

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
PLANNING CONFERENCE ROOM  
NOVEMBER 7, 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, November 7, 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  
NOVEMBER 7, 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 17, 2016.

**B. ACTION ITEMS**

**Item 2:** [Z-FY-17-01](#) – Hold a public hearing to discuss and recommend action on a rezoning from the Agricultural (AG) zoning district to the Commercial (C) zoning district, on 1.89 +/- acres of land situated in the City of Temple, Bell County, Texas, located at 5890 West Adams Avenue.

**Item 3:** [P-FY-16-44](#) – Consider and take action on the amended 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.

**Item 4:** [P-FY-16-53](#) – Consider and take action on the Final Plat of Park Ridge, being a 5.888 +/- acre, 12-Lot, 1 Block, single-phase residential development, situated in the Mary Cherry Survey, Abstract 175, Bell County Texas, at the northwest corner of Lions Park Drive and Hickory Road located at 4516 Hickory Road.

**Item 5:** [P-FY-16-58](#) – Consider and take action on the Final Plat of Crossroads East, a 65.706 +/- acre, 4-lot, 3-block, nonresidential subdivision, with a portion being a replat of Block 2, Temple Bioscience Park Subdivision, and a replat of all of Temple Bioscience Park Subdivision, Phase II, all located east of Research Parkway/Hilliard Road, south of State Highway 36, and north of FM 2305.

**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 4:00 pm on November 3, 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 17, 2016  
5:30 P.M.**

**PLANNING AND ZONING MEMBERS PRESENT**

Chair Greg Rhoads  
Omar Crisp Lydia Alaniz  
Lee Armstrong David Jones  
Lester Fettig Vacancy

**MEMBERS ABSENT:**

Bryant Ward Jeremy Langley

**STAFF PRESENT:**

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

**The agenda for this meeting was posted on the bulletin board at the Municipal Building, October 13, 2016, at 12:00 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 Rhoads called Meeting to Order at 5:31 P.M.

Invocation by Commissioner Jones; Pledge of Allegiance by Commissioner Alaniz.

**A. CONSENT ITEMS**

**Item 1: Approval of Minutes:** Work session and the regular meeting of October 3, 2016.

Approved by general consent.

**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.

Mr. Mark Baker, Senior Planner, stated this property is located within the Extra Territorial Jurisdiction (ETJ).

The final plat was reviewed by the Development Review Committee (DRC) on August 25, 2016 and deemed administratively complete on September 29, 2016.

No zoning is attached to the property since it is within the ETJ. The plat is anticipated to be developed as a residential use.

Wastewater will be provided through on-site septic and water is available from a four-inch waterline in State Highway 95 and a six-inch waterline in Barnhardt Road.

The required dedication of right-of-way of approximately 15 feet along Barnhardt Road is triggering the plat to come before the P&Z.

The P&Z Commission is the final plat authority since the applicant has not requested any exceptions to the Unified Development Code (UDC).

Final plat and topo/utility plan are shown.

Aerial and street view photographs are shown.

Staff recommends approval of the final plat of Barnhardt Subdivision.

This item does not require a public hearing.

Commissioner Alaniz made a motion to approve Item 2, **P-FY-16-45**, and Commissioner Crisp made a second.

*Motion passed: (6:0)*

Commissioners Langley and Ward absent; one vacancy

**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.

Mr. Brian Chandler, Director of Planning, stated the P&Z Commission is the final plat authority since the applicant has not requested any exceptions to the UDC.

DRC reviewed the plat on September 8, 2016 and it was deemed administratively complete on October 12, 2016.

The northern tip of Lot 6 is within the City of Temple and zoned Agricultural District (AG). The remainder of the proposed plat is within the ETJ.

The Thoroughfare Plan designates FM 93 as a major arterial and requires a six-foot wide sidewalk (UDC Section 8.2) and Hartrick Bluff Road is a collector which requires a four-foot wide sidewalk.

The applicant has requested an administrative sidewalk waiver for both required sidewalks under criteria consideration of UDC Section 3.6.6, including the likelihood of connecting to other sidewalks and future development, etc.

Water services will be available through an existing six-inch water line along the east right-of-way of Hartrick Bluff Road. Sewer services will be available through on-site septic system.

A four-foot wide creek buffer zone has been added to Lot 6 which is a requirement along the creek way.

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

Plat, utility and drainage maps shown.

Staff recommends approval of the final plat of Hidden Creek.

Mr. Chandler clarified that the city limits line stops at Lot 6. Lots 5, 4, 3, 2, and 1 are located in the ETJ.

Mr. Chandler explained the Trails Master Plan does not show a trail at that location, but it is close. The Trails Master Plan does show a trail along Friars Creek to the north (through Windham Hill Subdivision).

This item does not require a public hearing.

Commissioner Jones made a motion to approve Item 3, **P-FY-16-51**, and Commissioner Crisp made a second.

*Motion passed: (6:0)*

Commissioners Langley and Ward absent; one vacancy

There being no further business, the meeting was adjourned at 5:44 p.m.

Respectfully submitted,  
Leslie Evans

**PLANNING AND ZONING COMMISSION  
OCTOBER 17, 2016  
5:00 P.M.  
WORK SESSION**

**PLANNING AND ZONING MEMBERS PRESENT**

Chair Greg Rhoads  
Omar Crisp Lydia Alaniz  
Lee Armstrong David Jones  
Lester Fettig Vacancy

**MEMBERS ABSENT:**

Bryant Ward Jeremy Langley

**STAFF PRESENT:**

Brian Chandler, Director of Planning  
Trudy Dill, Deputy City Attorney  
Tammy Lyerly, 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 Rhoads opened the work session at 5:00 p.m. and asked Mr. Brian Chandler, Director of Planning, to proceed.

Mr. Chandler stated only two plats were on the agenda this evening which are very straightforward.

The Director's Report includes a zoning case scheduled for the November 7, 2016 meeting from AG to C near Kegley Road. There is an associated plat with this rezoning.

City Council approved Mr. Dusek's PD for duplexes on South Pea Ridge and also the storage facility request located on East Adams for Mr. Magana. The First Baptist Church project with multiple zoning proposals was approved at first reading per P&Z recommendation.

The developer actually pulled out from the project after P&Z saw the case so Staff's recommendations had some changes when it went to City Council. Since the changes were more restrictive it did not have to go back to P&Z.

Mr. Chandler stated it would be preferably if the site plan were overall and not in phases. The plat is being allowed as the development plan to encourage the ability to see all of the phases at once.

Mr. Chandler explained based on what the applicant is proposing, Staff can discuss additional buffering, screening, and landscaping which would be shown on the site plan or added to the PD as conditions, and basically showing how all the lots connect and the building footprints.

Since the plat will be treated as the development plan, other additional information can be added which is not normally on a plat which would provide more flexibility. The plat would go through the technical P&Z review for final authority in meeting standards.

Access through the neighborhood is now open for further discussion since new developers will be getting involved and may have optional ideas.

Tattoo studios returned to City Council and was approved at first reading.

Mr. Chandler informed the P&Z Commissioners that the KTMPO Technical Advisory Committee recommended the 31<sup>st</sup> Street sidewalk project and the Central and Adams sidewalk and bicycle lane project remain at the top two projects. As funding becomes available those projects are likely to be funded.

The City of Temple road projects did not do as well; however, TxDOT projects predominated the scoring which makes sense from a traffic perspective.

Staff has a potentially challenging question involving utilizing public right-of-way for cell towers and cell facilities. Unlike the zoning process for cell towers, providers around the country are requesting to locate towers/facilities in the public right-of-way. One provider has proposed ten towers and three of them would be 120 foot tall.

Ms. Dill explained some of the proposed towers are transport towers (taller ones). The main reason they want to be in the right-of-way is to save money and get off the big towers. Campaigns are going on in all states for legislation to say if they had a permit to provide actual service, even though they did not provide service, then they would take the position that they can put their poles in the right-of-way and pay no compensation to the State of the City.

Discussion regarding lawsuits, available information resources, locations, and facilities.

Mr. Chandler added that this item may not come to P&Z but will keep everyone updated on the situation.

Discussion regarding the building structure at 25<sup>th</sup> Street and West Adams and the standards applied to that lot.

There being no further business, Chair Rhoads closed the meeting at 5:27 P.M.



## PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

11/07/16  
Item #2  
Regular Agenda  
Page 1 of 3

**APPLICANT / DEVELOPMENT:** Jason Link on behalf of Stantec Consulting Services, Inc.

**DEPARTMENT / DIVISION SUBMISSION & REVIEW:** Dessie Redmond, Planner

**ITEM DESCRIPTION:** Z-FY-17-01: Hold a public hearing to consider and recommend action on a rezoning from the Agricultural (AG) zoning district to the Commercial (C) zoning district on 1.89 +/- acres situated in the City of Temple, Bell County, Texas, located at 5890 West Adams Avenue.

**STAFF RECOMMENDATION:** Based on the following, staff recommends approval for a rezoning from the AG zoning district to the C zoning district:

1. The proposed zoning is compatible with surrounding zoning and anticipated commercial uses along this section of W. Adams Avenue;
2. The request complies with the Thoroughfare Plan; and
3. Public facilities are available to serve the subject property.

**ITEM SUMMARY:** The subject property contains a 1.89 +/- acre tract, (Exhibit A) which is being proposed for rezoning from the AG zoning district to the C zoning district, which would match the current zoning of the adjacent lot that is also under the same property ownership. The property is currently undeveloped and vacant land.

This rezoning requests is a companion file to a final plat that has been submitted to the Planning Department. The plat and rezoning would consolidate the site into a single lot with consistent C zoning. The plat is a one lot, one block minor plat with no requested exceptions. Therefore, the plat can be approved administratively.

It is anticipated the property will eventually be developed with retail uses. There are a number of residential and non-residential uses that are permitted by right in the C zoning district. A Use Comparison Summary Table is located in the attachments.

The property to the north is part of the Scott & White West Campus Subdivision. Currently, the portion of the Scott & White Campus that abuts the subject property is vacant. The property to the east is unplatted, vacant land. To the south is a city-owned parcel with the Pepper Creek trailhead. The Pepper Creek trail abuts the property to the west (Surround Properties & Uses Table).

**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 (Comprehensive Plan Compliance Summary Table).

Future Land Use Map (CP Map 3.1)

The subject property is entirely within the Auto-Urban Residential character district. This character district is intended for smaller single-family lots. Bufferyard requirements and design standards are also needed to provide adequate separation and buffering from other less intensive uses and to ensure their compatibility. This rezoning request does not comply with the Auto-Urban Residential character district. However, the Pepper Creek trail abuts the property to the west and provides a vegetative buffer to the existing residential uses to the west of the property. While there are no immediate plans to develop the property for commercial uses, if approved, the zoning would be in place to accommodate future market trends to allow development along the W. Adams Ave. corridor.

Thoroughfare Plan (CP Map 5.2)

The subject property currently does not have direct access. However, as mentioned previously, this rezoning request is a companion file with a submitted plat that proposes to combine the abutting lot to the east of subject property. Therefore, after completing the plat process, the property may be assessed off of W. Adams Ave. or N. Kegley Road. Both W. Adams Ave. and N. Kegley Road are designated as arterials in the city's Thorough Fare plan; therefore, a 6-foot sidewalk will be required on both sides of each road. A note on the plat addresses this requirement.

Availability of Public Facilities (CP Goal 4.1)

Sewer is available to the subject property through an existing 30-inch sewer line that abuts the property to the west. There is no direct water line access to the subject property. However, once the plat process is completed water will be available through a line in W. Adams Road.

Temple Trails Master Plan Map and Sidewalks Ordinance

The Trails Master Plan identifies an existing city-wide spine trail along W. Adams Ave. The request is in compliance with the Trails Master Plan.

**DEVELOPMENT REGULATIONS:** A comparison summary table for non-residential dimensional standards in the AG & C zoning districts is located in the attachments (Non-Residential Dimensional Standards Comparison Table).

**PUBLIC NOTICE:** Three 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 Tuesday November 1, 2016, zero returned notices have been received.

The newspaper printed notice of the public hearing on October 27, 2016, in accordance with state law and local ordinance.

**FISCAL IMPACT:** Not Applicable

**ATTACHMENTS:**

Site and Surrounding Property Photos

Surveyor Sketch (Exhibit A)

Aerial Map / Utility Map

Zoning Map / Future Land Use and Character Map

Thoroughfare & Trails Map / Notification Map

Use Comparison Summary Table

Surrounding Property & Uses Table / Comprehensive Plan Compliance Summary Table / Non-Residential Dimensional Standards Comparison Table



Location Key



Aerial image

Site Photos



Location of sign posting along W. Adams Ave. on adjacent site to the east of subject property



Property to the north: Scott & White West Campus

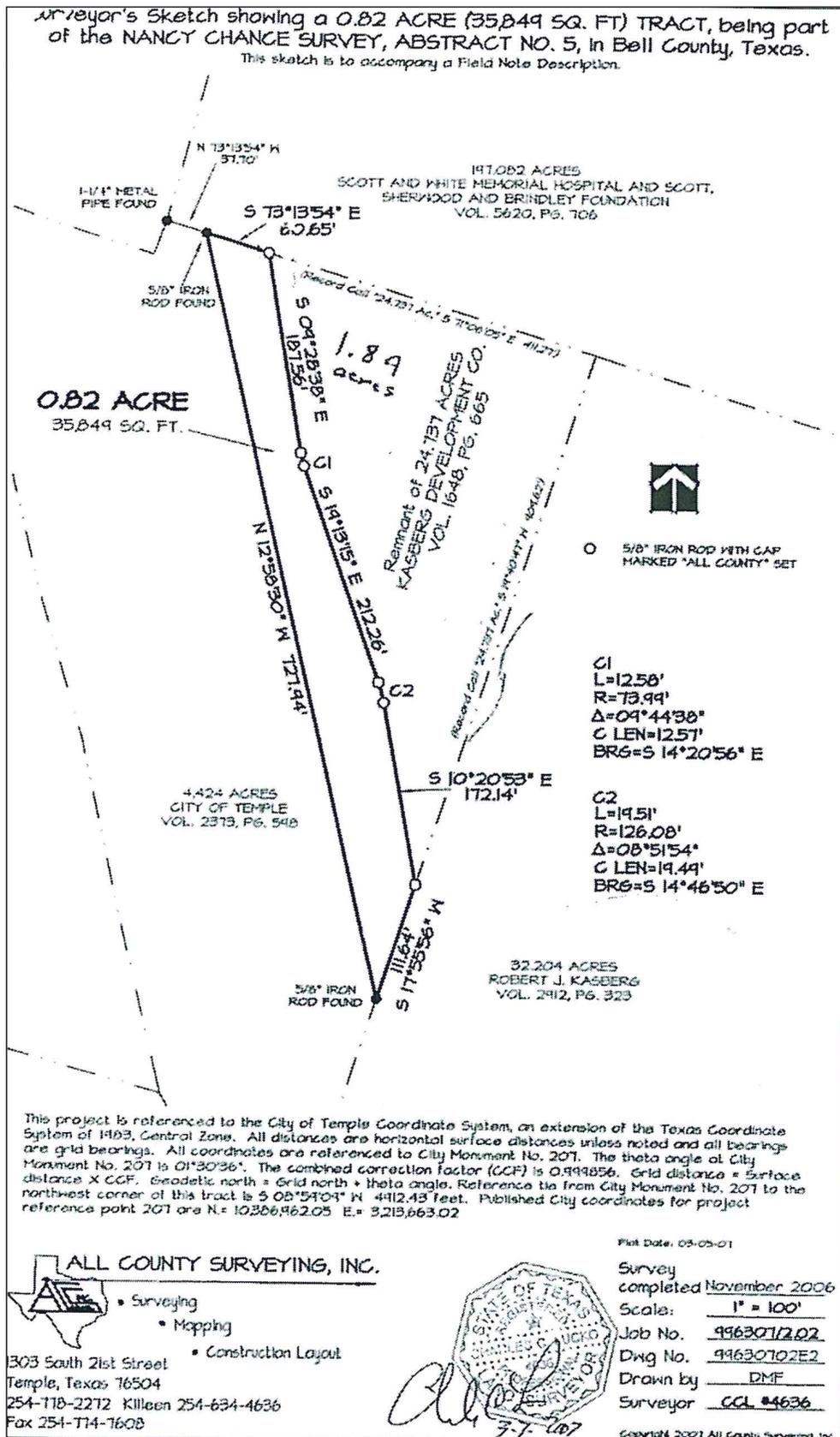
Site Photos



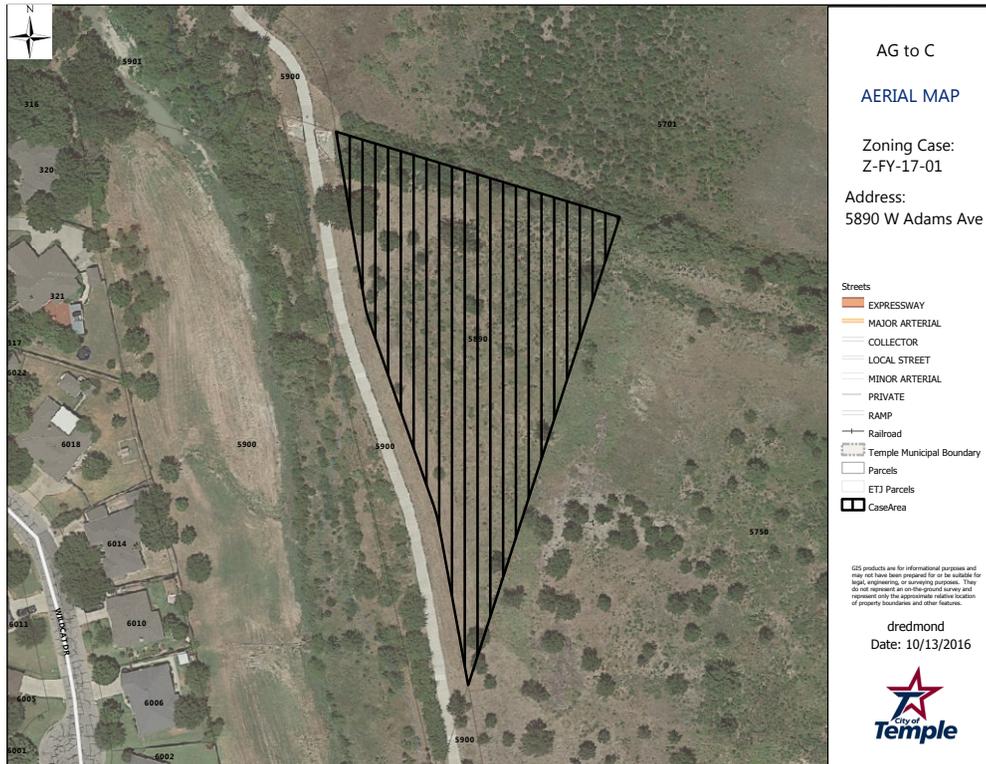
Property to the south and west: Pepper Creek Trail



Property to the east: vacant



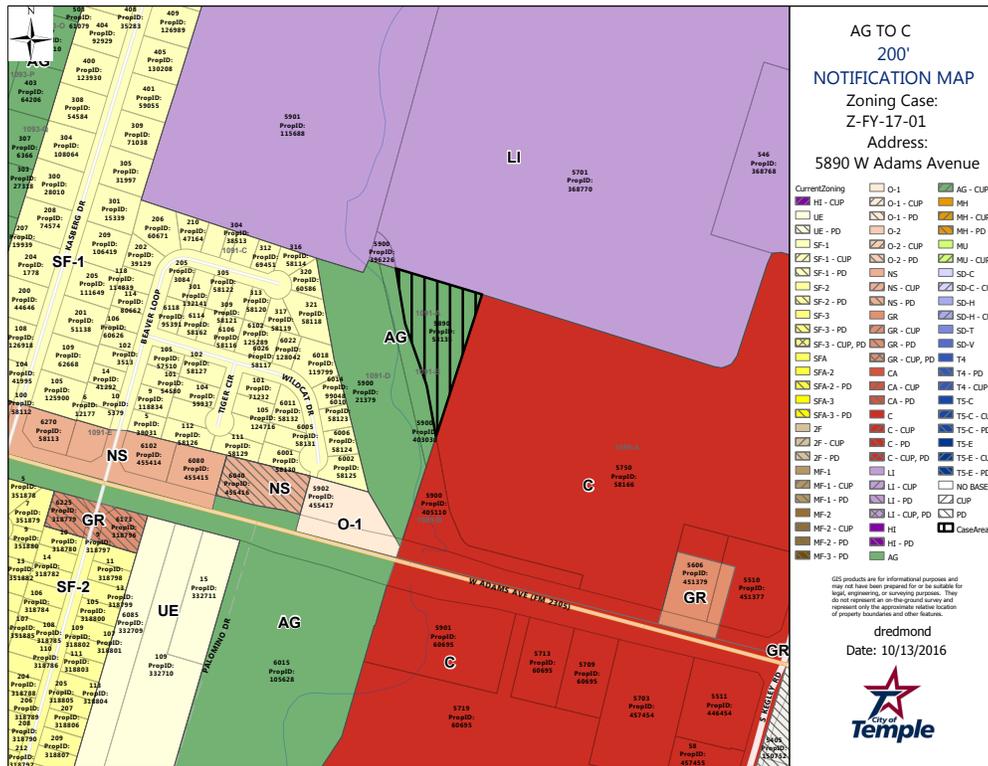
Surveyor Sketch (Exhibit A)



Aerial Map



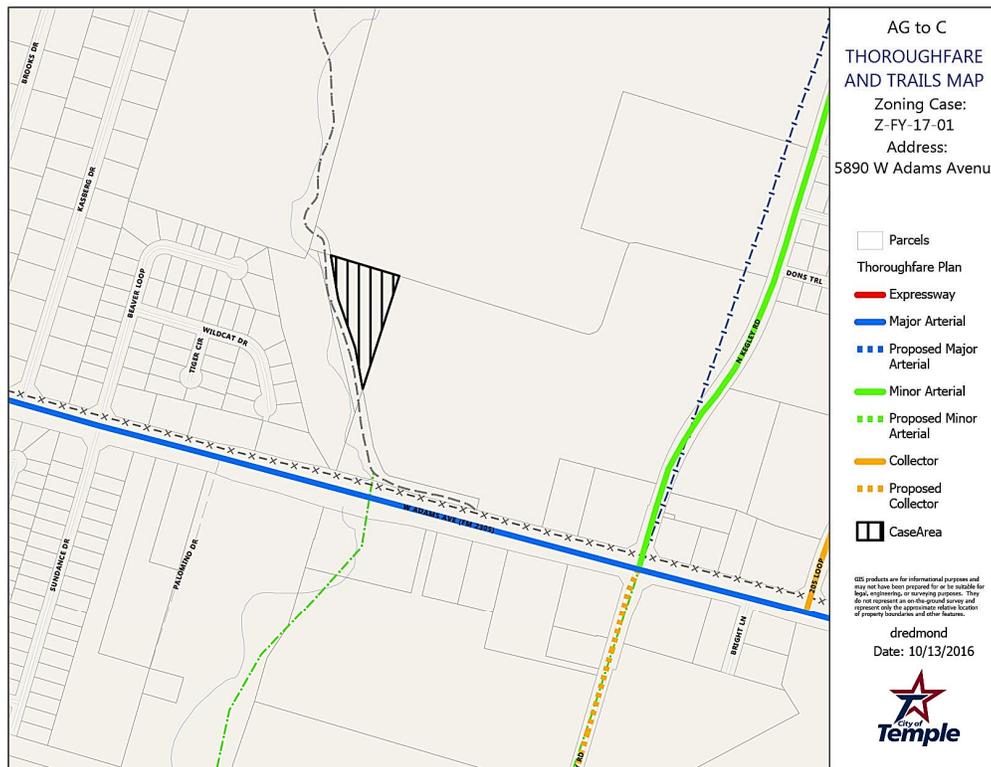
Utility Map



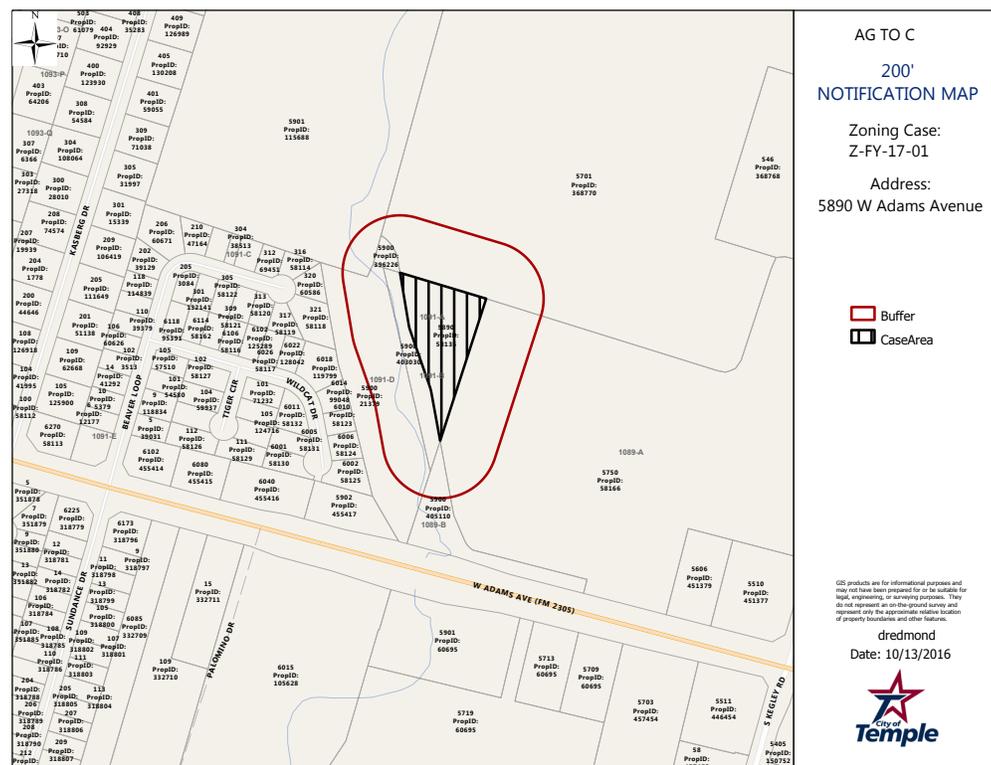
Zoning Map



Future Land Use Character Map



Thoroughfare & Trails Map



Notification Map

Use Comparison Summary Table

	Existing Agriculture	Proposed Commercial
<b>Residential Uses</b>	Single-family dwelling *Home for the aged Industrialized housing	Single-family dwelling Home for the aged Industrialized housing
<b>Agricultural Uses</b>	Farm, Ranch or Orchard	Farm, Ranch or Orchard
<b>Commercial Uses</b>	None	Cabinet shop Maintenance & repair service for building Paint shop Open storage of furniture, appliances or machinery
<b>Education &amp; Institutional</b>	Place of worship *Pre-school	Place of worship Pre-school
<b>Industrial Uses</b>	*Asphalt or concrete batching plant (temporary)	*Asphalt or concrete batching plant (temporary) Laboratory Medical, dental, scientific or research
<b>Overnight Accommodations</b>	*Recreational vehicle park	Hotel or motel
<b>Recreational Uses</b>	Park or Playground Zoo	Park or Playground *Zoo Alcoholic beverage sales for on-premise consumption: beer and wine only less than 75% revenue from alcohol
<b>Restaurant Uses</b>	None	Restaurant (drive-in & non-drive-in)
<b>Retail &amp; Service Uses</b>	*Exercise gym	Alcohol beverage sales, off-premise consumption, beer and wine store Exercise gym
<b>Transportation Uses</b>	*Airport or landing field	*Airport or landing field Emergency vehicle service
<b>Utility &amp; Service Uses</b>	Fire station Sewage treatment plant	Fire station
<b>Vehicle Service Uses</b>	None	Auto leasing, rental *Auto storage or auto auction Truck sales

\*Conditional Use Permit required

**Surrounding Properties & Uses Table**

Direction	FLUP	Zoning	Current Land Use
Site	Auto-Urban Residential	AG	vacant
North	Business Park	LI	Scott & White West Campus
South	Parks & Open Space	C	Pepper Creek Trail
West	Parks & Open Space	AG	Pepper Creek Trail
East	Suburban Commercial	C	vacant

**Comprehensive Plan Compliance Summary Table**

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 Sidewalk Ordinance	Yes

CP = Comprehensive Plan    STP = Sidewalk and Trails Plan

**Non-Residential Dimensional Standards Comparison**

	Existing Agricultural	Proposed Commercial
<b>Minimum Lot Size</b>	N/A	N/A
<b>Minimum Lot Width</b>	N/A	N/A
<b>Minimum Lot Depth</b>	N/A	N/A
<b>Front Setback</b>	50 ft	*
<b>Side Setback</b>	20 ft	0*
<b>Side Setback (corner)</b>	15 ft	10 ft
<b>Rear Setback</b>	10 ft	0*
<b>Max Building Height</b>	3 stories	ALH

N/A = use permitted but standard does not apply

ALH = any legal height not prohibited by other laws

\* = See Section 4.4 Measurements & Special Cases



## **PLANNING & ZONING COMMISSION ITEM MEMORANDUM**

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11/07/16  
Item #3  
Regular Agenda  
Page 1 of 2

**APPLICANT:** Patrick Johnson on behalf of Skyward Development, Inc. and Monte Clark on behalf of Clark and Fuller, PLLC

**CASE MANAGER:** Dessie Redmond, Planner

**ITEM DESCRIPTION:** P-FY-16-44: Consider and take action on the amended Preliminary Plat of Legacy Ranch Phase II, an 89.09 +/- acres, 143-lot, 13-block, residential and non-residential subdivision. Including a requested exception to the Unified Development Code (UDC), Section 8.2.1.D.4.b: Projection of Streets, regarding street openings every 1000 feet and an exception to the park land dedication with a condition of approval, located at the northwest corner of FM 1741 (South 31<sup>st</sup> Street) and West FM 93 in the City of Temple, Bell County, Texas.

**STAFF RECOMMENDATION:** Staff recommends approval of the Preliminary Plat of Legacy Ranch, subject to City Council's approval of the applicant's requested exception to UDC, Section 8.2.1.D.4.b: Projection of Streets, regarding street openings every 1000 feet and a requested exception to the park land dedication with the following condition:

The design with value statements for the private park be submitted prior to the final plat process and approved by Council. A possible future exception can only be approved for the single family portion of the plat. Multi-family will be required to pay the park land dedication fee at \$225 per dwelling with a possible 50% credit given for any on-site recreational amenities (pool, trail, fitness area).

**ITEM SUMMARY:** The Development Review Committed reviewed the amended Preliminary Plat of Legacy Ranch Phase II on August 22 and 25, 2016. It was deemed administratively complete on October 26, 2016.

In the spring of 2014, the Preliminary Plat of Legacy Ranch and an associated rezoning from Agriculture (AG) to Planned Development District – General Retail (PD-GR) was recommended approval by the Planning & Zoning Commission and voted for approval by City Council. The Preliminary Plat also included the same request for an exception to the UDC, Section 8.2.1.D.4.b: Projection of Streets, regarding street openings every 1000 feet that is currently being requested. In

the fall of 2014, Legacy Ranch Phase I Final Plat was also approved by City Council and currently is a Valero.

City Council will be the final plat authority since the applicant requests an exception to UDC, Section 8.2.1.D.4.b: Projection of Streets, regarding street openings every 1000 feet and an exception to the park land dedication with a condition of approval. Please see the applicant's attached letter of requested exception. The anticipated City Council 1<sup>st</sup> reading for this plat is December 1<sup>st</sup> and a second reading on December 15, 2016. Staff anticipates a final plat submittal which would also be reviewed by the Planning & Zoning Commission and City Council.

**FISCAL IMPACT:** Not Applicable

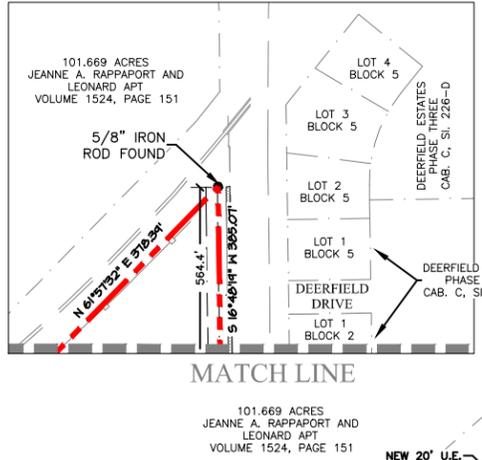
**ATTACHMENTS:**

[Amended Preliminary Plat](#)

[Applicant's Letter of Requested Exception](#)

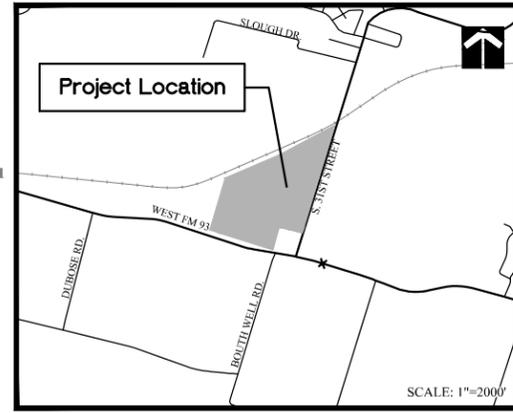
**ADJOINER INFORMATION:**

RESIDENCES AT D'ANTONI'S CROSSING		
BLOCK	LOT	OWNER
1	1	ARNOLD DEVELOPMENT, LP
1	2	ARNOLD DEVELOPMENT, LP
1	3	ARNOLD DEVELOPMENT, LP
1	4	BEADNELL, MICHAEL AND DIANA
1	5	ARNOLD, BOBBY HOMES LTD
1	6	ARNOLD, BOBBY HOMES LTD
1	7	ARNOLD DEVELOPMENT, LP
1	8	ARNOLD DEVELOPMENT, LP
1	9	ARNOLD DEVELOPMENT, LP
1	10	ARNOLD DEVELOPMENT, LP
1	11	HEOPT, STEVEN ETUX EUGENA D.
1	12	BINGHAM, GENE H. AND HANETTA L.
DEERFIELD ESTATES - PHASE I		
BLOCK	LOT	OWNER
1	1	GIDDEN, BARRY
1	2	MILLER, RAY AND PHYLLIS
1	3	EPPELSON, WILLIAM J. JR. ETUX VIRGINIA L.
1	4	TALLEY, IRVIN ETUX AVONDA J.
1	5	GARCIA, TRENO ETUX MARTHA
1	6	N/A
1	7	ROSS, ACIE KEITH ETUX MELISSA LINDA
DEERFIELD ESTATES - PHASE II		
BLOCK	LOT	OWNER
2	1	GIDDEN, BARRY P.
2	2	HARMEL, R. DAREN ETUX KAROMY S
DEERFIELD ESTATES - PHASE III		
BLOCK	LOT	OWNER
5	2	RIDDLE, BILLY AND MILDRED
5	3	GOINS, FARY W.
5	4	COX, PAUL H. ETUX AMY B.



**BUILDING LINES AND EASEMENTS:**

- (UNLESS OTHERWISE NOTED)
- 25' FRONT BUILDING LINE
- 15' SIDE BUILDING LINE
- 7.5' SIDE BUILDING LINE
- 10' REAR BUILDING LINE
- 10' UTILITY EASEMENT ALONG ALL ROADS



**SITE VICINITY MAP**

**DEVELOPMENT STATISTICS:**

TOTAL ACREAGE:	89.09 ACRES
TOTAL DEVELOPED LOTS:	143
BLOCK 1	17
BLOCK 2	17
BLOCK 3	7
BLOCK 4	22
BLOCK 5	11
BLOCK 6	16
BLOCK 7	16
BLOCK 8	16
BLOCK 9	17
BLOCK 10	1
BLOCK 11	1
BLOCK 12	1
BLOCK 13	1
TRACT A	2.54 ACRES
TRACT B	0.68 ACRES
TRACT C	0.61 ACRES
TRACT D	0.56 ACRES
CUL-DE-SAC RADIUS	40.5'
ROUNDBOUT RADIUS MAJOR	46'
ROUNDBOUT RADIUS MINOR	15'

LINE	LENGTH	BEARING
L1	1389.689	N16° 37' 33.39"E
L2	1504.240	S73° 22' 26.61"E
L3	130.930	S73° 22' 26.61"E
L4	73.549	S73° 22' 26.61"E
L5	1381.250	S16° 37' 38.73"W
L6	1239.984	S73° 22' 26.61"E
L7	163.314	N16° 37' 33.39"E
L8	138.191	N23° 35' 02.04"W
L9	1398.215	N66° 24' 57.96"E
L10	180.938	N23° 35' 02.04"W
L11	2.257	N23° 35' 02.04"W
L12	33.642	N16° 37' 30.18"E
L13	363.115	N16° 30' 42.79"E

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	50.00	156.36	100.00	179°10'51"
C2	50.00	261.80	50.00	300°00'00"
C3	275.00	192.99	189.06	40°12'35"
C4	225.00	157.90	154.68	40°12'35"
C5	50.00	235.62	70.71	270°00'00"
C6	280.00	175.81	172.94	35°58'33"
C7	220.00	148.55	145.75	38°41'18"
C8	225.00	202.38	195.63	51°32'12"
C9	175.00	152.32	147.56	49°52'15"
C10	475.00	213.57	211.77	25°45'40"
C11	525.00	236.05	234.06	25°45'40"
C12	525.00	187.14	186.15	20°25'23"
C13	475.00	169.31	168.42	20°25'23"
C14	375.00	77.17	77.04	11°47'28"
C15	425.00	87.46	87.31	11°47'28"
C16	175.00	152.42	147.65	49°54'15"
C17	225.00	195.97	189.84	49°54'15"
C18	50.00	156.24	100.00	179°02'03"
C19	575.00	92.52	92.42	9°13'08"
C20	625.00	242.94	241.41	22°16'14"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C21	575.00	223.50	222.10	22°16'14"
C22	625.00	100.56	100.45	9°13'08"
C23	575.00	92.52	92.42	9°13'08"
C24	625.00	242.94	241.41	22°16'14"
C25	575.00	223.50	222.10	22°16'14"
C26	625.00	100.56	100.45	9°13'08"
C27	600.00	96.54	96.44	9°13'08"
C28	600.00	233.22	231.75	22°16'14"
C29	600.00	233.22	231.75	22°16'14"
C30	600.00	96.54	96.44	9°13'08"
C31	250.00	175.45	171.87	40°12'35"
C32	250.00	175.45	171.87	40°12'35"
C33	200.00	200.15	191.90	57°20'16"
C34	500.00	224.81	222.92	25°45'40"
C35	500.00	178.23	177.28	20°25'23"
C36	400.00	82.32	82.17	11°47'28"
C37	200.00	174.20	168.74	49°54'15"

**DEVELOPER:**  
 SKYWARD DEVELOPMENT INC.  
 5297 SOUTH 31ST SUITE 109, TEMPLE, TEXAS 76502

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

**REGISTERED PROFESSIONAL ENGINEER:**  
 CLARK & FULLER, PLLC  
 215 N. MAIN STREET, TEMPLE, TEXAS 76501

**OWNER:**  
 PATRICK JOHNSON  
 (254) 742-1072

**GENERAL NOTES:**

- STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF TEMPLE'S DRAINAGE ORDINANCE.
- BASED ON INFORMATION AVAILABLE FROM THE FIRM RATE MAP NUMBER 48027C0345E, DATED SEPTEMBER 26, 2008, THE SUBJECT PROPERTY DOES NOT APPEAR WITHIN THE "SPECIAL FLOOD HAZARD AREA"
- A 4' SIDEWALK WITH ACCESSIBLE CROSSING WILL BE REQUIRED ALONG ONE SIDE OF KING RANCH DRIVE AND LEGACY RANCH DRIVE.
- A 6' SIDEWALK WILL BE REQUIRED ALONG ONE SIDE OF FM 1741/SOUTH 31ST STREET AND FM 93.

**STATE OF TEXAS**  
 COUNTY OF BELL

89.09 ACRES, BEING PART OF THE REDDING ROBERTS SURVEY ABSTRACT NO. 692, IN BELL COUNTY TEXAS AND BEING A REMAINDER OF A CALLED 92.191 ACRE TRACT CONVEYED TO SKYWARD DEVELOPMENT, INC. IN DOCUMENT NO. 2016-0010590, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF BELL

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

*Monty L. Clark*  
 10-17-16  
 MONTY L. CLARK  
 REGISTRATION NUMBER 90894

STATE OF TEXAS  
 COUNTY OF BELL

SKYWARD DEVELOPMENT, INC., OWNER OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED HEREIN AS LEGACY RANCH, PHASE TWO, WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

SKYWARD DEVELOPMENT, INC.  
 5297 SOUTH 31ST SUITE 109  
 TEMPLE, TEXAS 76502

PATRICK JOHNSON, DIRECTOR

STATE OF TEXAS  
 COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PATRICK JOHNSON, AS DIRECTOR OF SKYWARD DEVELOPMENT, INC., 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 \_\_\_\_\_ SECRETARY, PLANNING & ZONING \_\_\_\_\_

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 AS SHOWN HEREON.

CHARLES C. LUCKO, R.P.L.S.  
 REGISTRATION NO. 4636  
 DATE SURVEYED: JULY 15, 2013

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF LEGACY RANCH II, WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPLE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016. SAID SUBDIVISION SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF TEMPLE, TEXAS.

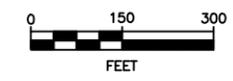
WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

CITY SECRETARY \_\_\_\_\_

AFFIDAVIT:  
 THE TAX APPRAISAL DISTRICT OF BELL COUNTY, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 A. D.

BY: \_\_\_\_\_  
 BELL COUNTY TAX APPRAISAL DISTRICT



60.430 ACRES  
 SECOND TRACT  
 JEANNE A. RAPAPORT AND  
 LEONARD APT  
 VOLUME 1524, PAGE 218

56.449 ACRES  
 FIRST TRACT  
 JEANNE A. RAPAPORT AND  
 LEONARD APT  
 VOLUME 1524, PAGE 218

101.669 ACRES  
 JEANNE A. RAPAPORT AND  
 LEONARD APT  
 VOLUME 1524, PAGE 151

92.191 ACRES  
 SKYWARD DEVELOPMENT, INC.  
 DOC. NO. 2016-0010590

0.123 ACRE PRIVATE  
 PASSAGE EASEMENT  
 DOC. NO.  
 2014-00033724

0.300 ACRE PRIVATE  
 PASSAGE EASEMENT  
 STATE OF TEXAS  
 PARCEL 23E  
 VOL. 2542, PG. 100  
 2014-00033724

0.300 ACRE PRIVATE  
 PASSAGE EASEMENT  
 STATE OF TEXAS  
 PARCEL 23E  
 VOL. 2542, PG. 100  
 2014-00033724

0.300 ACRE PRIVATE  
 PASSAGE EASEMENT  
 STATE OF TEXAS  
 PARCEL 23E  
 VOL. 2542, PG. 100  
 2014-00033724

**DRAWING STATUS**

THESE DRAWINGS WERE PREPARED UNDER THE AUTHORITY OF MONTY L. CLARK, P.E. 90894, CLARK & FULLER, PLLC FIRM NO. F-10384.

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF INTERIM REVIEW ONLY AS PER DATE ON DRAWING. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO BE MADE MUST BE ISSUED FOR CONSTRUCTION. CAN BE CONSIDERED COMPLETE.

FOR CONSTRUCTION  
 FINAL DRAWINGS

**LEGACY RANCH PHASE II**  
 NEW RESIDENTIAL DEVELOPMENT  
 PRELIMINARY PLAT AMENDMENT  
 CITY OF TEMPLE, TEXAS

**CLARK & FULLER**  
 CIVIL ENGINEERING • DESIGN • PLANNING  
 215 North Main Street, Temple, TX 76501  
 254.899.8999 www.clarkfuller.com F-10384

**PRELIMINARY PLAT (AMENDED)**

Project No: 161687.00  
 Plot Date: 10-17-16  
 Designed By: MLC  
 Drawn By: LLW

22



215 North Main  
Temple, Texas 76501  
(254) 899-0899  
Fax (254) 899-0901  
[www.clark-fuller.com](http://www.clark-fuller.com)  
Firm No: F-10384

October 28, 2016

Dessie E. Redmond, MURP & MLA  
City Planner  
City of Temple, Planning Department  
2 North Main Street, Suite 102  
Temple, Texas 76501

**Re: Case #: P-FY-14-11  
Legacy Ranch  
Temple, Bell County, Texas**

Dear Ms. Redmond,

This letter requests an exception to the Uniform Development Code, section 8.2.1.D.4.b regarding street openings. This section of the code states that there must be openings at a minimum of every 1,000 feet or in alignment with existing or proposed subdivision streets along each boundary of the subdivision.

The code goes on to say that an exception may be granted to this requirement if a natural or manmade barrier, such as a railroad, prevents its implementation. Even though the entire western border of this property is 2,000', the actual length of Brasada Lane along the western border of the tract is less than 700'. We are respectfully requesting an exception to section 8.2.1.D.4.b.

If you should have any questions regarding the above items, please call at (254) 899-0899.

Sincerely,

Monty Clark, P.E., C.P.E.S.C.  
Clark & Fuller, PLLC.



10-28-16



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

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11/07/16

Item #4

Regular Agenda

Page 1 of 2

**APPLICANT / DEVELOPMENT:** Bobby Arnold – Arnold Builders

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

**ITEM DESCRIPTION:** P-FY-16-53 Consider and take action on the Final Plat of Park Ridge, being a 5.888 +/- acre, 12-Lot, 1 Block, single-phase residential development, situated in the Mary Cherry Survey, Abstract 175, Bell County Texas, at the northwest corner of Lions Park Drive and Hickory Road located at 4516 Hickory Road.

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

**ITEM SUMMARY:** While the Preliminary Plat for the 12-Lot Park Ridge subdivision was reviewed and approved by the Planning & Zoning Commission on June 20, 2016, the Development Review Committee reviewed the Final Plat of Park Ridge subdivision on September 8, 2016. It was deemed administratively complete on October 28, 2016. It should be noted however, that the forthcoming final plat will not be released for recordation, until a set of draft covenants is received, which provides for a homeowners association to own and manage common areas and drainage facilities, specifically Tract A and the on-site and off-site drainage easements

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

The 12-lots range in size from the smallest, Lot 5 (12,196 square feet) to Lot 8 (21,344 square feet). The minimum lot size for SF-1 is 7,500 square feet. The average lot size for Park Ridge is 17,931 square feet.

The project takes direct access from Hickory Road, a minor arterial. As a minor arterial, Hickory Road requires a 6-foot wide sidewalk. While not required by the plat, it was discussed during the recent rezoning to SF-1 (Z-FY-16-16) as well as agreed by the applicant, to provide sidewalk connection along Hickory Road for the remaining 162 +/- foot distance from the project to White Oak Drive, which would be funded by the City to provide needed pedestrian connectivity to local streets in the surrounding neighborhood. Additionally the applicant has agreed to provide a trail or sidewalk along Lions Park Drive, which would also be part of the cost-sharing agreement with the City and may potentially meet their park fee requirements depending on negotiations with the Parks and Recreation Department.

A parkland dedication fee of \$2,700.00 is required. Discussion is on-going about using the funds toward tree planting between the trail and backyard fencing for the new development. This use of funds does not require an exception to parkland fees.

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

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

**FISCAL IMPACT:** Not Applicable

**ATTACHMENTS:**

Site & Aerial Photos  
Final Plat  
Topo / Utility Plan

# Site & Aerial Photos



**Site – Hickory Road Frontage**



**Site – Lions Park Drive Frontage**



Aerial (Google Earth Image)

FINAL PLAT of  
**PARK RIDGE**  
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

Being 5.888 ACRES situated in the  
MARY CHERRY SURVEY, ABSTRACT 175, Bell County, Texas,

STATE OF TEXAS  
COUNTY OF BELL

ARNOLD DEVELOPMENT LP, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **PARK RIDGE**, WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

ARNOLD DEVELOPMENT LP  
By ARNOLD DEVELOPMENT GP, INC.,  
General Partner

By: BOBBY ARNOLD, President

STATE OF TEXAS  
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BOBBY ARNOLD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME, IN HIS CAPACITY AS PRESIDENT OF ARNOLD DEVELOPMENT GP, INC., A TEXAS CORPORATION, ON BEHALF OF ARNOLD DEVELOPMENT LP, A TEXAS LIMITED PARTNERSHIP, FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ 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 \_\_\_\_\_ SECRETARY, PLANNING & ZONING \_\_\_\_\_

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

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2016 A. D.

By: \_\_\_\_\_  
Bell County Tax Appraisal District

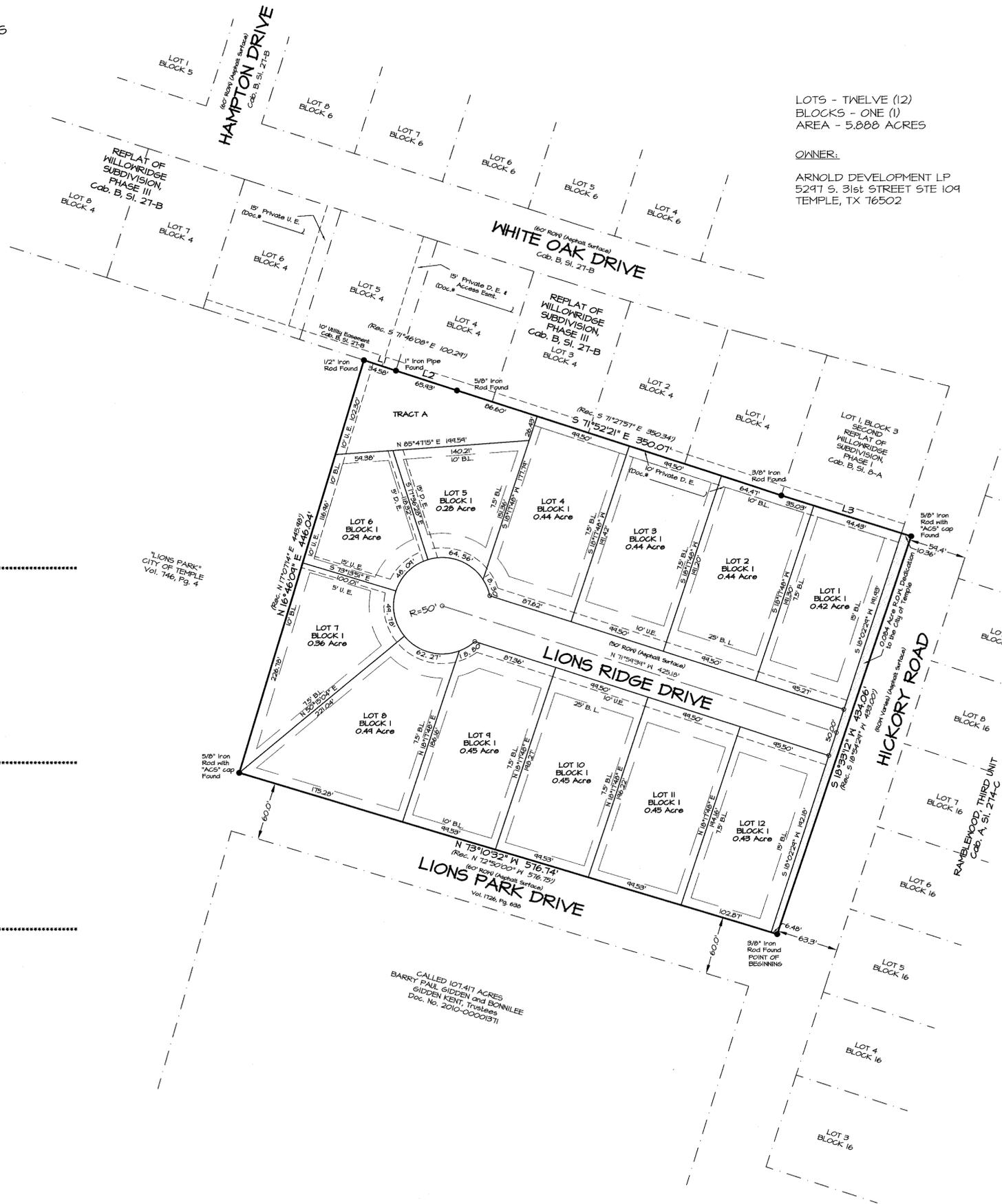
STATE OF TEXAS  
COUNTY OF BELL

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.



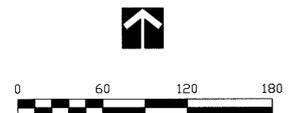
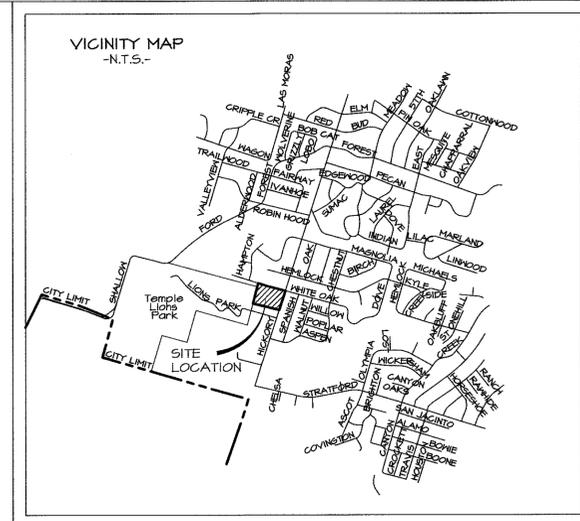
Charles C. Lucko  
CHARLES C. LUCKO  
REGISTRATION NO. 4636

DATE SURVEYED: June 9, 2015



LOTS - TWELVE (12)  
BLOCKS - ONE (1)  
AREA - 5.888 ACRES

OWNER:  
ARNOLD DEVELOPMENT LP  
5247 S. 31st STREET STE 104  
TEMPLE, TX 76502



NOTE:  
1. Tract "A" and Private Easements to be owned and maintained by the Homeowner's Association.  
2. A 6' Wide Sidewalk will be required along Hickory Road.

ABBREVIATIONS LEGEND

B.L. - BUILDING LINE  
U.E. - UTILITY EASEMENT  
D.E. - DRAINAGE EASEMENT

All interior corners are 3/8" Iron rods with "ACS" caps set

LINE	BEARING	DISTANCE	RECORD CALL
L1	S 71°53'51" E	34.50'	S 71°46'08" E 100.24'
L2	S 71°52'45" E	65.43'	
L3	S 72°22'34" E	134.82'	S 71°37'22" E 134.78'

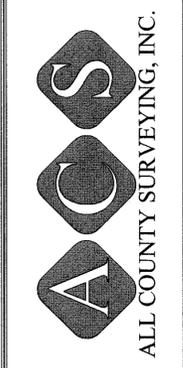
Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48027C0335E, dated September 26, 2008, the above shown property DOES NOT appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This Flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.

This project is referenced to the City of Temple Coordinate System, NAD 83, Texas Central Zone. All distances are horizontal surface distances unless noted and all bearings are grid bearings. All coordinates are referenced to City Monument No. 274. The theta angle at City Monument No. 274 is 01°30'41". The combined correction factor (CCF) is 0.994855. Grid distance = Surface distance X CCF. Geodetic north = Grid north + theta angle. Published City coordinates for City Monument No. 274 are N = 103622080.23 E = 3216162.62. Reference tie from City Monument No. 274 to the southeast corner of this 5.888 acre tract is N 07°12'34" E 283.45 feet.

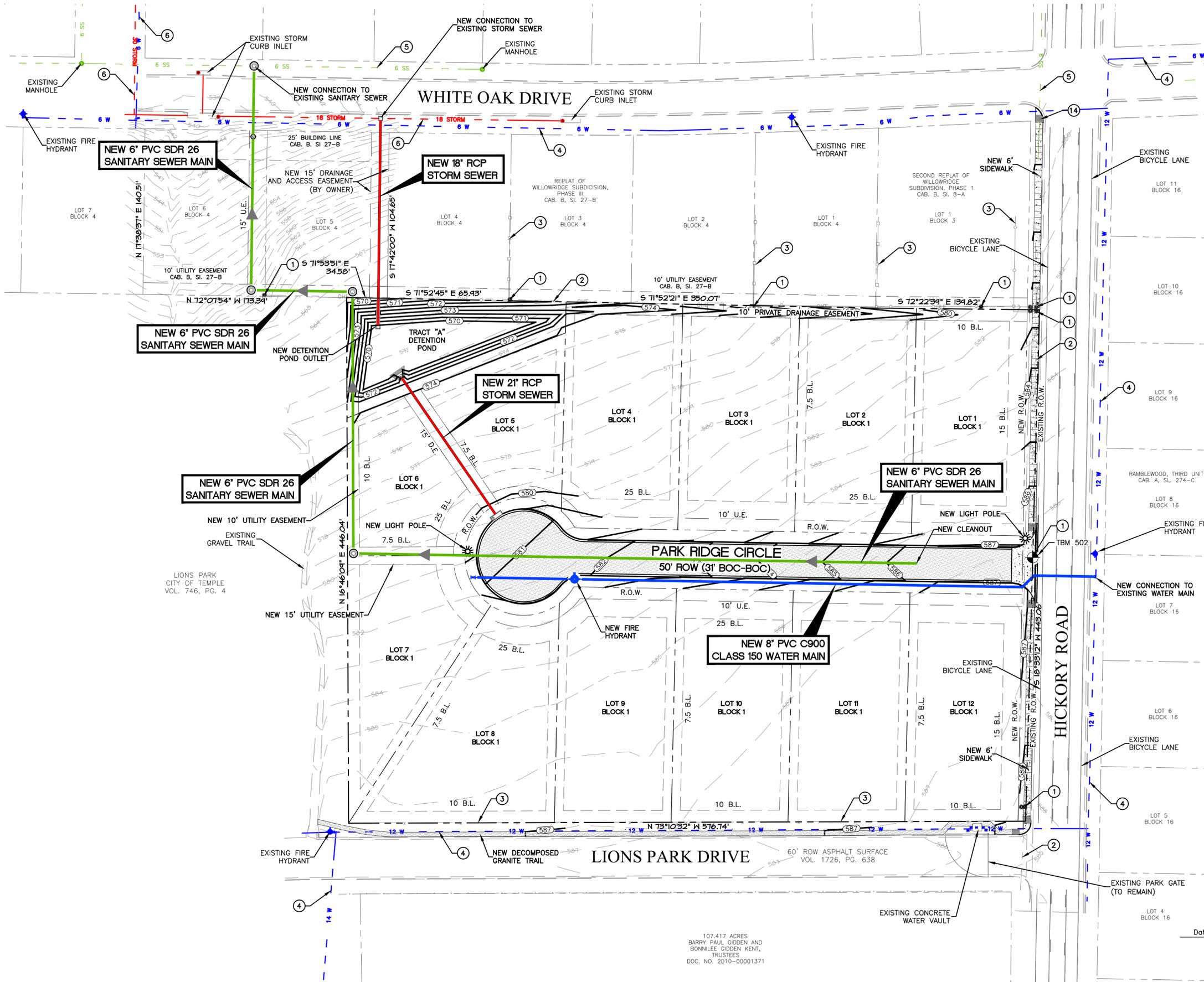
RECORDATION INFORMATION:  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.  
IN YEAR \_\_\_\_\_, PLAT # \_\_\_\_\_, PLAT RECORDS OF BELL COUNTY, TEXAS.  
DEDICATION INSTRUMENT # \_\_\_\_\_, OFFICIAL RECORDS OF BELL COUNTY, TEXAS.

FINAL PLAT of  
**PARK RIDGE**  
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS  
Being 5.888 ACRES situated in the  
MARY CHERRY SURVEY, ABSTRACT 175, Bell County, Texas.

1303 South 21st Street  
Temple, Texas 76504  
254-778-2212 Killeen 254-654-4636  
Fax 254-774-7608  
Tx. Firm Lic. No. 10023600



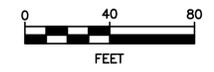
Plot Date: 04-12-2016  
Survey completed: 06-09-2015  
Scale: 1" = 60'  
Job No.: 150405.3  
Dwg No.: 150405.P  
Drawn by: MDH  
Surveyor: CCL #4636  
Copyright 2016 All County Surveying, Inc.



- LEGEND:**
- ⊙ NEW 4" DIA. ECCENTRIC MANHOLE WITH 32" HEAVY DUTY LID ASSEMBLY
  - ➔ SANITARY SEWER DIRECTIONAL FLOW ARROW
  - ⬢ NEW STANDARD FIRE HYDRANT
  - ⬢ EXISTING FIRE HYDRANT
  - ☼ NEW LIGHT POLE (COORDINATE WITH ONCOR)

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

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



Date: \_\_\_\_\_ Revisions \_\_\_\_\_  
Remarks: \_\_\_\_\_

**DRAWING STATUS**

THESE DRAWINGS WERE PREPARED UNDER THE AUTHORITY OF THE PROFESSIONAL ENGINEER, CLARK & FULLER, P.L.L.C. (NO. 1-10384). THIS DRAWING IS RELEASED FOR THE PURPOSES OF PERMIT REVIEW ONLY AS PER DATE ON DRAWING. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. ONLY DRAWINGS ISSUED FOR CONSTRUCTION CAN BE CONSIDERED COMPLETE.

FINAL CONSTRUCTION  
 FINAL DRAWINGS

**PARK RIDGE**  
NEW RESIDENTIAL DEVELOPMENT

Temple, Texas



**CLARK & FULLER**  
CIVIL ENGINEERING • DESIGN • PLANNING  
215 North Main Street, Temple, TX 76701  
254.899.0899 www.clarkandfuller.com F-10384



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

TOPOGRAPHICAL AND UTILITY MAP



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

11/07/16  
Item #5  
Regular Agenda  
Page 1 of 2

**APPLICANT / DEVELOPMENT:** Chuck Lucko for the City of Temple

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

**ITEM DESCRIPTION:** P-FY-16-58 Consider and take action on the Final Plat of Crossroads East, a 65.706 +/- acre, 4-lot, 3-block, nonresidential subdivision, with a portion being a replat of Block 2, Temple Bioscience Park Subdivision, and a replat of all of Temple Bioscience Park Subdivision, Phase II, all located east of Research Parkway/Hilliard Road, south of State Highway 36, and north of FM 2305.

**STAFF RECOMMENDATION:** Staff recommends approval of the Final Plat of Crossroads East.

**ITEM SUMMARY:** The Development Review Committee (DRC) reviewed the Final Plat of Crossroads East on October 6, 2016. It was deemed administratively complete on October 17, 2016.

The Final Plat of Crossroads East a 65.706 +/- acre, 4-lot, 3-block, nonresidential subdivision, with a portion being a replat of Block 2, Temple Bioscience Park Subdivision, and a replat of all of Temple Bioscience Park Subdivision, Phase II. The proposed plat is for the new City of Temple Crossroads Park. The plat borders Research Parkway/Hilliard Road, a major arterial. Research Loop separates Block 1 from Blocks 2 and 3.

City Council will be the final plat authority since this plat proposes abandonments of right-of-way and easements. City Council will also need to review the plat's proposed off-site easements. This proposed plat is tentatively scheduled for City Council review at its meeting on November 17, 2016. The proposed abandonments are shown and listed within the following two 'Original Layout' insets on the plat:

**Temple Bioscience Park Subdivision:**

1. A 20' utility easement located on Lot 2, Block 1.
2. A 20' utility easement of which 10' is located on Lot 3, Block 1 and 10' is located in Lot 4, Block 1.
3. A 20' utility easement located on Lot 5, Block 1, and
4. A 20' utility easement located on Lot 3, Block 3.

**Temple Bioscience Park Subdivision, Phase II:**

5. A 10' utility easement located on Lots 1-6, Block 1 (Parallel to Service Alley).

6. A 35' drainage & public utility easement, of which 10' is located on Lot 2, Block 1 and 25' is located in Lot 3, Block 1.
7. A 25' public utility easement which 12.5' is located on Lot 4, Block 1, and 12.5' is located on Lot 5, Block 1.
8. A 20' drainage & public utility easement, located on Lot 2 and Lot 3, Block 3, and
9. The 52' Service Alley located in Block 1.

Water services will be available to the site through 8-inch, 12-inch, and 18-inch water lines. Sewer services will be available through 8-inch and 6-inch sanitary sewer lines.

**FISCAL IMPACT:** Not Applicable

**ATTACHMENTS:**

Final Plat  
Topo/Utility Sheet

# FINAL PLAT of CROSSROADS EAST

WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

Being a REPLAT of BLOCK 2, TEMPLE BIOSCIENCE PARK SUBDIVISION, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Cabinet D, Slide 286-C, Plat Records of Bell County, Texas, a REPLAT of all of TEMPLE BIOSCIENCE PARK SUBDIVISION, PHASE II, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Cabinet D, Slide 366-B, Plat Records of Bell County, Texas, together with a 3.506 Acre tract being a portion of the remainder of a called 466.603 Acre tract conveyed as Tract I to the City of Temple in Volume 4624, Page 124, Official Public Records of Real Property of Bell County, Texas.

STATE OF TEXAS  
COUNTY OF BELL

THE CITY OF TEMPLE, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS CROSSROADS EAST, WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO HEREBY DEDICATES THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

BY: DANIEL A. DUNN, Mayor  
City of Temple

STATE OF TEXAS  
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANIEL A. DUNN, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

NOTARY PUBLIC, STATE OF TEXAS

THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AND IS HEREBY APPROVED BY SAID COUNCIL.

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

MAYOR, CITY OF TEMPLE CITY SECRETARY

AFFIDAVIT:

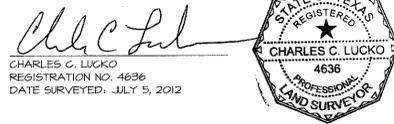
The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_ 2016 A. D.

By: Bell County Tax Appraisal District

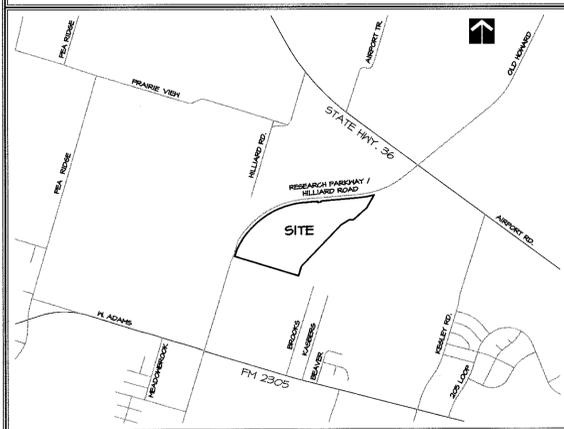
STATE OF TEXAS  
COUNTY OF BELL

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.

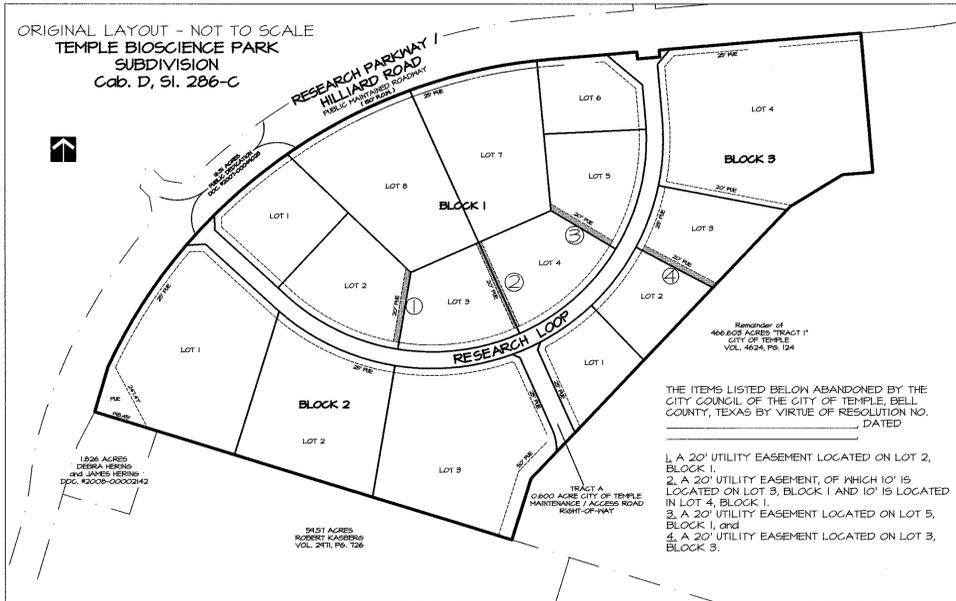


CHARLES C. LUCKO  
REGISTRATION NO. 4636  
DATE SURVEYED: JULY 5, 2012

VICINITY MAP



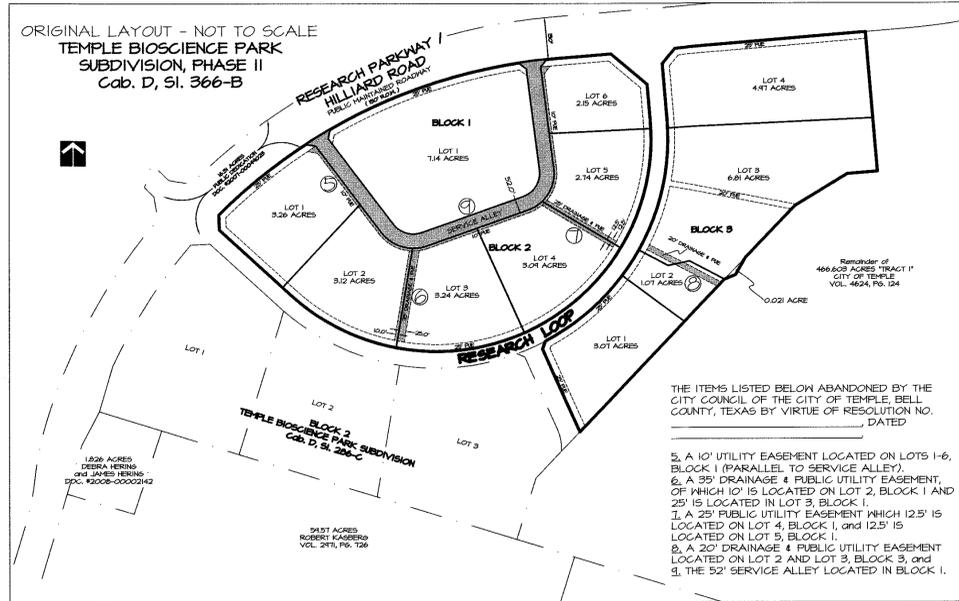
ORIGINAL LAYOUT - NOT TO SCALE  
TEMPLE BIOSCIENCE PARK  
SUBDIVISION  
Cab. D, Sl. 286-C



THE ITEMS LISTED BELOW ABANDONED BY THE CITY COUNCIL OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS BY VIRTUE OF RESOLUTION NO. \_\_\_\_\_, DATED \_\_\_\_\_

1. A 20' UTILITY EASEMENT LOCATED ON LOT 2, BLOCK 1.
2. A 20' UTILITY EASEMENT, OF WHICH 10' IS LOCATED ON LOT 3, BLOCK 1 AND 10' IS LOCATED IN LOT 4, BLOCK 1.
3. A 20' UTILITY EASEMENT LOCATED ON LOT 5, BLOCK 1, and
4. A 20' UTILITY EASEMENT LOCATED ON LOT 3, BLOCK 3.

ORIGINAL LAYOUT - NOT TO SCALE  
TEMPLE BIOSCIENCE PARK  
SUBDIVISION, PHASE II  
Cab. D, Sl. 366-B



THE ITEMS LISTED BELOW ABANDONED BY THE CITY COUNCIL OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS BY VIRTUE OF RESOLUTION NO. \_\_\_\_\_, DATED \_\_\_\_\_

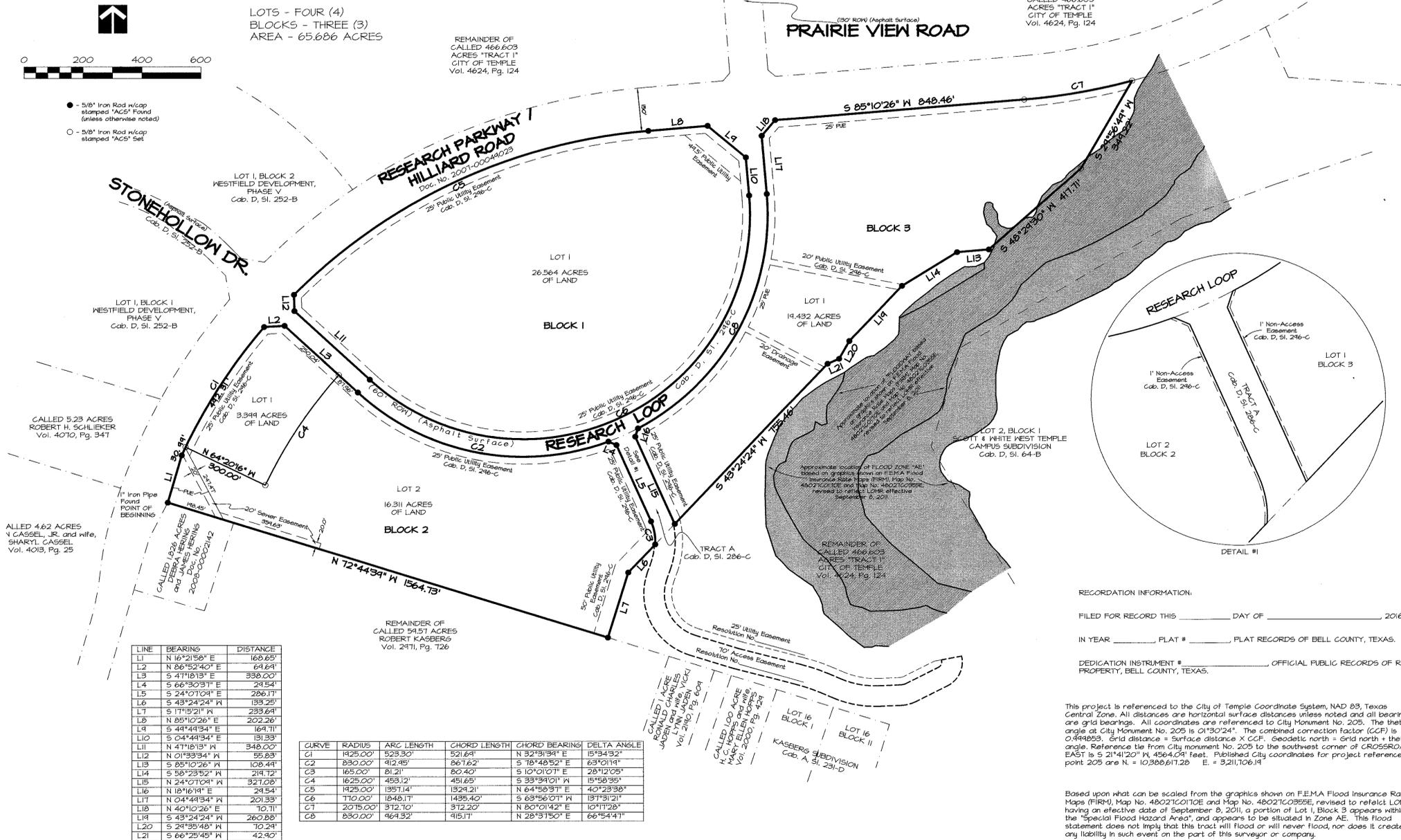
5. A 10' UTILITY EASEMENT LOCATED ON LOTS 1-6, BLOCK 1 (PARALLEL TO SERVICE ALLEY).
6. A 35' DRAINAGE & PUBLIC UTILITY EASEMENT, OF WHICH 10' IS LOCATED ON LOT 2, BLOCK 1 AND 25' IS LOCATED IN LOT 3, BLOCK 1.
7. A 25' PUBLIC UTILITY EASEMENT WHICH 12.5' IS LOCATED ON LOT 4, BLOCK 1, and 12.5' IS LOCATED ON LOT 5, BLOCK 1.
8. A 20' DRAINAGE & PUBLIC UTILITY EASEMENT LOCATED ON LOT 2 AND LOT 3, BLOCK 3, and
9. THE 52' SERVICE ALLEY LOCATED IN BLOCK 1.



- - 5/8" Iron Rod w/cap stamped "ACS" Found (unless otherwise noted)
- - 5/8" Iron Rod w/cap stamped "ACS" Set

LOTS - FOUR (4)  
BLOCKS - THREE (3)  
AREA - 65.686 ACRES

REMAINDER OF  
CALLED 466.603  
ACRES "TRACT I"  
CITY OF TEMPLE  
Vol. 4624, Pg. 124



CALLED 5.23 ACRES  
ROBERT H. SCHLICKER  
Vol. 4070, Pg. 347

ALLED 4.62 ACRES  
V. CASSELL, JR. and wife,  
SHARYL CASSELL  
Vol. 4019, Pg. 25

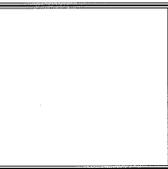
LINE	BEARINGS	DISTANCE
L1	N 16°21'58" E	168.65'
L2	N 86°52'40" E	64.64'
L3	S 47°18'13" E	338.00'
L4	S 66°30'31" E	24.54'
L5	S 24°01'04" E	226.71'
L6	S 43°24'24" N	153.26'
L7	S 17°15'21" N	233.64'
L8	N 85°10'26" E	202.26'
L9	S 44°44'34" E	164.71'
L10	S 24°44'34" E	131.33'
L11	N 47°18'13" W	348.33'
L12	N 01°33'34" W	55.83'
L13	S 85°10'26" W	108.44'
L14	S 58°23'52" W	214.72'
L15	N 24°01'04" E	327.28'
L16	N 18°16'14" E	24.54'
L17	N 04°44'34" W	201.33'
L18	N 40°10'26" E	10.71'
L19	S 43°24'24" W	260.88'
L20	S 24°35'48" W	10.24'
L21	S 66°25'45" W	42.40'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1425.00'	523.30'	521.64'	N 32°31'34" E	15°34'32"
C2	830.00'	412.45'	267.62'	S 78°48'52" E	63°01'14"
C3	165.00'	81.21'	80.40'	S 10°01'07" E	28°12'05"
C4	1625.00'	433.12'	431.85'	S 33°19'01" W	15°58'36"
C5	1425.00'	135.14'	134.21'	N 64°50'37" E	40°23'38"
C6	710.00'	1848.17'	1435.40'	S 63°56'07" W	131°31'21"
C7	2075.00'	372.10'	372.20'	N 80°01'42" E	10°11'28"
C8	830.00'	464.32'	415.17'	N 28°37'50" E	66°54'47"

RECORDATION INFORMATION:  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.  
IN YEAR \_\_\_\_\_ PLAT # \_\_\_\_\_ PLAT RECORDS OF BELL COUNTY, TEXAS.  
DEDICATION INSTRUMENT # \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

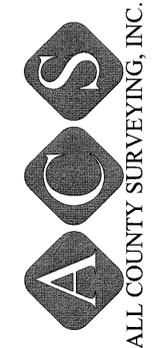
This project is referenced to the City of Temple Coordinate System, NAD 83, Texas Central Zone. All distances are horizontal surface distances unless noted and all bearings are grid bearings. All coordinates are referenced to City Monument No. 205. The theta angle at City Monument No. 205 is 01°30'24". The combined correction factor (CCF) is 0.494855. Grid distance = Surface distance X CCF. Geodetic north = Grid north + theta angle. Reference to the City Monument No. 205 to the southwest corner of CROSSROADS EAST is S 21°41'20" W, 4564.04' Feet. Published City coordinates for project reference point 205 are N = 10388.61728 E = 3211.70614

Based upon what can be scaled from the graphics shown on F.E.M.A Flood Insurance Rate Maps (FIRM) Map No. 48021C0355E and Map No. 48021C0355E, revised to reflect LOMR having an effective date of September 8, 2011, a portion of Lot 1, Block 3 appears within the "Special Flood Hazard Area", and appears to be situated in Zone AE. This flood statement does not imply that this tract will flood or will never flood, nor does it create any liability in such event on the part of this surveyor or company.

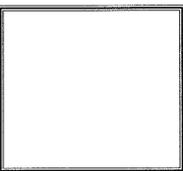
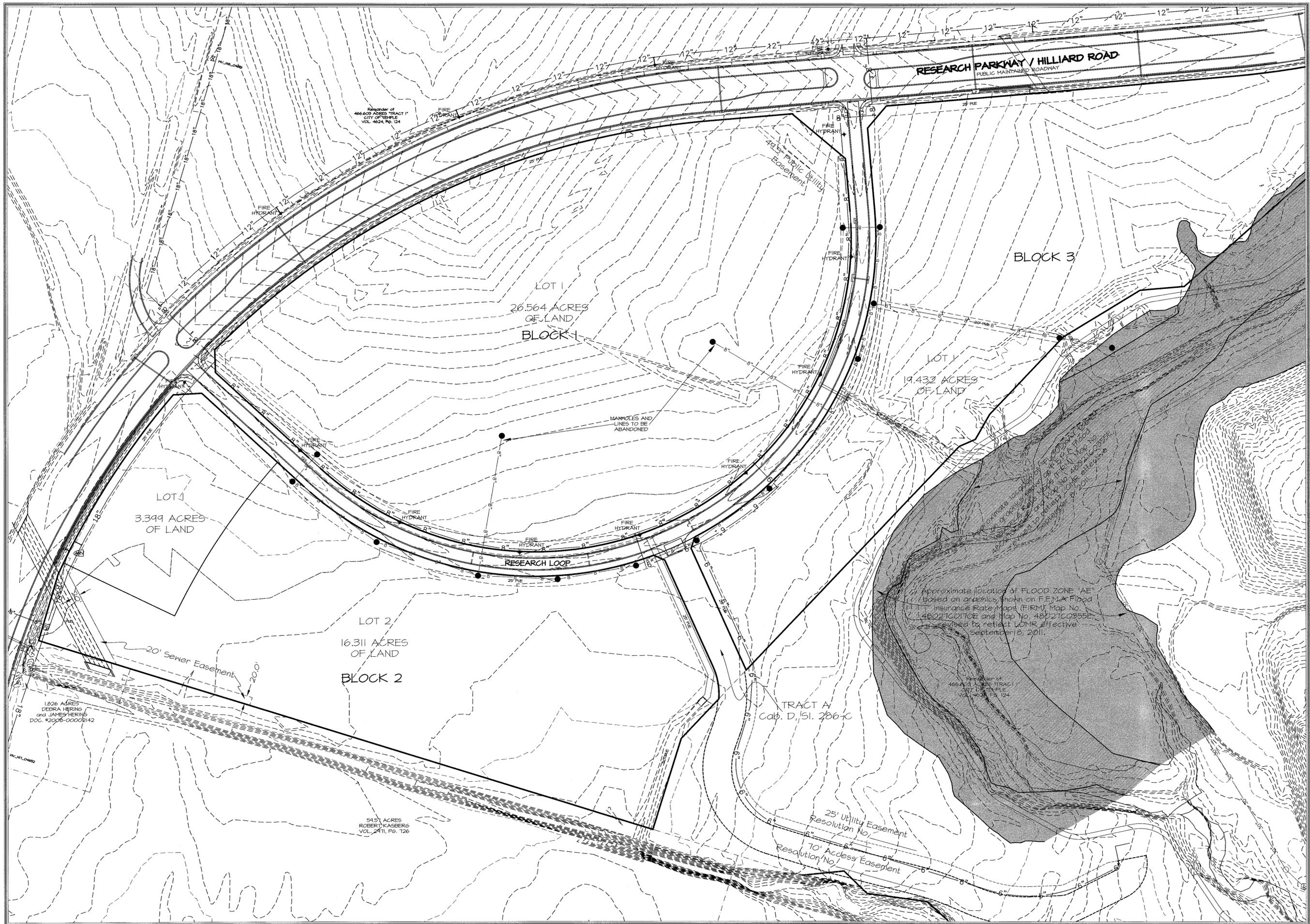


FINAL PLAT OF  
**CROSSROADS EAST**  
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

1303 South 21st Street  
Temple, Texas 76704  
254-778-2272 Killeen 254-634-4636  
Fax 254-774-7608  
Tx. Firm Lic. No. 10023600



Plot Date: 10-10-2016  
Survey completed: 07-05-2012  
Scale: 1" = 200'  
Job No.: 150428  
Dwg No.: 150428P  
Drawn by: SLN  
Surveyor: CCL #4636  
Copyright 2016 All County Surveying, Inc.



TOPOGRAPHY / UTILITY LAYOUT OF  
**CROSSROADS EAST**  
 WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

1303 South 21st Street  
 Temple, Texas 76704  
 254-770-2272 Killeen 254-634-4636  
 Fax 254-774-7606  
 Tx. Firm Lic. No. 10023600

Plot date: 10-11-2016  
 Job No: 150428  
 Date: 07-05-2012  
 Scale: 1" = 100'  
 Drawing No: 991604T  
 Drawn By: SLW  
 Copyright 2016 All County Surveying, Inc.



ALL COUNTY SURVEYING, INC.



## PLANNING AND ZONING COMMISSION AGENDA ITEM

**11/07/16**  
**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.
<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 09/19/16 Pending Revisions	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.	2 <sup>nd</sup> DRC 9/19/16 Pending Revisions	Clark & Fuller	Tammy
<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.	DRC 08/22/16 Awaiting response to DRC Comments	All County Surveying	Mark

Future Commission Projects	Status	Applicant	Project Mgr.
<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>	Waiting on mylars	All County Surveying	Dessie
<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>	DRC 09/06/16 Pending Revisions	Scott Motsinger on behalf of Central Realty Partners	Tammy
<p><b>P-FY-16-54</b> - 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>	Waiting on revisions	Clark & Fuller	Dessie
<p><b>P-FY-16-55</b> - 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>	DRC 09/19/16 Pending Revisions	Turley Associates	Tammy
<p><b>P-FY-16-56</b> - 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>	DRC 09/19/16 Awaiting applicant responses for DRC	Tanner Consulting	Mark
<p><b>P-FY-16-57</b> - 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>	DRC 10/03/16 Awaiting submittal of mylar	1519 Surveying	Mark
<p><b>P-FY-17-01</b> - 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>	Waiting on revisions	Jason Link on behalf of Robert Kasberg	Dessie

Future Commission Projects	Status	Applicant	Project Mgr.
<p><b>P-FY-17-02</b> - 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 Awaiting Post-DRC responses</p>	<p>Turley Associates</p>	<p>Mark</p>
<p><b>TMED-FY-17-01</b> - Hold a public hearing to consider and recommend action for a TMED Planned Development District site plan on .85 +/- acres, Lot 11, Block 1, Highline Addition, to allow for a drive-through restaurant, Potbelly Sandwich Shop, located at 2110 South 31st Street.</p>	<p>DRC 11/24/16</p>	<p>Brian Lent</p>	<p>Brian</p>
<p><b>P-FY-17-03</b> - Consider and take action on the Final Plat of Santa Fe Plaza West, an 11.007 +/- acre, 9 lot, 3 block, non-residential subdivision, embracing all of Lots 9 and 10, Block 18, Original Town of Temple; a portion of Lot 1 (West 1/2) and all of Lots 11 through 15, Block 25, all of Block 26, all of Lots 1 through 9, Block 27, the remainder of Lots 11 through 19, Block 27, the alleys situated in said Block 26 and 27, a portion of public roadways known as West Avenue A, West Avenue B, South 5th Street, South 7th Street, and South 9th Street, Original Town of Temple; and embracing the remainder of Lot 1 and Lot 3, and all of Lots 2 and 4, Block 23, all of Lot 1, Lot 11, Lot 12, and Lot 13, Block 12, a portion of West Avenue A, and a portion of South 9th Street and South 11th Street, Moore's Railway Addition.</p>	<p>DRC 11/10/16</p>	<p>All County Surveying</p>	<p>Mark</p>

City Council Final Decisions	Status
<p><b>Z-FY-16-43:</b> 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 2<sup>nd</sup> Reading on October 20, 2016</p>

City Council Final Decisions	Status
<p><b>Z-FY-16-23:</b> 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 2<sup>nd</sup> Reading on October 20, 2016 with one change: allowing studios in General Retail with 200’ spacing from existing residential zoning districts (removing the requirement to be part of a beauty salon)</p>
<p><b>Z-FY-16-45:</b> Consider adopting an ordinance authorizing a Conditional Use Permit 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 Boulevard and South 31st Street.</p>	<p>APPROVED at 1<sup>st</sup> Reading on October 20, 2016</p>
<p><b>Z-FY-16-46:</b> Consider adopting an ordinance authorizing a rezoning from Commercial to Planned Development Commercial on Lot 2, Block 1, Trantum Subdivision Phase VIII, located at 5806 South General Bruce Drive, to allow for a Recreational Vehicle rental business in the I-35 Corridor Overlay District.</p>	<p>APPROVED at 1<sup>st</sup> Reading on October 20, 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	P	P	P	P					19	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	P					17	3
David Jones	P	A	P	P	P	P	A	P					15	5
Greg Rhoads	P	A	P	P	P	P	P	P					16	4
Will Sears	A	P	A	P	P								11	6
Lester Fettig	P	P	A	P	A	P	P	P					17	3
Jeremy Langley		P	P	P	P	P	A	A					5	2
Bryant Ward						P	P	A					2	1
Lee Armstrong						P	P	P					3	

 no longer a Board member