of Temple  
Planning Department  
2 North Main Street, Suite 102  
Temple, Texas 76501**

**RECEIVED  
CITY OF TEMPLE  
PLANNING DEPT.  
AUGUST 30, 2016**

Number of Notices Mailed: 90

Date Mailed: August 25, 2016

***OPTIONAL:*** Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



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

*8102 IRON GATE*

FIRST OMEGA  
7353 W. ADAMS AVENUE  
TEMPLE, TX 76502-5539

**Zoning Application Number: Z-FY-16-43**

**Case Manager: Mark Baker**

Location: 8015 West Adams Avenue

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  agree

( ) disagree with this request

**Comments:**

---

---

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---

---

**Signature**

**Print Name**

*John C. Howe*

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, at [mbaker@templetx.gov](mailto:mbaker@templetx.gov), or mail or hand-deliver this comment form to the address below, no later than **September 6, 2016**.

**RECEIVED**

**City of Temple  
Planning Department  
2 North Main Street, Suite 102  
Temple, Texas 76501**

**AUG 31 2016**  
City of Temple  
Planning & Development

Number of Notices Mailed: 90

Date Mailed: August 25, 2016

***OPTIONAL:*** Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



RESPONSE TO PROPOSED REZONING REQUEST CITY OF TEMPLE

8117 IRON GATE

FIRST OMEGA 7353 W. ADAMS AVENUE TEMPLE, TX 76502-5539

Zoning Application Number: Z-FY-16-43

Case Manager: Mark Baker

Location: 8015 West Adams Avenue

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 (X) agree

( ) disagree with this request

Comments:

Five horizontal lines for writing comments.

Signature [Handwritten Signature]

Print Name John Howe

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, at mbaker@templetx.gov, or mail or hand-deliver this comment form to the address below, no later than September 6, 2016.

City of Temple Planning Department 2 North Main Street, Suite 102 Temple, Texas 76501

RECEIVED

AUG 31 2016

City of Temple Planning & Development

Number of Notices Mailed: 90

Date Mailed: August 25, 2016

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



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

8121 IRON GATE

FIRST OMEGA  
7353 W. ADAMS AVENUE  
TEMPLE, TX 76502-5539

**Zoning Application Number: Z-FY-16-43**

**Case Manager: Mark Baker**

Location: 8015 West Adams Avenue

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  agree                      ( ) disagree with this request

**Comments:**

---

---

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*[Handwritten Signature]*  
\_\_\_\_\_  
**Signature**

John C. Howe  
\_\_\_\_\_  
**Print Name**

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, at [mbaker@templetx.gov](mailto:mbaker@templetx.gov), or mail or hand-deliver this comment form to the address below, no later than **September 6, 2016**.

City of Temple  
Planning Department  
2 North Main Street, Suite 102  
Temple, Texas 76501

**RECEIVED**  
AUG 31 2016  
City of Temple  
Planning & Development

Number of Notices Mailed: 90

Date Mailed: August 25, 2016

***OPTIONAL:*** Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



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

8114 IRON GATE

FIRST OMEGA  
7353 W. ADAMS AVENUE  
TEMPLE, TX 76502-5539

**Zoning Application Number: Z-FY-16-43**

**Case Manager: Mark Baker**

Location: 8015 West Adams Avenue

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  agree

( ) disagree with this request

**Comments:**

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---

---

Signature

Print Name

John C. Howe

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, at [mbaker@templetx.gov](mailto:mbaker@templetx.gov), or mail or hand-deliver this comment form to the address below, no later than **September 6, 2016**.

**RECEIVED**

City of Temple  
Planning Department  
2 North Main Street, Suite 102  
Temple, Texas 76501

AUG 31 2016

City of Temple  
Planning & Development

Number of Notices Mailed: 90

Date Mailed: August 25, 2016

***OPTIONAL:*** Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



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

NIEMEIER, STEPHEN H & LISA D  
2619 TIMBER RIDGE DR  
TEMPLE, TX 76502-8804

**Zoning Application Number: Z-FY-16-43**

**Case Manager: Mark Baker**

Location: 8015 West Adams Avenue

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  agree

disagree with this request

Comments:

*drainage is a problem and high density zoning will make it worse. a two story structure at a higher elevation will ensure no privacy to the women built behind them.*

*Steph Niemcier*

Stephen Niemcier

Signature

Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, at [mbaker@templetx.gov](mailto:mbaker@templetx.gov), or mail or hand-deliver this comment form to the address below, no later than **September 6, 2016**.

City of Temple  
Planning Department  
2 North Main Street, Suite 102  
Temple, Texas 76501

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AUG 31 2016

City of Temple  
Planning & Development

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Date Mailed: August 25, 2016

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

CENTRAL NATIONAL BANK  
938 CANYON CREEK DR  
TEMPLE, TX 76502-3232

**Zoning Application Number:** Z-FY-16-43

**Case Manager:** Mark Baker

Location: 8015 West Adams Avenue

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  agree

( ) disagree with this request

Comments:

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Denndell C. Williams, Chairman  
Signature Central National Bank-Temple

DENDELL C. WILLIAMS  
Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, at [mbaker@templetx.gov](mailto:mbaker@templetx.gov), or mail or hand-deliver this comment form to the address below, no later than **September 6, 2016**.

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City of Temple  
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Temple, Texas 76501

AUG 31 2016  
City of Temple  
Planning & Development

Number of Notices Mailed: 90

Date Mailed: August 25, 2016

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

HENDRIX, SANDRA G  
7322 PAPPUS CT  
TEMPLE, TX 76502-8512

**Zoning Application Number:** Z-FY-16-43

**Case Manager:** Mark Baker

Location: 8015 West Adams Avenue

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 ( ) agree

(X) disagree with this request

**Comments:**

Rezoning the land behind my house will drop  
the property value of my home. The value of my  
my home is already less than what I paid  
for it and the repairs I had to make to the house.

Sandra Hendrix  
**Signature**

Sandra Hendrix  
**Print Name**

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, at [mbaker@templetx.gov](mailto:mbaker@templetx.gov), or mail or hand-deliver this comment form to the address below, no later than **September 6, 2016**.

**City of Temple  
Planning Department  
2 North Main Street, Suite 102  
Temple, Texas 76501**

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**SEP - 1 2016**  
City of Temple  
Planning & Development

Number of Notices Mailed: 90

Date Mailed: August 25, 2016

**OPTIONAL:** Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



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

WESTFIELD CAPITAL LLC & KIELLA DEVELOPMENT INC  
15 N MAIN ST  
TEMPLE, TX 76501-7629

**Zoning Application Number: Z-FY-16-43**

**Case Manager: Mark Baker**

Location: 8015 West Adams Avenue

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  agree

( ) disagree with this request

**Comments:**

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---

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Paul Branch, President  
Signature

WESTFIELD CAPITAL LLC  
by: Paul Branch, President  
Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, at [mbaker@templetx.gov](mailto:mbaker@templetx.gov), or mail or hand-deliver this comment form to the address below, no later than **September 6, 2016**.

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Planning Department  
2 North Main Street, Suite 102  
Temple, Texas 76501

SEP - 1 2016  
City of Temple  
Planning & Development

Number of Notices Mailed: 90

Date Mailed: August 25, 2016

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



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

BARROWS, DAVID ETUX CAROL  
7317 TANGLEHEAD DR  
TEMPLE, TX 76502

**Zoning Application Number:** Z-FY-16-43

**Case Manager:** Mark Baker

Location: 8015 West Adams Avenue

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 ( ) agree

disagree with this request

**Comments:**

An existing entrance/egress road is under construction  
to an adjoining neighborhood. It would allow residents  
and others access to Old Waco and to Pea Ridge.  
Extending Tanglehead into a new area would increase  
motor vehicle traffic risking children enroute to & from  
the Park area.

*David F. Barrows*  
**Signature**

David F. Barrows  
**Print Name**

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, at [mbaker@templetx.gov](mailto:mbaker@templetx.gov), or mail or hand-deliver this comment form to the address below, no later than **September 6, 2016**.

**City of Temple  
Planning Department  
2 North Main Street, Suite 102  
Temple, Texas 76501**

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**SEP - 1 2016**

City of Temple  
Planning & Development

Number of Notices Mailed: 90

Date Mailed: August 25, 2016

**OPTIONAL:** Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



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

HARMON, LARRY K SR ETUX KAREN K  
7318 TANGLEHEAD DR  
TEMPLE, TX 76502-8509

**Zoning Application Number: Z-FY-16-43**

**Case Manager: Mark Baker**

Location: 8015 West Adams Avenue

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.

( ) agree

( ) disagree with this request

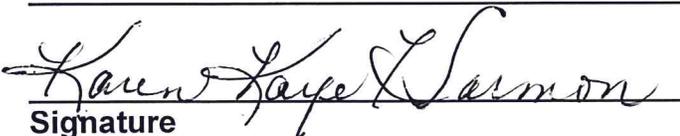
**RECEIVED**

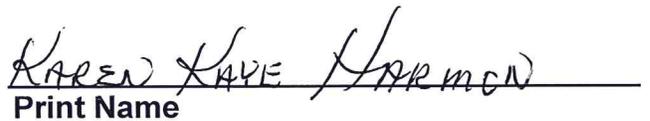
**Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SEP - 1 2016

City of Temple  
Planning & Development

  
Signature

  
Print Name

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**City of Temple  
Planning Department  
2 North Main Street, Suite 102  
Temple, Texas 76501**

Number of Notices Mailed: 90

Date Mailed: August 25, 2016

***OPTIONAL:*** Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



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

FIRST BAPTIST CHURCH TEMPLE TEXAS  
8015 W ADAMS AVE UNIT A  
TEMPLE, TX 76501-5510

**Zoning Application Number: Z-FY-16-43**

**Case Manager: Mark Baker**

Location: 8015 West Adams Avenue

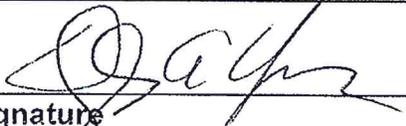
The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice,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

I  agree

( ) disagree with this request

**Comments:**

This rezoning will allow First Baptist Church to proceed with its Master Plan for The property.

  
Signature

Douglas A Young  
Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, at [mbaker@templetx.gov](mailto:mbaker@templetx.gov), or mail or hand-deliver this comment form to the address below, no later than **September 6, 2016**.

City of Temple  
Planning Department  
2 North Main Street, Suite 102  
Temple, Texas 76501

**RECEIVED**  
SEP - 1 2016  
City of Temple  
Planning & Development

Number of Notices Mailed: 90

Date Mailed: August 25, 2016

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



The applicant has requested an appeal to the following Overlay signage standards (justification shown in parentheses):

1. Sec. 6.7.5.J.1.: (“Permitted Sign Types” table)
  - a. Pylon sign height (25 feet max)
    - i. Main project identifier pylon sign is proposed for 35 feet in height
  - b. Pylon sign maximum area (200 square feet)
    - i. Main project identifier pylon sign is proposed for 420 square feet
2. Sec. 6.7.5.J.2. Maximum Signs per Site
  - a. Code allows 1 freestanding sign (monument or pylon) per site
    - i. Applicant proposes 3 (2 that are visible from I-35) and 2 of which also serve as directional signage but exceed our general signage standards from Sec. 7.6 of the UDC that would apply and would limit the size to 3 square feet
3. Sec. 6.7.5.J.7. Prohibited Sign Types
  - a. Roof Signs are prohibited
    - i. A 750-square foot roof sign is proposed to provide visibility to the building from I-35

**ADDITIONAL BACKGROUND:** The Baylor Scott & White distribution center, which is proposed to open in October, will consist of 104,188 square feet (for Phase 1; Phase 2 is proposed as a 49,333 square foot future addition) on 64 acres and will provide hospitals throughout the BS&W system with medical supplies.

An I-35 Corridor Overlay appeal for the project was approved by City Council on September 3, 2015 related to Overlay landscaping standards, due to the unique size, location and proposed use of the facility.

**STAFF RECOMMENDATION:** Staff recommends approval of the appeal as submitted based on the following:

- Applicant has been working closely with staff to revise the design, height and overall square footage of the largest freestanding (pylon) sign.
- Applicant has limited the number of signs to address what is needed for the facility
- The signage provides clarity that the facility is for BS&W “logistics” (distribution center), rather than as a hospital use
- In reference to the following 4 signs, staff supports the proposed number, location, size and height:
  1. The 750 sf roof sign
    - Provides visibility and from I-35
    - The building is 104,188 square feet and is set back 366 feet from the front property line
    - The building is heavily screened by existing trees, therefore justifying the need for a roof sign
  2. The 35-foot tall project identifier pylon sign

- Is significantly set back from the front property line behind overhead utility lines and a 15-foot utility easement
  - Is surrounded by a dense canopy of preserved trees
  - Is a design improvement and reduced in size and height from the originally proposed two-legged pole sign
3. The 15-foot tall entrance pylon sign
- Identifies the entrance drive for truck traffic, employees and visitors
  - Serves as a directional sign
4. 1 Directional Sign
- Provide necessary directional distinctions between office and freight traffic
  - Are not visible from the public right-of-way

**FISCAL IMPACT:** N/A

**ATTACHMENTS:**

- A. Sign Exhibits



**B D G**

**Babendure Design Group**  
8140 Walnut Hill Ln. #950  
Dallas, Texas 75231  
214.265.1960  
214.265.5552 (fax)  
[www.babendure.com](http://www.babendure.com)

# **Baylor Scott & White Health Logistics Temple, Texas**

City Review Package  
August 31, 2016

**Attachment A**

---

*Signage & Wayfinding  
Design Specialists*



**B D G**

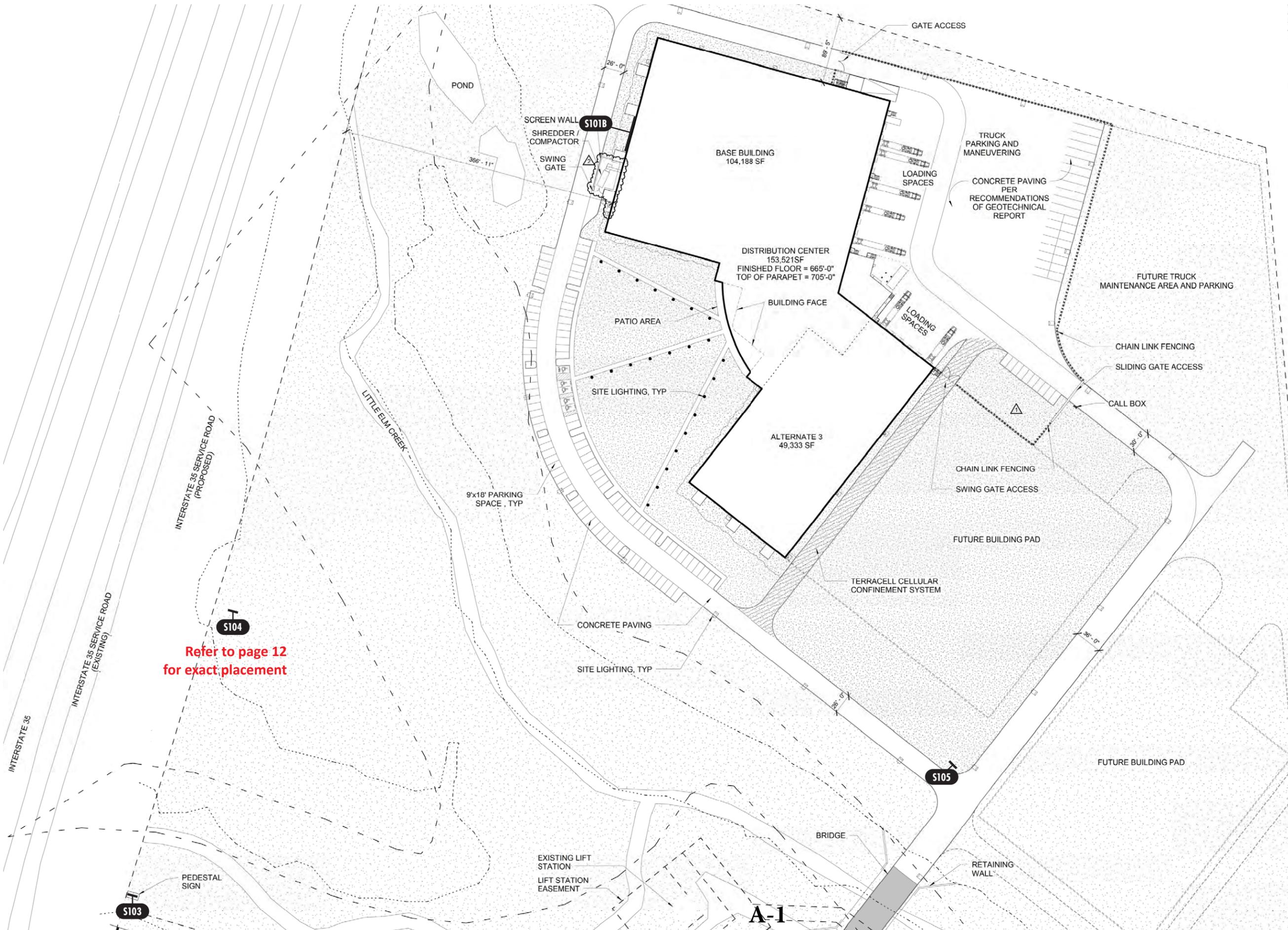
**Babendure Design Group**  
8140 Walnut Hill Ln. #950  
Dallas, Texas 75231  
214.265.1960  
214.265.5552 (fax)  
www.babendure.com

Refer to page 12  
for exact placement

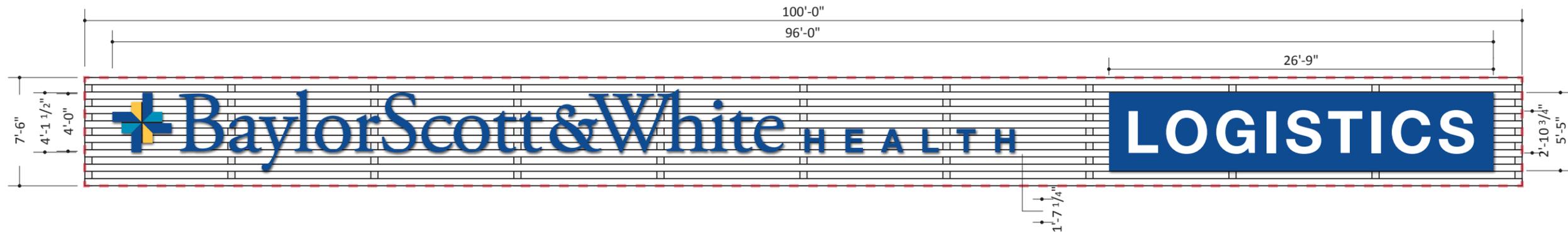
**Sign Location Plan  
Site**

Baylor Scott & White Health  
Logistics

August 30, 2016



A-1



**1 Detail**  
Scale: 1/8"=1'-0"

760 Sq. Ft.



**2 Illumination Example**  
Scale: 3/64"=1'-0"



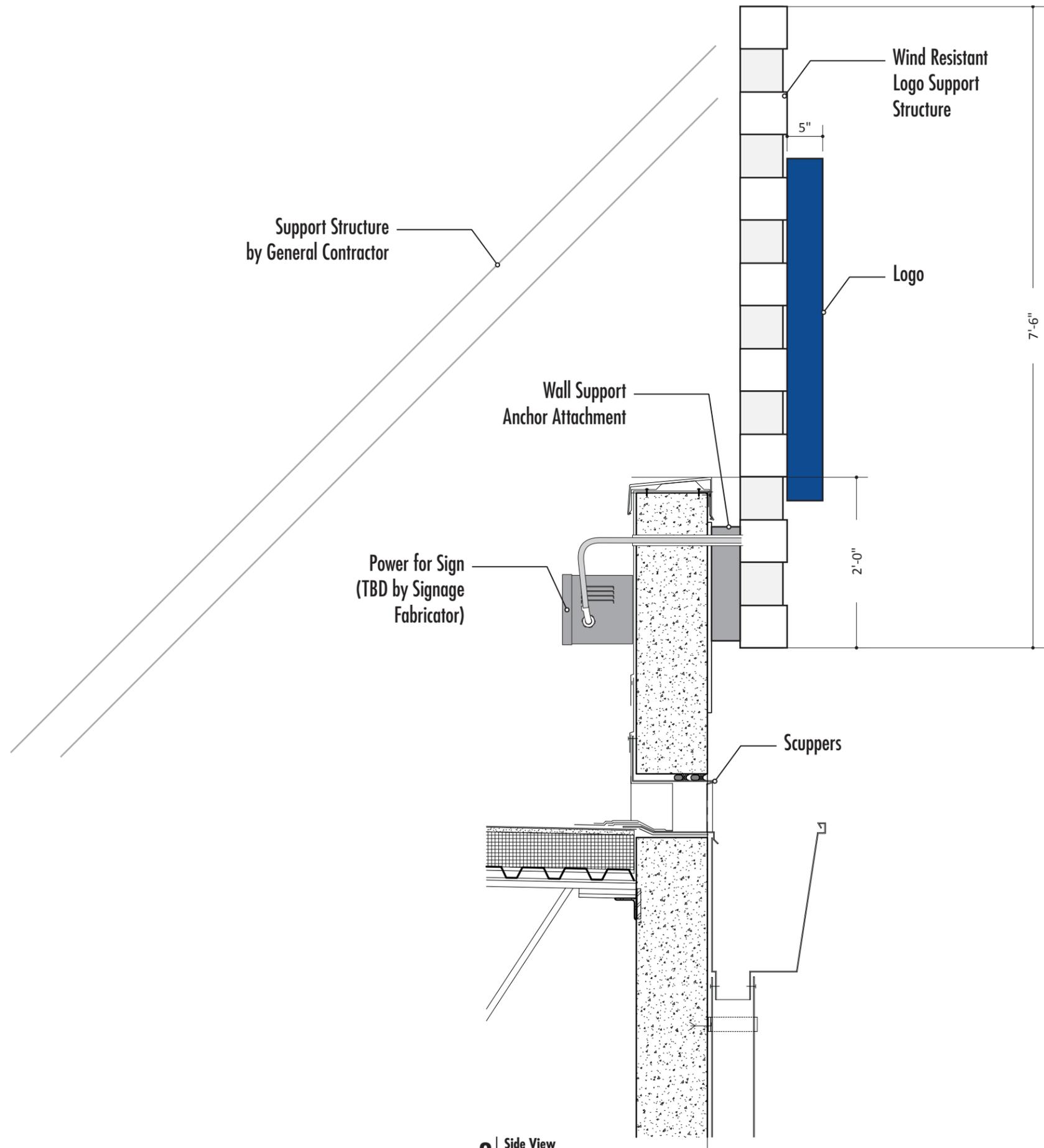
**3 West Elevation**  
Scale: 3/64"=1'-0"



**Babendure Design Group**  
8140 Walnut Hill Ln. #950  
Dallas, Texas 75231  
214.265.1960  
214.265.5552 (fax)  
www.babendure.com

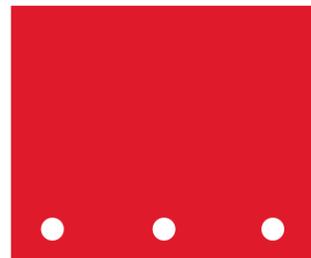
**Location S101B**  
**West Elevation**

Baylor Scott & White Health  
Logistics  
August 30, 2016



**2** Side View  
Scale: 3/4"=1'-0"

**A-3**



**B D G**

**Babendure Design Group**  
8140 Walnut Hill Ln. #950  
Dallas, Texas 75231  
214.265.1960  
214.265.5552 (fax)  
www.babendure.com

**Location S101B**  
**West Elevation**  
**Side View**

Baylor Scott & White Health  
Logistics

August 30, 2016



**Babendure Design Group**  
8140 Walnut Hill Ln. #950  
Dallas, Texas 75231  
214.265.1960  
214.265.5552 (fax)  
www.babendure.com

*High Level Branding  
Photo Rendering  
Southbound on I-35*

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**Location S101B  
West Elevation**

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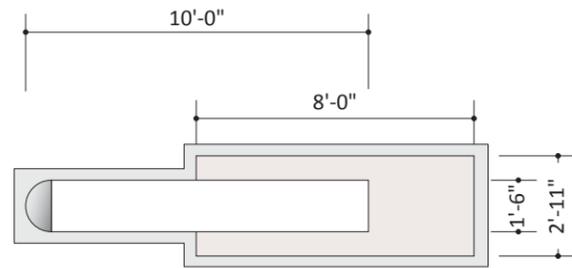
Baylor Scott & White Health  
Logistics

August 30, 2016

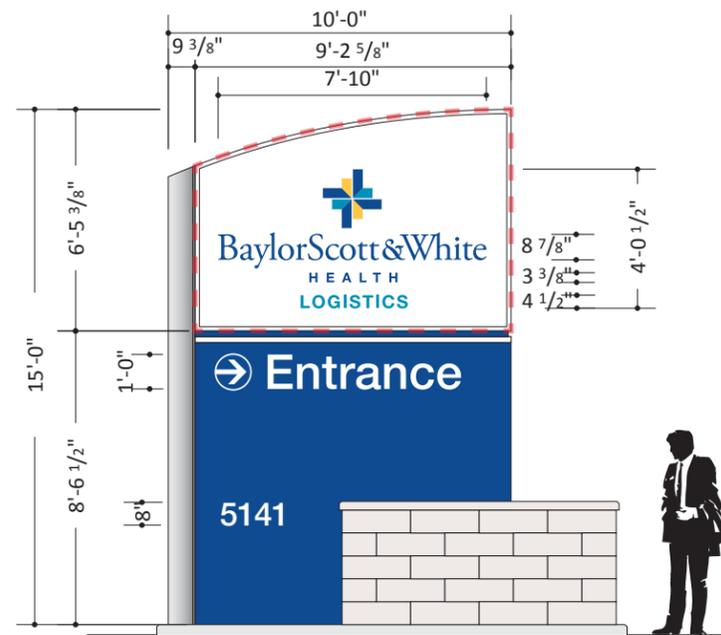


**B D G**

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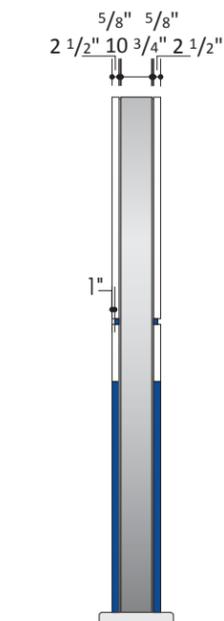


**1 Plan View**  
 Scale: 3/16"=1'-0"

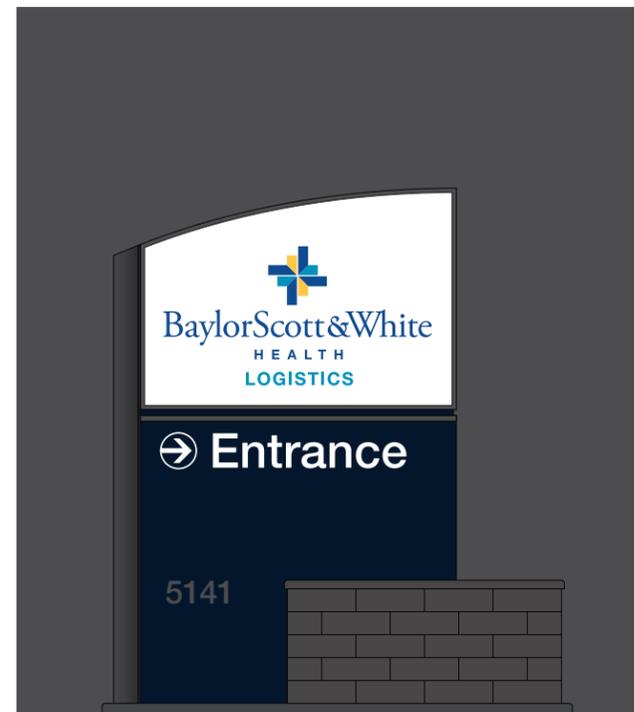


**2 Front Elevation**  
 Scale: 3/16"=1'-0"

60 Sq. Ft. Logo Panel



**3 Side Elevation**  
 Scale: 3/16"=1'-0"



**4 Illumination Example**  
 Scale: 3/16"=1'-0"

**Location S103**  
**EXT.D1 Monument**

Baylor Scott & White Health  
 Logistics

August 30, 2016



**Babendure Design Group**  
8140 Walnut Hill Ln. #950  
Dallas, Texas 75231  
214.265.1960  
214.265.5552 (fax)  
www.babendure.com

*Monument  
Photo Rendering  
Northbound on I-35*

---

**Location S103  
EXT.D1 Monument**

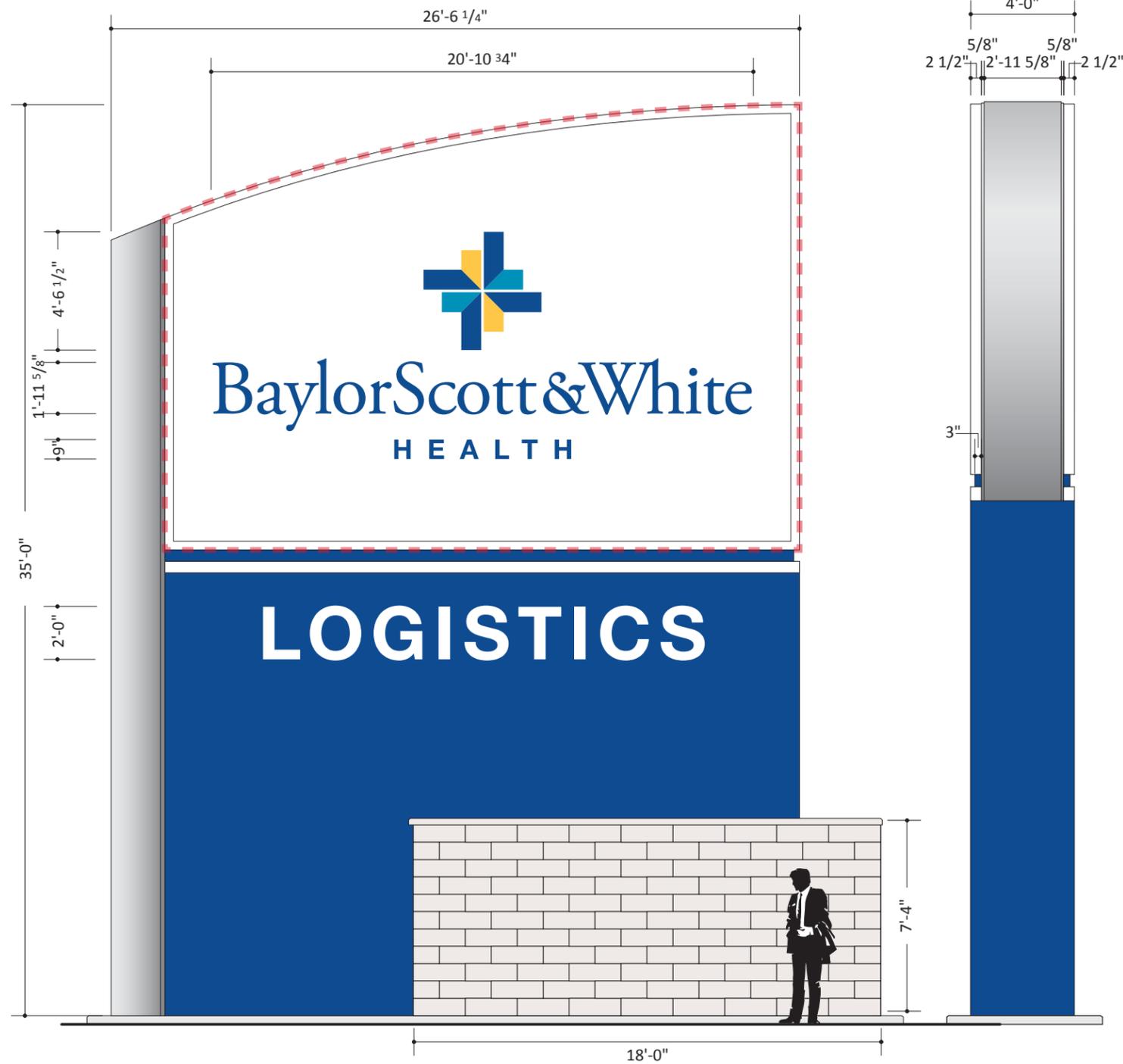
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Baylor Scott & White Health  
Logistics

August 30, 2016

**A-6**

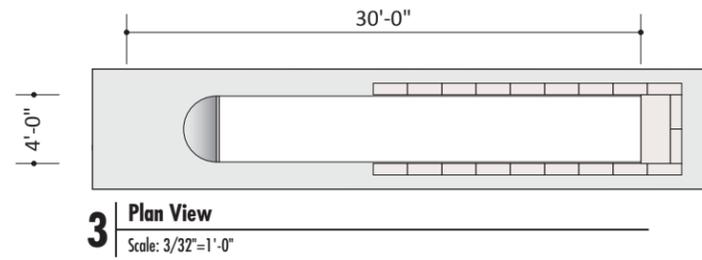
A-7



**1** Front Elevation  
Scale: 3/16"=1'-0"

420 Sq. Ft. - Logo panel

**2** Side Elevation  
Scale: 3/8"=1'-0"



**3** Plan View  
Scale: 3/32"=1'-0"



**4** Illumination Example  
Scale: 3/32"=1'-0"



**B D G**

**Babendure Design Group**  
8140 Walnut Hill Ln. #950  
Dallas, Texas 75231  
214.265.1960  
214.265.5552 (fax)  
www.babendure.com

**Location S104  
EXT.D1 Monument**

Baylor Scott & White Health  
Logistics

August 30, 2016



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8140 Walnut Hill Ln. #950  
Dallas, Texas 75231  
214.265.1960  
214.265.5552 (fax)  
www.babendure.com

*Monument  
Photo Rendering  
Northbound on I-35*

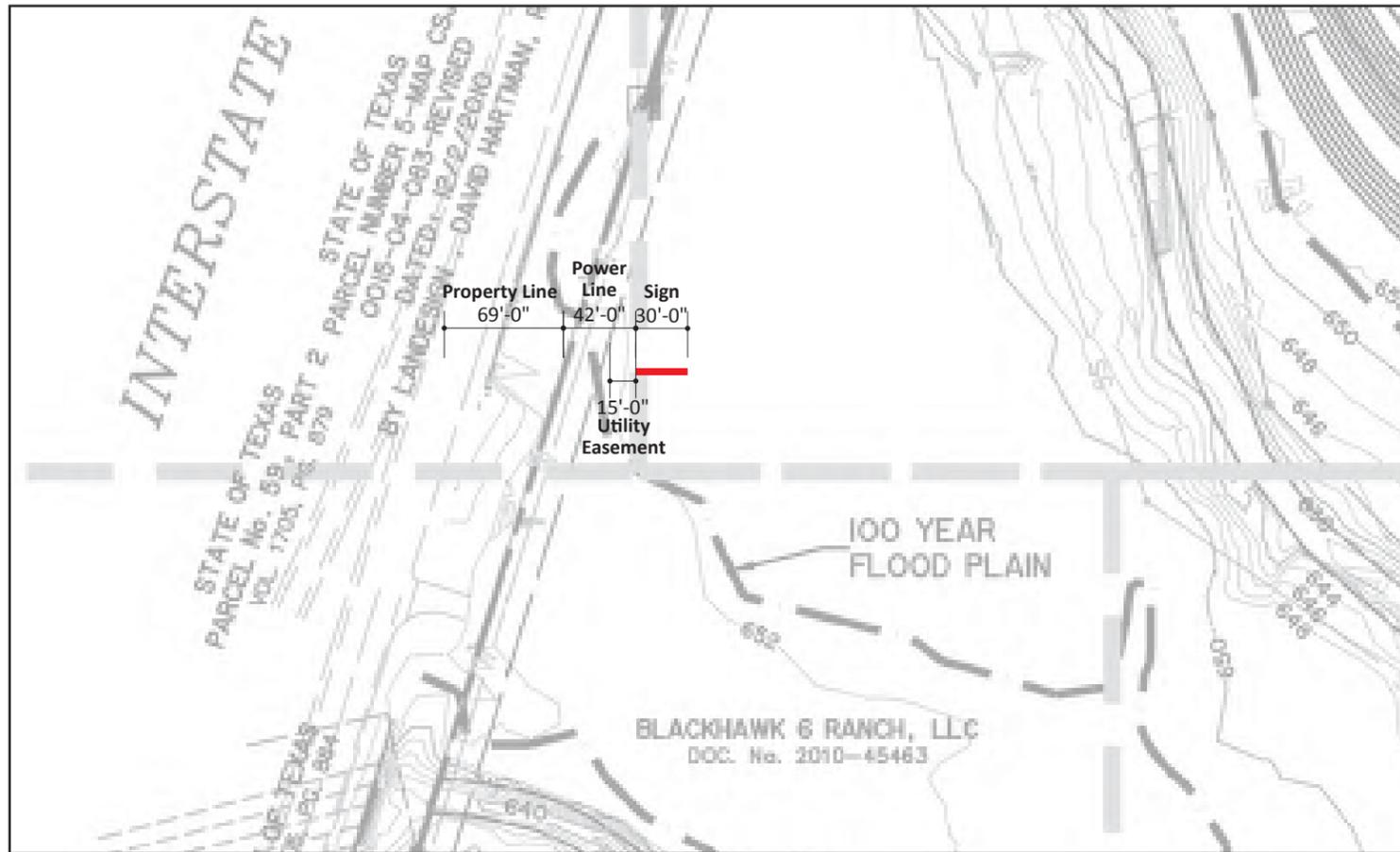
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**Location S104  
EXT.D1 Monument**

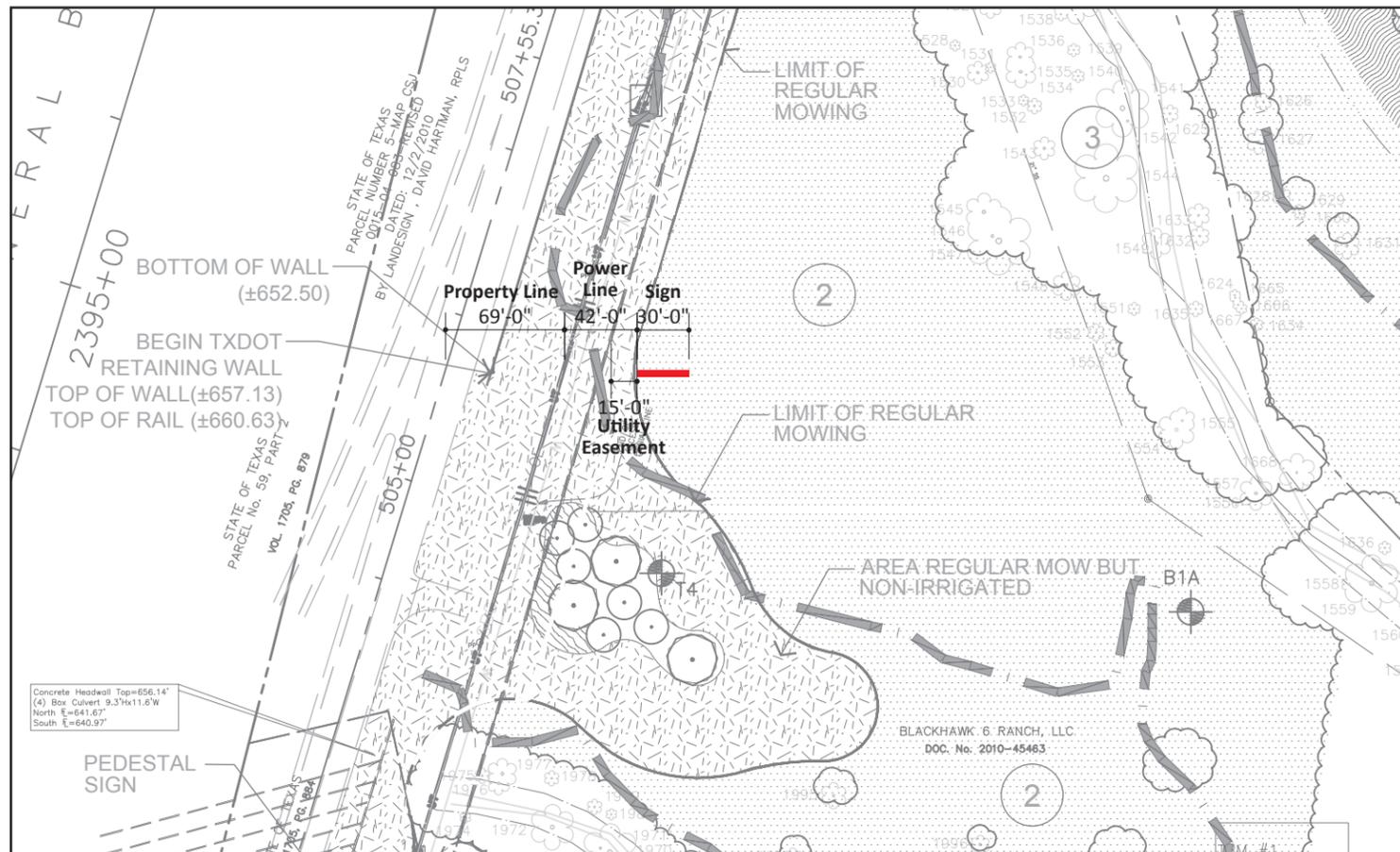
---

Baylor Scott & White Health  
Logistics

August 30, 2016



**Grading Plan**



**Landscape Plan**

**A-9**



**Babendure Design Group**  
 8140 Walnut Hill Ln. #950  
 Dallas, Texas 75231  
 214.265.1960  
 214.265.5552 (fax)  
 www.babendure.com

**Location S104  
 EXT.D1 Monument  
 Location Plan**

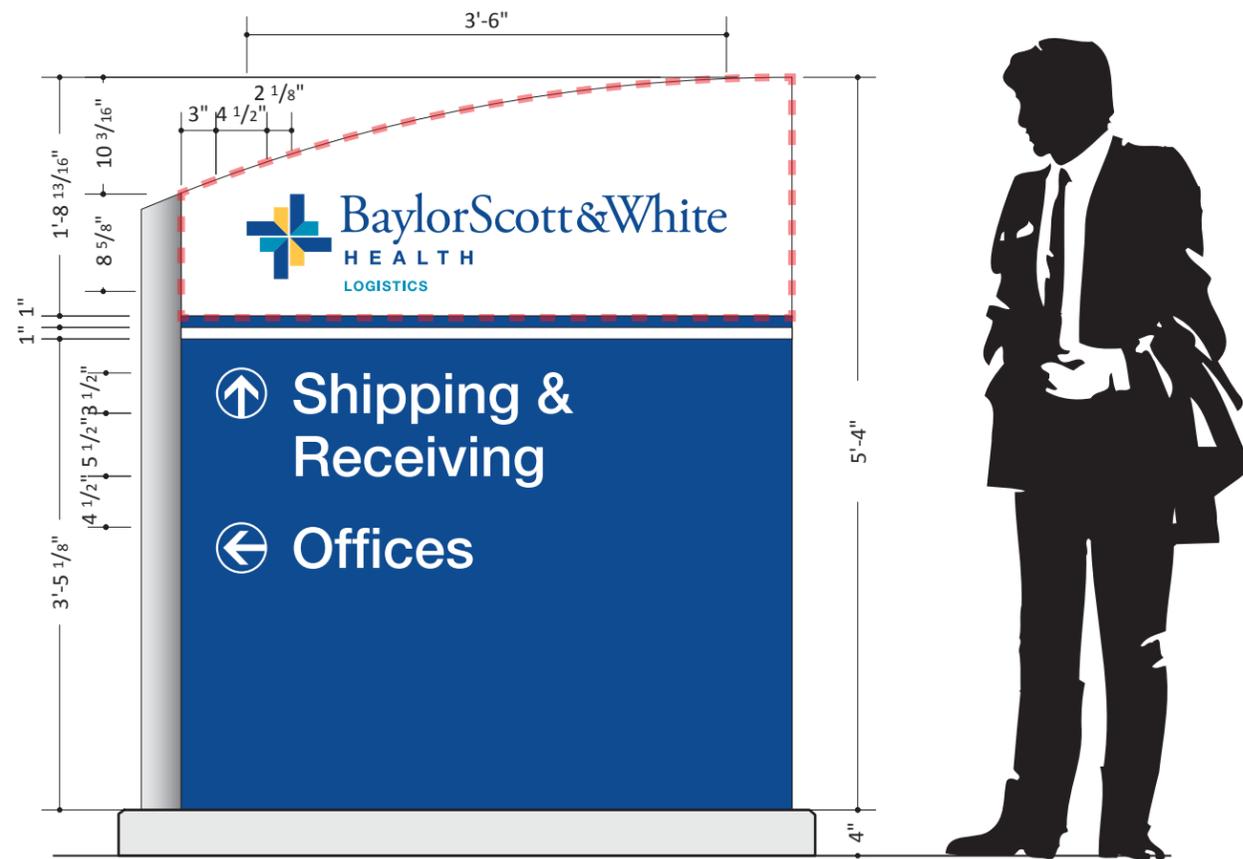
Baylor Scott & White Health  
 Logistics

August 30, 2016



**B D G**

**Babendure Design Group**  
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Dallas, Texas 75231  
214.265.1960  
214.265.5552 (fax)  
www.babendure.com



**1** Front Elevation - Side A  
Scale: 3/4"=1'-0"

8 Sq. Ft. - Logo panel



**2** Front Elevation - Side B  
Scale: 3/4"=1'-0"

**Location S105**  
**EXT.C Site Directional**

Baylor Scott & White Health  
Logistics

August 30, 2016

A-10



## PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

09/06/16  
Item #4  
Regular Agenda  
Page 1 of 2

**APPLICANT / DEVELOPMENT:** Gary Freytag / Belfair Development, Inc.

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

**ITEM DESCRIPTION:** P-FY-16-43 Consider and take action on the Final Plat of Wyndham Hill Addition, Phase VI, a 14.990 +/- acre, 70-lot, 6-block, residential subdivision, located in the Maximo Moreno 11 League Grant, Abstract 14, Bell County, Texas, located west of Fair Hill Drive, south of Wyndham Hill Parkway, east of Hartrick Bluff Road and west of South 5th Street.



**STAFF RECOMMENDATION:** Staff recommends approval of the Final Plat of Wyndham Hill Addition, Phase VI.

**ITEM SUMMARY:** The Development Review Committee (DRC) reviewed the Final Plat of Wyndham Hill Addition, Phase VI on August 22, 2016. It was deemed administratively complete on August 31, 2016.

Final Plat of Wyndham Hill Addition, Phase VI is a 14.990 +/- acre, 70-lot, 6-block, residential subdivision, located west of Fair Hill Drive, south of Wyndham Hill Parkway, east of Hartrick Bluff Road and west of South 5th Street..

The plat reflects temporary offsite ingress/egress easements for future phases at Cross Drive and Wyndcrest Drive, as well as a temporary offsite ingress/egress and drainage easement at south end of Worthing Drive.

Water services will be available to the development through 6-inch and 8-inch water lines within street rights-of-ways. Sewer services will be available through 6-inch sanitary sewer lines within street rights-of-way. Drainage will be carried through a storm sewer system consisting of 18-inch and 24-inch pipes and new recessed curb inlets within street rights-of-way.

Park dedication requirements are being met with public park land dedication and a number of private pocket parks. There are no park land dedication requirements (private or public) with this phase of the subdivision.

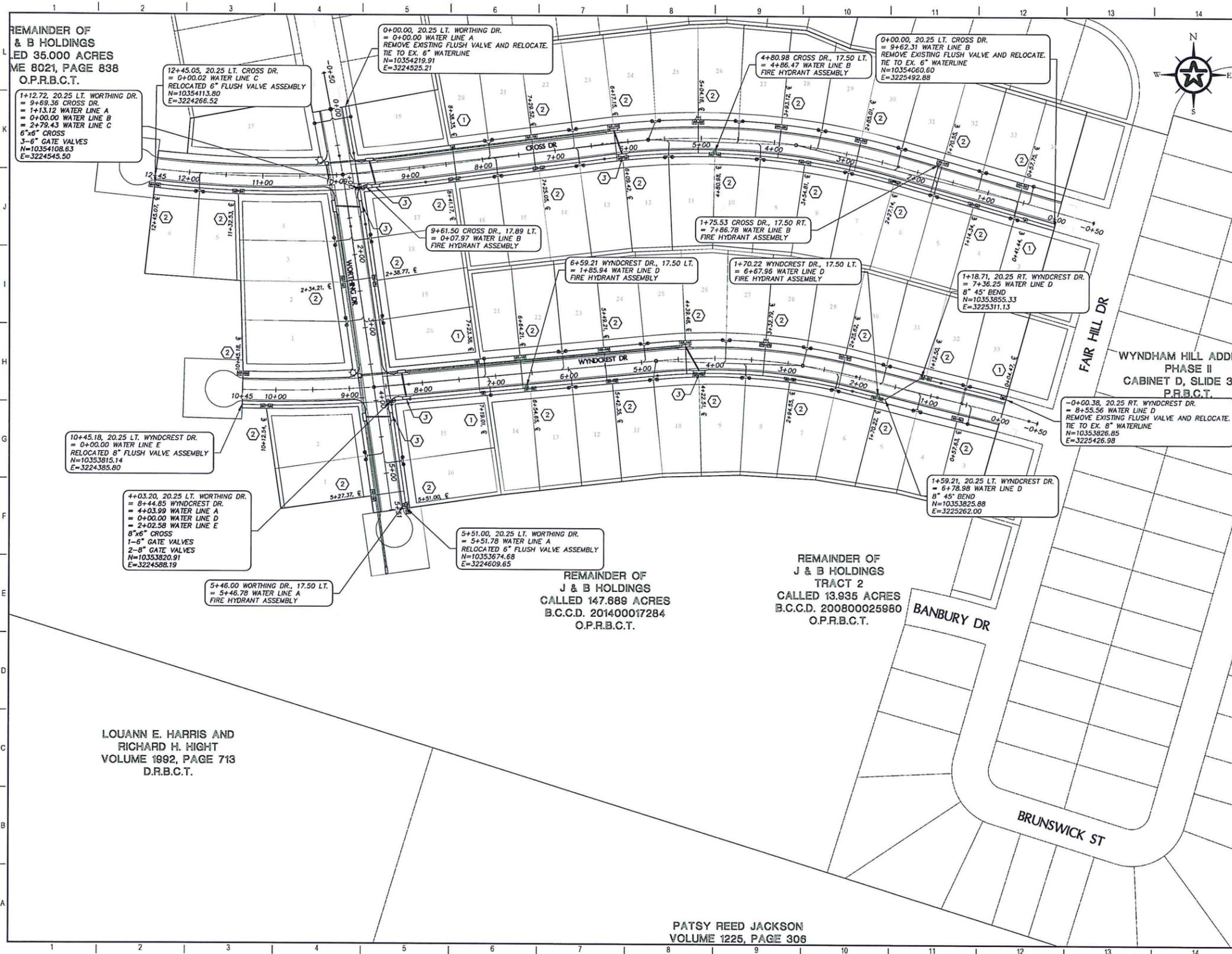
Planning and Zoning Commission is the final authority on this plat, since the applicant has not requested any exceptions to the Unified Development Code (UDC).

**FISCAL IMPACT:** Not Applicable

**ATTACHMENTS:**

Final Plat  
Water Distribution Sheet  
Waste Water Collection Sheet  
Storm Sewer System Plan





REMAINDER OF  
& B HOLDINGS  
ED 35.000 ACRES  
ME 8021, PAGE 838  
O.P.R.B.C.T.

10+45.18, 20.25 LT. WYNDCREST DR.  
= 0+00.00 WATER LINE E  
RELOCATED 6" FLUSH VALVE ASSEMBLY  
N=10353815.14  
E=3224385.80

4+03.20, 20.25 LT. WYNDCREST DR.  
= 8+44.85 WYNDCREST DR.  
= 4+03.99 WATER LINE A  
= 0+00.00 WATER LINE D  
= 2+02.58 WATER LINE E  
8"x6" CROSS  
1-6" GATE VALVES  
2-8" GATE VALVES  
N=10353820.91  
E=3224588.19

5+46.00 WORTHING DR., 17.50 LT.  
= 5+46.78 WATER LINE A  
FIRE HYDRANT ASSEMBLY

5+51.00, 20.25 LT. WORTHING DR.  
= 5+51.78 WATER LINE A  
RELOCATED 6" FLUSH VALVE ASSEMBLY  
N=10353674.68  
E=3224609.65

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  
TRACT 2  
CALLED 13.935 ACRES  
B.C.C.D. 200800025980  
O.P.R.B.C.T.

LOUANN E. HARRIS AND  
RICHARD H. HIGHT  
VOLUME 1892, PAGE 713  
D.R.B.C.T.

PATSY REED JACKSON  
VOLUME 1225, PAGE 306

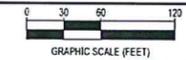


**KEY NOTES**

- 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

**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 @ STREET STATIONING. STATIONS AT DOUBLE SERVICES ARE TO @ 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

**BELFAIR**  
DEVELOPMENT, INC.

WYNDHAM HILL, PHASE VI

PRELIMINARY WATER  
DISTRIBUTION SYSTEM PLAN

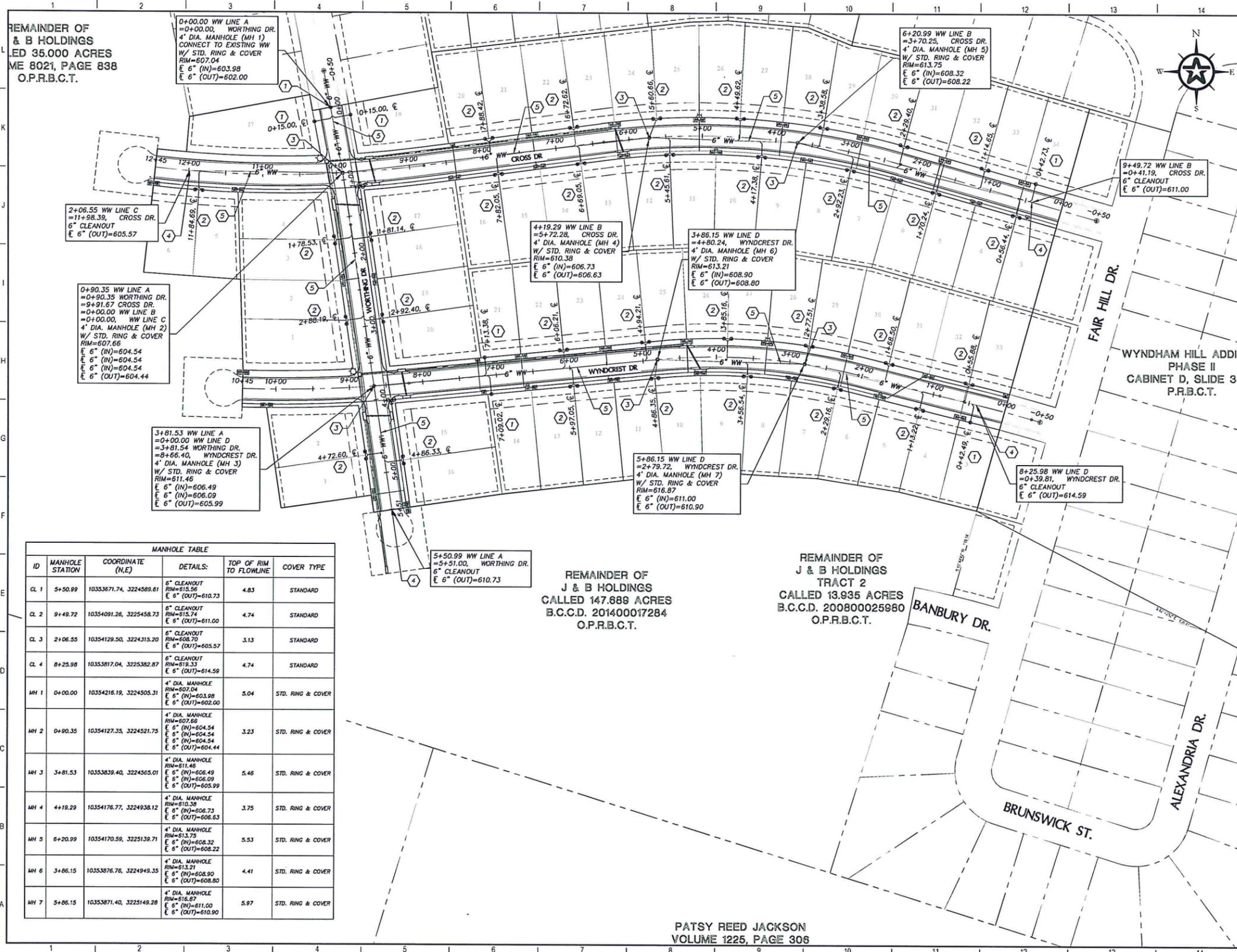
PRELIMINARY  
FOR REVIEW ONLY

THIS DOCUMENT IS  
RELEASED FOR THE PURPOSE  
OF PEER REVIEW UNDER  
THE AUTHORITY OF  
PROFESSIONAL ENGINEER  
JACOB BELL  
#98462  
ON THE DATE SHOWN ON THE  
DATE STAMP. IT IS NOT TO BE  
USED FOR CONSTRUCTION,  
BIDDING, OR PERMIT PURPOSES.

DATE	BY
1-28-20	JPB
2-11-20	ETH
2-11-20	ETH, C.K.
2-11-20	JPB
2-11-20	1-02833

DRAWING NO.  
**1 OF 3**

G:\PROJECTS\1-02833\2 DESIGN\2.0 CAD\1-02833\WATER.DWG, 1 OF 3 PRELIMINARY WATER DISTRIBUTION SYSTEM PLAN, 7/22/2016 4:17:39 PM, dbh



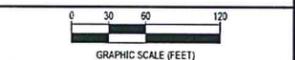
REMAINDER OF  
J & B HOLDINGS  
CALLED 35.000 ACRES  
ME 8021, PAGE 838  
O.P.R.B.C.T.

REMAINDER OF  
J & B HOLDINGS  
TRACT 2  
CALLED 13.935 ACRES  
B.C.C.D. 200800025980  
O.P.R.B.C.T.

ID	MANHOLE STATION	COORDINATE (N,E)	DETAILS:	TOP OF RIM TO FLOWLINE	COVER TYPE
CL 1	5+50.99	10353671.74, 3224589.61	6" CLEANOUT RIM=615.56 E 6" (OUT)=610.73	4.83	STANDARD
CL 2	9+49.72	10354091.26, 3225458.73	6" CLEANOUT RIM=615.74 E 6" (OUT)=611.00	4.74	STANDARD
CL 3	2+06.55	10354129.50, 3224315.20	6" CLEANOUT RIM=608.70 E 6" (OUT)=605.57	3.13	STANDARD
CL 4	8+25.98	10353817.04, 3225382.87	6" CLEANOUT RIM=619.33 E 6" (OUT)=614.59	4.74	STANDARD
MH 1	0+00.00	10354216.19, 3224505.31	4" DIA. MANHOLE RIM=607.04 E 6" (IN)=603.98 E 6" (OUT)=602.00	5.04	STD. RING & COVER
MH 2	0+90.35	10354127.35, 3224521.75	4" DIA. MANHOLE RIM=607.66 E 6" (IN)=604.54 E 6" (IN)=604.54 E 6" (OUT)=604.44	3.23	STD. RING & COVER
MH 3	3+81.53	10353839.40, 3224565.01	4" DIA. MANHOLE RIM=611.46 E 6" (IN)=606.49 E 6" (IN)=606.09 E 6" (OUT)=605.99	5.46	STD. RING & COVER
MH 4	4+19.29	10354176.77, 3224938.12	4" DIA. MANHOLE RIM=610.38 E 6" (IN)=606.73 E 6" (OUT)=606.63	3.75	STD. RING & COVER
MH 5	6+20.99	10354170.59, 3225139.71	4" DIA. MANHOLE RIM=613.75 E 6" (IN)=608.32 E 6" (OUT)=608.22	5.53	STD. RING & COVER
MH 6	3+86.15	10353876.76, 3224949.35	4" DIA. MANHOLE RIM=613.21 E 6" (IN)=608.90 E 6" (OUT)=608.80	4.41	STD. RING & COVER
MH 7	5+86.15	10353871.40, 3225149.28	4" DIA. MANHOLE RIM=616.87 E 6" (IN)=611.00 E 6" (OUT)=610.90	5.97	STD. RING & COVER

- ### KEY NOTES
- 1 SINGLE SEWER SERVICE (RE: A1/C612)
  - 2 DOUBLE SEWER SERVICE (RE: A6/C612 & A10/C612)
  - 3 4" DIA. MANHOLE W/STANDARD RING AND COVER (RE: A1/C611)
  - 4 END OF LINE CLEANOUT (RE: G10/C612)
  - 5 SDR-35 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 E STREET STATIONING. STATIONS TO DOUBLE SERVICE ARE TO E OF SERVICE.



REV.	DESCRIPTION	DATE

**Walker Partners**  
engineers \* surveyors

**BELFAIR**  
DEVELOPMENT, INC.

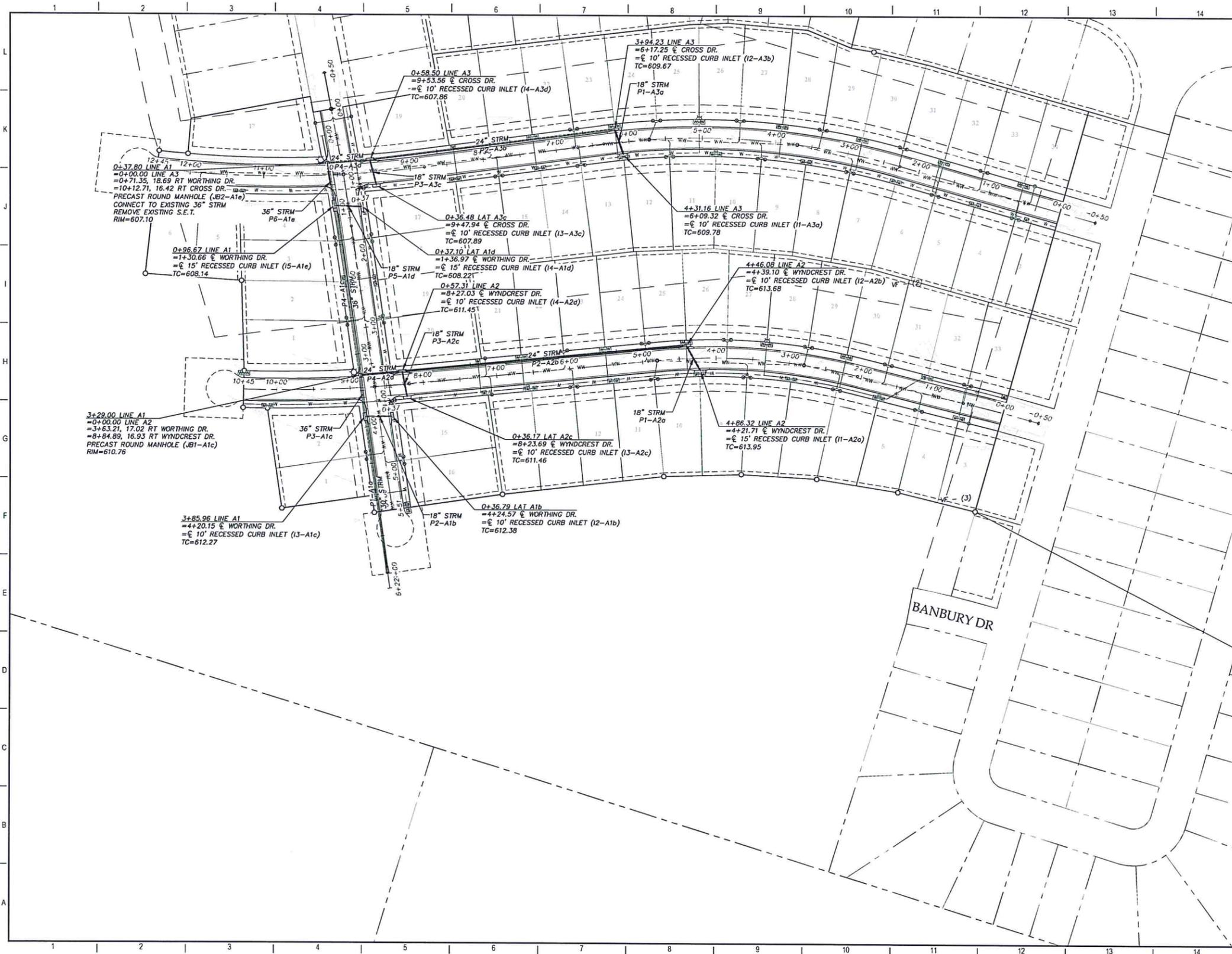
WYNDHAM HILL, PHASE VI

PRELIMINARY WASTEWATER  
COLLECTION SYSTEM PLAN

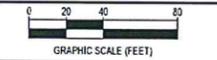
PRELIMINARY  
FOR REVIEW ONLY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF PROFESSIONAL ENGINEER JACOB BELL #98462 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.	DATE	JPB
	DESIGNED	ETH
	CHECKED	ETH, CJK
	DATE	JPB
	DATE	1-02833
	DRAWING NO.	2 OF 3

G:\PROJECTS\1-02833\WASTEWATER\DESIGN\2.0 CAD\1-02833\WASTEWATER.DWG, 2 OF 3 PRELIMINARY WASTEWATER COLLECTION SYSTEM PLAN, 7/22/2016 4:17:56 PM, JMB



G:\PROJECTS\1-02833\3 PRELIMINARY STORM SEWER SYSTEM PLAN, 7/22/2016 4:18:09 PM, .dwg



REV.	DESCRIPTION	DATE

**Walker Partners**  
engineers \* surveyors

**BELFAIR**  
DEVELOPMENT, INC.

WYNDHAM HILL, PHASE VI

PRELIMINARY STORM  
SEWER SYSTEM PLAN

PRELIMINARY  
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JACOB BELL  
#88462  
ON THE DATE SHOWN ON THE  
DATE STAMP. IT IS NOT TO BE  
USED FOR CONSTRUCTION,  
BIDDING, OR PERMIT PURPOSES.

DATE	JPB
DRAWN	ETH
CHECKED	ETH, CJK
DATE	JPB
PROJECT NO.	1-02833

DRAWING NO.  
**3 OF 3**



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

09/06/16  
Item #5  
Regular Agenda  
Page 1 of 2

**APPLICANT / DEVELOPMENT:** Scott Kiella / Kiella Land Investments

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

**ITEM DESCRIPTION:** P-FY-16-46 Consider and take action on the Final Plat of Heritage Place, Phase V, a 15.095 +/- acre, 78-lot, 4-block, 1-tract, residential subdivision, situated in the A.G. Moore Survey, Abstract No. 596, Bell County, Texas, located directly south of the intersection of Eberhardt Road and West Nugent Avenue, at 2505 West Nugent Avenue.



**STAFF RECOMMENDATION:** Staff recommends approval of the Final Plat of Heritage Place, Phase V.

**ITEM SUMMARY:** The Development Review Committee (DRC) reviewed the Final Plat of Heritage Place, Phase V on August 25, 2016. It was deemed administratively complete on August 31, 2016.

The Final Plat of Heritage Place, Phase V is a 15.095-acre, 78-lot, 4-block, 1-tract residential subdivision, located along the south side of West Nugent Avenue at its intersection with Eberhardt Road.

The proposed final plat is not in agreement with the Second Amended Preliminary Plat (P-FY-12-04) (Resolution #2011-6500-R), but DRC staff have deemed the changes not substantial enough to warrant another amended preliminary plat.

West Nugent Avenue, an arterial, borders the north edge of the proposed plat boundary. During the preliminary plat process in 2011, this development received approval of an administrative waiver for a required 6-foot wide sidewalk along West Nugent Avenue, per Unified Development Code (UDC) Section 8.2. A possible future sidewalk along West Nugent Avenue is part of the Citywide Trails System.

The plat reflects a 5-foot wide landscaping and fence easement along West Nugent Avenue to the Temple Heritage Place Property Owners Association. A 1-foot non-access easement has been provided along the residential lots along West Nugent Avenue.

Water services will be available to the site through existing 6-inch water lines and proposed 8-inch water lines. Sewer services will be available through existing and proposed 6-inch and 8-inch sanitary sewer lines within street rights-of-way.

A total park land dedication along the eastern boundary / creek of approximately 1.7 acres is to be developed with a trail prior to the final park land dedication with Phase VI of this subdivision, per **Resolution #2008-5363-R**. Tract A, shown on the plat, is for park land (future trail) and drainage facilities.

**FISCAL IMPACT:** Not Applicable

**ATTACHMENTS:**

Final Plat

Utility Sheet

Resolution #2008-5363-R

Line #	Direction	Length
L1	S73°17'51"E	19.67'
L2	S16°20'23"W	198.53'
L3	S18°56'18"W	89.23'
L4	S68°34'02"E	48.20'
L5	S12°47'38"W	132.12'
L6	S11°41'55"W	12.73'
L7	S17°12'34"W	30.87'
L8	N17°12'34"E	25.00'
L9	S73°42'00"E	16.81'
L10	N17°14'05"E	25.00'
L11	N17°14'05"E	25.00'
L12	S72°45'55"E	59.69'
L13	N17°14'05"E	0.97'
L14	S73°42'00"E	15.99'
L15	N16°20'23"E	25.00'
L16	N16°20'23"E	25.00'
L17	S73°39'37"E	43.30'
L18	S76°53'08"E	25.00'
L19	S76°53'08"E	25.00'
L20	S11°34'29"W	91.67'
L21	S4°24'22"E	149.19'
L22	N4°24'22"W	57.25'
L23	N4°24'22"W	62.45'
L24	N4°24'22"W	29.49'
L25	N11°34'29"E	36.67'
L26	N11°34'29"E	55.00'
L27	S73°11'58"E	25.10'
L28	S73°11'58"E	25.10'
L29	N72°47'26"W	25.00'
L30	N72°47'26"W	25.00'
L31	N17°12'34"E	16.58'
L32	N73°42'00"W	22.73'
L33	S16°44'29"W	12.79'
L36	N74°13'03"W	15.04'
L37	S16°29'48"W	10.00'

Curve #	Length	Radius	Delta	Chord
C1	21.0	873.75	1°23'00"	S13°49'17"W 21.0
C2	21.6	848.75	1°25'43"	S12°24'46"W 21.6
C3	20.55	823.75	1°25'45"	S12°24'47"W 20.55
C4	21.78	873.75	1°25'42"	S12°24'46"W 21.78
C5	42.88	872.37	2°48'59"	S13°06'21"W 42.88
C6	31.73	20.00	90°54'34"	N28°14'43"W 28.51
C7	71.40	45.00	90°54'34"	N28°14'43"W 64.14
C8	170.17	67.50	144°26'28"	N28°14'43"W 128.55
C9	23.36	50.00	26°45'57"	S87°04'39"E 23.15
C10	23.27	67.50	19°45'11"	S89°24'38"W 23.16
C11	46.42	67.50	39°24'15"	N61°00'39"W 45.51
C12	45.88	67.50	38°56'41"	N21°50'11"W 45.00
C13	51.08	67.50	43°21'34"	N19°18'57"E 49.87
C14	23.36	50.00	26°45'57"	S30°35'32"E 23.15
C15	261.80	50.00	300°00'00"	S16°18'00"W 50.00
C16	41.49	50.00	47°32'48"	N70°04'24"E 40.31
C17	46.46	50.00	53°14'12"	S59°32'06"E 44.80
C18	43.74	50.00	50°07'00"	S7°51'30"E 42.35
C19	43.74	50.00	50°07'00"	S42°15'30"W 42.35
C20	46.46	50.00	53°14'12"	N86°03'54"W 44.80

Curve #	Length	Radius	Delta	Chord
C21	39.92	50.00	45°44'48"	N36°34'24"W 38.87
C22	261.80	50.00	299°59'55"	S16°20'23"W 50.00
C23	57.28	50.00	65°38'03"	N79°09'26"E 54.20
C24	40.61	50.00	46°32'01"	S44°45'32"E 39.50
C25	41.43	50.00	47°28'13"	S2°14'36"W 40.25
C26	41.09	50.00	47°05'08"	S49°31'16"W 39.94
C27	44.59	50.00	51°06'07"	N81°23'06"W 43.13
C28	36.80	50.00	42°10'22"	N34°44'51"W 35.98
C29	3.51	67.50	02°58'47"	N42°29'07"E 3.51

STATE OF TEXAS  
COUNTY OF BELL

WEST TANGLEFOOT DEVELOPMENT, INC. A TEXAS CORPORATION, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS HERITAGE PLACE, PHASE V, A SUBDIVISION IN THE CITY OF TEMPLE, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, AND WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

WEST TANGLEFOOT DEVELOPMENT, INC.  
A TEXAS CORPORATION

RONALD MIKESKA  
PRESIDENT

STATE OF TEXAS  
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016  
BY RONALD MIKESKA, PRESIDENT OF WEST TANGLEFOOT DEVELOPMENT, INC.

NOTARY PUBLIC

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF TEMPLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

SECRETARY TO PLANNING & ZONING COMMISSION:

THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TEMPLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

CHAIRPERSON:

STATE OF TEXAS  
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY, THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT:

*Jennifer Ryken*  
JENNIFER RYKEN, P.E., C.F.M.  
NO. 106277



STATE OF TEXAS  
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

*Michael E. Alvis*  
MICHAEL E. ALVIS, R.P.L.S.  
NO. 5402



AFFIDAVIT:  
THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.  
BELL COUNTY TAX APPRAISAL DISTRICT

BY: \_\_\_\_\_

FINAL PLAT OF:  
**HERITAGE PLACE  
PHASE V**  
4 BLOCKS, 78 LOTS  
1 TRACT  
LOTS 1 thru 12, BLOCK 1  
LOTS 1 thru 42, BLOCK 2  
LOTS 1 thru 20, BLOCK 3  
LOTS 1 thru 4, BLOCK 4  
TRACT A

15.095 ACRES  
OUT OF AND A PART OF THE A. G. MOORE SURVEY, ABST.#596  
A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

15.095 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES  
TRACT SURVEYED April 8, 2016

ENGINEERING • PLANNING • SURVEYING  
CONSTRUCTION MANAGEMENT

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

SURVEY FIRM # 10056000  
ENGINEER FIRM # F-1658

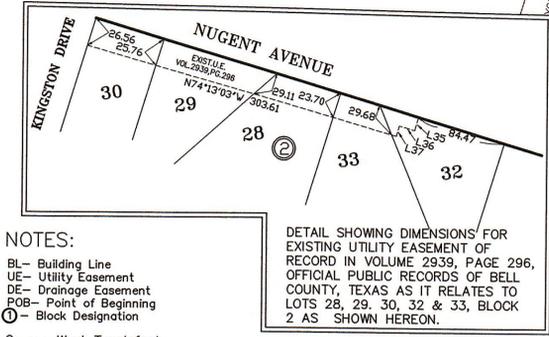
FINAL PLAT OF:  
**HERITAGE PLACE  
PHASE V**  
A. G. MOORE SURVEY, ABSTRACT NO. 596  
BELL COUNTY TEXAS

DEVELOPED BY:  
**WEST TANGLEFOOT DEVELOPMENT, INC.**

REVISIONS

DATE: April 12, 2016
DRN. BY: MEA
REF.: PHASE III PLAT PHASE IV PLAT MASTER PLAT
FB/LB: DATA COL.
JOB NO.: 15-748
SHEET 1 OF 1
COMPUTER 15-748.FP DWG. NO.

**13184-D**  
FILE NO.



NOTES:  
BL- Building Line  
UE- Utility Easement  
DE- Drainage Easement  
POB- Point of Beginning  
Ⓢ- Block Designation

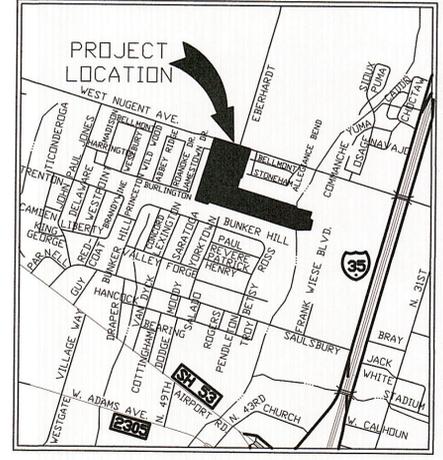
Owner: West Tanglefoot Development, Inc.  
By: Ronald Mikeska, President  
Total=15.095 Acres

Residential lots shall have a 20 feet front building setback line unless otherwise shown hereon and a 10 feet rear building setback line. Side building setback lines shall be 5 feet. There shall be a 15 feet side building setback line adjacent to street rights-of-way.

ALL BOUNDARY CORNERS ARE 1/2" IRON ROD WITH CAP MARKED  
RPLS 2475" SET UNLESS NOTED OTHERWISE.  
THIS PROJECT IS REFERENCED IN NAD 1983 CENTRAL TEXAS STATE PLANE.

ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.

ALL COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NUMBER 4009  
THE THETA ANGLE AT SAID CITY MONUMENT IS 01°31'58"  
THE COMBINED CORRECTION FACTOR (CCF) IS 0.999884  
PUBLISHED CITY COORDINATES ARE X=3,223,785.33 Y=10,382,786.37  
THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING IS S74°21'21"E, 1923.58 FEET.



STRUCTURES CONSTRUCTED ON THE FOLLOWING LOTS SHALL HAVE THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS:

LOT 1, BLOCK 4 = 693.40  
LOT 2, BLOCK 4 = 692.31  
LOT 3, BLOCK 4 = 691.10  
LOT 4, BLOCK 4 = 689.98

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, IN YEAR \_\_\_\_\_, PLAT # \_\_\_\_\_  
PLAT RECORDS OF BELL COUNTY, TEXAS.

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

This property is within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 48027C0355E, dated September 26th 2008.

SCALE: 1"=100'





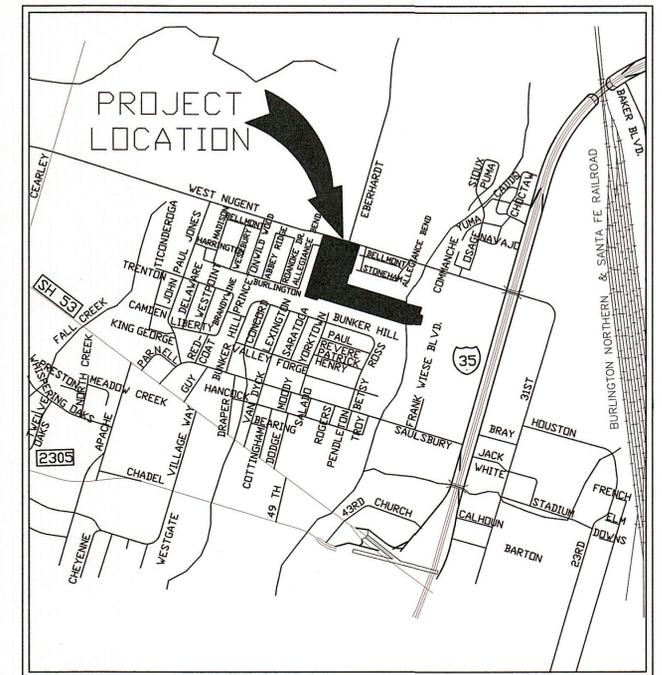
Know what's below.  
Call before you dig.

ACER AMERICA  
LOT 1, BLOCK 1  
CABINET C, SLIDE 130-C

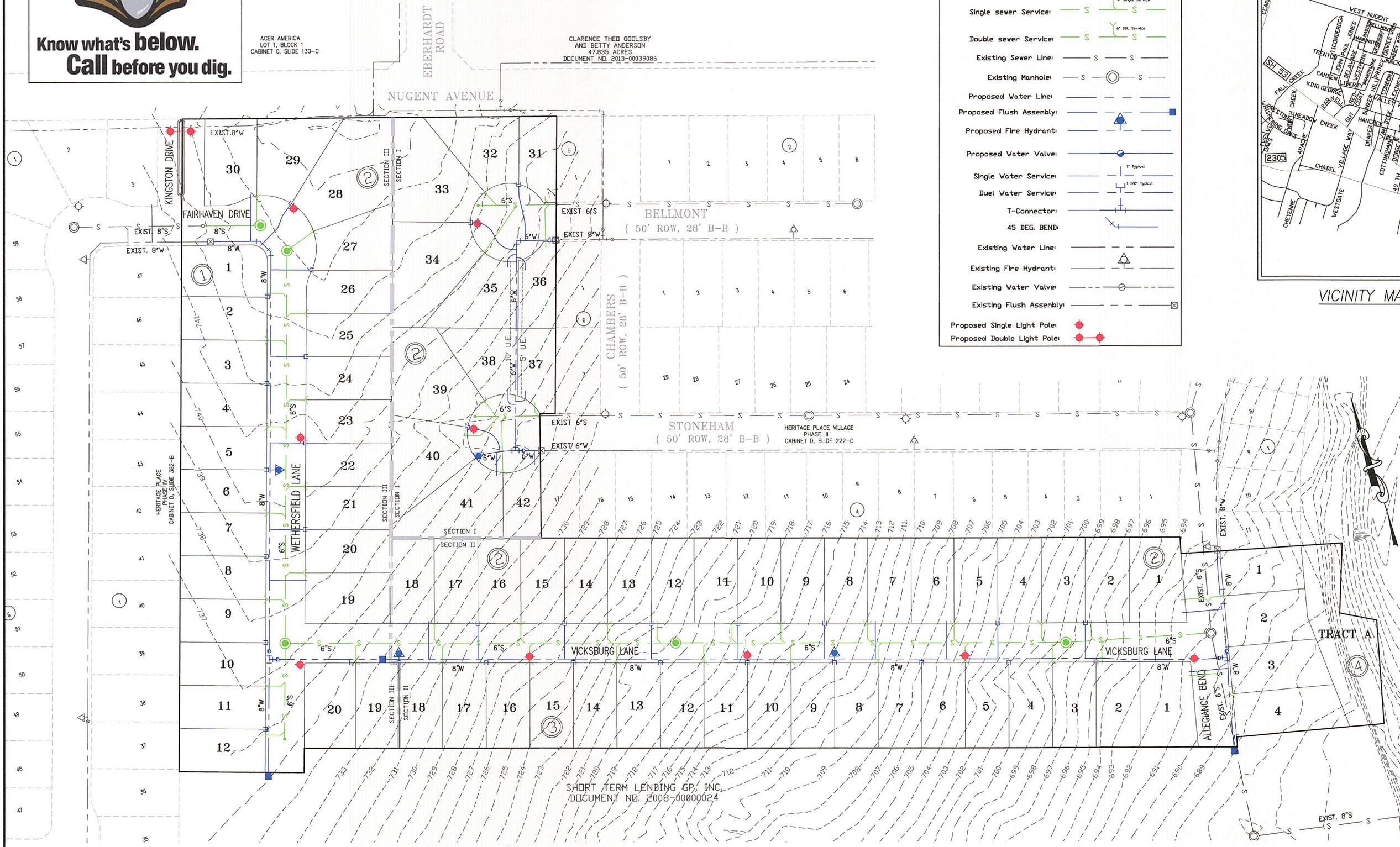
CLARENCE THEO GOOLSBY  
AND BETTY ANDERSON  
47.835 ACRES  
DOCUMENT NO. 2013-00039086

### UTILITY LEGEND:

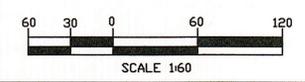
- Proposed Sewer Line:
- Proposed Manhole:
- Proposed Clean Out:
- Single sewer Service:
- Double sewer Service:
- Existing Sewer Line:
- Existing Manhole:
- Proposed Water Line:
- Proposed Flush Assembly:
- Proposed Fire Hydrant:
- Proposed Water Valve:
- Single Water Service:
- Dual Water Service:
- T-Connector:
- 45 DEG. BEND:
- Existing Water Line:
- Existing Fire Hydrant:
- Existing Water Valve:
- Existing Flush Assembly:
- Proposed Single Light Pole:
- Proposed Double Light Pole:



VICINITY MAP: Not To Scale



- GENERAL NOTES:**
- ALL CONSTRUCTION TO COMPLY WITH CITY OF TEMPLE DETAIL SHEETS AND SPECIFICATIONS.
  - ALL BENDS AND FITTINGS WILL BE DUCTILE IRON MECHANICAL JOINT (D.I.M.J.) MEETING THE SPECIFICATIONS OF ANSI/AWWA C-110-77 OR AWWA 153.
  - CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING A STORM WATER POLLUTION PREVENTION PLAN.
  - SITE TO BE LEFT IN CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.
  - ALL DISTURBED AREAS TO BE SEED AND IRRIGATED UNTIL GRASS IS ESTABLISHED.
  - CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ANY EXISTING UTILITIES.
  - UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REGULATIONS.
  - ALL BLOW-OFF ASSEMBLIES TO BE FULL SIZE.



REVISIONS	DATE	DESCRIPTION	DFTR.

DATE	DESCRIPTION	DFTR.

**TURLEY ASSOCIATES, INC.**  
ENGINEERING • PLANNING • SURVEYING  
301 N. 3rd St. TEMPLE, TEXAS 76501  
SURVEY FIRM NO. 10056000 • ENGINEERING FIRM NO. 1658  
254.773.2400  
fax 254.773.3998

DRAFTSMAN: JFBII  
DESIGNER: JFBII  
ENGINEER: JFBII  
DATE: Jennifer Ryken 8-29-16



PROJECT	HERITAGE PLACE PHASE V	TITLE:	UTILITY	PAGE#	02
FILE NAME:	15-748 PP	JOB#	15-748	DWG#	13184-D
REF. DWG(s):					

RESOLUTION NO. 2008-5363-R

[ ZONING NO. P-FY-08-19]

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, APPROVING THE PRELIMINARY PLAT OF HERITAGE PLACE PHASES III - VI, A 317 SINGLE-FAMILY LOT SUBDIVISION ON APPROXIMATELY 51.4 ACRES LOCATED ALONG THE SOUTH SIDE OF NUGENT AVENUE ACROSS FROM EBERHARDT ROAD AND NORTH OF BUNKER HILL DRIVE, WITH EXCEPTIONS TO THE SUBDIVISION ORDINANCE REGARDING STREET PAVEMENT WIDTH AND PARK LAND DEDICATION FEE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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**Whereas**, on March 3, 2008, the Planning and Zoning Commission approved the preliminary plat of Heritage Place Phases III - VI, a 317 single-family lot subdivision on approximately 51.4 acres located along the south side of Nugent Avenue across from Eberhardt Road and north of Bunker Hill Drive, with exceptions to the Subdivision Ordinance regarding street pavement width and park land dedication fee; and

**Whereas**, the City Council has considered the matter and deems it in the public interest to approve the preliminary plat of Heritage Place Phases III - VI.

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

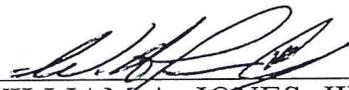
**Part 1:** The City Council approves the preliminary plat of Heritage Place Phases III - VI, a 317 single-family lot subdivision on approximately 51.4 acres located along the south side of Nugent Avenue across from Eberhardt Road and north of Bunker Hill Drive, more fully shown on the Plat which is on file in the City's Planning Department, incorporated herein and referred to by reference, and including the following exceptions to the Subdivision Ordinance: (a) street pavement width [*Section 33-93(k) (1&2)*] to allow 24-foot pavement width with 2-foot mountable curbs from the required 30-foot pavement width with 6-inch raised curbs; and (b) park land dedication [*Section 33-102 (d)(2)*] to include the construction of a linear park with trail within 1.763 acres along Bird Creek to be dedicated to the City of Temple with improvements to be equal to the park land dedication fee of \$225 per lot. All trail and park improvements shall be installed to City standards before the recordation of final plat for Phase VI.

Additionally, a private pocket park was approved with Phase II to allow improvements based on per lot fees for the initial phases of this development.

**Part 2:** It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the 3<sup>rd</sup> day of April, 2008.

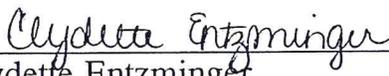
THE CITY OF TEMPLE, TEXAS

  
\_\_\_\_\_  
WILLIAM A. JONES, III, MAYOR

ATTEST:



APPROVED AS TO FORM:

  
\_\_\_\_\_  
Clydette Entzminger  
City Secretary

  
\_\_\_\_\_  
Jonathan Graham  
City Attorney



## PLANNING AND ZONING COMMISSION AGENDA ITEM

**09/06/16**

**Workshop Agenda**

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

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

<b>Future Commission Projects</b>	<b>Status</b>	<b>Applicant</b>	<b>Project Mgr.</b>
<b>P-FY-16-16</b> - 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 09/06/16	Mark Rendon	Tammy
<b>P-FY-16-20</b> - 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
<b>P-FY-16-25</b> - 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.	Waiting on Applicant's response to Post-DRC comments	All County Surveying	Dessie
<b>P-FY-16-27</b> - 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.	DRC 3/24/16 Awaiting Revisions	Clark & Fuller	Tammy

Future Commission Projects	Status	Applicant	Project Mgr.
<p><b>P-FY-16-44</b> - Consider and take action on the Preliminary Plat of Legacy Ranch Phase II, an 89.09 +/- acres, 139 lot, 1-block, residential subdivision, being part of the Redding Roberts Survey, Abstract No. 692, Bell County, Texas, located at the intersection north of FM 93 and west of South 31st Street, 6400 S. 31st Street.</p>	<p>Waiting for revisions from Post-DRC comments</p>	<p>Clark &amp; Fuller</p>	<p>Dessie</p>
<p><b>P-FY-16-45</b> - Consider and take action on the Amending/Minor Plat of Barnhardt Subdivision, a 7.00 +/- acres, 2-lots, 1-block, residential subdivision, being part of the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located in Temple's Southeastern ETJ, at the southeast corner of the intersection of Barnhardt Road and State Highway 95.</p>	<p>DRC 08/22/16 Awaiting applicant response to DRC Comments (possible exception for ROW dedication)</p>	<p>Ron Carroll</p>	<p>Mark</p>
<p><b>P-FY-16-47</b> - Consider and take action on the Final Plat of Trusty Addition, a 3.356 +/- acres, 2-lot, 1-block, residential subdivision, situated in the Nancy Chance Survey, Abstract 5, Bell County, Texas, located in Temple's southwestern ETJ south of Kiddieland Road, east of Riverside Trail, west of Tem Bel Lane, 6319 Kiddieland Road.</p>	<p>DRC 08/22/16 Awaiting response to DRC Comments</p>	<p>All County Surveying</p>	<p>Mark</p>
<p><b>P-FY-16-48</b> - Consider and take action on the Final Plat of R.L.R. Addition, a 6.730 +/- acres, 1-lot, 1-block, non-residential subdivision, situated in the R.C. Moore Survey Abstract 581, Bell County Texas, north of Industrial Boulevard, east of Lucius McCelvey and west of Range Road, 3301 Lucius McCelvey.</p>	<p>DRC 08/22/16 Awaiting response to DRC Comments</p>	<p>All County Surveying</p>	<p>Mark</p>
<p><b>P-FY-16-49</b> - Consider and take action on the Final Plat of Wapiti Business Park, a 1.094 +/- acres, 1-lot, 1-block, non-residential subdivision, situated in the Baldwin Robertson Survey, Abstract No. 17, Bell County, Texas, south of Adams Lane and north of West Adams Avenue (FM 2305), 9108 Adams Lane.</p>	<p>Waiting for revisions from Post-DRC comments</p>	<p>All County Surveying</p>	<p>Dessie</p>
<p><b>P-FY-16-50</b> - Consider and take action on the Final Plat of Motsco Addition, a 2-lots, 1 block non-residential subdivision, being a part of the Azariah G. Moore Survey, Abstract No. 596, Bell County, Texas, located west of I-35 frontage road, south of West Nugent Avenue and east of North 31st Street, 1118 North 31st Street.</p>	<p>DRC 09/06/16</p>	<p>Scott Motsinger on behalf of Central Realty Partners</p>	<p>Tammy</p>

Future Commission Projects	Status	Applicant	Project Mgr.
<p><b>P-FY-16-51</b> - Consider and take action on the Final Plat of Hidden Creek, a 17.00 +/- acres, 6-lots, 1-block, residential subdivision, situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located in Temple's southern ETJ, at the southwestern corner of the intersection of FM 93 and Hartrick Bluff Road.</p>	DRC 09/06/16	Chris Hodges	Tammy
<p><b>P-FY-16-52</b> - Consider and take action on the Final Plat of Bluebonnet Ridge Estates, Phase II, a 6.00 +/- acres, 2-lots, 1-block residential subdivision, being all of Tract 5, Bluebonnet Ridge Estates, Bell County, Texas, located west of Old Waco Road, north of Poison Oak Road, 1930 Old Waco Road.</p>	DRC 09/06/16	All County Surveying	Dessie
<p><b>P-FY-16-53</b> - Consider and take action on the Final Plat of Park Ridge Subdivision, a 5.88 +/- acre, 12-lot, 1-block residential subdivision, situated in the Mary Cherry Survey, Abstract No. 175, Bell County, Texas, located south of White Oak Drive, north of Lions Park Drive, and west of Hickory Road, 4516 Hickory Road.</p>	DRC 09/06/16	All County Surveying	Mark
<p><b>Z-FY-16-45</b> - Hold a public hearing to consider and recommend action on a Conditional Use Permit (CUP) to allow the sales of all alcoholic beverages with on-premise consumption, where the gross revenue from such sales is less than 50% of the total gross revenue of the establishment, on Lots 2 through 7, 10 &amp; 11, Block 1 of the Highline Addition, subdivision, located generally at the northwest corner of Scott Blvd and South 31st Street.</p>	PZC 09/19/16	Brian Lent	Mark
<p><b>Z-FY-16-46</b> - Hold a public hearing to discuss and recommend action on a Planned Development (PD) Zoning District to allow RV rentals at Lot 2, Block 1, Tranum Subdivision Phase VIII, 5806 South General Bruce Drive, that is currently zoned Commercial (C) District and currently located in the I-35 Overlay District.</p>	PZC 09/19/16	Joseph O'Rourke	Lynn

City Council Final Decisions	Status
<p><b>P-FY-16-23:</b> Consider adopting a resolution approving the Final Plat of Kegley Crossing Addition, a 6.97 +/- acre, 6-lot, 2-block nonresidential subdivision, with a requested exception to Unified Development Code Section 8.5.2: Internal Streets, to exempt the property owner from right-of-way dedication for extension of a future minor arterial across Block 1, Lots 2 through 5, situated in the NANCY CHANCE SURVEY, Abstract No. 5, situated in the City of Temple, in Bell County, Texas, located between Kegley Lane and South Kegley Road, north of Charter Oak Drive.</p>	<p>APPROVED on August 18, 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	P	12		
Tanya Mikeska-Reed	P	A	P	P	P	A	P	P	P	P	A	P	9	3	
Blake Pitts	A	P	P	P	A	P	A	P	P	A	P	P	8	4	
Patrick Johnson	P	P	P	A	P	P	A	P	P	A	P	A	8	4	
Omar Crisp	P	A	P	P	P	P	P	P	P	A	P	P	10	2	
David Jones	P	A	P	P	P	A	P	P	A	P	P	P	9	3	
Greg Rhoads	P	P	P	A	P	P	P	P	A	P	P	A	9	3	
Will Sears	A	A	P	P	P	A	P	P	P	P	A	P	8	4	
Lester Fettig	P	P	P	P	P	P	P	A	P	P	P	P	11	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	P	P	A	P									15	1
Tanya Mikeska-Reed														
Blake Pitts	A	P	P	A									10	6
Patrick Johnson	P	P	P	P									12	4
Omar Crisp	P	P	P	P									14	2
David Jones	P	A	P	P									12	4
Greg Rhoads	P	A	P	P									12	4
Will Sears	A	P	A	P									10	6
Lester Fettig	P	P	A	P									14	2
Jeremy Langley		P	P	P									3	

no longer a Board member