

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
OCTOBER 17, 2016, 5:00 P.M.
WORK SESSION AGENDA**

Staff will present the following items:

1. Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for Monday, October 17, 2016.
2. Receive and discuss the Planning Director's Report containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments (if any) to the Unified Development Code (UDC).

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
CITY COUNCIL CHAMBERS, 2ND FLOOR
OCTOBER 17, 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 October 3, 2016.

B. ACTION ITEMS

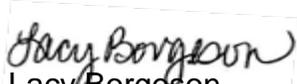
Item 2: [P-FY-16-45](#) – Consider and take action on the Final Plat of Barnhardt Subdivision, a 6.97 +/- acre, 2-Lot, 1-Block, residential subdivision, being part of the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located in Temple's Southeastern ETJ, at the southeast corner of the intersection of Barnhardt Road and State Highway 95 and addressed as 2301 Barnhardt Road.

Item 3: [P-FY-16-51](#) – Consider and take action on the Final Plat of Hidden Creek, a 17.00 +/- acre, 6-lot, 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

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 12:00 pm on October 13, 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
OCTOBER 3, 2016
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT

Chair Greg Rhoads

COMMISSIONERS:

Bryant Ward
Lydia Alaniz
Lee Armstrong

Omar Crisp
Lester Fettig

PLANNING AND ZONING MEMBERS ABSENT:

Jeremy Langley
David Jones
Vacancy

STAFF PRESENT:

Brian Chandler, Director of Planning
Lynn R. Barrett, Asst. Director of Planning
Trudi Dill, Deputy City Attorney
Richard Wilson, Deputy City Engineer
Leslie Evans, Planning Technician
Kelli Tibbit, Administrative Assistant

The agenda for this meeting was posted on the bulletin board at the Municipal Building, September 29, 2016 at 4:00 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

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

Invocation by Commissioner Armstrong; Pledge of Allegiance by Vice-Chair Fettig.

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of September 19, 2016.

Approved by general consent.

B. ACTION ITEMS

Item 2: Z-FY-16-46 - 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, Trantum Subdivision Phase VIII, 5806 South General Bruce Drive, that is currently zoned Commercial (C) District and currently located in the I-35 Overlay District.

Ms. Lynn Barrett, Assistant Director of Planning, stated this item was tabled at the last meeting on September 19, 2016 and is scheduled to go forward to City Council for first reading on October 20, 2016 and second reading on November 3, 2016.

Mr. Chris McGregor is the owner of the subject property and Mr. Joseph O'Rourke is the applicant. This is a rezoning request for a portion of a lot to allow for RV rental use.

The auto tinting business located on the property is not part of this request.

There have been two former CUPs and one current CUP on this property. The property is zoned C (Commercial) District and lies within the I-35 Corridor Overlay District.

The proposed use is defined in the Unified Development Code (UDC) as "Trailer, recreational vehicle, portable building or HUD-Code manufactured home sales or rental". The use is allowed by right in a Commercial District but is prohibited in the I-35 Overlay.

Staff recommends that the language be defined to say rental/sales use in order for the applicant to sell the rental vehicles at a later time, but not the other uses which includes HUD-Code manufactured home sales or rentals.

Since the September 19, 2016 meeting, Staff has been working with the applicant and owner on the PD for negotiation of the paving and buffering improvements in order to move forward.

There were three major concerns:

No sign permit could be issued until the PD was approved by City Council. Acceptable criteria for the signage was discussed and the applicant agreed with Staff that the necessary signage will comply with existing Overlay District regulations.

Staff recommended a decorative metal fencing rather than trees for the following reasons:

It brings the front section of the most visible fencing into compliance with Overlay requirements and allows greater visibility for the product;

Improves the property without requiring much maintenance;

Price would be comparable to the trees and landscape beds; and

Provides more room for the RVs and eliminates potential damage and cleaning which could result from proximity to the trees and birds which would likely be attracted.

Pavement cost of the entire lot for the RVs would be substantial. Staff suggested the RV parking surface needed to be paved but the size of the paved surface could be tailored to the number of RVs displayed on site. Mr. O'Rourke stated he had an alternate place to park some of the units which is believed to be 12. Ms. Barrett explained if the applicant could not afford to pave an entire area for 12 RVs to be parked, the number of units could be scaled back. The applicant was in agreement with Staff that there must be a paved parking surface for all RV units.

Photographs of the site were shown and depicts the non-paved surface the RVs are currently parked on. The portion in front of the gate was the original portion discussed by the applicant to have a 48 by 72 foot paved pad for the RVs that would be displayed on-site. Staff is fine with that as long as no other RVs are displayed there or behind the fence.

The applicant and owner agreed not to have any RVs or vehicle overflow parking on the second lot moving forward.

Nine notices were mailed in accordance with all state and local regulations with one notice returned in agreement and zero notices returned in disagreement.

The UDC, Section 3.4 Planned Development, 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 the UDC, Sections 3.4.3 and 3.4.4, a Planned Development requires approval of a Development/Site plan that is binding and part of the application. Staff has been working with applicant and owner on the revised site plan (shown) which Staff, applicant, and owner were in agreement with.

There is a paved area (chip seal asphalt) in the middle of the lot which is acceptable per Staff analysis, required for RV display/storage. Phase 1 is proposed as a 48 by 72 foot area and Phase 2 will be to pave the RV display area within the fence. As funds become available, the applicant/owner may pave more area; however, any RVs displayed within the fenced area will be parked on paved material.

The decorative metal fence will cross the front of the property.

Staff and applicant and owner discussed needed signage if the PD is approved by City Council and what type of allowed signage could be applied for. The Code allows a

maximum of a 200 square foot sign with supports covered by a rock façade which matches the front of the office building.

Staff recommends approval of the request for a rezoning from C to C-PD with the following conditions:

1. Proposed paved area for the RVs shall match inventory on-site;
2. A decorative metal fence, six feet in height, with matching gate shall be installed across the front entrance;
3. No RV storage allowed outside of the screened and paved area;
4. Signage erected without a permit shall be removed;
5. The use shall be limited to RV rentals or sales only; and
6. Staff agreed that applicant could attain permits and complete the work for fencing and/or paving prior to City Council approval at their own risk.

Chair Rhoads opened the public hearing.

Mr. Joseph O'Rourke, 9506 Adeel Drive, Killeen, Texas, stated pretty much everything Ms. Barrett stated was agreed upon. Mr. O'Rourke has been in contact with an asphalt company on estimates and the work needed and added this should be done in the next 24 to 48 hours.

The fence estimates received are currently too high and the applicant is still looking for a vendor that can work with him.

The signage company the owner and applicant have been working with agreed to credit them for the previously unpermitted/illegal sign and assist in making an appropriate sign for permitting purposes should City Council approve this request.

The applicant have been offered incentives to remain in Temple in order to get the business going and to wait until the City Council decision is made in November.

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

Commissioner Crisp asked for clarification of Recreational Vehicles since it was a broad category.

Mr. Brian Chandler, Director of Planning, responded Staff defined Recreational Vehicles from Chapter 31 of The City of Temple's Code of Ordinances (not the UDC) that allows campers, 5th wheels, etc., which is a fairly broad definition, but is truly for Recreational Vehicles. Mr. Chandler believed it precluded boats, trailers, etc. but would confirm this information.

Chair Rhoads commented the P&Z is a volunteer commission appointed by the City and the applicant would go forward before City Council on October 20th for first reading and November 3rd for second reading.

Chair Rhoads added that anything the applicant is currently doing which Ms. Barrett described in her presentation is not guaranteed because City Council has to be the final decision maker.

Ms. Barrett confirmed the question of Recreational Vehicle and quoted the following from the Code of Ordinances:

Vehicles which are self-propelled or designed to be towed by a motor vehicle, including a travel trailer, camper, or any other similar vehicle which is designed as temporary living quarters for recreational camping or travel use.

Commissioner Crisp made a motion to approve Item 2, **Z-FY-16-46**, as presented, and Commissioner Ward made a second.

Motion passed: (6:0)

Commissioners Jones and Langley absent; one vacancy

There being no further business, the meeting was adjourned at 5:53 p.m.

Respectfully submitted,
Leslie Evans

**PLANNING AND ZONING COMMISSION
MONDAY, OCTOBER 3, 2016
4:45 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Vice-Chair Fettig

COMMISSIONERS:

Bryant Ward
Lydia Alaniz
Greg Rhoads

Omar Crisp
Lee Armstrong

PLANNING AND ZONING MEMBERS ABSENT:

Jeremy Langley

David Jones

STAFF PRESENT:

Brian Chandler, Director of Planning
Lynn Barrett, Asst. Director of Planning
Trudi Dill, Deputy City Attorney
Richard Wilson, Deputy City Engineer
Tammy Lyerly, Senior Planner
Mark Baker, Senior 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, Vice-Chair Fettig opened the work session at 4:50 p.m. and asked Mr. Brian Chandler, Director of Planning, to proceed.

Mr. Chandler stated only one item was on the agenda which is the tabled item from last meeting regarding the RV sales and rentals at 5806 South General Bruce Drive.

Ms. Barrett explained Staff met with the applicant and property owner as directed by P&Z and came to an agreed understanding. The trees have been eliminated entirely and a decorative metal fence will be placed across the front of the property with a matching gate.

The RVs that were presented or stored behind the fence would only be placed on a paved surface. If the applicant were only capable of paving a 48 by 72 square foot area, which was the initial proposal, then the number of RVs display would need to fit on that

48 by 72 square foot area only. The applicant indicated he had alternate space/property that would allow for storage of his extra inventory that would not fit on the paved portion at the subject property.

Within the guidelines of the Ordinance and Overlay, Staff, applicant, and owner agreed that a maximum 200 square foot sign was allowed but had to have stone façade supports to match the office building. The understanding was should the PD be approved by City Council, they would be able to request this sign.

Permits for paving the parking lot and putting up the fence would not necessarily be contingent upon the PD itself since these permits can be obtained for the area. The applicant and owner both understood these permits would be obtained and performed at their own risk until City Council.

Ms. Barrett found a fence supplier to get in touch with the owner and applicant for possible estimates.

Mr. Chandler explained just the front portion of the chain link fence would be replaced and the fabric would come off the rest of the fence.

Discussion about the appearance of the property and business.

Chair Rhoads commented his impression was that the applicant had the assumption it would be approved at P&Z and through City Council.

Mr. Chandler replied that was exactly the reason Staff stated to the applicant and owner “at your own risk.” Both the applicant and owner can obtain a permit for asphalt but were informed that the asphalt is not dependent on the use, nor is the fencing.

The applicant and owner are responsible for the timing and the issues that they located a use which is prohibited in the I-35 Overlay. No one at the City level has the authority to give them a temporary sign permit for a use that is not allowed.

Additional discussion about the appearance of the property and business.

Staff is letting the owner and applicant determine what they can afford for the asphalt paving with the understanding that the smaller required parking area would be first and expansion may come later.

Roof signs are prohibited in the I-35 Overlay.

Mr. Chandler commented that if the Commission had concerns that the applicant should not start anything prior to approval on the request, they could make that recommendation in their motion.

Ms. Barrett and Mr. Chandler both stated the applicant and owner accepted everything discussed verbally; however, there has been no written confirmation to date as Staff has requested.

Ms. Barrett clarified that the fence and paving permits could be applied for now if the applicant and owner wanted to go forward. The signage has to have City Council PD approval in place for the sign permit to be considered. Staff informed the applicant and owner that requesting any permits at the present time would be at their own risk since there was no guarantee their request would be approved by P&Z or by City Council.

The current roof sign on the building was unpermitted and illegal.

The current KTMPO newsletter features the City of Temple along with Ms. Dessie Redmond for her street cross-section conception and Ms. Lynn Barrett as Temple's new Assistant Planning Director.

Mr. Chandler explained the Killeen Temple Metropolitan Planning Organization (KTMPO) represents an area of population approximately 400,000 which includes several counties and cities.

About three years ago the KTMPO MTP 2040 Project Submittal tried scoring for all the projects from the numerous surrounding entities submitted for future funding. The process at that time did not work well so a consultant was hired by KTMPO to establish new criteria for the projects. With the new criteria in place, the projects were again submitted recently and then scored based on the new system.

There were 86 projects submitted within the region at an estimated cost of \$1.099 Billion. 67 were Roadway projects (\$1.078 Billion) and 19 Livability (sidewalks and trails) at \$21.3 million.

According to the scoring system, funds are allocated to projects based on their scores until all of the funds are depleted.

The City of Temple submitted a total of 13 projects: 8 Roadway and 5 Livability as follows:

Roadway

1. Outer Loop (to Jupiter)
2. Kegley Road
3. Hogan Road
4. Outer Loop (Research Parkway)
5. Westfield Phase 2
6. Outer Loop (Jupiter to Floodplain)
7. Outer Loop (Floodplain to I-35)
8. Spur 290 Improvements

Objective Scoring Ranking (of 67)

1. Outer Loop (to Jupiter) (#8 tied w/ 3 others)
2. Spur 290 Improvements (#14)
3. Kegley Road (#32)
4. Outer Loop (Research Parkway) (#38 tied)
5. Outer Loop (Jupiter to Floodplain) (#38 tied)
6. Outer Loop (Floodplain to I-35) (#55)
7. Hogan Road (#59)
8. Westfield Phase 2 (#60 tied)

Livability

1. South 31st Street Sidewalks
2. Adams and Central hike/bike improvements
3. Georgetown RR Trail
4. Bird Creek Interceptor Trail
5. FM 2271 Trail

Objective Scoring Ranking (of 19)

1. Adams and Central hike/bike improvements (#1)
2. South 31st Street Sidewalks (#2)
3. Bird Creek Interceptor Trail (#6)
4. Georgetown RR Trail (#11)
5. FM 2271 Trail (#12 tie)

Mr. Chandler is on the Technical Advisory Committee and was involved in the process of scoring the projects. City of Temple Livability projects scored well; the roads did not score well.

Mr. Chandler gives a brief overview on each of the above projects.

The Prairie View Road project is not on the list since it is already funded and the Pepper Creek Trail is funded by the RZ.

Due to time constraints Chair Rhoads closed the meeting at 5:27 P.M.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

10/17/16
Item #2
Regular Agenda
Page 1 of 1

APPLICANT / DEVELOPMENT: Ron Carroll Surveying (On behalf of E.F. & Lydia Flenge)

CASE MANAGER: Mark Baker, Senior Planner

ITEM DESCRIPTION: P-FY-16-45 Consider and take action on the Final Plat of Barnhardt Subdivision, a 6.97 +/- acre, 2-Lot, 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 and addressed as 2301 Barnhardt Road.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Barnhardt Subdivision.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of Barnhardt Subdivision on August 25, 2016. It was deemed administratively complete on September 29, 2016. The property is within the City of Temple's southwestern Extra Territorial Jurisdiction (ETJ) and, therefore, has no zoning designation for the property. Following City consideration of the plat, a separate subdivision plat is required to be submitted and reviewed by Bell County.

Water is available through a 4-inch waterline in State Hwy 95 and an 6-inch waterline in Barnhardt Road. Since there is no sewer line available, on-site septic is provided to the property.

The property's access is from State Hwy 95 and Barnhardt Road, both arterial streets, which require a minimum 6-foot sidewalk. The applicant has requested a Sidewalk Waiver which is being reviewed by the Director of Planning. A park fee of \$225.00 is required prior to the recordation of the plat for each newly-proposed residential dwelling.

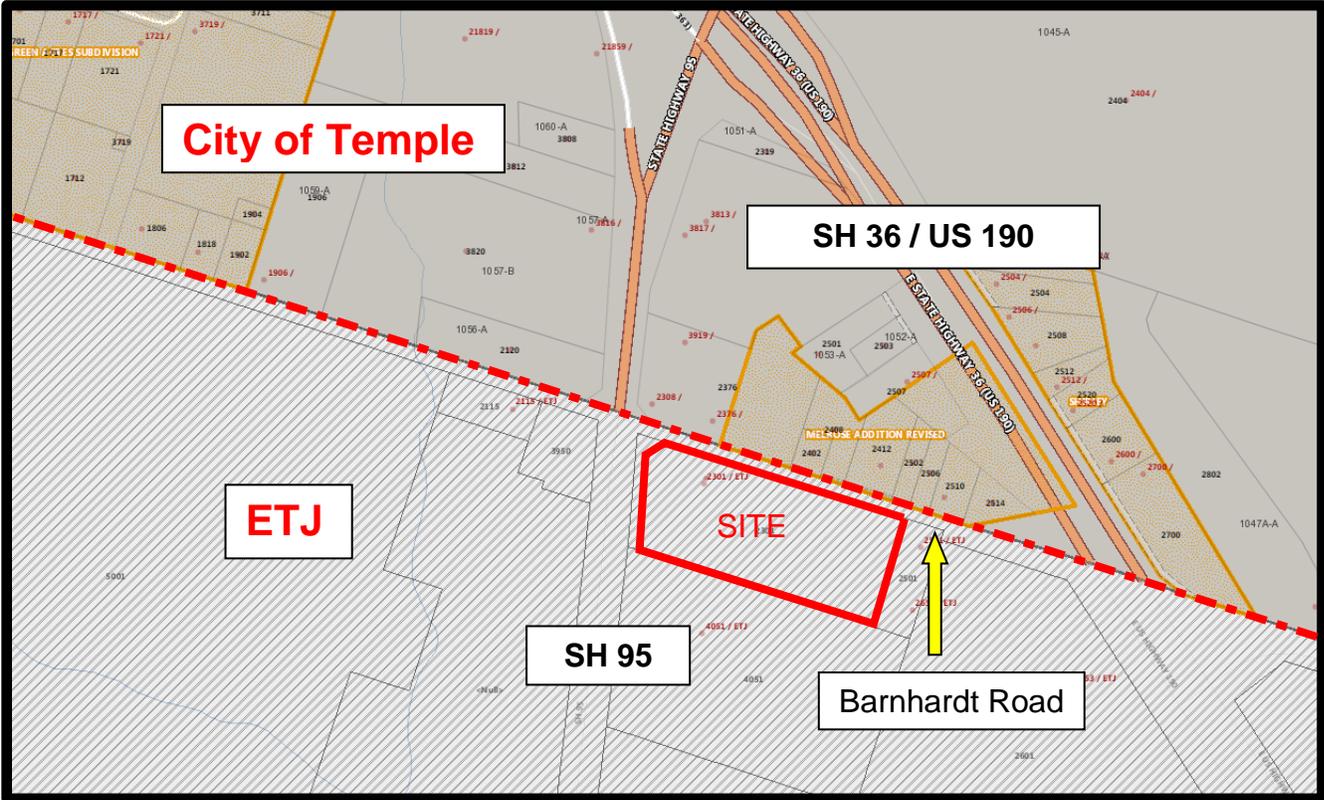
Although this plat is proposing two separate lots, frequently an administrative approval process, Planning and Zoning Commission's review is being required by the dedication of right-of-way (ROW) along Barnhardt Road. The right of way (ROW) balance of the ½ street responsibility for this plat is 15-feet. The needed balance is shown on the plat.

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

FISCAL IMPACT: Not Applicable

ATTACHMENTS:
Vicinity Map (ETJ)
Street View & Aerial Photos
Final Plat
Topo & Utility Plan

Vicinity Map



Vicinity / Location Map (ETJ)

Street View & Aerial Photos

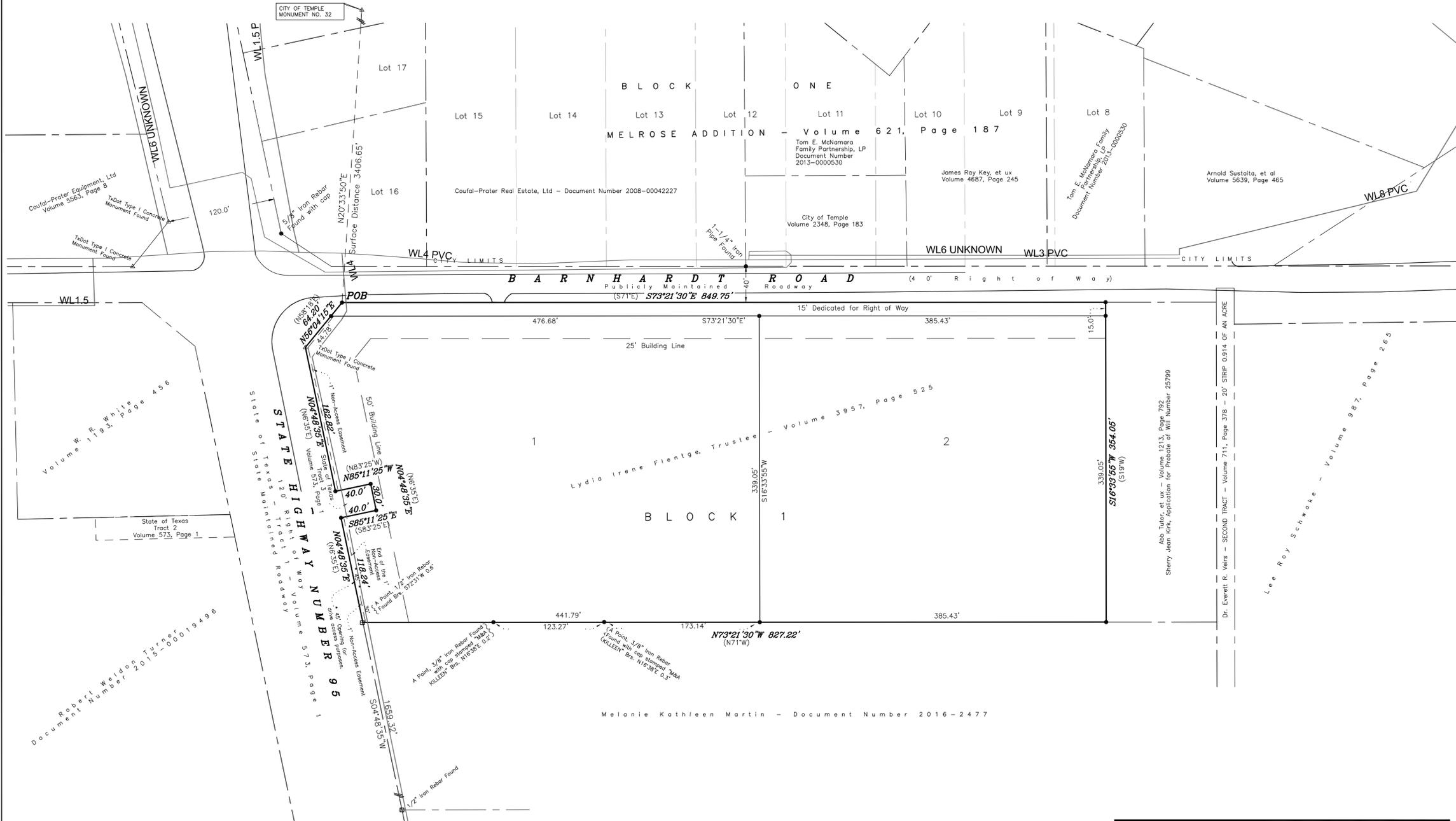


Street View (Google Earth Image) – Barnhardt Road – Looking West



Aerial (Google Earth Image)

MAXIMO MORENO SURVEY, Abstract Number 14



STATE OF TEXAS
COUNTY OF BELL

I, Kenneth Jason Flentge, trustee of the E.F. and Lydia Flentge, Living Trust, being the owner of the land shown in this plat and designated herein as **BARNHART SUBDIVISION**, a subdivision within the Extra Territorial Jurisdiction of Temple, Bell County, Texas, also being part of the MAXIMO MORENO Survey, Abstract Number 14, situated in Temple, Bell County, Texas and whose name is subscribed hereto hereby dedicate the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places as shown hereon within the plat boundary of 2 Lots, 1 Block, this addition.

Kenneth Jason Flentge, Trustee of the E.F. and Lydia Flentge Living Trust
2501 Barnhardt Road
Temple, Texas 76502

STATE OF TEXAS
COUNTY OF BELL

Before me, the undersigned authority, on this day personally appeared Kenneth Jason Flentge, trustee of the E.F. and Lydia Flentge Living Trust, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office this the ____ day of _____, 2016.

Notary Public, State of Texas

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

Dated this ____ day of _____, 2016

Chairperson

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

Dated this ____ day of _____, 2016

Secretary to Planning & Zoning Commission

STATE OF TEXAS
COUNTY OF BELL

I hereby certify this plat was approved this day ____ of _____, 2016, by the Bell County Commissioners' Court, and may be filed for record in the Deed Records of Bell County by the County Clerk.

COUNTY JUDGE

Witness my hand this day ____ of _____, 2016.

Notary Public

Notary Public, State of Texas

BELL COUNTY PUBLIC HEALTH DISTRICT CERTIFICATE:
I, the undersigned, a registered sanitarian in the State of Texas, hereby certify that this subdivision, and its wastewater utility system has been reviewed system has been reviewed for compliance with applicable state and other regulations governing such systems and is hereby approved for installation as indicated.

Approved: _____ Date: _____

Title: _____ BCH

TAX CERTIFICATE
The Bell County Tax Office, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Bell County Tax Office _____ Date: _____

RECORDATION INFORMATION
Plat Recorded in Plat Year 2016, Map Number _____ of the Plat Records of Bell County, Texas.

Dedication Recorded in Document Number 2016-_____ of the Official Public Records of Real Property of Bell County, Texas.

County Clerk _____

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS: THAT I, Ronald Carroll, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the City of Temple & Bell County Subdivision Regulations.

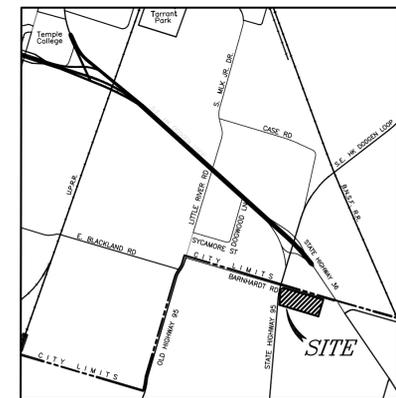
Ronald Carroll, RPLS, Vice President
Ronald Carroll Surveyors, Inc.
R.P.L.S. No. 2025
State of Texas

NOTES:
Basis of Bearing: The survey work for this project is on Grid Bearings and Coordinates, referenced to the Texas State Plane Coordinate System, Central Zone, NAD83 datum obtained from GPS observations and referenced to the SMARTNET NETWORK OF NORTH AMERICA Base Station "TC17" at Temple College in Temple, Texas whose published coordinate value: N=10,366,800.416
E=3,229,830.944. The distances shown are surface distances. The Combined Correction Factor (CCF) for this project is 0.999857.
This tract does not appear within the Zone A of the "Special Flood Hazard Area" as per F.E.M.A. Federal Insurance Administration Map Number 48027C0365E effective date September 26, 2008. This statement does not imply this tract will never flood, nor does it create liability on the part of this surveyor or company in such an event.

LEGEND:
● Property Corners are 5/8" Iron Rebar Set with cap stamped "RCS INC", unless otherwise stated.
() = Record Deed Call

The theta angle for City of Temple Monument Number 32 is 1'32'55".
Combined Correction Factor (CCF) is 0.999851 Grid Coordinates for the corner is stated.
See attached field notes that accompany this plat.
See attached Field Notes that accompany this plat.
ETJ = Extra Territorial Jurisdiction
POB = Point of Beginning

Owners Responsibilities
In approving this plat by the Commissioners' Court of Bell County, Texas, it is understood that the building of all streets, roads, and other thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Bell County, Texas. Said Commissioners' Court assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing and of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the representation by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development.
Water Services provided by the City of Temple.

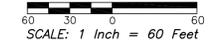


FINAL PLAT
BARNHART SUBDIVISION,
being part of the MAXIMO MORENO SURVEY, Abstract Number 14, situated in the Extra Territorial Jurisdiction of Temple, in Bell County, Texas.
Surveyed June 22, 2016.
RONALD CARROLL SURVEYORS, INC.

2 Lots in 1 Block
Lot 1 = 3.67 Acres
Lot 2 = 3.00 Acres
Road Dedication = 0.30 Acres
AREA = 6.97 Acres Total

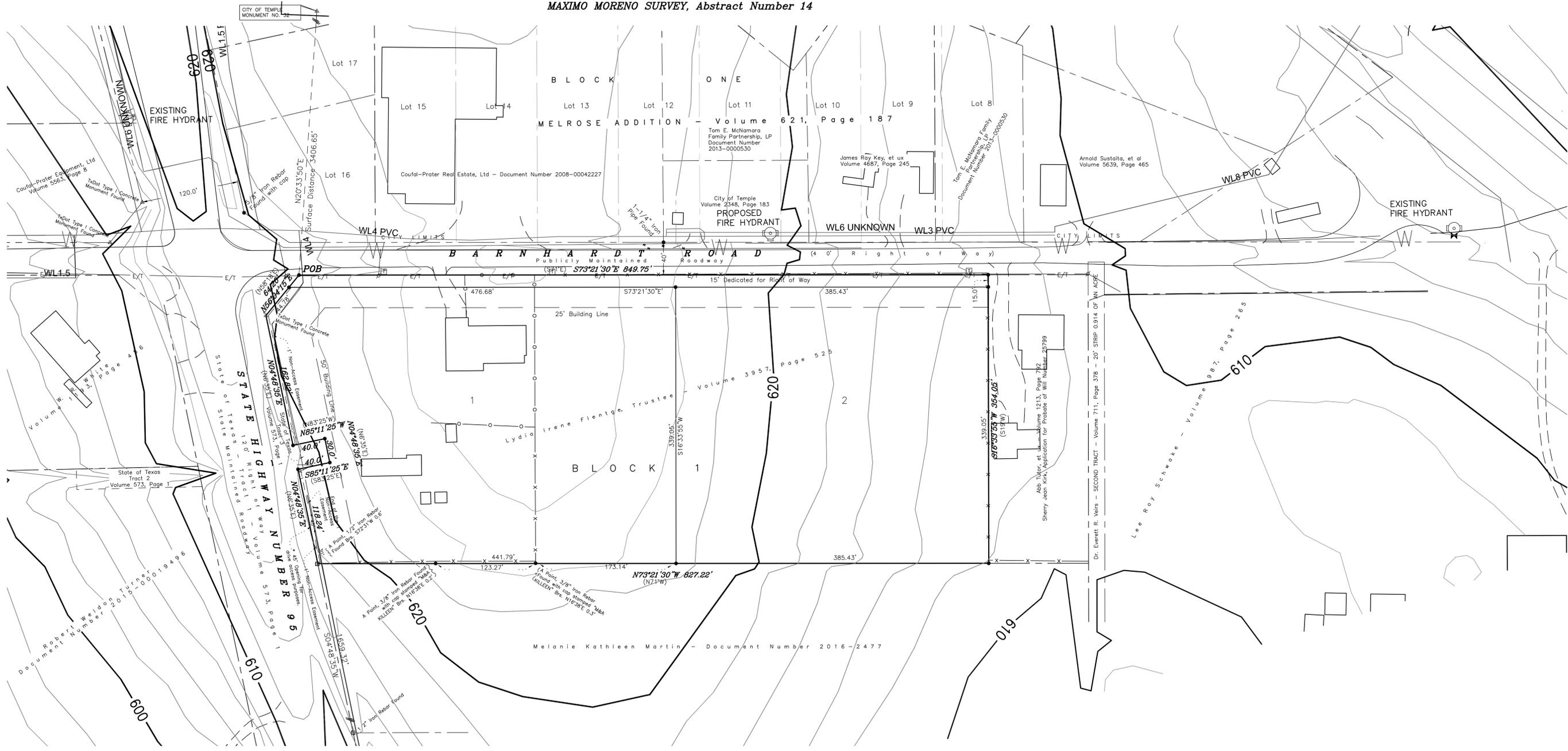
OWNER
Lydia Irene Flentge, Trustee
2501 Barnhardt Road
Temple, Texas 76502

Phone: (254) 773-1447 Fax: (254) 773-1728
5302 South 31st Street - Temple, Texas 76502
DRAWN BY: M.J.A. DATE: 8/26/16 DRAWING NAME: 16074-PL-FLNTGE
SHEET SIZE: 24x36 JOB#: 16074 FIELD BOOK: 107 PG 38-40 & 108 PG 15-16



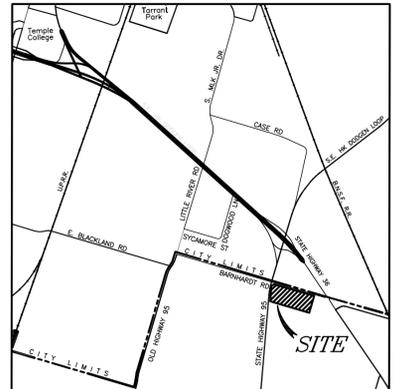
VICINITY MAP
SCALE: Not to Scale

MAXIMO MORENO SURVEY, Abstract Number 14



NOTES:
 Basis of Bearing: The survey work for this project is on Grid Bearings and Coordinates, referenced to the Texas State Plane Coordinate System, Central Zone, NAD83 datum obtained from GPS observations and referenced to the SMARTNET NETWORK OF NORTH AMERICA Base Station "TCTX" at Temple College in Temple, Texas whose published coordinate values:
 N=10,366,800.416 E=3,229,830.944. The distances shown are surface distances. The Combined Correction Factor (CCF) for this project is 0.9998587.
 This tract does not appear within the Zone A of the "Special Flood Hazard Area" as per F.E.M.A. Federal Insurance Administration Map Number 480270365E effective date September 28, 2008. This statement does not imply this tract will never flood, nor does it create liability on the part of this surveyor or company in such an event.
 CITY OF TEMPLE MONUMENT NO. 32 = Chiseled square with center punch southwest corner of concrete rail, southeast of east concrete bridge rolling on East LOOP 363 overpass at Santa Fe railroad. N:10,361,964.24 E:3,237,718.25 Elev.=650.28 per City of Temple Records.
 The theta angle for City of Temple Monument Number 32 is 1°32'55".
 See attached field notes that accompany this plot.
 ETJ = Extra Territorial Jurisdiction
 POB = Point of Beginning

LEGEND:
 • Property Corners are 5/8" Iron Rebar Set with cap stamped "RCS INC", unless otherwise stated.



VICINITY MAP
 SCALE: Not to Scale

Topography and Utility Map of
BARNHARDT SUBDIVISION,
 being part of the MAXIMO MORENO SURVEY, Abstract Number 14, situated in the (E.T.J.) Extra Territorial Jurisdiction of Temple, in Bell County, Texas.
 Contours are on 2 foot intervals and provided by the City of Temple.
 Elevations are on NAVD88 datum.
 Surveyed June 22, 2016.
RONALD CARROLL SURVEYORS, INC.

Topography and Utility Map of
BARNHARDT SUBDIVISION
 being part of the MAXIMO MORENO Survey, Abstract Number 14, situated in the Extra Territorial Jurisdiction of Temple, Bell County, Texas.
RONALD CARROLL SURVEYORS, INC.
 Phone: (254) 773-1447 Fax: (254) 773-1728
 5302 South 31st Street - Temple, Texas 76502
 DRAWN BY: M.J.A. DATE: 8/26/16 DRAWING NAME: 16074-PL-FLINTGE
 SHEET SIZE 24x36 JOB#: 16074 FIELD BOOK: 107 PG 38-40 & 108 PG 15-16

OWNER
 Lydia Irene Flintge, Trustee
 2501 Barnhardt Road
 Temple, Texas 76502



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

10/17/16
Item #3
Regular Agenda
Page 1 of 2

APPLICANT / DEVELOPMENT: Christopher Hodges for Eagle Ridge Builders Inc.

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: P-FY-16-51 Consider and take action on the Final Plat of Hidden Creek, a 17.00 +/- acre, 6-lot, 1-block, residential subdivision, situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located in Temple's southern extraterritorial jurisdiction (ETJ), at the southwestern corner of the intersection of FM 93 and Hartrick Bluff Road.



STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Hidden Creek.

ITEM SUMMARY: The Development Review Committee (DRC) reviewed the Final Plat of Hidden Creek on September 8, 2016. It was deemed administratively complete on October 12, 2016.

Final Plat of Hidden Creek is a 17.00 +/- acre, 6-lot, 1-block, residential subdivision, located in Temple's southern ETJ, at the southwestern corner of the intersection of FM 93 and Hartrick Bluff Road. The north tip of the proposed plat along FM 93 is within the City of Temple. The portion of plat within the city limits is compliant with its Agricultural zoning district.

The applicants have requested administrative sidewalk waivers for the 6-foot wide sidewalk required along FM 93, an arterial and for the 4-foot wide sidewalk required along Hartrick Bluff Road, a proposed collector. Both sidewalks are required per Unified Development Code (UDC) Section 8.2.

Water services will be available through an existing 6-inch water line along the east right-of-way of Hartrick Bluff Road. Sewer services will be available through septic system. A 4-foot wide creek buffer zone has been added to Lot 6.

Park fees are required at \$225 per each proposed dwelling.

FISCAL IMPACT: Not Applicable

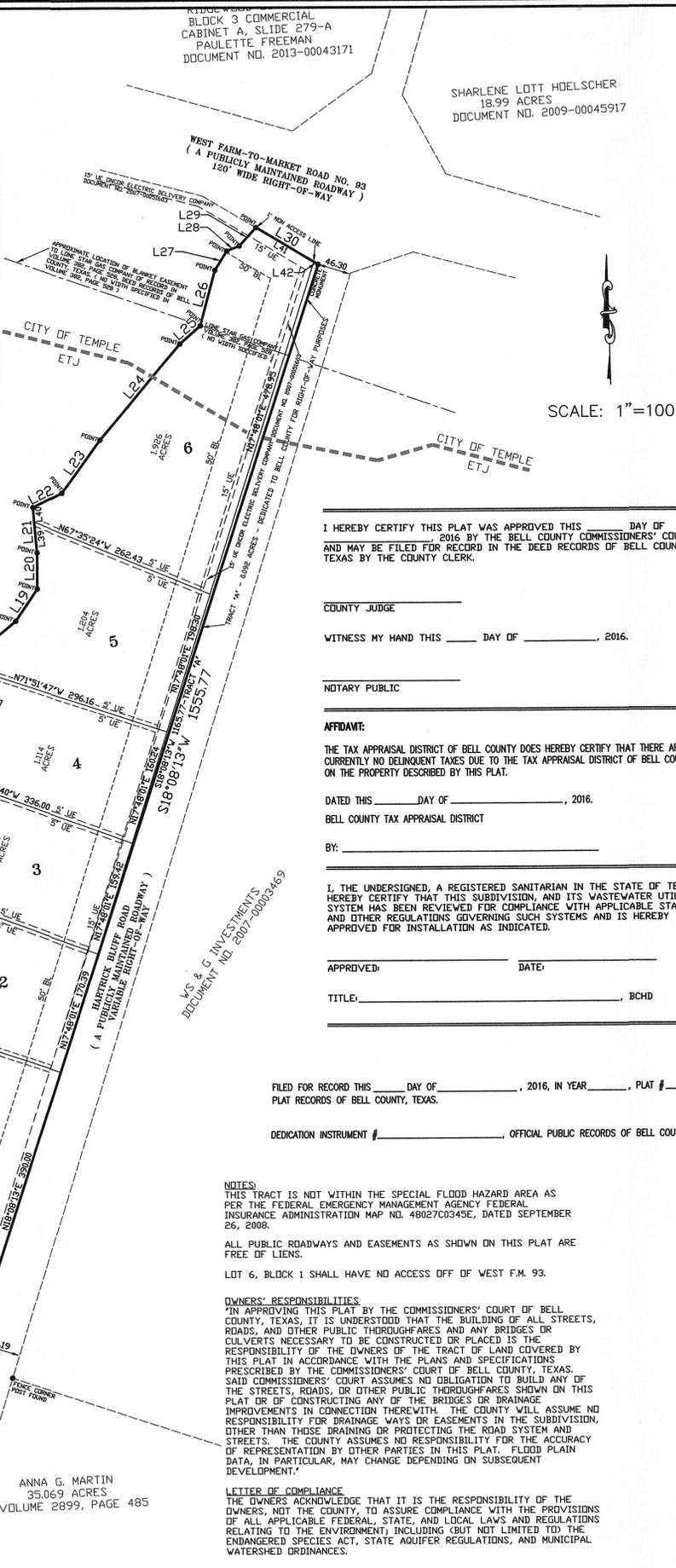
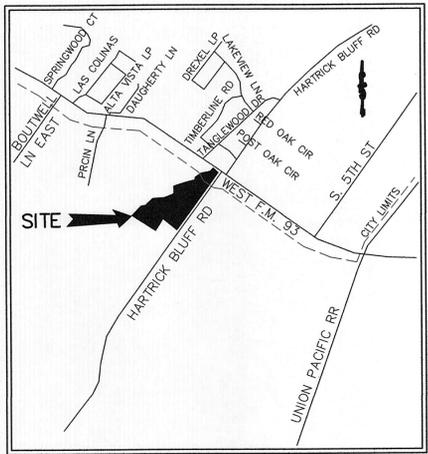
ATTACHMENTS:

Final Plat

Utility Sheet

Drainage Sheet

Line #	Direction	Length
L1	N21°22'39"E	68.17'
L2	N83°54'13"E	78.34'
L3	N42°04'46"E	129.47'
L4	N3°00'32"E	33.73'
L5	N49°18'40"E	163.80'
L6	N84°36'27"E	59.74'
L7	N41°25'21"E	77.97'
L8	N9°36'53"E	59.55'
L9	S86°25'54"E	74.68'
L10	N69°39'41"E	82.99'
L11	N32°06'38"E	67.15'
L12	N68°06'41"E	22.61'
L13	S87°24'33"E	105.33'
L14	N54°05'54"E	96.33'
L15	N48°55'12"E	121.01'
L16	N34°36'12"E	88.01'
L17	N24°24'16"E	52.79'
L18	N50°16'37"E	97.41'
L19	N34°28'20"E	53.41'
L20	N0°05'18"E	49.55'
L21	N5°13'48"W	62.34'
L22	N63°20'05"E	44.80'
L23	N36°24'06"E	89.91'
L24	N40°09'57"E	172.27'
L25	N49°17'16"E	37.84'
L26	N15°05'22"E	78.95'
L27	N32°21'48"E	31.08'
L28	N68°24'17"E	18.80'
L29	N42°44'24"E	34.16'
L30	S59°30'32"E	99.62'
L31	N86°25'54"W	36.63'
L32	N86°25'54"W	38.05'
L33	N54°05'54"E	20.99'
L34	N54°05'54"E	75.34'
L35	N48°55'12"E	107.86'
L36	N48°55'12"E	13.15'
L37	N50°16'37"E	2.46'
L38	N50°16'37"E	94.95'
L39	N5°13'48"W	42.59'
L40	N5°13'48"W	19.76'
L41	S59°30'32"E	92.59'
L42	S59°30'32"E	7.82'



NOTES:
 - EXISTING RIGHT-OF-WAY FOR FARM-TO-MARKET ROAD NO. 93 DETERMINED FROM INFORMATION FOUND IN RIGHT-OF-WAY MAPS PROVIDED BY TEXAS DEPARTMENT OF TRANSPORTATION.
 - EXISTING RIGHT-OF-WAY FOR HARTRICK BLUFF ROAD WAS DETERMINED FROM ON THE GROUND EVIDENCE IN CONJUNCTION WITH INFORMATION FOUND IN RIGHT-OF-WAY MAPS FOR FARM-TO-MARKET ROAD NO. 93 PROVIDED BY TEXAS DEPARTMENT OF TRANSPORTATION.

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 539 THE THETA ANGLE AT SAID CITY MONUMENT IS 01°31'23"
 THE COMBINED CORRECTION FACTOR (CCF) IS 0.999853
 PUBLISHED CITY COORDINATES ARE X=3,222,622.54 Y=10,352,186.13
 THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING IS S20°52'56"W, 1768.87 FEET.

NOTE:
 WATER SERVICE TO THIS SUBDIVISION SHALL BE PROVIDED BY THE CITY OF TEMPLE.

BLOCK 3 COMMERCIAL CABINET A, SLIDE 279-A PAULETTE FREEMAN DOCUMENT NO. 2013-00043171

SHARLENE LOTT HOELSCHER 18.99 ACRES DOCUMENT NO. 2009-00045917

I HEREBY CERTIFY THIS PLAT WAS APPROVED THIS _____ DAY OF _____, 2016 BY THE BELL COUNTY COMMISSIONERS' COURT, AND MAY BE FILED FOR RECORD IN THE DEED RECORDS OF BELL COUNTY, TEXAS BY THE COUNTY CLERK.

COUNTY JUDGE _____
 WITNESS MY HAND THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC _____

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: _____

I, THE UNDERSIGNED, A REGISTERED SANITARIAN IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION, AND ITS WASTEWATER UTILITY SYSTEM HAS BEEN REVIEWED FOR COMPLIANCE WITH APPLICABLE STATE AND OTHER REGULATIONS GOVERNING SUCH SYSTEMS AND IS HEREBY APPROVED FOR INSTALLATION AS INDICATED.

APPROVED: _____ DATE: _____
 TITLE: _____, BCHD

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.

NOTES:
 THIS TRACT IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP NO. 48027C0345E, DATED SEPTEMBER 26, 2008.
 ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
 LOT 6, BLOCK 1 SHALL HAVE NO ACCESS OFF OF WEST F.M. 93.

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

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

STATE OF TEXAS
 COUNTY OF BELL

HODGES EAGLE RIDGE BUILDERS, INC., A TEXAS CORPORATION AND WS&G INVESTMENTS, LP, A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS HIDDEN CREEK, A SUBDIVISION PARTLY IN THE CITY OF TEMPLE, TEXAS AND PARTLY IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF TEMPLE, BELL COUNTY, 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.

HODGES EAGLE RIDGE BUILDERS, INC., A TEXAS CORPORATION

CHRIS HODGES, PRESIDENT

WS&G INVESTMENTS, LP,
 A TEXAS LIMITED PARTNERSHIP

BY: WS&G INVESTMENTS GP, LLC,
 A TEXAS LIMITED LIABILITY COMPANY,
 ITS GENERAL PARTNER

BY: _____
 SHERRI L. MORGAN, SECRETARY-TREASURER

STATE OF TEXAS
 COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2016 BY CHRIS HODGES, PRESIDENT OF HODGES EAGLE RIDGE BUILDERS, INC., OWNER OF THE LANDS SHOWN HEREON.

NOTARY PUBLIC _____

STATE OF TEXAS
 COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2016 BY SHERRI L. MORGAN, IN HER CAPACITY AS SECRETARY-TREASURER OF WS&G INVESTMENTS GP, LLC, A TEXAS LIMITED LIABILITY COMPANY IN ITS CAPACITY AS GENERAL PARTNER OF WS&G INVESTMENTS, LP, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID COMPANY AND LIMITED PARTNERSHIP.

NOTARY PUBLIC _____

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

DATED THIS _____ DAY OF _____, 2016.

SECRETARY TO PLANNING & ZONING COMMISSION: _____

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:

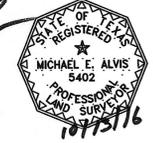
Jennifer Ryken
 JENNIFER RYKEN, P.E., C.F.S.
 No. 106277



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 Alvis
 MICHAEL E. ALVIS, R.P.L.S.
 No. 5402



FINAL PLAT of:
HIDDEN CREEK
 17.000 ACRES
 1 BLOCK, 6 LOTS
 1 TRACT - TRACT "A"
 TRACT "A" DEDICATED TO BELL COUNTY
 FOR RIGHT-OF-WAY PURPOSES

PART OF THE MAXIMO MORENO SURVEY, ABSTRACT #14
 A SUBDIVISION PARTLY IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS AND PARTLY IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS.

ENGINEERING * PLANNING * SURVEYING * CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.
 (254) 773-2400
 (254) 773-3988
 TEMPLE, TEXAS
 301 N. 3rd ST.
 E-MAIL: MAIL@TURLEY-INC.COM

SURVEYING FIRM # 10056000
 ENGINEERING FIRM # E-1658

FINAL PLAT of:
HIDDEN CREEK
 PART OF THE MAXIMO MORENO SURVEY, ABSTRACT #14
 A SUBDIVISION PARTLY IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS AND PARTLY IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS

PREPARED FOR:
HODGES EAGLE RIDGE BUILDERS, INC.

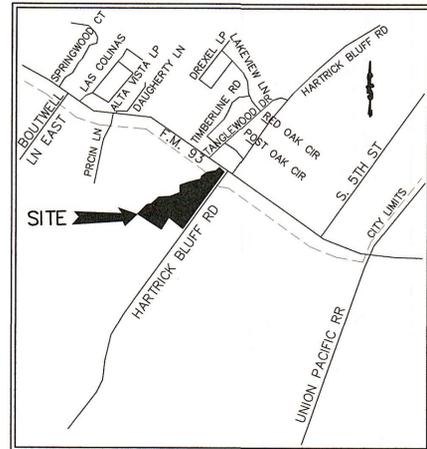
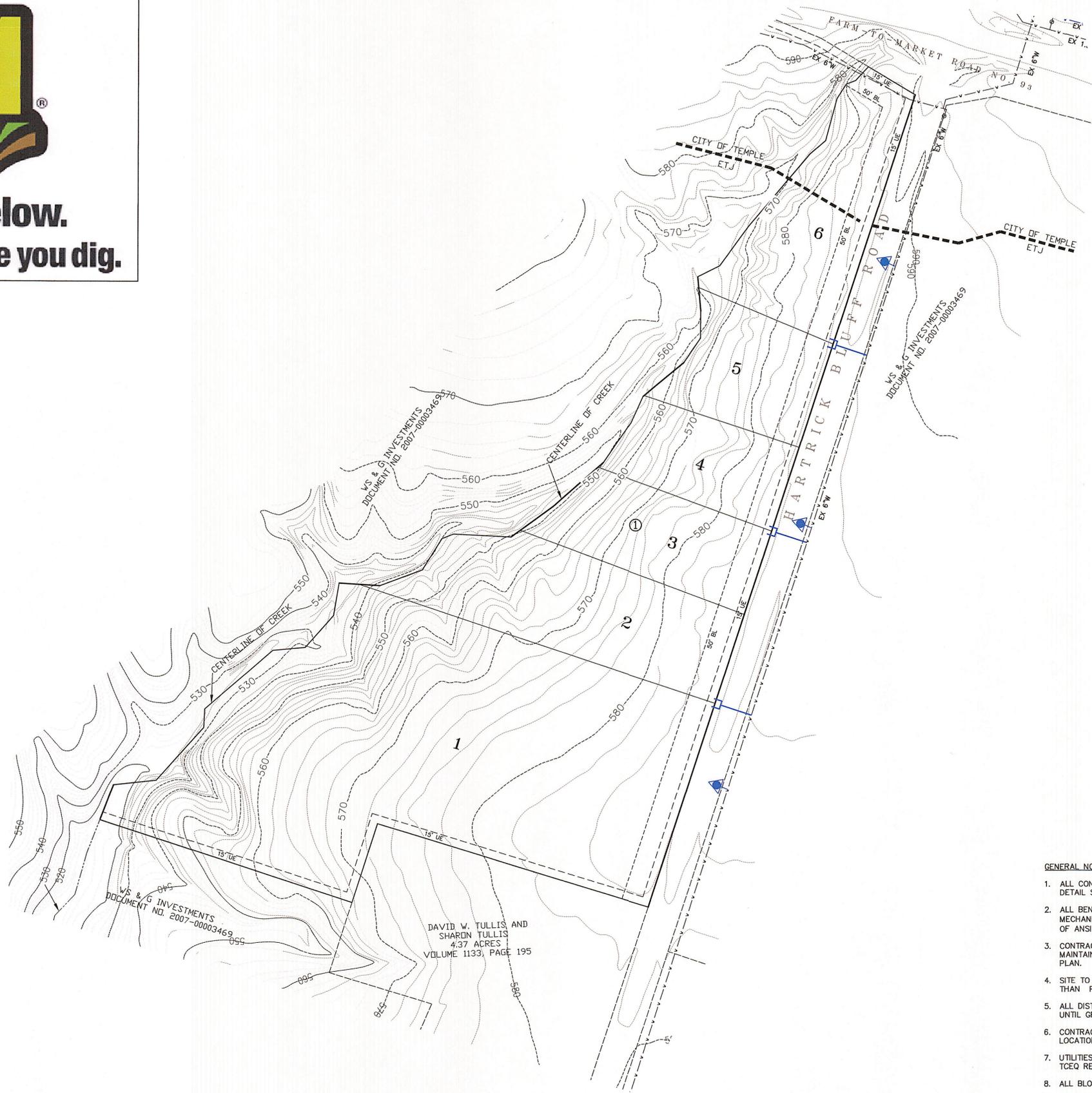
REVISIONS		
DATE	COMMENTS	MEAS
10/11/18		

DATE: 01/23/15
 DRN. BY: MEA
 REF.:
 FB/LB
 JOB NO.: 16-811
 SHEET 1 OF 1
 COMPUTER DWG. NO. 16-811

13232-D
 FILE NO.



Know what's below.
Call before you dig.



VICINITY MAP: Not To Scale

- GENERAL NOTES:**
1. ALL CONSTRUCTION TO COMPLY WITH CITY OF TEMPLE DETAIL SHEETS AND SPECIFICATIONS.
 2. 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.
 3. CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING A STORM WATER POLLUTION PREVENTION PLAN.
 4. SITE TO BE LEFT IN CONDITION EQUAL TO TO BETTER THAN PRE-CONSTRUCTION CONDITION.
 5. ALL DISTURBED AREAS TO BE SEEDED AND IRRIGATED UNTIL GRASS IS ESTABLISHED.
 6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ANY EXISTING UTILITIES.
 7. UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REGULATIONS.
 8. ALL BLOW-OFF ASSEMBLIES TO BE FULL SIZE.
 9. SITE TO BE SERVED BY ON-SITE SEPTIC SEWAGE SYSTEM.
 10. WATER TO BE SUPPLIED BY EAST BELL WATER SUPPLY CORPORATION.

UTILITY LEGEND:

Proposed Dual Water Service:

Existing Water Line:

Existing Water Valve:

Proposed Fire Hydrant:

1 1/2\"/> Typical

REVISIONS	DATE	DESCRIPTION	DFTR.

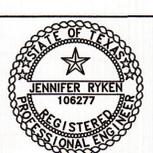
TURLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING

301 N. 3rd St.
TEMPLE, TEXAS 76501

www.turley-inc.com
SURVEY FIRM NO. 10056000 • ENGINEERING FIRM NO. 1658

254.773.2400
254.773.3998

DRAFTSMAN: MRG
DESIGNER: JFBII
ENGINEER: Jennifer Ryken
DATE: 10/11/14

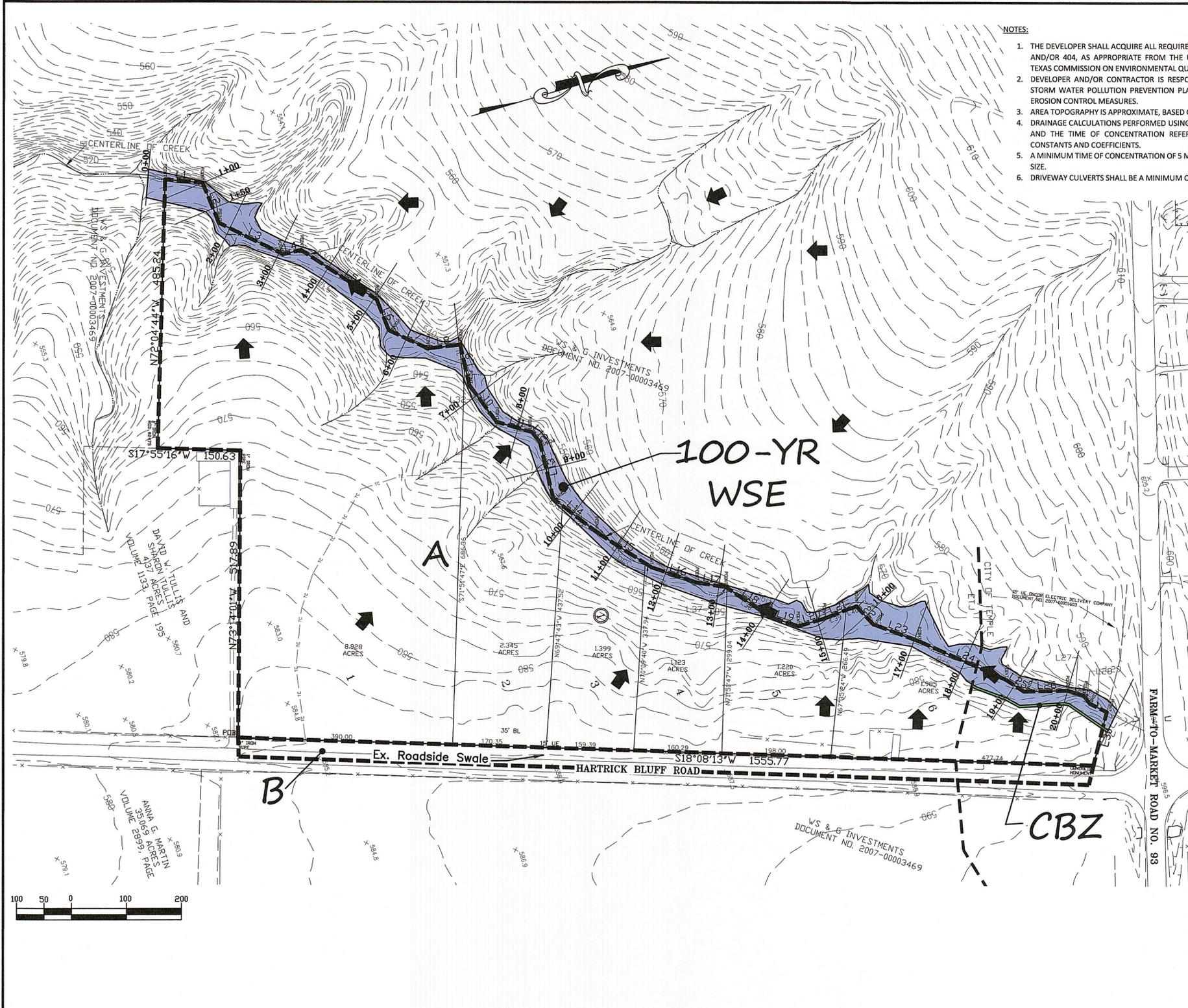


PROJECT: HIDDEN CREEK

FILE NAME: 16-810
REF. DWG(s):

TITLE: UTILITY

JOB#: 16-810
DWG#: 13184-D



EXISTING CONDITIONS

Time of Concentration, Existing Conditions (velocity from NRCS)

Drainage Area Data		Initial/Overland Time t_i			Travel Time t_t				Computed
DA	N	Length, L_o (ft)	Slope, S (ft/ft)	t_i (min)	Length (ft)	Slope, S (ft/ft)	Velocity, V (fps)	t_t (min)	t_c (min)
A	0.40	300	0.013	21.28	458.64	0.087	4.76	1.60	22.88

Drainage Calculations, Existing Conditions, Calculated t_c

DA	AREA (acres)	TC (min.)	C10 (in./hr.)	I10 (cfs)	Q10 (cfs)	C25 (in./hr.)	I25 (cfs)	Q25 (cfs)	C100 (in./hr.)	I100 (cfs)	Q100 (cfs)
A	17.00	22.88	0.36	4.89	29.93	0.40	5.62	38.22	0.47	6.81	54.41

NOTES:

1. THE DEVELOPER SHALL ACQUIRE ALL REQUIRED NATIONWIDE PERMITS, SUCH AS CWA 401, 402 AND/OR 404, AS APPROPRIATE FROM THE US ENVIRONMENTAL PROTECTION AGENCY, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND/OR THE CORPS OF ENGINEERS.
2. DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING A STORM WATER POLLUTION PREVENTION PLAN AND IMPLEMENTING AND MAINTAINING ALL EROSION CONTROL MEASURES.
3. AREA TOPOGRAPHY IS APPROXIMATE, BASED ON THE CITY OF TEMPLE STACKHOUSE MAPS.
4. DRAINAGE CALCULATIONS PERFORMED USING THE RATIONAL METHOD, MANNING'S FORMULA AND THE TIME OF CONCENTRATION REFERENCING THE CITY OF TEMPLE NOMOGRAPHS, CONSTANTS AND COEFFICIENTS.
5. A MINIMUM TIME OF CONCENTRATION OF 5 MINUTES USED TO CALCULATE DRIVEWAY CULVERT SIZE.
6. DRIVEWAY CULVERTS SHALL BE A MINIMUM OF 18" IN DIAMETER.

DRAINAGE LEGEND:

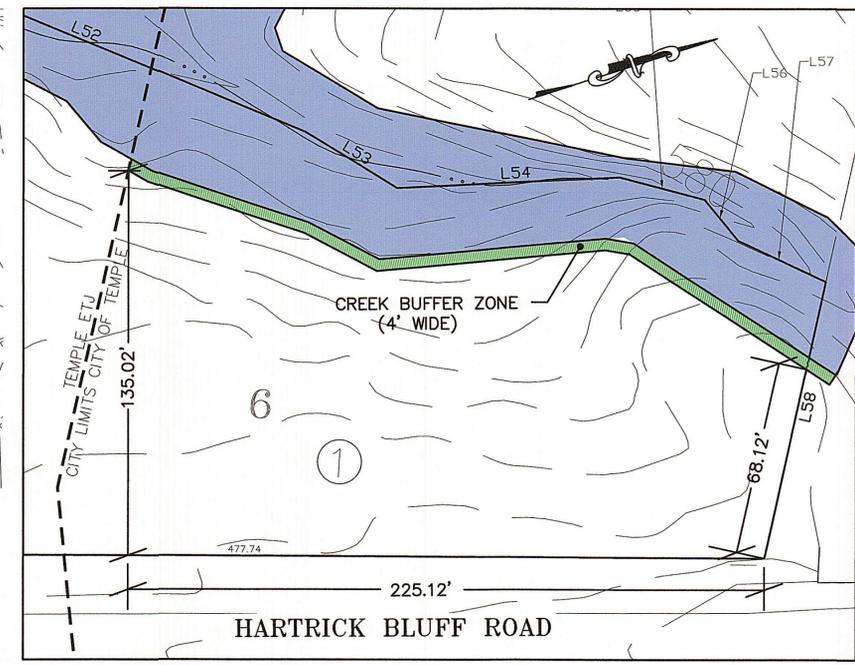
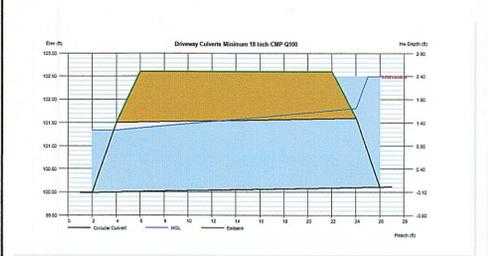
- 2' Natural Ground Contours
- City of Temple Stackhouse Maps
- Pre & Post-Development Drainage Area Delineation
- Drainage Flow Direction
- TC Time of Concentration Flow Path

Culvert Report

Hydroflow Express Extension for AutoCAD® AutoCAD® Civil 3D® by Autodesk, Inc. Monday, Aug 15, 2016

Driveway Culverts Minimum 18 Inch CMP Q100

Invert Elev Dn (ft)	= 100.00	Calculations	= 9.25
Pipe Length (ft)	= 20.00	Qmin (cfs)	= 20.00
Slope (%)	= 0.50	Qmax (cfs)	= 20.00
Invert Elev Up (ft)	= 100.10	Tailwater Elev (ft)	= (d+D)/2
Rise (ft)	= 18.0	Highlighted	
Shape	= Circular	Qtotal (cfs)	= 9.25
Span (in)	= 18.0	Qpipe (cfs)	= 9.25
No. Barrels	= 1	Qovertop (cfs)	= 0.00
n-Value	= 0.022	Veloc Dn (ft/s)	= 5.56
Culvert Type	= Circular Corrugate Metal Pipe	Veloc Up (ft/s)	= 5.23
Culvert Entrance	= Mitered to slope (C)	HGL Dn (ft)	= 101.34
Coeff. K _{M,C,Y,k}	= 0.021, 1.33, 0.0453, 0.75, 0.7	HGL Up (ft)	= 101.81
Embankment		Hw Elev (ft)	= 102.50
Top Elevation (ft)	= 102.60	HwD (ft)	= 1.60
Top Width (ft)	= 16.00	Flow Regime	= Inlet Control
Crest Width (ft)	= 5.00		



PROPOSED CONDITIONS

Time of Concentration, Proposed Conditions (velocity from NRCS)

Drainage Area Data		Initial/Overland Time t_i			Travel Time t_t				Computed
DA	N	Length, L_o (ft)	Slope, S (ft/ft)	t_i (min)	Length (ft)	Slope, S (ft/ft)	Velocity, V (fps)	t_t (min)	t_c (min)
A	0.40	300	0.013	21.28	458.64	0.087	4.76	1.60	22.88

Drainage Calculations, Proposed Conditions, Calculated t_c

DA	AREA (acres)	TC (min.)	C10 (in./hr.)	I10 (in./hr.)	Q10 (cfs)	C25 (in./hr.)	I25 (in./hr.)	Q25 (cfs)	C100 (in./hr.)	I100 (in./hr.)	Q100 (cfs)
A	17.00	22.88	0.37	4.89	30.71	0.41	5.62	39.13	0.48	6.81	55.57
B	1.23	5	0.58	7.68	5.53	0.63	8.88	6.90	0.71	10.56	9.25

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PRE AND POST DEVELOPMENT DRAINAGE:
HIDDEN CREEK
 A SUBDIVISION PARTLY IN THE CITY OF TEMPLE AND IN THE ETJ OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS
 DEVELOPED BY:
CHRISTOPHER HODGES
 8600 S WELLS ROAD
 ROGERS, TEXAS 76569

JENNIFER RYKER
 106277
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 I hereby certify that the above engineer attests that the design was conducted in accordance with the DRAINAGE CRITERIA AND DESIGN MANUAL FOR THE CITY OF TEMPLE.

REVISIONS		
DATE	DESCRIPTION	DFTR
10/10/16	ADD WSE & CBZ	JGR

DRAFTSMAN:
JGR
 DATE:
8/15/2016
 COMPUTER FILE NAME:
16810_DR
 REFERENCE DRAWING NUMBERS:
 JOB NUMBER:
16-810
 DRAWING NUMBER:
13232-D
 PAGE #
03



PLANNING AND ZONING COMMISSION AGENDA ITEM

10/17/16
Workshop Agenda

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

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

Future Commission Projects	Status	Applicant	Project Mgr.
P-FY-16-16 - Consider and take action on the Final Plat of Las Colinas Replat, 5+ acres, Lots 9, 10, & 11, Block 1, and Lots 13 & 14, Block 3, Las Colinas Subdivision, located at 1710 & 1719 Las Lomas Court & 1545, 1605, 1615 Altavista Loop.	DRC 09/19/16 Pending Revisions	Mark Rendon	Tammy
P-FY-16-20 - Consider and take action on the Final Plat of Carriage House Trails, Phase II, 25.089 +/- acres, 73-lot, 4-block residential subdivision, situated in the Baldwin Robertson Survey, Abstract 17, Bell County, Texas, located south of Skyview, and north and northeast of Thicket Trail and Broken Shoe Trail	DRC 2/25/16 Awaiting response to Post- DRC comments	All County Surveying	Mark
P-FY-16-25 - Consider and take action on the Final Plat of Cedar Ridge Crossing II, a 32.40 +/- acre, 7-lot, 1-block non-residential subdivision, situated in the Sara Fitzhenry Survey, Abstract 312, Bell County, Texas, located on the north side of the intersection at State Highway 36 and Moffat Road.	Waiting on Applicant's response to Post- DRC comments	All County Surveying	Dessie
P-FY-16-27 - Consider and recommend action on the Preliminary Plat of Circle C Ranch Estates, a 72.49 +/- acres, 51-lot, 3-block, residential subdivision, situated in the Lewis Walker Survey, Abstract 860, Bell County Texas, located in Temple's western ETJ at the southeast corner of Sparta Loop and Sparta Road, west of FM 439.	2 nd DRC 9/19/16 Pending Revisions	Clark & Fuller	Tammy

Future Commission Projects	Status	Applicant	Project Mgr.
<p>P-FY-16-44 - 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 additional revisions from additional Post-DRC comments</p>	<p>Clark & Fuller</p>	<p>Dessie</p>
<p>P-FY-16-48 - 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>P-FY-16-49 - 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 abandonment to go through process to add document number to plat</p>	<p>All County Surveying</p>	<p>Dessie</p>
<p>P-FY-16-50 - 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 Pending Revisions</p>	<p>Scott Motsinger on behalf of Central Realty Partners</p>	<p>Tammy</p>
<p>P-FY-16-51 - 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>	<p>DRC 09/06/16 Pending Revisions</p>	<p>Chris Hodges</p>	<p>Tammy</p>
<p>P-FY-16-53 - 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>	<p>DRC 09/06/16 Awaiting applicant responses to DRC</p>	<p>All County Surveying</p>	<p>Mark</p>
<p>P-FY-16-54 - Consider and take action on the Amending/Minor Plat of Peppermint Addition, a 1.37 +/- acres, 1-lot, 1 block, non-residential subdivision, out of the Daniel Meador Survey, Abstract No. 577, Bell County, Texas, located at 8730 Airport Road.</p>	<p>Waiting on revisions</p>	<p>Clark & Fuller</p>	<p>Dessie</p>

Future Commission Projects	Status	Applicant	Project Mgr.
<p>P-FY-16-55 - Consider and take action on the Final Plat of Andromeda Addition, a 15.662 +/- acres, 55-lots, 1-block, residential subdivision, situated in the Nancy Chance Survey, Abstract No. 5, Bell County, located north of Jupiter Drive, and east of Old Waco Lane and Venus Drive, 6352 Jupiter Drive.</p>	<p>DRC 09/19/16 Pending Revisions</p>	<p>Turley Associates</p>	<p>Tammy</p>
<p>P-FY-16-56 - Consider and recommend action on the Final Plat of Canyon Creek Addition, a 12.00 +/- acres, 1-lot, 1 block, non-residential subdivision, out of the Maximo Moreno Survey, Abstract No. 14, and being part of that called 82.52 +/- acres, located south of Marlandwood Road, north of Canyon Creek Drive, and west of South 5th Street, 3950 South 5th Street.</p>	<p>DRC 09/19/16 Awaiting applicant responses for DRC</p>	<p>Tanner Consulting</p>	<p>Mark</p>
<p>P-FY-16-57 - Consider and recommend action on the Final Plat of Marlandwood Road Addition, a 5.184 +/- acres, 1-Lot, 1-Block non-residential subdivision, out of the Maximo Moreno Survey, Abstract No. 14, and being part of that called 82.52 +/- acres, located south of Marlandwood Road, north of Canyon Creek Drive, west of South 5th Street, and east of Lowes Drive.</p>	<p>DRC 10/03/16</p>	<p>1519 Surveying</p>	<p>Mark</p>
<p>P-FY-16-58 - Consider and take action on the Amending Plat of Crossroads East, a 65.686 +/- acres, 4-lots, 3-block, non-residential subdivision, embracing all of Block 1, Block 2, and Block 3, Temple Bioscience Park Subdivision, located east of Research Boulevard/Hilliard Road, south of State Highway 36, and north of FM 2305.</p>	<p>DRC 10/03/16</p>	<p>All County Surveying</p>	<p>Tammy</p>
<p>P-FY-17-01 - Consider and take action on a final plat of HEB Temple, a 31.61 +/- acres, 5 lots, 1 block non-residential subdivision, situated in the City of Temple, Bell County, located at the northwest corner of North Kegley Road and West Adams Avenue,, 5890 and 5750 West Adams Avenue.</p>	<p>DRC 10/27/16</p>	<p>Jason Link on behalf of Robert Kasberg</p>	<p>Dessie</p>
<p>P-FY-17-02 - Consider and take action on the Final Plat of Aubrey's Crossing, a 6.056 +/- acres, 2-lots, 1-block, non-residential subdivision, situated in the George Givens Survey, Abstract No. 345, Bell County, Texas, located at 3805, 3807, 3809, 3813 and 3817 South General Bruce Drive.</p>	<p>DRC 10/27/16</p>	<p>Turley Associates</p>	<p>Mark</p>
<p>Z-FY-17-01 - Hold a public hearing to discuss and recommend action on a rezoning from Agricultural (AG) District to Commercial (C) District, on 1.89 +/- acres of land situated in the City of Temple, Bell County, Texas, located at 5890 West Adams Avenue.</p>	<p>PZC 11/07/16</p>	<p>Jason Link on behalf of Robert Kasberg</p>	<p>Dessie</p>

City Council Final Decisions	Status
<p>Z-FY-16-38: Consider adopting an ordinance authorizing a rezoning from the Agricultural zoning district to the Planned Developed-Two Family zoning district on 13.39 +/- acres, Lot Tract 7 and Lot Tract 8, Bluebonnet Ridge Estates, 1985 South Pea Ridge and 2255 South Pea Ridge.</p>	<p>APPROVED at 2nd Reading on October 6, 2016</p>
<p>Z-FY-16-42: Consider adopting an ordinance authorizing a rezoning from General Retail District to Commercial District, Lot 1, Block 1, Daniel A. Magana Subdivision, located at 1801 East Adams Avenue. (P&Z and Staff's Recommendation is the proposed rezoning from General Retail (GR) district to Planned Development – General Retail (PD-GR) district with conditions).</p>	<p>APPROVED at 2nd Reading on October 6, 2016</p>
<p>Z-FY-16-43: Consider adopting an ordinance authorizing a rezoning from Agricultural District to Single Family Attached-Three, Multi-Family-Two, Neighborhood Service and General Retail Districts on 42.066 +/- acres, Lot 1, Block 1, First Baptist-Temple West Campus, located at 8015 West Adams Avenue.</p>	<p>APPROVED at 1st Reading on October 6, 2016</p>
<p>Z-FY-16-23: Consider adopting an ordinance authorizing amendments to Temple Unified Development Code: Article 5 – Use Standards, deleting “tattoo parlor” as a prohibited use; allowing Body Piercing Studios and Tattoo Studios by right in Light Industrial, Heavy Industrial, General Retail, and Commercial zoning districts; providing certain limitations; Article 6 – Special Purpose and Overlay Zoning Districts, prohibiting body Piercing Studios and Tattoo Studios in the Interstate 35 Corridor Overlay; and Article 11 – Definitions, providing definitions for Body Piercing, Body Piercing Studio, Tattoo, and Tattoo Studio.</p>	<p>APPROVED at 1st Reading on October 6, 2016 with the modification that tattoo and body piercing studios are allowed in GR districts only if part of a licensed beauty salon</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	P	P	P						18	1
Tanya Mikeska-Reed														
Blake Pitts	A	P	P	A	P								11	6
Patrick Johnson	P	P	P	P	A								12	5
Omar Crisp	P	P	P	P	P	A	P						16	3
David Jones	P	A	P	P	P	P	A						14	5
Greg Rhoads	P	A	P	P	P	P	P						15	4
Will Sears	A	P	A	P	P								11	6
Lester Fettig	P	P	A	P	A	P	P						16	3
Jeremy Langley		P	P	P	P	P	A						5	1
Bryant Ward						P	P						2	
Lee Armstrong						P	P						2	

 no longer a Board member