



**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
CITY COUNCIL CHAMBERS, 2nd Floor
NOVEMBER 2, 2020, 5:00 P.M.
WORK SESSION AGENDA**

Virtual participation is available at
https://www.templetx.gov/community/get_involved/virtual_meetings.php

Staff will present the following items:

1. Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for Monday, NOVEMBER 2, 2020.
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).
3. **PUBLIC COMMENTS:** Citizens who desire to address the Commission on any matter may sign up to do so prior to this meeting. Public comments will be received during this portion of the meeting. Please limit comments to three minutes. No discussion or final action will be taken by the Planning & Zoning Commission.

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
CITY COUNCIL CHAMBERS, 2ND FLOOR
NOVEMBER 2, 2020, 5:30 P.M.
REGULAR MEETING AGENDA**

Virtual participation is available at
https://www.templetx.gov/community/get_involved/virtual_meetings.php

1. _____ Invocation
2. _____ Pledge of Allegiance

A. PUBLIC COMMENTS

Citizens who desire to address the Commission on any matter may sign up to do so prior to this meeting. Public comments will be received during this portion of the meeting. Please limit comments to three minutes. No discussion or final action will be taken by the Planning & Zoning Commission.

B. 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 19, 2020.

C. ACTION ITEMS

- Item 2:** Hold a public hearing to discuss and recommend action to the Temple City Council to adopt the Central Neighborhood Plan.
- Item 3:** Hold a public hearing to discuss and recommend action on an ordinance creating a pilot program that will temporarily allow extended outdoor dining in City on-street parking spaces and sidewalks and private parking lots and mobile food unit operation in City on-street parking spaces and private parking lots in the CA zoning district.
- Item 4:** [FY-21-6-ZC](#) – Hold a public hearing to discuss and recommend action on a rezoning on property bounded by S. 31st Street to the west, SW HK Dodgen Loop to the north, Lowes Drive to the east and Azalea Drive to the south, more specifically addressed as: 3099, 3107, 3111 and 3113 S. 31st Street; 721, 805 and 921 SW HK Dodgen Loop; 3112 and 3116 Lowes Drive; and 1210 Azalea Drive from Planned Development (PD) zoning district with Conditional Use Permits (CUP), Planned Development (PD) Multi-Family Two (MF-2) zoning district and Planned Development (PD) Commercial (C) to Planned Development (PD) General Retail (GR) with conditions related to required site plan approval, permitted uses, lot dimensional standards, landscaping, architecture, signage, lighting, parking and sidewalks to match the intent of the 2020 Comprehensive Plan.
- Item 5:** [FY-20-65-PLT](#) – Consider and recommend action on the Final Plat of Mesa Ridge Phase I, a 52.66 +/- acre, 121-lot, 5-block, 2-tract residential subdivision, situated in the Baldwin Robertson survey, abstract no. 17, in Temple, TX in Bell County, addressed as 9335 S.H. 317, with developer requested exception to UDC 8.2.1.D for street projections.
- Item 6:** [FY-20-69-PLT](#) – Consider and take action on the Final Plat of The Enclave at Lake Belton Phase II, a 28.354 +/- acre, 17-lot, 2-block, residential subdivision, including a replat of Lot 13, Block 1, Enclave at Lake Belton, Phase I, situated in the William Steele Survey, Abstract No. 742, located south of Hwy 36 approximately 1,000 feet west of the Lake Belton Bridge in Temple's northwest Extraterritorial Jurisdiction (ETJ).

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 email at wsisneroz@templetx.gov , regular mail, fax: 254-298-5624, or telephone: 254-298-5700, 48 hours prior to the meeting date.

Agendas and the packets with background information related to the above-referenced case(s) are posted on the Planning Department's webpage at Internet Website at https://www.templetx.gov/departments/administration/city_secretary/recent_agendas_minutes/planning_and_zoning_commission_agendas.php. 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 published to the City of Temple's website at 1:00 PM, October 29, 2020.



Jana Lewellen

City Secretary, TRMC, CMC

SPECIAL ACCOMMODATIONS: *Persons with disabilities who have special communication or accommodation needs and desire to attend this meeting should notify the City Secretary's Office by mail or telephone 48 hours prior to the meeting date.*

**PLANNING AND ZONING COMMISSION
OCTOBER 19, 2020
4:45 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Bryant Ward

Lester Fettig
Lydia Alaniz
Donna Wright

Paulino Castillo
Jeremy Langley

MEMBERS ABSENT:

Daniel Jeanes Lee Armstrong
Derek Marshall

STAFF PRESENT:

Brian Chandler, Director of Planning
Alan DeLoera, Director of Information Technology
Lynn Barrett, Assistant Director of Planning & Development
Christina Demirs, Deputy City Attorney
Amanda Rice, Deputy City Attorney
Dan Kelleher, Main Street Manager
Jered Staton, Public Works Project Manager
Mark Baker, Principal Planner
Jason Deckman, Senior Planner
Cheryl Maxwell, Planner
TaNicia Wydermyre, Planning Technician
Kathie Gover, Administrative Assistant

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 Ward opened the work session at 4:45 p.m. and asked Mr. Brian Chandler, Director of Planning and Development, to proceed.

Mr. Brian Chandler, Director of Planning and Development, stated he will be discussing the updates on the Director's Report later.

Next, Ms. Amanda Rice, Assistant City Attorney, presented the Extended Outdoor Dining and Seating Pilot Program. The COVID-19 effects on local restaurant and bars was discussed.

The guidelines for the proposed pilot program ordinance were reviewed by Ms. Rice.

Requirements for restaurants and bars were outlined in her presentation that would allow extended outdoor dining and seating in City on-street parking spaces and sidewalks and private parking lots within the CA Zoning District through City permits.

The pilot program will last six months unless terminated earlier by City Council or the City Manager and may be extended by ordinance.

To operate in coordination with a food truck, the restaurant or bar must have a written agreement with the food truck operator.

If using a City on-street parking space or City sidewalk under this program, the restaurant or bar must have and maintain the following insurance:

- General Liability \$1,000,000 single event/\$2,000,000 aggregate;
- Alcohol Service \$1,000,000 (if applicable); and
- Worker's Compensation \$500,000

Food Truck Operator Requirements-Food Truck Operators:

- Must have a written agreement with a brick and mortar restaurant or bar to participate in this program
- May not park or operate within 100 feet of a brick & mortar restaurant located on the same street that is primarily engaged in selling the same type of food offered by the food truck unless the food truck is owned by the restaurant or the owner or authorized agent of the restaurant provides written consent
- Must have vehicle insurance
- May not place anything outside of the food truck with the exception of one sandwich board sign
- Must be removed from the permitted area overnight
- Must comply with all traffic safety rules
- May only park in assigned City parking spaces and approved private parking lots
- Must comply with all City and state water and wastewater regulations
- Food truck operators operating in the CA zoning district under other City permits do not have to comply with the requirements of this ordinance

Requirements for All Permittees:

- Must comply with all local and state emergency orders, including social distancing requirements, and all City pilot program policies, including fire safety policies
- Must comply with the Texas Accessibility Standards and the ADA and must not create a hazardous condition or obstruction of vehicular or pedestrian traffic
- May not block fire lanes
- May not use the permitted area overnight
- May not play amplified music, unless otherwise approved by City
- If selling alcohol, must have the proper TABC license or per

Ms. Rice explained that the City of Georgetown has a similar program as this proposal.

Food truck operators operating in the CA zoning district under other City permits do not have to comply with the requirements of this ordinance.

Permit Application Reviews:

- The City will approve or deny all original and amendment permit applications within 10 business days of the date a complete application is filed
- Permit amendment applications are needed to amend the terms or conditions of a pilot program permit, including adding new food truck locations, expanding an outdoor dining or seating footprint, and adding new furniture, fixtures, etc.

Expiration of Permits:

- A pilot program permit will last the duration of the pilot program unless earlier terminated or expired
- The City can issue a permit for a shorter period of time if another activity was approved to take place at the site prior to the permit issuance or for other good cause
- If the City or a public utility has a temporary lawful need for the permitted area, including for a temporary special event, the permittee must vacate the area and, if needed, remove all tables, chairs, etc. from the area

City Manager's Responsibilities:

- Under the proposed pilot program, the City Manager or his/her designee is authorized to:
 - Set application fees
 - Proposed application fees:
 - Original Application - \$50
 - Amended Application - \$25

- Limit the number of food trucks that may be issued a permit for good cause, including public health or safety, prevention of traffic congestion, and increased need for parking
- Terminate the pilot program without City Council action
- Hear appeals of permit denials and revocations
- Provide an update to City Council on how the pilot program is working
- Bring an ordinance forward to City Council to extend the program if in the best interest of the City and the public

Penalties:

- Criminal fine amounts for violations of the pilot program ordinance or policy or terms or conditions of a pilot program permit:
- \$2,000 fine for violations of a regulation governing fire safety, zoning, or public health or sanitation
- \$500 fine for all other violations
- Criminal fine amounts for violations of the pilot program ordinance or policy or terms or conditions of a pilot program permit:
 - \$2,000 fine for violations of a regulation governing fire safety, zoning, or public health or sanitation
 - \$500 fine for all other violations

Proposed Schedule for Ordinance:

- Oct. 15th – CC workshop
- Oct. 19th – P&Z workshop
- Nov. 2nd – P&Z regular meeting for recommendation
- Nov. 5th – CC 1st reading
- Nov. 19th – CC 2nd reading

Chair Ward asked if refunds for application fees are available if shut down.

Ms. Rice stated perhaps provisions for a prorated cost could be added.

Commissioner Fettig asked the procedure for regulating the number of outside chairs.

Ms. Rice explained the layout will be required with the application. If the approved layout does not match the actual seating, then a discussion would take place before fines are assessed.

The details of monitoring are still being worked out, and it will be a team effort to ensure compliance.

Mr. Chandler stated it would be addressed with conversation before code enforcement becomes involved.

Currently, street use licenses are required, and the pilot program may possibly later replace those not in the right-of way.

Chair Ward asked if this will be on a first-come, first-serve basis.

Mr. Chandler stated if there is a conflict, then a solution would be worked out if two businesses request the same area.

Commissioner Alaniz asked the expected time frame for this project.

Mr. Chandler stated this is a final draft subject to P&Z, City Council, and Main Street Advisory Board input.

Mr. Chandler stated November 19, 2020 is the date planned for approval.

Commissioner Alaniz stated this is a great plan and feels this is a safer environment considering the circumstances.

Mr. Chandler expects discussions to be involved with these applications regarding parking issues.

Commissioner Fettig expressed the opinion that many businesses will take advantage of this program.

Chair Ward suggested that a procedure be put in place for a rotation for these spaces and outdoor seating.

Discussion ensued regarding this issue.

Mr. Chandler reviewed tonight's light agenda.

Next, he reviewed the Director's Report and updated the City Council final decisions.

He also reviewed the recent meeting discussion with the Temple Area Builders Association.

Mr. Chandler asked if there were any questions.

There were no further questions.

Mr. Chandler introduced our new planner, Ms. Cheryl Maxwell, and discussed her background experience. The commission welcomed Ms. Maxwell.

Chair Ward opened the public hearing.

There being no speakers, the public hearing was closed.

Invocation and prayer assigned.

Chair Ward closed the meeting at 5:23 P.M.

**PLANNING AND ZONING COMMISSION
OCTOBER 19, 2020
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT

Chair Bryant Ward

Lester Fettig
Lydia Alaniz
Donna Wright

Paulino Castillo
Jeremy Langley

MEMBERS ABSENT:

Daniel Jeanes Lee Armstrong
Derek Marshall

STAFF PRESENT:

Brian Chandler, Director of Planning & Development
Lynn Barrett, Assistant Director of Planning & Development
Christina Demirs, Deputy City Attorney
Amanda Rice, Deputy City Attorney
Dan Kelleher, Main Street Manager
Jered Staton, Public Works Project Manager
Mark Baker, Principal Planner
Jason Deckman, Senior Planner
Cheryl Maxwell, Planner
TaNicia Wydermyre, Planning Technician
Kathie Gover, Administrative Assistant

The agenda for this meeting was posted on the bulletin board at the Municipal Building, October 19, 2020 at 1:30 p.m. in compliance with the Open Meetings Law.

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

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

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

A. PUBLIC COMMENTS

Chair Ward opened for public comments.

There being no speakers, the public comments were closed.

B. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of October 5, 2020.

Approved by general consent.

C. ACTION ITEMS

Item 2: FY-20-57-PLT - Consider and recommend action for a developer-requested exception to the Unified Development Code (UDC) section 8.3 related to the payment of public park fees and an amendment to the Preliminary Master Plat of the Groves at Lakewood Ranch, a 223.411 +/- acre, 798-lot, 27-block, 13 tract residential subdivision, located generally between Orion Drive and Bending Branch Way, approximately 2,870 feet north of W. Adams Ave from its intersection with Clinite Grove Blvd.

Mr. Mark Baker, Principal Planner, stated this item is scheduled to go forward to City Council on November 19, 2020 due to Preliminary Plat Authority since an exception to the Unified Development Code (UDC) has been requested.

An aerial map was shown illustrating a comparison between existing and additional acreage.

Background:

- Development in multiple phases
- SF-2 Zoning
- Incorporates 102.272 +/- acres
Annexed – Ordinance 2020-5035
Rezoned – Ordinance 2020-5058 (October 15, 2020)
- Proposes minor adjustments to a couple of street configurations
- Preliminary Plat Lot Size Range:
5,232 square feet (SF)-Smallest lots: Lots 29,34, 73 & 78 Block 9
45,134 square feet (SF)-Largest lots: Lot 8, Block 15
- Development Review Committee (DRC):
August 27, 2020 (Reviewed)
October 15, 2020 (Deemed Complete/Filed)

Mr. Baker stated there are pending items such as finalized street names and mapping comments that will be addressed with the respective final plats.

The vicinity map was shown.

Water will be provided through an eight-inch water line in multiple locations.

Sewer will be provided through an eight-inch line in multiple locations.

This property lies in Belton Independent School District (BISD).

UDC Exception:

- UDC 8.3 – Use of Public Park Fees:
 - Based on one acre per 133 homes – 7.7 acres meets the requirement, amended plat proposes 13.39+/- acres – *Exceeds minimum acreage requirement*
 - Park exception approved with the initial Preliminary Master Plan in 2014 per Resolution 2014-7326-R
 - Latest exception incorporates the 102.272+/- acres into the Master Plan boundaries
- The developer has made a commitment to develop the park land in accordance with the desires of the HOA and in conjunction with funds put forth by the developer and HOA – *Parks and Recreation staff is supportive of the requested exception.*

An aerial view of the proposed sidewalk and green space was shown.

Staff recommends approval of the Amended Preliminary Master Plat of Groves at Lakewood Ranch and the requested exception to UDC Section 8.3 (Use of Park Fees)

This item does not require a public hearing.

Commissioner Alaniz made a motion to approve Item 2, **FY-20-57-PLT**, per staff recommendation, and Commissioner Fettig made a second.

Motion passed: (6:0)

Commissioners Jeanes, Marshall, and Armstrong were absent.

Item 3: FY-20-59-PLT – Consider and take action on the Final Plat of Honey Glen Acres, a 33.29 ACRE, 2 block, 25 lot residential subdivision situated in the E. P. Pulliam Survey, ABSTRACT 676, on the south side of FM 436 East of FM 1123 in the southern ETJ of the City of Temple, Bell County, Texas.

Mr. Jason Deckman, Senior Planner, stated the Planning and Zoning Commission is the final authority for this item since no exceptions to the UDC have been requested.

The Vicinity map and Aerial photo were shown.

Background:

- 33.29 +/- acres, 25-lots, 2-block residential subdivision
- Located along FM 436 in the ETJ
- On-site septic approved by Bell County Health Department
- Water to be supplied by Armstrong WSC

- Previous exceptions approved by City Council in June 2020
- Right-of-way exception were approved under the 2008 Thoroughfare Plan; the new plan does not require dedication
- Exception for street projections as required per UDC Section 8.2.1
- DRC reviewed on September 8, 2020, and it was deemed administratively complete and considered filed as of October 13, 2020.
- Planning & Zoning Commission is the final plat authority since no new exceptions have been requested.

The Thoroughfare Plan in 2020 Comprehensive Plan was shown.

The Honey Glen Acres Plat was shown.

The Topo/Utility Plan was shown.

Area photos were shown.

Staff recommends approval of The Final Plat of Honey Glen Acres.

Chair Ward asked if the house on this property was occupied.

Speaker, Mr. Brandon Whatley, 4412 Cedar Creek Road, Temple, Texas, stated the house is occupied and will remain a part of the new subdivision. Mr. Whatley confirmed that the current house on the property will be on Lot 10, Block 1.

The commissioners had no further questions.

This item does not require a public hearing.

Commissioner Fettig made a motion to approve Item 3, **FY-20-59-PLT**, per staff recommendation, and Commissioner Langley made a second.

Motion passed: (6:0)

Commissioners Jeanes, Marshall, and Armstrong were absent.

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

Respectfully submitted,

Kathie Gover



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

11/02/2020
Item #2
Regular Agenda
Page 1 of 3

NEIGHBORHOOD/DISTRICT: Central District

CASE MANAGER: Kelly Trietsch Atkinson, Senior Neighborhood Planner

ITEM DESCRIPTION: Hold a public hearing to discuss and recommend action to the Temple City Council to adopt the Central Neighborhood Plan which encompasses an area roughly bound by the BNSF rail lines to the east and to the south, 31st Street to the west, and to an undeveloped property north of the Temple High School campus.

PROPOSED CITY COUNCIL MEETING SCHEDULE: This item is scheduled for Council Workshop on November 19, 2020 and adoption on December 3, 2020.

STAFF RECOMMENDATION: Adopt the Central District neighborhood plan as presented.

ITEM SUMMARY: City of Temple staff began working with Kasberg, Patrick & Associates, LP and Covey Landscape Architects in the 3rd quarter of fiscal year 2020 to develop the Central District Neighborhood Plan. Contract services provided by KPA and Covey also included a proposal to develop schematic design for the water and wastewater utilities in the Central District to support potential infill and future redevelopment activities.

Development of the Central District Neighborhood Plan began just as the shutdown was issued for the pandemic. The ability to conduct in-person public engagement was effectively eliminated because of disease prevention consideration. As such, the public open house event of the planning process was canceled. This event in the past provided key contributions to public engagement as it raised neighborhood awareness, increased public survey participations, and provided an opportunity for information sharing directly from neighborhood residents. The planning team worked hard to make up for what was lost with door to door (socially distanced) solicitation, broadcast media, and social media outreach efforts.

A neighborhood survey was also created and distributed via mail and online delivery in both English and Spanish. Focus group and external planning team meetings were held through an online/virtual platform. The surveys and group discussions helped to identify neighborhood opportunities and constraints and created a framework from which concept planning and plan recommendations were derived.

The Central District Neighborhood Plan includes recommendations related to the following sections:

Street Network

The Central District Neighborhood Plan identifies proposed improvements for the following street sections:

- Central Avenue
- Adams Avenue
- 25th Street
- 21st Street
- Avenue D
- 23rd Street
- 27th Street
- Barton Avenue
- Houston Avenue
- Avenue A

Each street section concept proposes improvements to include items such as bike lanes, sidewalks, buffer landscaping, on-street parking, access management, intersection re-alignments, and traffic calming measures.

Neighborhood Identity

Placemaking is an important part of creating a unified and unique neighborhood. From identifiers on the edges of the neighborhood to special colors or markers on street signs, small, unique elements that are carried across the entire district create a sense of place and community. These elements allow residents to have a sense of identity and pride in where they live and inform visitors they have entered into a special district and set a tone for what they will experience. Recommendations for neighborhood identity include uniquely branded signage, supplemental elements such as banners, and street sign toppers.

Development Concepts

The Central District plan evaluates current zoning, the future land use plan, the City's adopted thoroughfare plan, Parks Master Plan and Capital Improvement Projects Plan as well as other plans with overlapping interests such as the Central & Adams Avenue Corridor Plan. Outcomes from resident and business owner feedback, in conjunction with existing plan evaluation, include the development of concepts such as the Business/Tech Park, Central Avenue Overpass Park, and Rail Line Linear Park. Recommendations are made for potential thoroughfare, zoning, and Comprehensive Plan revisions. The Central District Neighborhood Plan contains a model block example to address parking, building placement, access, landscaping and signage. Additional elements of the plan highlight open space development for parkland and connectivity to existing or future trail systems. The Central District Neighborhood Plan highlights concepts for the integration of higher density residential development and appropriate and compatible infill opportunities throughout the plan area.

Lighting

The Central District Neighborhood Plan includes a lighting plan which breaks the plan area into five (5) separate lighting zones:

1. General Street Zone
2. Neighborhood Zone
3. Intersection Zone
4. Multi-family Zone
5. Trail Zone

Each lighting zone gives recommendations for lamp size, spacing, and average foot-candles which are appropriate for the surrounding development. The lighting plan also includes lighting considerations for business and commercial developments within the plan area to promote dark sky principles and reduce off site lighting impacts on adjacent properties, especially near residential areas.

Action Plan

The Central District Action Plan summarizes the recommendations derived from the project findings. These actions follow to the direction put forth in the City's Strategic Plan and Temple By Design, 202 Comprehensive Master Plan. In accordance with those plans, the actions are organized by the focus areas Smart Growth, Public Safety, Places and Spaces, and High-Performing Organization. The recommendations in the Action Plan will reference e respective Comprehensive Plan initiatives the are helping to realize. The Action Plan will identify the implementation method, priority, and department involvement. The Neighborhood Planning Team will assist all city departments with the implementation and progress tracking of the initiatives outlined in the Action Plan.

FISCAL IMPACT: There is no financial impact at this time.

ATTACHMENTS:

Central District – Neighborhood Planning Presentation



Central Planning District

Planning & Zoning Commission Meeting

1

Neighborhood Districts

- 18 total neighborhood districts
- 4 neighborhood plans each year
- Public engagement process with kick-off event, external planning team meetings, and focus groups
- Development of neighborhood plans
 - Infrastructure
 - Pedestrian Elements
 - Street Lighting
 - Housing
 - Parks
 - Safety
 - District Identification



2

Neighborhood Planning District Schedule		
Neighborhood	Fiscal Year	Quarter
Ferguson Park District	FY 19	Completed
Crestview District	FY 20	Q1
Historic District	FY 20	Q2
Central District	FY 20	Q3
Bellaire District	FY 20	Q4
Midtown District	FY 21	Q1
Downtown District	FY 21	Q2
Garden District	FY 21	Q3
Jackson District	FY 21	Q4
Bird Creek District	FY 22	Q1
Temple Heights District	FY 22	Q2
Silo District	FY 22	Q3
Barnhardt District	FY 22	Q4
Northwest Hills District	FY 23	Q1
I-35 Midtown District	FY 23	Q2
Woodlawn District	FY 23	Q3
East Downs District	FY 23	Q4
TMED District	FY 24	Q1

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PURPOSE

The City of Temple is dedicated to fostering cohesive, distinct, vibrant, safe and attractive neighborhoods, where citizens take pride and are engaged with their community. These objectives will be accomplished through the work of the City's Neighborhood Team. Through a process of collaboration and communication, the City's Neighborhood Team will strive to ensure continued improvements to Temple's neighborhoods, as well as access to a wide variety of housing types that are safe, accessible and affordable.

NEIGHBORHOOD SERVICES + NEIGHBORHOOD PLANNING

YOUR NEIGHBORHOOD TEAM

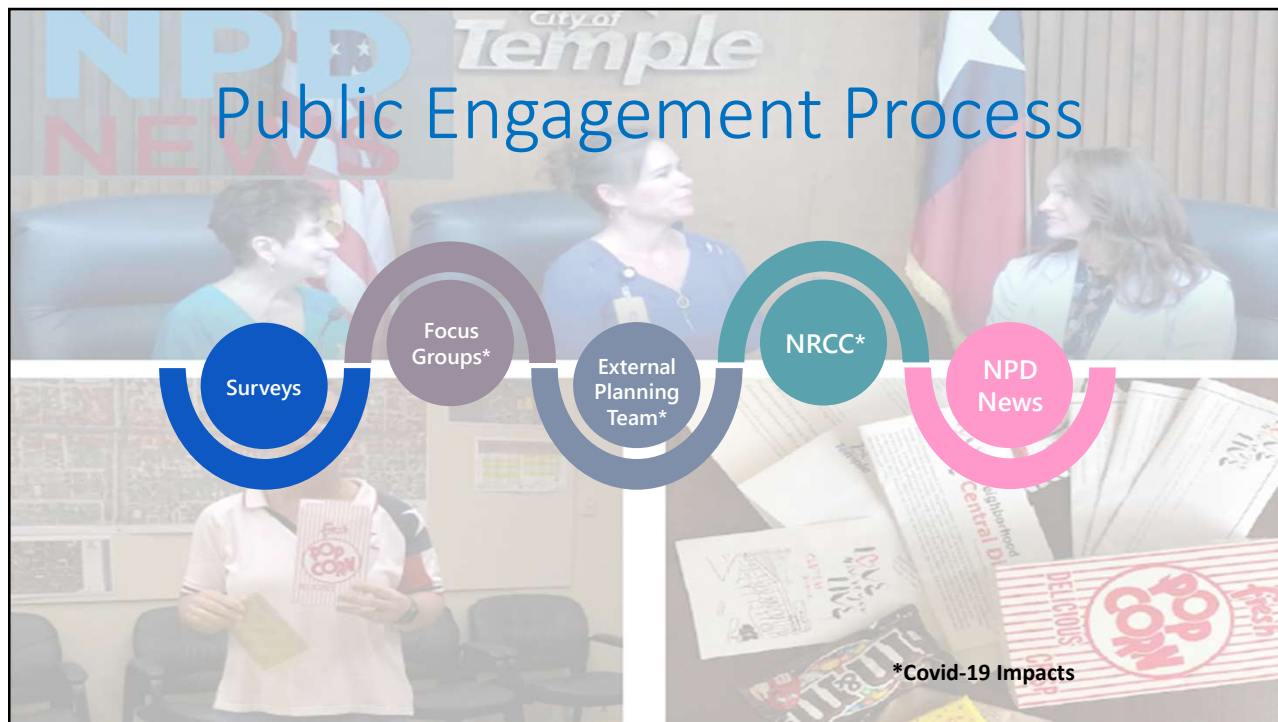
MISSION

Working alongside residents in each neighborhood, our mission is to identify neighborhood concerns, values, vision and goals. Through this process, the City will develop long-range plans for each Neighborhood Planning District to include:

- City Capital Improvement Projects
- Private Investment & Economic Development Opportunities
- Community Development Block Grant Projects

A strong emphasis will be placed on improving the quality of life in each neighborhood while increasing access to affordable housing.

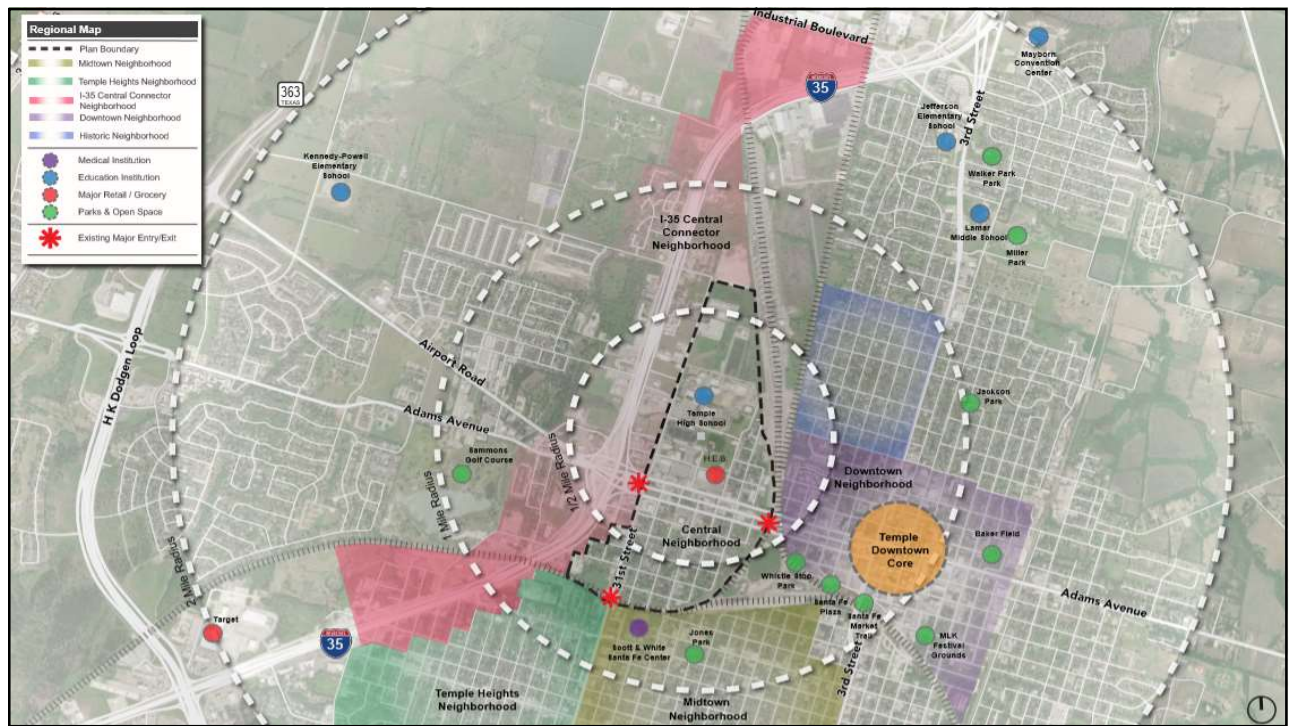
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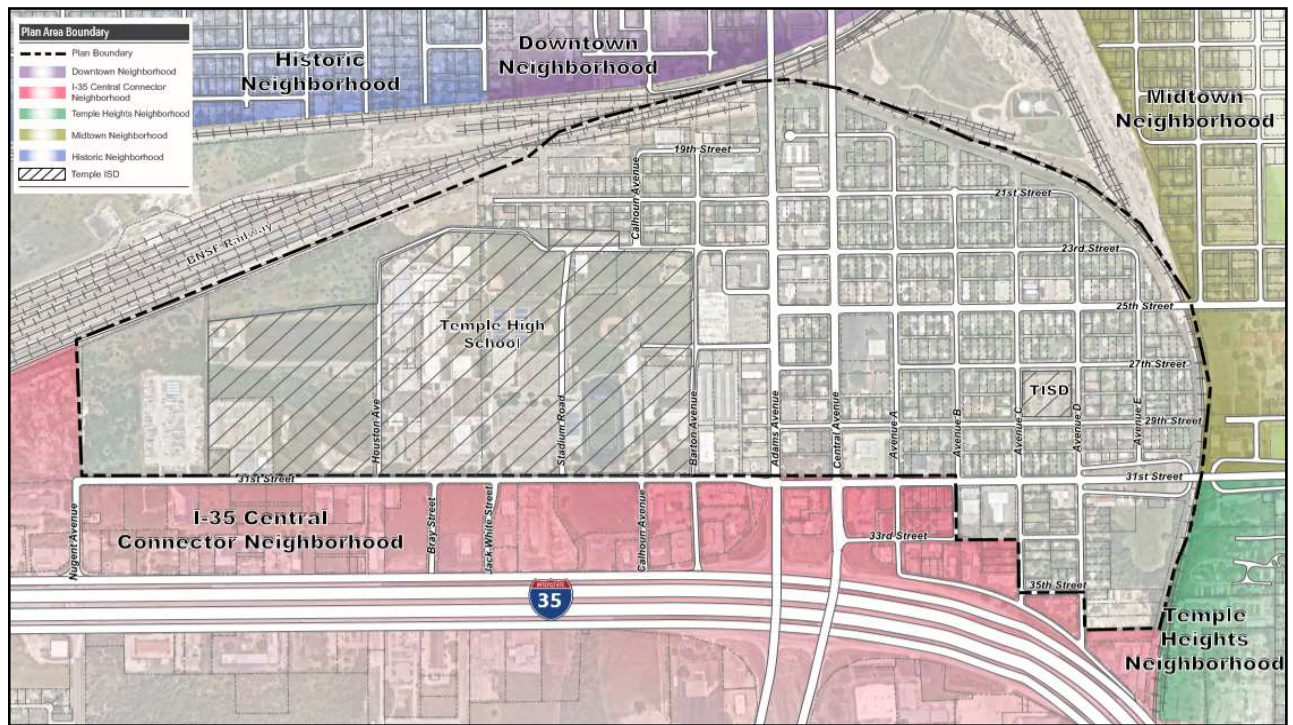
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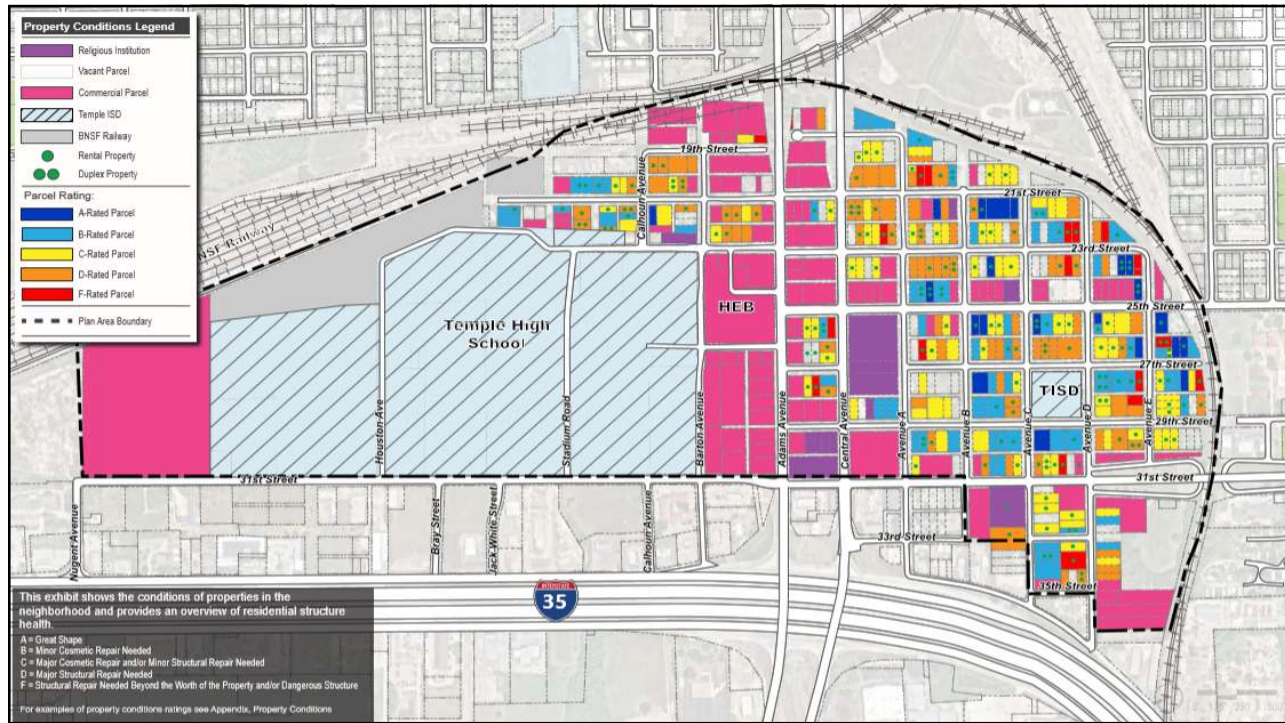
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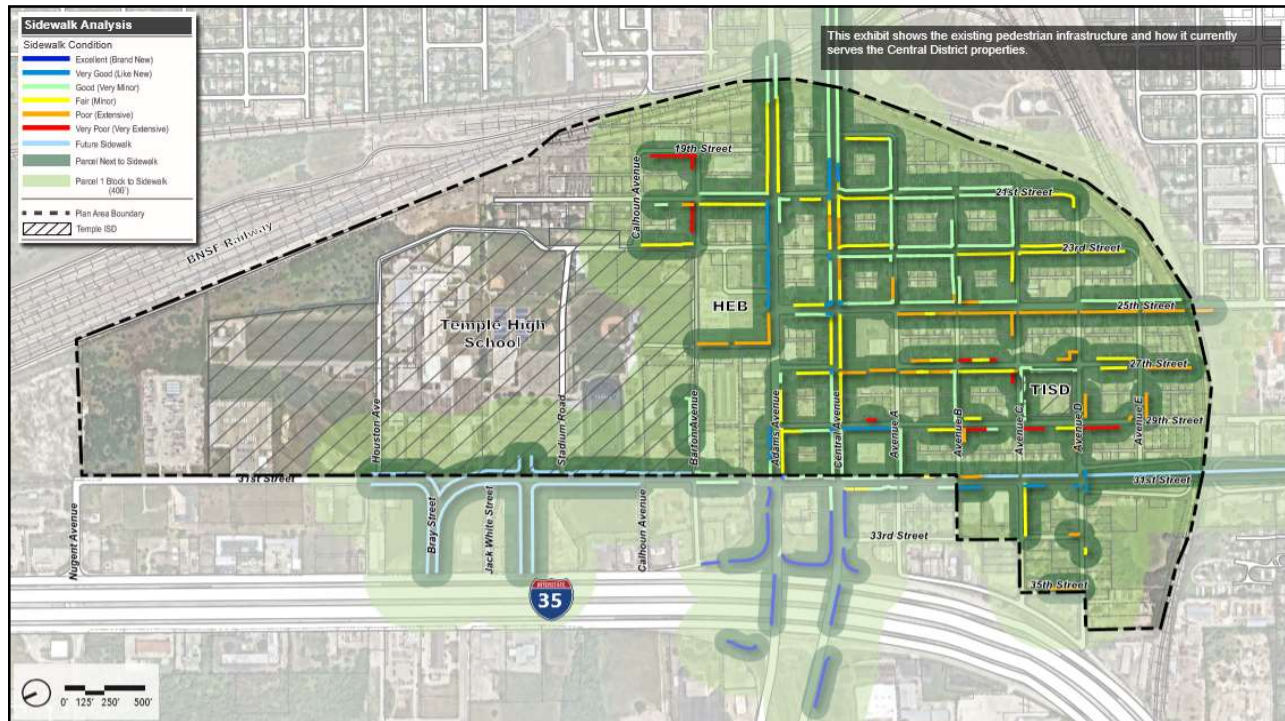
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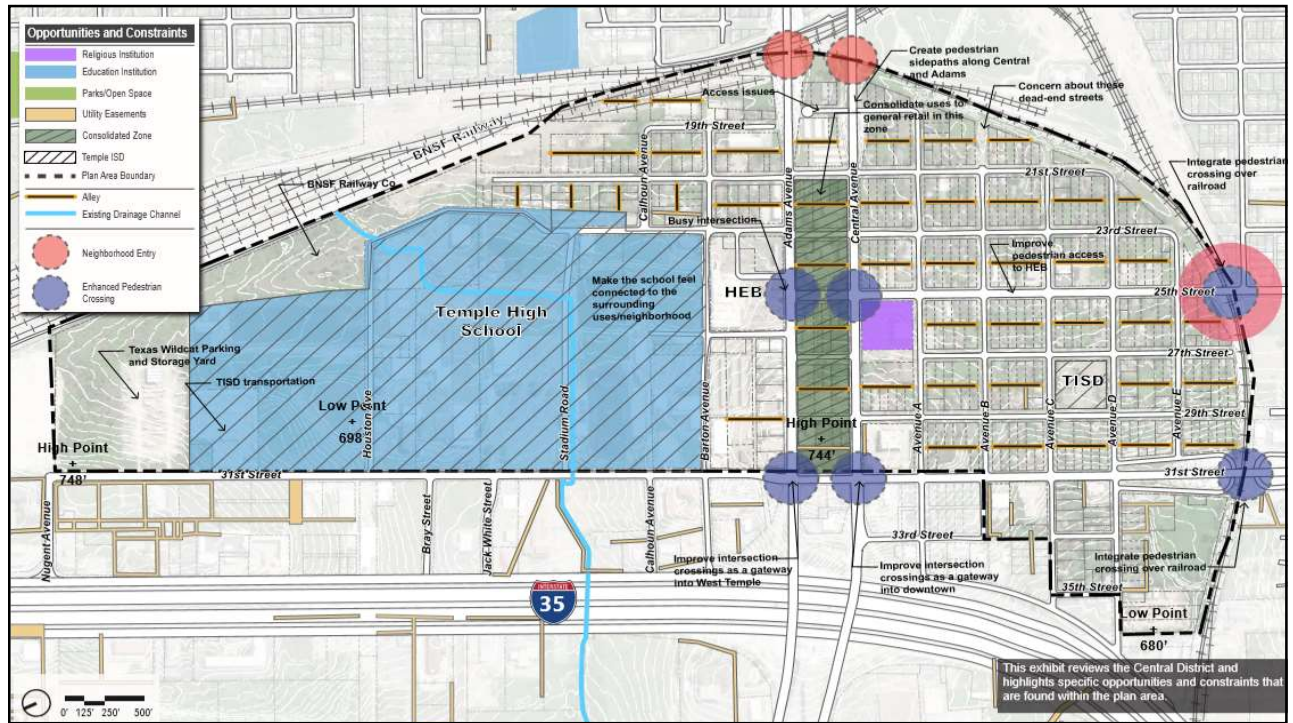
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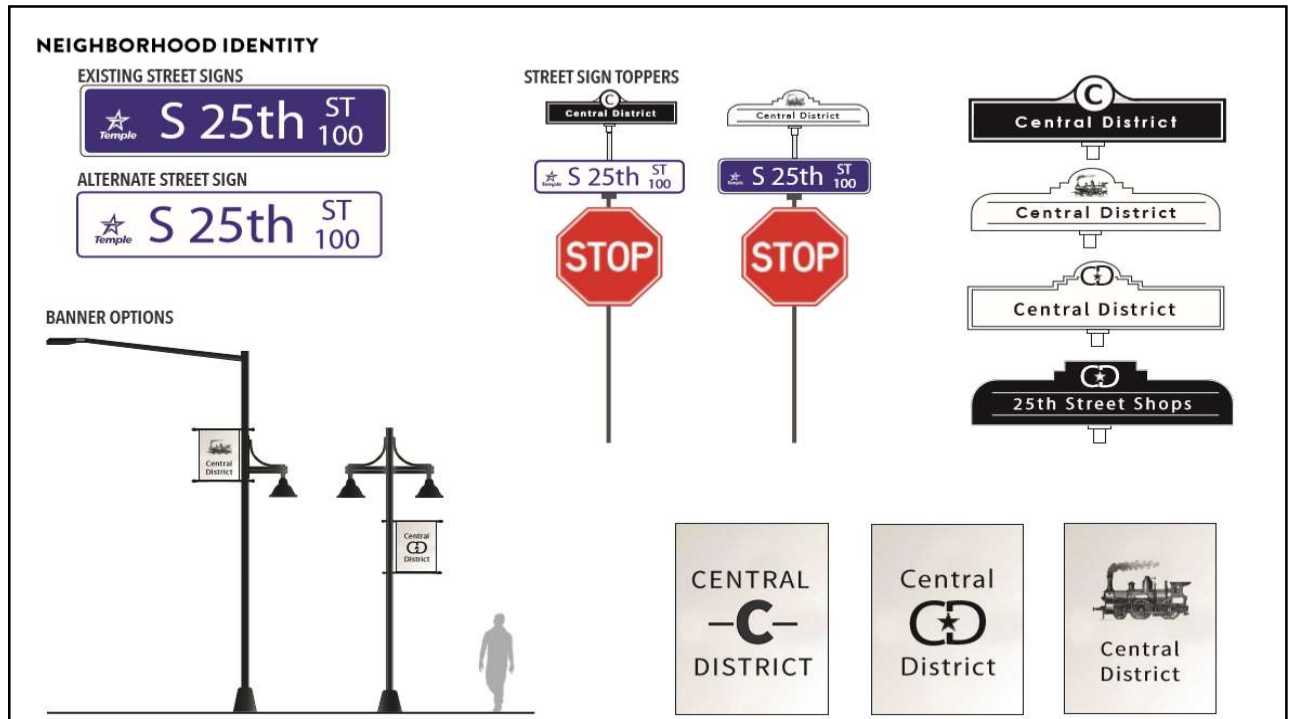
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Plan Background
The Central and Adams Avenue Corridor Plan was developed to provide guidance for this key access route to Downtown Temple. The Central District Plan will follow the direction and recommendations put forward as part of that planning effort.

The Plans Goals and Objectives
The following are the goals and objectives of the Central and Adams Avenue Corridor Plan:

Goal 1: Create a gateway corridor in and out of downtown
Goal 1 Objectives

- Initiate an arrival and exit sequence in and out of Downtown Temple.
- Create unique gateway features that help easily identify the beginning and end of the corridor.
- Utilize wayfinding and markers to inform users of places of interest.

Goal 2: Create safe and efficient transportation
Goal 2 Objectives

- Create crosswalks and ADA ramps at intersections.
- Convert one-way streets at key intersections to two-way streets.
- Calm/slow traffic by changing materials at intersections, lining street with street trees, and converting traffic to two-way.


Goal 3: Connect Temple to downtown
Goal 3 Objectives

- Enhance streets to adjoining neighborhoods and districts.
- Propose unique and usable sidewalk/trails to downtown.
- Overcome the limited pedestrian connectivity across the bridges leading into downtown.
- Connect other places of interest.


Goal 4: Enhance Gateway Corridor with unified aesthetic
Goal 4 Objectives

- Use similar materials and signage throughout the corridor.
- Start a uniform street lighting that is evenly spaced.
- Create overlay suggestions concerning buffer zones, signage, building setbacks, materials, and street trees.


The Plan's Key to Success
Improve corridor coherence through uniform and consistently scaled signage.



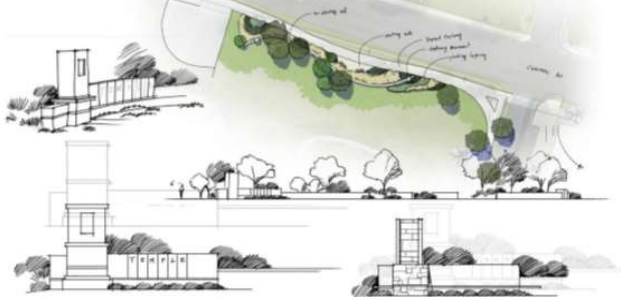
Streetscape Environment
The corridor currently has a scattered and barren feel. More recent development contributed to improvements with enhanced streetscape and reduction of driveway widths and number of curb cuts.



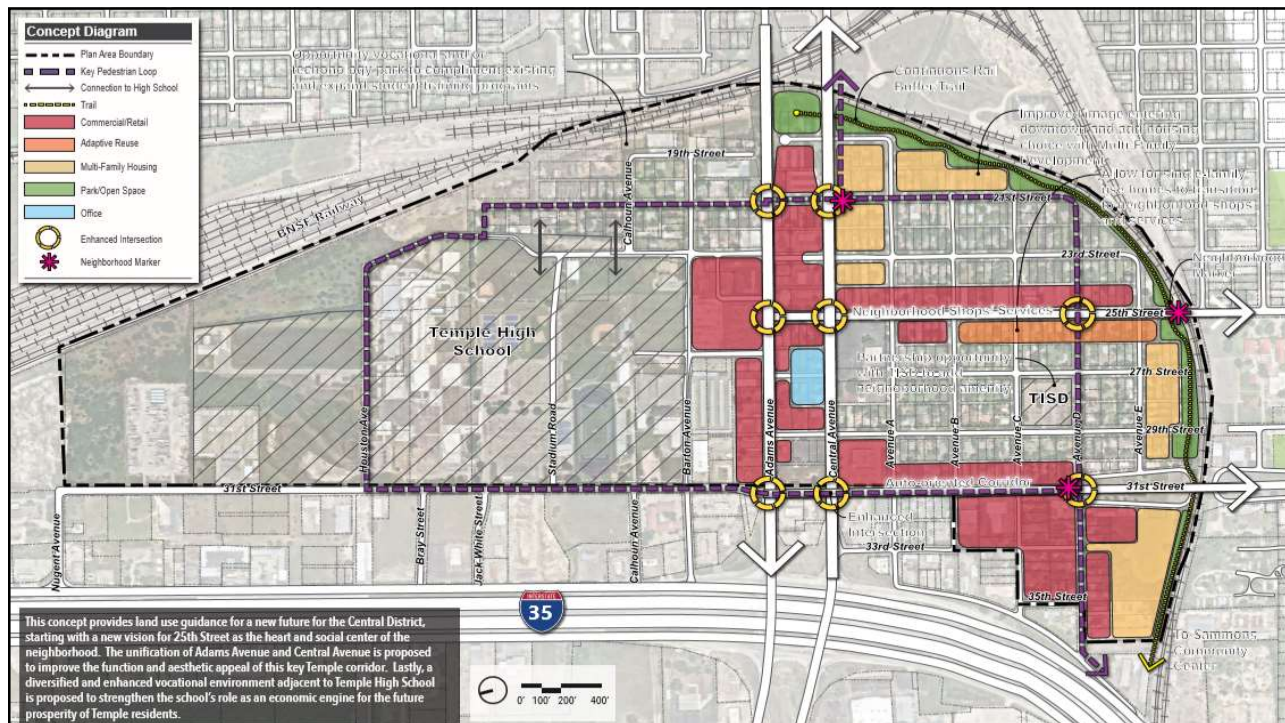
Delineation and Enhancement of Intersections
An improvement to the Central and Adams Corridors intersections will be essential to increase pedestrian comfort. Increased crosswalk delineation through parking and paving variation will contribute to traffic calming and increased pedestrian awareness by drivers. Additionally, intersection enhancements will contribute to an improved sense of place by providing opportunities for the application of distinct character elements of lighting and signage.




Application of Gateways
The connection between I-35 and Downtown Temple through the Central and Adams Corridor naturally promotes the application of gateway monuments. The overpass at the railroad provides a book end of the Central District and the beginning of the Downtown District and lends itself to clear delineation along the neighborhood boundary.



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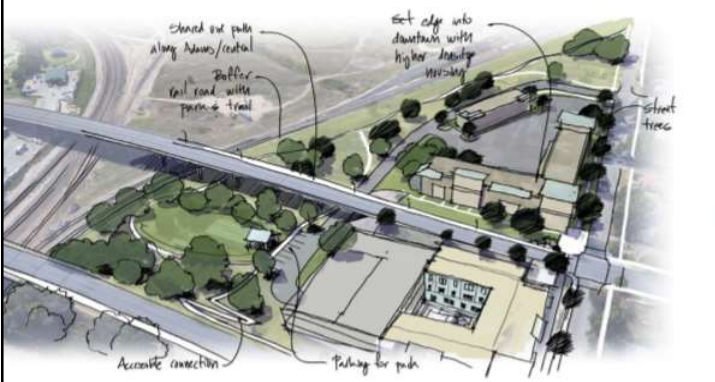


BEFORE

Central Avenue Overpass Park
 The Central Avenue Overpass Park concept is intended to provide needed park space for the Central District. The addition of this park could encourage infill development by providing nearby recreational offerings. The overpass itself provides shelter from the elements making it an opportune space for a sports court or gathering space.


Overall Plan Area Takeaways:


- Adds park space to plan area
- Addresses underutilized space
- Potential for a catalyst effect



AFTER

LOCATION KEY



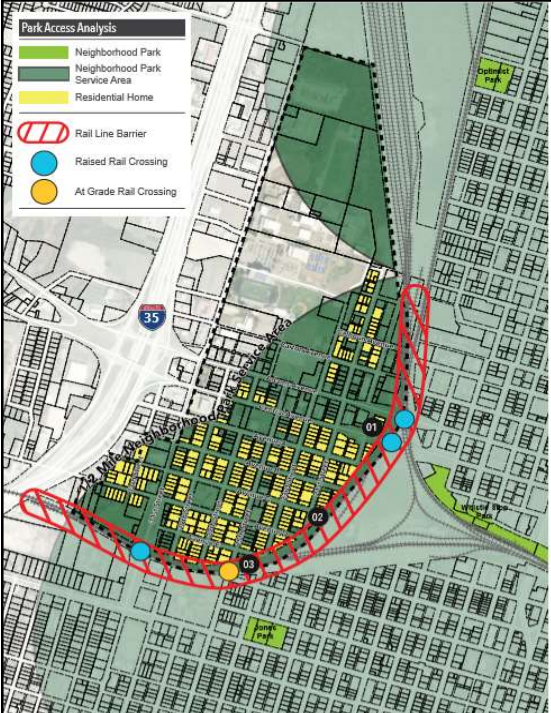


SUPPLEMENTAL IMAGES


15

Park Access Analysis


- Neighborhood Park
- Neighborhood Park Service Area
- Residential Home
- Rail Line Barrier
- Raised Rail Crossing
- At Grade Rail Crossing




Park Access
 Currently, there is not a park within the boundary of the Central District. Access to a neighborhood park is complicated by the rail line found on the eastern boundary of the plan area. Standards of location and acreage for a neighborhood park are derived from the Temple Parks Master Plan. Neighborhood parks should be accessible within 1/2 mile, provided at a ratio of 1-2 acres per 1,000 people, and are typically 3 acres in size. The exhibit to the left shows the residential properties located within the Central District plan area and their relationship to nearby neighborhood parks. Highlighted is the degree to which that the rail line is a barrier and the points that provide access past that barrier. Even with these access points, the accessibility of the neighborhood park is an obstacle that needs to be addressed; either by provision of more park land within the plan area or crossing enhancements along the routes to existing neighborhood parks.



01 Space under the Central Avenue overpass has the potential to be utilized as recreational or gathering space.



02 Property adjacent to rail line that is currently vacant, but has potential for providing much need open space.



03 The rail line crossing at 25th Street could be improved to increase pedestrian safety and comfort.

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RAIL LINE LINEAR PARK

Rail Line Linear Park
Working with the railroad company to develop a greenspace buffer, parklets, and a trail along the railroad tracks in the Central District plan area would create a safe and functional recreation in an area that is without a neighborhood park.

Key Characteristics

- An 8'-0" sound wall follows the railroad R.O.W to improve pedestrian safety and comfort.
- The trail follows the rail road corridor with pocket parks located along the trail where appropriate.
- Trail does not heavily encroach on the railroad R.O.W.

CHARACTER IMAGERY

17

CHARACTER IMAGERY

Recommendations

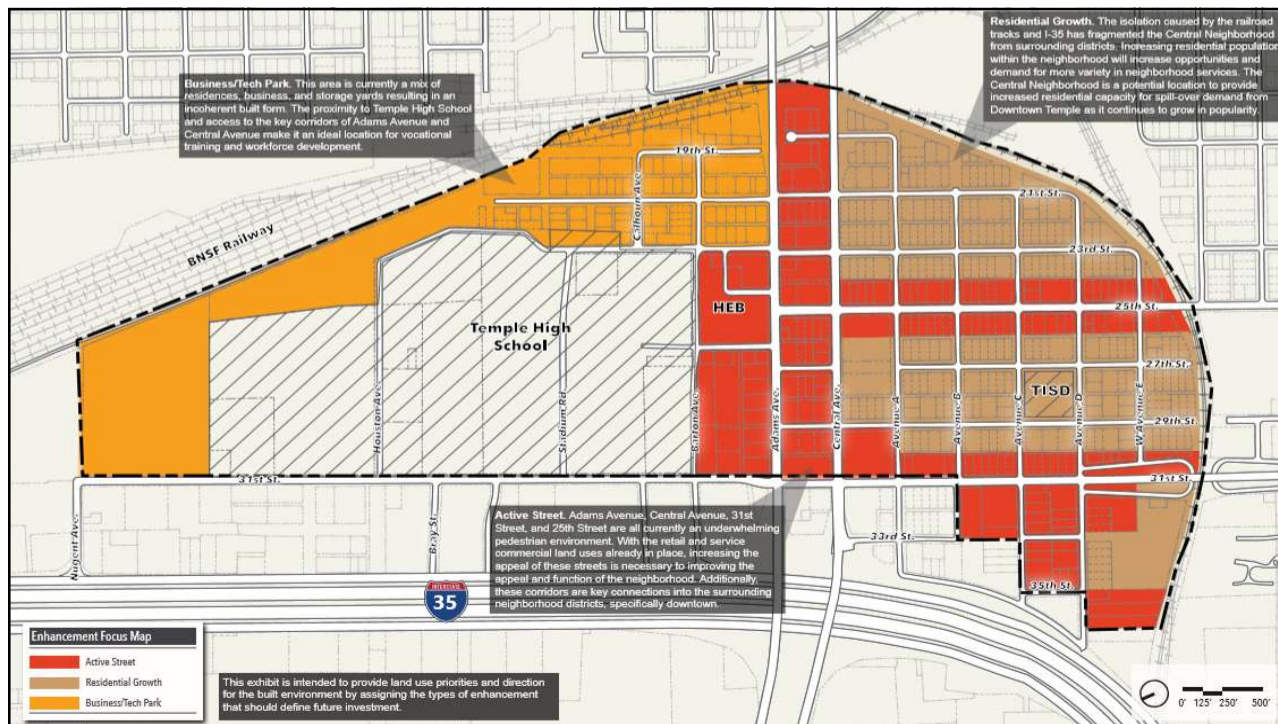
Classifications

- Major Arterial
- Minor Arterial
- Community Collector
- Neighborhood Collector
- Priority Pedestrian Corridor

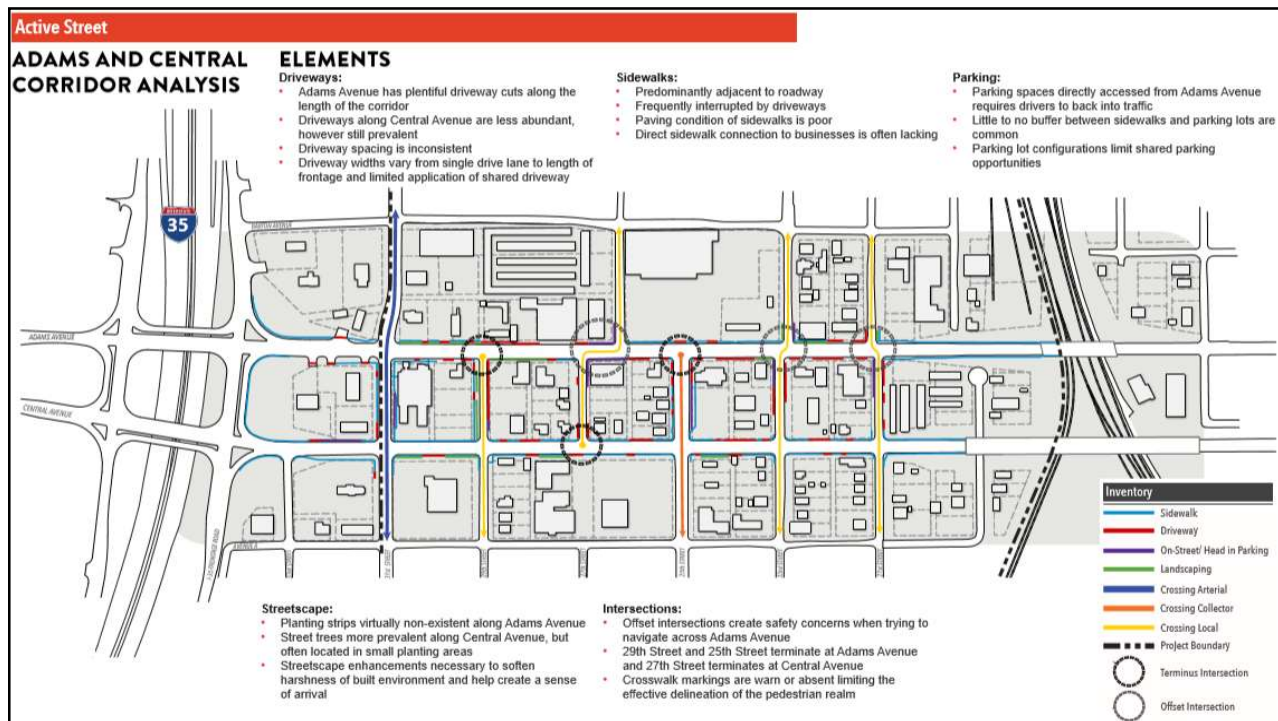
Central and Adams Avenue Through Lanes
80' Existing R.O.W.

Central and Adams Avenue Turn Lanes
80' Existing R.O.W.

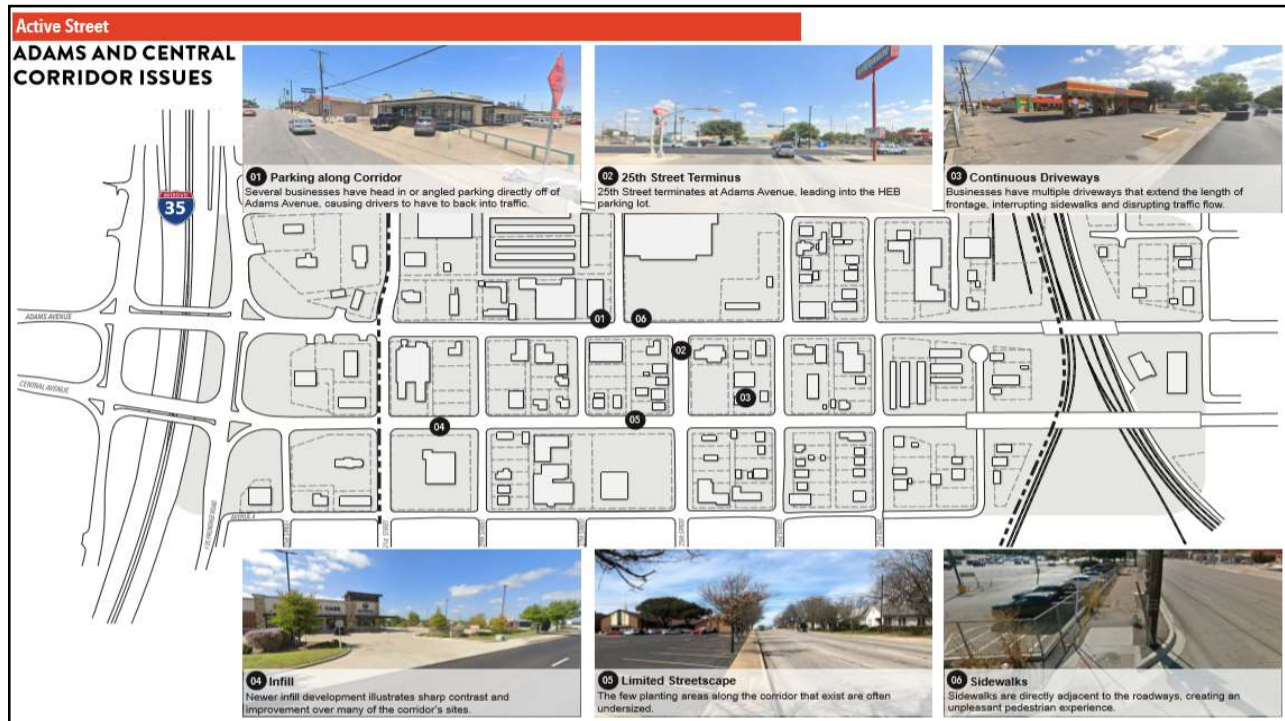
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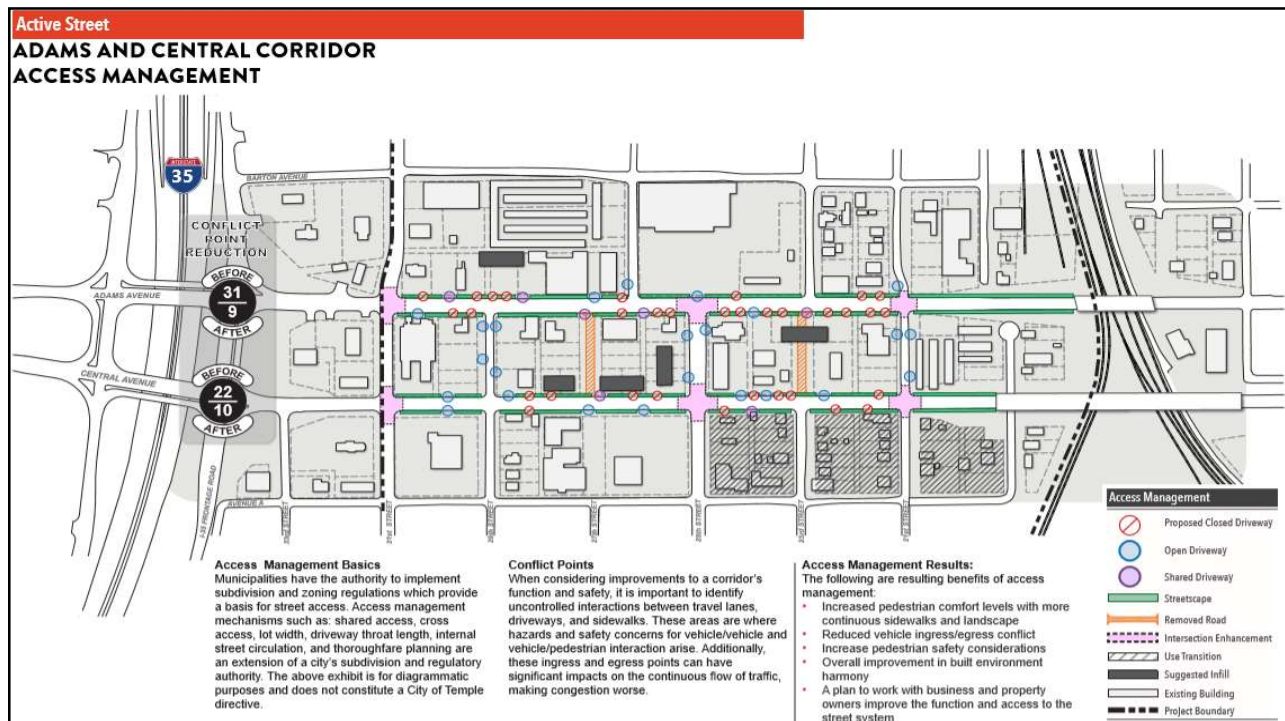
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Active Street

MODEL BLOCK

Adams Avenue
29th Street
25th Street
Central Avenue
CENTRAL AVENUE

Location Key

Model Block
Adjusting how future development occurs along the Central and Adams Corridor will be important to improve both the image and functionality of this corridor. Reducing the number of driveways and pushing the buildings back from the street will create a more comfortable environment for pedestrians and drivers.

Key Characteristics:

- Reduced number of driveways
- Increased shared parking spaces
- Building setback creates room for enhanced landscaping and more continuous sidewalk

Planting Strip

Parking Lot Landscaping

Infill Business

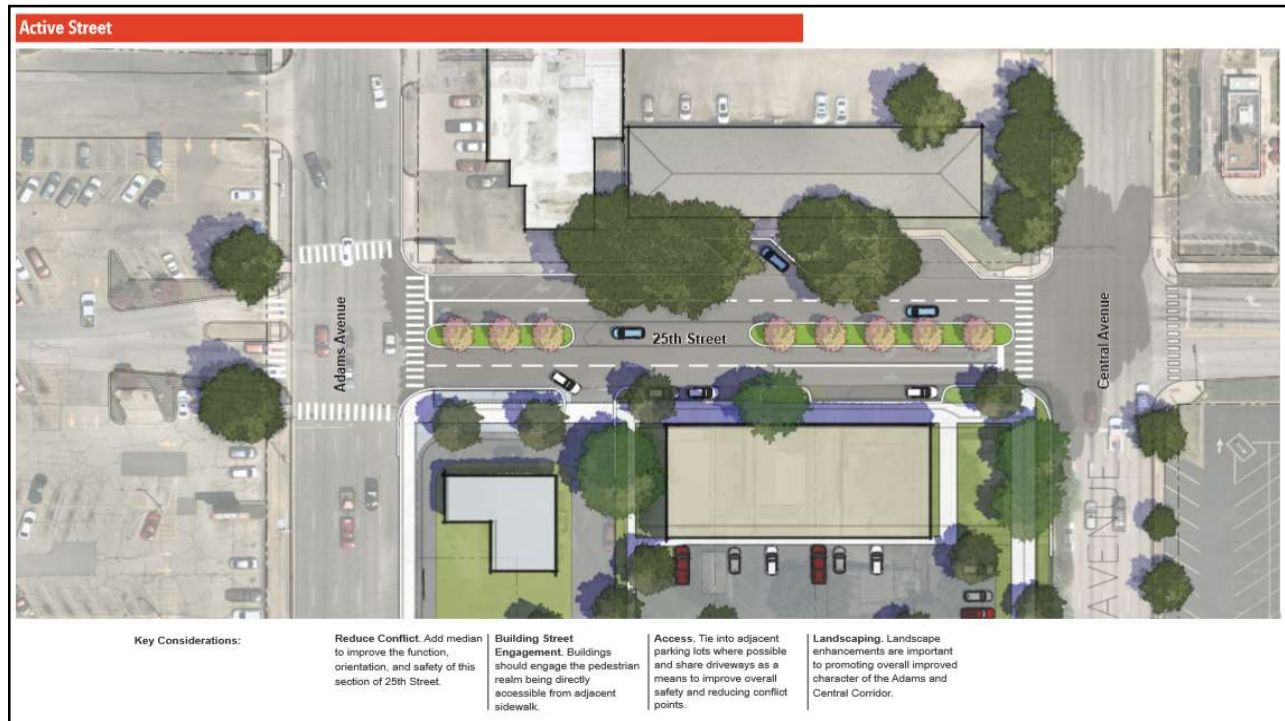
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Active Street

Key Considerations:

Key Considerations:	Parking. Shared parking can maximize site efficiency with services, retail, office, and restaurants having different timetables for parking demand.	Building Placement. Locating buildings along a similar plane will create more consistent space for parking and better access opportunities.	Access. Sharing driveway curb cuts allows increased area for parking and improved circulation within the parking lot.	Landscaping. Add street trees and landscaping to better improve the pedestrian environment and make the site more welcoming.	Signage. Signs are an essential component to any business operation, and they should be scaled to the appropriate size.
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Residential Growth

Housing Units Before:
34
300 After

Residential Growth
Residential infill is a key catalyst to activating the Central District. It's close proximity to downtown makes it an ideal location to see new applications of housing choice.

Key Characteristics:

- Higher density housing
- Access to rail line park
- Increased housing options
- Creates a defined edge going into downtown

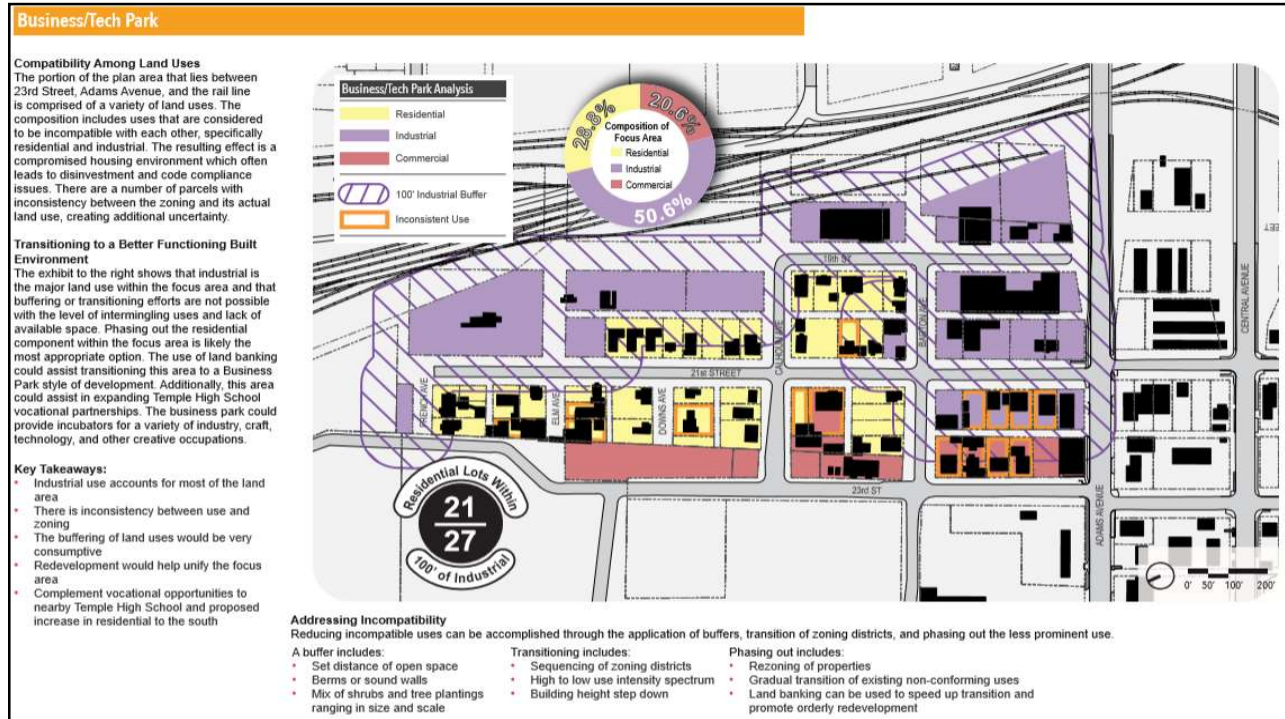
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Residential Growth

Key Considerations:

Housing Choice. The plan area would add multi-family units and attached single-family units to complement the areas existing single-family housing stock.	Park and Open Space. The increase in housing units would correspond with additional publicly accessible park land.	Access. As a means to avoid congestion of Central Avenue, on-street parking and alley access are provided on 21st Street, Avenue A and 19th Street.	Height Transitions. To ensure compatibility between the different housing types, it is necessary to use a step down approach, where buildings incrementally decrease in height.	Street Engagement. New housing units in the plan area are intended to engage the street with the use of porches, stoops, and patios facing the street or a communal green space
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LIGHTING ZONES

GENERAL STREET ZONE

The General Street Zones are the pedestrian and vehicular corridors of the neighborhood. These streets see the largest portions of vehicular and pedestrian traffic both in and out of the district. As such, these corridors should have ample lighting and maintain high operating standards, while not overpowering residential properties.

Lighting Notes:

Lamp Size	15,000 Lumens, 150 Watts
Spacing	120' poles staggered
*Average Foot-candles	0.6

*Information informed by Highway Illumination Manual, Texas Department of Transportation, 2018

MULTI-FAMILY ZONE

The Multi-Family Zone is intended to encourage special attention to apartments and group housing. Spacing should be done in a manner to maximize safety by provision of lighting in common areas, parking lots, entrances, and pedestrian paths.

Lighting Notes:

See section 6.7.7.J of the City of Temple's UDC for on premise lighting requirements.

NEIGHBORHOOD ZONE

The Neighborhood Zone is the primary single-family residential portion of the district. This zone needs to balance lighting for safety concerns while maintaining residential privacy.

Lighting Notes:

Lamp Size	9500 Lumens, 100 Watts
Minimum Spacing	150' poles staggered
*Average Foot-candles	0.4

*Information informed by Highway Illumination Manual, Texas Department of Transportation, 2018

TRAIL ZONE

The Trail Zone is intended to be a highly visible and active linkage. The lighting should be pedestrian scaled and well lit as to encourage extended use.

Lighting Notes:

Spacing	90'
Average Foot-candles	0.65

INTERSECTION ZONE

The Intersection Zone highlights key pedestrian crossings along the Central Avenue and Adams Avenue. The traffic associated with the major arterial requires an increase in lighting to ensure both pedestrian and vehicular safety.

Lighting Notes:

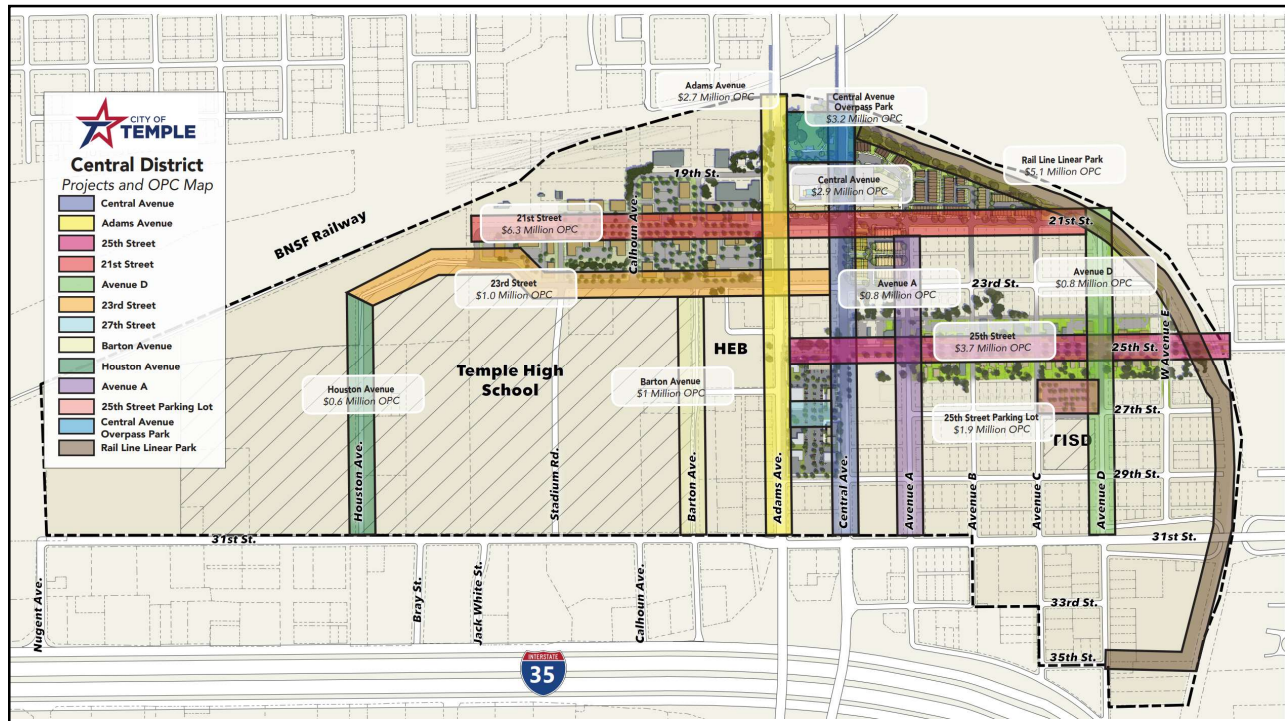
Lamp Size	30,000 Lumens, 250 Watts
Spacing	1 light pole at each respective corner, 4 total.
*Average Foot-candles	2.0

*Information informed by Highway Illumination Manual, Texas Department of Transportation, 2018

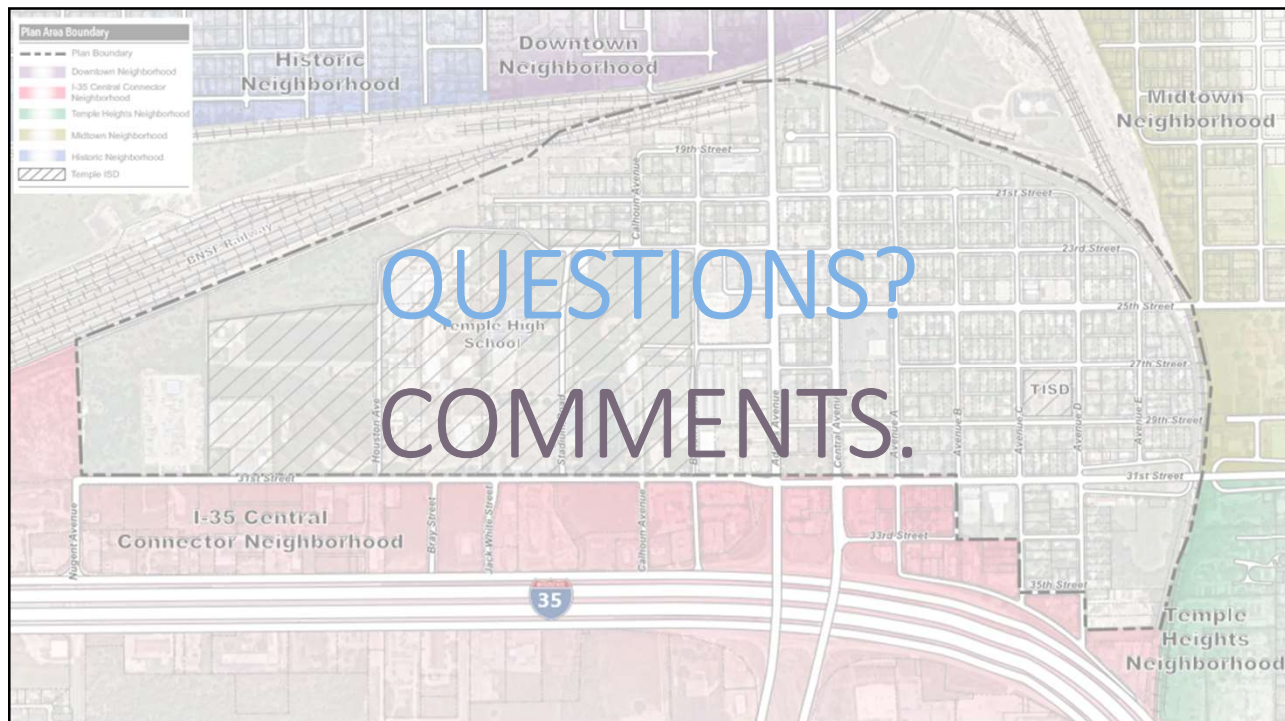
BUSINESS/COMMERCIAL CONSIDERATIONS

The use of Backlight, Uplight, and Glare (BUG) ratings should be considered for business or commercial properties to promote dark sky principles and reduce off site lighting impact on adjacent properties, especially near a residential neighborhood.

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PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

11/2/20
Item #3
Page 1 of 2

APPLICANT: City of Temple

CASE MANAGER:

Kathryn Davis, City Attorney
Amanda Rice, Assistant City Attorney

ITEM DESCRIPTION: PUBLIC HEARING - Hold a public hearing to discuss and recommend action on an ordinance creating a pilot program that will temporarily allow extended outdoor dining in City on-street parking spaces and sidewalks and private parking lots and mobile food unit operation in City on-street parking spaces and private parking lots in the CA zoning district.

STAFF RECOMMENDATION: Staff recommends approval of the proposed ordinance.

ITEM SUMMARY: Due to community spread of COVID-19, the state of Texas and Bell County have issued a series of orders that have closed and/or restricted capacity to non-essential businesses including dine-in restaurants and bars, which has caused a severe economic impact on local businesses. Under the Governor's current executive orders, local restaurants and bars may still not operate to full listed capacity inside their establishments; however, there are no occupancy limitations for outdoor areas at restaurants and bars.

To support local brick and mortar restaurants and bars, City Staff has drafted a pilot program ordinance to establish a permit program to allow extended outdoor dining in City on-street parking spaces and sidewalks and private parking lots, and mobile food unit operation in City on-street parking spaces and private parking lots in the Central Area (CA) zoning district. The CA zoning district is an area of the City in which the City has, in the past, frequently held outdoor special events that included food and beverages. Because of this, the CA zoning district is an ideal testing ground that will allow the City to discover what works and what does not work with the pilot program and to better understand the level of community interest in the program.

Staff recommends establishing a pilot program to allow extended outdoor dining in City on-street parking spaces and sidewalks and private parking lots, and mobile food unit operation in City on-street parking spaces and private parking lots in the CA zoning district. This proposed ordinance:

- Contains a Definitions section;
- Provides that the pilot program only applies within the CA zoning district;
- Establishes the duration of the pilot program;

- This program will end after 6 months unless extended by ordinance.
- Allows the City to establish policies for the pilot program;
- Exempts pilot program permittees from City policies and ordinances that would otherwise prohibit the permittee from operating in the spaces authorized to be used under the program;
- Establishes requirements for brick and mortar restaurant and mobile food unit pilot program permittees and applicants;
 - Under this proposed ordinance, mobile food unit operators may only receive a permit under this program if they have a written agreement with a brick and mortar restaurant or bar.
- Establishes pilot program permit terms;
- Authorizes the City Manager to:
 - Limit the number of mobile food unit permits,
 - Hear appeals of permit denials and revocations,
 - Terminate the pilot program without action by the City Council,
 - Bring an ordinance to extend or amend the pilot program forward to City Council for consideration and approval, and
 - Set permit and permit amendment application fees;
- Sets up a permit approval, denial, revocation, and appeal process; and
- Contains an Offense section that sets the maximum amount of fines for violations of the pilot program ordinance, policies, or terms or conditions of a pilot program permit.

FISCAL IMPACT: The City Manager is authorized to set the fees for the pilot program under the ordinance, which will include permit application and permit amendment application fees. The amount of revenue generated will depend on the number of applications submitted and will be deposited to 110-0000-412-0622.

ATTACHMENTS:

Ordinance

ORDINANCE NO. {{item.custom_tracking_number}}

AN ORDINANCE OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING THE FIRST READING & PUBLIC HEARING TO CREATE A PILOT PROGRAM THAT WILL TEMPORARILY ALLOW EXTENDED OUTDOOR DINING IN CITY ON-STREET PARKING SPACES AND SIDEWALKS AND PRIVATE PARKING LOTS AND MOBILE FOOD UNIT OPERATION IN CITY ON-STREET PARKING SPACES AND PRIVATE PARKING LOTS IN THE CA ZONING DISTRICT; AND PROVIDING A SEVERABILITY CLAUSE, REPEALING CLAUSE, SAVING CLAUSE, AND OPEN MEETINGS CLAUSE.

Whereas, the COVID-19 pandemic is causing unparalleled economic damage to Temple’s local small business community beginning with the necessary cancellation of special events that occur during the spring, summer, and fall seasons;

Whereas, in response to the pandemic, Mayor Tim Davis declared a local state of disaster on March 19, 2020 and Governor Abbott and Bell County issued a series of orders (collectively “Orders”) that combined to temporarily close non-essential businesses, including dine-in restaurants and bars and which established social distancing guidelines and limited public gatherings to fewer than ten people;

Whereas, these necessary Orders were designed to protect the public’s health and were intended to keep infection rates in the City of Temple and Bell County from spiking and overwhelming local area hospitals and health care systems; however, the Orders resulted in high rates of unemployment and imperiled the survival of Temple’s local small businesses;

Whereas, while the City, the state, and the federal government have provided funding to and programs to help businesses withstand the shock of sudden and prolonged closure, a combination of innovative measures may be needed to help Temple’s small businesses; moreover, the Council did not anticipate the need for this pilot program until the economic crisis resulting from the pandemic occurred;

Whereas, Temple’s restaurants and bars have taken an enormous economic hit from the pandemic crisis, these types of businesses often are community gathering spots to gather to dine, and many employees of bars and restaurants have been laid off, and some bars and restaurants may be on the brink of permanent closure;

Whereas, the pilot program will improve access to available outdoor spaces for Temple’s local, small business community. This improved access will allow these businesses to open at greater capacity and operate safely with adequate social distancing measures to protect customers. Additionally, increased use of available outdoor space for dining will serve to attract more business activity, boost the local economy, and match best practices by urban planners for placemaking strategies to create pedestrian-friendly activity;

Whereas, the pilot program will provide an opportunity for businesses that were required to close or significantly modify operations as a result of the Orders and the public health emergency to address the secondary-effects of COVID-19;

Whereas, the Council determines that the use of City sidewalks and on-street parking spaces and private parking lots provides a public benefit to the City, because it will allow businesses to operate safely with adequate social distancing measures that protect the customers, employees, and general public;

Whereas, the purpose of a pilot program is to learn the positives and negatives of the program, to figure out what works and does not work, and to better understand the level of community interest in the program. Because special events that include food and beverages in the City's Central Area zoning district are already common, starting the pilot program with restaurants and bars within this district will serve the purpose of a pilot program;

Whereas, thriving local businesses are vital to Temple's economic and community well-being, and the Council is committed to employing innovative measures that increase resiliency for small business owners and their employees. As the pilot program moves forward, the City Manager may consider expanding the zoning districts and the types of businesses that may participate in the pilot program and provide any recommendation of expansion of this program to City Council:

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

Part 1: Pilot Program.

(a) Establishment of Pilot Program.

This ordinance creates a pilot program that allows within the Central Area (CA) zoning district:

- (1) Brick and mortar restaurants and bars that are legally allowed to operate under emergency orders to use private parking lots and City on-street parking spaces and sidewalks adjacent to the restaurant or bar for outdoor seating and dining; and
- (2) Mobile food units with a written agreement with a brick and mortar restaurant or bar to sell food and beverages in private parking lots and City on-street parking spaces adjacent to the restaurant or bar.

(b) A map of the CA zoning district is on file with the City's Planning & Development Department.

(c) Definitions.

In this ordinance the following words have the below meanings:

Bar means any establishment that derives more than 51% of its profits from alcohol sales.

City means the City of Temple, Texas, the City Council of Temple, Texas, or their representatives, employees, agents, or designees.

City Council means the governing body of the City.

City Manager means the City's city manager appointed by the City Council or the City Manager's designee.

Emergency orders means local and state emergency orders in place at the time of adoption of this ordinance and as later amended.

Fire Department means the City's Fire Department or any employee or officer thereof.

Food product means any item used as food, drink, confectionary, or condiment for human consumption, whether simple or compound.

Mobile food unit or MFU means a vehicle-mounted mobile food establishment designed to be readily moveable and includes a food truck.

Municipal street is defined as provided by Sec. 316.001, of the Texas Transportation Code, as amended.

Operator means any person who owns, operates, or manages a restaurant, bar, or mobile food unit or is the operator's designee or agent.

Person means any individual, partnership, co-partnership, firm, company, corporation, association, joint stock company, trust, estate, governmental entity, or any other entity or their legal representatives, agents, or assigns.

Police Department means the City's Police Department or any employee or officer thereof.

Sidewalk is defined as provided by Sec. 316.001, of the Texas Transportation Code, as amended.

(d) Duration of pilot program.

(1) The pilot program will end six months from the date this ordinance becomes effective unless:

A. The City Council or the City Manager determines that it is necessary to terminate the pilot program earlier; or

i. The City Council authorizes the City Manager to terminate this pilot program without further City Council action.

B. City Council extends the pilot program through a future ordinance.

- i. The City Council directs the City Manager to place an item on its agenda to consider extending the pilot program if the City Manager determines that an extension of the program is in the best interest of the City and the public.

- (e) The City may establish pilot program policies, including COVID-19, fire, and vehicular and pedestrian traffic safety policies.
- (f) The City Manager may limit the number of mobile food units that may be issued a permit under this pilot program, if necessary, for public health or safety reasons, to help prevent vehicular or pedestrian traffic congestion, increase available City parking, improve traffic flow, or for other good cause.
- (g) Exemption of other City codes and policies.

Unless otherwise provided by a pilot program permit or policy, the following City codes and policies do not apply to the activity permitted under this pilot program:

(1) If the permit is for use of the City's sidewalk or on-street parking:

- A. The City's Park Use and Regulations Policies for special events;
- B. Sec. 32-5, Permits for certain uses of streets, alleys, etc., of Chapter 32 of the City's Code of Ordinances; and
- C. Sec. 32-21, Street Use or Encroachment License, of Chapter 32 of the City's Code of Ordinances.

(2) If the permit is for use of a private parking lot:

- A. Sec. 7.5, Off-Street Parking and Loading, of the City's Unified Development Code.
- B. Sec. 6.9.12, Parking and Access, of the City's Unified Development Code.

(h) Pilot program requirements.

(1) This program only applies to the CA zoning district.

(2) Brick and mortar restaurant and bar operators are not eligible for a permit under this Program if the restaurant or bar is not allowed to legally operate under emergency orders.

(3) Brick and mortar restaurant and bar operator requirements:

- A. Brick and mortar restaurant and bar operators may only use private parking lots and City on-street parking spaces and sidewalks adjacent to the restaurant or bar for outdoor seating and dining.
- B. Brick and mortar restaurant and bar operators permitted to use a City on-street parking space or sidewalk under this program must:
 - i. Have clearances between any object related to the permitted activity, including removable tables, umbrella, canopies, patio heaters, chairs, planters, signs, furniture, or other appurtenances, that comply with the clearances from structures to utility lines required by a nationally recognized building code;
 - ii. Pay the costs to relocate a City or public facility or improvement in a municipal street if required for the permittee to conduct the permitted activity; and
 - iii. Provide the City with proof of insurance at the time of application and maintain for the duration of the permit:
 - a. General Liability \$1,000,000 single event/ \$2,000,000 aggregate,
 - b. Alcohol Service \$1,000,000 (if applicable), and
 - c. Worker's Compensation \$500,000.
 - iv. All insurance certificates must name the City of Temple, Texas as an additional insured and contain a waiver of subrogation in favor of the City. The insurance coverage amounts provided in Subsection iii, above, are the minimum coverages required.
- C. Brick and mortar restaurant and bar operators may enter into written agreements with mobile food unit operators for the mobile food unit operators to sell food or beverages in a private parking lot(s) or City on-street parking space(s) adjacent to the restaurant or bar under this program. Proof of written agreements must be provided to the City with the restaurant and bar operator's and the MFU operator's original pilot program application, or, if a permit has already been issued, in the permittee's permit amendment application, prior to a MFU beginning operation under this program in the applicable private parking lot or City on-street parking space in coordination with the restaurant or bar.
 - i. The restaurant or bar operator may only allow one MFU to operate in coordination with the restaurant or bar at a time.
 - ii. The brick and mortar restaurant and bar operators that have a written relationship with a MFU operator under this program may place tables, umbrellas, canopies, patio heaters, chairs, plants, signs, furniture, or other

appurtenances related to outdoor dining or seating by the MFU's customers in their permitted area if approved by the City as provided by Subsection (h)(3)(D), below.

- D. Brick and mortar restaurant and bar operators must provide in their pilot program application or permit amendment application where any tables, umbrellas, canopies, patio heaters, chairs, plants, signs, furniture, or other appurtenances related to the outdoor dining and seating will be placed in the proposed permitted area and receive written approval for such proposed items and placement from the City. All such items must be securely anchored but may not be permanently affixed.
- E. Bar and restaurant operators must allow their customers, attendees, and employees to use the restroom facilities located within the operator's bar or restaurant.

(4) Mobile food unit operator requirements:

- A. Mobile food unit operators must have a written agreement with a brick and mortar restaurant or bar as provided by Subsection (h)(3)(C), above, to participate in this pilot program. Proof of this written agreement must be provided to the City with the restaurant and bar operator's and MFU operator's original pilot program application, or, if a permit has already been issued, in the permittee's permit amendment application prior to a MFU beginning operation under this program in the applicable private parking lot or City on-street parking space in coordination with the restaurant or bar.
- B. Only one MFU may operate in coordination with a brick and mortar restaurant or bar at a time.
- C. Mobile food units must have all required City and Bell County Public Health District mobile food unit permits.
- D. Mobile food units may only be parked or operated in the specified City on-street parking space(s) and private parking lot(s) authorized in the permit's terms and conditions. MFU operator applicants must provide a copy of their itinerary to the City with the operator's original pilot program application, or, if a permit has already been issued, in the permittee's permit amendment application.
 - i. Mobile food units may be approved to park or operate under this pilot program in multiple locations as specified and authorized in the pilot program permit's terms and conditions.
- E. Mobile food unit operators must comply with all traffic safety rules.
- F. Mobile food units must be removed from the permitted area during the hours of 10:01 PM and 6:59 AM.

- G. Mobile food units must refill their potable water tanks and dispose of their wastewater safely and may not connect to City's water or sewer systems at the permitted location without written permission of the City.
- H. Mobile food unit operators must comply with the state's requirements for the use of a central preparation facility or servicing area.
- I. Unless otherwise provided by this ordinance, MFU operators may not place anything outside of the MFU.

MFU operators:

- i. Must prepare, serve, store, and display food and beverages on or in the mobile food unit itself;
 - ii. May not attach, set up, or use any other device or equipment intended to increase the selling, serving, storing, or displaying capacity of the MFU, including, for example, selling food from a table under a free-standing canopy.
 - a. All food vending must be done from the MFU.
 - iii. May not allow items such as, but not limited to, brooms, mops, hoses, equipment, containers, and boxes or cartons to remain adjacent to or beneath the MFU; and
 - iv. May not place any tables, umbrellas, canopies, patio heaters, chairs, plants, signs, furniture, or other appurtenances outside of the MFU.
 - a. A MFU operator with a written agreement with a restaurant or bar under this program may coordinate with the restaurant or bar to allow the MFU's customers to use the restaurant's or bar's outdoor seating or dining areas. A restaurant or bar with outdoor seating and dining areas may prohibit the use of its areas from use by a MFU's customers.
- J. Regardless of Subsection (h)(4)(I), above, MFU operators may place one sandwich board sign outside of the MFU.

Sandwich board signs:

- i. May not be placed more than ten (10) feet away from the MFU;
- ii. May only be displayed when the MFU is in operation;
- iii. Must not interfere with vehicular or pedestrian access; and

- iv. May not exceed six (6) square feet per sign face.
 - K. MFUs may only prepare and sell food approved by both the City and the Bell County Public Health District (BCPHD). Food preparation may be restricted by the BCPHD.
 - L. Mobile food unit operators may not park on or operate from a City on-street parking space or private parking lot under this program, if the MFU'S location is located within 100 feet of any existing brick and mortar restaurant on the same street as the parking space or private parking lot and the restaurant is primarily engaged in selling the same type of food product as that offered by the mobile food unit operator unless the mobile food unit is owned by the restaurant or the mobile food unit operator has acquired the written consent to operate at the proposed location by the restaurant owner or the owner's authorized agent.
 - i. The 100-foot distance will be measured from the closest point of the space in the building that is occupied by the restaurant – or by the food court in which the restaurant is located (rather than at the closest point of the building in which the restaurant is located) to the closest point of the mobile food unit.
 - N. Mobile food unit operators must obtain and provide to the City written proof of a restroom facility agreement that provides the availability of a fixed establishment restroom located in a business establishment within 150 feet, along the path of travel, of the location where the mobile food unit will be located for use by the MFU operator's customers, attendees, and employees.
 - O. Mobile food unit operators must have current insurance for their MFUs at all times and provide proof of this insurance to the City at the time of application.
- (5) All applicant, permittee, and operator requirements.
- A. Operators wishing to use a private parking lot under this program for outdoor dining or seating or for operation of a mobile food unit must obtain and provide to the City the written consent of the owner of the property or the owner's authorized agent. This written consent must be provided to the City with the operator's original pilot program application, or, if a permit has already been issued, in the permittee's permit amendment application. In no case, may a person use a private parking lot for outdoor dining or seating or for operation of a mobile food unit without providing the written consent of the owner or authorized agent to the City. If a property owner or authorized agent later withdraws their consent, the operator may no longer use this private property.
 - B. All applicants, permittees, and operators must comply with the latest version of the Texas Accessibility Standards and the Americans with Disabilities Act of 1990 (ADA), as amended.

- C. The proposed or permitted activity or any item related to the proposed or permitted activity under this program may not be located on, extend onto, or intrude on:
 - i. The roadway; or
 - ii. A part of the sidewalk needed for pedestrian use.
 - a. Sidewalk clearance for pedestrian traffic must meet the City's sidewalk policy and state and federal requirements but in no case may be less thirty-six inches (36").
- C. The proposed or permitted activity or any item related to the proposed or permitted activity may not create a hazardous condition or obstruction of vehicular or pedestrian travel on the municipal street.
- D. The design and location of the proposed or permitted activity or any item related to the proposed or permitted activity must include all reasonable planning to minimize potential injury or interference to the public in the use of the municipal street.
- E. The permitted area may only be used between the hours of 7:00 AM and 10:00 PM.
- F. No amplified sound equipment may be used in the permitted area unless otherwise approved by the City.
- G. All items related to the permitted activity, including tables, umbrellas, canopies, patio heaters, chairs, mobile food units, plants, signs, furniture, or other appurtenances, must be kept clean and in good condition.
- H. Fire lanes and ADA spaces may not be blocked by or used for any permitted activity.
- I. All COVID-19 safety measures required by the City and any emergency orders must be taken.
- J. The anticipated number of customers or attendees may not exceed the maximum occupancy limit of the relevant business as provided by any applicable emergency orders, or if there are no emergency orders in place limiting occupancy, the regular maximum occupancy limit of the business.
- K. The City or a utility company or other person authorized by the City may remove, without liability, any object authorized under this pilot program if there is a lawful need for the permitted area or for access to the permitted area.

L. If selling alcoholic beverages, the permittee or operator must obtain the proper authorization (e.g. license, permit, etc.) from the Texas Alcoholic Beverage Commission and provide the City with a written copy of this authorization. This authorization may be submitted with the pilot program permit application or after a permit issued, but in all cases must be received by the City prior to the permittee or operator selling alcoholic beverages in an area permitted under this program. A permit amendment application is not required if a permit has already been issued to the applicable permittee or operator.

M. The permittee and the operator must comply with the terms and conditions of a permit issued under this Ordinance and any City pilot program policies as well as all other applicable local, state, and federal laws, rules, and regulations.

(i) Application.

A person wishing to participate in the City's pilot program must apply for a permit as provided by the City's pilot program policy and meet all of the pilot program's criteria.

(j) Permit Term.

(1) A pilot program permit expires at the end of the pilot program unless the permit is earlier terminated or expired.

(2) The City may issue a pilot program permit that expires earlier than the time period specified in Subsection (j)(1), above, if another activity was approved by the City to occur in the same area proposed for the outdoor dining or mobile food unit parking or operation prior to the issuance of the permit or for other good cause.

(3) If a permittee has a valid pilot program permit to use an area for outdoor dining or mobile food unit parking or operation, but the City schedules or has scheduled a special event, approves or has approved an activity to occur in the permitted area for a limited period, or if the City or a public utility has a temporary lawful need for the permitted area, the permittee must vacate the permitted area and, if required by the City or public utility, must remove any tables, umbrellas, canopies, patio heaters, chairs, plants, signs, furniture, or other appurtenances, and may not resume using the permitted area until the special event or approved activity is completed or the City or public utility no longer needs access to the area.

(k) Fees.

(1) An applicant must pay an applicable pilot program fees, including application fees.

(2) The City Manager is authorized to set pilot program fees.

(l) Permit Approval and Denial.

(1) The City will deny a pilot program permit if:

A. The applicant fails to:

- i. Meet any of the requirements of a pilot program policy or this ordinance,
- ii. Provide to the City a complete application, including proof of required insurance, if applicable,
- iii. If the application is for the operation of a mobile food unit, provide to the City a water and wastewater plan and information about the mobile food unit's central preparation facility or servicing area, including the name and address of the facility or servicing area, for review and approval by the City's utilities and environmental programs staff,
- iv. Pay a required fee under the pilot program, including the application fee,
- v. Provide any needed documentation to the City related to the pilot program,
- vi. Provide sufficient safety, health, or portable sanitation equipment, services, or facilities that are reasonably necessary to ensure that the proposed activity will be conducted with due regard to safety,
- vii. Provide sufficient waste management services,
- viii. Provide proof that the applicant possesses or is able to obtain a license, permit, or approval required by another City ordinance or other applicable law for the conduct of all activities included as part of the proposed activity, or
- ix. Make City-required revisions to a pending application; or

B. The City determines that:

- i. The City cannot make a finding required under § 316.003 of the Texas Transportation Code, as amended,
- ii. The applicant's proposed activity will violate any local, state, or federal law, rule, or regulation,
- iii. The resources required to ensure public safety within the proposed activity's venue or its immediate surroundings will prevent the police, fire, or emergency medical services from providing reasonable protections to the remainder of the City,
- iv. The concentrations of persons, animals, furniture, vegetation, structures,

fences, fixtures or other items, equipment, or vehicles within the area proposed for the permitted activity will unduly interfere with the movement of police, fire, or other emergency vehicles,

- v. The proposed activity will substantially interfere with any other permitted activity for which a permit or application has been approved or with the provision of City services required to support scheduled or unscheduled government functions,
- vi. The applicant or operator demonstrates an inability or unwillingness to perform the proposed activity in compliance with this ordinance, any pilot program policy, or the terms or conditions of the permit issued under this ordinance,
- vii. The applicant or the operator has conducted a prior special event or similar activity in a manner that failed to substantially comply with City Code or other local, state, or federal laws, rules, or regulations.
- viii. The applicant or operator has had a special event permit or street use license revoked within the preceding twelve (12) months,
- ix. The applicant or operator has received, within the preceding twelve (12) months, two (2) or more notices of violation or citations related to a provision of a special event permit or street use license,
- x. The Police Department, the Fire Department, or any other City employee or department or any public health official determines that the proposed activity would pose a threat to public health, safety, or welfare,
- xi. The applicant or operator is overdue in payment to the City of taxes, fees, fines, or penalties assessed against or imposed upon the applicant or operator,
- xii. The applicant or operator has a history of conducting or sponsoring special events or the proposed activity in a disorderly, unsafe, or unsanitary manner,
- xiii. There is a code violation on the property where the proposed activity will take place,
- xiv. The proposed activity will interfere with the rights of nearby residents to the quiet, peaceable, and undisturbed enjoyment of their property, or
- xv. For other good cause.

- (2) The City must approve an application if none of the conditions of denial provided in Subsection (1)(1), above, apply. If the City denies an application, the City will provide a written reason for the denial to the applicant.

- (3) The City must take final action to approve or deny an application no later than ten (10) business days after the application is deemed complete by the City.
 - (4) The City is not required to take action on an incomplete application.
 - (5) The City may require application modifications. In exercising this authority, the City will consider:
 - A. The scope of the proposed activity;
 - B. Traffic;
 - C. Vehicular and pedestrian safety and other public safety concerns; and
 - D. Parking.
- (m) Revocation of pilot program permit.
- (1) The City may revoke a pilot program permit if the City determines that:
 - A. The City issued the permit in error;
 - B. The permittee or operator is not complying or has not complied with the terms or conditions of a pilot program permit or policy or this ordinance;
 - C. The permittee or operator fails or failed to pay a pilot program permit fee;
 - D. The permittee or operator failed to obtain any other license, permit, or approval required by the City or other local, state, or federal law;
 - E. The permittee or operator is failing or has failed to comply with any local, state, or federal law, rule, or regulation;
 - F. The permittee or operator is failing or failed to provide sufficient safety, health, or portable sanitation equipment, services, or facilities that are reasonably necessary to ensure that the permitted activity is/was conducted with due regard to safety;
 - G. The permittee or operator is failing or failed to provide sufficient waste management services;
 - H. The resources required to ensure public safety within the permitted activity's venue or its immediate surroundings will prevent the police or have prevented the police, fire, or emergency medical services from providing reasonable protections to the remainder of the City;

- I. The concentrations of persons, animals, furniture, vegetation, structures, fences, fixtures or other items, equipment, or vehicles within the permitted area will or have unduly interfered with the movement of police, fire, or other emergency vehicles;
- J. The permitted activity is, is likely, or has substantially interfered with any other permitted activity for which a permit or application had been previously approved or the provision of City services required to support scheduled or unscheduled government functions;
- K. The permittee or operator is demonstrating or has demonstrated an inability or unwillingness to perform the permitted activity in compliance with this ordinance, pilot program policy, or the terms or conditions of the pilot program permit;
- L. The permittee or the operator is currently conducting or has conducted a special event or similar activity in a manner that fails to substantially comply with City Code or other local, state, or federal laws, rules, or regulations;
- M. The permittee or the operator has had a special event permit or street use license revoked within the preceding twelve (12) months;
- N. The permittee or operator has received, within the preceding twelve (12) months, two (2) or more notices of violation or citations related to a provision of a special event permit or street use license;
- O. The permittee made a false statement or omission of a material fact on the permittee's pilot program application;
- P. The permittee made a false statement or omission of a material fact on an application for a special event permit or street use license;
- Q. The Police Department, the Fire Department, or any other City Staff or department or any public health official determines or determined that the permittee's or operator's activity poses a threat to public health, safety, or welfare;
- R. The permittee or operator fails or has failed to maintain public order in or around the permitted location or conducts or has conducted the permitted activity in a disorderly, unsafe, or unsanitary manner;
- S. There is or was a code violation on the property at the location of the permitted activity;
- T. The permittee or operator is or was overdue in payment to the City of taxes, fees, fines, or penalties assessed against or imposed upon the applicant or the operator;

- U. The permittee's or operator's activity interferes or interfered with the rights of nearby residents to the quiet, peaceable, and undisturbed enjoyment of their property;
 - V. The City or a utility company determines that there is a lawful need for the permitted area or for access to the permitted area; or
 - W. For other good cause.
- (2) The City may revoke a pilot program permit after it issues a notice of intent to revoke.
- A. The notice of intent must:
 - i. Be in writing;
 - ii. Specifically set forth the reasons for the revocation;
 - iii. Specify the corrective measures required for compliance and to prevent revocation, if applicable; and
 - iv. Provide the time period for compliance, if applicable.
 - B. If a permittee or operator fails to take the corrective measures required for compliance provided in a notice of intent within the notice's provided time period for compliance, the City may issue a written permit revocation.
- (3) Regardless of Subsection (m)(2), above, the City may issue an immediate verbal revocation in person or by phone to the permittee or operator if an emergency exists that poses a threat to public health, safety, or welfare that requires immediate revocation.
- (n) Appeal of a pilot program permit or denial.
- (1) If the City denies a pilot program permit application or revokes a pilot program permit, the permittee or operator may appeal the denial to the City Manager.
 - (2) The permittee must file a written appeal that states the reason(s) the person is appealing to the City no later than ten (10) calendar days after the date the permittee or operator is notified that the application was denied or permit was revoked. If the appeal is not timely and properly filed within this ten (10) day period, the denial or revocation will become final.
 - A. A permittee or operator is deemed to have been notified of a permit application denial or permit revocation either when:
 - i. The permittee or operator is personally served with the denial or revocation;

- ii. Three (3) calendar days after the City deposits the denial or revocation in the mail; or
- iii. The City issues an immediate verbal revocation as provided in Subsection (m)(3), above.

(3) The City Manager must act upon the appeal within ten (10) calendar days of the date the appeal is filed with the City and may uphold or reverse the denial or revocation. The City Manager's decision is final.

(o) Removal of property after permit termination.

A permittee whose pilot program permit has been terminated or has expired must remove all items related to the formerly permitted activity from the permitted area, including mobile food units, tables, umbrellas, canopies, patio heaters, chairs, plants, signs, furniture, or other appurtenances, unless the items are otherwise authorized under other local, state, or federal law, rule, or regulation, and restore the City's right-of-way to its original condition, if applicable.

(p) Pilot program permit amendment application.

- (1) A permittee may apply to amend the terms and conditions of their permit, including adding new mobile food unit locations, adding new furniture, plants, signs, or the like, or expanding their outdoor dining or seating footprint, etc., by submitting a new pilot program application and paying any required amendment application fee.
- (2) The City will take final action to approve or deny an application no later than ten (10) business days after the application is deemed complete by the City.

(q) Offense and penalty.

- (1) A person who violates a provision of this ordinance, policy established under this ordinance, or term or condition of a pilot program permit is guilty of Class C misdemeanor. A person commits a separate offense for each day or part of a day during which a violation is committed or continued.
- (2) For offenses punishable by a fine not to exceed five hundred dollars (\$500), a culpable mental state is not required for the commission of an offense under this ordinance. For offenses punishable of a fine up to two thousand dollars (\$2000), the state must prove that the defendant committed the offense intentionally, knowingly, recklessly, or with criminal negligence.
- (3) Each offense is punishable by a fine not to exceed:
 - A. Two thousand dollars (\$2000) for a violation of a provision of this ordinance, policy established under this ordinance, or the terms or conditions of a pilot program

permit governing fire safety, zoning, or public health and sanitation, including dumping of refuse; or

B. Five hundred dollars (\$500) for all other violations of this ordinance, policy established under this ordinance, or term or condition of a pilot program permit.

(r) Updates, evaluations, and recommendations.

(1) The City Council directs the City Manager to provide an update on the numbers of permits requested and approved, the effect of the program on parking and rights-of-way availability, and a measurement of the effectiveness of the program to facilitate stronger and safer reopening of local businesses after the first sixty (60) calendar days of the pilot program.

(2) Using the information generated by the pilot program, the City Council directs the City Manager to include any recommended changes to the pilot program if the City Manager brings forward an ordinance to extend the pilot program.

Part 2: If any provision of this ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

Part 3: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed, and all other provisions of the ordinances of the City of Temple not in conflict with the provisions of this ordinance will remain in full force and effect.

Part 4: Nothing in this ordinance may be construed to affect any suit or proceeding in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing under any act or prior ordinance; nor may any right or remedy of any character be lost, impaired, or affected by this ordinance.

Part 5: This ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Temple, Texas, and it is accordingly so ordained.

Part 6: It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on First Reading and Public Hearing on the 5th day of November 2020.

PASSED AND APPROVED on Second & Final Reading on 19th day of November 2020.

THE CITY OF TEMPLE, TEXAS

TIMOTHY A. DAVIS, MAYOR

ATTEST:

APPROVED AS TO FORM:

Jana Lewellen
City Secretary

Kathryn Davis
City Attorney

EXTENDED OUTDOOR DINING & SEATING PILOT PROGRAM

NOVEMBER 2, 2020 P&Z MEETING

AMANDA RICE, ASSISTANT CITY ATTORNEY



COVID-19 EFFECTS ON LOCAL RESTAURANTS & BARS

- In March 2020, due to community spread of Covid-19, the State and Bell County issued a series of orders that closed non-essential businesses, including dine-in restaurants and bars, which caused a severe economic impact on local businesses
- Under the Governor's current executive orders in Bell County:
 - Restaurants may have up to 75% of total listed occupancy inside
 - Bell County opted into allowing bars reopening with 50% of total listed occupancy inside
 - No occupancy limitations exist for outdoor areas at restaurants and bars

PROPOSED PILOT PROGRAM ORDINANCE

- To support local downtown restaurants and bars during Covid-19, City Staff drafted a pilot program ordinance that would allow extended outdoor dining and seating in City on-street parking spaces and sidewalks and mobile food unit operations in City on-street parking spaces and private parking lots within the CA Zoning District through City permits
- The pilot program will last 6 months unless terminated earlier by City Council or the City Manager and may be extended by ordinance

REQUIREMENTS FOR ALL PERMITTEES

- All permittees:
 - If using a private parking lot, must have written consent of the property owner or the owner's authorized agent
 - Must comply with all local and state emergency orders, including social distancing requirements, and all City pilot program policies, including fire safety policies
 - Must comply with the Texas Accessibility Standards and the ADA and must not create a hazardous condition or obstruction of vehicular or pedestrian traffic
 - May not block fire lanes
 - May not use the permitted area overnight
 - May not play amplified music, unless otherwise approved by City
 - If selling alcohol, must have the proper TABC license or permit

REQUIREMENTS FOR RESTAURANTS AND BARS

- To operate in coordination with a food truck, the restaurant or bar must have a written agreement with the food truck operator
- Only restaurants and bars may set out tables, chairs, canopies, umbrellas, patio heaters, etc.
 - All furniture and related items must be securely anchored, but not permanently affixed, and kept in clean and good condition
- If using a City on-street parking space or City sidewalk under this program, the restaurant or bar must have and maintain the following insurance:
 - General Liability \$1,000,000 single event/ \$2,000,000 aggregate;
 - Alcohol Service \$1,000,000 (if applicable); and
 - Worker's Compensation \$500,000

FOOD TRUCK OPERATOR REQUIREMENTS

- Food Truck Operators:
 - Must have a written agreement with a brick and mortar restaurant or bar to participate in this program
 - May not park or operate within 100 feet of a brick & mortar restaurant located on the same street that is primarily engaged in selling the same type of food offered by the food truck unless the food truck is owned by the restaurant or the owner or authorized agent of the restaurant provides written consent
 - Must have vehicle insurance
 - May not place anything outside of the food truck with the exception of one sandwich board sign
 - Must be removed from the permitted area overnight
 - Must comply with all traffic safety rules
 - May only park in assigned City parking spaces and approved private parking lots
 - Must comply with all City and state water and wastewater regulations
- Food truck operators operating in the CA zoning district under other City permits do not have to comply with the requirements of this ordinance

PERMIT APPLICATION REVIEWS

- The City will approve or deny all original and amendment permit applications within 10 business days of the date a complete application is filed
- Permit amendment applications are needed to amend the terms or conditions of a pilot program permit, including adding new food truck locations, expanding an outdoor dining or seating footprint, and adding new furniture, fixtures, etc.

EXPIRATION OF PERMITS

- Expiration date of pilot program permits
 - A pilot program permit will last the duration of the pilot program unless earlier terminated or expired
 - The City can issue a permit for a shorter period of time if another activity was approved to take place at the site prior to the permit issuance or for other good cause
 - If the City or a public utility has a temporary lawful need for the permitted area, including for a temporary special event, the permittee must vacate the area and, if needed, remove all tables, chairs, etc. from the area

CITY MANAGER'S RESPONSIBILITIES

- Under the proposed pilot program, the City Manager or his/her designee:
 - Is authorized to:
 - Set application fees
 - Proposed application fees:
 - Original Application - \$50
 - Amended Application - \$25
 - Limit the number of food trucks that may be issued a permit for good cause, including public health or safety, prevention of traffic congestion, and increased need for parking
 - Terminate the pilot program without City Council action
 - Will hear appeals of permit denials and revocations
 - Will provide an update to City Council on how the pilot program is working
 - May choose to bring an ordinance forward to City Council to extend the program if in the best interest of the City and the public

PENALTIES

- Criminal fine amounts for violations of the pilot program ordinance or policy or terms or conditions of a pilot program permit:
 - Maximum fine of \$2000 for violations of a regulation governing fire safety, zoning, or public health or sanitation
 - Maximum fine of \$500 for all other violations

PROPOSED SCHEDULE FOR ORDINANCE

- OCT. 15TH – CC WORKSHOP
- OCT. 19TH – P&Z WORKSHOP
- NOV. 2ND – P&Z REGULAR MEETING FOR RECOMMENDATION
- NOV. 5TH – CC 1ST READING
- NOV. 19TH – CC 2ND READING

QUESTIONS & DISCUSSION



PLANNING & ZONING COMMISSION MEMORANDUM

11/02/20
Item #4
Regular Agenda
Page 1 of 2

DEPT. /DIVISION SUBMISSION & REVIEW: Brian Chandler, Planning and Development Director

ITEM DESCRIPTION: FY-21-06-ZC – Hold a public hearing to discuss and recommend action on a rezoning on property bounded by S. 31st Street to the west, SW HK Dodgen Loop to the north, Lowes Drive to the east and Azalea Drive to the south, more specifically addressed as: 3099, 3107, 3111 and 3113 S. 31st Street; 721, 805 and 921 SW HK Dodgen Loop; 3112 and 3116 Lowes Drive; and 1210 Azalea Drive from Planned Development (PD) zoning district with Conditional Use Permits (CUP), Planned Development (PD) Multi-Family Two (MF-2) zoning district and Planned Development (PD) Commercial (C) to Planned Development (PD) General Retail (GR) with conditions related to required site plan approval, permitted uses, lot dimensional standards, landscaping, architecture, signage, lighting, parking and sidewalks to match the intent of the 2020 Comprehensive Plan.

STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

1. Requiring site plan approval by City Council for all new construction, which includes removal of 50% or more of the walls for a building on a platted lot
2. Compliance with the attached Development Standards
3. Compliance with the attached Use Table
4. Allowing for multi-family development per Ordinance No. 2018-4905 at 1210 Azalea Drive

CITY COUNCIL SCHEDULE: Scheduled for City Council 1st Reading on 12/3/20 and 2nd Reading on 12/17/20

BACKGROUND: The City of Temple has initiated this rezoning for the Temple Mall and surrounding properties between Azalea Drive, Lowes Drive, SW HK Dodgen Loop and S. 31st Street request to:

- Be consistent with the recently adopted Comprehensive Plan (www.templetx.gov/comprehensiveplan) to ensure that future redevelopment is cohesive and comprehensive
- Require future site plan approval by City Council for future development, especially considering that the current Planned Development (PD) zoning designation requires site plan approval since there is no evidence that a site plan was approved with the 1974 Ordinance for Temple Mall

- Limit uses that do not complement the current mall use or future redevelopment efforts for this “Mixed Use Activity Center” as it is designated in the 2020 Comprehensive Plan
- To provide the Planning and Zoning Commission, City Council and the public with an opportunity to provide input on how the Temple Mall and surrounding properties develop in the future

COMPREHENSIVE PLAN COMPLIANCE:

Future Development Map

The proposed Design Standards are consistent with the underlying Regional Commercial designation and the Mixed-Use Activity Center Overlay in the 2020 Comprehensive Plan, which encourages:

- Enhanced walkability
- Outparcel connectivity (similar to I-35 Corridor Overlay standards)

PUBLIC NOTICES: Twenty-three notices for the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property on October 21, 2020. As of Thursday October 29, 2020 0 responses had been received.

ATTACHMENTS:

[Use Table](#)

[Development Standards](#)

[Maps](#)

[Site photos](#)

[Comprehensive Plan Land Use Sections](#)

[1974 Mall PD Ordinance \(Ordinance No. 766\)](#)

[2018 Multi-Family Ordinance \(Ordinance No. 2018-4905\)](#)

[Temple Mall Addition Replat No. One](#)

Proposed Temple Mall PD-GR Use Table

P = Permitted

X = Prohibited

C = Requires a CUP (Conditional Use Permit)

L = Permitted with Limitations

Specific Use	General Retail (GR)		Standards/Limitations
	Current	Proposed	
Boarding or rooming house	P	X	
Convent or monastery	P	X	
Family or group home	C	X	
Fraternity or sorority	P	X	
Home for the aged	P	X	
Industrialized housing	P	X	
Multiple-family dwelling	P	P	
Patio Home	X	P	
Recreational vehicle park	C	X	
Single-family attached	P	P	
Single-family detached	P	X	
Townhouse	L	L	5.3.6
Triplex	P	X	
Two-family dwelling (duplex)	P	X	
Zero lot line dwelling	P	P	
Farm, ranch, orchard or garden	P	X	
Kennel without veterinary hospital	C	X	
Flea market (indoors)	P	X	
Lithographic or print shop	P	X	
Plumbing shop	P	X	
Upholstery shop	P	X	
Art gallery or museum	P	P	
Cemetery, crematorium or mausoleum	C	X	
Child care: family home	L	L	5.3.9
Child care: group day care home	L	L	5.3.9
Childr care: day care center	L	L	5.3.10
College, university or seminary	P	P	
Community center	C	C	
Emergency shelter	C	X	
Fairgrounds or exhibition area	P	X	
Fraternal organization lodge or union hall	P	X	
Halfway house	C	X	
Hospital	P	C	
Place of worship	P	P	
Pre-school	P	C	
School, business	P	C	
School, commercial trade	X	C	
School, elementary or secondary (public or private)	P	C	
Social service shelter	C	X	
Substance abuse treatment facility	C	X	
Transitional shelter	C	X	
Asphalt or concrete batching plant (temporary)	C	X	
Laboratory, medical, dental scientific or research	P	C	
Recycling collection location	L	X	
Petroleum or gas well	C	C	
Office	P	P	

Proposed Temple Mall PD-GR Use Table

P = Permitted

X = Prohibited

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L = Permitted with Limitations

Specific Use	General Retail (GR)		Standards/Limitations
	Current	Proposed	
Warehouse office	C	X	
Hotel or motel	P	P	
Alcoholic beverage sale for on-premise consumption:			
a) beer and wine only less than 75% revenue from alcohol	P	P	
b) all alcoholic beverages 75% or more from alcohol	C	C	
c) all alcoholic beverages >50% & <75% revenue from alcohol	C	P	
d) all alcoholic beverages 50% or less revenue from alcohol	C	P	
Amusement, commercial (indoor)	P	P	
Amusement, commercial (outdoor)	X	C	
Country club	P	X	
Dance hall	C	X	
Day camp for children	C	X	
Park or playground	P	P	
Playfield or stadium	P	P	
Roller or ice rink	P	P	
Shooting range (indoor)	P	C	
Swimming pool, commercial	C	C	
Theater or playhouse (indoor)	P	P	
Zoo	C	C	
Restaurant (not drive-in)	P	P	
Restaurant (drive-in)	P	P	
Alcohol beverage sales, off-premise consumption, beer and wine store	P	P	
Alcohol beverage sales, off-premise consumption, package store	C	C	
Antique shop	P	P	
Art supply store	P	P	
Bakery or confectionary shop (retail)	P	P	
Bank or savings and loan	P	P	
Barber shop or beauty shop	P	P	
Body piercing studio	L	X	
Credit access business	L	X	
Cleaning, pressing and pick-up shop	L	L	5.3.18
Discount or department store	P	P	
Drug store or pharmacy	P	P	
Exercise gym	P	P	
Fabric store	P	P	
Florist or garden shop	P	P	
Food or beverage sales store without fule sales	P	P	
Furniture and appliance sales and service	P	P	
Greenhouse or nursery (retail)	P	P	
Handcraft and art objects shop	P	P	
Hardware store or hobby shop	P	P	

Proposed Temple Mall PD-GR Use Table

P = Permitted

X = Prohibited

C = Requires a CUP (Conditional Use Permit)

L = Permitted with Limitations

Specific Use	General Retail (GR)		Standards/Limitations
	Current	Proposed	
Key shop	P	P	
Kiosk	L	L	5.3.25
Laundry and cleaning (self-service)	P	P	
Medical appliances, fitting, sales or rental	P	P	
Mixed media store or newsstand	P	P	
Mortuary or funeral home	P	X	
Office supply store	P	P	
Pawn shop	P	X	
Pet shop	P	P	
Retail shop, gift, apparel, accessory and similar items	P	P	
Retail sales and service uses other than listed	P	P	
drama	P	P	
Tattoo studio	L	X	
Tool rental (indoors)	P	P	
Travel agency	P	P	
Upholstery shop	P	X	
Veterinary office (no animal hospital)	P	P	
Emergency vehicle service	P	X	
Helistop	C	X	
Railroad track right-of-way or team track	P	X	
Parking lot or structure (commercial)	C	P	
Electrical sub-station (high voltage bulk power)	P	X	
Electrical transmission line (high voltage)	P	X	
Fire station	P	X	
Gas line and regulating station	P	C	
Radio or television tower or transmitting station	P	X	
Shop yard of location, state or federal government	P	X	
Sewage pumping station	C	X	
Utility and services other than listed	C	X	
Telephone exchange-switching relay or transmitting	P	X	
Utilities other than listed	C	C	
Water stand pipe or elevated storage	P	X	
Water reservoir well or pumping station	P	X	
Water treatment plant	P	X	
Auto leasing rental	P	L	w/ a limitation of max of 2000 sf office
Auto sales, new or used outdoor lot	L	X	
Car wash	P	P	
Fuel sales	L	L	5.3.21
Motorcycle or scooter sales and service	P	X	
Vehicle servicing, minor	L	X	

**Temple Mall and Surrounding Properties PD-GR Rezoning
Development Standards**

1. Proposed PD Standards

a. Lot Standards

- i. Minimum lot size of 1 acre
- ii. Access must be taken from either a public road or public access easement
- iii. Minimum Lot Width of 200 feet
- iv. Minimum Lot Depth of 200 feet

b. Signage

- i. Compliance with Sec. 6.7 for signage and specifically, the I-35 Corridor Overlay table below

Article 6: Special Purpose and Overlay Zoning Districts
Sec. 6.7. I-35, Interstate 35 Corridor Overlay

Use	Sign Type	Max. Number of Signs Faces	Max. Height	Max. Area (per sign face)	Min. Setback (from property line)	Min. Spacing Between Signs
All Permitted Uses	Wall Sign	1 per public street-facing façade for façades up to 300 feet in length per business; maximum of 2 for façades exceeding 300 feet in length	NA (no projection above building)	10% of façade face or 300 sq ft max (whichever is greater)	NA	NA
All Permitted Uses	Window Sign	NA	NA	20% of window area	NA	NA
All Permitted Uses	Monument Sign	1 per private or public access driveway	8'	50 sq ft	0'	25'
All Permitted Uses	Pylon Sign	1 per public access driveway	25' to 35'	200 sq ft	0' (*1 foot height increase for each foot of setback-max of 35' tall)	50'
Multi-Tenant Site	Monument Sign	1 per private or public access driveway	10'	65 sq ft	0'	25'
Multi-Tenant Site	Pylon Sign	1 per private or public access driveway	35' to 45'*	400 sq ft	0' (*1 foot height increase for each foot of setback-max of 45' tall)	300'

- c. Landscaping (for new construction)
 - i. The following landscaping standards apply:
 - 1. 15% site landscaping
 - 2. Qualifying 2" DBH (Diameter-At-Breast Height) trees (per Sec. 7.4) behind sidewalks 50' apart
 - 3. Landscaped parking islands
 - a. Required for every 10 parking spaces
 - b. Must include a qualifying 2" DBH tree
- d. Architectural standards (for new construction)
 - i. 70-85% primary material on all sides
 - ii. 15-30% secondary material on all sides
 - iii. 3rd material allowed for up to 15% on each side
 - iv. Principal building entrances (excluding accessory buildings) must be articulated and defined to present a strong entry presence. Such entries must be inset or offset from the front building plane by at least four feet and must include a parapet, a vertical architectural element that is at least 3 feet taller than the roof line, or display/storefront windows and a metal window canopy or awning.
 - v. All buildings must be designed to incorporate no less than three of the following architectural elements. Buildings over 50,000 square feet must include a minimum of five of the following elements. Buildings over 100,000 square feet must include a minimum of seven of the following elements.
 - 1. Window canopies, window awnings, balconies, porches, stoops or porticos;
 - 2. Minimum of 3-foot roof overhangs;
 - 3. Building wall plane recesses or projections (minimum of 2-feet deep and 10-feet long);
 - 4. Arcades;
 - 5. Peaked roof forms;
 - 6. Arches;
 - 7. Outdoor patios;
 - 8. Display/storefront or transom windows;
 - 9. Architectural details (such as tile work or moldings) integrated into building façade;
 - 10. Articulated ground floor levels or base, such as a masonry wainscot;
 - 11. Articulated cornice line;

12. Integrated planters or wing walls that incorporate landscape and sitting areas;
 13. Accent materials (minimum 10 percent of exterior façade).
 14. Dormer windows
 15. Projecting bay or box windows
 16. Parapets
- vi. All buildings must be designed and constructed in tri-partite architecture to express a base, midsection and top. The heaviest building material must be used as the base.
 - vii. All façades must include:
 1. Articulated ground floor levels, such as with a masonry wainscot;
 2. A mid-section that can be defined by storefront/display windows and window canopies or awnings; and
 3. A top that can be defined by articulated cornice lines, a change in material, parapet, etc.
 4. No uninterrupted length of façade may exceed 50 feet in length without a design element listed in Sec. 2.D.
 5. Windows must comprise a minimum of 15 percent of the front and side elevations.
 6. Vegetative screening can be substituted for side elevation window requirements.
 - viii. Lighting
 1. Full cut-off fixtures
 - ix. Drive-through restaurants
 1. Require a minimum of a 150 sf outdoor seating area
 - x. Parking
 1. New lots must have sufficient parking per Sec. 7.5
 - xi. Sidewalks
 1. Required along adjacent roadway (public or private) per the applicability table for “new construction”
 2. 6’ minimum width
 3. Planting qualifying trees per Sec. 7.4 (min. of 50’ apart); 2” DBH min.
 4. Connecting pad retail or office sites to other adjacent retail or office sites; and
 5. All retail centers that are developed, used, managed or marketed as a group must provide sidewalk connections between retail or office pad sites and adjacent multi-family.
 6. Crosswalks from internal sidewalks should be delineated by paint, texture, stain or by a change of material.



PD-CUP, PD-MF-2,
PD-C to PD-GR

VICINITY MAP

Zoning Case :
FY-21-6-ZC

Address :
3111 S 31ST ST

- Case Area
 - Railroad
 - Temple Municipal Boundary
 - Park Areas
- Streets**
- EXPRESSWAY
 - MAJOR ARTERIAL
 - COLLECTOR
 - LOCAL STREET
 - MINOR ARTERIAL
 - PRIVATE
 - RAMP
 - Bell County Municipal Boundaries
 - Temple Boundary

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.

jdeckman
Date: 10/26/2020


















PD-CUP, PD-MF-2,
PD-C to PD-GR

AERIAL MAP

Zoning Case :
FY-21-6-ZC

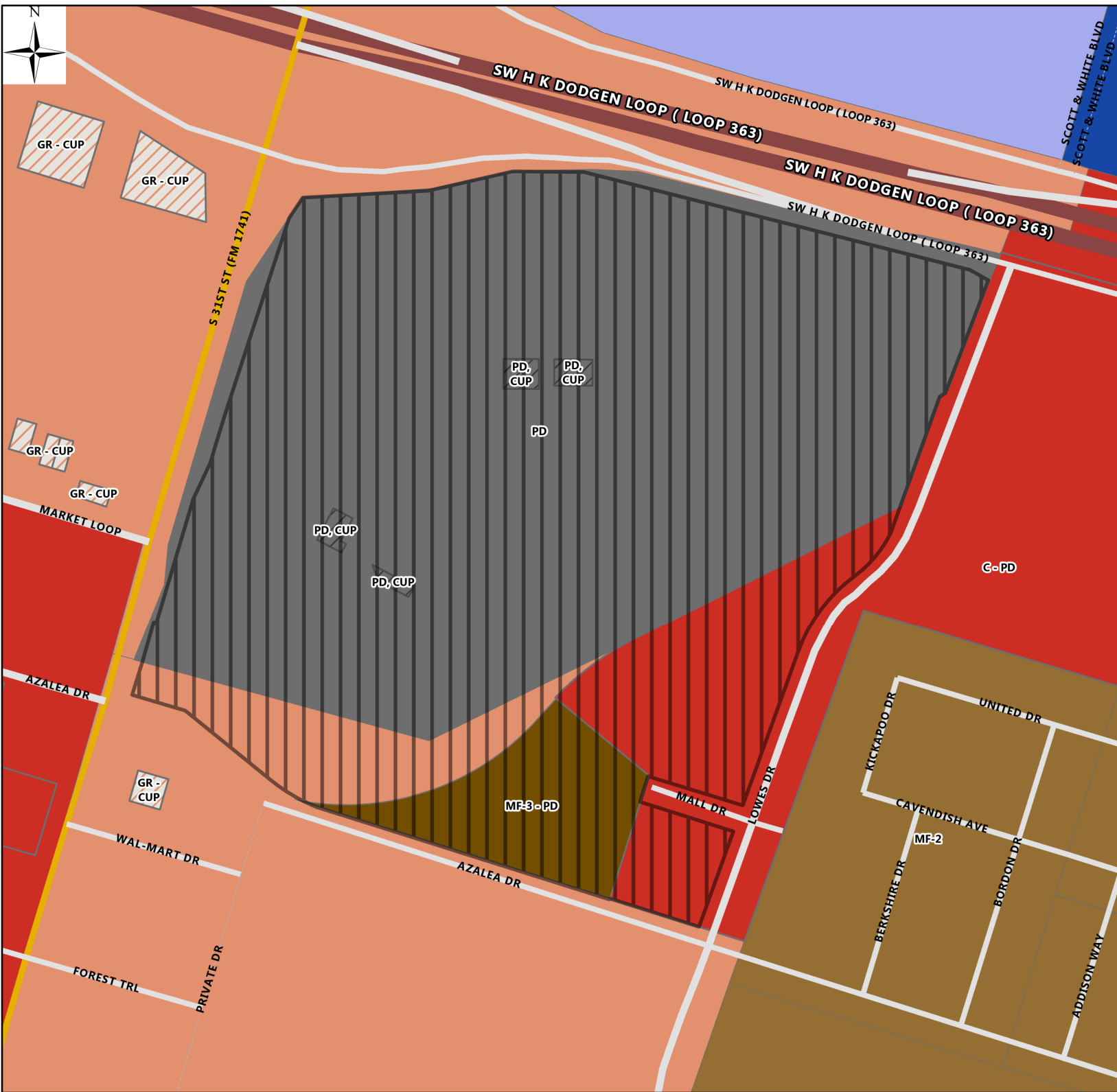
Address :
3111 S 31ST ST

-  Case Area
 -  Railroad
 -  Temple Municipal Boundary
 -  Park Areas
- Streets**
-  EXPRESSWAY
 -  MAJOR ARTERIAL
 -  COLLECTOR
 -  LOCAL STREET
 -  MINOR ARTERIAL
 -  PRIVATE
 -  RAMP
 -  Bell County Municipal Boundaries
 -  TempleBoundary

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jdeckman
Date: 10/26/2020





PD-CUP, PD-MF-2,
PD-C to PD-GR

ZONING MAP

Zoning Case :
FY-21-6-ZC

Address :
3111 S 31ST ST

 Case Area

Current Zoning

 MF-1

 MF-2

 MF-3 - PD

 GR

 GR - CUP

 C


 C - PD

 SD-H

 T5-C

 PD

 PD, CUP

 Bell County Municipal Boundaries

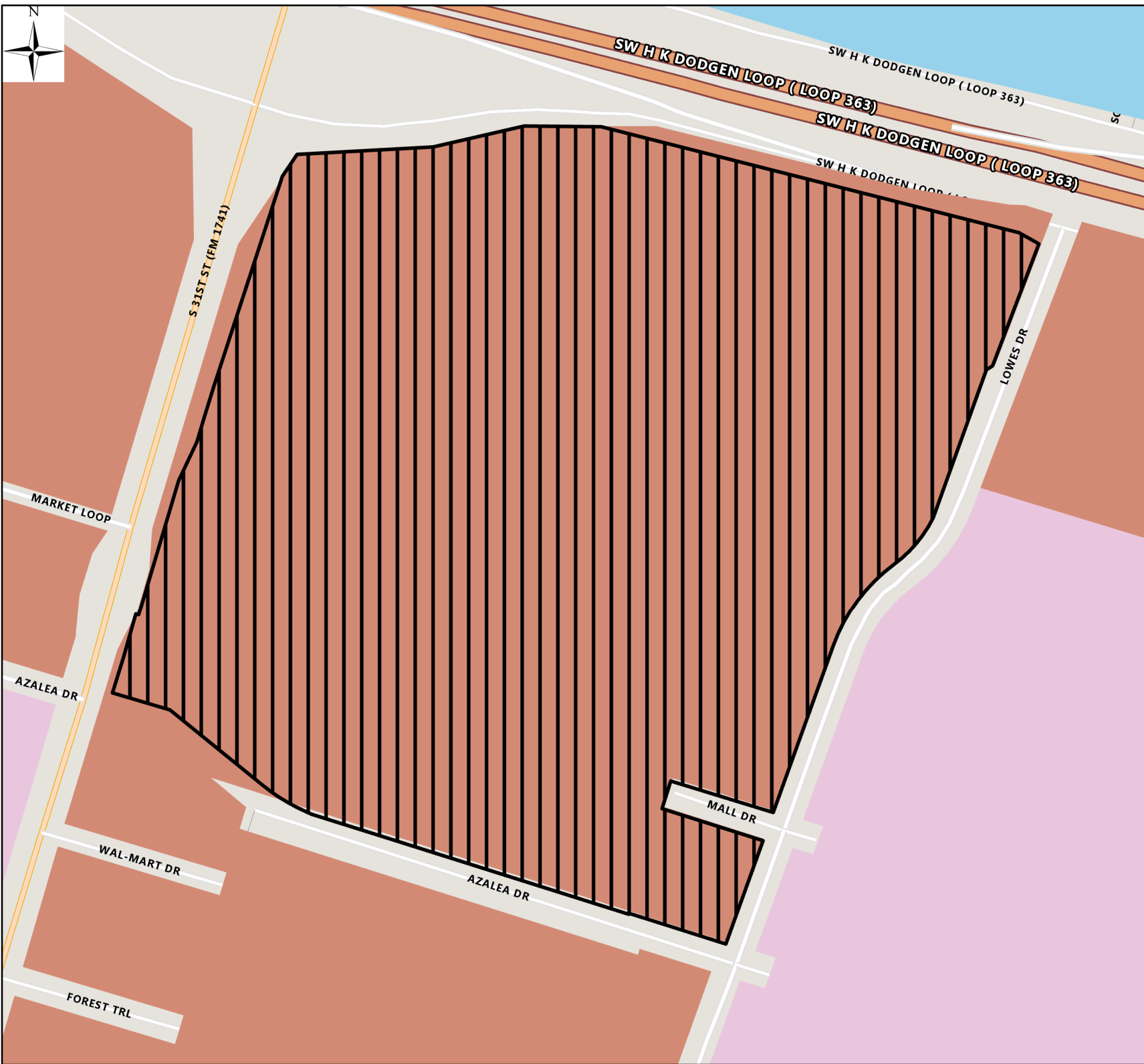
 TempleBoundary

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jdeckman

Date: 10/28/2020





PD-CUP, PD-MF-2,
PD-C to PD-GR
**FUTURE LAND
USE MAP**

Zoning Case :
FY-21-6-ZC

Address :
3111 S 31ST ST

Case Area

**Future Development
Plan 2020**

- Residential and Neighborhood Services
- Corridor Mixed-Use
- Employment Mixed-Use
- Business Park
- Parks and Open Space
- Rural - Estate
- Regional Commercial
- Temple Medical & Education District
- Industrial
- Urban Residential
- Downtown Transition
- Downtown Core
- Bell County Municipal Boundaries
- Temple Boundary

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jdeckman
Date: 10/26/2020





PD-CUP, PD-MF-2,
PD-C to PD-GR

UTILITY MAP

Zoning Case :
FY-21-6-ZC

Address :
3111 S 31ST ST

- Case Area
- City Hydrant
- Private Hydrant
- Potable Water
- Sewer Gravity Main
- Easement
- EXPRESSWAY
- MAJOR ARTERIAL
- COLLECTOR
- LOCAL STREET
- MINOR ARTERIAL
- PRIVATE
- RAMP
- Railroad
- Temple Municipal Boundary
- Park Areas
- Bell County Municipal Boundaries
- TempleBoundary

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jdeckman
Date: 10/26/2020



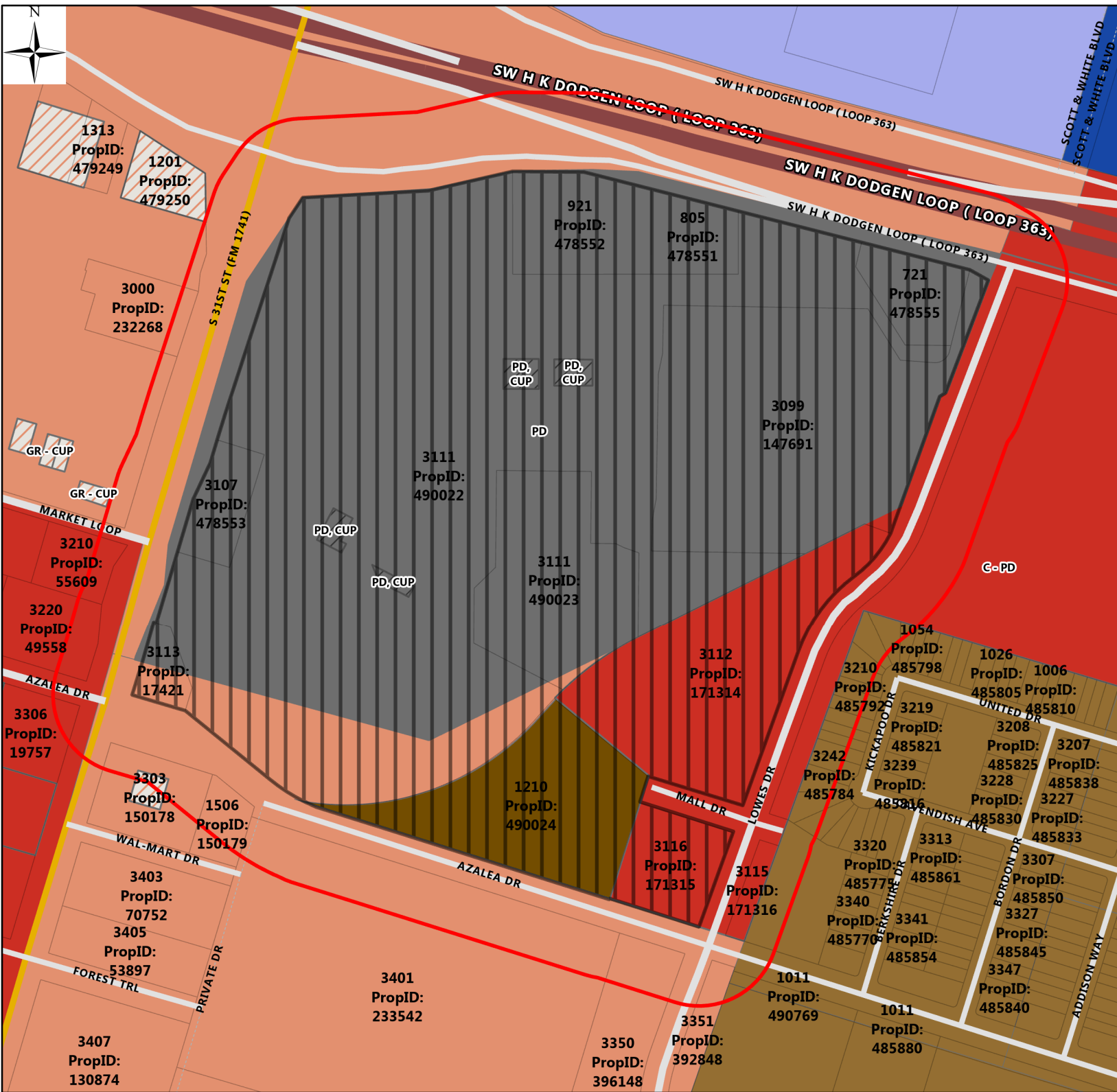


PD-CUP, PD-MF-2,
PD-C to PD-GR

200'
NOTIFICATION MAP

Zoning Case :
FY-21-6-ZC

Address :
3111 S 31ST ST



- Case Area
- Current Zoning**
- MF-1
 - MF-2
 - MF-3 - PD
 - GR
 - GR - CUP
 - C
 - C - PD
 - SD-H
 - T5-C
 - PD
 - PD, CUP
 - 200' Notification Area
 - Bell County Municipal Boundaries
 - Temple Boundary

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.

jdeckman
Date: 10/28/2020





REGIONAL COMMERCIAL

Intent and Character

The Regional Commercial future development category is intended for areas to be developed to primarily support regionally-serving businesses that rely on higher traffic volumes and the visibility that is associated with being located along a major highway (i.e., Interstate 35). In these areas, the predominant character of development is focused on serving the automobile.

While accommodating the automobile will continue to be the predominant focus, improved street-side and parking lot landscaping, buffers, appropriately designed and scaled signage, higher quality development standards and landscaping, and access management techniques (e.g., limited access points and inter-parcel connectivity) can soften the impact and improve overall quality and appearance of the City's main economic spine.

Appropriate Land Use Types

Use	Appropriate Uses
Agricultural	Not appropriate.
Residential	Apartments may be allowed as limited or conditional basis with location criteria paired with supporting commercial uses. Not appropriate on frontage streets.
Commercial	Appropriate commercial uses include a mix of commercial retail, office, personal service, and restaurant uses, including larger professional offices, heavy commercial (including big box stores), commercial amusement, restaurants, alcohol sales, fuel sales, kennels with outdoor dog runs and pens, mini-storage facilities, vehicle equipment sales and services, and warehouse offices, and drive-throughs.
Industrial	Not appropriate.
Institutional	Appropriate uses include utility and service uses (e.g., electrical substations, fire stations, etc.).
Other	Appropriate other uses may be allowed as limited or conditional basis provided that they adhere to a sub-urban character.



Auto-oriented commercial and out-parcels



Auto-oriented strip centers



Office

Design Characteristics

Characteristic	General Design Intent
Character	Sub-Urban
Access	Streets with a sub-urban cross-section; on-street bike lanes; sidewalks or side-paths; front driveway access and inter-parcel connectivity is required
Utilities	Public utilities

Location and Decision-making Criteria

The following decision-making criteria should be considered as part of rezonings:

- *New nonresidential development should be located on and take access from a arterial or greater street classification, or an internal street network designed as part of a larger center. Setback, parking lot, and bufferyard landscaping should be used to soften auto-oriented uses and create a sub-urban character.*
- *Areas of differing compatibility should be screened by bufferyards.*

Zoning Districts

The current zoning districts that may be appropriate to implement the Regional Commercial future development category include General Retail (GR), Commercial (C), Office 1 (O-1), Office 2 (O-2), Planned Development (PD), and the Interstate 35 Corridor Overlay District (1-35). Note that zoning district modifications may be needed to achieve the envisioned sub-urban character.



ACTIVITY CENTER OVERLAY

Intent and Character

This future development plan has been designed for both predictability and flexibility. This includes providing for mixed-use development within the Residential & Neighborhood Services, Corridor Mixed-Use, and Employment Mixed-Use classifications. Each of these areas are intended to be developed with higher quality auto-oriented sub-urban uses and patterns. With that being said, the areas identified on the Future Development Map as Activity Center, are intended to allow and provide for more intense, integrated mixed-use development, with a primary focus on enhanced walkability. In other words, an Activity Center goes beyond just a conglomeration of disparate uses following traditional forms of development (this even applies to mixed-uses if the development is designed and configured in an un-integrated and disparate manner). Ideally, these areas would be developed under a single development proposal, but that is not required.

Appropriate Land Use Types

There are no additional restrictions on land use beyond what is allowed within the underlying Residential & Neighborhood Services, Corridor Mixed-Use, and Employment Mixed-Use classifications, provided that the development configuration and design still embodies the intent and character of the Activity Center classification.

Zoning Districts

The Activity Center Overlay land use classification is not intended to be implemented using specific zoning districts. Rather, the development proposal should identify how the requested zoning district(s) provide(s) for the development intent and character set forth in this section. In instances where the existing zoning district(s) is/are not able to meet the intent, it is anticipated that the developer will utilize the PD, Planned Development Overlay process set out in Sec. 6.4, Planned Development Overlay, of the Temple UDC.



Mixed-Use development



Downtown amenities



High density residential units

Design Characteristics

Characteristic	General Design Intent
Character	Sub-Urban with higher intensity and enhanced walkability
Access	External street frontages may exhibit sub-urban cross-sections; internal streets may exhibit urban cross-sections.
Utilities	Public utilities

Location and Decision-making Criteria

The following recommendations should be considered as part of rezoning, development approvals, or improvements to existing regulations:

- Areas subject to the higher intensity activity center allowances are mapped on the Temple Future Development Plan. The areas are generally located at or near major undeveloped thoroughfare intersections. The size of the activity center is intended to be flexible provided that the proposed development still embodies the intent and character of the activity center classification.
- Although not required, regional detention should be considered to serve all parcels within an activity center. This allows for greater intensity of use across the rest of the activity center.
- Internal vehicular and pedestrian interconnectivity between uses and parcels is required; external connectivity to abutting development is preferred.
- Major entrance drives to the activity center should be designed with center planted medians.
- Site development configuration and circulation should account transit stops and accommodations.
- On-site parking should be first accommodated through reduced minimum parking requirements, followed by on-street parking, shared parking, and structured parking sited away from primary pedestrian pathways. Individual surface lots for each parcel should not be required.
- Outparcels located along arterial and collector roadways should be developed and connected to serve the internal streets of the activity center.
- Building height and mass should be designed to maximize compatibility with abutting uses, where the greatest intensity is located at the focus point of the activity center.
- Buildings should be sited in close proximity to each other and well-connected via pedestrian pathways and sidewalks.
- Development quality (architecture and landscaping) should be of higher quality.

ORDINANCE NO. 766

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF
49.28 ACRES OF OUTBLOCK 673, TO THE CITY OF
TEMPLE, TEXAS, FROM "GR" TO "PD" CLASSIFI-
CATION.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF
THE CITY OF TEMPLE, TEXAS, THAT:

(1) The zoning classification of Outblock 673,
to the City of Temple, Texas, consisting of 49.28 acres,
said land being more particularly described in field notes
attached hereto, is hereby changed from "GR" to "PD".

(2) The City Engineer is hereby directed to make
the necessary changes to the City Zoning Map accordingly.

PASSED AND APPROVED this 20th day of June, 1974.

THE CITY OF TEMPLE, TEXAS

By: David M. Bandy
DAVID M. BANDY, Mayor

APPROVED AS TO FORM AND CONTENT:

Barney L. Knight
BARNEY L. KNIGHT, City Attorney

ATTEST:

C. L. Keaton
C. L. KEATON, Secretary

FIELDNOTES of a tract of land out of the Bradford Hughes Survey, Abstract No. 376, Bell County, Texas, and being out of and a part of that certain 183.8 acre tract described in a deed from L. A. Bigham Jr. et ux, to Allene B. White and of record in Vol. 724 Page 279 of the Deed Records of Bell County, and also being out of and a part of that certain 58 acre tract described in a deed recorded in Vol. 562 Page 374 of the Deed Records of Bell County, Texas, and being more particularly described as follows:

BEGINNING at the northeast corner of that certain 67.75 acre tract described in a correction deed from Allene Barr White to Temple Mall Company, a partnership, dated March 28, 1974 and of record in Vol. 1273 Page 876 of the Deed Records of Bell County, Texas, an iron pin for the northeast corner of this;

THENCE along the south margin of Loop 363 as marked by concrete markers: N 72° 24' 36" W 129.10 ft.; N 79° 13' W 215.18 ft.; N 73° 52' 10" W 599.3 ft.; N 87° 01' 41" W 307.95 ft.; S 79° 33' 19" W 223.62 ft.; and S 89° 22' 49" W 313.36 ft. to a concrete marker in the east margin of 31st Street for the northwest corner of this;

THENCE along the east margin of 31st Street as marked by concrete markers: S 36° 07' 23" W 255.51 ft.; S 18° 57' 26" W 693.61 ft.; S 7° 36' 50" W 101.76 ft.; S 18° 56' 19" W 100.05 ft.; S 30° 12' 28" W 102.26 ft.; and S 18° 46' 10" W 12.44 ft. to an iron pin for the southwest corner of this;

THENCE S 71° 13' 50" E 770 ft. to an iron pin for a corner of this;

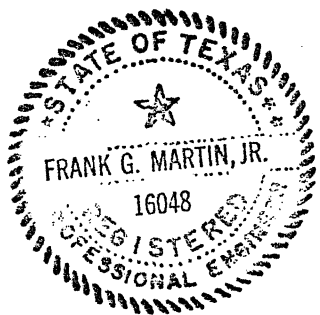
THENCE N 65° 40' 40" E 1338.93 ft. to an iron pin in the east line of said 67.75 acre tract for the southeast corner of this;

THENCE along the east line as fenced: N 22° 11' 52" E 306.27 ft. an iron pin; N 61° 19' 15" E 17.14 ft. an iron pin; and N 23° 16' 49" E 375.26 ft. to the place of beginning containing 49.28 acres.

STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS,
 COUNTY OF BELL)

That I, Frank G. Martin Jr., a Registered Professional Engineer in the State of Texas, and the County Surveyor of Bell County, do hereby certify that I did cause to be surveyed on the ground the tract of land described above and that the description is true and correct to the best of my knowledge and belief.

April 1, 1974



Frank G. Martin Jr.
 Frank G. Martin Jr.
 Registered Professional Engineer
 Serial No. 16048
 County Surveyor of Bell County

ORDINANCE NO. 2018-4905
(Z-FY-18-13)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A REZONING FROM GENERAL RETAIL TO PLANNED DEVELOPMENT MULTI-FAMILY THREE, WITH A SITE DEVELOPMENT PLAN ON APPROXIMATELY 4.203 ACRES FOR A FIVE-STORY APARTMENT BUILDING SITUATED ON LOT 5, BLOCK 1, TEMPLE MALL ADDITION, REPLAT NO. 1, AND ADDRESSED AS 1210 AZALEA DRIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, Ace Reneau, on behalf of the owner Temple Mall LLC, requests a rezoning from General Retail zoning district to Planned Development Multi-Family Three on a portion of the undeveloped back portion of the Temple Mall property that was recently re-platted creating the subject lot;

Whereas, with Planned Development Multi-Family Three, the applicant is proposing an apartment building of five stories with a pool and resident plaza, with surrounding parking on three sides - due to its shape, the property presents challenges relating to buffering the parking area, which are offset by the additional landscaping offered;

Whereas, there will be a mix of one and two bedroom units for a total of 140 units included in the project - amenities include a swimming pool and resident plaza;

Whereas, the development has two access points to Azalea Drive and two internal access points to the Temple Mall property which lead to Lowes Drive and to the Loop - access concerns could be addressed in the future with a potential driveway connection to an unimproved adjacent Right of Way that intersects Lowes Drive;

Whereas, the Planning and Zoning Commission of the City of Temple, Texas, after due consideration of the conditions, recommends approval of the rezoning and Site Development Plan from General Retail Zoning District to Planned Development Multi-Family Three Zoning District, on approximately 4.203 acres situated on lot 5, block 1, Temple Mall Addition, Replat No. 1, addressed as 1210 Azalea Drive, Temple, Texas; and

Whereas, the City Council of the City of Temple, Texas, after public notice as required by law, has at a public hearing, carefully considered all the evidence submitted by the applicant concerning the proposed plans for this tract of land, and has heard the comments and evidence presented by all persons supporting or opposing this application at said public hearing, and after examining the conditions, operation and the location of said property, finds that the proposed use of the property substantially complies with the comprehensive plan and the area plan adopted by the City Council.

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

Part 1: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

Part 2: The City Council approves a rezoning from General Retail Zoning District to Planned Development Multi-Family Three Zoning District, on approximately 4.203 acres of a five-story apartment building situated on lot 5, block 1, Temple Mall Addition, Replat No. 1, addressed as 1210 Azalea Drive, Temple, Texas, as more thoroughly described by the site development plan attached hereto as Exhibit 'A,' and made a part hereof for all purposes along with the following conditions:

- 1. Substantial compliance with the attached development/site plan including Azalea Drive sidewalk;
- 2. Provide a landscaped area exceeding 20% (approximately 37,000 square feet) with 79 trees and 316 bushes; 50% to be from medium/large list (exceeds requirements of 5% landscaping);
- 3. A 10-foot landscaped buffer yard along the frontage with Azalea Drive;
- 4. Building elevations would substantially comply with submitted plans; and
- 5. Changes to the development site plan related to drainage considerations for site approval at the building permit stage would not be considered a substantial change.

Part 3: The City Council directs the Director of Planning to make the necessary changes to the City Zoning Map.

Part 4: It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such phrase, clause, sentence, paragraph or section.

Part 5: This Ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Temple, Texas, and it is accordingly so ordained.


Part 6: It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on First Reading and Public Hearing on the 5th day of April, 2018.

PASSED AND APPROVED on Second Reading on the 19th day of April, 2018.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

APPROVED AS TO FORM:

Kayla Landeros
City Attorney

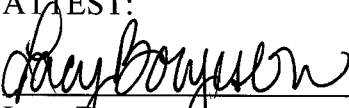
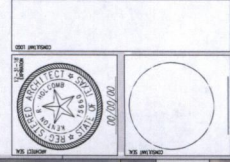
ATTEST:

Lacy Borgeson
City Secretary



EXHIBIT
A



NO.	DATE	REVISION

The Point@363
Apartment Building
Project
Temple, Texas
REZONING EXHIBIT

PRELIMINARY
LANDSCAPE PLAN
PROJECT NO. 14-18
DATE: 02/20/20
SCALE: AS SHOWN



79 TREES, MIN. PER CITY STANDARDS
316 PLUS BUSHES PER CITY STANDARDS

LANDSCAPE PROVIDED:
37,000 S.F. WITH 79 TREES AND 316 BUSHES
PER REQUIREMENT; 50% TREES TO BE FROM
MED./LG. LIST; 50% EVERGREEN AS SHOWN

LANDSCAPE REQUIREMENTS:
LOT S.F. = 183,175 S.F. * (20%) = 36,635 S.F.
36,635 S.F. / 500 S.F. = 74 TREES
4 BUSHES / 1 TREE = 296 BUSHES

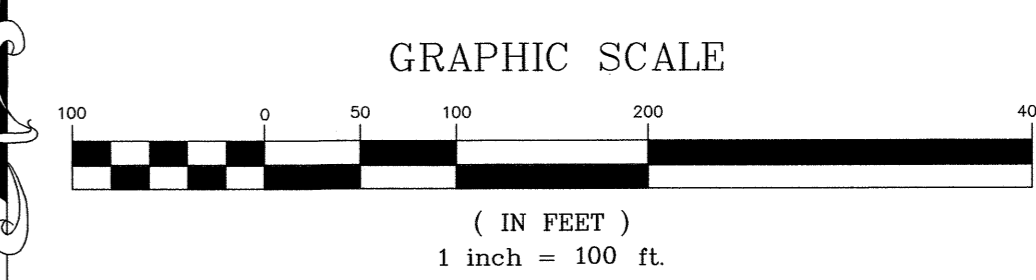
79 TREES, MIN. PER CITY STANDARDS
316 PLUS BUSHES PER CITY STANDARDS

2017
146B

Final Plat of
TEMPLE MALL ADDITION
REPLAT No. ONE

WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS
BEING PART OF THE B. HUGHES SURVEY, ABSTRACT No. 376,
BELL COUNTY, TEXAS, AND BEING A PLAT OF 46.398 ACRES OF LAND
LOTS - 6
BLOCKS - 1
AREA - 46.398 Ac.
OWNER: Temple Mall, LLC
NAME: Temple Mall, LLC
ADDRESS: 8320 Meadowbrook Dr.
Fort Worth, TX 76120

Baylor Scott & White
Medical Center Subdivision
(Plat Year 2016, Number 26-D)



No.	DATE	REVISIONS
1	8/28/2017	CITY OF TEMPLE COMMENTS
2	9/11/2017	CITY OF TEMPLE COMMENTS

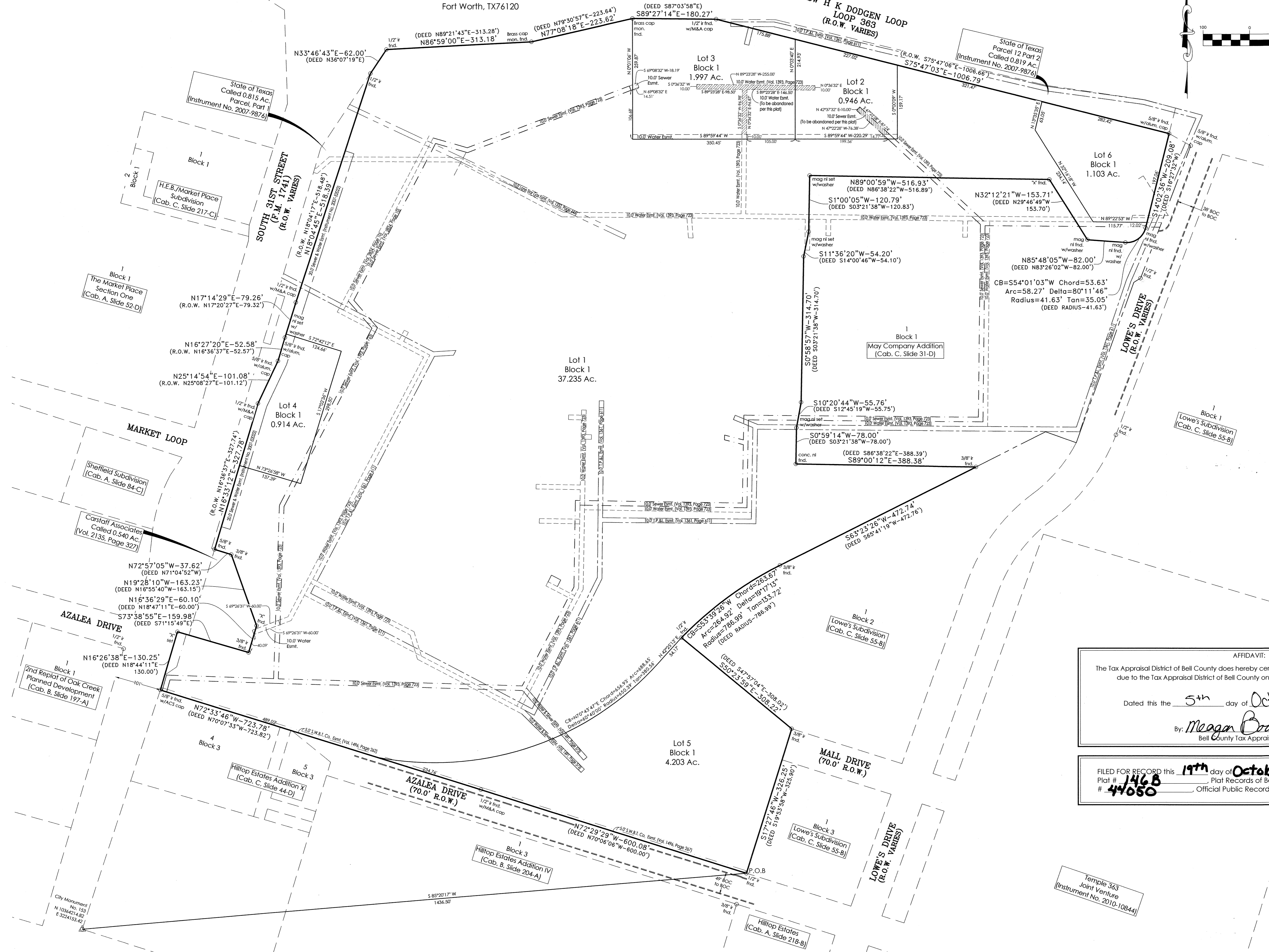
TEMPLE MALL ADDITION, REPLAT No. ONE
BEING A REPLAT OF PART OF LOT 1 AND ALL OF LOT 3, BLOCK 1, TEMPLE MALL SUBDIVISION
TEMPLE, BELL COUNTY, TEXAS

FINAL PLAT



MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
T. & P. L. S. FIRM REGISTRATION NO. 100204-00
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 100204-00

DWG No. 17-086-D-5
DATE: JULY 2017
SCALE: AS SHOWN
DRAWN BY: FRB
DATE: JULY 2017
SCALE: AS SHOWN
6 LOTS
1 BLOCK
AREA: 46.398 AC.



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 5th day of October, 2017 A.D.
By: Meagan Bowen
Bell County Tax Appraisal District

FILED FOR RECORD this 19th day of October, 2017. In Year 2017.
Plat # 146B
44050
Official Public Records of Real Property, Bell County, Texas.

Temple 363
Joint Venture
(Instrument No. 2010-10844)

Inst # 2017-44050



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

11/2/2020

Item #5

Regular Agenda

Page 1 of 2

APPLICANT: WBW Development

CASE MANAGER: Jason Deckman, Senior Planner

ITEM DESCRIPTION: FY-20-65-PLT Consider and recommend action on the Final Plat of Mesa Ridge Phase I, a 52.66 +/- acre, 121-lot, 5-block, 2-tract residential subdivision, situated in the Baldwin Robertson survey, abstract no. 17, in Temple, TX in Bell County addressed as 9335 S.H. 317, with developer requested exception to UDC 8.2.1.D for street projections.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Mesa Ridge Phase I with an exception for projection of streets.

ITEM SUMMARY: This plat would create 121 residential lots in the first phase in the Mesa Ridge subdivision. The preliminary plat was approved on July 6, 2020 and would eventually create 425 lots. The final plat for Phase 1, as submitted, is substantially the same as the preliminary plat.

Traffic accessing the neighborhood would use Glade Drive, which connects to N. Pea Ridge Road to the east and State Highway 317 to the west. The applicant has stated that they plan to construct a connection to the north in Phase 3 and are coordinating with the neighboring property owner. This plat does not show a street projection to the south. There are several large lots to the south of this subdivision that are shown as Corridor Mixed Use on the recently approved Future Development Plan. These lots front along the new alignment of Prairie View Road and could potentially be redeveloped for future retail. A direct street connection through future retail may not be appropriate due to increased traffic into the residential neighborhood. For this reason, the applicant has requested the exception to UDC 8.2.1. Staff supports the requested exception regarding projection of streets.

Glade Drive and North Pea Ridge Road are both shown as collectors on the Thoroughfare Plan. A portion of land between Phase 1 and State Highway 317 has been conveyed to WBW Development and will be dedicated to allow Glade Drive to connect to the west. The remainder of Glade Drive to the east will be constructed in Phase 2. Tract E will dedicate right-of-way to allow future expansion of N. Pea Ridge Road.

Water will be provided to the subdivision through proposed 6-inch water lines. Sewer will be provided to the subdivision through 6-inch sanitary sewer lines. Tracts A, B, C, and D have been provided for drainage and will be dedicated to the City of Temple.

The Development Review Committee reviewed the Final Plat of Mesa Ridge Phase I on September 24, 2020. It was deemed administratively complete/filed on October 23, 2020.

Due to the requested exception to the Unified Development Code, the City Council is the final plat authority.

FISCAL IMPACT: N/A

SCHOOL DISTRICT: Belton Independent School District (BISD)

ATTACHMENTS:

Plat
Utility Plan
Preliminary Plat Phases
Request for exception
Maps
Site Photos

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	165.50'	22.60'	22.58'	N 77°42'34" W	7°49'27"
C2	165.50'	62.09'	61.73'	N 87°3'749" E	21°29'48"
C3	53.50'	59.56'	56.53'	N 72°14'56" W	63°45'14"
C4	53.50'	69.91'	65.04'	N 02°57'20" W	74°49'57"
C5	53.50'	93.16'	81.84'	S 84°19'31" W	99°43'46"
C6	53.50'	1.77'		N 44°5'140" W	1°53'51"
C7	165.50'	85.10'	84.17'	N 59°03'56" W	29°27'01"
C8	50.00'	22.46'	22.27'	S 60°55'52" E	25°43'56"
C9	67.50'	42.33'	41.64'	N 65°57'12" W	35°55'40"
C10	67.50'	68.81'	65.87'	N 66°52'50" E	58°24'17"
C11	67.50'	55.52'	53.97'	N 14°06'52" E	47°07'38"
C12	50.00'	22.46'	22.27'	N 03°25'01" E	25°43'56"
C13	20.00'	31.39'	28.26'	N 61°14'34" E	89°55'12"
C14	45.00'	70.62'	63.60'	N 61°14'34" E	89°55'12"
C15	50.00'	22.51'	22.32'	N 29°10'56" E	25°47'55"
C16	67.50'	54.23'	52.78'	N 19°03'59" E	46°01'48"
C17	67.50'	68.63'	65.71'	N 33°04'34" W	58°15'19"
C18	67.50'	23.26'	23.15'	S 89°08'29" E	19°44'46"
C19	50.00'	22.57'	22.38'	S 86°04'52" E	25°52'00"
C20	45.00'	70.24'	63.33'	N 28°26'10" W	89°26'18"
C21	20.00'	31.22'	28.15'	S 28°26'11" E	89°26'19"
C22	165.50'	0.08'	0.08'	N 73°10'26" W	0°01'36"
C23	165.50'	84.62'	83.70'	S 87°49'45" E	29°17'01"
C24	53.50'	35.08'	34.45'	S 84°39'25" E	37°34'00"
C25	53.50'	62.06'	58.64'	N 32°38'35" W	66°27'41"
C26	53.50'	88.92'	79.03'	S 48°12'02" W	95°13'33"
C27	53.50'	38.13'	37.33'	N 63°46'07" W	40°50'08"
C28	165.50'	82.27'	81.43'	N 57°55'19" W	28°29'00"
C29	165.50'	2.86'	2.86'	N 72°39'34" W	0°59'30"
C30	164.00'	67.47'	67.00'	N 28°06'53" E	23°33'54"
C31	164.00'	17.10'	17.09'	S 42°52'59" W	5°58'19"
C32	53.50'	46.33'	44.89'	S 21°20'59" W	49°36'52"
C33	53.50'	39.94'	39.02'	N 24°50'43" W	42°46'33"
C34	53.50'	51.34'	49.39'	N 73°43'26" W	54°58'53"
C35	53.50'	39.93'	39.01'	S 57°24'13" W	42°45'50"
C36	53.50'	46.16'	44.74'	S 11°18'13" W	49°26'09"
C37	166.00'	28.00'	27.97'	S 08°20'53" E	9°39'42"
C38	166.00'	56.71'	56.43'	N 06°15'53" E	19°33'51"
C39	50.00'	22.45'	22.26'	N 29°08'33" E	25°43'16"
C40	67.50'	16.39'	16.35'	N 35°02'50" E	13°54'46"
C41	67.50'	58.52'	56.71'	N 03°15'09" E	49°40'35"
C42	67.50'	43.82'	43.05'	N 40°10'56" W	37°11'35"
C43	67.50'	47.90'	46.90'	N 79°06'33" W	40°39'39"
C44	50.00'	21.27'	21.11'	N 87°15'11" W	24°22'19"
C45	67.50'	62.41'	60.21'	S 48°01'49" W	52°58'41"
C46	45.00'	70.69'	63.64'	N 28°43'05" W	90°00'00"
C47	20.00'	31.42'	28.28'	N 28°43'05" W	90°00'00"
C48	67.50'	20.10'	20.03'	S 70°44'10" E	17°03'53"
C49	350.00'	31.10'	31.09'	S 71°10'03" E	5°05'29"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 73°42'34" W	32.02'
L2	S 16°16'59" W	37.16'
L3	N 16°16'59" E	18.09'
L4	N 16°16'55" E	9.43'
L5	S 16°15'48" W	9.43'
L6	N 16°16'55" E	22.82'
L7	N 16°18'33" E	5.00'
L8	S 73°43'05" E	5.00'
L9	N 15°28'38" E	20.77'
L10	N 56°27'44" E	22.63'
L11	N 34°43'19" W	36.99'
L12	N 18°50'21" E	15.01'
L13	N 18°50'14" E	15.01'
L14	N 72°42'50" W	49.97'
L15	N 72°42'50" W	49.97'
L16	N 16°08'52" E	41.43'
L17	S 73°42'46" E	62.00'
L18	S 73°02'30" E	28.00'
L19	S 73°43'05" E	50.50'
L20	S 73°43'05" E	50.50'
L21	S 73°44'44" E	51.00'
L22	S 73°43'05" E	50.00'
L23	N 73°02'30" W	9.96'
L24	S 16°16'55" W	43.00'
L25	N 16°16'55" E	41.00'
L26	N 16°16'55" E	39.00'

DRAINAGE EASEMENT NOTE:

To allow for proper drainage conditions, all drainage easements shall be properly graded, maintained free and clear of obstructions, and special positive overflow sections shall be provided and maintained by the lot owner.

The City of Temple Drainage Criteria and Design Manual allows for major storm runoff to accumulate to levels above the top of curb. Homeowners and homebuilders are advised to consider this when preparing site grading plans and setting finished floor elevations.

No portion of this tract is shown to be within a Special Flood Hazard Area, per FEMA's Flood Insurance Rate Map (FIRM) Panel for Bell County, Texas, panel number 48027C0170E, effective date of September 26, 2008. This surveyor does not certify as to the accuracy or inaccuracy of said information and does not warrant, or imply, that structures placed within, or outside, the Special Flood Hazard Areas shown hereon, or any of the platted areas, will be free from flooding or flood damage.

This project is referenced in the NAD 1983 Central Texas State Plane Coordinate System, as derived from GPS observations. The Combined Correction Factor (CCF) = 0.9998551. Ground distance = Grid distance / CCF. All bearings are grid bearings and all coordinates can be referenced to Temple City Monument No. 195. The published coordinates for said City Monument are: N=10392013.38, E=3203350.90. Said City Monument bears S63°09'52" W 702.69 feet from the P.O.B. of this tract.

Notes:

- All permanent corners set are 1/2" iron rods with cap marked "YALGO 6200" unless otherwise noted hereon. Iron rods set in areas where there is an expectation of movement will not be considered permanent and not marked accordingly.
- Streets located within a 50 ft. right-of-way shall have a minimum pavement width of 31 ft. back-to-back of curb. Streets located in 60 ft. right-of-way shall have minimum pavement width of 36 ft. back-to-back of curb.
- Arrow (➔) indicates that the storm water runoff must flow directly from all adjacent upstream lots to the downstream lot, without impediment or diversion to other lots. Drainage plans presented by the homebuilder for each individual lot must allow storm water to pass from upstream lots to the downstream lots without impediment.
- Tracts A, B, C, & D shall be dedicated to the City of Temple for Drainage. The HOA shall have permission to maintain the Tract.
- A 4-foot sidewalk shall be constructed on the south side of Glade Dr. Sidewalks adjacent to lots shall be built by the homebuilder at the time of home construction.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS: I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, do 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 on the ground, and that all boundary survey monuments are correctly shown thereon.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Luther E. Frohish
Registered Professional Land Surveyor No. 6200

ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Scott A. Brooks, do hereby certify that I have prepared, to the best of my knowledge and belief, all drainage calculations have designed all drains, streets/roads and appurtenances in accordance with the City of Temple Subdivision Regulations.

SCOTT A. BROOKS
REGISTERED PROFESSIONAL
ENGINEER NO. 99801

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 _____, 20__

Chairperson: _____

This final plat has been submitted to and considered by the Planning and Zoning Commission of the City of Temple, Texas, and is hereby approved by such commission. Dated this ___ day of _____, 20__

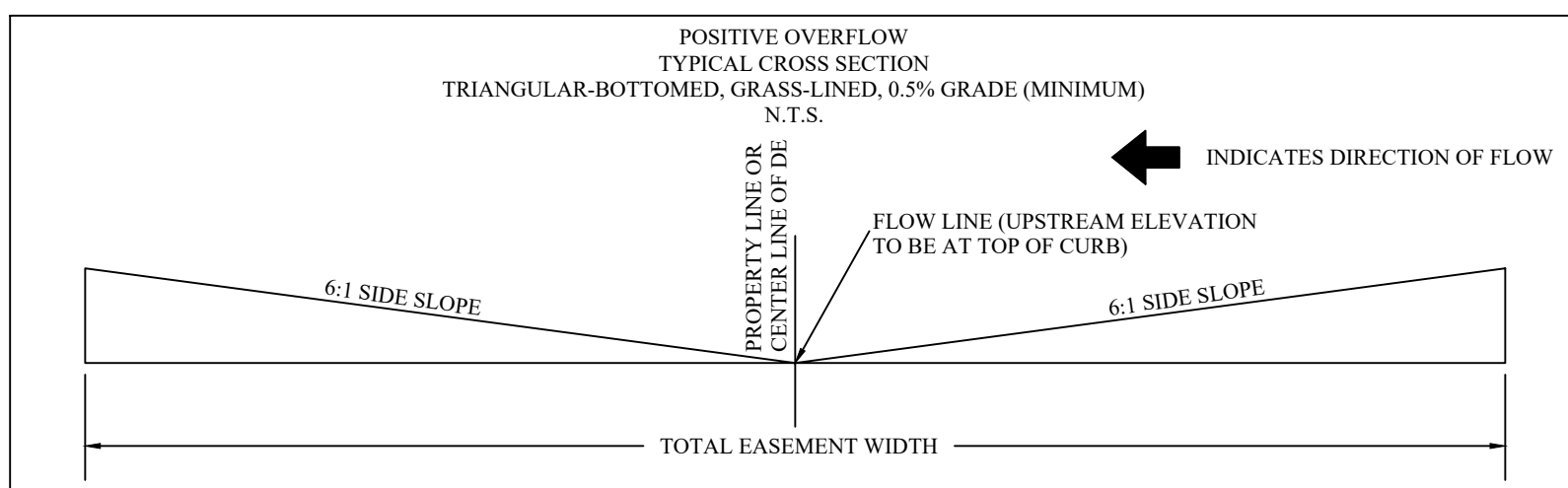
Secretary of Planning & Zoning Commission: _____

This final plat has been submitted to and considered by the City Council of the City of Temple, Texas, and is hereby approved by such council. Dated this ___ day of _____, 20__

City Secretary: _____

PLAT FILED FOR RECORD this the ___ day of _____, 20__ A.D. in Cabinet _____, Slide _____, Plat Records of Bell County, Texas.

DEDICATION FILED FOR RECORD this the ___ day of _____, 20__ A.D. in Volume _____, Page _____, Official Records, Bell County, Texas.



TAX CERTIFICATE

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

Dated this ___ day of _____, A.D. 20__

BELL COUNTY TAX OFFICE

By: _____

MESA RIDGE PHASE I
AN ADDITION TO THE CITY OF TEMPLE, BELL COUNTY, TEXAS
52.77 ACRES, BEING OUT OF THE BALDWIN ROBERTSON SURVEY, A-17
BELL COUNTY, TEXAS

STATE OF TEXAS: That WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 127, a Texas series limited liability company, the undersigned owners of the land shown on this plat, and designated herein as **MESA RIDGE PHASE I**, City of Temple, Bell County, Texas, being 52.77 acres of land part of the BALDWIN ROBERTSON SURVEY, Abstract No. 17, Bell County, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever, all streets, alleys, water courses, drains, easements, and public places as shown hereon.

Grantor does hereby give, grant, and convey to the City of Temple, Texas, and to the general public, for public use and for public purposes, in fee simple, the 0.06-acre tract as shown on the plat for public street right-of-way.

WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 127
A Texas Series Limited Liability Company

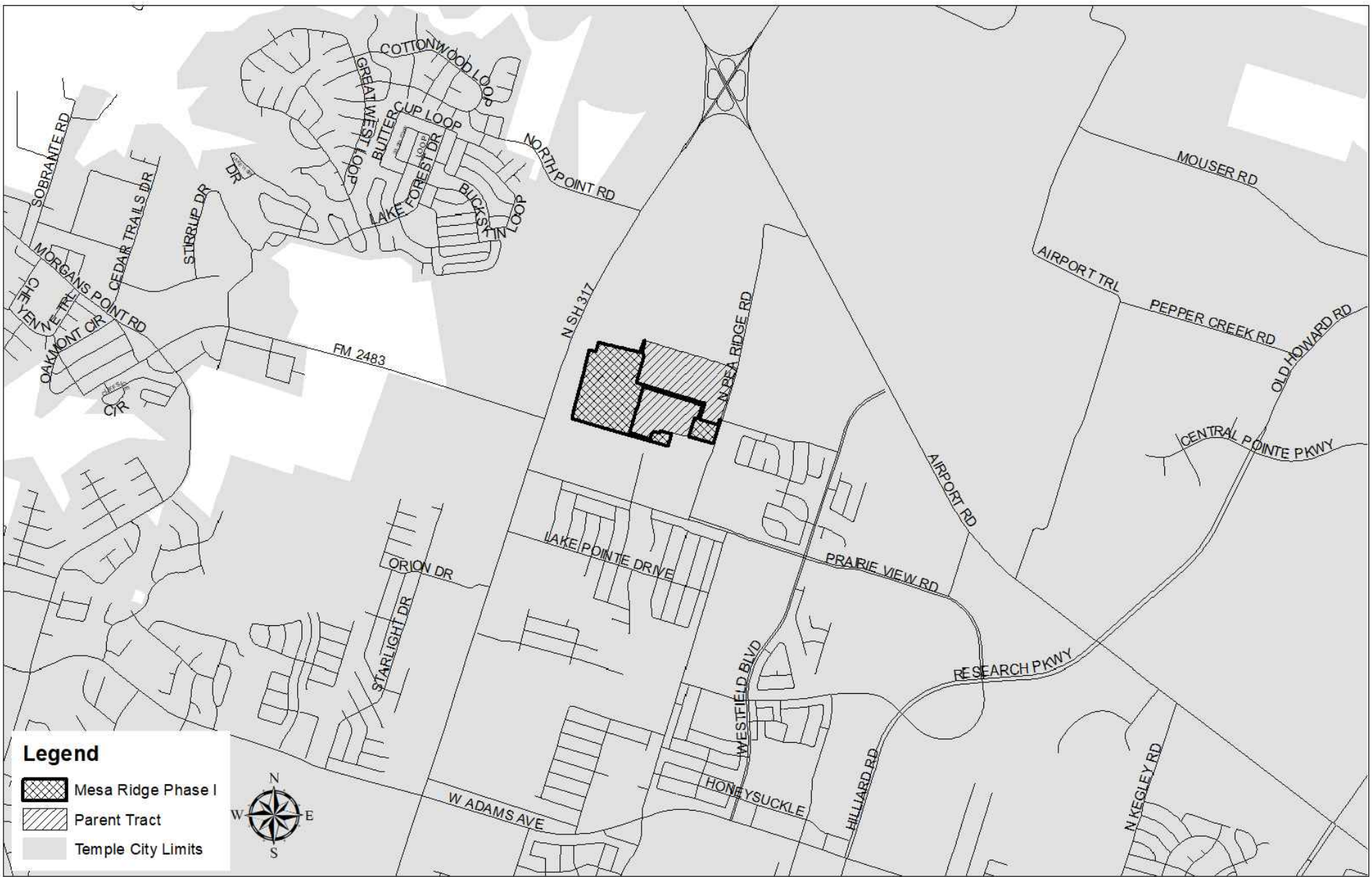
By: _____
Bruce Whitis, President & Manager

STATE OF TEXAS
COUNTY OF BELL:

BEFORE ME, the undersigned authority, on this day personally appeared Bruce Whitis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act of WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 127, a Texas series limited liability company, as its President & Manager, for the purpose and consideration therein stated.

Given under my hand and seal of office this ___ day of _____, 20__.

NOTARY PUBLIC STATE OF TEXAS
My commission Expires: _____



LOCATION MAP
N.T.S.

LEGEND

- AC ACRE
- BFE BASE FLOOD ELEVATION
- BM BENCHMARK
- DA DRAINAGE AREA
- DE DRAINAGE EASEMENT
- ELEV ELEVATION
- LE LANDSCAPING EASEMENT
- NTS NOT TO SCALE
- NO NUMBER
- POB POINT OF BEGINNING
- RE REFERENCE
- REV REVISION
- ROW RIGHT OF WAY
- TBM TEMPORARY BENCH MARK
- TE TRAIL EASEMENT
- TYP TYPICAL
- OHE OVERHEAD OR UNDERGROUND EASEMENT
- UUE UTILITY EASEMENT
- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD W/ CAP MARKED "YALGO, 6200" SET
- ⊕ TEMPLE CITY MONUMENT
- ↔ CHANGE IN BEARING
- ➔ DRAINAGE ARROW (SEE NOTE 3)
- ⬮ PHASE BOUNDARY
- ⬮ SEE POSITIVE OVERFLOW DETAIL

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
2	UPDATED NOTE 4, ADDED COUNCIL SIGNATURE BLOCK, ADDED & MANAGER	9/25/2020	MWP	TOTAL SIZE: 52.77 ACRES TOTAL BLOCKS: 5 TOTAL LOTS: 121 TOTAL TRACTS: 2
1	ORIGINAL RELEASE	09/03/2020	MWP	

PROJECT NUMBER: MR01
APPROVED BY: SAB
AUTHORIZED BY: WBW

CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 127
CLIENT LOCATION: KILLEEN, TX

BENCHMARK
TEMPLE CITY MONUMENT NO. 195 in the west right-of-way line of State Highway 317
NAD 1983 Central Texas State Plane Coordinate System, as derived from GPS observations N: 10392013.38 E: 3203350.90 Z: 716.47 (NAVD88-Geoid12B)

FINAL PLAT
MESA RIDGE PHASE I
CITY OF TEMPLE, BELL COUNTY, TEXAS

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057

Texas Registered
Engineering Firm F-10264

Texas Registered
Surveying Firm 10194095

CALLED 169.856 ACRES
CYNTHIA L. ANDERSON
DOC. #200700046072
OCT. 2007

CALLED 169.856 ACRES
CYNTHIA L. ANDERSON
DOC. #200700046072
OCT. 2007

REMAINDER OF CALLED 128.051 ACRES
JT CAROTHERS HOLDINGS, LLC
DOC. #201600034936
AUG. 2016

REMAINDER OF CALLED 128.051 ACRES
JT CAROTHERS HOLDINGS, LLC
DOC. #201600034936
AUG. 2016

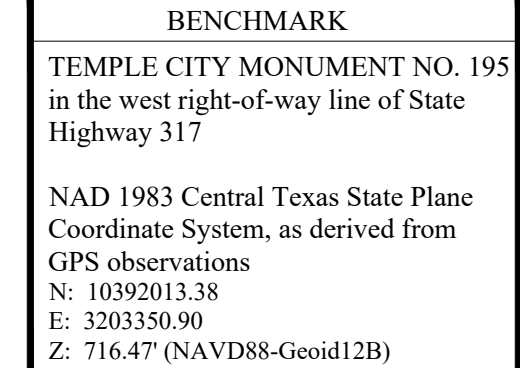
REMAINDER OF CALLED 115.25 AC
WBW SINGLE LAND INVESTMENT,
LLC - SERIES 115
DOC. #2020017725
APRIL 2020

CALLED 5.62 ACRES
HEATH NICOLE KIM
DOC. #201400047764
DEC. 2014

PRINTED ON September 28, 2020

REV.	DATE	BY	PROJECT INFORMATION
2	9/25/2020	MWP	REVISED CHANNEL WIDTHS, ADDED ROW CROSSINGS OVER FORMER TRACT B, ADDED N. PEAR RIDGE ROW TRACT E
1	09/03/2020	MWP	ORIGINAL RELEASE

PROJECT INFORMATION	BENCHMARK
TOTAL SIZE: 52.77 ACRES TOTAL BLOCKS: 5 TOTAL LOTS: 121 TOTAL TRACTS: 2	TEMPLE CITY MONUMENT NO. 195 in the west right-of-way line of State Highway 317



NAD 1983 Central Texas State Plane Coordinate System, as derived from GPS observations
N: 10392013.38
E: 3203350.90
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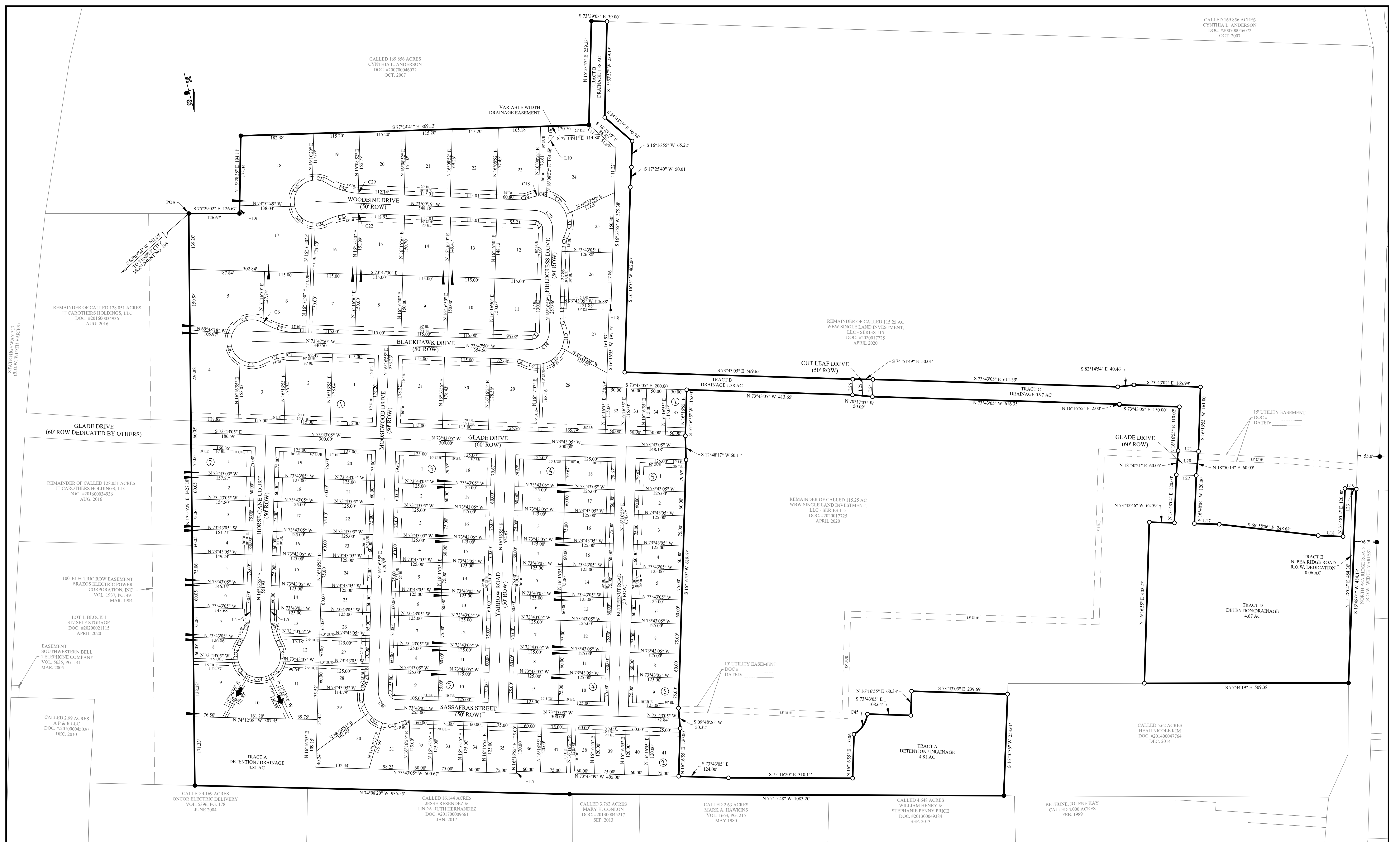
FINAL PLAT 2 MESA RIDGE PHASE I CITY OF TEMPLE, BELL COUNTY, TEXAS

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057

Texas Registered
Engineering Firm F-10264

Texas Registered
Surveying Firm 10194095

SHEET
2
OF
2



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

- This water distribution system must be constructed in accordance with the current Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Subchapter D. When conflicts are noted with local standards, the more stringent requirement shall be applied. Construction for public water systems must always, at a minimum, meet TCEQ's Rules and Regulations for Public Water Systems.
- An appointed engineer shall notify in writing the local TCEQ's Regional Office when construction will start. Please keep in mind that upon completion of the water works project, the engineer or owner shall notify the commission's Water Supply Division, in writing, as to its completion and attest to the fact that the work has been completed essentially according to the plans and change orders on file with the commission as required in 30 TAC §290.39(h)(3).
- All newly installed pipes and related products must conform to American National Standards Institute/National Sanitation Foundation (ANSI/NSF) Standard 61-G and must be certified by an organization accredited by ANSI, as required by 30 TAC §290.44(a)(1).
- Plastic pipe for use in public water systems must bear the National Sanitation Foundation Seal of Approval (NSF pw-G) and have an ASTM design pressure rating of at least 150 psi or a standard dimension ratio of 26 or less, as required by 30 TAC §290.44(a)(2).
- No pipe which has been used for any purpose other than the conveyance of drinking water shall be accepted or relocated for use in any public drinking water supply, as required by 30 TAC §290.44(a)(3).
- Water transmission and distribution lines shall be installed in accordance with the manufacturer's instructions. However, the top of the water line must be located below the frost line and in no case shall the top of the water line be less than 24 inches below ground surface, as required by 30 TAC §290.44(a)(4).
- The hydrostatic leakage rate for polyvinyl chloride (PVC) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-605 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use:

$$Q = (LD^5/P)^{1/48,000}$$

Where:

- Q = the quantity of makeup water in gallons per hour,
 - L = the length of the pipe section being tested, in feet,
 - D = the nominal diameter of the pipe in inches, and
 - P = the average test pressure during the hydrostatic test in pounds per square inch (psi).
- Revised: January 10, 2014

The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-600 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use:

$$Q = (SD^5/P)^{1/48,000}$$

Where:

- L = the quantity of makeup water in gallons per hour,
- S = the length of the pipe section being tested, in feet,
- D = the nominal diameter of the pipe in inches, and
- P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

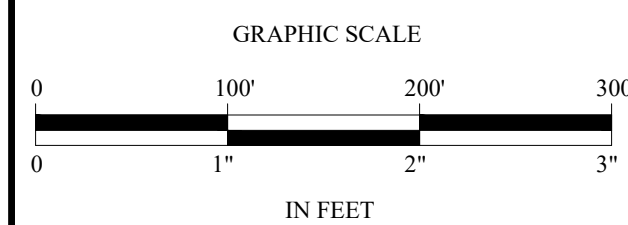
- This project must comply with changes to the Safe Drinking Water Act that reduce the maximum allowable lead content of pipes, pipe fittings, plumbing fixtures, and fixtures to 0.25 percent.
- The system is designed to maintain a minimum pressure of 35 psi at all points within the distribution network at flow rates of at least 1.5 gallons per minute per connection. In cases where the system is intended to provide firefighting capability, it is also designed to maintain a minimum pressure of 20 psi under combined fire and drinking water flow conditions as required by 30 TAC §290.44(d).
- The contractor shall install appropriate air release devices in the distribution system at all points where topography or other factors may create air locks in the lines. All vent openings to the atmosphere shall be covered with 16-mesh or finer, corrosion resistant screening material or an acceptable equivalent as required by 30 TAC §290.44(d)(1).
- Pursuant to 30 TAC §290.44(d)(4), accurate water meters shall be provided. Service connections and meter locations are shown on the plans.
- Pursuant to 30 TAC §290.44(g)(5), sufficient valves and blowoffs to make repairs are provided. The engineering report shall establish criteria for this design.
- Pursuant to 30 TAC §290.44(d)(6), the system is designed to afford effective circulation of water with a minimum of dead ends. All dead-end mains are provided with acceptable flush valves and discharge piping. All dead-end lines less than two inches in diameter do not require flush valves if they end at a customer service. Where dead ends are necessary as a stage in the growth of the system, they shall be located and arranged to ultimately connect the ends to provide circulation.
- The contractor shall maintain a minimum separation distance in all directions of nine feet between the proposed waterline and wastewater collection facilities including manholes and septic tank drainfields. If this distance cannot be maintained, the contractor must immediately notify the project engineer for further direction. Separation distances, installation methods, and materials utilized must meet 30 TAC §290.44(c)(1)-(4) of the current rules. Revised: January 10, 2014
- Pursuant to 30 TAC §290.44(c)(5), the separation distance from a potable waterline to a wastewater main or lateral manhole or cleanout shall be a minimum of nine feet. Where the nine-foot separation distance cannot be achieved, the potable waterline shall be encased in a joint of at least 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at five-foot intervals with spacers or be filled to the springline with washed sand. The encasement pipe shall be centered on the crossing and both ends sealed with cement grout or manufactured sealant.
- Pursuant to 30 TAC §290.44(c)(6), fire hydrants shall not be installed within nine feet vertically or horizontally of any wastewater line, wastewater lateral, or wastewater service line regardless of construction.
- Pursuant to 30 TAC §290.44(c)(7), suction mains to pumping equipment shall not cross wastewater mains, wastewater laterals, or wastewater service lines. Raw water supply lines shall not be installed within five feet of any tile or concrete wastewater main, wastewater lateral, or wastewater service line.
- Pursuant to 30 TAC §290.44(e)(8), waterlines shall not be installed closer than ten feet to septic tank drainfields.
- Pursuant to 30 TAC §290.44(f)(1), the contractor shall not place the pipe in water or where it can be flooded with water or sewage during its storage or installation.
- Pursuant to 30 TAC §290.44(f)(2), when waterlines are laid under any flowing or intermittent stream or semi-permanent body of water the water main shall be installed in a separate watertight pipe encasement. Valves must be provided on each side of the crossing with facilities to allow the underwater portion of the system to be isolated and tested.
- The contractor shall disinfect the new water mains in accordance with AWWA Standard C-651 and then flush and sample the lines before being placed into service. Samples shall be collected for microbiological analysis to check the effectiveness of the disinfection procedure which shall be repeated if contamination persists. A minimum of one sample for each 1,000 feet of completed water line will be required or at the next available sampling point beyond 1,000 feet as designated by the design engineer, in accordance with 30 TAC §290.44(f)(3).

GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS AND REGULATIONS OF THE CITY OF TEMPLE, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COMPLY WITH ALL CURRENT O.S.H.A. REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DRAFT AND ADHERE TO A TRENCH SAFETY PLAN.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL T.C.E.Q. RULES AND REGULATIONS IN CHAPTER 290 OF PUBLIC DRINKING WATER IN THE TEXAS ADMINISTRATION CODE, MANUFACTURERS RECOMMENDATIONS AND GENERAL INDUSTRY PRACTICES.
- THE PROPOSED WATERLINES SHALL BE PVC WATER PIPE AND SHALL MEET THE REQUIREMENTS OF AWWA STANDARD FOR POLYVINYL CHLORIDE (PVC) PRESSURE PIPE FOR WATER, AWWA STANDARD C900, WITH CAST-IRON OUTSIDE DIMENSIONS. THE PIPE WILL BE CLASS 150 (DR-18).
- ALL WATER MAINS MUST BE 42" BELOW FINISHED GRADE.
- ALL WATER LINES SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED.
- ALL DUCTILE IRON PIPE JOINTS AND FITTINGS SHALL BE IN ACCORDANCE WITH AWWA C111 (ANSI A 21.1).

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
2	REVISED CHANNEL WIDTHS, ADDED ROW CROSSINGS OVER FORMER TRACT B, ADDED N. PEA RIDGE ROW TRACT E	9/25/2020	MWP	TOTAL SIZE: 52.77 ACRES TOTAL BLOCKS: 5 TOTAL LOTS: 121 TOTAL TRACTS: 2
1	ORIGINAL RELEASE	09/03/2020	MWP	

PROJECT NUMBER: MR01	CLIENT NAME: WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 127
APPROVED BY: SAB	CLIENT LOCATION: KILLEEN, TX
AUTHORIZED BY: WBW	

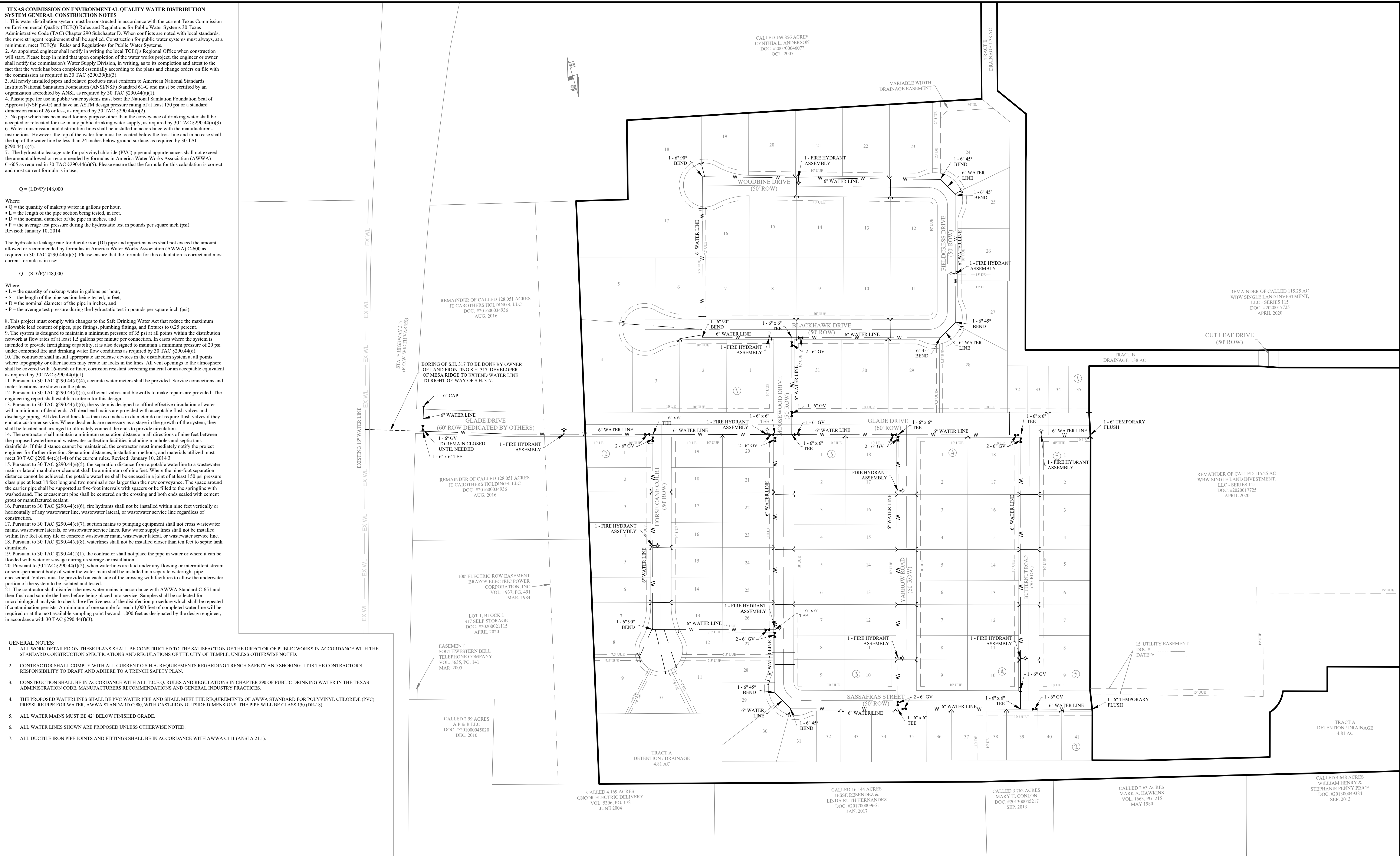


BENCHMARK

TEMPLE CITY MONUMENT NO. 195
in the west right-of-way line of State Highway 317

The City of Temple Coordinate System, an extension of the Texas Coordinate System of 1983, Texas Central Zone No. 4203
N: 10392013.38
E: 3203350.90
Z: 716.47 (NAVD88-Geoid12B)

**WATER LAYOUT
MESA RIDGE PHASE I
CITY OF TEMPLE, BELL COUNTY, TEXAS**



ENGINEER'S APPROVAL	Yalgo, LLC 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-10264 Texas Registered Surveying Firm 10194095	SHEET 4 OF 59
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF SCOTT A. BROOKS P.E. 99801 ON 09/03/2020. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.		

From: [Travis Whitis](#)
To: [Jason Deckman](#)
Cc: [Christina Demirs](#); [Heather Bigham](#); [Joshua Welch](#)
Subject: Mesa Ridge Phase I Plat and Exception Request
Date: Friday, October 23, 2020 4:34:33 PM
Attachments: [Mesa Ridge Phase I Final Plat 10-23-2020.pdf](#)

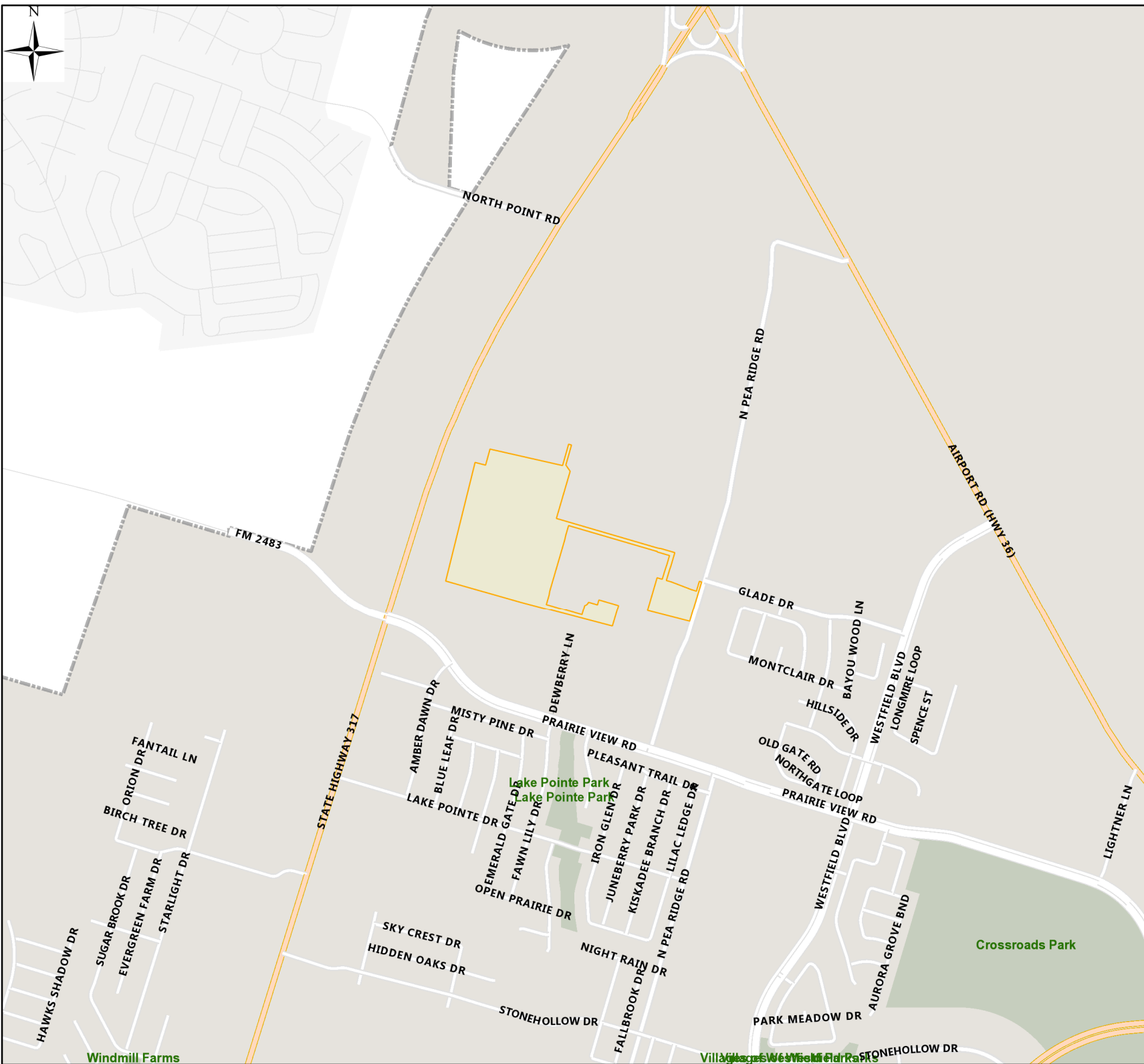
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jason,

I have attached our plat for Mesa Ridge Phase I with the revised Glade Drive label. Per previous discussions with City staff, we would also like to request a variance for the street projections to the South of the project.

Thanks,

Travis Whitis, E.I.T.
Yalgo, LLC
(254) 258-4616



Final Plat of Mesa Ridge Ph I

VICINITY MAP

Plat Case :
FY-20-65-ZC

Address :
9335 S.H. 317

- Railroad
 - Temple Municipal Boundary
 - Park Areas
- ### Streets
- EXPRESSWAY
 - MAJOR ARTERIAL
 - COLLECTOR
 - LOCAL STREET
 - MINOR ARTERIAL
 - PRIVATE
 - RAMP
 - Plat Area
 - Bell County Municipal Boundaries
 - TempleBoundary

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.

jdeckman
Date: 10/28/2020



Windmill Farms

Village Westfield Park

Crossroads Park



Final Plat of Mesa Ridge Ph I

AERIAL PHOTO

Plat Case :
FY-20-65-ZC

Address :
9335 S.H. 317

- Railroad
 - Park Areas
- Streets**
- EXPRESSWAY
 - MAJOR ARTERIAL
 - COLLECTOR
 - LOCAL STREET
 - MINOR ARTERIAL
 - PRIVATE
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jdeckman
Date: 10/28/2020















Final Plat of Mesa Ridge Ph I

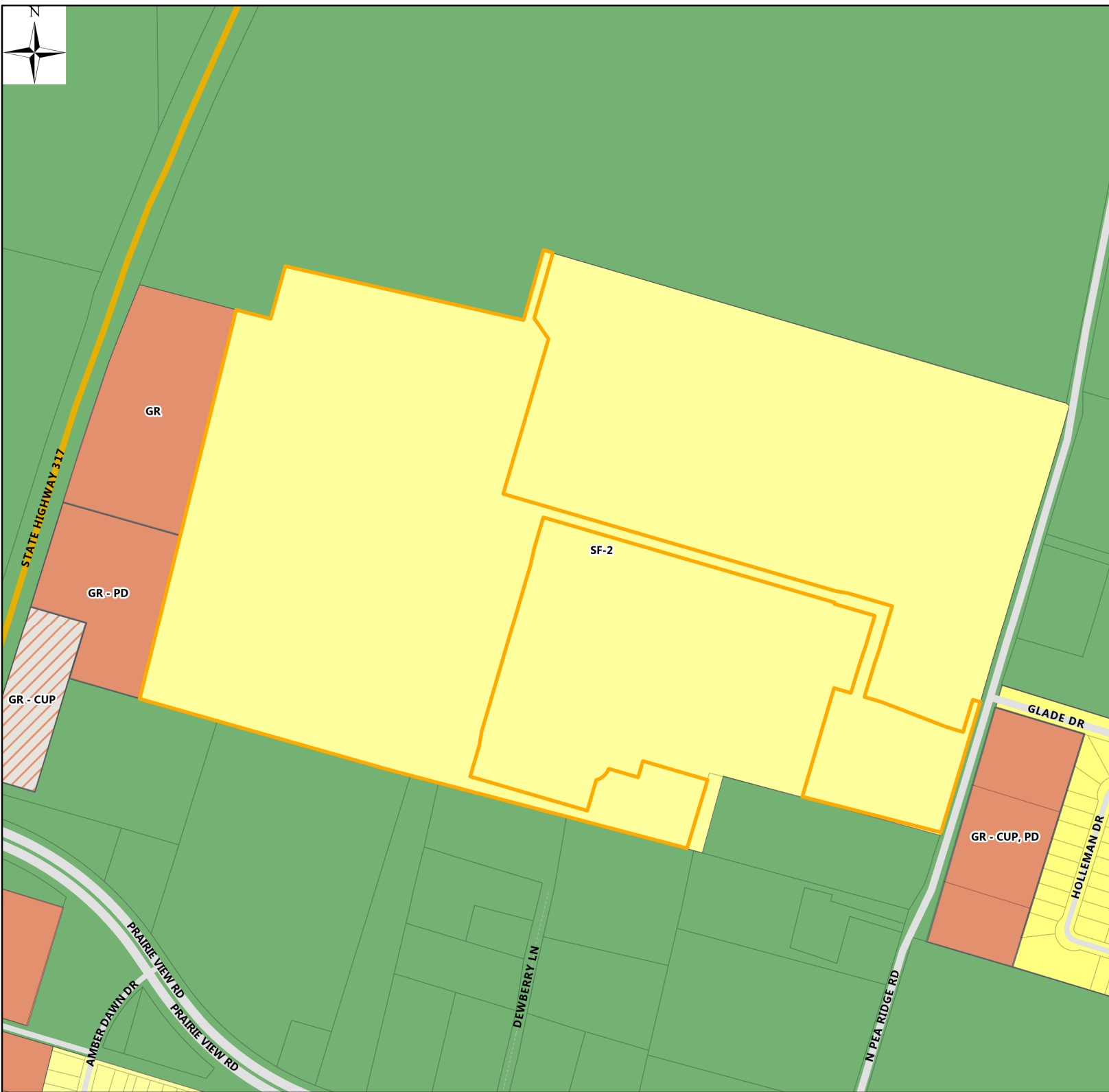
ZONING MAP

Plat Case :
FY-20-65-ZC

Address :
9335 S.H. 317

Current Zoning

-  SF-2
-  SF-3 - PD
-  GR
-  GR - CUP
-  GR - PD
-  GR - CUP, PD
-  AG
-  Plat Area
-  Bell County Municipal Boundaries
-  TempleBoundary



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jdeckman

Date: 10/28/2020





Final Plat of Mesa Ridge Ph I FUTURE LAND USE MAP

Plat Case :
FY-20-65-ZC

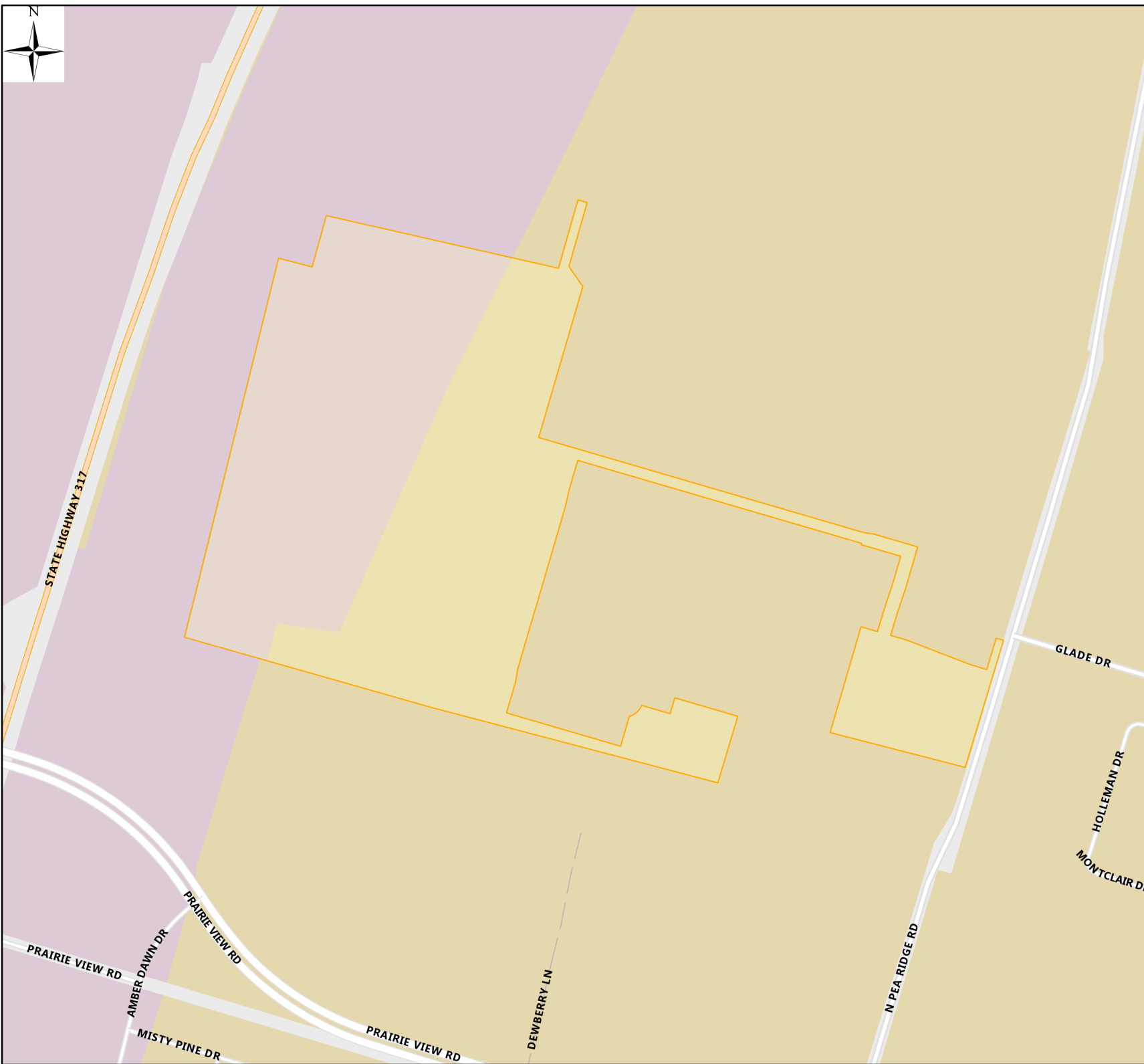
Address :
9335 S.H. 317

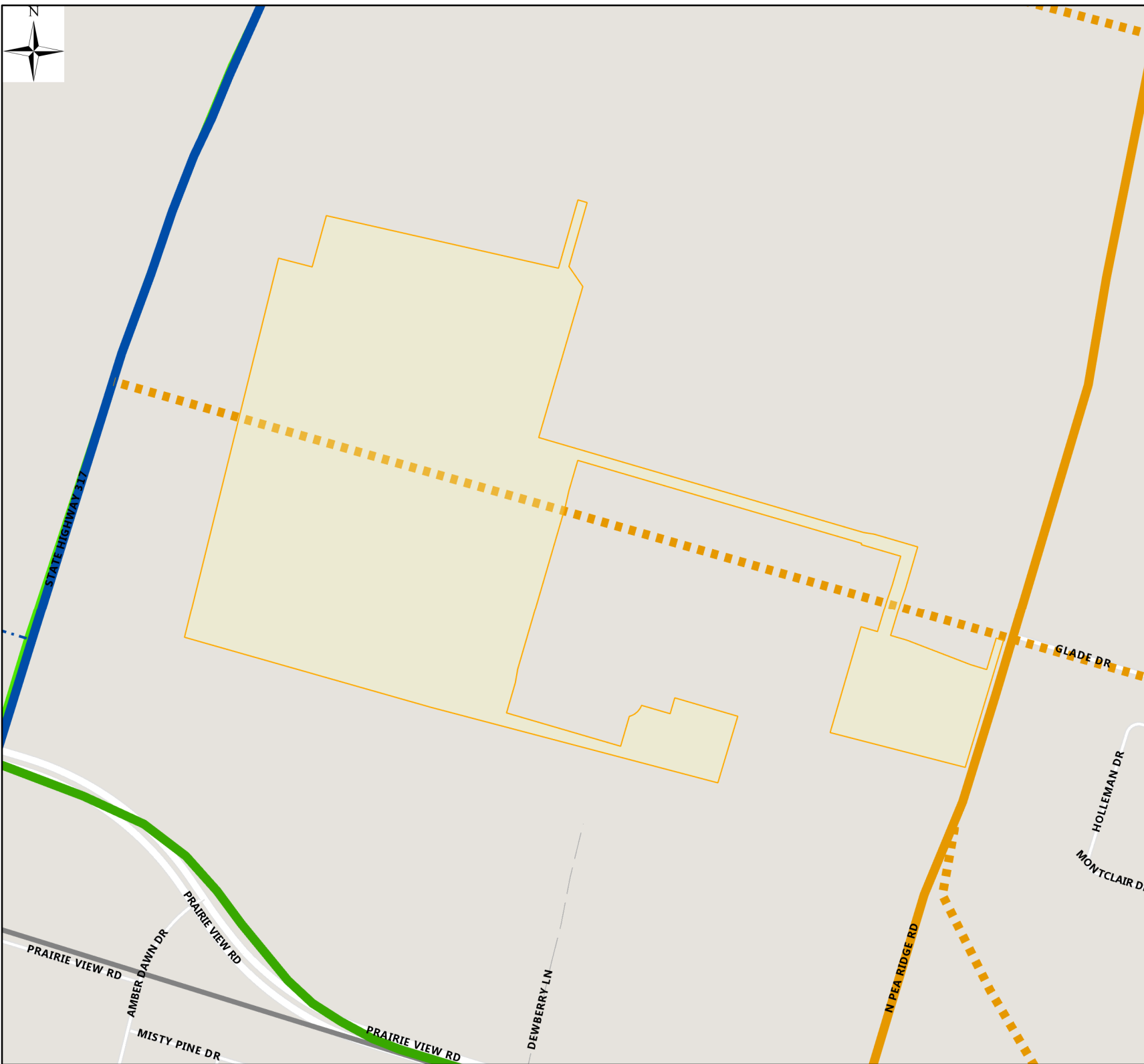
Future Development Plan 2020

- Residential and Neighborhood Services
- Corridor Mixed-Use
- Employment Mixed-Use
- Business Park
- Parks and Open Space
- Rural - Estate
- Regional Commercial
- Temple Medical & Education District
- Industrial
- Urban Residential
- Downtown Transition
- Downtown Core
- Plat Area
- Bell County Municipal Boundaries
- Temple Boundary

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jdeckman
Date: 10/28/2020





Final Plat of Mesa Ridge Ph I THOROUGHFARE AND TRAILS MAP

Plat Case :
FY-20-65-ZC

Address :
9335 S.H. 317

Thoroughfare Map 2020

Roadway Classification

- █ Highway
- █ Major Arterial
- █ Minor Arterial
- █ Community Collector
- █ Neighborhood Collector
- █ Future Major Arterial
- █ Future Minor Arterial
- █ Future Community Collector
- █ Future Neighborhood Collector

Trails Master Plan

- █ EXISTING, CITY WIDE SPINE
- █ EXISTING, COMMUNITY WIDE CONNECTOR
- █ EXISTING, LOCAL CONNECTOR
- █ PROPOSED, CITY WIDE SPINE
- █ PROPOSED, COMMUNITY WIDE CONNECTOR
- █ PROPOSED, LOCAL CONNECTOR

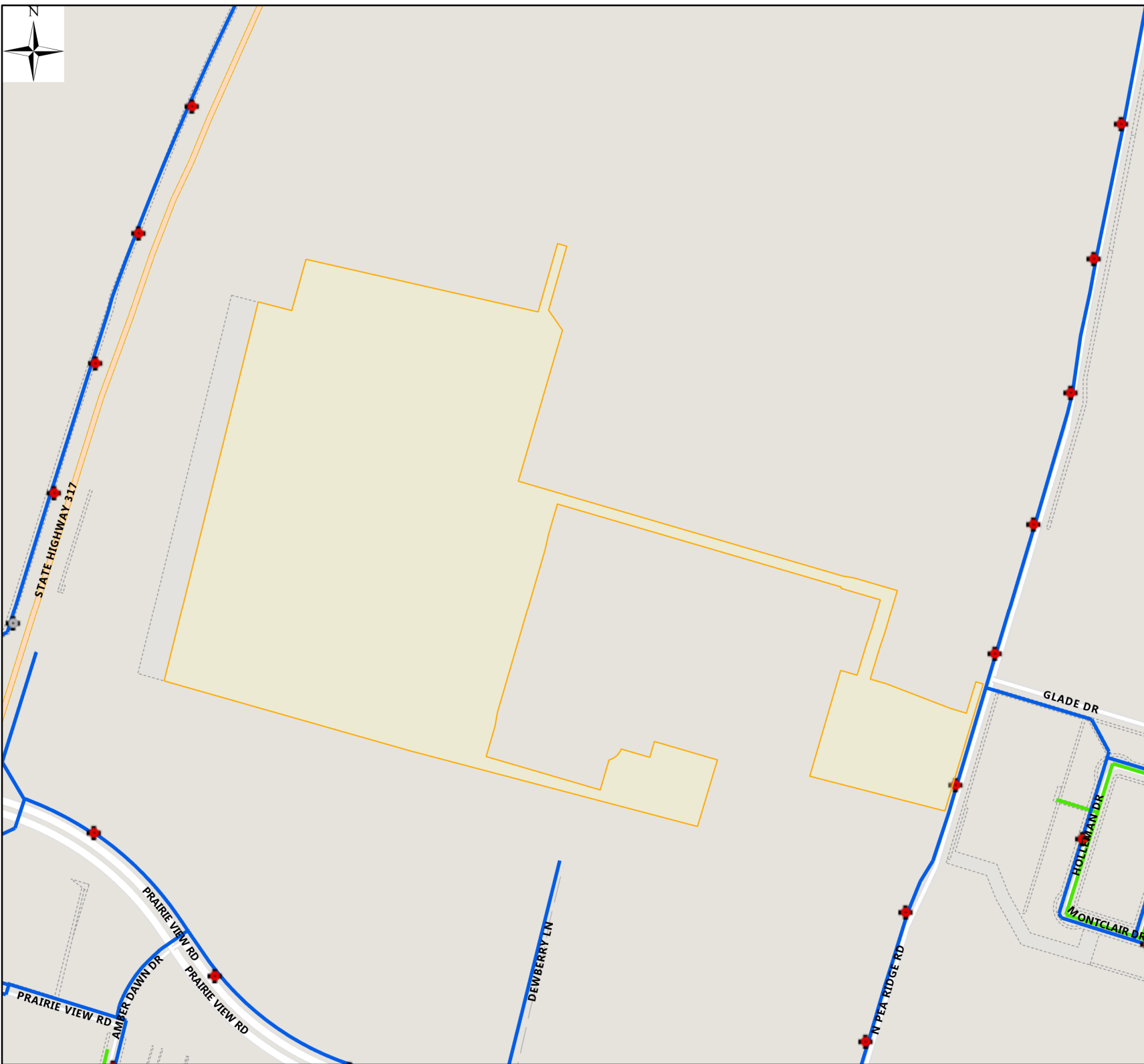
Plat Area

Bell County Municipal Boundaries

GIS products are for informational purposes and may not be used 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.

jdeckman
Date: 10/28/2020























Final Plat of Mesa Ridge Ph I UTILITY MAP

Plat Case :
FY-20-65-ZC

Address :
9335 S.H. 317

-  Plat Area
-  City Hydrant
-  Private Hydrant
-  Potable Water
-  Sewer Gravity Main
-  Easement
-  EXPRESSWAY
-  MAJOR ARTERIAL
-  COLLECTOR
-  LOCAL STREET
-  MINOR ARTERIAL
-  PRIVATE
-  RAMP
-  Railroad
-  Temple Municipal Boundary
-  Park Areas
-  Bell County Municipal Boundaries
-  TempleBoundary

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jdeckman
Date: 10/28/2020





Facing east from SH 317



Facing southwest along N. Pea Ridge Road



Facing northwest along N. Pea Ridge Rd



Facing southwest into the subject property



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

11/02/2020
Item #6
Regular Agenda
Page 1 of 2

APPLICANT: Clark & Fuller Engineering (on behalf of Rancho Lago Development Inc.)

CASE MANAGER: Mark Baker, Principal Planner

ITEM DESCRIPTION: FY-20-69-PLT Consider and take action on the Final Plat of The Enclave at Lake Belton Phase II, a 28.354 +/- acre, 17-lot, 2-block, residential subdivision, including a replat of Lot 13, Block 1, Enclave at Lake Belton, Phase I, situated in the William Steele Survey, Abstract No. 742, located south of Hwy 36 approximately 1,000 feet west of the Lake Belton Bridge in Temple's northwest Extraterritorial Jurisdiction (ETJ).

STAFF RECOMMENDATION: Staff recommends approval of the final plat of The Enclave at Lake Belton, Phase II subdivision.

ITEM SUMMARY: The applicant, Clark & Fuller Engineering, on behalf of the owner, Rancho Lago Development, is requesting consideration of the Final Plat/ Replat of the Enclave at Lake Belton, Phase II.

Phase I of the subdivision was heard before the Planning & Zoning Commission on September 3, 2019 and approved by City Council on September 19, 2019 with an exception to UDC Section 8.2J related to maximum street grade.

The purpose of the final plat/ replat is to finalize the remaining 17 lots in the subdivision as well as adjust Lot 13, Block 1 of Phase I. This adjustment would allow an expansion of neighborhood access to the Army Corp property which leads to the shoreline along Lake Belton.

Park fees are not required for Phase II as the City Council approved the preliminary plat and an exception related to public park fees on June 20, 2019.

Phase II proposes the range of lot sizes for the 28.354 +/- acres as follows:

- Smallest Lot - 0.790 +/- acre (Lot 22, Block 1)
- Largest Lot – 2.339 +/- acre (Lot 15, Block 1)

Water will be provided by The Grove Water Supply Corporation (WSC). Wastewater will be provided by on-site septic. All lots meet the minimum requirement of 22,500 square feet, as required by UDC Section 8.2.7F.

Phase II takes access from the approved sole access via Blanco Springs Road from State Highway 36. Blanco Springs Road is proposed as a 60-foot wide private roadway which will be gated at several locations and maintained by the Homeowners Association. TxDOT has indicated that this will be the only allowed access and no additional access to SH 36 will be granted.

The Development Review Committee reviewed the final plat of The Enclave at Lake Belton, Phase II subdivision on October 8, 2020. The plat was deemed administratively complete/ filed on October 28, 2020.

Amendments to Texas Local Government Code 212.015 effective as of September 1, 2019, provide that if no exception or variance is requested, written notice of approval of a replat without vacation of the preceding plat must be given within 15 days after approval.

Since no new exceptions have been identified or required, the Planning and Zoning Commission will be the final plat authority.

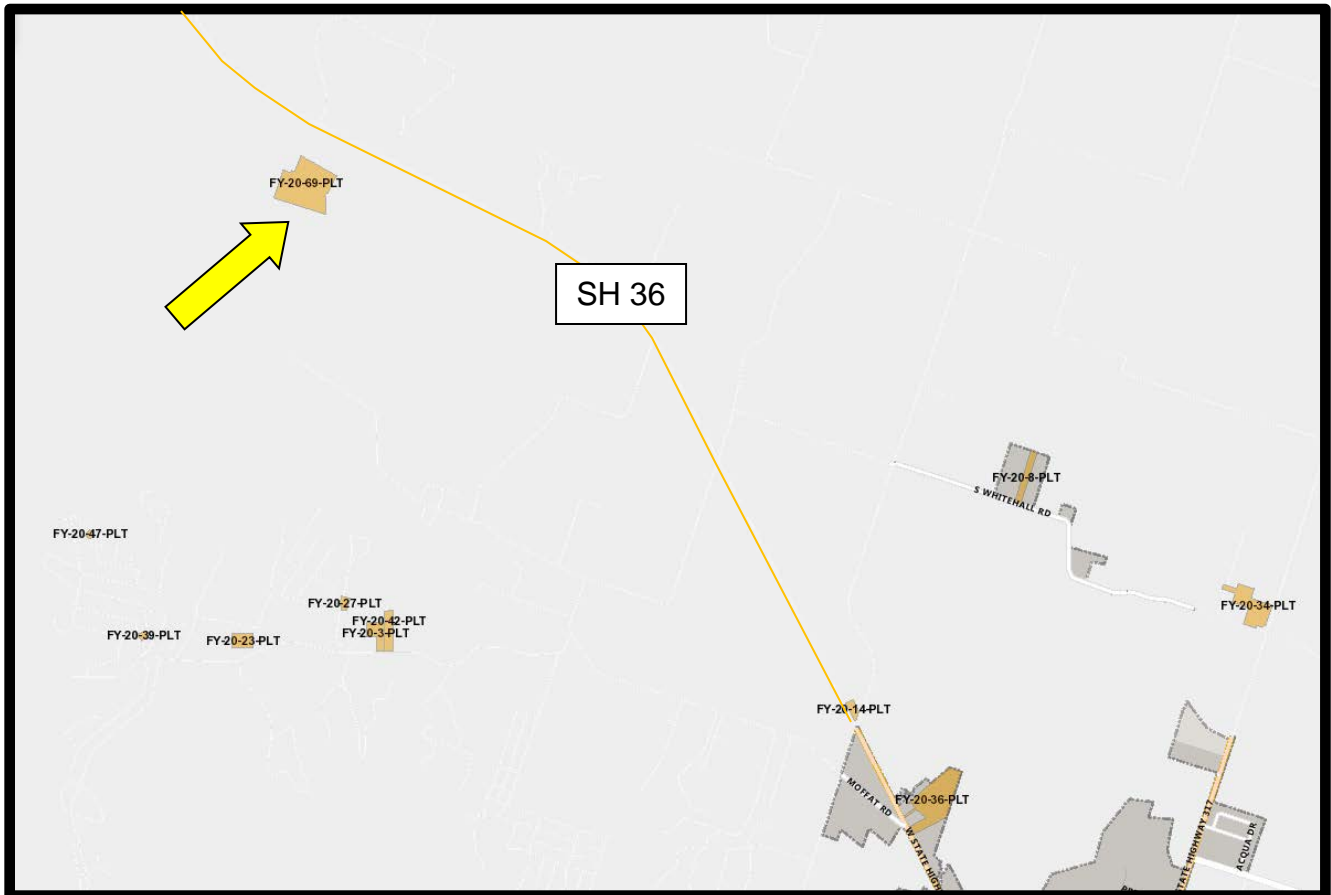
SCHOOL DISTRICT: Belton independent School District (BISD)

FISCAL IMPACT: N/A

ATTACHMENTS:

Vicinity Map, Aerial & Street View Photo
Final Plat
Topo / Utility Plan

Vicinity Map & Aerial Photo



Vicinity Map – Yellow Arrow points to Subject Property (City of Temple GIS Maps)



Aerial Photo – Phase II is shown by black border (City of Temple GIS Maps)

FINAL PLAT THE ENCLAVE AT LAKE BELTON, PHASE II AND A REPLAT OF LOT 13, BLOCK 1 OF THE ENCLAVE AT LAKE BELTON, PHASE I

A SUBDIVISION LOCATED IN THE E.T.J. OF
THE CITY OF TEMPLE, BELL COUNTY, TEXAS.

BEING A 28.354 ACRE TRACT OF LAND, LOCATED IN THE WILLIAM STEELE SURVEY,
ABSTRACT NO. 742, ABSTRACT NO. 268, BELL COUNTY, TEXAS, SAID 28.354 ACRE
TRACT, BEING A PORTION OF THAT CALLED 88.66 ACRE TRACT OF LAND RECORDED
IN DOCUMENT NO. 201800043808, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

THE PURPOSE OF THE REPLAT OF LOT 13 IS TO MAKE A PORTION OF THE ARMY CORP. ACCESS
EASEMENT INTO AN HOA TRACT TO GIVE WHOLE NEIGHBORHOOD ACCESS TO THE ARMY
CORP. PROPERTY AND ADJUST THE LOT LINE OF LOT 13, BLOCK 1 WHICH WAS PART OF PHASE I.

GENERAL NOTES:
1) FIELD WORK PERFORMED ON: AUGUST 2020
2) ADDRESS: HIGHWAY 36, BELTON, TEXAS
3) HORIZONTAL DATUM: TEXAS STATE PLANE, CENTRAL ZONE, NAD83
4) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.

PRIVATE STREET NOTE:
1) PRIVATE ROADS LOCATED IN THIS SUBDIVISION ARE TO BE OWNED AND MAINTAINED BY THE ENCLAVE AT LAKE BELTON HOME OWNERS ASSOCIATION.

FEMA NOTE:
ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BELL COUNTY, TEXAS, MAP NUMBER 48027C03040E, EFFECTIVE DATE SEPTEMBER 26, 2020, THIS PROPERTY LIES IN ZONE "X" WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN, THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PUBLISHED CITY COORDINATES FOR CITY MONUMENT NO. 4009 ARE N = 10,382,786.37' E = 3,223,785.33' REFERENCE TIE FROM CITY MONUMENT NO. 4009 TO THE POINT OF BEGINNING OF THIS SUBDIVISION IS H45°43'14"W 53.052.5' FEET.

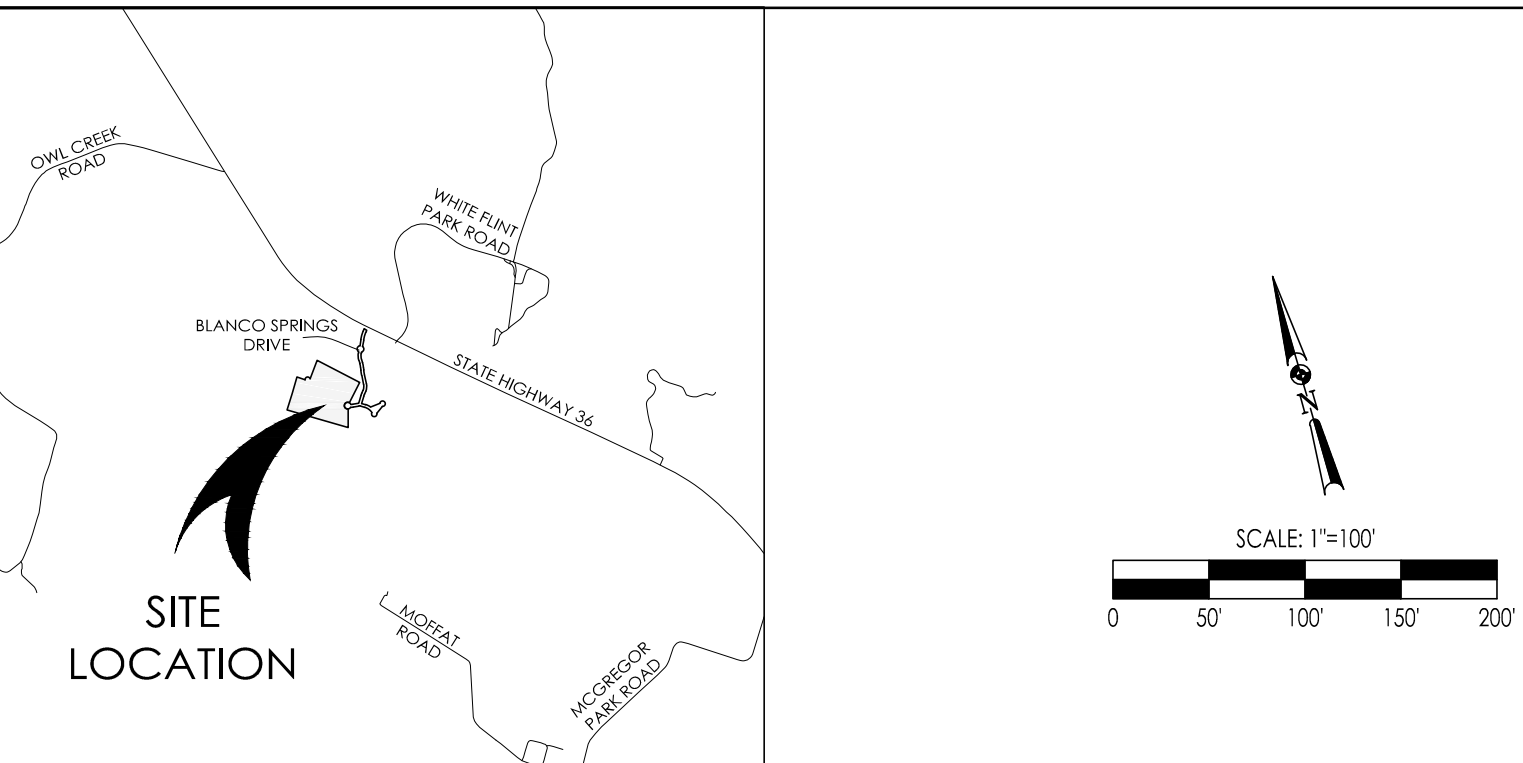
OWNER'S RESPONSIBILITIES:
BY APPROVING THIS PLAT THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OF PLACE IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF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

EASEMENT NOTE:
THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY CENTRALAND TITLE COMPANY, G.F. NUMBER C1574266, POLICY DATE OF AUGUST 12, 2015 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN, THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES NOT SHOWN THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.

SCHEDULE B EXCEPTIONS:
100. SUBJECT TO ALL OR THE RIGHTS OF THE UNITED STATES OF AMERICA ON ANY PORTION OF LAND LYING BELOW THE ELEVATION OF 442 FEET MEAN SEA LEVEL.
101. EASEMENTS TO UNITED STATES OF AMERICA - RECORDED IN VOLUME 844, PAGE 518 (100' WIDE RIGHT-OF-WAY EASEMENT, SHOWN ON THIS PLAT), DEED RECORDS, BELL COUNTY, TEXAS.
102. EASEMENT AGREEMENT WITH CENTRAL TELEPHONE COMPANY OF TEXAS - RECORDED IN VOLUME 2183, PAGE 455 (UTILITY LINES SHOWN ON EXHIBIT "A" NO LONGER EXIST ACROSS THE SUBJECT PROPERTY), DEED RECORDS, BELL COUNTY, TEXAS.

FLOWAGE EASEMENT TO THE UNITED STATES OF AMERICA - MEAN SEA ELEVATION 442 AND LOWER [SOURCE - VOLUME 1713, PAGE 104].
A PERPETUAL RIGHT AND EASEMENT TO OCCASIONALLY OVERFLOW, FLOOD AND SUBMERGE THE LANDS HEREAFTER DESCRIBED AND TO MAINTAIN MOSQUITO CONTROL, AS MAY BE REQUIRED BY CONNECTION WITH THE OPERATION AND MAINTENANCE OF THE BELTON DAM AND RESERVOIR PROJECT AS AUTHORIZED BY THE ACT OF CONGRESS APPROVED JULY 24, 1946 (60STAT. 649); RESERVING, HOWEVER, TO THE OWNER OF THE DESCRIBED LANDS ALL SUCH RIGHTS AND PRIVILEGES AS MAY BE USED AND ENJOYED WITHOUT INTERFERING WITH OR ABRIDGING THE RIGHTS AND EASEMENTS HEREBY TAKEN; PROVIDED THAT NO STRUCTURE FOR HUMAN HABITATION SHALL BE CONSTRUCTED OR MAINTAINED ON THE DESCRIBED LANDS AND PROVIDED FURTHER, THAT WITH RESPECT TO SAID DESCRIBED LANDS, THE WRITTEN CONSENT OF THE REPRESENTATIVE OF THE UNITED STATES IN CHARGE SHALL BE OBTAINED FOR THE TYPE AND LOCATION OF ANY STRUCTURE AND/OR APPURTENANCES THEREON NOW EXISTING OR TO BE ERECTED OR CONSTRUCTED IN CONNECTION WITH SAID RESERVED RIGHTS AND PRIVILEGES.

HOA NOTE:
THE "HOA TRACT" IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



VICINITY MAP
1" = 4000'

AREA CONTAINED IN RIGHT-OF-WAY: 1353 FEET 2.048 ACRES
- ENCLAVE COVE: 406 FEET 0.667 ACRES
- WATERVIEW DRIVE: 947 FEET 1.381 ACRES

LOT INFORMATION:
- NUMBER OF LOTS: 17
- BLOCKS: TWO (2)
- AREA: 28.354 ACRES

AS ORIGINALLY PLATTED
LOT 13
1" = 200'



CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	70.00	259.19	21°20'00"	S10°59'45"W	134.53'
C2	55.00	148.47	154°39'54"	N76°45'42"E	107.32'
C3	350.00	135.44	22°10'17"	N58°46'01"W	134.60'
C4	750.00	282.30	21°33'59"	N58°27'51"W	280.64'
C5	70.00	94.96	77°43'29"	S78°12'31"W	87.84'
C6	320.00	127.37	22°48'23"	N59°05'02"W	126.54'
C7	780.00	70.61	5°11'12"	N50°14'27"W	70.59'
C8	780.00	151.26	11°06'39"	N58°25'23"W	151.02'
C9	780.00	71.73	5°16'08"	N66°36'46"W	71.70'
C10	55.00	25.02	26°03'37"	S13°36'03"E	24.80'
C11	55.00	25.95	27°01'56"	S40°08'19"W	25.71'

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C12	55.00	79.57	82°53'19"	S05°10'42"W	72.81'
C13	55.00	51.90	54°04'17"	S63°18'06"E	50.00'
C14	55.00	51.90	54°04'17"	N62°37'37"E	50.00'
C15	55.00	72.79	75°49'31"	N02°19'17"W	67.59'
C16	720.00	101.67	8°05'27"	S65°12'07"E	101.59'
C17	720.00	169.34	13°28'32"	S54°25'07"E	168.59'
C18	380.00	6.42	0°58'02"	S48°09'52"E	6.42'
C19	380.00	123.18	18°34'21"	S57°56'04"E	122.64'
C20	380.00	27.60	4°09'42"	S69°18'06"E	27.60'
C21	70.00	101.95	83°26'52"	S53°21'19"E	93.18'

CLEAR WATER UNDERGROUND WATER CONSERVATION DISTRICT

CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) DISTRICT RULES BASED ON CHAPTER 36 "TEXAS GROUNDWATER CODE" PREVENT THE DRILLING OF EXEMPT WELLS FOR "DOMESTIC USE ON TRACTS OF LAND PLATTED TO LESS THAN 10 ACRES AFTER MARCH 1ST, 2004. PERMITTING OF WELLS ON TRACTS LESS THAN 10-ACRES AND GREATER THAN OR EQUAL TO 2-ACRES IS POSSIBLE UNDER DISTRICT RULES IF THE PURPOSE OF THE WELL MEETS THE DEFINITION OF BENEFICIAL USE. PER DISTRICT RULES AND CHAPTER 36, ALL DRILLING OF WELLS ON TRACTS OF LAND PLATTED TO LESS THAN 2 ACRES AFTER MARCH 1ST, 2004, IS NOT POSSIBLE. ALL CURRENT AND FUTURE WELLS MUST MEET THE 100-FT SETBACK REQUIREMENT OF ALL ON-SITE SEPTIC SYSTEMS, UNLESS THE WELL IS CONSTRUCTED WITH AN APPROVED SANITARY SEAL ALLOWING SETBACK FROM THE ON-SITE SEPTIC TO BE REDUCE TO A MINIMUM 50 FEET. CLEARWATER UWCD DISTRICT RULES ARE AT: HTTP://WWW.CUWCD.ORG

CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) CERTIFICATE

CUWCD IS THE REGULATORY AUTHORITY FOR GROUNDWATER WELLS IN BELL COUNTY AND HEREBY CERTIFIES THAT THIS PROPOSED SUBDIVISION HAS BEEN EVALUATED FOR ON-SITE GROUNDWATER PRODUCTION WELLS. IN ITS CURRENT CONDITION, THE PROPOSED SUBDIVISION MEETS OUR EXPECTATIONS DESCRIBED BY DISTRICT POLICY AND AFFIRMED BY DISTRICT STAFF.

DIRK AARON
GENERAL MANAGER
STATE OF TEXAS
DATE _____

COUNTY OF BELL
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DIRK AARON, 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 _____ 20__.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
THAT I, TRAVIS QUICKSALL, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY FLAGGED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE VILLAGE OF SALADO.

TRAVIS L. QUICKSALL
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6447

ENGINEER CERTIFICATE

STATE OF TEXAS
COUNTY OF BELL

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

JUSTIN FULLER
REGISTRATION NO. 100183

BELL COUNTY OWNER CERTIFICATE

THAT RANCHO LAGO DEVELOPMENT INC., A TEXAS CORPORATION, HERINAFTER BEING REFERRED TO AS GRANTEE, BEING THE SOLE OWNER OF THOSE TRACTS OF LAND CONTAINING 28.354 ACRES DESCRIBED IN FIELD NOTES PREPARED BY TRAVIS QUICKSALL, RPLS 6447, REGISTERED PROFESSIONAL LAND SURVEYOR, DATED THE 3RD DAY OF JULY 2019, DOES HEREBY NAME AND DESIGNATE SAID TRACTS AS THE ENCLAVE AT LAKE BELTON, A SUBDIVISION IN THE EXTRAJURISDICTIONAL JURISDICTION OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND DOES HEREBY ADOPT THE ATTACHED MAP AND PLAT THEREOF AND DOES HEREBY AGREE THAT ALL FUTURE SALES AND CONVEYANCES OF SAID PROPERTY SHALL BE BY REFERENCE TO SAID PLAT AND DEDICATION.

GRANTEE DOES HEREBY GIVE, GRANT, AND CONVEY BELL COUNTY, TEXAS, ITS ASSIGNEES AND FRANCHISEES FURNISHING PUBLIC UTILITIES IN SAID SUBDIVISION, HERINAFTER COLLECTIVELY REFERRED TO AS GRANTEE, THE EASEMENTS AS SHOWN ON SAID PLAT FOR DRAINAGE PURPOSES AND FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, USE AND REPLACEMENT OF ALL PUBLIC UTILITY LINES, INCLUDING ELECTRIC POWER, WATER, SEWER, GAS AND TELEPHONE, AND REFERENCE IS HEREBY MADE TO SUCH PLAT FOR THE LOCATION OF SUCH EASEMENTS.

GRANTEE SHALL HAVE ALL OTHER RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OR USE OF THE RIGHTS HEREBIN GRANTED, INCLUDED BUT NOT LIMITED TO, THE FREE RIGHT OF INGRESS OR EGRESS COVER AND ACROSS THE ROADS, STREETS, EASEMENTS, AND RIGHTS OF WAY TO CONSTRUCT, RECONSTRUCT, REMOVE, AND MAINTAIN SAME.

TO HAVE AND TO HOLD SAID RIGHT-OF-WAY AND EASEMENTS UNTO SAID GRANTEE, AND THE UNDERSIGNED HEREBY BINDS ITSELF, ITS HEIRS, ADMINISTRATORS, EXECUTORS, SUCCESSORS AND ASSIGNS, TO WARRANT AND FOREVER DEFEND ALL AND SINGULAR SAID PREMISES UNTO THE SAID GRANTEE AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

BY: BYRON BAIRD, PRESIDENT _____ DATE _____
FOR: RANCHO LAGO DEVELOPMENT INC.

STATE OF TEXAS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY BYRON BAIRD, AS THE PRESIDENT OF RANCHO LAGO DEVELOPMENT, INC., A TEXAS CORPORATION, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

CITY OF TEMPLE PLANNING AND ZONING CERTIFICATE

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

DATED THIS ____ DAY OF _____ 20__
SECRETARY TO PLANNING AND ZONING COMMISSION

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

DATED THIS ____ DAY OF _____ 20__
CHAIRPERSON

BELL COUNTY PUBLIC HEALTH DISTRICT CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED SANITARIAN IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH APPLICABLE STATE AND COUNTY REGULATIONS GOVERNING ON-SITE SEWAGE FACILITIES AND IS HEREBY RECOMMEND FOR APPROVAL.

SIGNATURE: _____ DATE _____
BELL COUNTY PUBLIC HEALTH DISTRICT

TAX CERTIFICATE

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

DATED THIS ____ DAY OF _____ 20__
BELL COUNTY TAX OFFICE

BELL COUNTY

I HEREBY CERTIFY THIS PLAT WAS APPROVED THIS ____ DAY OF ____ 20__ BY THE BELL COUNTY COMMISSIONERS' COURT, AND MAY BE FILED FOR RECORD IN THE DEED RECORDS OF BELL COUNTY BY THE COUNTY CLERK.

COUNTY JUDGE _____

WITNESS MY HAND, THIS THE ____ DAY OF _____ 20__

NOTARY PUBLIC _____

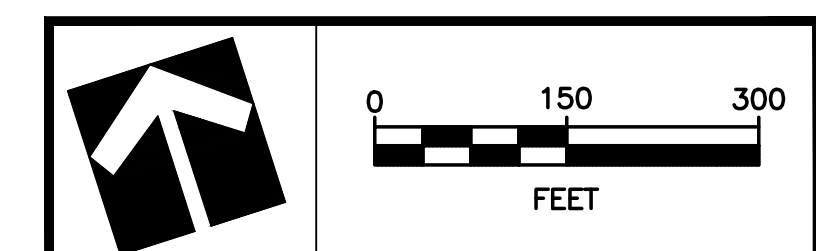
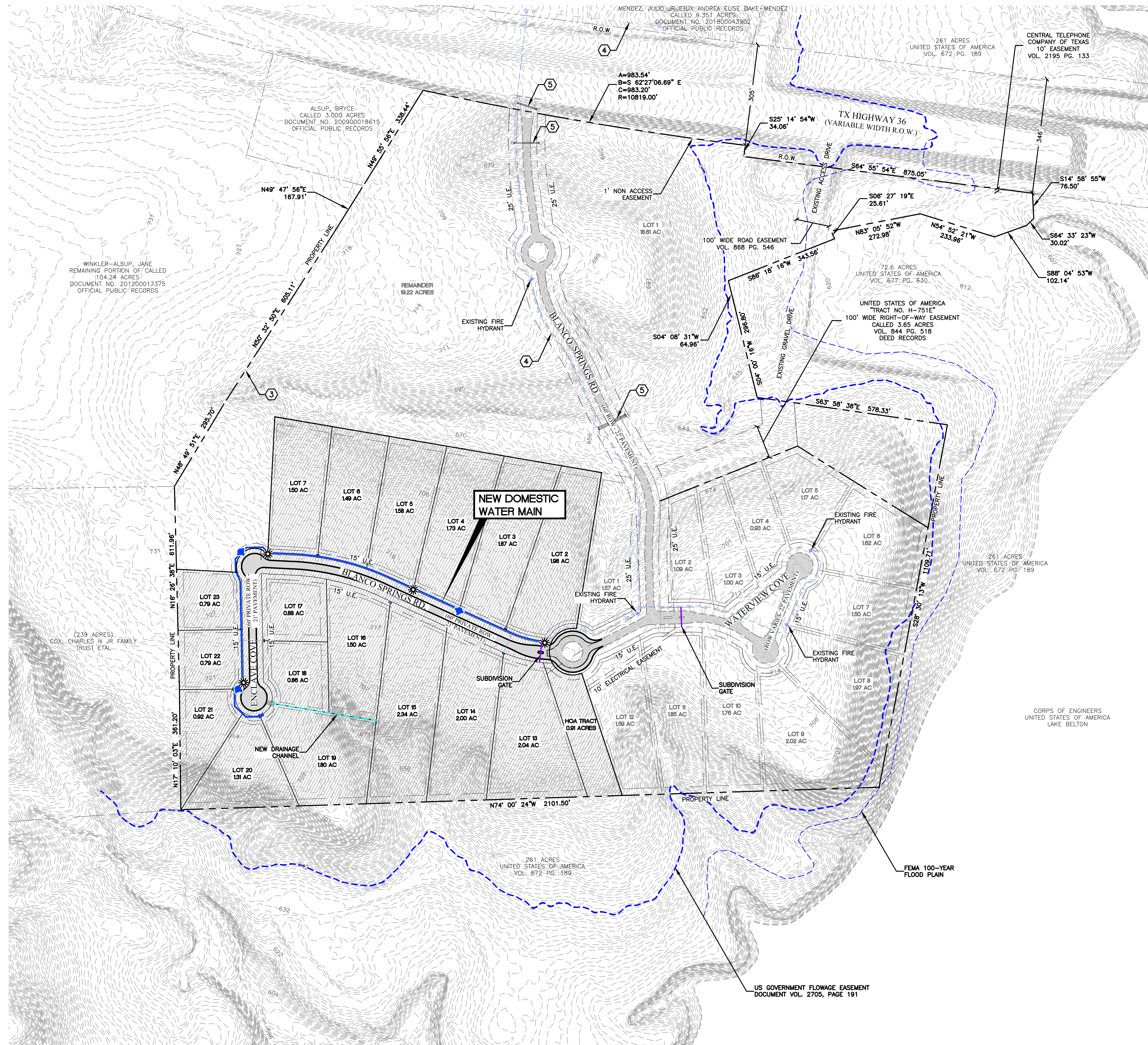
RECORDATION INFORMATION:
FILED FOR RECORD THIS ____ DAY OF _____ 20__
IN YEAR _____ PLAT # _____, PLAT RECORDS OF BELL COUNTY, TEXAS.
DEDICATION INSTRUMENT NO. _____, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

Quick Inc.
Land Surveying, Land Planning, Consulting.
Firm: 10194104 512-915-4950
1430 N. Robertson Road, Salado, Texas 76571

FINAL PLAT THE ENCLAVE AT LAKE BELTON, PHASE II

A SUBDIVISION LOCATED IN THE E.T.J. OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS.
BEING A 28.354 ACRE TRACT OF LAND, LOCATED IN THE WILLIAM STEELE SURVEY, ABSTRACT NO. 742, ABSTRACT NO. 268, BELL COUNTY, TEXAS, SAID 28.354 ACRE TRACT, BEING A PORTION OF THAT CALLED 88.66 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 201800043808, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

JOB NO.	19-2065.2
DATE	OCTOBER 26, 2020
DRAWN	DH
CHECKED	TLQ
SHEET	1 OF 1



LEGEND

	PHASE II
	NEW FIRE HYDRANT
	NEW 6" C900 DR18 WATER MAIN
	EXISTING FIRE HYDRANT
	NEW STREET LIGHT

- KEYED NOTES**
- CAUTION!!! EXISTING POWER POLE/LIGHT POLE
 - CAUTION!!! OVERHEAD ELECTRIC
 - EXISTING FENCING (NOT TO BE DISTURBED)
 - EXISTING WATER MAIN/METER
 - EXISTING STORM SEWER
 - NEW WATER MAIN (REFER TO PLAN AND PROFILE SHEETS FOR CONSTRUCTION)
 - FURNISH AND INSTALL
1-NEW BULLHEAD WATER SERVICE (PER THE GROVE WSC REQUIREMENTS)
 - FURNISH AND INSTALL
1-NEW SINGLE WATER SERVICE (PER THE GROVE WSC REQUIREMENTS)
 - NEW STORM SEWER (REFER TO PLAN AND PROFILE SHEETS FOR CONSTRUCTION)
 - NEW LIGHT POLE

EASEMENTS AND BUILDING LINES (UNLESS OTHERWISE NOTED ON PLAT)

FRONT BUILDING LINE	= 25'
SIDE STREET BUILDING LINE	= 20'
SIDE BUILDING LINES	= 8'
REAR BUILDING LINE	= 20'

15' UTILITY EASEMENT ALONG ALL ROAD FRONTAGE



THE ENCLAVE AT LAKE BELTON PHASE 2 NEW SUBDIVISION
 TEMPLE ETJ, TEXAS

TOPOGRAPHIC AND UTILITY MAP

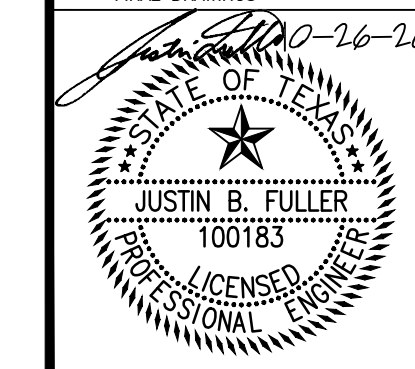
DRAWING STATUS

THESE DRAWINGS WERE PREPARED UNDER THE AUTHORITY OF JUSTIN B. FULLER, P.E. 100183, CLARK & FULLER, PLLC FIRM NO: F-10384.

FOR REVIEW
 THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF INTERIM REVIEW ONLY AS PER DATE ON DRAWING. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED COMPLETE.

FOR CONSTRUCTION
 FINAL DRAWINGS

Designed	JBF
Drafted	ECB
Project No	202052.00
Plot Date	10-26-2020
1	



US GOVERNMENT FLOWAGE EASEMENT DOCUMENT VOL. 2705, PAGE 191



PLANNING AND ZONING COMMISSION AGENDA ITEM

11/2/2020
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.

Plats and Zoning Cases	Status	Approval ADM/PZC/CC	Applicant	Proj. Mgr.
FY-20-19-PLT: Consider and take action on Highland Park Estate Phase II, a 10.824 +/- acre, 40-lots, 3-blocks, residential subdivision, situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas.	Approved by Council on 8-20-2020 Will not be recorded as a replat has been submitted	CC	Belton Engineering	Jason
FY-20-31-PLT: Consider and take action on the Final Plat of Lake Point Terrace, Phase III, a 56.12 +/- acres, 7-block, 274-lot, 2-tract, residential subdivision, situated in the Baldwin Robertson survey, abstract no. 17, in Bell County, Texas.	Pending Mylars	PZC	Yalgo Engineering	Tammy
FY-20-39-PLT: Consider and recommend action on JCRR Addition replat, a 0.787 +/- acre, residential subdivision, situated in the Frederick Neibling survey, abstract no. 633 located in City of Temple in Bell County, Texas addressed as 15839 Salado Drive.	Pending recordation 9/28/2020	ADMIN	Mitchell & Associates	Jason
FY-20-1-SITE: Hold a public hearing to discuss and recommend action on amending Ordinance No. 2002-4025 providing for Development/ Site Plan approval for an office building addition on Lots 5, Block 1, Adam's Island Commercial, a non-residential subdivision, addressed as 9121 Adams Lane.	Approved at 2 nd Reading 10/15/2020	CC	Clark & Fuller	Jason
FY-20-44-PLT: Consider and take action on the Final Plat of Temple Mall Replat No. Three, a 1.16 +/- acre, nonresidential plat, being a replat of Lots 4 and a portion of Lot 1, Block 1, in Bell County Texas, addressed as 3107 South 31st Street in Temple, TX.	DRC 7/06/2020 Pending Recordation	ADMIN	Quintero Engineering	Jason

Plats and Zoning Cases	Status	Approval ADM/PZC/CC	Applicant	Proj. Mgr.
FY-20-45-PLT: Consider and take action on the Final Plat of Gonzalez Ranch Addition, PHASE II a 1.00 +/- acre, residential subdivision, situated in the Stephen Frazier Survey, abstract no. 311, in the City of Temple, Bell County Texas.	Pending Recordation 10/28/2020	CC	Ronald Carroll Surveyors, Inc,	Jason
FY-20-48-PLT: Consider and take action on the Final Plat of Prairie Overlook Addition a 12.602 +/- acre, residential subdivision, in the William Gilmore Survey, abstract No. 340, an amending plat to clarify passage easement in Bell County Texas, in Temple, Texas.	Awaiting mylars 9/30/2020	ADMIN	Mitchell & Associates, Inc.	Jason
FY-20-62-PLT Consider and recommend action on the Final Plat of HEB - CTRSC, Phase II, a 173.770+/- acre, a non-residential subdivision situated in the J.B. Daniel survey, abstract 259, and the M.A. Young survey, abstract 937, being an amending plat of the remainder of Lot 1, Block 1, HEB -CTRSC, an addition in the city of Temple, Texas in Bell County.	DRC 9/24/20 Awaiting Post DRC Revisions	PZC	All County Surveying	Mark
FY-20-42-PLT - Consider and take action on the Final Plat of Mach 2 Addition, a 5.00 +/- acre, a residential subdivision, situated in the James Smith Survey, Abstract No. 1186, Bell County, Texas, and located on the north side of Kuykendall Mountain Road, east of Sims Addition.	On hold pending family decision 10/16/2020	Admin	All County Surveying	Jason
FY-20-47-PLT - Consider and take action on the Final Plat of Tanglewood Addition a 0.67 +/- acre, residential subdivision, an amending plat combining lots 79 and 80 of Tanglewood, an addition in Bell County Texas, being addressed as 16198 Charlya Drive in Temple, Texas.	Pending recordation 9/23/2020	Admin	All County Surveying	Jason
FY-20-50-PLT - Consider and take action on the Final Plat of Ryno Park, a 1.101 +/- acre, residential subdivision, in the Redding Roberts Survey, abstract No. 692, located in Bell County Texas, in Temple, Texas.	DRC 8/27/2020 Pending revisions	PZC	Turley Associates	Jason
FY-20-54-PLT - Consider and take action on the Final Plat of ENTERPRISE BUSINESS PARK, PHASE VII a 46.14 +/- acre, non-residential subdivision, located in Bell County Texas, in Temple, Texas.	Pending recordation 10/28/2020	ADMIN	All County Surveying	Jason

Plats and Zoning Cases	Status	Approval ADM/PZC/CC	Applicant	Proj. Mgr.
<p>FY-20-56-PLT - Consider and take action on the Final Plat of Franklin Road Estates a 8.107 +/- acre, residential subdivision, located in the William Gilmore Survey, abstract No. 340 located in Bell County Texas, in Temple, Texas addressed as 5415 Franklin Road.</p>	<p>Pending recordation 9/17/2020</p>	<p>Admin</p>	<p>Tibbit Surveying</p>	<p>Jason</p>
<p>FY-20-59-PLT - Consider and take action on Honey Glen Acres Final Plat a residential subdivision, a 33.29 ACRE, 2 block, 25 lot subdivision situated in the E. P. Pulliam Survey, ABSTRACT 676, on the south side of FM 436 East of FM 1123 in the City of Temple, Bell County, Texas.</p>	<p>Approved by PZC 10/19/2020 Awaiting mylars</p>	<p>PZC</p>	<p>All County Surveying</p>	<p>Jason</p>
<p>FY-20-66-PLT Consider and take action on the Final Plat of Bella Terra Phase 2, a 63.530 +/- acre, 159-lot, 7-block, residential subdivision, situated in the Redding Roberts survey, abstract no. 692, in Temple, TX in Bell County addressed as 59000 South 31st Street.</p>	<p>DRC 10/5/2020 Pending revisions</p>	<p>PZC</p>	<p>Belton Engineering</p>	<p>Jason</p>
<p>FY-20-67-PLT - Consider and take action on the Final Plat of Krueger Estates, a 0.670 +/- acre, 1-lot, 1-block, residential subdivision, being a replat of lots 10 and 11, block 10 Temple Park Estate, situated in the James Bowers survey, abstract no. 81, in Temple, TX in Bell County.</p>	<p>Awaiting mylars 10/20/2020</p>	<p>ADMIN</p>	<p>Turley Associates</p>	<p>Jason</p>
<p>FY-20-68-PLT - Consider and take action on the Final Plat of Dowell Addition, a 1.329 +/- acre, a residential subdivision, situated in the CHRISTOPHER BENDLE SURVEY, ABSTRACT 86, Bell County, Texas, embracing a portion of a called 47.54 acre tract conveyed to Reba Hamrick in Volume 3937, Page 604, Official Public Records of Real Property, Bell County, Texas.</p>	<p>Awaiting mylars 10/21/2020</p>	<p>ADMIN</p>	<p>All County Surveying</p>	<p>Jason</p>
<p>FY-20-69-PLT Consider and take action on the Final Plat of The Enclave at Lake Belton Phase II, a 28.354 +/- acre, 17-lot, 2-block, residential subdivision, , situated in the George H. Dumas Survey, abstract no. 268 and the Williams Steel Survey, abstract no. 742 in Temple, TX in Bell County.</p>	<p>DRC 10/5/2020 Awaiting Revisions</p>	<p>PZC</p>	<p>Clark & Fuller</p>	<p>Mark</p>
<p>FY-21-1-PLT - Consider and take action on the Preliminary Plat of Willow Grove, a 47.809 +/- acre, a 7-block, 204-lot residential subdivision, situated in the Azarlah G. Moore survey, abstract no. 596 located in Bell County Texas.</p>	<p>DRC 10/22/20 Pending revisions</p>	<p>PZC</p>	<p>TCG Engineering</p>	<p>Jason</p>

Plats and Zoning Cases	Status	Approval ADM/PZC/CC	Applicant	Proj. Mgr.
FY-21-2-PLT - Consider and take action on the Final Plat of Highland Park Estates, Phase II, a 20.290 +/- acre, 6-block, 40-lot residential subdivision, situated in the Maximo Moreno survey, abstract no. 14 located in Bell County Texas.	DRC 10/22/20 Awaiting Revisions	PZC	Belton Engineering	Mark
FY-21-3-PLT - Consider and take action on the Final Plat of The Brylee's Estates, a 19.36 +/- acre, 1-block, 4-lot residential subdivision, situated in the O.T. Tyler survey, abstract no. 20 located in Bell County Texas.	DRC 11-2-2020	PZC	All County Surveying	Cheryl
FY-21-4-PLT - Consider and take action on the Final Plat of Circle C Ranch Estates, Phase Three, Amending Plat of Lots 15 & 16, Block 1, Amending Plat of Circle C Ranch Estates, a 1.2598 +/- acre, 1-block, 2-lot residential subdivision, situated in the ETJ of the City of Temple, in Bell County Texas.	11-2-2020	ADM	All County Surveying	Cheryl

City Council Final Decisions	Status
FY-20-34-ZC - Hold a public hearing to discuss and recommend action on a rezoning request from Agricultural (AG) zoning district to Planned Development-Agricultural (PD-AG) with an accessory dwelling unit on 2.95 +/- acres, situated in the S. P. Terry Survey, Abstract No. 812, located in Bell County and addressed as 13650 Rocky Lane.	Scheduled for 2 nd Reading on November 5, 2020
FY-20-35-ZC Hold a public hearing to discuss and recommend action on a rezoning from Agricultural (AG) district to Temple Medical and Educational zoning district, T-South Transect (TMED-T-South) on 73.100 +/- acres of land situated in the M. Moreno Survey, Abstract No. 14, Bell County, Texas, located between South 5 th Street & the Georgetown Railroad tracks approximately 495 feet south of Blackland Road.	Approved at 1 st reading on October 15, 2020, 2 nd reading scheduled for November 5, 2020
FY-20-37-ZC Hold a public hearing to discuss and recommend action on a rezoning request from Agricultural (AG) to Single-Family Dwelling 3 (SF-3) zoning district on 31.060 +/- acres, and General Retail (GR) zoning district on 1.751 +/- acres, being a total 32.812 +/- acres located approximately 563 feet north of Glade Drive addressed as 2491 North Pea Ridge Road.	Scheduled for 1 st reading on November 5, 2020
2020-5062-O Consider adopting an ordinance authorizing amendments to the Temple Unified Development Code (UDC) to create a new Sec. 6.9, Central Area (CA) Special Purpose Zoning District that establishes new regulations, standards, requirements, and processes for the CA zoning district and make changes related to this zoning district throughout the UDC; amend Sec. 5.1, Use Table, by adding new uses and amending existing uses and providing the zoning districts in which new and amended uses would be allowed; add definitions related to the new Sec. 5.1 uses; and establish bed and breakfasts as a residential accessory use in the TMED and CA zoning districts and provide regulations related to the same.	Scheduled for 2 nd reading on November 5, 2020

Plats and Zoning Cases	Status	Approval ADM/PZC/CC	Applicant	Proj. Mgr.
<p>2020-5067-O: Consider adopting an ordinance authorizing a Conditional Use Permit (CUP) to allow on-premise alcohol sales, gross revenue up to 50%, at 10354 and 10462 W Adams Ave in Temple, Texas.</p>	<p>Scheduled for 1st reading on November 5 2020</p>			
<p>2020-5071-O: Consider adopting an ordinance creating a pilot program that will temporarily allow extended outdoor dining in City on-street parking spaces and sidewalks and private parking lots and mobile food unit operation in City on-street parking spaces and private parking lots in the CA zoning district.</p>	<p>Scheduled for 1st reading on November 5, 2020</p>			
<p>FY-21-06-ZC – Hold a public hearing to discuss and recommend action on a rezoning on property bounded by S. 31st Street to the west, SW HK Dodgen Loop to the north, Lowes Drive to the east and Azalea Drive to the south, more specifically addressed as: 3099, 3107, 3111 and 3113 S. 31st Street; 721, 805 and 921 SW HK Dodgen Loop; 3112 and 3116 Lowes Drive; and 1210 Azalea Drive from Planned Development (PD) zoning district with Conditional Use Permits (CUP), Planned Development (PD) Multi-Family Two (MF-2) zoning district and Planned Development (PD) Commercial (C) to Planned Development (PD) General Retail (GR) with conditions related to required site plan approval, permitted uses, lot dimensional standards, landscaping, architecture, signage, lighting, parking and sidewalks to match the intent of the 2020 Comprehensive Plan.</p>	<p>Scheduled for 1st reading on December 3, 2020</p>			
<p>Hold a public hearing to discuss and recommend action to the Temple City Council to adopt the Central Neighborhood Plan.</p>	<p>Scheduled for Council Workshop on November 19, 2020 and adoption on December 3, 2020</p>			

P&Z COMMISSION ATTENDANCE

2020

	Jan 6	Jan 21	Feb 3	Feb 18	Mar 2	Mar 16	Apr 6	Apr 20	May 4	May 18	June 1	June 15	P	A
Paulino Castillo	P	P	P	P	P	P	P	P	P	P	P	P	12	0
Lydia Alaniz	P	P	P	P	P	A	P	P	P	P	P	P	11	1
Lee Armstrong	P	P	A	P	A	A	P	A	P	A	P	A	6	6
Derek Marshall	A	P	A	P	P	P	P	P	P	A	P	A	8	4
Jeremy Langley	P	P	P	P	P	A	P	P	P	P	P	P	11	1
Bryant Ward	P	A	P	P	A	P	P	A	P	P	A	P	8	4
Lester Fettig	P	P	P	A	P	P	A	P	P	A	P	P	9	3
Donna Wright	P	P	P	P	P	P	P	P	P	P	P	P	12	0
Daniel Jeanes	P	P	P	P	A	A	A	P	P	A	P	P	8	4

	July 6	July 20	Aug 3	Aug 17	Sept 8	Sept 21	Oct 5	Oct 19					P	A
Paulino Castillo	P	P	P	P	P	P	P	P					20	0
Lydia Alaniz	P	P	P	P	P	P	P	P					19	1
Lee Armstrong	A	P	A	A	A	A	P	A					8	12
Derek Marshall	P	P	P	A	P	A	P	A					13	7
Jeremy Langley	A	P	P	P	P	P	P	P					18	2
Bryant Ward	P	P	P	P	A	P	P	P					15	5
Lester Fettig	P	P	P	P	P	P	P	P					17	3
Donna Wright	P	P	P	P	P	P	P	P					20	0
Daniel Jeanes	P	A	P	P	P	A	A	A					12	8

no longer a Board member