NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
CITY COUNCIL CHAMBERS
OCTOBER 19, 2020, 4:45 P.M.
WORK SESSION AGENDA
Virtual participation is available at: https://www.Templetx.gov/virtualmeetings

Staff will present the following items:

1. Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for Monday, October 19, 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. Receive a presentation regarding a proposed ordinance to 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.
4. **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
OCTOBER 19, 2020, 5:30 P.M.
REGULAR MEETING AGENDA
Virtual participation is available at https://www.Templetx.gov/virtualmeetings

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 5, 2020.

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.

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.

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 1:20 PM, October 15, 2020.

Jana Lewellen
City Secretary, TRMC, CMC

PLANNING AND ZONING COMMISSION
OCTOBER 5, 2020
5:00 P.M.
WORK SESSION

PLANNING AND ZONING MEMBERS PRESENT

Bryant Ward

Lester Fettig
Lydia Alaniz
Donna Wright
Derek Marshall
Paulino Castillo
Jeremy Langley
Lee Armstrong

MEMBERS ABSENT:

Daniel Jeanes

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
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 5:00 p.m. and asked Mr. Brian Chandler, Director of Planning and Development, to proceed.

Mr. Brian Chandler, Director of Planning and Development, discussed the Boards and Commission Workshop attended by Chair Ward and Commissioner Langley last week.

Next, Mr. Chandler reviewed the zoning cases on tonight's agenda.

Mr. Baker, Principal Planner, stated some late notices have been received for case FY-20-37-ZC regarding adjacent property owners that have disagreed with this request. These responses were attachments to the packet given to commissioners before the meeting.

Mr. Chandler reviewed details of case FY-20-39-ZC, and Mr. Deckman, Senior Planner, stated the disagreement level is at 8.5% which is less than the 20% threshold requiring a super majority at City Council. This item involves a CUP for restaurant alcohol sales.

Commissioner Fettig inquired if this property backs up to a residential area.

Mr. Deckman confirmed the location with an aerial view of the site.

Next, Mr. Chandler reviewed the plat cases.

Item four was the Final plat for Amy's Attic, and there appears to be no issues currently.

Item five, the Final plat Hartrick Ranch Estates Phase II, was for an additional recently annexed development, and Mr. Scott Kiella, developer, was present for any questions.

Item six, the Final plat of Northgate Phase V, was reviewed, and the developer Mr. Kiella was also available to answer any questions.

Item seven, the Central Area Code Amendments, returned to the agenda as a formal public hearing was not opened during the last meeting; however, Mr. Chandler stated this was a good opportunity to discuss and review the language stated during previously recommended approval.

Mr. Chandler updated commissioners on the APA Virtual Conference and explained that registration allows sessions to be viewed at a later time.

Vice-Chair Castillo stated he had no issues logging in and viewed sessions.

Mr. Chandler stated the national collaboration through this virtual conference was a positive feature.

Mr. Chandler updated the commission on the status of the new Comprehensive Plan and stated that the first reading was approved by City Council. The second reading at City Council will be on October 15, 2020. A meeting/presentation will be held tomorrow with the Temple Area Builders Association. Mr. Chandler will update commissioners after this meeting.

Mr. Chandler asked if there were any questions.

Commissioner Fettig asked for an update regarding the Arby's wall that was not constructed.

Mr. Chandler stated this is currently a code enforcement issue and discussed the process involved. We are working on this situation.

Chair Ward inquired if any construction on the wall has taken place.

Mr. Chandler stated that the wall has not been constructed and stated that this has been a learning situation for staff to make sure these are caught on the front end.

Commissioner Wright asked if communication was taking place.

Mr. Chandler confirmed there has been communication, but promises have not been fulfilled on the owner's part.

Chair Ward asked for a timeline regarding resolution for this situation.

This is contingent on the property owner's decision to continue incurring fines and fees.

Commissioner Fettig inquired regarding the current duration of the Arby's wall issue.

Mr. Baker stated it has been a year since this construction took place.

There were no further questions.

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 5:16 P.M.

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

PLANNING AND ZONING MEMBERS PRESENT

Chair Bryant Ward

Lester Fettig
Lydia Alaniz
Donna Wright
Derek Marshall
Paulino Castillo
Jeremy Langley
Lee Armstrong

MEMBERS ABSENT:

Daniel Jeanes

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
TaNicia Wydermyre, Planning Technician
Kathie Gover, Administrative Assistant

The agenda for this meeting was posted on the bulletin board at the Municipal Building, October 1, 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 5:30 P.M.

Invocation by Commissioner Armstrong; Pledge of Allegiance by Commissioner Wright.

A. PUBLIC COMMMENTS

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 September 21, 2020.

Approved by general consent.

C. ACTION ITEMS

Item 2: 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.

Mr. Mark Baker, Principal Planner, stated this item is scheduled to go forward to City Council for first reading on November 5, 2020 and second reading on November 19, 2020.

The aerial location map was shown.

Background:

- Rezoning of approximately 32.812 +/- acres
  31.060 +/- Acres of Single-Family-3 (SF-3)
  1.751 +/- Acres of General Retail (GR)
- Anticipated to be future expansion of the North Gate subdivision
  Land area to be included into Amended Preliminary Master Plat North Gate

The Zoning Map was shown and discussed.

The Future Development Plan was shown and found to be in compliance.

2020 Comprehensive Plan:

- Residential/Neighborhood Services, Future Development Category
- Intended for Single-Family residential development and supporting non-residential zoning
- Supports both SF-3 and GR zoning at appropriate locations

The Existing water and Sewer Maps were shown and found to be in compliance.

Water will be provided through eight-inch lines in North Pea Ridge Road.

Sewer will be provided through eight-inch lines in Glade Drive.

Thoroughfare Plan and Trails Map was shown and found to be in compliance. No trails were identified on the proposed map.

On-site photos were shown.

An enlarged aerial property map was shown.

Area location photos were shown.

The table of General Listing of Permitted and Conditional Uses in SF-3 and GR was shown.

The table of residential dimensional standards was shown.

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

The Compliance Summary was shown and found to be complainant in all areas.

Staff recommends approval of Agricultural "AG" to 31.060 +/- acres Single Family 3 "SF-3" and, 1.751 +/- acres General Retail "GR."

Commissioner Wright inquired regarding the type of general retail business planned for this area.

Mr. Baker referred to the aerial location map and pointed out the general retail proposed section.

Chair Ward opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Armstrong made a motion to approve Item 2, **FY-20-37-ZC**, per staff recommendation, and Commissioner Fettig made a second.

Motion passed: (8:0)
Commissioners Jeanes was absent.

Item 3: FY-20-39-ZC – Hold a public hearing to discuss and recommend action on 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.

Mr. Jason Deckman, Senior Planner, stated this item is scheduled to go forward to City Council for first reading on November 5, 2020 and second reading on November 19, 2020.

The Vicinity Map was shown.

The Aerial location map was shown.

Background:

- Groves at Lakewood Ranch neighborhood on West Adams
- Phase One include two lots zoned for Neighborhood Services
- On-premise alcohol sales allowed in NS with a CUP
- Sale for on-premise consumption, not to exceed 50% revenue
- No specific business has been identified
- CUP would apply to each individual lot

The approved plat was shown.

Area on-site photos were shown.

Conditional Use Permit—Alcohol Sales

- Alcohol sales referenced in UDC Section 5.3 and Chapter 4 Code of Ordinances
- Must not be within 300 feet of a place of worship, public school, or public hospital
- Conditions for approval:
    1. Sale of all alcoholic beverages for on-premise consumption be contained within each lot located at 10354 and 10462 West Adams Avenue;
    2. Compliance with UDC Section 5.3.15 related to all alcoholic beverage sales with on-premise consumption; and
    3. Compliance with Chapter 4 of the City Code of Ordinances related to alcoholic beverages.

Conditional Use Permit (CUP) Summary (UDC 3.5.4) was shown and stated that all items of criteria met. Some items such as directional lighting and access to noise will be addressed when the business applies for permits.

Twenty-two notices were mailed in accordance with all state and local regulations with one notice returned in agreement and seven notices returned in disagreement.

In accordance with the UDC, Section 3.3.4, twenty percent (20%) or more of property ownership opposition by area within the 200-foot notification buffer would trigger a 4/5ths super majority approval vote at City Council.

Staff recommends approval of the Conditional Use Permit (CUP) to allow for the sale of all alcohol for on-premise consumption not to exceed 50% of total revenue, on each lot at 10352 West Adams Avenue.

Chair Ward opened the public hearing.

Speaker, Mr. James Nelson, 10409 Bryson Drive, Temple, Texas stated his concern is regarding the noise created by a potential business and the hours of operation that will affect the value of his property. He requested a buffer to aid in the noise level and disturbance to his property. He was also concerned about the higher level of traffic caused by this proposed rezoning.

Speaker, Ms. Melissa Griffin, 10405 Bryson Drive, Temple, Texas stated her concern is the amount of traffic and noise. She was also concerned about the number of families in this subdivision with children and opposed the allowance of on-premise alcohol. She also questioned the number of notices sent out as only twenty-two because she stated she has many neighbors opposing this rezoning. She also asked commissioners whether they would want this in their backyard.

Speaker, Mr. John Kiella, 11122 White Rock Drive, Temple, Texas stated he is representing the developers of this property. He addressed the traffic questions and does not expect the entire track to be restaurants. He stated most restaurants he has done in the past are very small and do not have weekday hours past 10 p.m. Mr. Kiella also stated he will be mindful of their properties and plans to keep trees for buffering across the back. He will be neighborhood friendly and expressed that he has been in the past. Mr. Kiella offered to answer any questions and stated if there are issues once businesses are established, then to call him directly.

Commissioner Fettig asked Mr. Kiella if he envisioned two buildings in a strip center atmosphere.

Mr. Kiella stated it would be more like the properties behind Liberty Mart which has more trees and separate parking for each building. He also discussed lot lines and his desire to disclose with all future homeowners their area plans.

Commissioner Wright inquired regarding proposed screening and lighting plans.

Mr. Brian Chandler, Director of Planning and Development, discussed the specific use standards related to alcoholic and beverage on-premise consumption and explained if these standards are violated, then the CUP can be revoked. He reviewed the UDC Section 5.3.15 which states these standards. He stated there is protection and apologized that these standards were not stated originally.

Speaker, Ms. Patti Nelson, 10405 Bryson, Temple, Texas asked if there was a way to protect the value of their home and while building the value of the neighborhood. She is in favor of development and requested a ten-foot boundary made of natural plants. She is hoping this would prevent her backyard fence from sitting next to the restaurant dumpster. She feels a privacy barrier would reduce their concerns.

Mr. Chandler stated the commission can recommend conditions in regarding to odor or a landscape buffer. We can work with Mr. Kiella today to see if there is an option.

Mr. Kiella stated he would have no problem allowing a ten-foot natural buffer. He stated he has worked with the community trying to raise the bar with pleasing projects.

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

Commissioner Fettig made a motion to approve Item 3, **FY-20-39-ZC**, with a ten-foot buffer on the northside of the property per staff recommendation, and Commissioner Wright made a second.

Motion passed: (8:0)
Commissioner Jeanes was absent.

Item 4: **FY-20-61-PLT –** Consider and take action on the Final Plat of Amy's Attic Marlandwood, a 6.326 acre, 1 lot, 1 block non-residential subdivision, being a replat of lots 1 and 2, block 1 of Guillen Estates and all of called 4.326-acre tract of land, addressed as 1249 &1147 Marlandwood Road.

Mr. Mark Baker stated the Planning and Zoning Commission is the final plat authority since no exceptions to the UDC have been requested.

The street view of the property was shown.

The Aerial View of the property was shown.

The final plat was reviewed by the Development Review Committee on September 24, 2020 and deemed administratively complete and filed on September 30, 2020.

Wastewater will be available from a six-inch sewer line in Marlandwood Road.

Water will be available from an eight-inch water line in Marlandwood Road.

The Marlandwood Road (collector) requires a six-foot sidewalk which is notated on the plat.

The typo/utility map was shown.

Staff recommends approval of the Final Plat/Replat of Amy's Attic Marlandwood.

This item does not require a public hearing.

Commissioner Alaniz made a motion to approve Item 4, **FY-20-61-PLT**, per staff recommendation, and Vice-Chair Castillo made a second.

Motion passed: (8:0)
Commissioner Jeanes was absent.

Item 5: **FY-20-63-PLT –** Consider and take action on the Final Plat of Hartrick Ranch Estates, Phase II, a 15.456 +/- acre, 37-lot, 3-block, 1 tract residential subdivision located on Haymarket Drive addressed as 8491 Hartrick Bluff Road.

Mr. Mark Baker stated the Planning and Zoning Commission is the final plat authority since no exceptions to the UDC have been requested.

The Vicinity map was shown.

The Aerial map was shown.

Background:

- Phase One (ETJ) 3.154 =/- acres, 5 Lot, 2 Block subdivision approved by P&Z (March 2019)
- Phase II-15.456 +/- Acre, 37 Lot, 3-Block, 1 Tract residential subdivision
  --Zoning: PD-SF-2 (Ordinance 2019-4969)
  --PD Ordinance requires minimum 75-foot street frontage for lots-applicant has provided compliance confirmation
- SF-2 Base Zoning
  --5,000 square foot lot minimum
  --Largest Lot-Lot 17, Block 1 (35,953 SF)
  --Smallest Lot-Lot 15, Block 1 (9,548 SF)
- Phase II-Consistent with the Hartrick Ranch Preliminary Master Plan (2019)
  --No additional park fees are required per Resolution 2019-0384-R

Development Review Committee reviewed plat on September 24, 2020. It was deemed administratively complete and filed on September 30, 2020.

Water will be available from extending the existing eight-inch waterline in Haymarket Drive.

Sewer will be available from a new eight-inch sewer line on the south side of the property.

This property lies in the Academy Independent School District.

The final plat was shown.

The topo/utility plan was shown.

Staff recommends approval of the Final Plat of Hartrick Ranch Estates, Phase II.

This item does not require a public hearing.

Commissioner Castillo made a motion to approve Item 5, **FY-20-63-PLT**, per staff recommendation, and Commissioner Fettig made a second.

Motion passed: (8:0)
Commissioner Jeanes was absent.

Item 6: **FY-20-64-PLT –** Consider and take action on the Final Plat of North Gate Phase V, a 36.093 +/- acre, 42-lot, 2-block, 3-tract residential subdivision, which includes a replat of lots 16, 19 and tract A, block 1, North Gate Phase III addressed as 8120 Prairie View Road.

Mr. Mark Baker stated the Planning and Zoning Commission is the final plat authority since no exceptions to the UDC have been requested.

The Vicinity Map was shown.

The Aerial Map was shown.
Phase V residential subdivision is not within the boundaries of the North Gate Preliminary Master Plan but can proceed on its own merits regardless of the subdivision name.

Phase V is zoned Single Family 3 (SF-3), Ordinance 2020-5054

- Minimum Lot size: 4,000 SF
- Smallest Lot: Lot 26, Block 2 (6,600 SF)
- Largest Lot: Lot 5, Block 1 (92,279 SF)

Development Review Committee reviewed plat on September 24, 2020. It was deemed administratively complete and filed on September 30, 2020.

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

Water is available from an existing eight-inch water line in Montclair (Phase III).

Sewer is available from an existing eight-inch sewer line in Montclair (Phase III).

This property lies in the Belton Independent School District.

The final plat was shown.

The typo/utility plan was shown.

Staff recommends approval of the Final Plat of North Gate, Phase V.

This item does not require a public hearing.

Commissioner Wright made a motion to approve Item 6, **FY-20-64-PLT**, per staff recommendation, and Commissioner Armstrong made a second.

Motion passed: (8:0)
Commissioner Jeanes was absent.

Item 7: **FY-20-1-AMND –** Hold a public hearing to discuss and recommend action on 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.

Mr. Brian Chandler stated this item returns to the agenda to formally open the public hearing required for this case. This also gives us an opportunity to review the language discussed during our last P&Z meeting.
Mr. Chandler presented the changes since September 21, 2020:

- **Exterior Veneer Language**
  Per Section 6.9.10.D.2: Not required if "the estimated costs of removal of the exterior veneer is more than the projected cost of the proposed exterior building improvements…"

The commissioners were asked for any questions or comments. There were no questions.

Chair Ward opened the public hearing.

There being no speakers, the public hearing was closed.

Vice-Chair Castillo made a motion to approve Item 7, **FY-20-1-AMND**, per staff recommendation, and Commissioner Alaniz made a second.

Motion passed: (8:0)
Commissioner Jeanes was absent.

There being no further business, the meeting was adjourned at 6:22 p.m.

Respectfully submitted,

Kathie Gover

PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

APPLICANT: Turley Associates, on behalf of Kiella Land Development

CASE MANAGER: Mark Baker, Principal Planner

ITEM DESCRIPTION: 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.

STAFF RECOMMENDATION: Staff recommends approval of the Amended Master Preliminary Plat of the Groves at Lakewood Ranch.

ITEM SUMMARY: The applicant, Turley Associates, on behalf of Kiella Land Development, is requesting consideration for an amendment to the Preliminary Master Plat of the Groves at Lakewood Ranch. The amendment is needed for the following:

1. Incorporate 102.272 +/- acres of land recently annexed and zoned SF-2, and
2. Realign some roadways within the existing Preliminary Master Plat

The 102.272 +/- acres were annexed into the City per Ordinance 2020-5034 and rezoned to Single Family 2 (SF-2) per Ordinance 2020-5058 effective October 15, 2020. The addition of the 102.272 +/- acres nearly doubles the acreage to 223.411+/- acres within the preliminary master plan's boundaries.

The original 121.139+/- acres of the preliminary master plan included an exception from public park fees which was granted in 2014 per Resolution 2014-7326-R to allow for private park(s) and trail. The UDC's minimum parkland size requirement for developable land was met at that time with 5.18 acres of park land.

Consistent with the 2014 plat approval, this amendment includes a requested exception to Unified Development Code (UDC) Section 8.3 related to the payment of public park fees. The breakdown of required parkland and proposed private parkland is provided in the attached applicant's cover letter.

A new park configuration is now proposed, as 102.272 +/- acres of additional property is being added to the overall development.

The addition of the 798 lots from this amendment provide for a total of 1,034 lots which include the developed lots within the existing phases of the development. UDC Section 8.3 calls for a minimum of

one acre for every 133 homes within a development when land is dedicated. Therefore, 7.7 acres would meet the minimum. The 13.39 acres proposed parkland meets this need within a new parkland configuration.

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 the HOA. The Park Department has evaluated this proposal and is supportive of the requested exception. The amended plat is on track to be scheduled for the November 19, 2020 City Council meeting.

The boundaries of the Amended Preliminary Master Plat are within the Single-Family 2 (SF-2) zoning district. The minimum lot size of 5,000 square feet. The Amended Preliminary Master Plat proposes development of 223.411 +/- acres as follows:

- Smallest Lot - 5,232 SF Lots 29, 34, 73 & 78, Block 9
- Largest Lot – 45,134 SF Lot 8, Block15

Water is available from the following:

- 8-inch water line in Bending Branch Way (Campus at Lakewood Ranch, Phase VII)
- 8-inch water line in Stonehouse Lane (Groves at Lakewood Ranch, Phase VI)
- 8-inch water line in Hawks Shadow Drive (Groves at Lakewood Ranch, Phase IV)
- 8-inch water line in Smock Mill Lane (Windmill Farms, Phase III)

Wastewater is available from the following:

- 8-inch sewer line in Bell Mountain Drive (Groves at Lakewood Ranch Phase III)
- 8-inch sewer line in Hawks Shadow Drive (Groves at Lakewood Ranch, Phase IV)
- 8-inch sewer line in Cedar Crest Lane (Windmill Farms, Phase II)
- 8-inch sewer line in Smock Mill Lane (Windmill Farms, Phase III)
- 8-inch sewer line in Stonehouse Lane (Groves at Lakewood Ranch, Phase V)

The amended Master Plat proposes the extension of four existing local streets for a total of 25 local streets within the master plat boundary and the extension of Clinite Grove Blvd, a community collector street on the 2020 Thoroughfare Plan. Final right of way dimensions and alignments will be evaluated along with required sidewalk with the review of the final plat.

The Development Review Committee reviewed the Amended Master Preliminary Plat of Groves at Lakewood Ranch subdivision on August 27, 2020. There are remaining street naming and labeling issues pending with the City's GIS Mapping Department which will be resolved with the review of the final plat. Therefore, the plat was deemed administratively complete/ filed on October 15, 2020.

Since the developer has requested an exception UDC section 8.3 for the payment of public park fees, the plat will be scheduled for the November 19, 2020 City Council meeting as final authority.

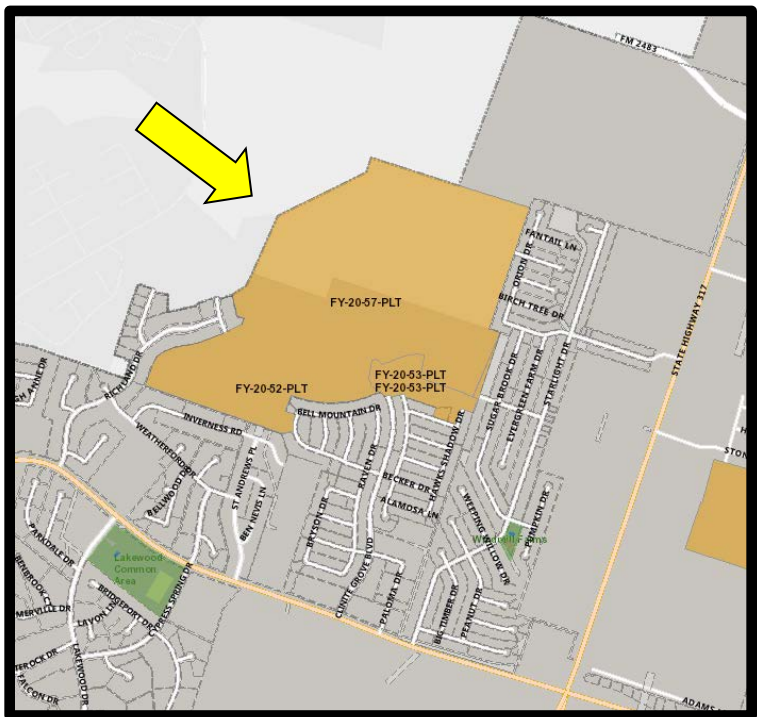
SCHOOL DISTRICT: Belton Independent School District (BISD)

FISCAL IMPACT: N/A

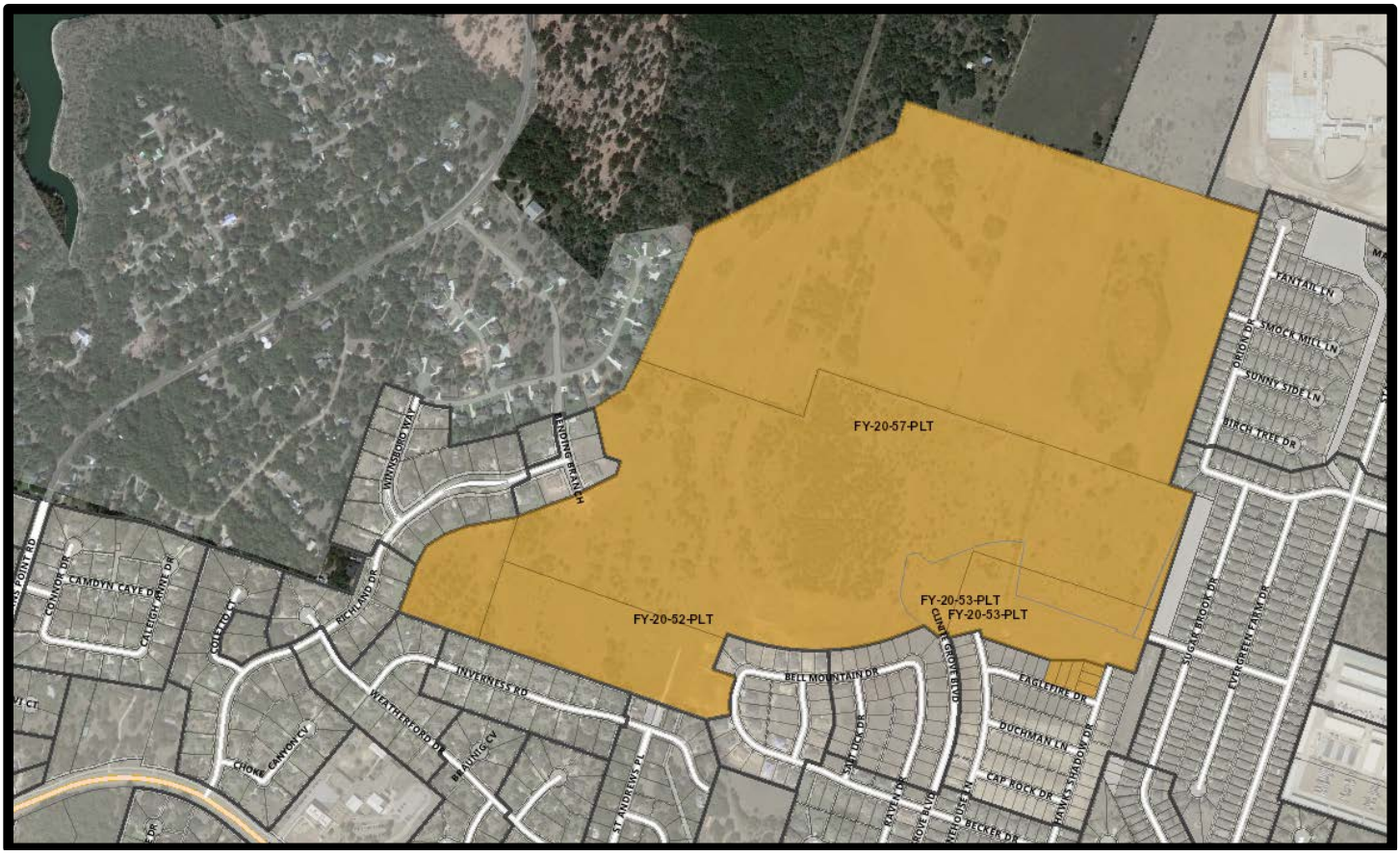
ATTACHMENTS:

Vicinity & Aerial Map
Narrative Letter for Amended Master Plat (August 21, 2020)
Amended Preliminary Master Plat (Index & Section Sheets)
Utility Plans (Water & Sewer)
Parkland Exception Letter (August 31, 2020)
Revised Parkland Map

Vicinity Map & Aerial Photo Map



Vicinity Map – Yellow Arrow Indicates Entire Subject Property (City of Temple GIS Maps)



Aerial Photo – (City of Temple GIS Maps)

TURLEY ASSOCIATES, INC.
301 NORTH THIRD STREET • TEMPLE, TEXAS 76501 • (254) 773-2400
F-1658 TBPLS No. 10056000

August 21, 2020

City of Temple
Brian Chandler
Planning Director
2 North Main Street
Temple, TX 76501

RE: Amending Master Preliminary Plat for The Groves at Lakewood Ranch

Dear Mr. Chandler,

On behalf of our client, Turley Associates, Inc. requests that the City Council grant an exception to the Section 8.3 of the Unified Development Code's Parkland requirements allowing the park fees for each lot within the Amending Master Preliminary Plat of The Groves at Lakewood Ranch to be paid directly to the HOA and be held by the HOA for park improvements within the development. This same exception was granted for the original Master Preliminary Plat of The Groves at Lakewood Ranch and we would like to extend the same exception for the Amending Master Preliminary Plat of The Groves at Lakewood Ranch. As a part of the park exception request, the developer would also like to request that the park improvements that will be completed by the Lakewood Ranch Homeowners Association not be tied to timing or phasing of the development.

The original Master Preliminary Plat of The Groves at Lakewood Ranch was 583 Lots, 28 Blocks and a total of 193.875 acres. Since approval of this Master Plat and the park exception, we have final platted and completed 4 phases of development which are as follows:

- The Groves at Lakewood Ranch, Phase II – 89 Lots, 9 Blocks, 28.662 Ac.
- The Groves at Lakewood Ranch, Phase III – 29 Lots, 4 Blocks, 10.291 Ac.
- The Groves at Lakewood Ranch, Phase IV – 81 Lots, 6 Blocks, 20.236 Ac.
- The Groves at Lakewood Ranch, Phase V – 37 Lots, 3 Blocks, 12.411 Ac.

At the beginning of 2020, the Jerry Don Cross property was purchased which is directly north of the old Master Preliminary Plat. This purchase added 102.272 acres to The Groves at Lakewood development and required a new Preliminary Plat to be prepared. While assessing the Cross property it was determined that it was best to re-evaluate all of the undeveloped land within The Groves Master Preliminary Plat together with the new Cross purchase. In doing so we made some street alignment changes which are reflected on the Amending Master Preliminary Plat.

The Amending Master Preliminary Plat for The Groves at Lakewood Ranch is a combined plat of both new and old. The new addition to the Amending Preliminary Plat is the 102 acre Cross property and the old is the 122 acre remainder portion out of the original Master Preliminary Plat. Combined they represent the submitted Amending Master Preliminary Plat of The Groves at Lakewood Ranch which is 223 acres and 798 lots.

The original Master Preliminary Plat had a total of 15 acres of green space planned with 4.32 acres being designated specifically as private park area. With the addition of the added 102 acres and revised layout, there will now be a total of 20.44 acres of green space with 14.98 acres designed as private open green space. The 14.98 acres will be owned and maintained by the Lakewood Ranch Homeowners Association and will have the ability to add park improvements to those tracts.

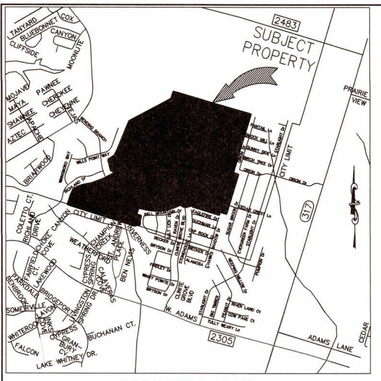
An exception to the parkland requirements will enable the developer to provide a family friendly master park and trail system within The Groves at Lakewood community to be owned and maintained by the Lakewood Homeowners Association and still fulfilling the City of Temple's vision for parks and recreation.

Sincerely,
TURLEY ASSOCIATES, INC.



B.J. Little, Manager
Project Management/Business Development

BJL/ks



VICINITY MAP
N.T.S.

Line Table		
Line #	Length	Direction
L1	83.29'	N17°02'54"E
L2	60.00'	N67°18'51"E
L3	72.77'	N71°48'12"E
L4	72.77'	N74°51'34"E
L5	72.77'	N77°54'56"E
L6	72.77'	N80°58'18"E
L7	72.77'	N84°01'45"E
L8	72.79'	N86°52'19"E
L9	72.79'	S89°58'30"E
L10	72.79'	S86°32'50"E
L11	72.78'	S83°36'01"E
L12	72.77'	S80°39'11"E
L13	72.77'	S77°42'21"E

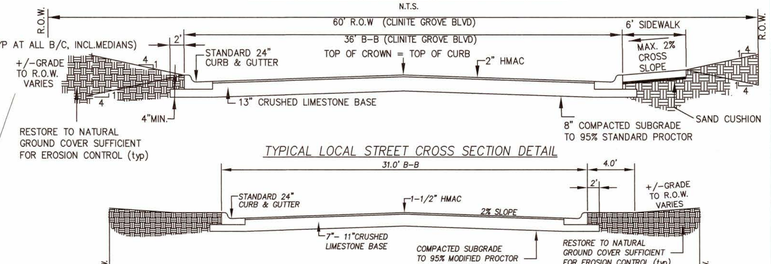
Line Table		
Line #	Length	Direction
L14	74.13'	S75°02'08"E
L15	70.05'	N73°26'25"W
L16	52.23'	S17°15'08"W
L17	25.34'	S71°57'33"E
L18	136.36'	N73°11'07"W
L19	116.28'	N26°45'00"E
L20	125.77'	N55°30'00"E
L21	133.22'	N68°15'00"E
L22	24.89'	S68°30'00"W
L23	60.00'	N62°38'33"E
L24	358.30'	N16°33'50"E
L25	91.08'	S73°26'10"E
L26	95.99'	N53°51'17"W

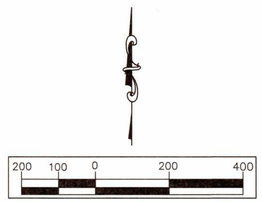
Curve Table			
Curve #	Length	Radius	Chord
C1	20.30'	1205.00'	N18°36'39"W 20.30'
C2	22.84'	375.00'	S17°20'55"E 22.84'
C3	31.62'	1030.00'	N21°50'27"W 31.62'
C4	12.77'	67.50'	S12°36'19"E 12.75'
C5	154.06'	300.00'	S2°32'26"W 152.38'

THIS PROJECT IS REFERENCED IN NAD 1983 CENTRAL TEXAS STATE PLANE. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.

ALL COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NUMBER 506
THE THETA ANGLE AT SAID CITY MONUMENT IS 01°29'04"
THE COMBINED CORRECTION FACTOR (CCF) IS 0.999852
PUBLISHED CITY COORDINATES ARE X=3,198,199.05 Y=10,383,950.33
THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING IS N21°52'56"E, 4125.39 FEET







1. INDEX SHEET
2. MASTER PLAT
3. MATER PLAT
4. MASTER PLAT
5. MASTER PLAT
6. INDEX UTILITY
7. UTILITY MASTER
8. UTILITY MASTER
9. UTILITY MASTER
10. UTILITY MASTER
11. PRE-DRAINAGE
12. POST DRAINAGE
13. DRAINAGE
14. DRAINAGE
15. DRAINAGE
16. GREEN SPACE

Minnimum 6' sidewalk will be installed along one side of Bending Branch Way and Clinite Grove Blvd.

TYPICAL BUILDING SETBACK LINES

BEING A SUBDIVISION OUT OF AND A PART OF THE JOHN J. SIMMONS SURVEY, ABSTRACT #5 CITY OF TEMPLE, BELL COUNTY, TEXAS

223.411 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO THE APPLICATION FOR PLAT APPROVAL

STATE OF TEXAS
COUNTY OF BELL

KIELLA LAND INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS AMENDED MASTER PRELIMINARY PLAT OF GROVES AT LAKEWOOD RANCH, A SUBDIVISION IN THE CITY OF TEMPLE, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

KIELLA LAND INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP
BY AND THROUGH:

JOHN KIELLA, MANAGER
KIELLA LAND INVESTMENTS MANAGEMENT, LLC
GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON ____BY JOHN KIELLA, MANAGER OF KIELLA LAND INVESTMENTS MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY GENERAL PARTNER , ON BEHALF OF KIELLA LAND INVESTMENTS, LTD, A TEXAS LIMITED PARTNERSHIP.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF BELL

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

STATE OF TEXAS
JENNIFER RYKEN
106277
LICENSED PROFESSIONAL ENGINEER
8/31/2020

JENNIFER RYKEN, P.E.
NO. 106277

STATE OF TEXAS
COUNTY OF BELL

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

STATE OF TEXAS
REGISTERED
MICHAEL E. ALVIS
5402
PROFESSIONAL LAND SURVEYOR
8/31/2020

Michael E. Alvis, R.P.L.S., No. 5402

PRELIMINARY PLAT FOR INSPECTION PURPOSES ONLY

BEING A SUBDIVISION OUT OF AND A PART OF THE JOHN J. SIMMONS SURVEY, ABSTRACT No. 737, Bell County, Texas and the GEORGE W. LINDSEY SURVEY, ABSTRACT No. 513, Bell County, Texas

RECOMMENDED FOR PRELIMINARY PLAT APPROVAL:

DATED THIS _____ DAY OF _____, 2020

CITY ENGINEER

THIS 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_____, 2020.

CITY SECRETARY

APPROVED FOR FINAL PREPARATION OF FINAL PLAT:

CHAIRMAN, PLANNING and ZONING COMMISSION DATE

INDEX SHEET for:
AMENDED MASTER PRELIMINARY PLAT OF

GROVES AT LAKEWOOD RANCH

223.411 ACRES

798 LOTS, 27 BLOCKS, 13 TRACTS

LOTS 1–21, BLOCK 1	LOTS 1–36, BLOCK 10	LOTS 1–43, BLOCK 19
LOTS 1–30, BLOCK 2	LOTS 1–29, BLOCK 11	LOTS 1–24, BLOCK 20
LOTS 1–3, BLOCK 3	LOT 1–12, BLOCK 12	LOTS 1–119, BLOCK 21
LOTS 1–40, BLOCK 4	LOTS 1–14, BLOCK 13	LOTS 1–14, BLOCK 22
LOTS 1–3, BLOCK 5	LOTS 1–15, BLOCK 14	LOTS 1–17, BLOCK 23
LOTS 1–37, BLOCK 6	LOTS 1–63, BLOCK 15	LOTS 1–21, BLOCK 24
LOTS 1–40, BLOCK 7	LOTS 1–19, BLOCK 16	LOT 1, BLOCK 25
LOTS 1–51, BLOCK 8	LOTS 1–21, BLOCK 17	LOTS 1–6, BLOCK 26
LOTS 1–85, BLOCK 9	LOTS 1–34, BLOCK 18	

TRACTS TO BE DEDICATED TO THE C.O.T. AND H.O.A. MAINTAINED
TRACT B – 5.41 acres D.E. TRACT H – 0.05 acres D.E.

TRACTS TO BE DEDICATED TO THE H.O.A. AND H.O.A. MAINTAINED
TRACT A – 2.86 acres D.E. TRACT F – 2.43 acres D.E. TRACT K – 0.24 acres
TRACT C – 5.21 acres D.E. TRACT G – 0.57 acres D.E. TRACT L – 0.24 acres
TRACT D – 5.32 acres D.E. TRACT I – 0.24 acres TRACT N – 0.21 acres
TRACT E – 0.13 acres D.E. TRACT J – 0.24 acres

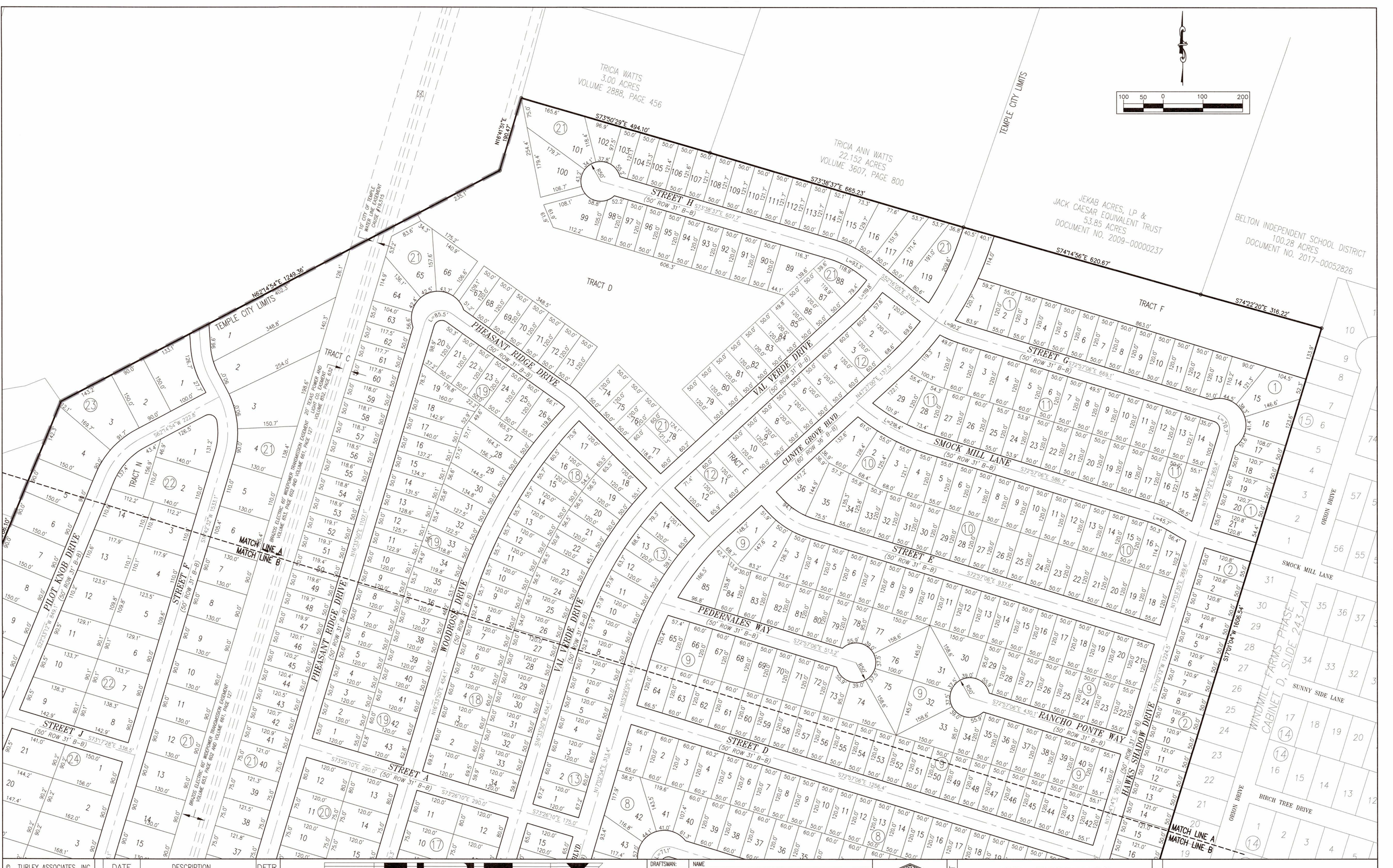
© TURLEY ASSOCIATES, INC.
THIS DRAWING IS THE PROPERTY OF TURLEY ASSOCIATES INC. AND MUST BE SURRENDERED UPON REQUEST. THE INFORMATION THEREON MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF TURLEY ASSOCIATES INC.

REVISIONS	DATE	DESCRIPTION	DFTR.

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

DRAFTSMAN:	NAME
DESIGNER:	NAME
ENGINEER:	DATE:

PROJECT: AMENDED MASTER PRELIMINARY PLAT OF: GROVES AT LAKEWOOD RANCH
TITLE: INDEX SHEET
FILE NAME: 20-016 MASTER PRELIMINARY PLAT.dwg
REF. DWG(s):
JOB# 20-016
PAGE# 1



© TURLEY ASSOCIATES, INC.

THIS DRAWING IS THE PROPERTY OF TURLEY ASSOCIATES INC. AND MUST BE SURRENDERED UPON REQUEST. THE INFORMATION THEREON MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF TURLEY ASSOCIATES INC.

REVISIONS

DATE	DESCRIPTION	DFTR.

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

DRAFTSMAN:	NAME
DESIGNER:	NAME
ENGINEER:	DATE:

STATE OF TEXAS
REGISTERED
MICHAEL E. ALVIS
5402
PROFESSIONAL ENGINEER

PROJECT: AMENDED MASTER PRELIMINARY PLAT OF: GROVES AT LAKEWOOD RANCH


FILE NAME: 20-016 MASTER PRELIMINARY PLAT.dwg

REF. DWG(s):

TITLE: MASTER PLAT

JOB# 20-016

PAGE# 2



© TURLEY ASSOCIATES, INC.

THIS DRAWING IS THE PROPERTY OF TURLEY ASSOCIATES INC. AND MUST BE SURRENDERED UPON REQUEST. THE INFORMATION THEREON MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF TURLEY ASSOCIATES INC.

REVISIONS	DATE	DESCRIPTION	DFTR.

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

DRAFTSMAN: NAME
DESIGNER: NAME
ENGINEER:
DATE:

STATE OF TEXAS REGISTERED MICHAEL E. ALVIS 5402 PROFESSIONAL LAND SURVEYOR

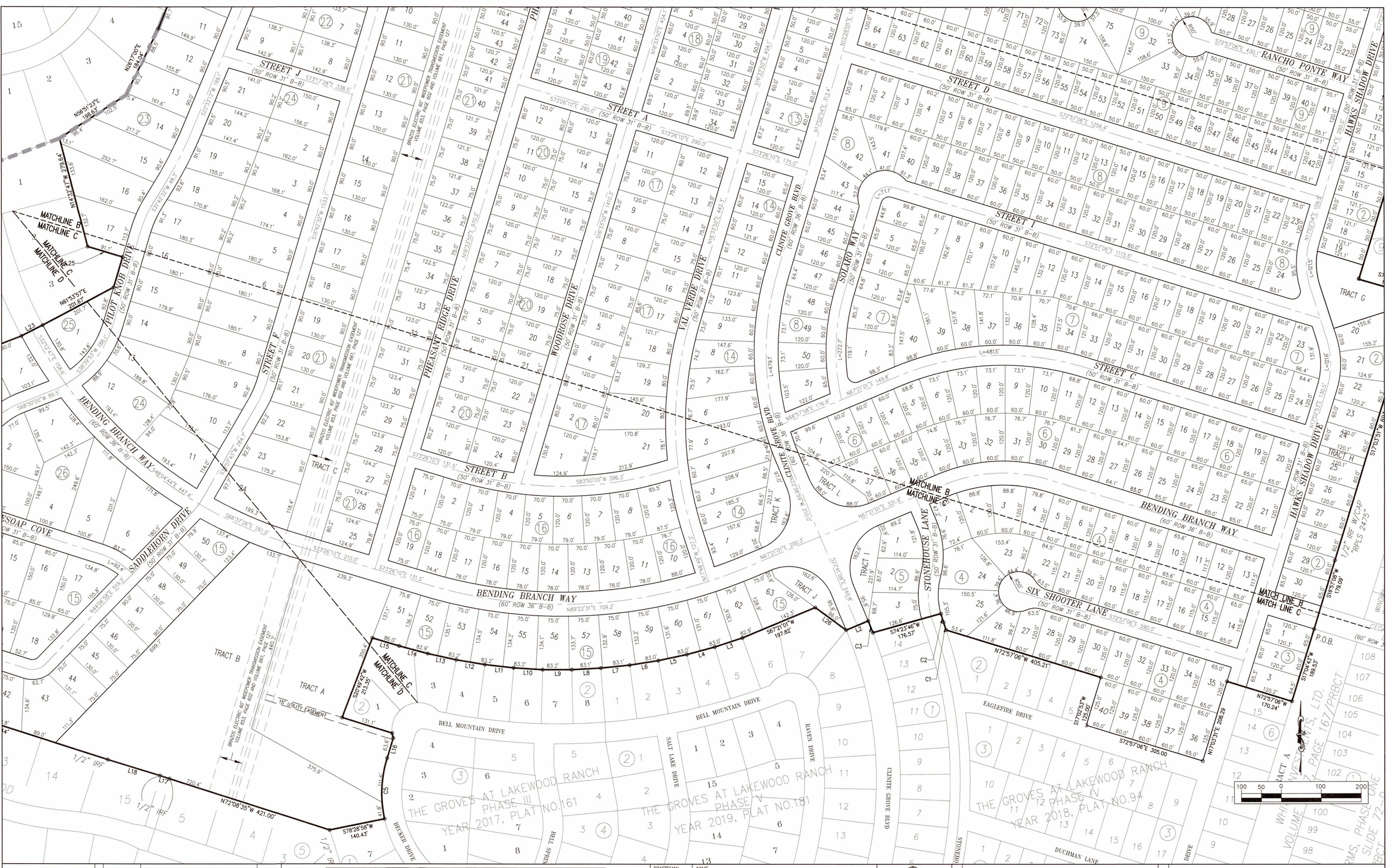
PROJECT: AMENDED MASTER PRELIMINARY PLAT OF: GROVES AT LAKEWOOD RANCH

TITLE: MASTER PLAT

FILE NAME: 20-016 MASTER PRELIMINARY PLAT.dwg
REF. DWG(s):

JOB# 20-016

PAGE# 3



© TURLEY ASSOCIATES, INC.
THIS DRAWING IS THE PROPERTY OF TURLEY ASSOCIATES INC. AND MUST BE SURRENDERED UPON REQUEST. THE INFORMATION THEREON MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF TURLEY ASSOCIATES INC.

REVISIONS

DATE	DESCRIPTION	DFTR.

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

DRAFTSMAN:	NAME	
DESIGNER:	NAME	
ENGINEER:		DATE:

STATE OF TEXAS
REGISTERED
MICHAEL E. ALVIS
5402
PROFESSIONAL ENGINEER

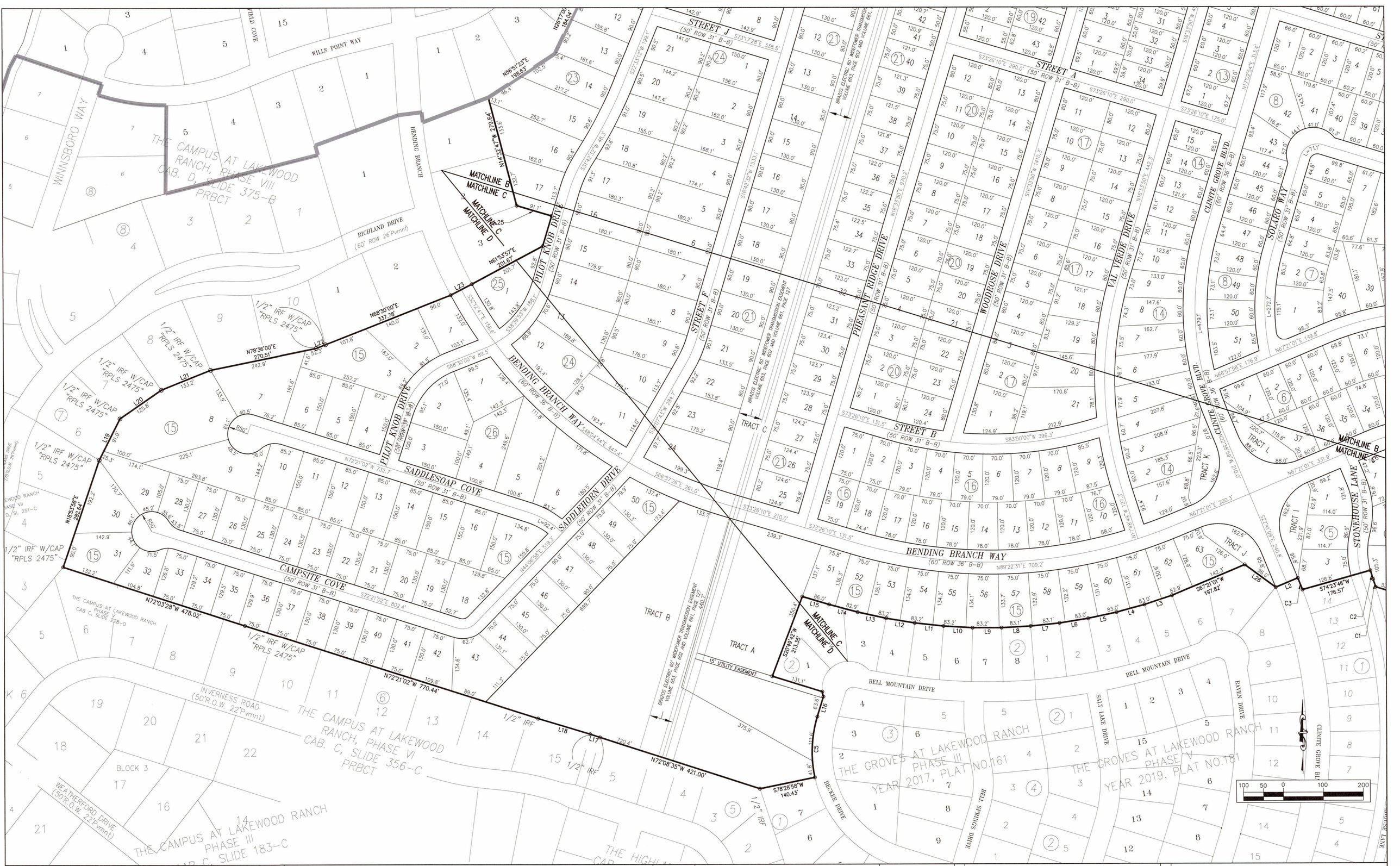
PROJECT: AMENDED MASTER PRELIMINARY PLAT OF:
GROVES AT LAKEWOOD RANCH

TITLE: MASTER PLAT

FILE NAME: 20-016 MASTER PRELIMINARY PLAT.dwg
REF. DWG(s):

JOB# 20-016

PAGE# 4



© TURLEY ASSOCIATES, INC.

THIS DRAWING IS THE PROPERTY OF TURLEY ASSOCIATES INC. AND MUST BE SURRENDERED UPON REQUEST. THE INFORMATION THEREON MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF TURLEY ASSOCIATES INC.

REVISIONS

DATE	DESCRIPTION	DFTR.

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

DRAFTSMAN:	NAME
DESIGNER:	NAME
ENGINEER:	DATE:

STATE OF TEXAS
REGISTERED
MICHAEL E. ALVIS
5402
PROFESSIONAL ENGINEER

PROJECT: AMENDED MASTER PRELIMINARY PLAT OF: GROVES AT LAKEWOOD RANCH

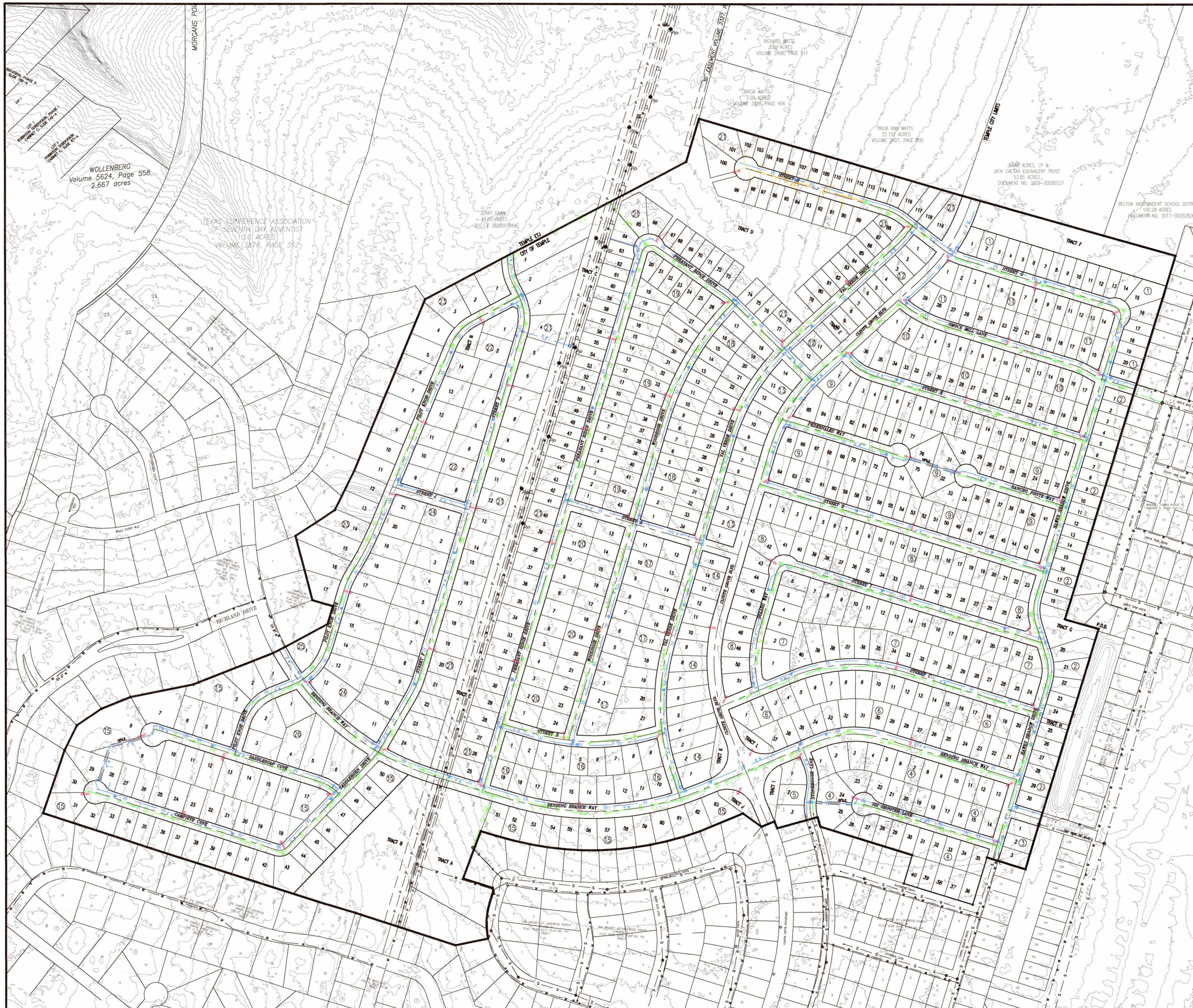
FILE NAME: 20-016 MASTER PRELIMINARY PLAT.dwg

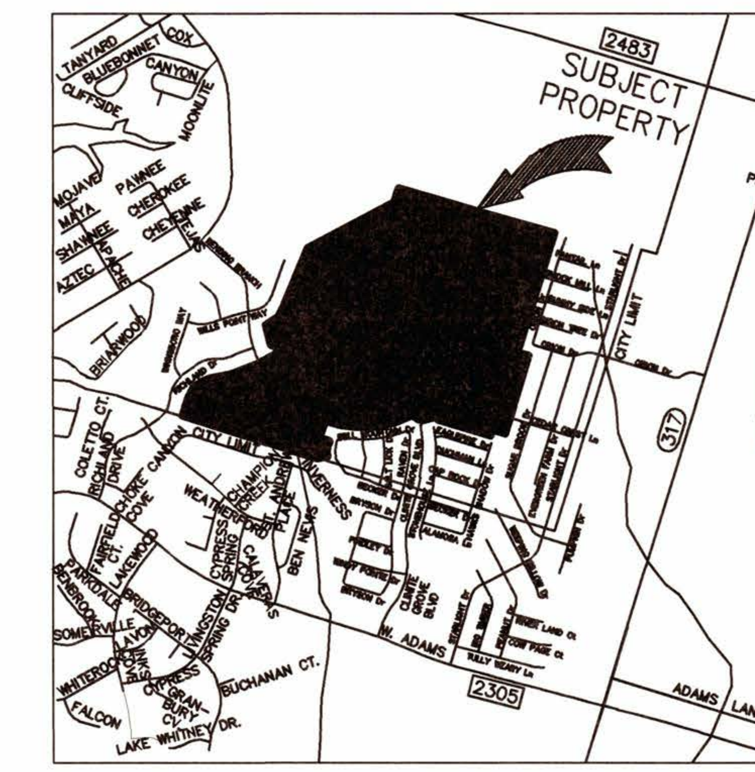
REF. DWG(s):

TITLE: MASTER PLAT

JOB# 20-016

PAGE# 5





VICINITY MAP
N.T.S.

200 100 0 200 400

UTILITY LEGEND

- SEWER LINE PROPOSED
- SEWER LINE EXISTING
- PROPOSED LOW PRESSURE SEWER LINE
- SEWER MANHOLE PROPOSED
- SEWER MANHOLE EXISTING
- SEWER CLEANOUT PROPOSED
- SEWER CLEANOUT EXISTING
- SEWER DIRECTION OF FLOW ARROW
- 6" DOUBLE SEWER SERVICE PROPOSED
- 4" SINGLE SEWER SERVICE PROPOSED
- WATER LINE PROPOSED
- WATER LINE EXISTING
- TEE WITH BLOCKING PROPOSED
- TAPPING SLEEVE WITH BLOCKING PROPOSED
- 45° BEND WITH BLOCKING PROPOSED
- FIRE HYDRANT PROPOSED
- FIRE HYDRANT EXISTING
- FLUSH ASSEMBLY PROPOSED
- FLUSH ASSEMBLY EXISTING
- WATER VALVE PROPOSED
- WATER VALVE EXISTING
- 1 1/2" BULLHEAD WATER SERVICE PROPOSED
- 1" SINGLE WATER SERVICE PROPOSED
- Proposed Single Light Pole:
- Existing Single Light Pole:

© TURLEY ASSOCIATES, INC.

THIS DRAWING IS THE PROPERTY OF TURLEY ASSOCIATES INC. AND MUST BE SURRENDERED UPON REQUEST. THE INFORMATION THEREON MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF TURLEY ASSOCIATES INC.

REVISIONS	DATE	DESCRIPTION	DFTR.

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

DRAFTSMAN: KLF
DESIGNER: JFBII
ENGINEER: Jennifer Ryken
DATE: 8/31/2020

STATE OF TEXAS
JENNIFER RYKEN
106277
LICENSED
PROFESSIONAL ENGINEER

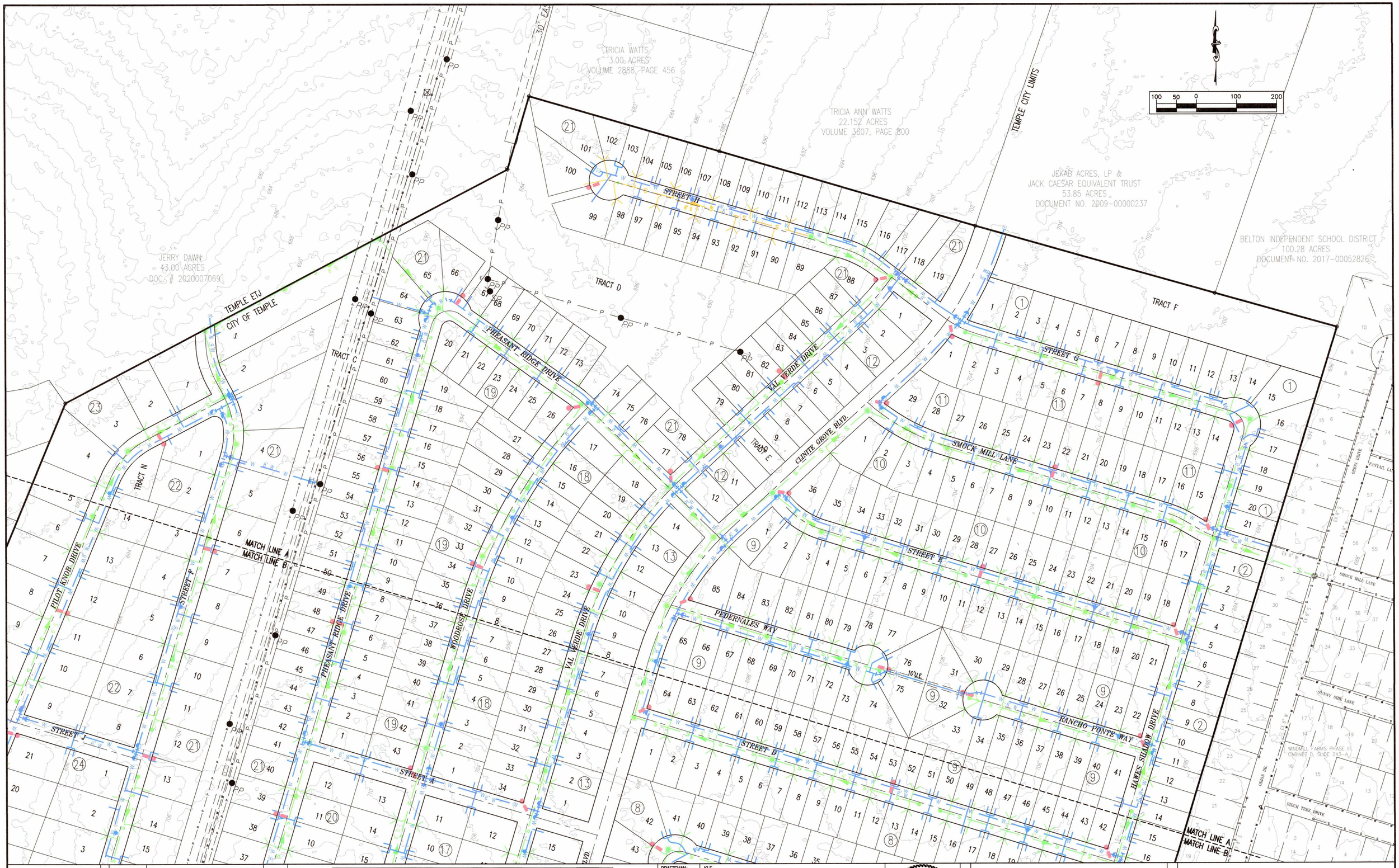
PROJECT: AMENDED MASTER PRELIMINARY PLAT OF:
GROVES AT LAKEWOOD RANCH

TITLE: OVERALL UTILITY LAYOUT

FILE NAME: 20-016 PRELIMINARY PLAT UTILITY.dwg
REF. DWG(s):

JOB# 20-016

PAGE# 6



© TURLEY ASSOCIATES, INC.
THIS DRAWING IS THE PROPERTY OF TURLEY ASSOCIATES INC. AND MUST BE SURRENDERED UPON REQUEST. THE INFORMATION THEREON MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF TURLEY ASSOCIATES INC.

REVISIONS

DATE	DESCRIPTION	DFTR.

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

DRAFTSMAN: KLF
DESIGNER: JFBII
ENGINEER: Jennifer Ryken
DATE: 8/31/2020

STATE OF TEXAS
JENNIFER RYKEN
106277
LICENSED
PROFESSIONAL ENGINEER

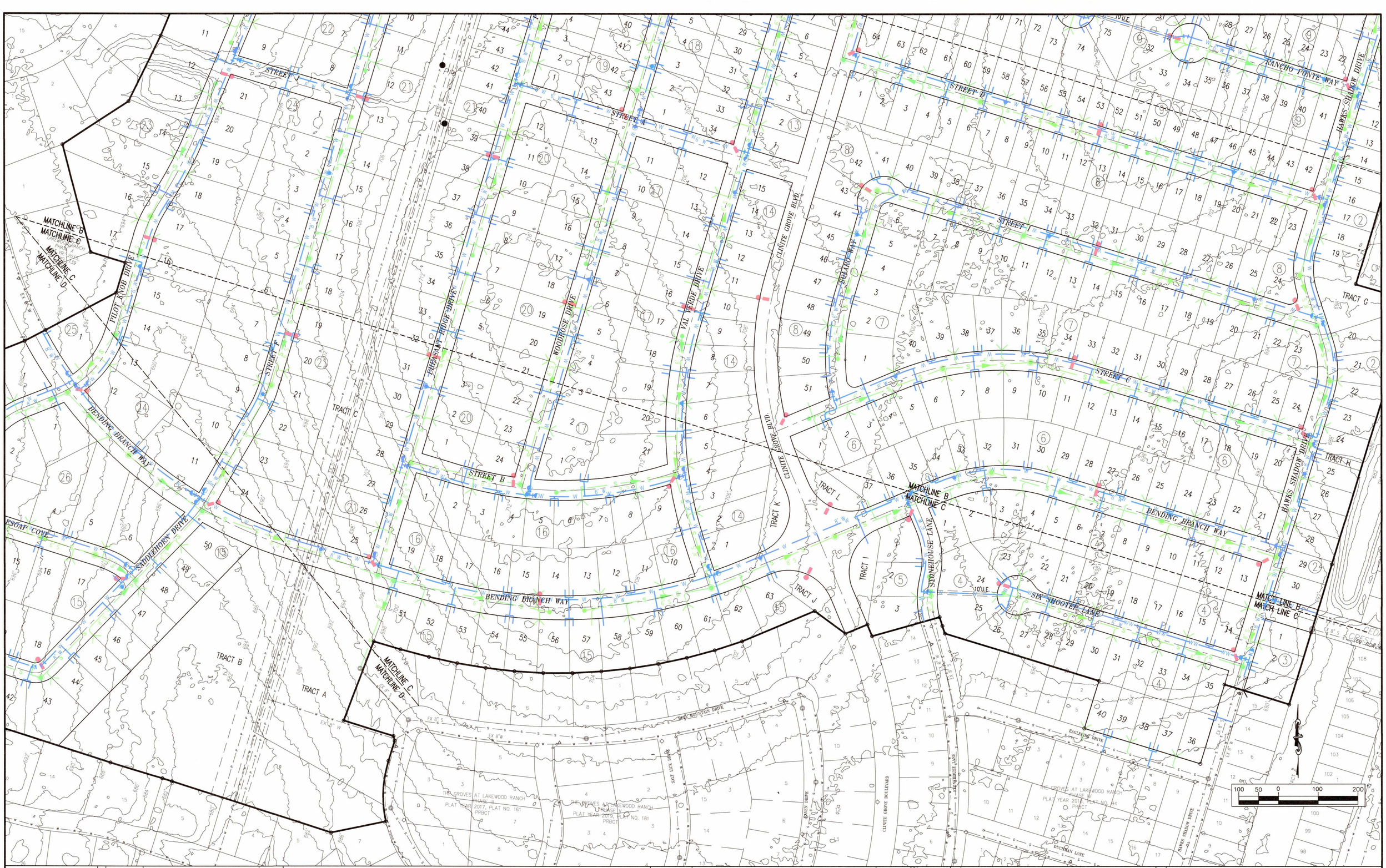
PROJECT: AMENDED MASTER PRELIMINARY PLAT OF:
GROVES AT LAKEWOOD RANCH

FILE NAME: 20-016 PRELIMINARY PLAT UTILITY.dwg
REF. DWG(s):

TITLE: UTILITY LAYOUT

JOB# 20-016

PAGE# 7



© TURLEY ASSOCIATES, INC.

THIS DRAWING IS THE PROPERTY OF TURLEY ASSOCIATES INC. AND MUST BE SURRENDERED UPON REQUEST. THE INFORMATION THEREON MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF TURLEY ASSOCIATES INC.

REVISIONS

DATE	DESCRIPTION	DFTR.

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

DRAFTSMAN:	KLF
DESIGNER:	KLF
ENGINEER:	Jennifer Ryken
DATE:	8/31/2020

STATE OF TEXAS
JENNIFER RYKEN
106277
LICENSED
PROFESSIONAL ENGINEER

PROJECT: AMENDED MASTER PRELIMINARY PLAT OF: GROVES AT LAKEWOOD RANCH

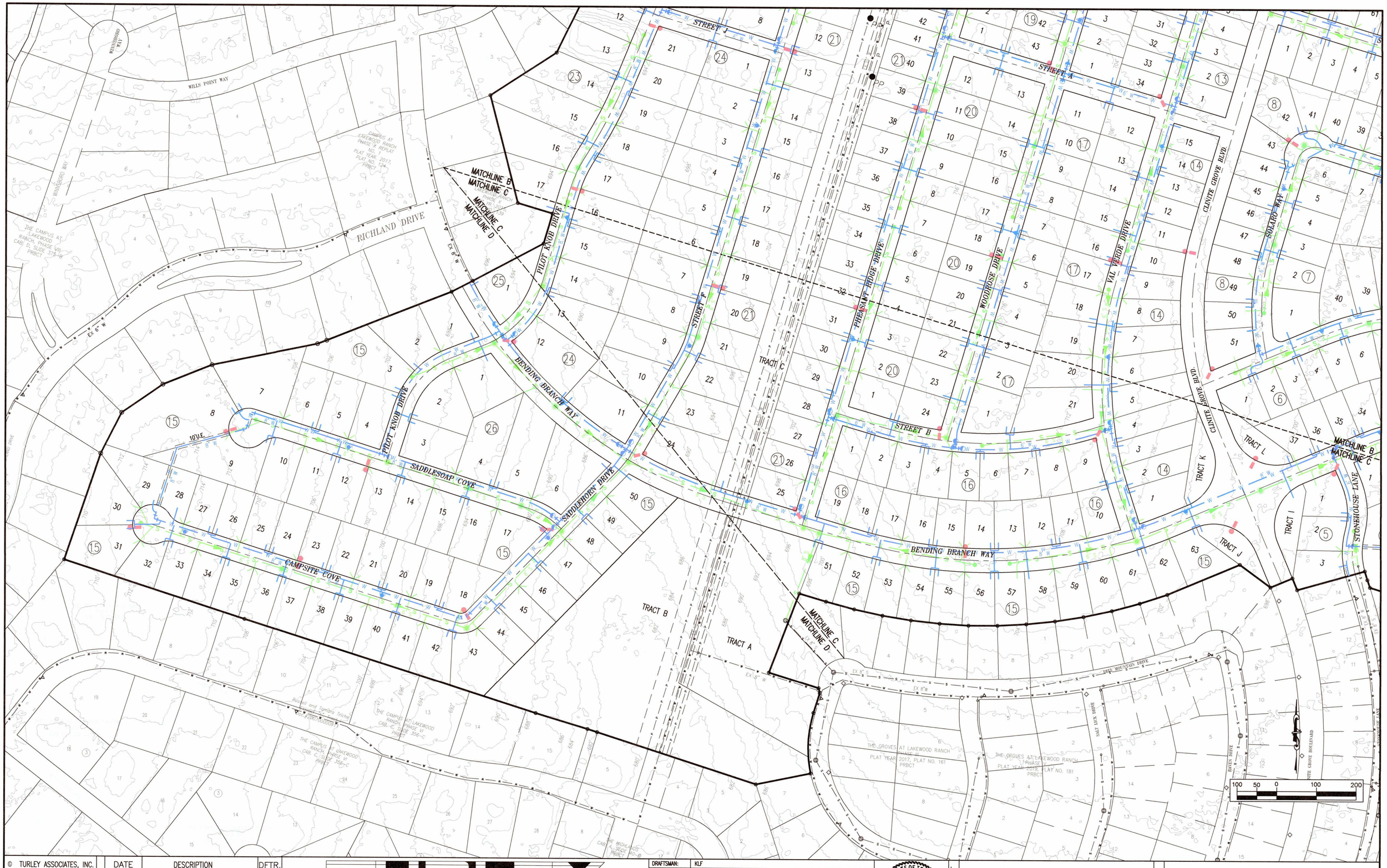
TITLE: UTILITY LAYOUT

FILE NAME: 20-016 PRELIMINARY PLAT UTILITY.dwg

REF. DWG(s):

JOB# 20-016

PAGE# 9



© TURLEY ASSOCIATES, INC.
THIS DRAWING IS THE PROPERTY OF TURLEY ASSOCIATES INC. AND MUST BE SURRENDERED UPON REQUEST. THE INFORMATION THEREON MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF TURLEY ASSOCIATES INC.

REVISIONS	DATE	DESCRIPTION	DFTR.

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

DRAFTSMAN:	KLF
DESIGNER:	JFBII
ENGINEER:	
DATE:	8/31/2020

STATE OF TEXAS
JENNIFER RYKEN
106277
LICENSED
PROFESSIONAL ENGINEER

PROJECT: AMENDED MASTER PRELIMINARY PLAT OF:
GROVES AT LAKEWOOD RANCH

TITLE: UTILITY LAYOUT

FILE NAME: 20-016 PRELIMINARY PLAT UTILITY.dwg
REF. DWG(s):

JOB# 20-016

PAGE# 10

TURLEY ASSOCIATES, INC.
301 NORTH THIRD STREET • TEMPLE, TEXAS 76501 • (254) 773-2400
F-1658 TBPLS No. 10056000

August 31, 2020

Chuck Ramm
Assistant Park Director
1701 N General Bruce Drive
Temple, TX 76504

RE: The Amending Master Preliminary Plat for
The Groves at Lakewood Ranch, Temple, TX

Dear Mr. Ramm,

On behalf of our client, Turley Associates, Inc. request that an exception to Section 8.3 of the unified development codes (UDC) parkland requirements be considered and approved on the above mentioned project.

Section 8.3 of the UDC requires a minimum of 1 acre for every 133 lots be dedicated for parkland or park fee's in the amount of $225 per lot be paid. This development consists of 798 lots located on 223.411 acres. The required park land for this development would be 6.0 acres.

As shown on the attached green space exhibit, this development has approximately 13.39 acres of green space using tract A, C and D. The developer request that the 13.39 acres be allowed to be dedicated to the Lakewood H.O.A. rather than the City of Temple. The land would be owned and maintained by the H.O.A. Additionally the developer has an existing system set up that with each home sold $825.00 will be placed in an escrow account managed by the H.O.A., to be used for park improvements.

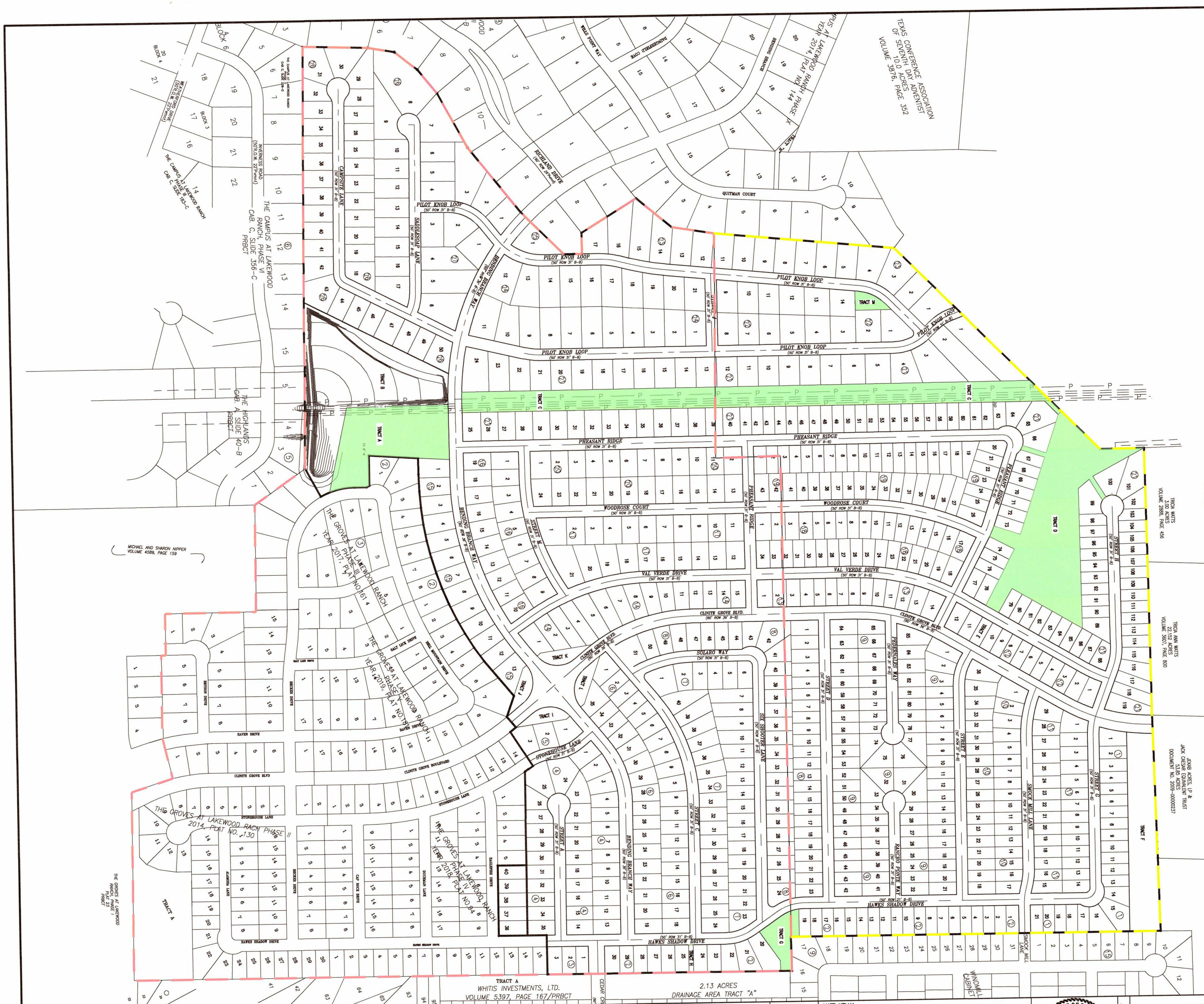
The above request meets the required park land dedication with 13.39 acres being dedicated to the H.O.A. We request the development be allowed to move forward with approval of this request.

Sincerely,

TURLEY ASSOCIATES, INC.

B.J. Little, Manager

BJL/ks



TRACT	ACREAGE
A	2.86
C	5.21
D	5.32
G	0.57
M	0.21
TOTAL	14.17

OLD GROVES AT LAKEWOOD RANCH BOUNDARY

102 AC CROSS ADDITION

© TURLEY ASSOCIATES, INC.

THIS DRAWING IS THE PROPERTY OF TURLEY ASSOCIATES INC. AND MUST BE SURRENDERED UPON REQUEST. THE INFORMATION THEREON MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF TURLEY ASSOCIATES INC.

REVISIONS	DATE	DESCRIPTION	DFTR.

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

DRAFTSMAN: MATT KELLY
DESIGNER: MATT KELLY
ENGINEER: Jennifer Ryken
DATE: 8-26-2020

STATE OF TEXAS
JENNIFER RYKEN
106277
LICENSED
PROFESSIONAL ENGINEER

PROJECT: AMENDED MASTER PRELIMINARY PLAT OF:
GROVES AT LAKEWOOD RANCH

TITLE: GREEN SPACE EXHIBIT

FILE NAME: 20-016 SIDEWALK AND GREEN SPACE FOR PARKS.dwg
REF. DWG(s):

JOB# 20-016

PAGE# 1

LEGEND	
SYMBOL	ITEM
	Existing Sidewalk
	Proposed Sidewalk
	Green Space–Private
	Green Space–Public

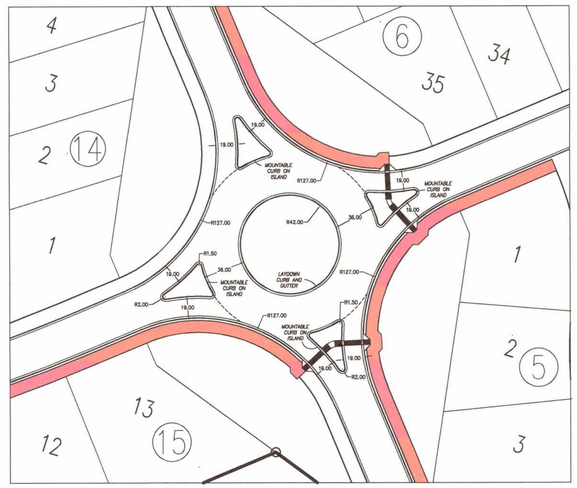
ALL GREEN SPACE WILL BE H.O.A. MAINTAINED

GREEN SPACE LEGEND			
	PRIVATE	PUBLIC	
TRACT A	2.86 AC		
TRACT B		5.41 AC	
TRACT C	5.21 AC		
TRACT D	5.03 AC		
TRACT E	0.14 AC		
TRACT G	0.57 AC		
TRACT H		0.05 AC	
TRACT I	0.24 AC		
TRACT J	0.24 AC		
TRACT K	0.24 AC		
TRACT L	0.24 AC		
TRACT M	0.21 AC		
TOTAL	14.98 ACRES	5.46 ACRES	20.44 ACRES

200 100 0 200 400

CONCEPTUAL DESIGN ONLY
FINAL SIDEWALK LOCATIONS PER
CONSTRUCTION PLANS MAY DIFFER

TRAFFIC CIRCLE DETAIL NTS



© TURLEY ASSOCIATES, INC.
THIS DRAWING IS THE PROPERTY OF TURLEY ASSOCIATES INC. AND MUST BE SURRENDERED UPON REQUEST. THE INFORMATION THEREON MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF TURLEY ASSOCIATES INC.

REVISIONS	DATE	DESCRIPTION	DFTR.

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

DRAFTSMAN: MATT KELLY
DESIGNER: MATT KELLY
ENGINEER: Jennifer Ryken DATE: 8/6/2020

STATE OF TEXAS · JENNIFER RYKEN · 106277 · LICENSED PROFESSIONAL ENGINEER

PROJECT: AMENDED MASTER PRELIMINARY PLAT OF:
GROVES AT LAKEWOOD RANCH

TITLE: SIDEWALK/GREEN SPACE EXHIBIT

FILE NAME: 20-016 SIDEWALK AND GREEN SPACE4.dwg
REF. DWG(s):

JOB# 20-016

PAGE# 16

PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

APPLICANT / DEVELOPMENT: Clark & Fuller, on behalf of Brandon Whatley

CASE MANAGER: Jason Deckman, Planner

PLAT DESCRIPTION: 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.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Honey Glen Acres Addition.

ITEM SUMMARY: This plat would create 25 new lots on a tract of land located along FM 436 in Temple southwestern ETJ. FM 436 is shown as a minor arterial on the Thoroughfare Plan. TxDOT will not allow more than one entrance onto the state right-of-way from this subdivision, so all traffic to and from the subdivision will access FM 436 via the single entrance. The city's subdivision entrance standards for additional or alternate entrances applies to developments with more than 75 lots; this neighborhood is below the threshold and the single entrance is acceptable.

During the review of the Preliminary Plat, staff noted that the applicant was negotiating with Armstrong Water Supply Company regarding the cost to provide water service to the subdivision. The applicants have since provided a signed agreement with Armstrong WSC to design and construct facilities to serve this subdivision. The applicant proposes to construct on-site septic and designs have been approved by the Bell County Health Department.

The Development Review Committee (DRC) reviewed the Final Plat of Honey Glen Acres Addition on September 8, 2020. It was deemed administratively complete and filed on October 13, 2020.

City Council previously approved exceptions for street projections and right-of-way dedication for Thoroughfare Plan at the Preliminary Plat in June 2020. The Final Plat is substantially the same as the Preliminary Plat, and no new exceptions are being requested, therefore the Planning & Zoning Commission is the final authority for the Final Plat of Honey Glen Acres Addition.

SCHOOL DISTRICT: Belton Independent School District

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Final Plat
Topo & Utility Layout
Vicinity Map and Aerial Image
Thoroughfare Map
Site Photos

FINAL PLAT of

HONEY GLEN ACRES

a subdivision within the Extraterritorial Jurisdiction (E. T. J.) of the City of Temple, Bell County, Texas, being 33.29 Acres situated in the JE. P. PULIAM SURVEY, ABSTRACT 676, Bell County, Texas.

STATE OF TEXAS
COUNTY OF BELL

BNH HOLDINGS, LLC-SERIES I, a separate series of BNH HOLDINGS, LLC, a Texas limited liability company, OWNER OF THE 33.29 ACRE TRACT OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS HONEY GLEN ACRES, A SUBDIVISION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

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

_____
By: BRANDON WHATLEY
PRESIDENT, BNH HOLDINGS, LLC-SERIES I(a separate series
of BNH HOLDINGS, LLC, a Texas limited liability company
4404 CEDAR CREEK ROAD
TEMPLE, TX 76504

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANDON WHATLEY, 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 PRESIDENT OF BNH HOLDINGS, LLC-SERIES I, FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2020.

_____
NOTARY PUBLIC, STATE OF TEXAS

****

STATE OF TEXAS
COUNTY OF BELL

THAT I, _____, THE LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A WARANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2020-00003146 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, DO HEREBY JOIN, APPROVE AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS HONEY GLEN ACRES.

_____
RANDALL RAMSEY, TRUSTEE
BANKCORPSOUTH BANK

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RANDALL RAMSEY, 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 TRUSTEE OF BANCORPSOUTH BANK, FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2020.

_____
NOTARY PUBLIC, STATE OF TEXAS

****

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

DATED THIS_____ DAY OF _____, 20____.

_____ _____
CHAIRPERSON SECRETARY, PLANNING & ZONING

****

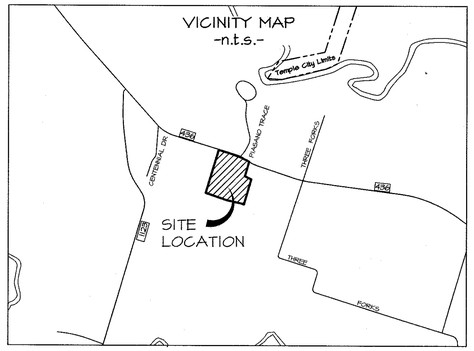
I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED THIS THE _____ DAY OF _____, 2020, BY THE BELL COUNTY COMMISSIONERS COURT AND MAY BE FILED FOR RECORD IN THE PLAT RECORDS OF BELL COUNTY, TEXAS.

_____
COUNTY JUDGE

WITNESS MY HAND THIS THE _____ DAY OF _____, 2020.

_____
NOTARY PUBLIC, STATE OF TEXAS

VICINITY MAP
-n.t.s.-



OWNERS' RESPONSIBILITIES

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

****

The bearings cited hereon are grid bearings and are based upon the Texas State Plane Coordinate System, Central Zone, NAD83, as per GPS observations. All distances are horizontal surface distances unless noted. This tract is referenced to City of Temple Monument No. 545, having published coordinates of N.= 10,345,573.62 E.= 3,202,626.26. Reference tie from City Monument No. 545 to the northwest corner of the 33.29 Acre tract is S 60°35'45" E, 2,409.23 feet.

****

Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48027C0845E, dated September 26, 2008, this property does NOT appear to be within the "Special Flood Hazard Area" and appears to be situated in Zone X. This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.

****

FILED FOR RECORD THIS _____ DAY OF _____, 2020.

IN YEAR _____, PLAT # _____, PLAT RECORDS OF BELL COUNTY, TEXAS.

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

STATE OF TEXAS

COUNTY OF BELL

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

STATE OF TEXAS REGISTERED CHARLES C. LUCKO 4636 PROFESSIONAL LAND SURVEYOR

CHARLES C. LUCKO, R.P.L.S. DATE SURVEYED: MARCH 02, 2020
REGISTRATION NO. 4636

****

AFFIDAVIT:

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

Dated this the_____ day of _____, 2020 A. D.

By: _____
Bell County Tax Appraisal District

****

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: _____
BELL COUNTY PUBLIC HEALTH 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 1, 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 IS 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 1, 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 CONSTRICTED WITH AN APPROVED SANITARY SEAL ALLOWING SETBACK FROM THE ON-SITE SEPTIC TO BE REDUCE TO A MINIMUM 50 FEET. CLEARWATER UNCD 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.

_____ _____
By: Dirk Aaron DATE
General Manager, CUWCD

FINAL PLAT of
HONEY GLEN ACRES
a subdivision within the Extraterritorial Jurisdiction (E. T. J.) of the City of Temple, Bell County, Texas, being 33.29 Acres situated in the JE. P. PULIAM SURVEY, ABSTRACT 676, Bell County, Texas.

Plat Date: 09-10-2020
Survey completed 11-21-2019
Scale: N/A
Job No. 191044.3
Dwg No. 191044.3
Drawn by MDH
Surveyor CCL #4636

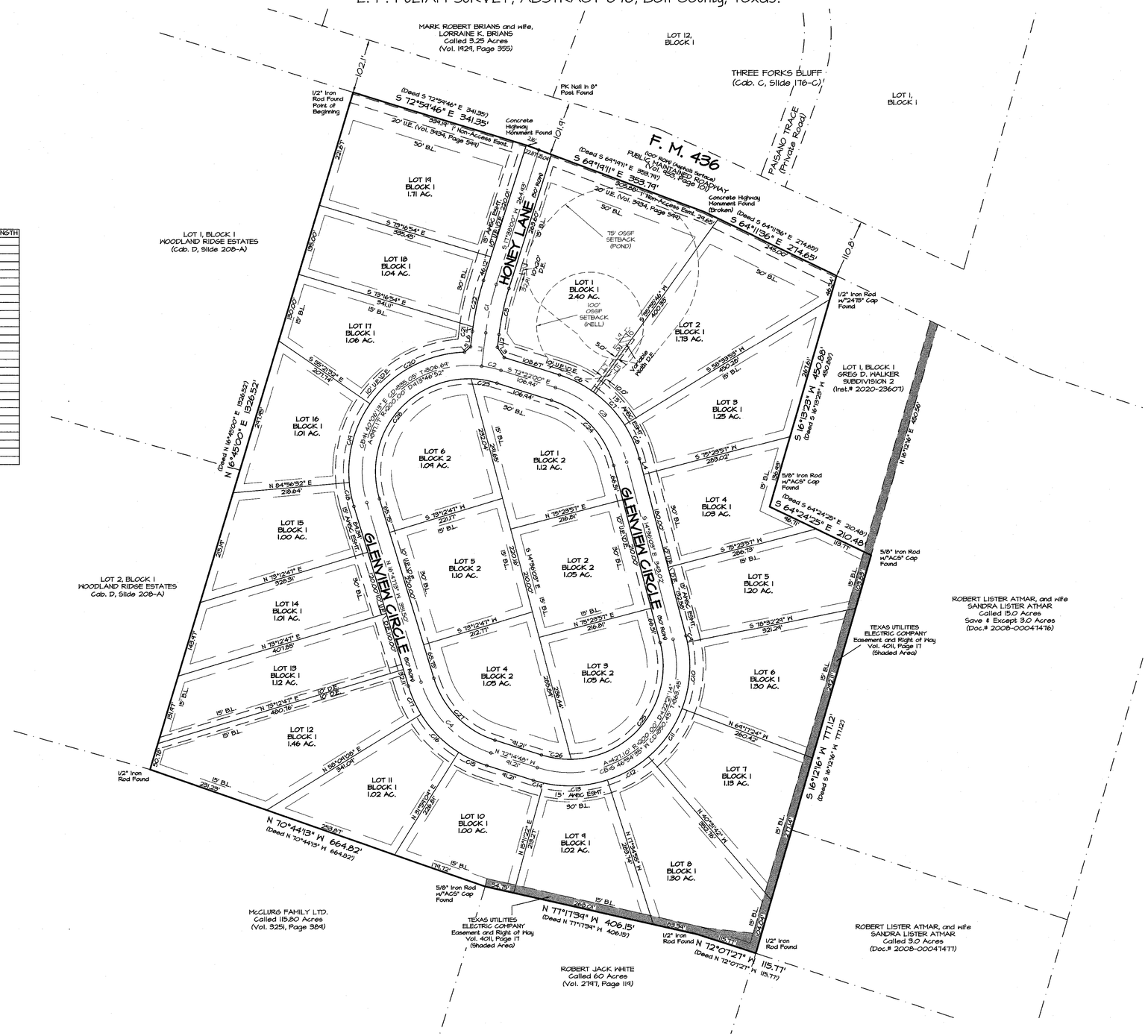
Copyright 2020 All County Surveying, Inc.

ALL COUNTY SURVEYING, INC.
Tx. Firm No. 10023600
4330 South 5th Street
Temple, Texas 76502
254-778-2272 Killeen 254-634-4636
www.allcountysurveying.com

FINAL PLAT of

HONEY GLEN ACRES

a subdivision within the Extraterritorial Jurisdiction (E. T. J.) of the City of Temple, Bell County, Texas, being 33.29 Acres situated in the E. P. PULIAM SURVEY, ABSTRACT 676, Bell County, Texas.



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	500.00'	42.84'	10°38'21"	S 12°18'44" W	42.71'
C2	200.00'	37.14'	10°38'21"	S 71°41'11" E	37.08'
C3	200.00'	201.64'	51°45'51"	S 43°24'01" E	193.21'
C4	200.00'	193.54'	55°27'35"	N 44°31'01" W	186.12'
C5	475.00'	88.20'	10°38'21"	S 12°18'44" W	88.08'
C6	225.00'	71.23'	18°08'16"	S 68°11'52" E	70.93'
C7	225.00'	85.51'	21°46'33"	S 43°20'21" E	85.00'
C8	225.00'	70.11'	17°51'08"	S 23°31'37" E	69.82'
C9	225.00'	12.42'	3°09'50"	S 13°01'01" E	12.42'
C10	225.00'	126.61'	32°15'18"	S 04°41'21" W	125.00'
C11	225.00'	111.09'	28°16'42"	S 34°57'21" W	109.92'
C12	225.00'	84.14'	22°41'54"	S 60°26'48" W	83.56'
C13	225.00'	121.41'	30°55'55"	S 81°15'45" W	120.00'
C14	225.00'	14.78'	3°45'28"	N 74°49'59" W	14.78'
C15	225.00'	58.64'	14°55'53"	N 64°46'52" W	58.47'
C16	225.00'	100.84'	25°40'45"	N 44°28'33" W	100.00'
C17	225.00'	58.31'	14°50'57"	N 24°12'42" W	58.15'
C18	225.00'	45.84'	11°40'27"	N 10°57'00" W	45.77'
C19	225.00'	156.11'	39°45'13"	N 14°45'51" E	153.00'
C20	225.00'	209.78'	53°25'15"	N 61°21'05" E	202.27'
C21	525.00'	8.28'	0°54'12"	N 07°26'45" E	8.28'
C22	525.00'	84.21'	9°11'09"	N 12°48'55" E	84.10'
C23	175.00'	48.16'	15°46'41"	S 80°24'51" E	48.00'
C24	175.00'	176.44'	57°45'51"	S 43°24'01" E	169.06'
C25	175.00'	311.11'	103°44'25"	N 37°18'40" E	275.41'
C26	175.00'	56.60'	18°31'44"	N 81°30'43" W	56.35'
C27	175.00'	169.39'	55°27'35"	N 44°31'01" W	162.86'
C28	175.00'	330.86'	108°19'32"	N 31°22'33" E	283.74'

LINE	BEARING	DISTANCE
L1	S 06°54'39" W	63.00'
L2	S 06°54'39" W	24.39'
L3	S 33°51'40" E	22.69'
L4	S 14°36'03" E	30.43'
L5	N 48°04'58" E	15.09'
L6	N 06°54'39" E	24.37'
L7	N 35°55'46" E	44.38'
L8	N 54°04'14" W	10.00'
L9	N 35°55'46" E	25.00'
L10	S 54°04'14" E	20.00'
L11	S 35°55'46" W	124.35'

EASEMENTS AND BUILDING LINES
(UNLESS OTHERWISE NOTED)

F.M. 436 BUILDING LINE	-	50'
FRONT BUILDING LINE	-	30'
SIDE STREET BUILDING LINE	-	15'
SIDE BUILDING LINE	-	15'
REAR BUILDING LINE	-	15'

THERE IS A 10' UTILITY EASEMENT \ DRAINAGE EASEMENT ADJACENT TO ALL INTERIOR STREET RIGHT OF WAYS

THERE IS A 15' WATER LINE EASEMENT DEDICATED TO ARMSTRONG WATER SUPPLY CORPORATION (AWSC) LOCATED BEHIND THE 10' U.E. \ D.E. IN FRONT OF ALL LOTS IN BLOCK 1, EXCEPT FOR LOT 1, BLOCK 1, WHERE IT IS ADJACENT TO HONEY LANE.

ARMSTRONG WATER SUPPLY CORPORATION EASEMENTS:

ARMSTRONG WATER SUPPLY CORP., Vol. 1017, Pg. 713
Water line easement 10 feet in width - center line of said easement is where the pipeline or pipelines are installed.

ARMSTRONG WATER SUPPLY CORP., Vol. 4208, Pg. 476
Water line easement 15 feet in width - center line of said easement is where the pipeline or pipelines are installed.

All Public Roadways as shown on this plat are free of liens.

0 100 200 300

The bearings cited hereon are grid bearings and are based upon the Texas State Plane Coordinate System, Central Zone, NAD83, as per GPS observations. All distances are horizontal surface distances unless noted. This tract is referenced to City of Temple Monument No. 545, having published coordinates of N= 10345513.62 E= 3202626.26. Reference tie from City Monument No. 545 to the northwest corner of the 33.29 Acre tract is S 60°35'45" E, 2,404.23 feet.

OWNERS:
BHW HOLDINGS, LLC-SERIES I, A SEPARATE SERIES OF BHW HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY
4404 CEDAR CREEK ROAD
TEMPLE, TEXAS 76504
Document No. 2020-3146

LOTS - TWENTY-FIVE (25)
BLOCKS - TWO (2)
AREA - 33.29 ACRES

NOTES:

Water service is provided by Armstrong Water Supply Corporation.

Lots will be serviced by On Site Sewage Facilities.

There is a 1' Non-Access Easement adjacent to F.M. 436 broken only at Honey Lane.

FINAL PLAT of
HONEY GLEN ACRES
a subdivision within the Extraterritorial Jurisdiction (E. T. J.) of the City of Temple, Bell County, Texas, being 33.29 Acres situated in the E. P. PULIAM SURVEY, ABSTRACT 676, Bell County, Texas.

Plot Date: 09-18-2020
Survey completed 11-21-2019
Scale: 1" = 100'
Job No. 191044.3
Dwg No. 191044.3
Drawn by MDH
Surveyor CCL #4636

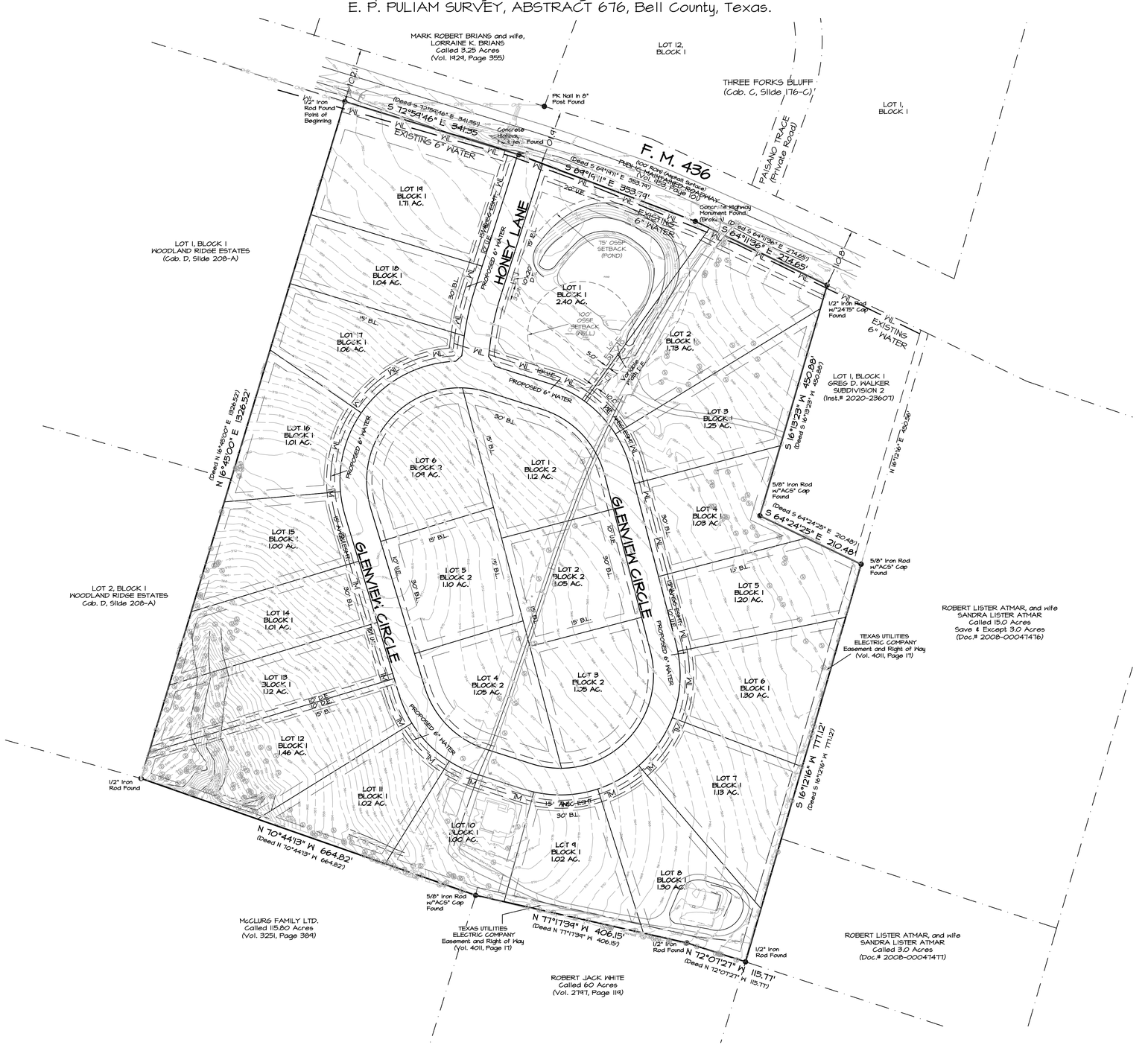
Copyright 2020 All County Surveying, Inc.

ALL COUNTY SURVEYING, INC.
Tx. Firm No. 10023600
4330 South 5th Street
Temple, Texas 76502
254-778-2212 Killeen 254-634-4636
www.allcountysurveying.com

TOPOGAPHY & UTILITY LAYOUT

HONEY GLEN ACRES

a subdivision within the Extraterritorial Jurisdiction (E. T. J.) of the City of Temple, Bell County, Texas, being 33.29 Acres situated in the E. P. PULIAM SURVEY, ABSTRACT 676, Bell County, Texas.



0 100 200 300

OWNERS:
BHH HOLDINGS, LLC-SERIES 1, A SEPARATE SERIES OF BHH HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY
4404 CEDAR CREEK ROAD
TEMPLE, TEXAS 76504
Document No. 2020-3146

LOTS - TWENTY-FIVE (25)
BLOCKS - TWO (2)
AREA - 33.29 ACRES

NOTES:

Water service is provided by Armstrong Water Supply Corporation.

Lots will be serviced by On Site Sewage Facilities.

Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48027C0345E, dated September 26, 2008, this property does NOT appear to be within the "Special Flood Hazard Area" and appears to be situated in Zone X. This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.

Contours derived from on the ground survey. Vertical Datum based on NAVD 88 (Geoid 12B) as per GPS observations.

TOPOGRAPHY & UTILITY LAYOUT

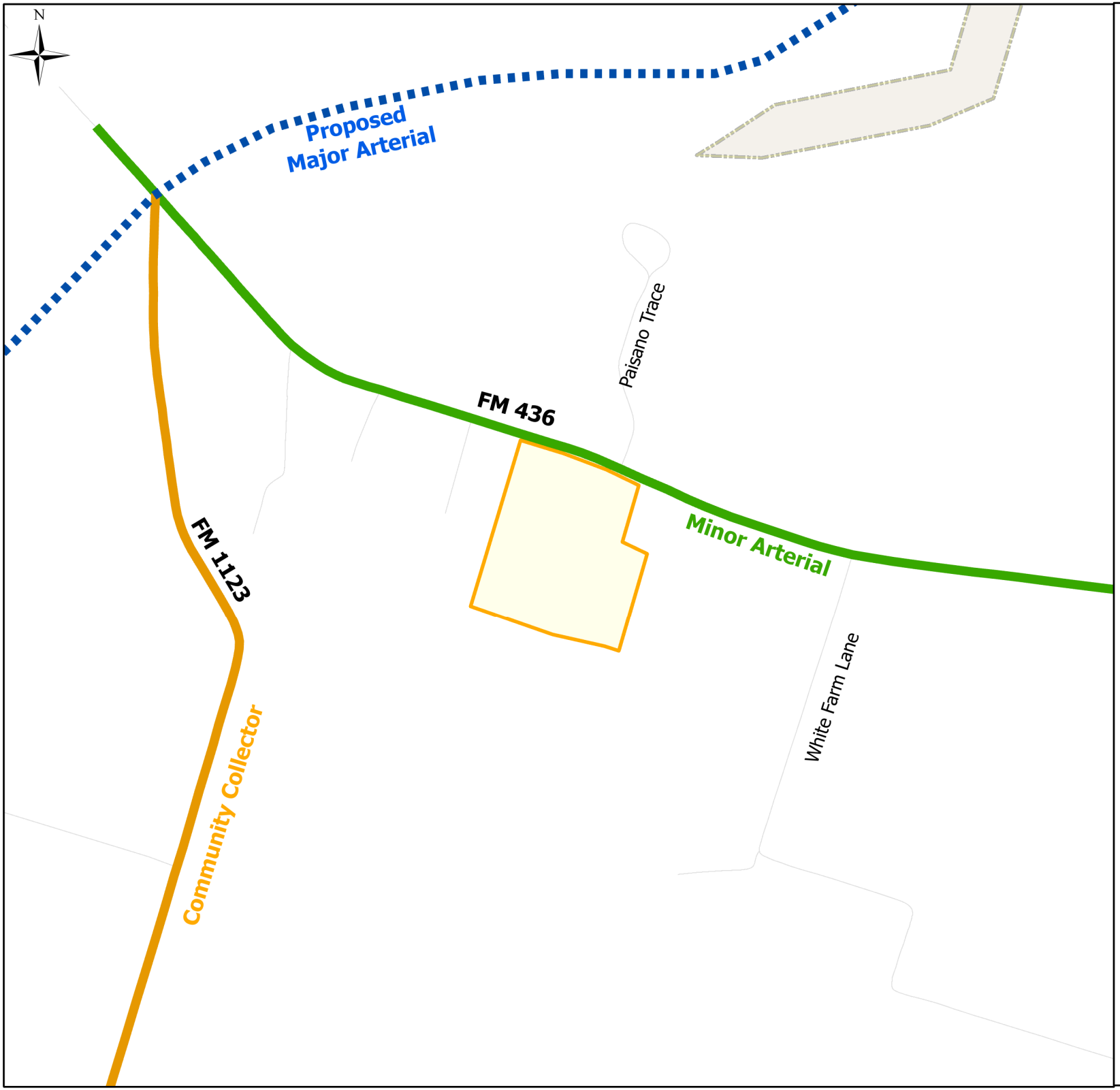
HONEY GLEN ACRES

a subdivision within the Extraterritorial Jurisdiction (E. T. J.) of the City of Temple, Bell County, Texas, being 33.29 Acres situated in the E. P. PULIAM SURVEY, ABSTRACT 676, Bell County, Texas.

Plot Date: 04-18-2020
Survey completed 11-21-2019
Scale: 1" = 100'
Job No. 191044.3
Dwg No. 191044.3
Drawn by MDH
Surveyor CCL #4636

Copyright 2020 All County Surveying, Inc.

ALL COUNTY SURVEYING, INC.
Tx. Firm No. 10023600
4330 South 5th Street
Temple, Texas 76502
254-778-2272 Killeen 254-634-4636
www.allcountysurveying.com



VICINITY MAP AND THOROUGHFARE PLAN

Final Plat of
Honey Glen Acres

FY-20-59-PLT

Located in southern ETJ
along FM 436

2020 Thoroughfare Plan

- Highway
- Major Arterial
- Minor Arterial
- Community Collector
- Neighborhood Collector
- Future Major Arterial
- Future Minor Arterial
- Future Community Collector
- Future Neighborhood Collector
- Plat Cases

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: 10/15/2020

City of Temple



AERIAL IMAGERY

Final Plat of
Honey Glen Acres

FY-20-59-PLT

Located in southern ETJ
along FM 436

Plat Cases

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: 10/15/2020

City of Temple



Facing south from FM 436 into subject property



Facing southeast from FM 436 into subject property



Facing north across FM 436



Adjacent home to east, facing southeast from FM 436

PLANNING AND ZONING COMMISSION AGENDA ITEM

10/19/2020
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-19-71-PLT: Consider and take action on the Final Plat of Walters Tanglewood Addition, a 1.032 +/- acres, 2-lots, 1-block, residential subdivision, situated in the Frederick Neibling Survey, Abstract 633, Bell County, Texas, located in Temple's Western Extraterritorial Jurisdiction, and addressed as 15747 Salado Drive.	Approved 1/29/20 Pending recordation	ADMIN	All County Surveying	Jason
FY-20-18-PLT: Consider and take action on Pauer Addition, a 10.034 +/- acres, 3-lots, 1-block, residential subdivision, being part of the William Frazier Survey, Abstract no. 310, located north of Forrester Road and west of Dubose Road, in Temple's Southern Extraterritorial Jurisdiction.	Pending recordation 9/28/2020	ADMIN	Mitchell & Assoc.	Jason
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

Plats and Zoning Cases	Status	Approval ADM/PZC/CC	Applicant	Proj. Mgr.
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.	DRC 06/22/2020 Pending CC 2nd Reading 10/15/2020	CC	Clark & Fuller	Tammy
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
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.	DRC 7/20/2020 Pending CCZ 9-17-2020	CC	Ronald Carroll Surveyors, Inc,	Tammy
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.	DRC 6/25/2020 Awaiting mylars	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

Plats and Zoning Cases	Status	Approval ADM/PZC/CC	Applicant	Proj. Mgr.
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 signatures 10/15/2020	ADMIN	All County Surveying	Jason
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.	Pending recordation 9/17/2020	Admin	Tibbit Surveying	Jason
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.	PZC 10/19/2020	PZC	All County Surveying	Jason
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.	DRC 10/5/2020 Pending revisions	PZC	Belton Engineering	Jason
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.	DRC 10/5/2020 Pending revisions	ADMIN	Turley Associates	Jason
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.	DRC 10/5/2020 Pending revisions	ADMIN	All County Surveying	Jason

Plats and Zoning Cases	Status	Approval ADM/PZC/CC	Applicant	Proj. Mgr.
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.	DRC 10/5/2020 Awaiting Revisions	PZC	Clark & Fuller	Mark
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.	DRC 10/22/20			
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	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 10/22/20			

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 1st Reading on October 15, 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 5th Street & the Georgetown Railroad tracks approximately 495 feet south of Blackland Road.	Scheduled for 1st reading on October 15, 2020
FY-20-36-ZC - Hold a public hearing to discuss and recommend action on a rezoning request from Single Family 3-Planned Development (SF-3-PD) to Office 1 (O-1) zoning district on 0.2847 +/- acres, located in the Maximo Moreno Survey, Abstract 14 in Bell County, Texas, addressed as 306 South 12th Street.	Scheduled for 2nd reading on October 15, 2020

Plats and Zoning Cases	Status	Approval ADM/PZC/CC	Applicant	Proj. Mgr.
FY-20-33-ZC Hold a public hearing to discuss and recommend action on a rezoning from Agricultural (AG) to Single Family-2 (SF-2), on 102.272 +/- acres of land generally located west of Orion Drive and approximately 1,200 feet north of the existing terminus of Clinite Grove Blvd. situated partly in the G.W. Lindsey Survey, Abstract 513 and the J.J. Simmons Survey, Abstract 737, located in Temple, TX.	Scheduled for 2nd reading on October 15, 2020			
FY-20-1-SITE Hold a public hearing to discuss and recommend action on amending Ordinance No. 2005-4025 providing for Development/ Site Plan approval for an office building addition on Lot 5, Block 1, Adams Island Commercial, a nonresidential subdivision, addressed as 9121 Adams Lane.	Scheduled for 2nd reading on October 15, 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 1st reading on October 15, 2020			
2020-5061-O Consider adopting an ordinance approving the Comprehensive Plan.	Scheduled for 2nd reading on October 15, 2020			

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						P	A
Paulino Castillo	P	P	P	P	P	P	P						19	0
Lydia Alaniz	P	P	P	P	P	P	P						18	1
Lee Armstrong	A	P	A	A	A	A	P						8	11
Derek Marshall	P	P	P	A	P	A	P						13	6
Jeremy Langley	A	P	P	P	P	P	P						17	2
Bryant Ward	P	P	P	P	A	P	P						14	5
Lester Fettig	P	P	P	P	P	P	P						16	3
Donna Wright	P	P	P	P	P	P	P						19	0
Daniel Jeanes	P	A	P	P	P	A	A						12	7

no longer a Board member