NOTICE OF MEETING
ZONING BOARD OF ADJUSTMENT
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
CITY COUNCIL CHAMBERS, 2ND FLOOR
NOVEMBER 16, 2016

1:30 P.M.

AGENDA

1. Call Meeting to Order

2. Pledge of Allegiance

3. Approve the minutes from the October 19, 2016 meeting.

ACTION ITEMS

Item 4: **B-FY-17-01**: - Hold a public hearing and consider a variance from the Unified Development Code (UDC) Section 4.5.1, Residential Dimensional Standards for Single Family Detached Dwellings, allowing reduced minimum side setback distance at 3906 Whispering Oaks, Temple, Texas.

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

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 10:00 am, on November 10, 2016.

Lacy Borgeson

Lacy Borgeson, TRMC
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.

Initials &/Title _____

ZONING BOARD OF ADJUSTMENTS
OCTOBER 19, 2016
1:30 P.M.

MEMBERS PRESENT

Chair Mark Fryar

COMMISSIONERS:

Kay Guedea Monty Clark
*Lee Armstrong *Jeremy Langley
*Alternate

STAFF PRESENT:

Brian Chandler, Director of Planning
Lynn R. Barrett, Assistant Director of Planning
Trudi Dill, Deputy City Attorney
Joe Furst, Code Enforcement Officer
Mark Baker, Senior Planner
Leslie Evans, Planning Technician
Kelli Tibbit, Administrative Assistant

The agenda for this meeting was posted on the bulletin board at the Municipal Building, October 14, 2016, at 2:45 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.

1. Call Meeting to Order

2. Pledge of Allegiance

3. Approve the minutes from the April 6, 2016 meeting.

Minutes approved by general consent.

A. ACTION ITEMS

Item 4: B-FY-16-02 - Hold a public hearing and consider a Variance from the Unified Development Code (UDC) Section 7.7.5, Materials for Fences, Walls, Screens and Enclosures, allowing the use of a Prohibited Material, namely metal sheets not manufactured specifically for fencing, along 117 feet of the eastern boundary of a portion of the property addressed as 8580 Iglesia Lane, Temple, Texas.

Ms. Lynn Barrett, Assistant Director of Planning, showed location maps of the Mount Calvary Church property located off of State Highway 317 and Little Mexico Road. Iglesia Lane is a private road that enters the Church.

The variance request is to allow a non-approved fence material, six-foot metal privacy fence, along 117 feet of the applicant's back property line. The fence separates the parking lot of the Church (with a playground) and has a 13-foot gap which allows access to the property owner who lives behind the fence.

The applicant's plan is to continue the fence with chain link for an additional 100- feet when they apply for a permit which would meet up with other neighbors' chain link fences in the area.

The fence was erected without a permit. After a complaint was made, the Church was contacted by the City and informed that the metal material used is not approved and not on the list.

Staff discussed the 13-foot wide section at the rear entrance which continues on to the adjacent neighbor's property.

The fence is more than 200 feet from the front of the church property. The chain link fence will continue an additional 100 feet to the south.

Aerial maps shown.

Per UDC Section 7.7.5 Materials for Fences, Walls, Screens and Enclosures, lists the allowed and prohibited materials in the City.

By city ordinance and state law there are five criteria a variance has to meet in order for approval. Staff has evaluated them as follows:

STAFF RECOMMENDATION:

1. There are special circumstances existing on the property on which the application is made related to size, shape, area, topography, surrounding conditions and location that do not apply generally to other property in the same area and the same zoning district.

Staff Analysis: Staff has not identified any special circumstances existing on the subject property.

2. A Variance is necessary to permit the applicant the same rights in the use of this property that other properties in the vicinity and zoning district presently enjoy under this UDC, but which rights are denied to the property on which the application is made.

Staff Analysis: Metal fencing use is prohibited in all zoning districts. More than a dozen allowed fencing materials are permitted and many would fulfill the same screening purpose.

3. Granting the Variance will not conflict with the Comprehensive Plan.

Staff Analysis: Granting the variance would not conflict with the Comprehensive Plan.

4. The Variance, if granted, will be no material detriment to the public welfare or injury to the use, enjoyment or value of property in the vicinity.

Staff Analysis: The UDC prohibits the use of fencing materials that are not specifically designed for that purpose. A variety of allowed fencing materials are presented as acceptable.

Staff believes the Applicant's use of metal sheets could potentially affect the value of other properties in the vicinity.

5. The Variance does not violate the purpose of the UDC as set forth in Sec. 1.2.

Staff Analysis: Zoning regulations, districts and appropriate land uses have been designed to lessen the congestion in the streets; to secure safety from fire, panic, and other dangers; to provide adequate light, air, movement, and to prevent the over- crowding of land, among other things.

Staff mailed out 20 notices in accordance with all state and local regulations and received two in agreement and zero in disagreement. Three additional notices in support of the fence were hand delivered to Ms. Barrett just prior to today's meeting. Although not yet confirmed, the additional three notices appear to be within the 200 foot notification radius.

Staff recommends denial of the variance request, **B-FY-15-03**, based on the lack of compliance and negative findings mentioned in the staff report and presentation.

No special circumstances exist on the property;

The property owner is not deprived of rights in use of property that other properties enjoy under the UDC; and

Prohibited fencing material could impact property values of adjacent land.

The Zoning Board of Adjustment must affirm all five conditions to approve a variance.

Ms. Barrett commented that the Zoning Board of Adjustment is not an advisory board and the findings are final. Any appeals would be made to District Court.

Ms. Barrett explained the 13-foot opening was the Church allowing the property owner to the rear of the subject property access through their property if they desired it. There is frontage on the other private lane.

Ms. Barrett added the reason for the fence was for screening purposes from livestock located behind the Church, according to Mr. Davila. There is not as much maintenance and cannot see through it.

The complaint originally came in to Code Enforcement and based on very little information Ms. Barrett understood the reason to be a neighbor thought their property would be cut off and have no access (may have been the neighbor who was offered the 13-foot access). Code Enforcement looked at the fence and determined it did not have a permit and was not an allowed material.

Chair Fryar opened the public hearing.

Ms. Alvina Schulton, 6 Mesquite Circle, Belton, Texas, wanted to know how far the fence would go because she does not care for the fence. Ms. Schulton does not live in the area but knows people who do.

Ms. Schulton asked what type of livestock the Church referred to in the area since there is nothing but houses in the area.

Mr. Francis Davila, co-pastor of Mount Calvary Church, stated they want the fence to give it a good feature because it used to be a barbed wire fence. There is a 13-foot gap for the lady who wants access to the Church parking.

The pastor of the Church lives at 8601 Iglesia Lane.

Mr. Davila stated the neighbors behind the fence agreed to the fence when the Church told them it would be metal and chain link. Iglesia Lane is a dead end and no one sees the fence. A wooden/picket fence only lasts about five years.

Mr. Davila stated he and Church did not know if was against City Ordinance or the fence would have been made of cedar. The Church has already paid for the metal fence materials which funds were acquired by having fund raisers for two years.

Ms. Schulton stated she owns adjacent property to the Church and did not know about the fence.

Discussion about mail being delivered versus not delivered, correct addresses, and non-deliverable notices.

Mr. Davila stated the problem with the current fence is it is metal but if the Church is required to remove it they would go with something allowed and they can afford. Mr. Davila did not feel the neighbors were upset with the fence.

Mr. Davila asked the Board to allow the fence.

Mr. Brian Chandler, Director of Planning, reminded all Board Members the primary focus is the findings of fact and whether this request meets a hardship.

Mr. Chandler explained that metal fences are not permitted primarily because of aesthetics.

Ms. Yolanda Martinez, 8551 Iglesia Lane, Temple, Texas, stated she did not receive a letter about the fence request.

Ms. Martinez explained the 13-foot gap is not enough room for people to safely back out of their driveway and it is difficult to see other cars coming in. She felt the fence looked like a wall, not a fence.

Ms. Martinez agreed there was no livestock in the area.

Ms. Barrett explained there were 20 properties identified within the 200 foot radius based on the map which Planning needs to go by. Perhaps the ownership records at the Tax Appraisal office are not correct.

Ms. Barrett reads the 20 addresses Planning worked with to send out notices.

Ms. Martinez did not understand how she was left out since she is the closest neighbor to the fence. Ms. Martinez indicates where her home is on the map.

Ms. Martinez is not opposed to a fence; just not something that is dangerous or scary.

Ms. Francis Acuna, on behalf of Mrs. Hernandez (her mother), (no address given), asked the applicant exactly where the fence would be going. Ms. Acuna could agree with the fence but it was not up to her about the materials.

Mr. Davila replied just the two houses would serve as a privacy fence.

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

Ms. Barrett included that four of the five Board Members would need to vote in favor of the variance.

Board Member Langley stated his concern was that the materials were not on the approved list of materials.

Board Member Clark stated all the ZBA was doing was approving or disapproving the metal materials for the fence, not the fence itself.

Board Member Clark made a motion to disapprove the metal used for the fencing and Board Member Langley made a second.

Ms. Leslie Evans, Planning Technician, clarified that if the Board Members voted “Aye” it would be for disapproval (denial) of the metal materials; not approval.

Motion passed: (5:0)

There being no further business, Chair Fryar closed the meeting at 2:08 p.m.

Respectfully submitted,
Leslie Evans

ZONING BOARD OF ADJUSTMENT AGENDA ITEM

APPLICANT: Jason Carothers

CASE MANAGER: Lynn Barrett, Assistant Planning Director

ITEM DESCRIPTION: B-FY-17-01 - Hold a public hearing and consider a variance from the Unified Development Code (UDC) Section 4.5.1, Residential Dimensional Standards for Single Family Detached Dwellings, allowing reduced minimum side setback distance for Lot 5, Block 1, Woodbridge Creek, Phase IV Subdivision, addressed as 3906 Whispering Oaks, Temple, Texas.

BACKGROUND: The applicant is requesting this variance to allow construction to match the existing conditions in the neighborhood, which is zoned Single Family Attached Two (SF-A2), but which was previously built with detached homes having setbacks closer than the current UDC required 5 feet. The Zoning Ordinance (1981) in effect at the time those units were constructed allowed a construction setback of 0 feet on one side of a SFA2 lot, with five feet required on the other. Current zoning for the lots allows 0 side lot line setbacks in construction for attached dwelling units on interior lots. Applicant is requesting a 2 ½ foot side setback along the north property line.

Area is shown below depicting previously constructed detached residences which are in an attached housing zone. Subject property is outlined in yellow.

Below is view of the subject property (vacant lot) situated between two structures. The house to the north (left) is sited 5.3 feet from the lot line and the house to the south (right) is three (3) feet from the property line, with a short outset portion which lies along the side property line.

BACKGROUND Continued:

The property owner and contractor, Jason Carothers of Carothers Executive Homes, contacted staff asking for a variance to the UDC side setback lines on the remaining lots in that SFA-2 (Single Family Attached 2) section of Block1 along Whispering Oaks based upon the previous construction in Phase IV of the Woodbridge Creek subdivision, platted in 2000. The subdivision was zoned as an attached residential district, which allowed detached homes with reduced setbacks to be constructed (compared to the present 5 feet) at the time. According to present code, however, if a residence is detached, it is required to be five feet from both side lot lines, regardless of its zoning designation as a zero lot line attached construction.

The applicable Current UDC section for the property use is shown below:

4.5.1 Single-Family Detached Dwelling

Type of Use	AG	UE	SF-1	SF-2	SF-3	SFA-1	SFA-2	SFA-3	TH	2F
Min. Lot Area (sq. ft.)	1 ac.	22,500	7,500	5,000	4,000	5,000	3,000	2,300	4,000	6,000
Min. Lot Width (ft.)	100	80	60	50	40	50	30	20	40	50
Min. Lot Depth (ft.)	150	125	100	100	100	100	100	100	100	100
Min. Front Yard Setback (ft.)	50	30	25	25	15	25	15	15	15	25
Min. Side Yard Setback (ft.)	15	15	10% of lot width 6 min 7.5 max	5	5	5	5	5	10% width of lot 5 min	5
Min. Side (Corner)Yard Setback (ft.)	15	15	15	15	15	15	15	15	15	15
Min. Rear Yard Setback (ft.)	10	10	10	10	10	10	10	10	10	10
Max. Building Coverage (%) for Rear Half of Lot	50	50	50	50	50	50	50	50	50	50
Max. Height (stories)	3	3	2	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½

Below is the UDC table which shows allowed Single family Attached Zoning setbacks for interior lots as 0.

4.5.2 Single-Family Attached Dwelling

Type of Use	AG	UE	SF-I	SF-2	SF-3	SFA-I	SFA-2	SFA-3	TH	2F
Min. Lot Area (sq. ft.)	--	--	--	--	--	2,300	2,300	2,300	1,600	2,300
Min. Lot Width (ft.)	--	--	--	--	--	20	20	20	30	20
Min. Lot Depth (ft.)	--	--	--	--	--	100	100	100	100	100
Min. Front Yard Setback(ft.)	--	--	--	--	--	25	15	15	15	25
Min. Side Yard Setback(ft.) (exterior lot line/interior lot line)	--	--	--	--	--	5/0	5/0	5/0	5/0	5/0
Min. Side (Corner)Yard Setback(ft.)	--	--	--	--	--	15	15	15	15	15
Min. Rear Yard Setback(ft.)	--	--	--	--	--	10	10	5	10	10
Max. Building Coverage (%) for Rear Half of Lot	--	--	--	--	--	50	50	50	50	50
Max. Height (stories)	--	--	--	--	--	2 ½	2 ½	2 ½	2 ½	2 ½

The Unified Development Code

According to Sec. 3.15.4 Review Criteria of the UDC, in order for the Zoning Board of Adjustment to approve this request, the Board must make affirmative findings to all of the following five items:

UDC Section 3.15: Conditions to be Met for Variance Approval	Compliance	Staff Analysis
1. There are special circumstances existing on the property on which the application is made related to size, shape, area, topography, surrounding conditions and location that do not apply generally to other property in the same area and the same zoning district.	**Yes**	**The subject lot is one of four undeveloped lots in Phase IV Block 1. The remainder (13) were, along with a number of replatted lots in Phase V, constructed with reduced side setbacks (zero was previously allowed in the zoning district).**
2. A Variance is necessary to permit the applicant the same rights in the use of this property that other properties in the vicinity and zoning district presently enjoy under this UDC, but which rights	**Yes**	**The property is zoned SF-A2 as are the 13 already developed lots along the street in Block IV of Woodbridge Creek Subdivision. The lots were developed with reduced side setbacks on the constructed homes.**

UDC Section 3.15: Conditions to be Met for Variance Approval	Compliance	Staff Analysis
are denied to the property on which the application is made.		
3. Granting the Variance will not conflict with the Comprehensive Plan.	Yes	Granting the variance would not conflict with the Comprehensive Plan which has a zero lot line construction standard allowed in the zoning district.
4. The Variance, if granted, will be no material detriment to the public welfare or injury to the use, enjoyment or value of property in the vicinity.	Yes	This property is in the SFA2 zoning district which allows zero lot line setbacks for attached housing on interior lots. Previously constructed homes in the area show similar reduced setbacks.
5. The Variance does not violate the purpose of this UDC as set forth in Sec. 1.2.	Yes	The purpose of the UDC as stated in Sec. 1.2 is to promote the health, safety, morals, and general welfare of the City. The zoning regulations, districts and appropriate land uses have been designed to lessen the congestion in the streets; to secure safety from fire, panic, and other dangers; to provide adequate light, air, movement, and to prevent the over- crowding of land, among other things. The reduced setback requested is within the setbacks allowed for attached dwelling units on the same property.

STAFF RECOMMENDATION: Staff recommends approval of Variance case B-FY-17-01 based on compliance with UDC Sec. 3.15.4 (1)-(5). There appears to be 1) special circumstances on the property as it was platted for Single Family Attached density and almost all lots have already been constructed with comparable reduced setbacks; 2) the property owner would be deprived of the same rights in the use of this property that other properties in the vicinity and zoning district presently enjoy. Granting the variance would allow the same construction standards currently in place on other properties in the neighborhood (3). The variance would not change the density (4); and (5) with proper application of building and fire code standards to proposed construction, the general welfare and safety of residents would be preserved.

According to Sec. 3.15.4, the Board must affirm all five conditions to approve a Variance. Further, Staff believes granting this Variance allows the same construction standards to be applied to the

lot, one of four, which have been applied to the others within the past 15 years. The Building Official is meeting with the applicant to discuss compliance with fire code separations required to permit any structure on the property should the variance be approved.

Staff mailed notices to 22 property owners within 200 feet of the Variance site on October 27, 2016 and published a notice in the newspaper for the public hearing on October 27, 2016, in accordance with Sec. 3.15.3 of the UDC. As of 5:00 pm on November 9, 2016, four (4) responses had been returned in favor of the request; three (3) were returned in opposition of the request.

ATTACHMENTS:
Location Map
Google Map
Site Plans and Survey
Notification Map
Subdivision Plat
Site Photos

TWIN OAKS DR
WHISPERING OAKS
SHADY OAKS LN
CREEKVIEW TRL
3914
3912
3910
3908
3906
3904
3902
3920
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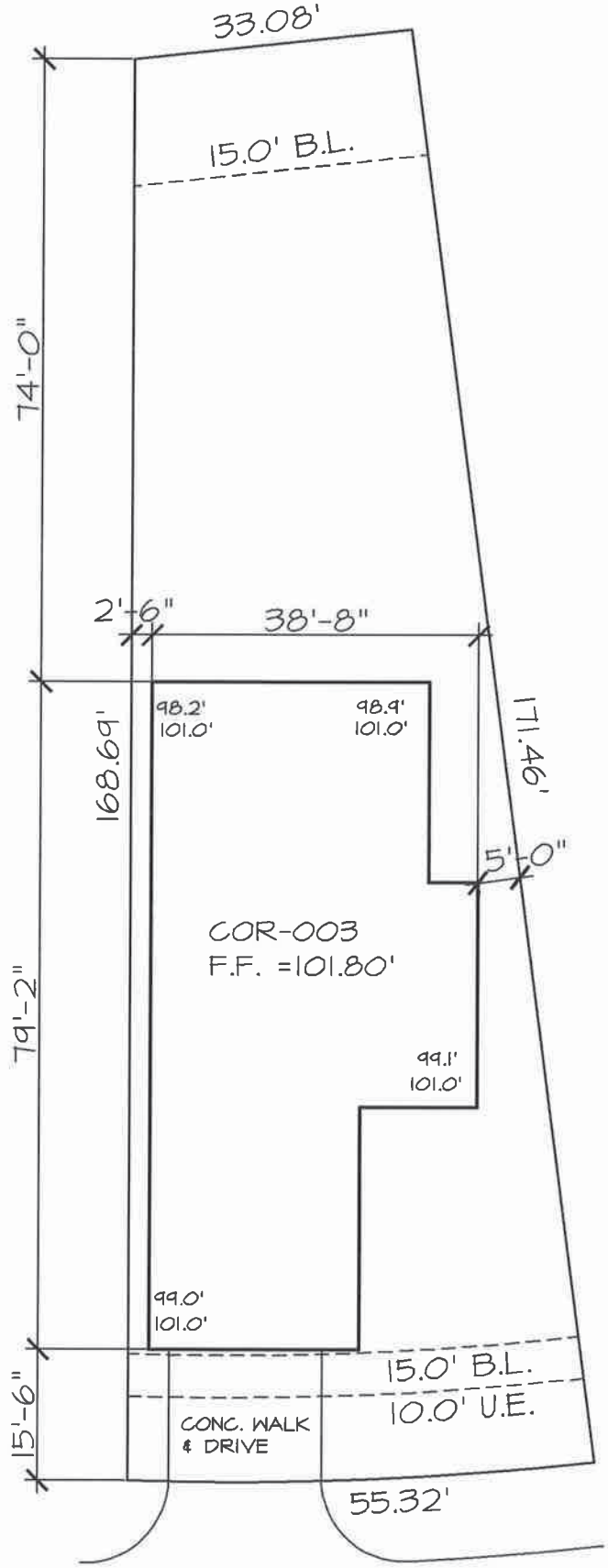
3917
3911
3907
3901
3920
4002
4006
4010
4005
701
703
705
707
601
412
410
409

3874 3874 Whispering Oaks
Exit Street View
© 2016 Google
© 2016 Google
Google Earth
Report a problem
31°06'47.83" N 97°22'49.40" W elev 691 ft eye alt 695 ft

SCALE: 1"=20'-0"	
PLAN NO:	COR-003
DATE:	10/13/16
DWN BY:	CMR
SITE NO:	SCOR-007

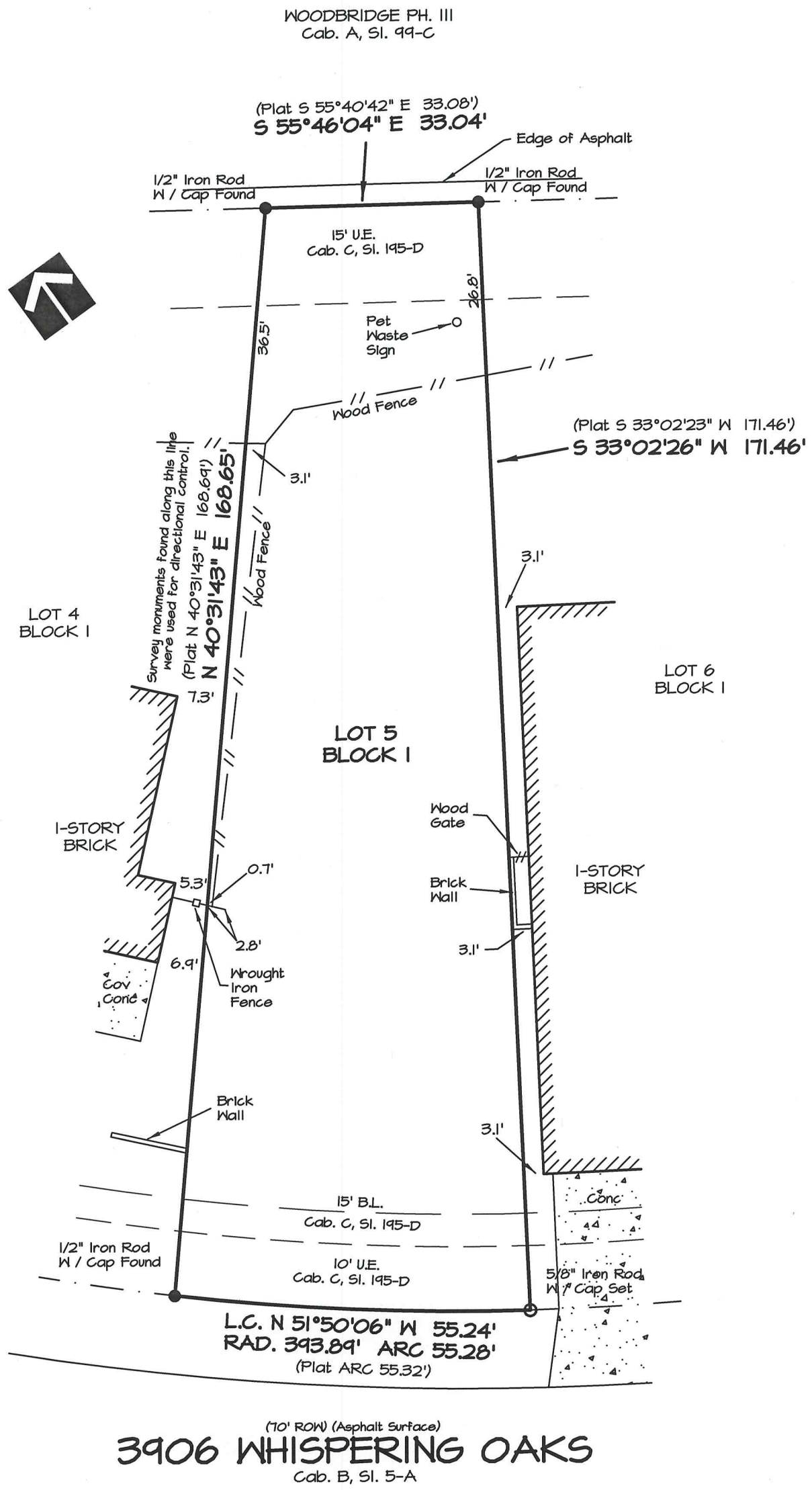
CAROTHERS EXECUTIVE HOMES

SITE PLAN DRAWN BY CENTRAL TEXAS DESIGNS (254-939-6550)



WHISPERING OAKS
LOT-5
BLOCK-1
WOODBRIDGE CREEK IV

Survey showing LOT FIVE (5), BLOCK ONE (1), of WOODBRIDGE CREEK PH. IV, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Cabinet C, Slide 195-D, Plat Records of Bell County, Texas.



This sketch represents a survey made on the ground. During the performance of this survey, persons working under my supervision observed conditions within and along the boundaries and to the best of my knowledge they are as shown. The location of visual structural improvements with respect to the boundary lines are as shown. This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

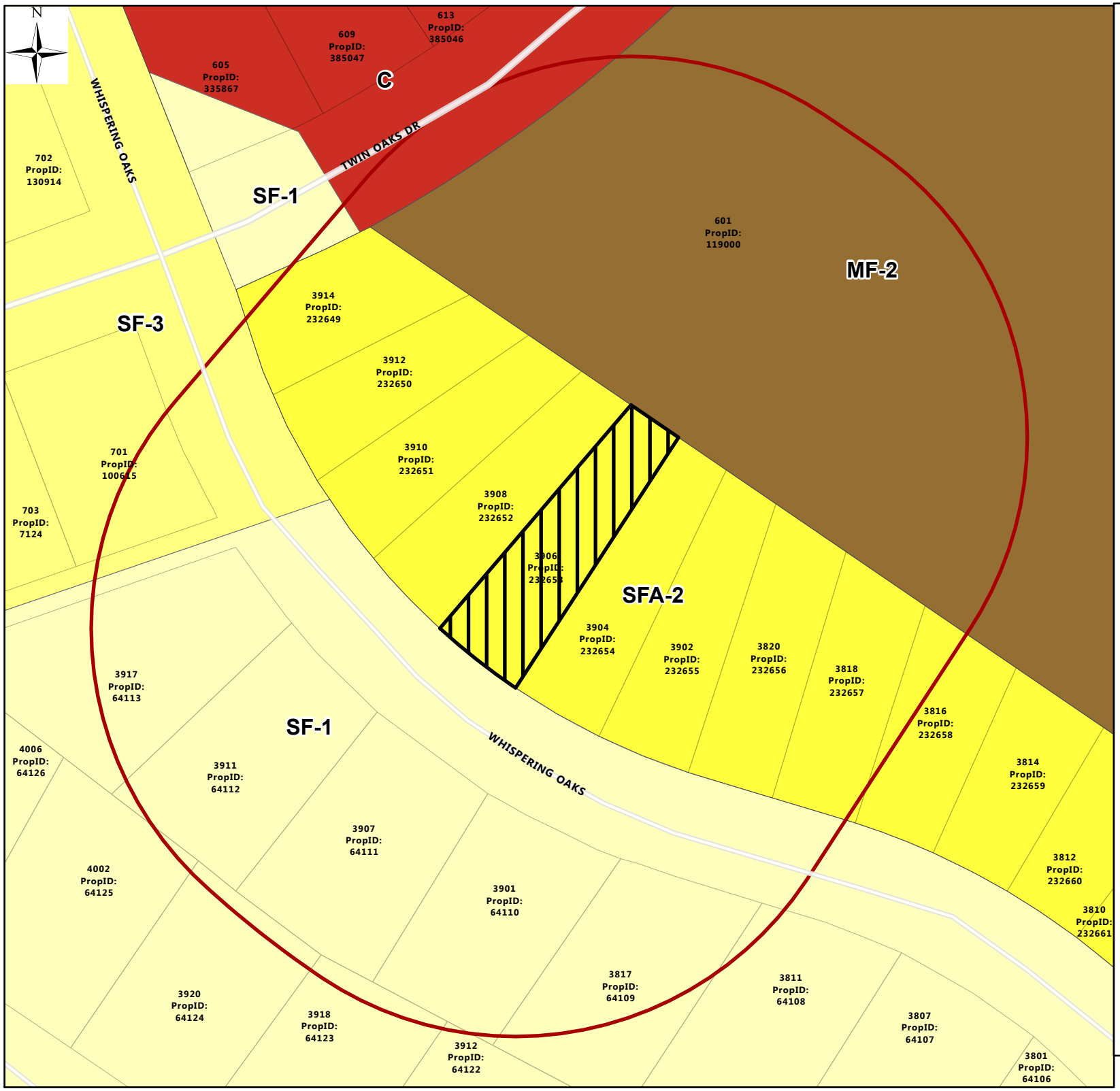
ALL COUNTY SURVEYING, INC.
1303 South 21st Street
Temple, Texas 76504
254-778-2272 Killeen 254-634-4636
Fax 254-774-7608
Tx. Firm Lic. No. 10023600

STATE OF TEXAS REGISTERED GARY W. MITCHELL 4982 PROFESSIONAL LAND SURVEYOR

Survey completed: 10-20-2016
Scale: 1" = 20'
Job No.: 160843
Dwg No.: 160843
Drawn by: GWM
Surveyor: GWM #4982

Copyright 2016 All County Surveying, Inc.

Plot Date: 10-21-2016



AG TO GR

200' NOTIFICATION MAP

Zoning Case :
Z-FY-16-22
Address :
3906 Whispering Oaks

CurrentZoning

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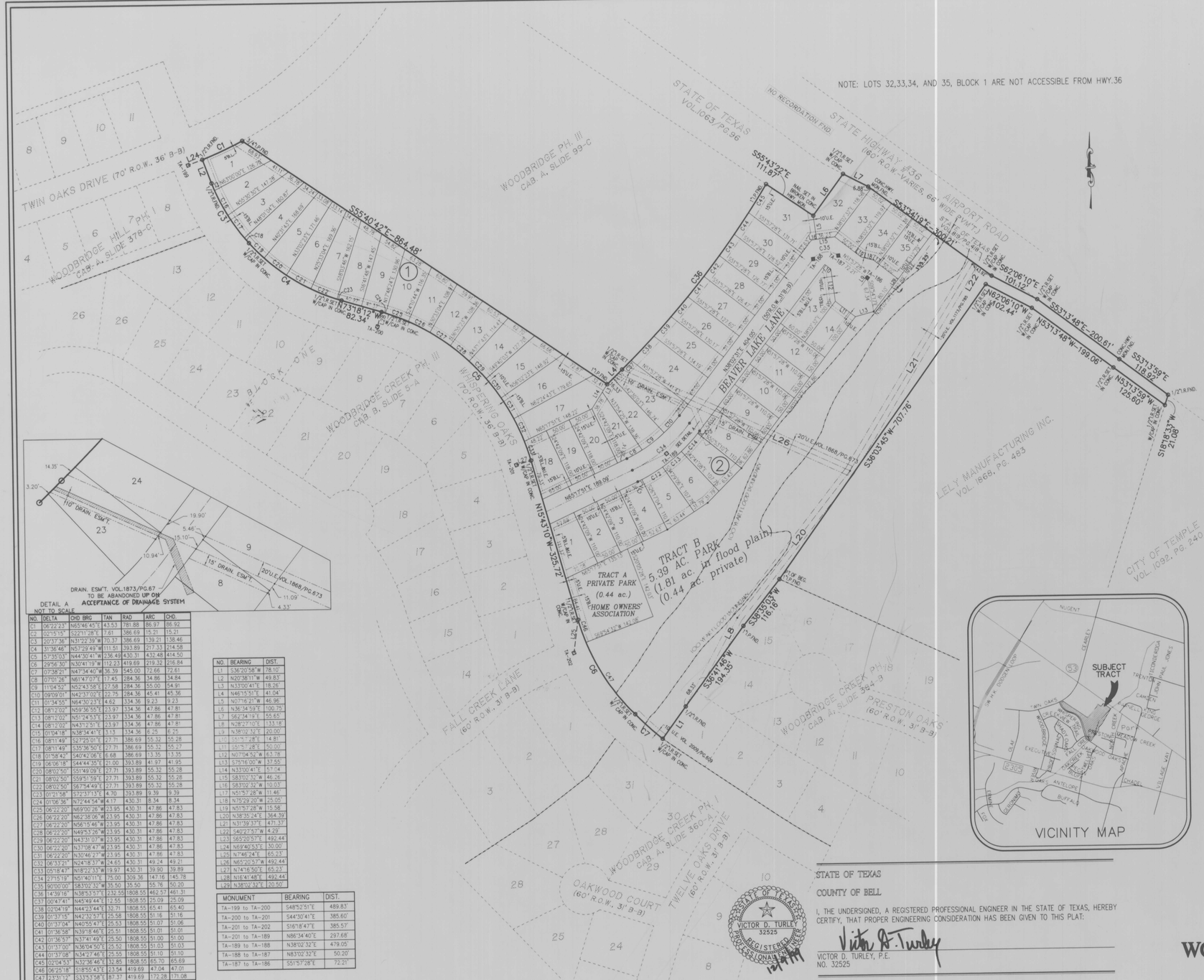
- LI - PD
- LI - CUP, PD
- HI
- HI - PD
- AG
- AG - CUP
- MH
- MH - CUP
- MH - PD
- MU
- MU - CUP
- SD-C
- SD-C - CUP
- SD-H
- SD-H - CUP
- SD-T
- SD-V
- T4
- T4 - PD
- T4 - CUP
- T5-C
- T5-C - CUP
- T5-C - PD
- T5-E
- T5-E - CUP
- T5-E - PD
- NO BASE
- CUP
- PD
- CaseArea
- Buffer

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

lrbarrett
Date: 10/26/2016

City of Temple



NO.	DELTA	CHD BRG	TAN	RAD	ARC.	CHD.
C1	06°22'23"	N85°46'45"E	43.53	781.88	86.97	86.92
C2	02°15'15"	S22°11'28"E	7.61	386.69	15.21	15.21
C3	20°37'36"	N31°22'39"W	70.37	386.69	139.21	138.46
C4	31°36'46"	N57°29'49"W	111.51	393.89	217.33	214.58
C5	67°35'03"	N44°30'41"W	236.49	430.31	432.48	414.50
C6	29°56'30"	N30°41'19"W	112.23	419.69	219.32	216.84
C7	07°38'21"	N47°34'40"W	36.39	545.00	72.66	72.61
C8	07°01'26"	N61°47'07"E	17.45	284.36	34.86	34.84
C9	11°04'52"	N52°43'58"E	27.58	284.36	55.00	54.91
C10	09°09'01"	N42°37'02"E	22.75	284.36	45.41	45.36
C11	01°34'55"	N64°30'23"E	4.62	334.36	9.23	9.23
C12	08°13'02"	N59°36'55"E	23.97	334.36	47.86	47.81
C13	08°12'02"	N51°24'53"E	23.97	334.36	47.86	47.81
C14	08°12'02"	N43°12'51"E	23.97	334.36	47.86	47.81
C15	01°04'18"	N38°34'41"E	3.13	334.36	6.25	6.25
C16	08°11'49"	S27°25'01"E	27.71	386.69	55.32	55.28
C17	08°11'49"	S35°36'50"E	27.71	386.69	55.32	55.27
C18	01°58'42"	S40°42'06"E	6.68	386.69	13.35	13.35
C19	06°06'18"	S44°44'35"E	21.00	393.89	41.97	41.95
C20	08°02'50"	S51°49'09"E	27.71	393.89	55.32	55.28
C21	08°02'50"	S59°51'59"E	27.71	393.89	55.32	55.28
C22	08°02'50"	S67°54'49"E	27.71	393.89	55.32	55.28
C23	01°21'58"	S72°37'13"E	4.70	393.89	9.39	9.39
C24	01°06'36"	N72°44'54"W	4.17	430.31	8.34	8.34
C25	06°22'20"	N69°00'26"W	23.95	430.31	47.86	47.83
C26	06°22'20"	N62°38'06"W	23.95	430.31	47.86	47.83
C27	06°22'20"	N56°15'46"W	23.95	430.31	47.86	47.83
C28	06°22'20"	N49°53'26"W	23.95	430.31	47.86	47.83
C29	06°22'20"	N43°31'07"W	23.95	430.31	47.86	47.83
C30	06°22'20"	N37°08'47"W	23.95	430.31	47.86	47.83
C31	06°22'20"	N30°46'27"W	23.95	430.31	47.86	47.83
C32	06°33'21"	N24°18'37"W	24.65	430.31	49.24	49.21
C33	05°18'47"	N18°22'33"W	19.97	430.31	39.90	39.89
C34	27°15'19"	N51°40'11"E	75.00	309.36	147.16	145.78
C35	90°00'00"	S83°02'32"W	35.50	35.50	55.76	50.20
C36	14°39'16"	N38°53'57"E	232.55	1808.55	462.57	461.31
C37	00°47'41"	N45°49'44"E	12.55	1808.55	25.09	25.09
C38	02°04'19"	N44°23'44"E	32.71	1808.55	65.41	65.40
C39	01°37'15"	N42°32'57"E	25.58	1808.55	51.16	51.16
C40	01°37'04"	N40°55'47"E	25.53	1808.55	51.07	51.06
C41	01°36'58"	N39°18'46"E	25.51	1808.55	51.01	51.01
C42	01°36'57"	N37°41'49"E	25.50	1808.55	51.00	51.00
C43	01°37'00"	N36°04'50"E	25.52	1808.55	51.03	51.03
C44	01°37'08"	N34°27'46"E	25.55	1808.55	51.10	51.10
C45	02°04'53"	N32°36'46"E	32.85	1808.55	65.70	65.69
C46	06°25'18"	S18°55'43"E	23.54	419.69	47.04	47.01
C47	23°31'12"	S33°53'58"E	87.37	419.69	172.28	171.08

NO.	BEARING	DIST.
L1	S36°20'58"W	78.10'
L2	N20°38'11"W	49.83'
L3	N33°00'41"E	18.26'
L4	N46°15'51"E	41.04'
L5	N07°16'21"W	46.96'
L6	N36°34'59"E	100.75'
L7	S62°34'19"E	55.65'
L8	N28°27'10"E	133.18'
L9	N38°02'32"E	20.00'
L10	S51°57'28"E	14.81'
L11	S51°57'28"E	50.00'
L12	N07°04'52"W	63.78'
L13	S75°16'00"W	37.55'
L14	N33°00'41"E	57.14'
L15	S83°02'32"W	46.26'
L16	S83°02'32"W	10.03'
L17	N51°57'28"W	11.46'
L18	N75°29'20"W	25.05'
L19	N51°57'28"W	15.58'
L20	N38°35'24"E	364.39'
L21	N31°39'37"E	471.37'
L22	S40°27'57"W	4.29'
L23	S65°20'57"E	492.44'
L24	N69°40'53"E	30.00'
L25	N7°46'24"E	65.23'
L26	N65°20'57"W	492.44'
L27	N7°46'50"E	65.23'
L28	N16°41'48"E	492.44'
L29	N38°02'32"E	20.50'

MONUMENT	BEARING	DIST.
TA-199 to TA-200	S48°52'51"E	489.83'
TA-200 to TA-201	S44°30'41"E	385.60'
TA-201 to TA-202	S16°18'47"E	385.57'
TA-201 to TA-189	N86°34'40"E	297.68'
TA-189 to TA-188	N38°02'32"E	479.05'
TA-188 to TA-187	N83°02'32"E	50.20'
TA-187 to TA-186	S51°57'28"E	72.21'

BM-617 S.H.36 (AIRPORT RD.), WEST OF APACHE RD. BENCHMARK ELEV.667.53
AT TRIBUTARY OF BIRD'S CREEK NEAR SOUTHWEST CORNER OF VFW TRACT CHISELED SQUARE
CENTERLINE SOUTH EDGE 13" CONC. HEADWALL, APPROX. 60' SOUTH OF CENTERLINE STATE HWY. 36

NOTE: This project is referenced to the City of Temple Coordinate system, an extension of the Texas Coordinate System of 1983, Central Zone. All distances are horizontal surface distances unless noted, and all bearings are grid bearings.
All coordinate values are referenced to City Monument No. 78
The theta angle at said City Monument is 01°31'09".
The Combined Correction Factor (CCF) is 0.999851.
Published City Coordinates are X= 3219398.08, Y=10383543.93.
The tie from the above City Monument to the Point of BEGINNING is S.32°00'59"E., 3907.77'.

NOTE: SIDEWALK ALONG NORTH SIDE OF WHISPERING OAKS FROM TWIN OAKS TO PARK WILL BE CONSTRUCTED BY DEVELOPER.

NOTE: MINIMUM FINISHED FLOOR ELEVATION IS TO BE ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION, OR ONE FOOT ABOVE THE TOP OF CURB, WHICHEVER IS GREATER. (UNLESS NOTED OTHERWISE)

STATE OF TEXAS
COUNTY OF BELL

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS WOODBRIDGE CREEK PHASE IV, A SUBDIVISION IN THE CITY OF TEMPLE, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

LELY INDEPENDENCE MFG. INC.

JOE BOFF, PRESIDENT

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOE BOFF PRESIDENT OF LELY INDEPENDENCE MFG. INC.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 17th DAY OF December, 1999.

NOTARY PUBLIC

NANCY CAIN
NOTARY PUBLIC
State of Texas
Comm. Exp. 11-02-2003

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF TEMPLE, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE AND HEREBY RECOMMEND APPROVAL.

01-19-00

CITY ENGINEER

I, THE UNDERSIGNED, DIRECTOR OF PUBLIC WORKS OF THE CITY OF TEMPLE, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF TEMPLE AND HEREBY RECOMMEND APPROVAL.

01-19-00

DIRECTOR OF PUBLIC WORKS

I, HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WOODBRIDGE CREEK PHASE IV, A SUBDIVISION IN THE CITY OF TEMPLE, TEXAS WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPLE ON THE 21st DAY OF December, 2000. SAID SUBDIVISION SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF TEMPLE, TEXAS

WITNESS MY HAND THIS THE 30th DAY OF December, 2000

CITY SECRETARY

I, THE UNDERSIGNED WATER AND WASTEWATER SUPERINTENDENT, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE WATER AND WASTEWATER MASTER PLANS AND APPLICABLE ORDINANCES AND HEREBY RECOMMEND APPROVAL.

1-20-00

WATER AND WASTEWATER SUPERINTENDENT — DATE

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 20th DAY OF January, 2000.

PLANNING COMMISSION CHAIR

TAX CERTIFICATE

THE BELL COUNTY TAX APPRAISAL DISTRICT, 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 19 DAY OF January A.D. 2000.

BELL COUNTY TAX APPRAISAL DISTRICT

BY:

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.

VICTOR D. TURLEY, P.E.
NO. 32525

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.

VICTOR D. TURLEY, R.P.L.S.
NO. 2475

FINAL PLAT OF:

WOODBRIDGE CREEK PHASE IV

2 BLOCKS, 49 LOTS

14.098 ACRES

OUT OF AND A PART OF THE R.M.WILLIAMSON SURVEY, ABSTRACT #905
CITY OF TEMPLE, BELL COUNTY, TEXAS

TRACT SURVEYED FEBRUARY 2, 1999

14.098 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

FILED FOR RECORD THIS 31 DAY OF February, 2000, IN CABINET C, SLIDE 195-D
PLAT RECORDS OF BELL COUNTY, TEXAS.

TURLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT
301 N. 3rd ST. TEMPLE, TEXAS (254) 773-2400

FINAL PLAT OF:
WOODBRIDGE CREEK PH. IV
R.M.WILLIAMSON SURVEY, ABSTRACT No. 905
CITY OF TEMPLE, BELL COUNTY, TEXAS

DEVELOPED BY:
LELY INDEPENDENCE MFG. INC.
8825 E. TAMIAMI TRAIL,SUITE 204
NAPLES, FLORIDA 33962

REVISIONS	

DATE:	12/7/99
DRN. BY:	SED
REF.:	
LEVEL BOOK	PENTAX
JOB NO.:	99020
SHEET	1 OF 15
COMPUTER DWG. NO.	99020-FP

10330-D
FILE NUMBER

TD 1329

Subject Property
AVAILABLE

View to North

View to South

ZBA COMMISSION ATTENDANCE

2016

	Jan 6	Jan 20	Feb 3	Feb 17	Mar 2	Mar 16	Apr 6	Apr 20	May 4	May 18	Jun 1	Jun 15	P	A
Blake Pitts	No Meeting Held	No Meeting Held	No Meeting Held	No Meeting Held	No Meeting Held	No Meeting Held	P	No Meeting Held	No Meeting Held	No Meeting Held	No Meeting Held	No Meeting Held	1	
Keith Odom														
Tyler Johnson							P						1	
Mark Fryar														1
Kay Guedea							P						1	
Monty Clark							P						1	
*Jeremy Langley														1
*Joel Amos														1
*Mike Pilkington							P						1	
*Omar Crisp														
*Derek Marshall														1

*Alternates

New ZBA members appointed by CC 3-3-2016

	Jul 6	Jul 20	Aug 3	Aug 17	Sept 7	Sept 21	Oct 5	Oct 19	Nov 4	Nov 18	Dec 2	Dec 16	P	A
Blake Pitts	No Meeting Held	No Meeting Held	No Meeting Held	No Meeting Held	No Meeting Held	No Meeting Held	No Meeting Held		No Meeting Held					1
Tyler Johnson														1
Mark Fryar								P						
Kay Guedea								P						
Monty Clark								P						
*Lee Armstrong								P						
*Jeremy Langley								P						
*Joel Amos														
*Derek Marshall														1
*Mike Pilkington														

*Alternates

New ZBA members appointed by CC 7-7-16

Not on Board