



**MEETING OF THE
TEMPLE CITY COUNCIL**

MUNICIPAL BUILDING

2 NORTH MAIN STREET

3rd FLOOR – CONFERENCE ROOM

THURSDAY, JULY 3, 2014

4:00 P.M.

WORKSHOP AGENDA

1. Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for Thursday, July 3, 2014.
2. Discuss the proposed FY 2014-2015 budget and related issue, to include the various strategic and budget related policy issues to include, but not limited to, receiving an overview briefing of the FY2015 Preliminary Budget.

5:00 P.M.

MUNICIPAL BUILDING

**2 NORTH MAIN STREET
CITY COUNCIL CHAMBERS – 2ND FLOOR
TEMPLE, TX**

TEMPLE CITY COUNCIL

REGULAR MEETING AGENDA

I. CALL TO ORDER

1. Invocation
2. Pledge of Allegiance

II. PUBLIC COMMENTS:

Citizens who desire to address the Council 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 3 minutes. No discussion or final action will be taken by the City Council.

III. PROCLAMATIONS & SPECIAL PROCLAMATIONS

3. Recognize July as National Parks and Recreation Month.

IV. CONSENT AGENDA

All items listed under this section, Consent Agenda, are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda at the request of any Councilmember and will be considered separately.

4. Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions for each of the following:

Minutes

- (A) [June 19, 2014 Special Called and Regular Meeting](#)

Contracts, Leases, & Bids

- (B) [2014-7355-R](#): Consider adopting a resolution authorizing an Interlocal Agreement with the Temple Independent School District to add two School Resource Officers to the Temple Police Department.

Ordinances – Second & Final Reading

- (C) [2014-4674](#): SECOND READING: Consider adopting an ordinance establishing school crosswalks and setting speed limits within school zones to conform to school schedules.
- (D) [2014-4675](#): SECOND READING - Z-FY-14-32: Consider adopting an ordinance to take action on a zoning from Agricultural District (AG) to Planned Development-Neighborhood Service (PD-NS) District to expand an existing boat storage facility on 2.94 +/- acres being a part of the S.P. Terry Survey, Abstract Number 813, situated in Bell County, Texas, located at 13271 FM 2305.

Misc.

- (E) [2014-7356-R](#): Consider adopting a resolution authorizing submission of an application for funding through the Funder's Network, Partners for Places grant program in an amount not to exceed \$100,000, with \$50,000 reimbursed through grant funding, to execute a home rehabilitation program as part of the Eastside Redevelopment Plan.
- (F) [2014-7357-R](#): Consider adopting a resolution ratifying the application and receipt of grant funds from the Texas State Library and Archives Commission, Edge Implementation Reimbursement Program in the amount of \$5,000 for the purchase of equipment and supplies that support the improvement of public access technology in public libraries.
- (G) [2014-7358-R](#): Consider adopting a resolution setting the date, time and place of public hearings on the proposed FY 2014-2015 budget for August 7, 2014 and August 28, 2014 at 5:00 p.m. in the City Council Chambers.

V. REGULAR AGENDA

ORDINANCES – SECOND READING/ PUBLIC HEARING

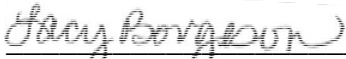
- 5. (A) [2014-4672](#): SECOND READING – PUBLIC HEARING: Consider ordinances Designating the Adams, Central, and C Avenues Strategic Investment Zone as Tax Abatement Reinvestment Zone Number Twenty-Nine for Commercial/Industrial Tax Abatement and as a Strategic Investment Zone and authorizing a number of other SIZ economic development incentives for property redevelopment; and
- (B) [2014-4673](#): Amending the City's Comprehensive Economic Development Ordinance (Ord. No. 2013-4626) to reflect the inclusion of the Adams, Central, and C Avenues Strategic Investment Zone as Tax Abatement Reinvestment Zone Number Twenty-Nine.

ORDINANCES – FIRST READING/ PUBLIC HEARING

6. [2014-4676](#): FIRST READING – PUBLIC HEARING: Consider adopting an ordinance authorizing an amendment to the Tax Increment Financing Reinvestment Zone No. 1 Financing and Project Plans to appropriate additional funds for Downtown Improvements in FY 2014.
7. [2014-4677](#): FIRST READING – PUBLIC HEARING - Z-FY-14-33: Consider an ordinance adopting a site plan, amending Ordinance No. 2005-4025, originally approved July 7, 2005 Planned Development (General Retail) District, and amended by Ordinance No. 2007-4125, February 15, 2007 and further amended by Ordinance 2007- 4175, October 18, 2007, on 3.967 acres, in the Baldwin Robertson survey, Abstract No 17, located at 9108 West Adams Avenue.

The City Council reserves the right to discuss any items in executive (closed) session whenever permitted by the Texas Open Meetings Act.

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 1:45 PM, on Friday, June 27, 2014.



Lacy Borgeson, TRMC
City Secretary



COUNCIL AGENDA ITEM MEMORANDUM

07/03/14
Item #4(A)
Consent Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Lacy Borgeson, City Secretary

ITEM DESCRIPTION: Approve Minutes:

(A) June 19, 2014 Special Called and Regular Meeting

STAFF RECOMMENDATION: Approve minutes as presented in item description.

ITEM SUMMARY: Copies of minutes are enclosed for Council review.

FISCAL IMPACT: N/A

ATTACHMENTS:

[June 19, 2014 Special Called and Regular Meeting Minutes-To Be Provided](#)



COUNCIL AGENDA ITEM MEMORANDUM

07/03/14
Item #4(B)
Consent Agenda
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DEPT./DIVISION SUBMISSION & REVIEW:

Gary O. Smith, Chief of Police

ITEM DESCRIPTION: Consider adopting a resolution authorizing an Interlocal Agreement with the Temple Independent School District to add two School Resource Officers to the Temple Police Department.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: The proposed resolution will authorize an agreement with the Temple Independent School District (TISD) in which the TISD will reimburse the City of Temple for the salary and benefits for two police officers from the Temple Police Department to serve as School Resource Officers (SRO). In addition to the above costs, the TISD will agree to reimburse the City for the purchase of required equipment for two newly hired officers, as well as reimbursement for mileage costs incurred by the positions while performing SRO duties. The City's responsibility under the agreement is to provide police vehicles for the positions. The agreement is scheduled to expire June 8, 2015.

Locally, School Resource Officers are police officers that are employed by the City of Temple and are assigned to various schools. The officers handle a variety of law enforcement and public order duties, as well as assisting with a variety of school related functions that include counseling and educating students on a number of safety topics. The responsibility to supervise and handle any and all employment related issues for the SRO lie solely with the Temple Police Department.

The TISD School Board plans to discuss this item in its July 14, 2014 meeting. If approved, this agreement will require separate action by the City Council to consider an ordinance authorizing the addition of two civil service police officer positions to the police department.

FISCAL IMPACT: The TISD will reimburse the City of Temple for the actual cost of the annual salary and benefits for the two SRO positions as well as one-time expenses for equipment. In addition to these expenses, TISD will also reimburse the City for mileage for the SRO's. The estimated expenses are as follows:

	FY 2014	FY 2015	Total
Revenue:			
Charges for Services	\$ 11,822	\$ 267,551	\$ 279,373
Total Revenue	\$ 11,822	\$ 267,551	\$ 279,373
Expenses:			
Salary & Benefits	\$ 11,822	\$ 154,037	\$ 165,859
Equipment	-	15,604	15,604
Mileage	-	5,510	5,510
Patrol Cars	-	92,400	92,400
Total Expenses	\$ 11,822	\$ 267,551	\$ 279,373

A budget adjustment is presented for Council's consideration appropriating funds and associated revenue related to this agreement for FY 2014. The appropriation for FY 15 is included in the FY 15 Proposed Budget.

ATTACHMENTS:
Budget Adjustment
Resolution

FY **2014****BUDGET ADJUSTMENT FORM**

Use this form to make adjustments to your budget. All adjustments must balance within a Department.
Adjustments should be rounded to the nearest \$1.

			+		-	
ACCOUNT NUMBER	PROJECT #	ACCOUNT DESCRIPTION	INCREASE		DECREASE	
110-2020-521-11-15		Salaries/Skilled	\$ 8,384			
110-2020-521-11-25		Incentives	420			
110-2020-521-11-26		Longevity	112			
110-2020-521-11-30		Clothing Allowance	120			
110-2020-521-12-20		Retirement/Pension	1,634			
110-2020-521-12-21		Meidcare	131			
110-2020-521-12-22		Health Insurance	754			
110-2020-521-12-23		Worker Compensation	210			
110-2020-521-12-25		Dental Insurance	17			
110-2020-521-12-26		Life Insurance	14			
110-2020-521-12-27		AD&D Insurance	4			
110-2020-521-12-28		Long Term Disability	22			
110-0000-442-07-20		Police Revenue	11,822		-	
TOTAL.....			\$ 23,644		\$ -	

EXPLANATION OF ADJUSTMENT REQUEST- Include justification for increases AND reason why funds in decreased account are available.

Appropriate expenditures and associated revenue related to an Interlocal Agreement with the Temple Independent School District to add two additional School Resource Officer positions beginning in August 2014.

DOES THIS REQUEST REQUIRE COUNCIL APPROVAL?

☒

Yes

☐

No

DATE OF COUNCIL MEETING

7/3/2014

WITH AGENDA ITEM?

☒

Yes

☐

No

Department Head/Division Director

Date

☐

Approved

☐

Disapproved

Finance

Date

☐

Approved

☐

Disapproved

City Manager

Date

☐

Approved

☐

Disapproved

RESOLUTION NO. 2014-7355-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING AN INTERLOCAL AGREEMENT WITH THE TEMPLE INDEPENDENT SCHOOL DISTRICT TO PROVIDE TWO SCHOOL RESOURCE OFFICERS; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, Temple Independent School District (TISD) and the Temple Police Department desire to enter into an Interlocal Agreement for two police officers from the Temple Police Department to serve as School Resource Officers (SRO) - this agreement will expire on June 8, 2015;

Whereas, the SRO's are police officers that are employed by the City of Temple and are assigned to various schools, handle a variety of law enforcement and public order duties, as well as assisting with a variety of school related functions that include counseling and educating students on a number of safety topics;

Whereas, TISD agrees to reimburse the City for the one-time purchase of required equipment for the two newly hired officers, as well as reimburse the City for the annual salary, benefits and mileage costs incurred by the positions while performing SRO duties – the City's responsibility under the agreement will be to provide the police vehicles for the two positions;

Whereas, an amendment to the fiscal year 2013-2014 budget needs to be approved to appropriate the funds and revenue associated with this agreement – this appropriation is funded in the fiscal year 2015 proposed budget; and

Whereas, the City Council has considered the matter and deems it in the public interest to authorize this action.

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

Part 1: The City Council authorizes the City Manager, or his designee, to execute an Interlocal Agreement with the Temple Independent School District (TISD), after approval as to form by the City Attorney, to provide two additional School Resource Officers (SRO), provide for reimbursement to the City by TISD for the one-time purchase of required equipment for the two newly hired officers, and for the annual salary, benefits mileage costs incurred by the positions while performing SRO duties under an existing agreement that expires on June 8, 2015.

Part 2: The City Council authorizes an amendment to the fiscal year 2013-2014 budget, substantially in the form of the copy attached hereto as Exhibit "A."

Part 3: It is hereby officially found and determined that the meeting at which this Resolution is 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 this the **3rd** day of **July**, 2014.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Jonathan Graham
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

07/03/14
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Consent Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Nicole Torralva P.E., Director of Public Works
Kenny Henderson, Director of Street and Drainage Services

ITEM DESCRIPTION: SECOND READING – Consider adopting an ordinance establishing school crosswalks and setting speed limits within school zones to conform to school schedules.

STAFF RECOMMENDATION: Adopt ordinance presented in item description, on second and final reading.

ITEM SUMMARY: In February 2014, the City adopted an ordinance establishing school crosswalks and setting limits within school zones as agreed upon by the City, TISD and BISD. TISD requested a new school zone at Kennedy-Powell Elementary on Cearley Road from West Nugent Avenue extending 2000 feet north, reducing the speed limit from 40 mph to 25 mph from 6:30 a.m. to 8:30 a.m. and 2:45 p.m. to 4:30 p.m. on school days.

BISD requested a new school zone on Prairie View Road from North Pea Ridge Road to 950 feet east of the new Westfield Boulevard extension for the new North Belton Middle School campus, reducing the speed limit from 45 mph to 25 mph from 6:45 a.m. to 8:15 a.m. and 2:30 p.m. to 4:15 p.m. on school days.

BISD also requested that the existing school zone on Westfield Boulevard be extended from Stone Hollow Drive north to Prairie View Road for Tarver Elementary and the new North Belton Middle School campus, reducing the speed limit from 30 mph to 20 mph from 6:45 a.m. to 8:15 a.m. and 2:30 p.m. to 4:15 p.m. on school days.

FISCAL IMPACT: None

ATTACHMENTS:

[List of School Crossings](#)
[North Belton MS Map](#)
[Kennedy Powell Map](#)
[Ordinance](#)

**City of Temple
School Zones**

Schools	Cones	Flags	Zone Times
Cater Elementary 4111 Lark Trail A. Crossing guard works Crosswalk in school parking area B. School Zone is on Lark Trail in front of School	Yes	Yes	
Emerson Elementary 1400 E Ave B A. Crossing Guard works Crosswalk Works E Ave B and S 24th ST	Yes	Yes	
Hector P. Garcia Elementary 2525 Lavendusky Dr A. No Crosswalk B. Flasing lights on Lavendusky just West of HK Dodgen Lp and just east of S 50th. C. School Zone is on N 50th Street from W Adams Avenue to Lavensdusky	No	No	Flashing Lights 06:30 to 08:30 14:45 to 16:30 School Zone Times 06:30 to 08:30 14:45 to 16:30
Jefferson Elementary 400 W. Walker Ave A. Crossing Guards (2) Works Crosswalk At N 3rd St and W. Walker Ave B. Crossing Guard works Crosswalk at N 3rd ST and Industrial Blvd this is a controlled signal light. C. Flashing lights on N 3rd St are North of W. Walker Ave and North of W Shell Ave.	Yes	Yes	Flashing Lights 06:30 to 08:30 14:45 to 16:30
Kennedy-Powell Elementary 3707 W. Nugent Ave A. Crossing Guard will work Crosswalks W. Nugent Ave and Cearley Rd. B. Flashing lights on W. Nugent Ave west and east of Cearley Rd C. School zone on Cearley from W. Nugent running west 2000 feet north.	Yes	Yes	Flashing Lights 06:30 to 08:30 14:45 to 16:30
			School Zone Signs 06:30 to 08:30 14:45 to 16:30
Dickson Elementary 1100 S 33rd St A. One way south from W Ave K to W Ave L			One Way Time as Posted 7:00 to 8:30 14:00 to 15:00
Meridith-Dunbar 1717 E Ave J			Flashing Lights

A. Crossing Guard will work Crosswalks at S 30th St and E. Ave J B. Flashing lights on S 30th St C. One Way on E Ave J from S 30th St to S 34th St at posted times	Yes	Yes	06:30 to 08:30 14:45 to 16:30 One Way Time as Posted 7:00 to 8:30 14:00 to 15:00
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**City of Temple
School Zones**

Schools	Cones	Flags	Zone Times
Raye Allen Elementary 5015 S 5th St A. Crossing Guards will work Crosswalks on S 5th St B. Flashing lights on S 5th St north and south of school	Yes	Yes	Flashing Lights 06:30 to 08:30 14:45 to 16:30
Scott Elementary 2301 W Ave P A. Crossing Guard will work Crosswalk on W Ave P B. Crossing Guard will work Crosswalk on W Ave M @ S 45th St. C. Flashing lights on W Ave P east of S 49th St and west of S 39th St.	Yes	Yes	Flashing Lights 06:30 to 08:30 14:45 to 16:30
Thornton Elementary 2900 Pin Oak Dr A. Crossing Guard will work Crosswalk on Pin Oak @ East Dr. B. One way on Pin Oak from East Dr. to Mesquite at posted times	Yes	Yes	School Zone Signs 07:30 to 8:30 14:30 to 16:00 One Way Time as Posted 7:30 to 8:30 14:30 to 16:00
Western Hills Elementary 600 Arapaho A. Crossing Guard will work Crosswalk on Apache @ Deer Tr B. Crossing Guard will work Crosswalk on Apache @ Gila C. Flashing lights on Apache North of Deer Tr. South of Gila.	Yes	Yes	Flashing Lights 06:30 to 08:30 14:45 to 16:30
Bonham Middle School 4600 Midway Dr A. Flashing Lights on Midway Dr. east and west of school.			Flashing Lights 07:00 to 08:30 15:00 to 16:30
Lamar Middle School 2120 N 1st St A. Flashing lights on N 3rd St are North of W. Walker Ave and North of W Shell Ave.			Flashing Lights 06:30 to 08:30 14:45 to 16:30

B. One way on N 1st St from W Park Ave to W. Virginia Ave at posted times			One Way Time as Posted 7:30 to 8:30 15:00 to 16:00
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**City of Temple
School Zones**

Schools	Cones	Flags	Zone Times
Travis Middle School 1500 S 19th St A. Crossing Guard will work Crosswalk on W Ave M @ S 19th St B. One way on S 19th St from W Ave R to W Ave M C. Flashing lights on W Ave M from S 15th to S 23rd D. Flashing lights on W Ave R from S 15th to S 25th E. Flashing lights on S 25th from W Ave R to just south of W Ave M			One Way Time as Posted 6:30 to 8:30 14:30 to 16:00 Flashing lights 6:30 to 8:30 14:30 to 16:30
Temple High School 415 N 31st St A. Flashing Lights on N 31st St north of W Barton Ave and North of W Houston Ave			Flashing Lights 07:00 to 16:00
Temple High School Campus 1414 W Barton Ave A. School Zone on Barton from N 31st St to North 27th St			School Zone Signs 07:00 to 16:30
<u>B.I.S.D</u> Lakewood Elementary 11200 FM 2305 A. Flashing lights on FM 2305 in front of school			Flashing Lights 6:45 to 8:15 14:30 to 16:15
Joe M. Pirtle Elementary 714 South Pea Ridge Rd A. Flashing lights on South Pea Ridge in from of school			Flashing Lights 6:45 to 8:15 14:30 to 16:15
High Point Elementary Star light Drive A. School Zone on FM 2483 just west of Hwy 317 B. School Zone on Starlight Dr just north of Orion Drive			School Zone Signs and Flashing lights 6:45 to 8:15 14:30 to 16:15

Tarver Elementary 7949 Shone Hollow Dr A. School Zone on Stone Hollow Dr in front of school. B. School Zone on Prairie Lark on northside of school B. School Zone on on Westfield on southside of school			School Zone Signs 6:45 to 8:15 14:30 to 16:15
Lake Belton Middle School 8815 Tarver A. Flashing lights on Tarver in front of school. B. School zone on Cedar Ln from Tarver to just north of school			Flashing Lights 6:45 to 8:15 14:30 to 16:15
			School Zone Signs 6:45 to 8:15 14:30 to 16:15
North Belton Middle School 7909 Prairie Vew Road A. Flashing lights on Westfield from Stone Hollow to Prairie Vew B. School Zone on Prairie Veiw in front of school			Flashing Lights 6:45 to 8:15 14:30 to 16:15
			School Zone Signs 6:45 to 8:15 14:30 to 16:15

SCHOOL
SPEED
LIMIT
25

North Belton
Middle School

SCHOOL
SPEED
LIMIT
20

SCHOOL
SPEED
LIMIT
20

Tarver
Elementary

PRAIRIE VIEW RD

N PEA RIDGE RD

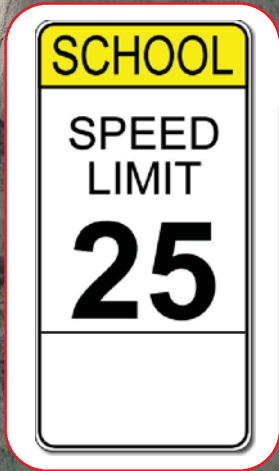
STONEHOLLOW DR

PRAIRIE LARK DR

FIELD LN

WOODBURY DR

WESTF



CEARLEY RD

W NUGENT AVE

ORDINANCE NO. 2014-4674

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, ESTABLISHING SCHOOL CROSSWALKS AND SETTING SPEED LIMITS WITHIN SCHOOL ZONES TO CONFORM TO SCHOOL SCHEDULES; PROVIDING AN EFFECTIVE DATE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, in February, 2014, the City adopted an ordinance establishing school crosswalks and setting speed limits within school zones as agreed upon by the City, Temple Independent School District (“TISD”) and Belton Independent School District (“BISD”);

Whereas, TISD has requested a new school zone at Kennedy-Powell Elementary on Cearley Road from West Nugent Avenue extending 2000 feet north, reducing the speed from 40 mph to 25 mph from 6:30 a.m. to 8:30 a.m. and 2:45 pm. to 4:30 pm. on school days;

Whereas, BISD has requested a new school zone on Prairie View Road from North Pea Ridge Road to 950 feet east of the new Westfield Boulevard extension for the new North Belton Middle School campus, reducing the speed limit from 45 mph to 25 mph from 6:45 am to 8:15 am and 2:30 pm to 4:15 pm on school days;

Whereas, BISD has also requested that the existing school zone on Westfield Boulevard be extended from Stone Hollow Drive north to Prairie View Road for Tarver Elementary and the new North Belton Middle School campus, reducing the speed limit from 30 mph to 20 mph from 6:45 am to 8:15 am and 2:30 pm to 4:15 pm on school days; and

Whereas, the City Council has considered the matter and deems it in the public interest to establish this school zone for the benefit of the citizens for the promotion of the public health, welfare, and safety.

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

Part 1: The City Council finds that a new school zone at Kennedy-Powell Elementary on Cearley Road from West Nugent Avenue be established, extending 2000 feet north, reducing the speed from 40 mph to 25 mph from 6:30 a.m. to 8:30 a.m. and 2:45 pm. to 4:30 pm. on school days, more fully shown on Exhibit A which is attached hereto and made a part hereof for all purposes.

Part 2: The City Council finds that a new school zone on Prairie View Road from North Pea Ridge Road to 950 feet east of the new Westfield Boulevard extension for the new North Belton Middle School campus be established, reducing the speed limit from 45 mph to 25 mph from 6:45 am to 8:15 am and 2:30 pm to 4:15 pm on school days, more fully shown on Exhibit B which is attached hereto and made a part hereof for all purposes.

Part 3: The City Council finds that the existing school zone on Westfield Boulevard be extended from Stone Hollow Drive north to Prairie View Road for Tarver Elementary and the new North Belton Middle School campus, reducing the speed limit from 30 mph to 20 mph from 6:45 am to 8:15 am and 2:30 pm to 4:15 pm on school days, more fully shown on Exhibit C which is attached hereto and made a part hereof for all purposes.

Part 4: It shall be unlawful for any person to drive or operate a motor vehicle, bicycle, or other vehicle of any kind, whether or not motor powered, on that portion of the roadways described above under the conditions described herein, at a speed greater than is reasonable and prudent under the circumstances then existing, but any speed in excess of the reasonable and prudent prima facie maximum speed limits as set forth in Part 1 hereof shall be prima facie evidence that such speed is not reasonable or prudent and that it is unlawful.

Part 5: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are to the extent of such conflict hereby repealed.

Part 6: 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 7: 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 8: It is hereby officially found and determined that the meeting at which this ordinance is 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 on the **19th** day of **June**, 2014.

PASSED AND APPROVED on Second Reading on the **3rd** day of **July**, 2014.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Jonathan Graham
City Attorney



CITY COUNCIL ITEM MEMORANDUM

07/03/14
Item #4(D)
Consent Agenda
Page 1 of 8

DEPT./DIVISION SUBMISSION & REVIEW:

Mark Baker, Planner

ITEM DESCRIPTION: SECOND READING - Z-FY-14-32: Consider an Ordinance to take action on a zoning from Agricultural District (AG) to Planned Development-Neighborhood Service (PD-NS) District to expand an existing boat storage facility on 2.94 +/- acres being a part of the S.P. Terry Survey, Abstract Number 813, situated in Bell County, Texas, located at 13271 FM 2305.

PLANNING & ZONING COMMISSION RECOMMENDATION: At its May 19, 2014 meeting, the Planning & Zoning Commission voted 7 to 0 to recommend approval of the requested zoning from AG to PD-NS.

Drainage was identified as a concern during the Planning & Zoning Commission discussion. As a result, staff requested a drainage plan to identify potential issues or site considerations related to site design. At this time, pre and post drainage flow information (attached) as well as a drainage report are being reviewed by the Public Works Department. The post drainage plan provides for the construction of two detention ponds proposed to be located on the southern end of the development site. If necessary, staff will provide an update to the City Council during the first reading.

STAFF RECOMMENDATION: Adopt ordinance on second and final reading.

Based on the following discussion, staff recommends approval of a zoning from AG to PD-NS for the following reasons:

1. While the proposed use does not comply with the Future Land Use Plan (FLUP) districts of Suburban Commercial and suburban residential, where such uses are permitted, the zoning district is consistent with the intent of the Future Land Use Plan;
2. The request is consistent with the anticipated development of the area and the surrounding area where RV and boat storage facilities have been established;
3. The request is consistent with the Thoroughfare Plan;
4. Public facilities are available to serve the subject property; and,
5. The applicant has demonstrated compliance with the specific standards in Unified Development Code (UDC) Section 3.4.5.

Staff recommends approval of the proposed zoning from AG to PD-NS with the following conditions:

1. Submittal of a Development Plan at the time of Construction Documents that is in substantial compliance to the Development Plan attached with the Rezone Ordinance;
2. The Council-approved Development Plan shall meet all Building, Fire, Design and Development Standards Manual unless approved by exception and included in the Rezone Ordinance;
3. Outside storage of boats and RVs and anything else not already permitted by the UDC within the NS district is prohibited;
4. A 10' building setback will be provided along the rear (south) property line to accommodate future development;
5. If use of the land ceases to be used as a storage facility, future development would have to comply with the uses allowed and development standards of the Neighborhood Services district; and,
6. That the Director of Planning may be authorized discretion to approve minor modifications to the City Council-approved Development Plan, including but not limited to the selection of exterior building materials, screening, landscaping and minor modifications to the overall site layout and,

ITEM SUMMARY: The Planning and Zoning Commission (PZC) during their May 19, 2014 meeting expressed concerns from the drainage that would result from the creation of an impervious surface from the paving of the 2.94 +/- acre lot. The development plan that was presented to the PZC did not reflect accommodation of the drainage/detention.

The property, currently developed as the Arrowhead Point Boat & RV Storage is proposing to expand its facility at 13271 West Adams Avenue (FM 2305) from 16 enclosed units to 111 enclosed units. The property was initially developed while in the Extra Territorial Jurisdiction (ETJ) and then annexed into the City in January 2008. The use is considered legally non-conforming and is currently unplatted. However, in order to expand the facility, a final plat is required and a rezone to accommodate the expansion of the existing use.

The expansion will include 12' X 30' and 12' X 40' enclosed storage units for public storage of personal goods, boats and RVs. No outside display or storage is proposed. The expansion will be contained within the existing 2.94 +/- acre site. No additional land is anticipated to be acquired for the expansion.

PLANNED DEVELOPMENT (UDC SEC. 3.4): The expansion of the site can be addressed through a Planned Development. A Planned development is a flexible overlay zoning district designed to respond to unique development proposals, special design considerations and land use transitions by allowing evaluation of land use relationships to surrounding areas through development plan approval.

As part of the Planned Development request, a Development Plan is required for review and consideration by the Planning and Zoning Commission and City Council.

Development Plan Review Criteria UDC Sec. 3.4.5): In determining whether to approve, approve with conditions or deny a Planned Development application, the Planning & Zoning Commission and City Council must consider the following criteria:

- A. The plan complies with all provisions of the Design and Development standards manual, the UDC and other ordinances of the City,
- B. The environmental impact of the development relating to the preservation of existing natural resources of the surrounding properties and neighborhood is mitigated,
- C. The development is in harmony with the character, use and design of the surrounding area,
- D. Safe and efficient vehicular and pedestrian circulation systems are provided,
- E. Off-street parking and loading facilities are designed to ensure that all such spaces are useable and are safely and conveniently arranged, and
- F. Streets are designed with sufficient width and suitable grade and location to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.

Based on the submitted Development Plan and consideration of the above criteria, staff makes the following evaluation:

- A. While compliance to the Design and Development standards manual and City Code will be confirmed with the submittal and review of the final Plat and Construction Documents, staff provides the following related to the UDC:

Exterior Building Elevations: Exterior building elevations are proposed to be a combination of hardi-plank, brick and metal. While from grade, a 5-foot high metal-sided layer will be provided, hardi-plank will be provided to the remainder of the wall plane on the southern and eastern facing building elevations, the northern elevation (facing W. Adams Ave) will be provided from grade, a 3-foot high brick layer, with hardi-plank on the remainder of the wall plane. Metal roll-up doors will face toward the west which faces an adjoining mini storage facility. All exposed metal will be screened by a 6-high solid fence. Exterior painted surfaces are proposed to be painted with an earth-tone color.

Screening: A 6-foot high solid fence will be provided along all exterior property boundaries.

Landscaping: Landscaping, required per UDC Section 7.4, will be provided along both street frontages. Plant materials shall be a minimum 2-inch caliper at breast height at planting or from 65 gallon containers, compliance with UDC Section 7.4 and the type and total number of plant materials will be determined with the review of the Construction Documents.

Bldg. Setbacks: In the NS district, a 10-foot side and rear setback is required where non-residential uses are adjacent to a residential use or zoning district. The conceptual Development Plan shows proposed building setback that is less than the minimum requirement on the eastern and rear sides of the property. Compliance to building setbacks will be addressed with the review of Construction Documents.

- B. It is not anticipated that there will be significant environmental impact associated with the proposed expansion. Additional drainage as a result of pavement will be addressed by a Drainage Plan with the submittal of Construction Documents. Drainage will be required to meet City Code as well as Design and Development Standards.
- C. The subject property as well as an adjacent property has been established with the use of mini storage. It is not anticipated that there will be a degradation of the harmonious character of the area as a result of the proposed expansion.
- D. The proposed Development Plan provides for internal circulation as well as parking opportunity adjacent to each unit. The circulation as well as parking area surface will be paved with concrete to meet UDC requirements. Compliance to UDC parking lot standards is anticipated to eliminate impacts commonly associated with turning or other movements on un-paved surface. Access will be taken solely from Arrowhead Point Road and will be provided with a minimum 24' wide entry. The Fire Dept. reviewed the site plan during design review but could not provide a thorough review since a complete submittal was not available. Compliance will be made during the review of Construction Documents.
- E. Off-street parking opportunity will be required to meet the provisions required in UDC Section 7.5. Requirements and final design will be confirmed during the review of the Construction Documents. Public safety or other considerations related to proposed design are not anticipated.
- F. West Adams Avenue (FM 2305) and Arrowhead Point Road are existing and no additional right-of-way is anticipated. However, since West Adams Avenue is identified as a major arterial and Arrowhead Point Road is identified as a collector road, sidewalks are required. Additional commentary for sidewalks and trail can be found in the Temple Trails Master Plan Map and Sidewalks Ordinance discussion in the Comprehensive Plan Compliance section of this report.

Additional Standards (UDC Sec. 3.4.2C): In approving a Planned Development, the City Council may require additional standards deemed necessary to create a reasonable transition to, and protection of, adjacent property and public areas, including but not limited to, access and circulations, signs, parking, building design, location and height, light, landscaping, property owners associations, open space, topography and screening.

Expiration (UDC Sec. 3.4.7): If no development has occurred on a Planned Development-zoned tract or lot within two years of the date of approval, the Planning and Zoning Commission and City Council may require a new public hearing to evaluate the appropriateness of the previously authorized Planned Development approval.

Design Review Committee: The Design Review Committee (DRC) reviewed the proposed Development Plan at their May 5, 2014 meeting. While the level of detail necessary for site plan approval was not available, it was discussed that modifications to the conceptual layout may be necessary in order to meet Building and Fire Code as well as drainage requirements necessary for formal approval. Since the DRC could not make a formal approval of the development plan, changes to the plan are anticipated. Anticipating that the development plan may need to be revised, staff is proposing Condition No. 4, which will allow the Director of Planning discretion to approve minor modifications. Major changes to the site plan will require Planning and Zoning Commission as well as City Council review. It was clarified that the final plat and review of the formal Construction Documents would need to address those concerns, starting with the final plat, after the City Council's review of the development plan.

LAND USE: While the property is developed with an existing RV and boat storage is anticipated to be expanded, there are a number of uses that are permitted by right in the NS district. If the use of the property were to ever cease, the property may be developed with any permitted uses allowed by-right or through a conditional use permit within the Neighborhood Services district. Those uses include but are not limited to:

Residential uses

Single-Family (Attached & Detached)
Industrialized Housing
Family or Group Home

Nonresidential uses

Child Care (Day Care)
Food and Beverage sales without fuel sales
Retail shop, gifts, apparel or similar

Prohibited uses include HUD-Code manufactured homes and land lease communities, duplexes and apartments, discount or department stores, furniture and appliance stores. All commercial and industrial uses are prohibited, except these uses allowed by an approved conditional use permit (temporary asphalt concrete batching plants, a petroleum or gas well or a cemetery, crematory or mausoleum).

SURROUNDING PROPERTY AND USES: The following table provides the direction from the property, Future Land Use Plan (FLUP) designation, existing zoning and current land uses:

<u>Direction</u>	<u>FLUP</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	Suburban Commercial & Suburban Residential	AG	Existing RV & Boat Storage
North	Suburban Residential	AG & SF-1	Undeveloped
South	Suburban Residential & Agriculture / Rural	AG	Scattered SF uses on acreage

East	Suburban Commercial & Agriculture/ Rural	AG	Scattered SF uses on acreage
West	Suburban Commercial & Suburban Residential	AG & NS	Existing Mini storage & Scattered SF uses on acreage

COMPREHENSIVE PLAN COMPLIANCE: The proposed rezoning relates to the following goals, objectives or maps of the Comprehensive Plan and Sidewalk and Trails Plan:

Document	Policy, Goal, Objective or Map	Compliance?
CP	Map 3.1 - Future Land Use and Character (FLUP)	Partial
CP	Map 5.2 - Thoroughfare Plan	Yes
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	Yes
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	Yes

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

Future Land Use and Character Plan (FLUP) (CP Map 3.1)

The property is within both the Suburban Commercial and the Suburban Residential Future Land Use Plan districts. The applicant proposes to expand an existing RV and boat storage facility on 2.94 +/- acres with a request from AG to PD-NS.

This request is partially consistent with the Future Land Use Plan, specifically the Suburban Commercial district which provides for service, office and retail uses adjacent to and abutting neighborhoods. The Suburban Residential is intended for mid-sized single family and allowing for separation between dwellings and emphasis on green spaces. However, neither district will allow a base zoning district that permits the use of the property for RV and boat storage. Therefore, the applicant is requesting a Planned Development with a base zoning of Neighborhood Services (NS) in order to accommodate the proposed expansion of the facility. As part of the Planned Development, a site (development) plan (attached) is required to be submitted and reviewed by the Planning and Zoning Commission and City Council.

Thoroughfare Plan (CP Map 5.2)

The property has frontage along West Adams Ave (FM 2305) and Arrowhead Point Road. While FM 2305 is identified as a major arterial, Arrowhead Point Road is identified as a collector and both are in place. While West Adams Ave (FM 2305) appear to provide a minimum 70-foot right-of-way (ROW) and Arrowhead Pointe Road, the minimum 55-foot ROW, any needed ROW will be assessed with the review of the Final Plat.

Availability of Public Facilities (CP Goal 4.1)

There is no city sewer line serving the immediate area however, there is a 12-inch sewer line in West Adams Ave (FM 2305) approx. 0.8 mile to the east. At this time, the need for septic service does not appear likely and the expansion of the facility does not include an administrative office. Water is available through a 6-inch waterline in W. Adams Ave and a 6-inch waterline in Arrowhead Point Road.

Temple Trails Master Plan Map and Sidewalks Ordinance

According to the Trails Master Plan Map, a City-Wide Spine trail requiring a width of 8' to 10' along West Adams Ave (FM 2305) is required. Final location and width will be determined at the time of Construction Documents. However, since West Adams Ave is a major arterial, a 6-foot sidewalk is already required. A 4' sidewalk is required along Arrowhead Point Road. A sidewalk waiver for the 4-foot sidewalk along Arrowhead Point Road has been submitted and is being reviewed by staff. Sidewalks and trails will be addressed during the review of the Final Plat.

DEVELOPMENT REGULATIONS: Standard non-residential setbacks in the NS district are:

Min Lot Size	N/A
Min Lot Width	N/A
Min Lot Depth	N/A
Front	15'
Side	10'
Side (corner)	10'
Rear	0' (Special Setbacks may apply per UDC Section 4.4)

UDC Section 4.4.4.F3A requires a 10' setback where a non-residential use abuts a residential zoning district or use.

Per UDC Section 8.2.3, sidewalks are required on one side of the road for collector streets. The sidewalk will be installed at the time of development.

General provisions for buffering and screening are found in UDC Section 7.7, highlighted provisions include but not limited to:

- * Evergreen hedges with a minimum planted height of six feet, placed on 36-inch centers or, fences and walls constructed of wood , masonry, stone or pre-cast concrete from 6 to 8 feet in height above the adjacent grade (UDC Section 7.7.4),
- * Refuse containers are to be located in the side or rear of the property and screened from view per UDC Section 7.7.6, and
- * Outdoor storage is permitted in the NS zoning district, where the storage area is situated behind the principal building in the rear half of the property and where a solid wood or masonry fence screens the outdoor storage from public view. Such wood or masonry fence must be at least one foot higher than the stored material (UDC Section 7.7.8.B1).

PUBLIC NOTICE: Six notices, for the public hearing were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of Tuesday June 10, 2014 at 9:00 AM, no notices have been received. However staff has received numerous phone calls, all of which are generally supportive of the requested expansion although one caller was concerned about property devaluation. In addition, a phone call was received from the property owner immediately to the east and was concerned about screening.

The newspaper printed notice of the public hearing on May 8, 2014, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Site and Surrounding Property Photos
Zoning and Location Map
Future Land Use and Character Map
Conceptual Development Plan Building
Elevations
Post-Development Drainage Plan
Pre-Development Drainage Plan
Localized area of the Thoroughfare Plan
Localized area of the Trails Master Plan
Utility Map
Notification Map
Ordinance

Site & Surrounding Property Photos



Site: Existing Boat and RV Storage Facility – From FM 2305 (AG)



Site: Existing Boat & RV Storage Facility – From Arrowhead Point Road (AG)



East: Scattered SF Residences on Acreage (AG)



East: Scattered SF Uses on Acreage (AG)



West: Bell Storage Facility and Scattered SF Uses on Acreage (AG)



North: Undeveloped and Scattered SF Residences on Acreage (AG, SF-1)



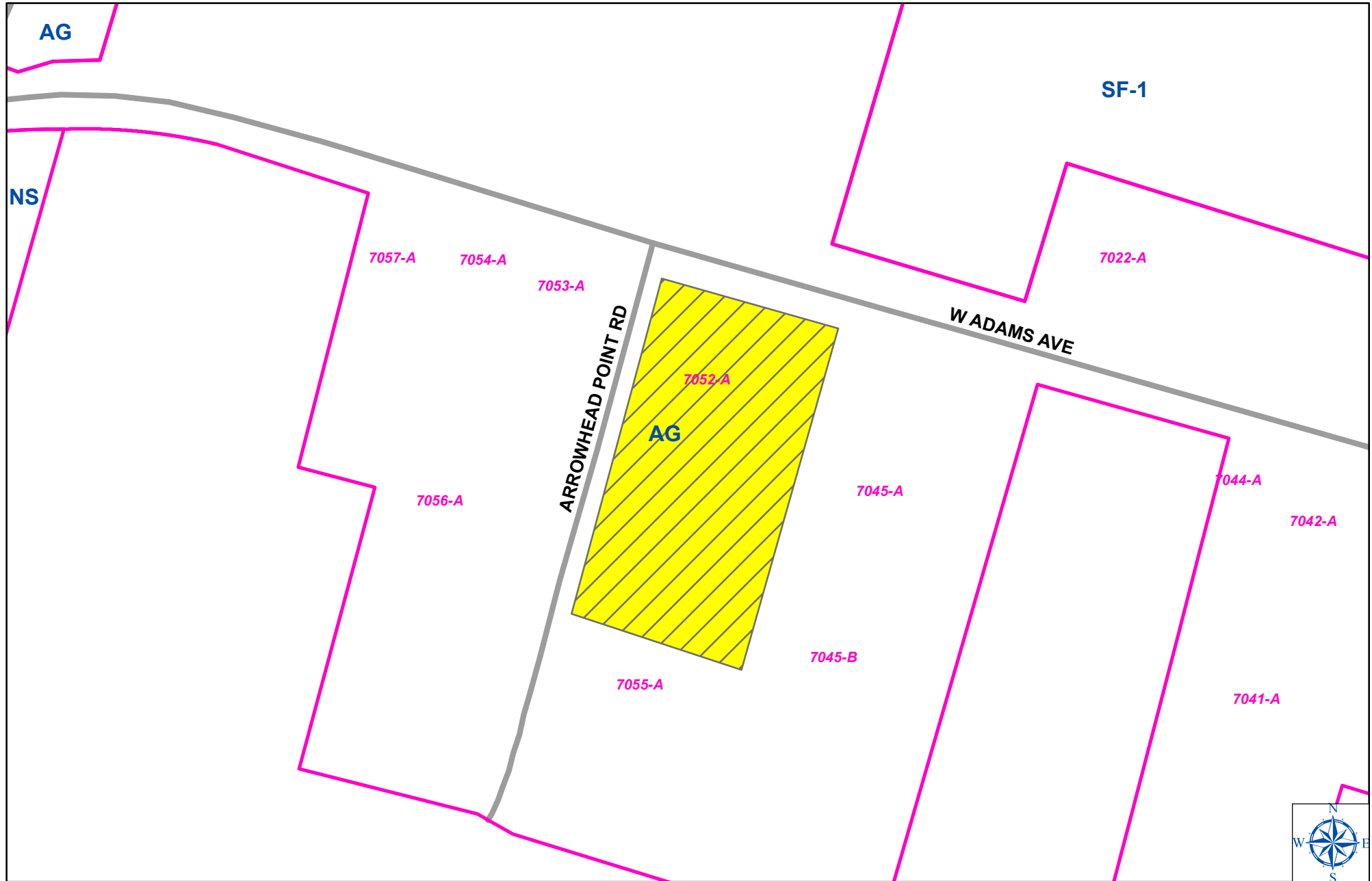
South: Undeveloped (AG)



Z-FY-14-32

Zoning & Location Map AG to PD-NS

13271 FM 2305



 Case  Zoning
 Subdivision

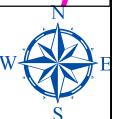
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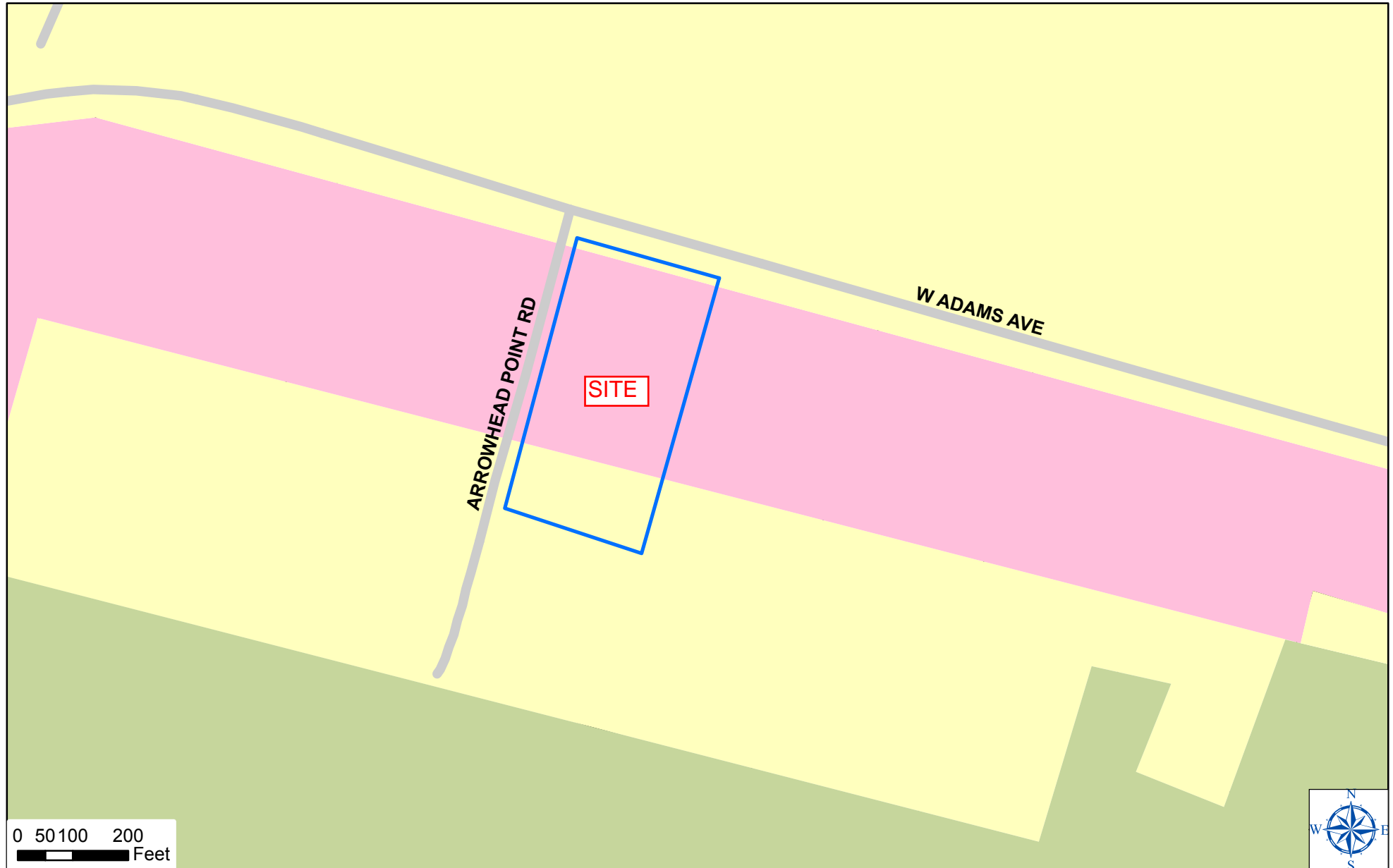
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①
Lot Number
1

0 150 300
Feet

5/13/2014
City of Temple GIS
mbaker

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.





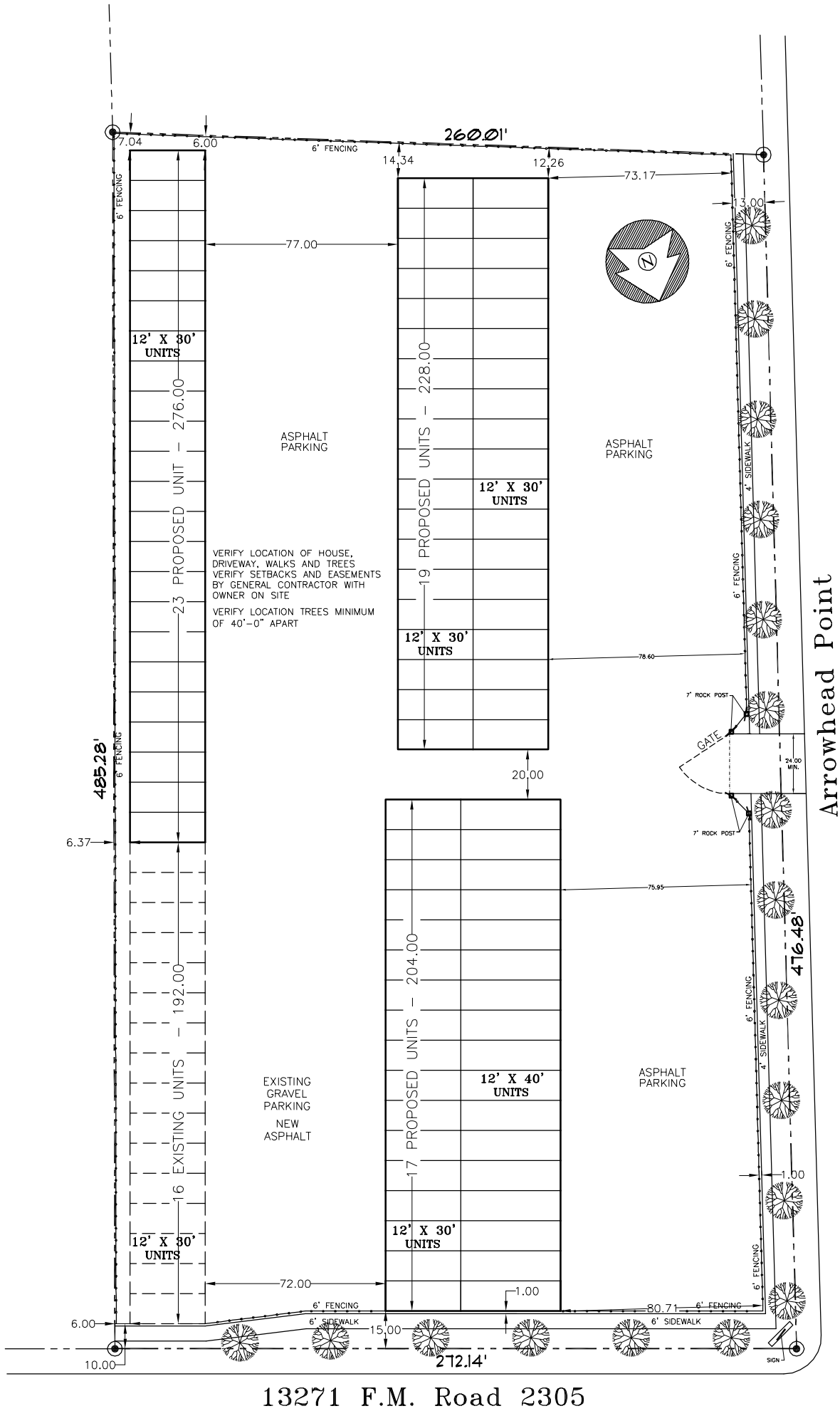
Future Land Use

Neighborhood Conservation	Auto-Urban Residential	Auto-Urban Commercial	Temple Medical Education District	Public Institutional
Estate Residential	Auto-Urban Multi-Family	Suburban Commercial	Industrial	Parks & Open Space
Suburban Residential	Auto-Urban Mixed Use	Urban Center	Business Park	Agricultural/Rural

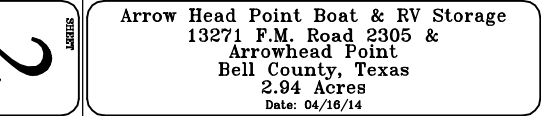
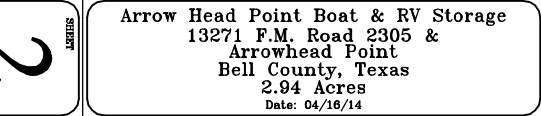
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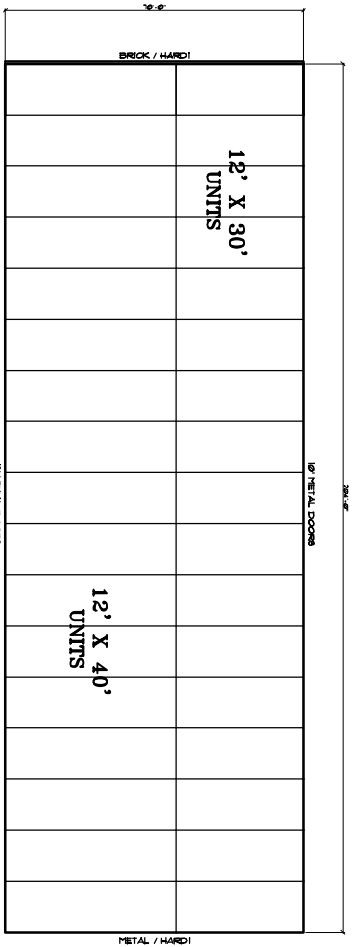
5/12/2014
City of Temple GIS

SITE LAYOUT

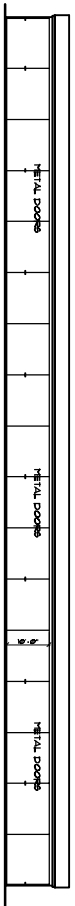


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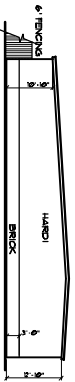




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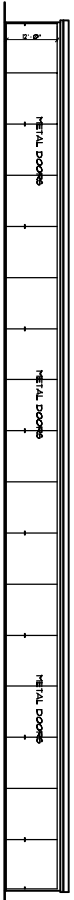
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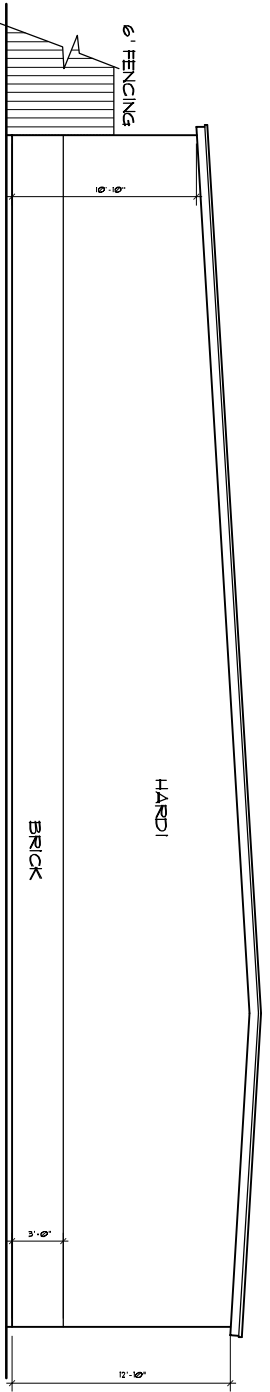
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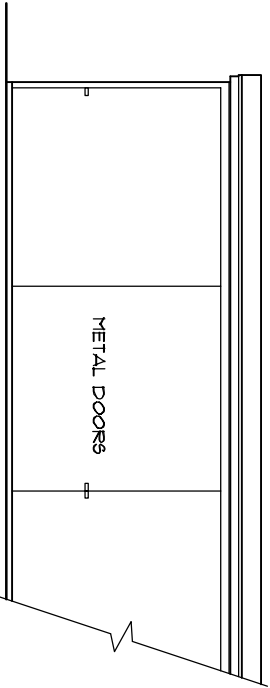
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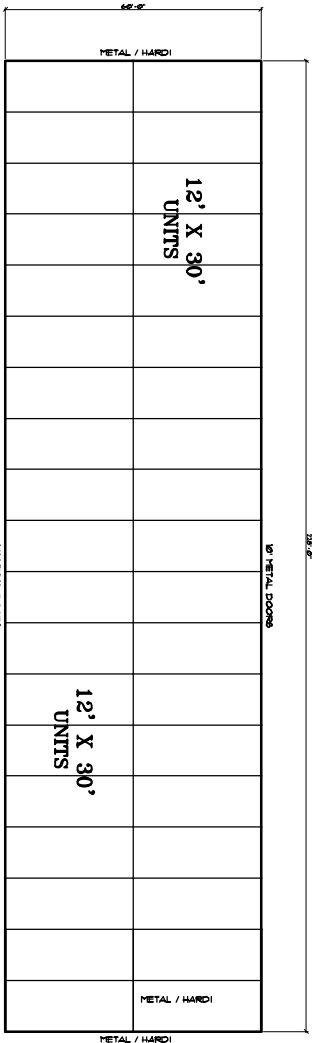
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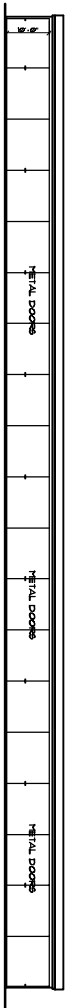
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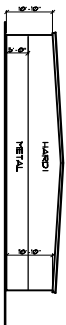
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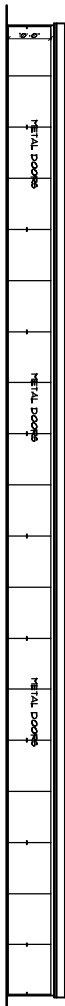
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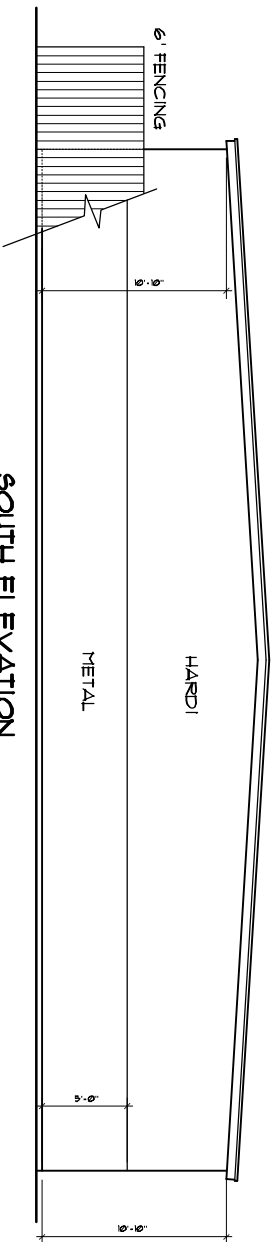
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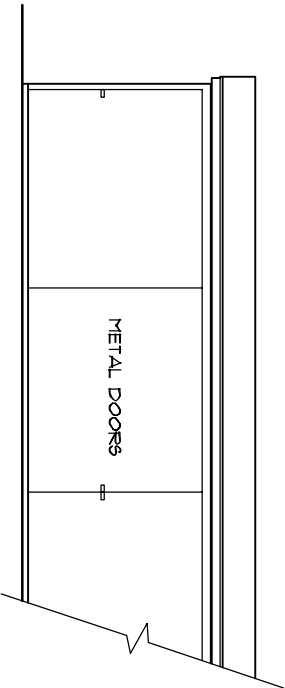
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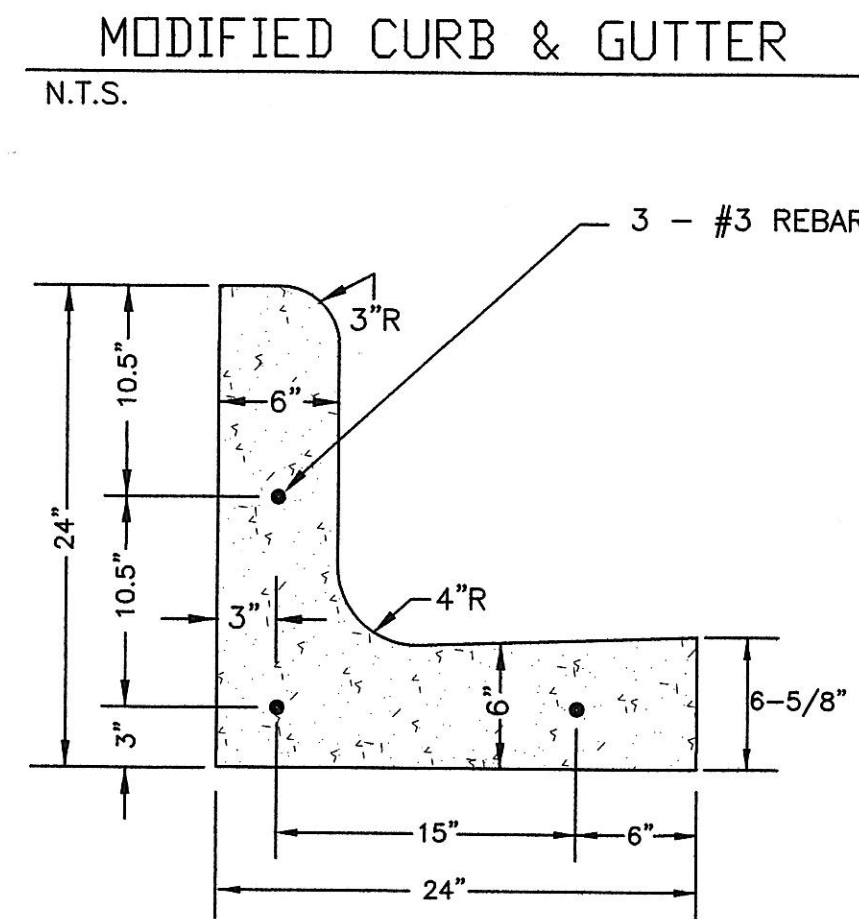
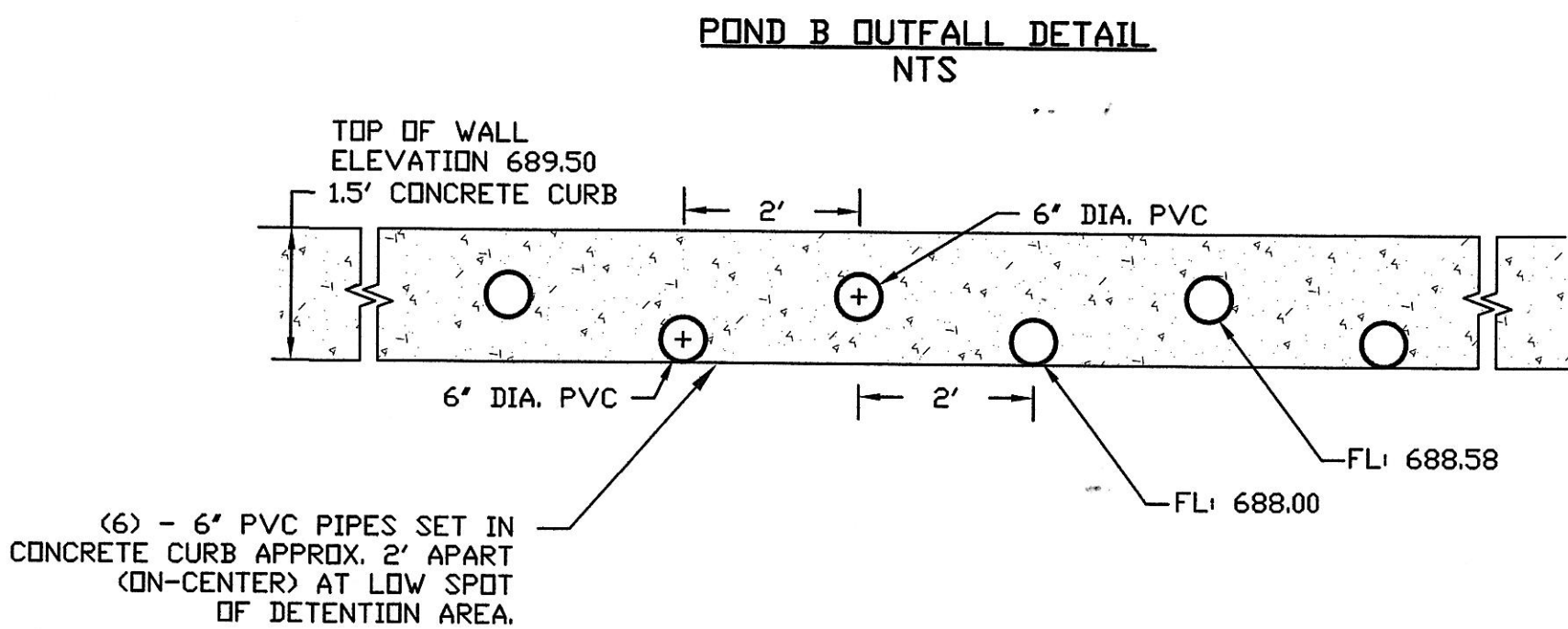
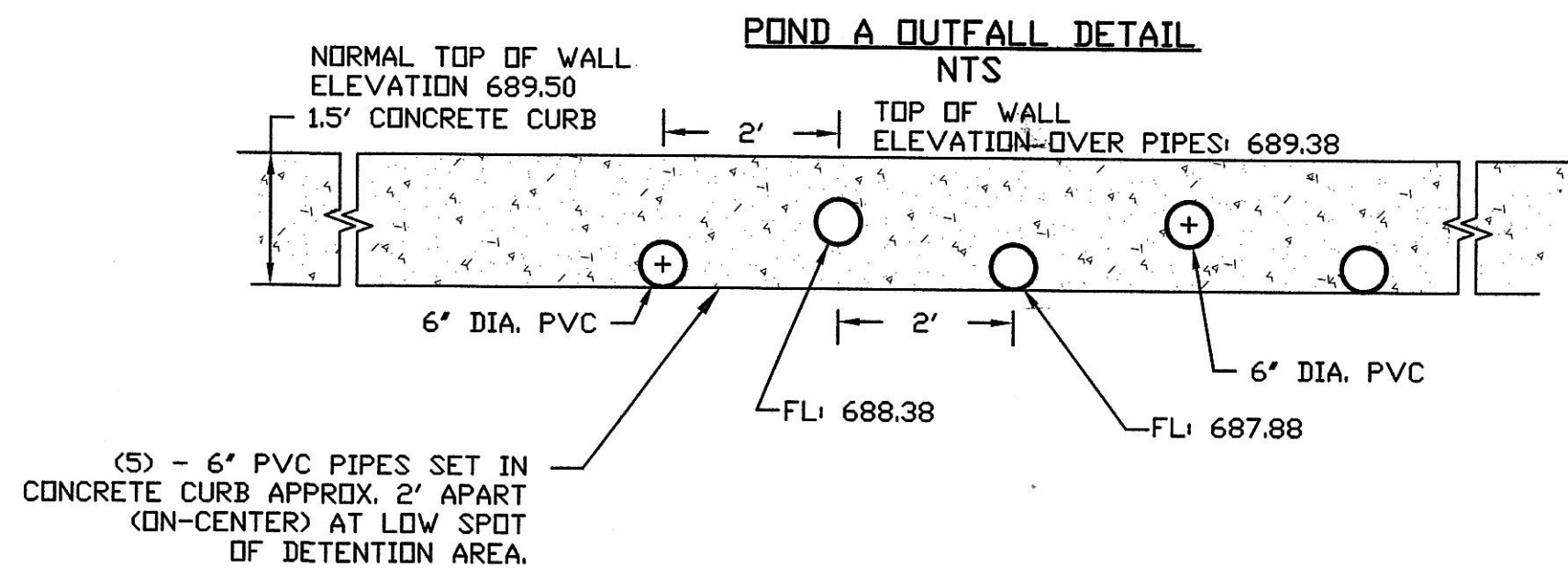
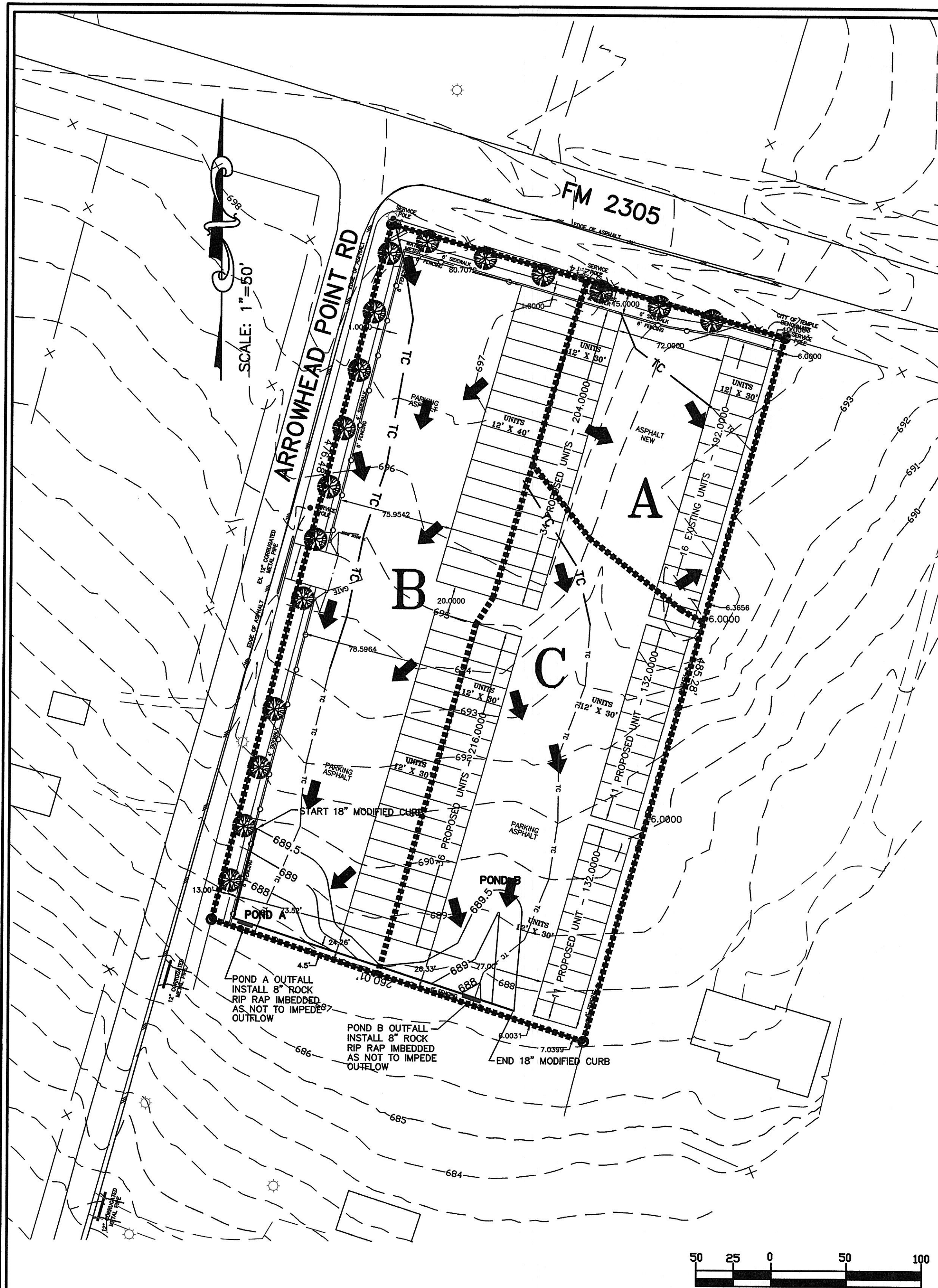
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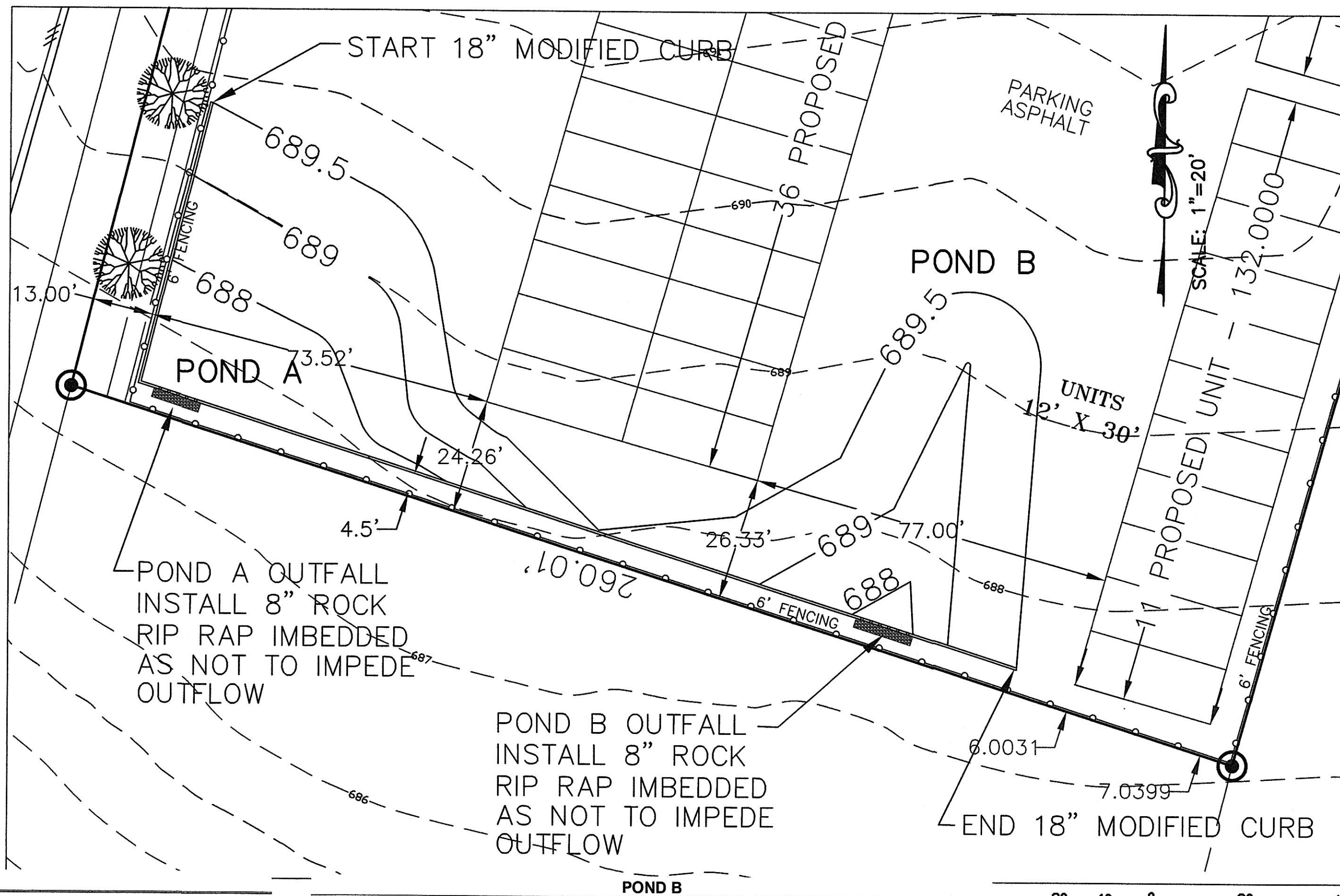
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1. CONCRETE FOR ALL ITEMS ON THIS SHEET SHALL BE CLASS "A", 3000 P.S.I. CONCRETE AT 28 DAYS MINIMUM. ALL REINFORCING SHALL HAVE 2" MIN. COVER, 3" MIN. IF PLACED AGAINST EARTH FORM.
2. EXPANSION JOINTS SHALL BE INSTALLED A MAX. OF EVERY 40' FOR CONCRETE CURB DETAILS.
3. BASE MATERIAL REQUIRED UNDER ALL CURB & GUTTER, BEGINNING 1' FROM BACK OF CURB, A MIN. OF 4" THICK.
4. ALL STEEL SHALL BE A MINIMUM OF 60 KSI.



Time of Concentration, Proposed Conditions (velocity from NRCS)-

Drainage Area Data		Initial/Overland Time t_t				Travel Time t_r				Computed	Comments
DA	N	Length, L_s (ft)	Slope, S ft/ft	t_t (min)	Length (ft)	Slope, S ft/ft	Velocity, V (fps)	t_r (min)	t_r (min)		
A	0.02	88.55	0.011	3.09	38.54	0.03	3.27	0.20	3.28		Use 5 minutes
B	0.02	300.00	0.018	4.88	183.97	0.03	3.67	0.84	5.71		
C	0.02	106.67	0.023	2.84	272.63	0.07	5.22	0.87	3.71		Use 5 minutes

Drainage Calculations, Developed Conditions, Calculated t_c

DA	AREA (acres)	TC (min.)	C10	I10 (in./hr.)	Q10 (cfs)	C25	I25 (in./hr.)	Q25 (cfs)	C100	I100 (in./hr.)	Q100 (cfs)
A	0.53	5.00	0.81	7.68	3.30	0.86	8.88	4.05	0.95	10.56	5.32
B	1.37	5.71	0.81	7.35	8.14	0.86	8.33	9.79	0.95	9.88	12.83
C	1.04	5.00	0.81	7.68	6.46	0.86	8.88	7.93	0.95	10.56	10.42
A+B+C	2.94	5.71	0.81	7.35	17.47	0.86	8.33	21.03	0.95	9.88	27.55

NOTES:

1. THE DEVELOPER SHALL ACQUIRE ALL REQUIRED NATIONWIDE PERMITS, SUCH AS CWA 401, 402 AND/OR 404, AS APPROPRIATE FROM THE US ENVIRONMENTAL PROTECTION AGENCY, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND/OR THE CORPS OF ENGINEERS.
2. DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING A STORM WATER POLLUTION PREVENTION PLAN AND ALL EROSION CONTROL MEASURES.
3. EXISTING GROUND CONTOURS ARE BASED ON TURLEY ASSOCIATES, INC. SURVEY DATA 2014 AND CITY OF TEMPLE STACKHOUSE MAPS.

STAGE STORAGE TABLE

STAGE	ELEVATION	AREA (SQ FT)	INCREMENTAL STORAGE VOLUME (CU. FT)	TOTAL CUMULATIVE VOLUME (CU. FT)	TOTAL POND DISCHARGE (CFS)
0.00	688.00	1,067	0	0	0.00
1.00	689.00	2,426	1701	1701	2.51
1.09	689.09		10-YR		3.42
1.47	689.47		100-YR		4.72
1.50	689.50	3,860	1558	3259	4.81

DESIGN STORM OUTFLOW

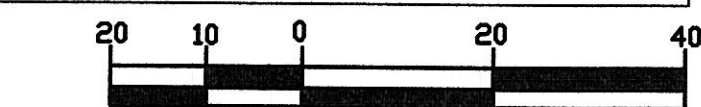
DESIGN STORM	PEAK INFLOW INTO POND (CFS)	POST-DEVELOPED POND DISCHARGE (CFS)	STORAGE VOLUME (CU. FT)	MAX ELEVATION (FT)
10	8.23	3.42	1,968	689.09
100	13.29	4.72	3,143	689.47

STAGE STORAGE TABLE

STAGE	ELEVATION	AREA (SQ FT)	INCREMENTAL STORAGE VOLUME (CU. FT)	TOTAL CUMULATIVE VOLUME (CU. FT)	TOTAL POND DISCHARGE (CFS)
0.00	688.00	71	0	0	0.00
1.00	689.00	933	421	421	2.54
1.16	689.16		10-YR		4.19
1.47	689.47		100-YR		5.51
1.50	689.50	3,327	100	1424	5.63

DESIGN STORM OUTFLOW

DESIGN STORM	PEAK INFLOW INTO POND (CFS)	POST-DEVELOPED POND DISCHARGE (CFS)	STORAGE VOLUME (CU. FT)	MAX ELEVATION (FT)
10	6.47	4.19	730	689.16
100	10.43	5.51	1,344	689.47

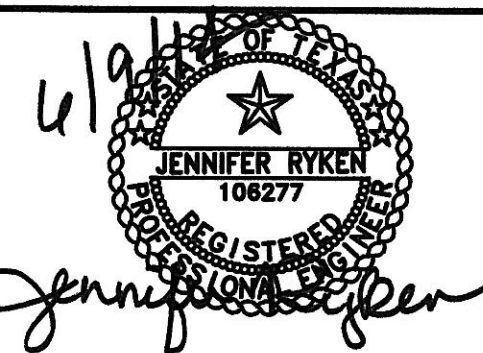


Pre vs Post-Development (Entire Site)

Design Storm	Pre (cfs)	Post (cfs)
10	5.89	8.86
100	10.51	13.11

DRAINAGE LEGEND

- DIRECTION OF POST-DEVELOPMENT RUNOFF FLOW
- POST-DEVELOPMENT DRAINAGE AREAS
- 1' NATURAL GROUND CONTOURS
- FINISHED GROUND CONTOURS



THE ABOVE ENGINEER ATTESTS THAT THE DESIGN WAS CONDUCTED IN ACCORDANCE WITH THE DRAINAGE CRITERIA AND DESIGN MANUAL FOR THE CITY OF TEMPLE.

POST-DEVELOPMENT DRAINAGE:
ARROWHEAD BOAT & RV STORAGE
13271 FM 2305
TEMPLE, BELL COUNTY, TEXAS

PRODUCED FOR:
CHRIS HODGES
501 WEST ADAMS AVENUE
TEMPLE, TEXAS 76502

REVISIONS	

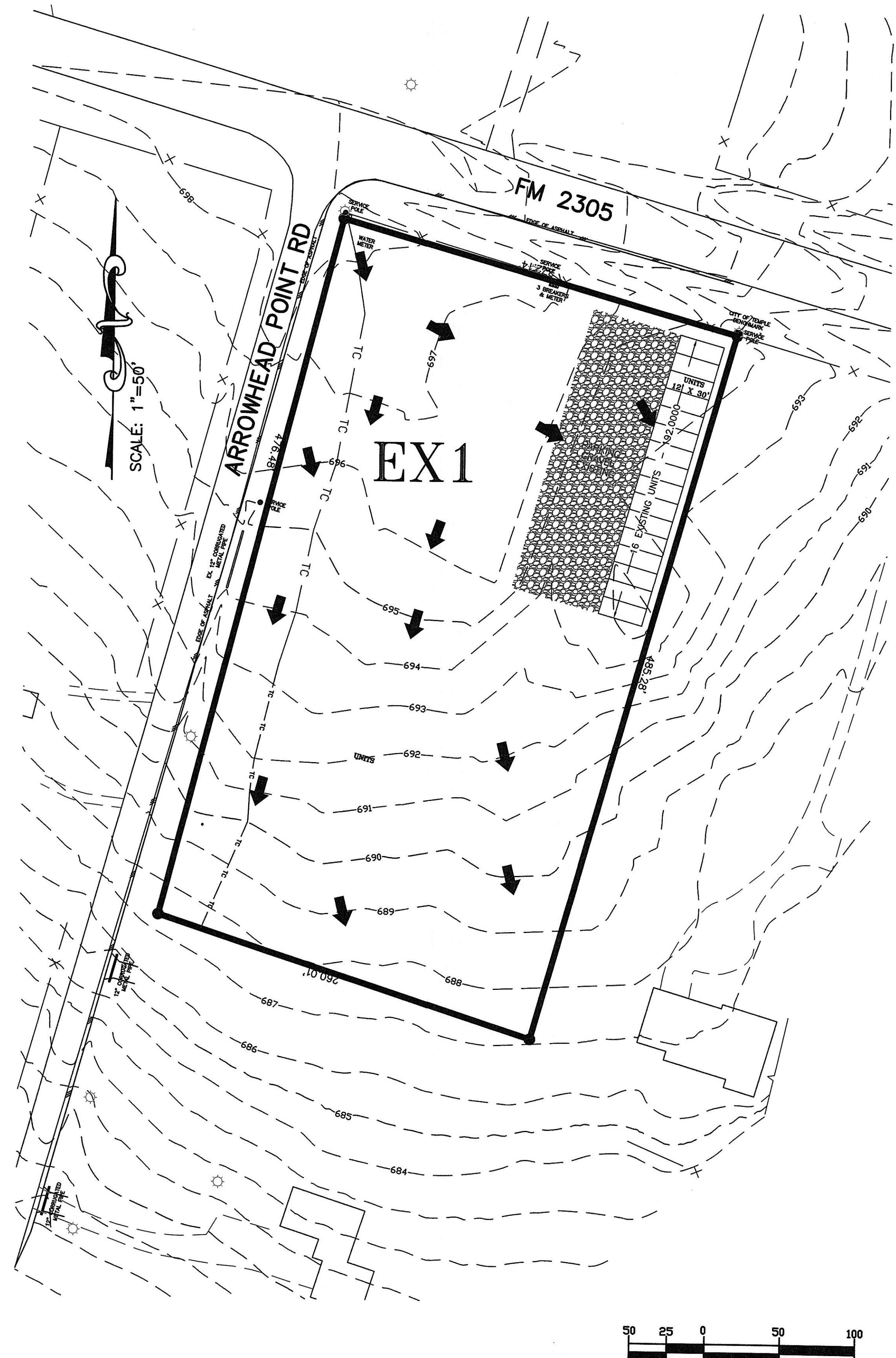
DATE: 06/09/2014
DRN. BY: JGR

REF.: -

FIELD BOOK SKETCH
JOB NO.: 14-572
SHEET 2 OF 2
COMPUTER DWG. NO. 14572_DR.DWG

12861-D
DRAWING NUMBER

ENGINEERING • PLANNING • SURVEYING
FIRM REGISTRATION NO. #F-1658
TURLEY ASSOCIATES, INC.
301 N. 3rd ST.
E-MAIL: MAIL@TURLEY-INC.COM
TEMPLE, TEXAS
(254) 773-2400
(254) 773-3998



Time of Concentration, Existing Conditions (velocity from NRCS)									
Drainage Area Data		Initial/Overland Time t_i			Travel Time t_t				Computed
DA	N	Length, L_o (ft)	Slope, S ft/ft	t_i (min)	Length (ft)	Slope, S ft/ft	Velocity, V (fps)	t_t (min)	t_c (min)
EX1	0.40	300.00	0.018	19.75	183.97	0.030	2.79	1.10	20.85

Drainage Calculations, Existing Conditions, Calculated t_c											
DA	AREA (acres)	T_c (min.)	C_{10}	I_{10} (in./hr.)	Q_{10} (cfs)	C_{25}	I_{25} (in./hr.)	Q_{25} (cfs)	C_{100}	I_{100} (in./hr.)	Q_{100} (cfs)
EX1	2.94	20.85	0.40	5.07	5.95	0.44	5.82	7.52	0.51	7.04	10.54

Weighted C Factor for Ex. Conditions			
Acres	Existing building	C_{10}	C_{25}
0.13	Existing gravel parking	0.83	0.88
0.28	Pasture/Range average conditions	0.40	0.45
2.53		0.38	0.42
MODIFIED "C"			
		0.40	0.44
			0.51

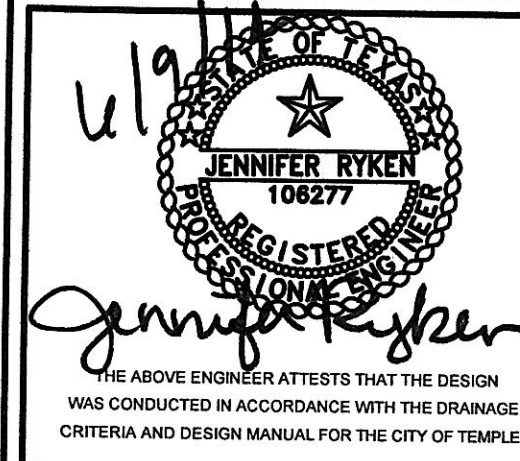
DRAINAGE LEGEND

← DIRECTION OF PRE-DEVELOPMENT RUNOFF FLOW

— PRE-DEVELOPMENT DRAINAGE AREAS

--- 1' NATURAL GROUND CONTOURS

ENGINEERING • PLANNING • SURVEYING
FIRM REGISTRATION NO. #1658
TURLEY ASSOCIATES, INC.
301 N. 3rd ST. TEMPLE, TEXAS (254) 773-2400
E-MAIL: MAIL@TURLEY-INC.COM (254) 773-3998



PRE-DEVELOPMENT DRAINAGE:
ARROWHEAD BOAT & RV STORAGE
13271 FM 2305
TEMPLE, BELL COUNTY, TEXAS

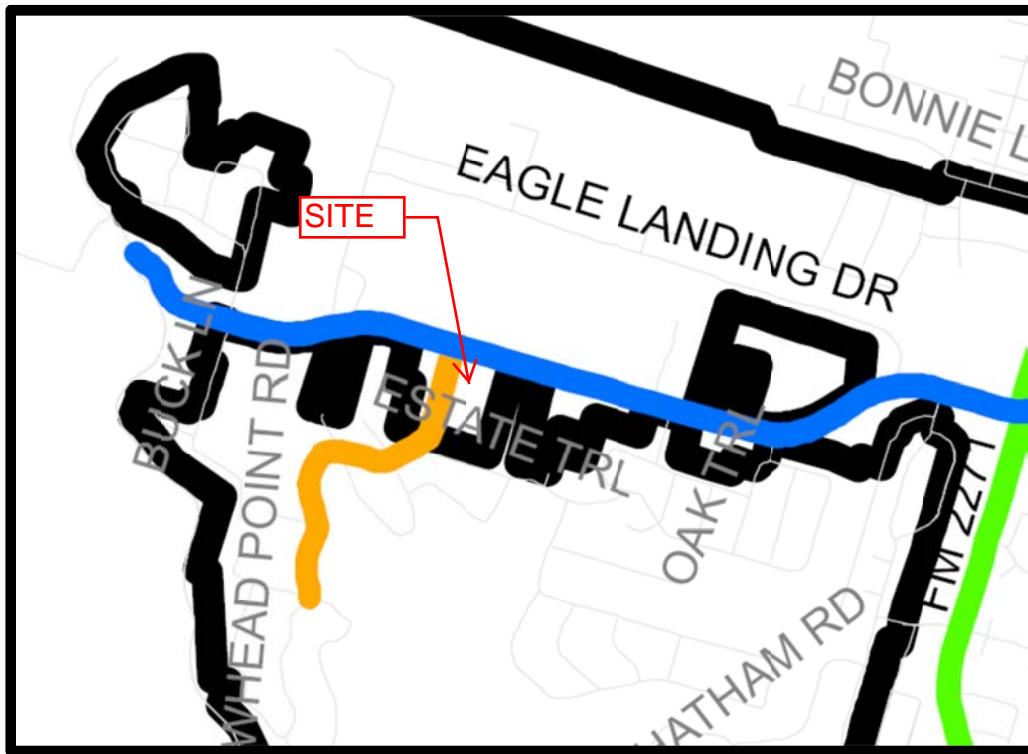
PRODUCED FOR:
CHRIS HODGES
501 WEST ADAMS AVENUE
TEMPLE, TEXAS 76502

REVISIONS	

DATE: 06/09/2014
DRN. BY: JGR
REF.:
FIELD BOOK SKETCH
JOB NO.: 14-572
SHEET 1 OF 2
COMPUTER DWG. NO. 14572_DR.DWG

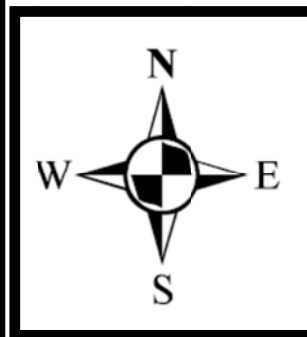
12861-D
DRAWING NUMBER

Localized Area of the Thoroughfare Plan



Map Legend (Map not to scale)

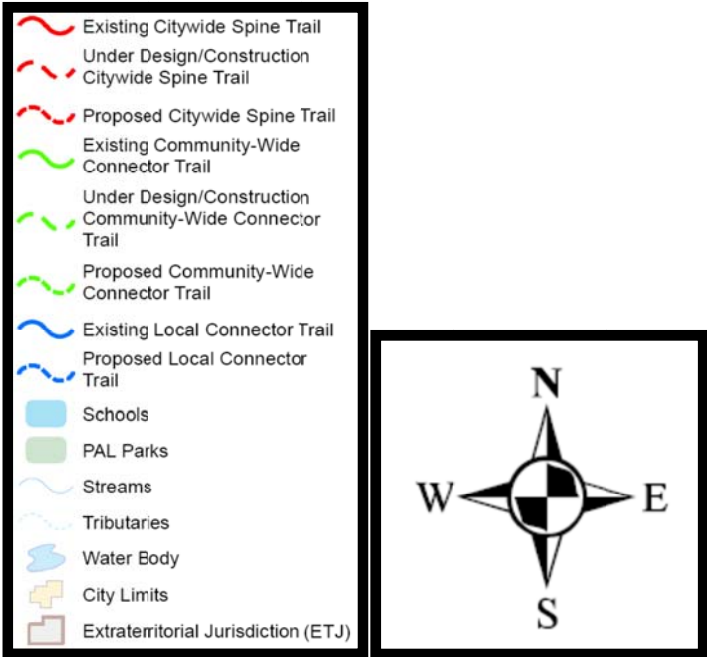
	Expressway
	Major Arterial
	Proposed Major Arterial
	Proposed K-TMPO
	Minor Arterial
	Proposed Minor Arterial
	Collector
	Proposed Collector
	Existing Railroad
<u>Grade Separated Interchange</u>	
	Existing
	Future
	City Limits
	Extrateritorial Jurisdiction (ETJ)
	Water Body

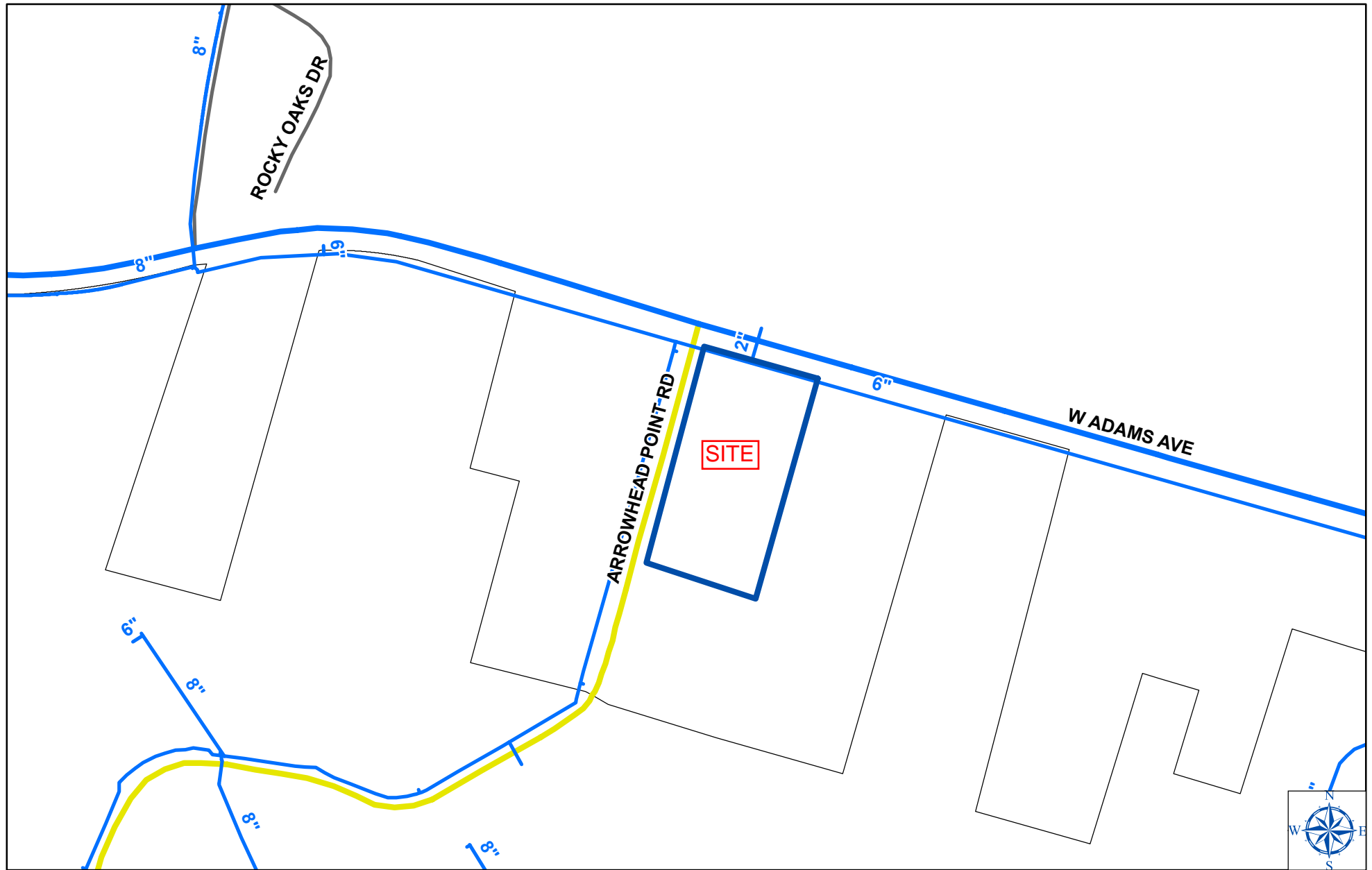


Localized Area of the Trails Plan



Map Legend (Map not to scale)





- | | | | |
|--------------|----------------|-------------------------|-------------------------|
| Case | Water Line | Proposed Major Arterial | Proposed Minor Arterial |
| Fire Hydrant | Expressway | Proposed K-TUTS | Collector |
| Sewer Line | Major Arterial | Minor Arterial | Conceptual Collector |

0 150 300 600
Feet

5/12/2014
City of Temple GIS

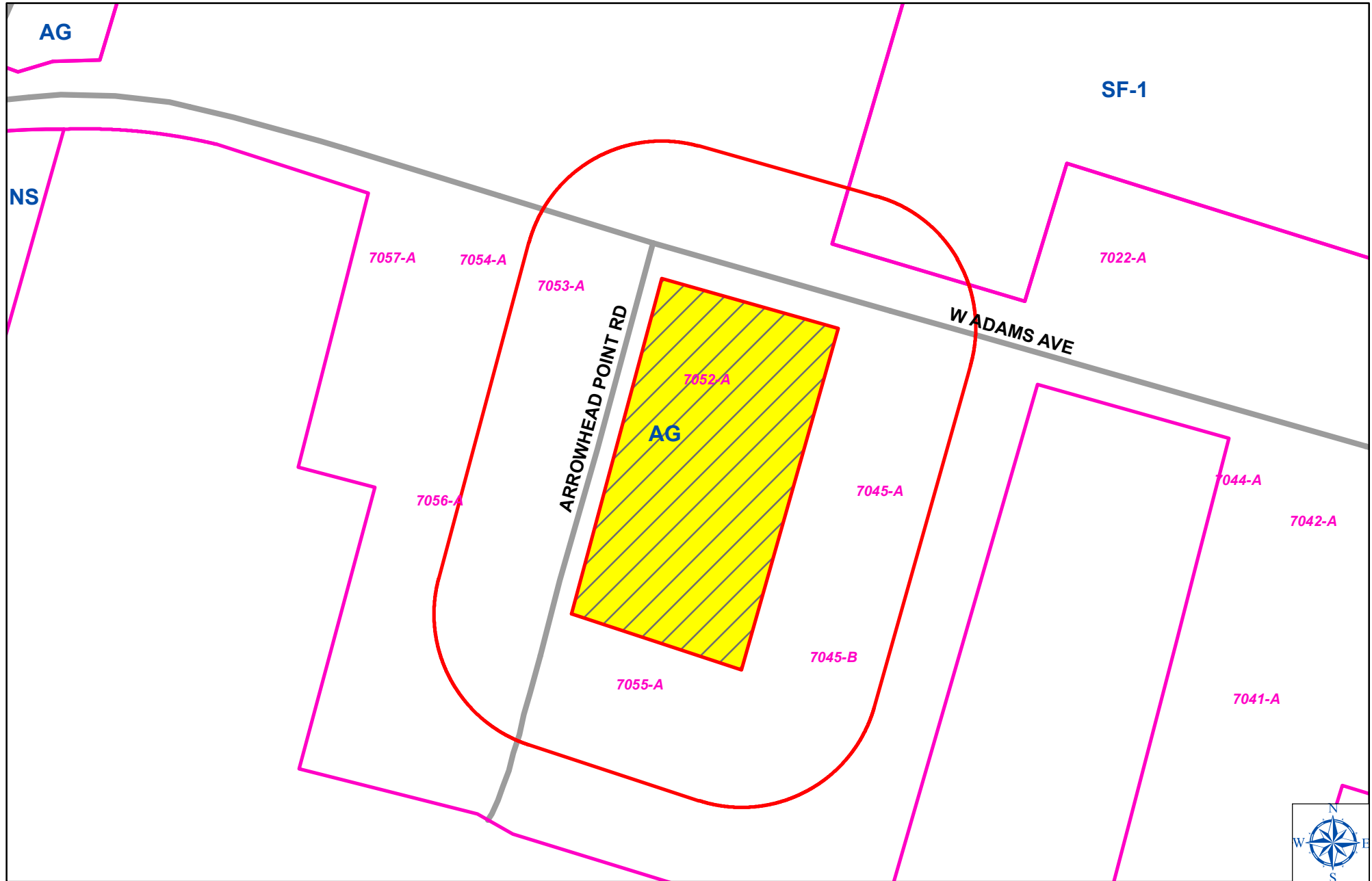
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



Z-FY-14-32

Notification Map AG to PD-NS

13271 FM 2305



Case
 200' Buffer
 Zoning
 Subdivision
1234-A
1234

Outblock Number
Address

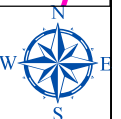
①
1

Block Number
Lot Number

0 150 300
Feet

5/13/2014
City of Temple GIS
mbaker

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.



ORDINANCE NO. 2014-4675

(PLANNING NO. Z-FY-14-32)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A ZONING CHANGE FROM AGRICULTURAL DISTRICT (AG) TO PLANNED DEVELOPMENT-NEIGHBORHOOD SERVICE (PD-NS) DISTRICT TO EXPAND AN EXISTING BOAT STORAGE FACILITY ON APPROXIMATELY 2.94 ACRES, LOCATED AT 13271 FM 2305; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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

Part 1: The City Council approves a zoning change from Agricultural District (AG) to Planned Development-Neighborhood Service (PD-NS) District, on approximately 2.94 acres being a part of the S.P. Terry Survey, Abstract No. 813, situated in Bell County, Texas, and located at 13271 FM 2305, as outlined in the map attached hereto as Exhibit 'A,' and made a part hereof for all purposes and subject to the following conditions:

- Submittal of a Development Plan at the time of Construction Documents that is in substantial compliance to the Development Plan attached with the Rezone Ordinance;
- The Council-approved Development Plan shall meet all Building, Fire, Design and Development Standards Manual unless approved by exception and included in the Rezone Ordinance;
- Outside storage of boats and RVs and anything else not already permitted by the UDC within the NS district is prohibited;
- A 10' building setback will be provided along the rear (south) property line to accommodate future development;
- If use of the land ceases to be used as a storage facility, future development would have to comply with the uses allowed and development standards of the Neighborhood Services district; and
- That the Director of Planning may be authorized discretion to approve minor modifications to the City Council-approved Development Plan, including but not limited to the selection of exterior building materials, screening, landscaping and minor modifications to the overall site layout.

Part 2: The City Council directs the Director of Planning to make the necessary changes to the City Zoning Map accordingly.

Part 3: 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 4: 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 5: It is hereby officially found and determined that the meeting at which this Ordinance is 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 **19th** day of **June**, 2014.

PASSED AND APPROVED on Second Reading on the **3rd** day of **July**, 2014.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Jonathan Graham
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

07/03/14
Item #4(E)
Consent Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Brynn Myers, Assistant City Manager

Ashley Williams, Sustainability and Grant Manager

ITEM DESCRIPTION: Consider adopting a resolution authorizing submission of an application for funding through the Funder's Network, Partners for Places grant program in an amount not to exceed \$100,000, with \$50,000 reimbursed through grant funding, to execute a home rehabilitation program as part of the Eastside Redevelopment Plan.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: The Funder's Network has announced a matching grant program entitled Partners for Places (PFP). PFP creates opportunities for cities to improve communities by building partnerships between local government and place-based service agencies. The proposed projects shall promote a healthy environment, a strong economy, and well-being of residents.

Distribution of funding will be allocated to community focused projects that encourages cross-sections of the community to work together.

The final application is due July 3, 2014, awards will be announced October 13, 2014.

The project scope involves partnering with area service agencies to expand programs that benefit low-income home owners. Housing rehabilitation work, paired with outreach and education, will improve self-resiliency and create long-term impacts aimed at stemming the loss of decent housing options for low and moderate income families.

By partnering with local service agencies, such as Bell County Health and Human Services, Habitat for Humanity and Hill Country Community Action Association; the City will leverage local funding and maximize the reach and long-term impacts of the project. In order to address needs in the City, such as those identified in the Eastside Redevelopment Plan, the program hopes to inspire residents to pursue activities and partnerships that enhance property values and improve overall appearance and livability.

The City will work with core partners to identify qualified homes and provide volunteers and funds to improve the housing stock. It is anticipated that with a budget of \$100,000 a minimum of seventeen homes will be served, with an average expenditure of \$500 - \$5,000 per home depending on the severity of the repairs for each qualified home. The project will assist low-income families in repairing

and renovating their homes so they can continue to live in safe, decent housing. Potential work could include weatherization, exterior structural repairs, handicap accessible ramp installation and general repair services, and utility system upgrades for safety and efficiency.

Staff is working with area service agencies to raise \$20,000 from local partners. Staff recommends matching local funds with \$30,000. The grant application requests and additional \$50,000 in funding from the Funder's Network, creating a project budget of \$100,000.

FISCAL IMPACT: If awarded the grant the City would receive \$50,000 in grant funds with a required City match of \$50,000 for a total of \$100,000 in funding for the proposed projects. The City will provide \$30,000 of the required match with the remaining \$20,000 coming from contributions from local partners. A budget adjustment is presented for Council's consideration designating the \$30,000 match from Designated Capital Projects-Unallocated, account 110-0000-352-13-45.

ATTACHMENTS:

[Budget Adjustment
Resolution](#)

FY 2014

BUDGET ADJUSTMENT FORM

Use this form to make adjustments to your budget. All adjustments must balance within a Department.
Adjustments should be rounded to the nearest \$1.

[illegible]

EXPLANATION OF ADJUSTMENT REQUEST- Include justification for increases AND reason why funds in decreased account are available.

To designate funds for a portion of the City's 50% match for the Partners for Places grant program. The City is requesting \$50,000 in grant funds with a required match of \$50,000. The City is proposing to fund \$30,000 of the match with the remaining \$20,000 coming from contributions from local partners. If awarded the grant the City would use the funds for housing rehabilitation work.

DOES THIS REQUEST REQUIRE COUNCIL APPROVAL?

☒ Yes

☐ No

DATE OF COUNCIL MEETING

7/3/2014

WITH AGENDA ITEM?

X Yes

☐ No

Department Head/Division Director

Date _____

<input type="checkbox"/>	Approved
<input type="checkbox"/>	Disapproved

Finance

Date _____

	Approved
	Disapproved

City Manager

Date _____

☐ Approved
☐ Disapproved

RESOLUTION NO. 2014-7356-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR FUNDING THROUGH THE FUNDER'S NETWORK, PARTNERS FOR PLACES GRANT PROGRAM, TO EXECUTE A HOME REHABILITATION PROGRAM AS PART OF THE EASTSIDE REDEVELOPMENT PLAN, IN AN AMOUNT NOT TO EXCEED \$100,000 WITH \$50,000 REIMBURSED THROUGH GRANT FUNDING; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the Funder's Network has announced a matching grant program entitled 'Partners for Places' (PFP) which creates opportunities for cities to improve communities by building partnerships between local government and place-based service agencies – these proposed projects will promote a healthy environment, a strong economy, and the well-being of residents;

Whereas, the project scope involves partnering with area service agencies to expand programs that benefit low-income home owners with housing rehabilitation work, paired with outreach and education;

Whereas, by partnering with local service agencies such as Bell County Health and Human Services, Habitat for Humanity and Hill Country Community Action Association, the City will leverage local funding and maximize the reach and long-term impacts of the project;

Whereas, it is anticipated that a minimum of seventeen houses will be served, depending on the severity of the repairs for each qualified home - staff is working with area service agencies to raise \$20,000 from local partners and recommends a City match of \$30,000;

Whereas, if awarded, the City will receive \$50,000 in grant funds with a required \$50,000 City match – the City will provide \$30,000 of the required match with the remaining \$20,000 coming from contributions from local partners;

Whereas, an amendment to the fiscal year 2013-2014 budget needs to be approved designating the \$30,000 match into Account No. 110-0000-352-1345; and

Whereas, the City Council has considered the matter and deems it in the public interest to authorize this action;

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

Part 1: The City Council authorizes the submission of an application for funding through the Funder's Network, Partners for Places grant program, to execute a home rehabilitation program as part of the Eastside Redevelopment Plan, in an amount not to exceed \$100,000, with a \$50,000 reimbursed through grant funding.

Part 2: The City Manager, or his designee, is authorized to execute any documents which may be necessary to ratify this grant, and accepts any funds that may be received for this grant, after approval as to form by the City Attorney.

Part 3: The City Council authorizes an amendment to the fiscal year 2013-2014 budget, substantially in the form of the copy attached hereto as Exhibit "A."

Part 4: It is hereby officially found and determined that the meeting at which this Resolution is 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 this the 3rd day of **July**, 2014.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Jonathan Graham
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

07/03/14
Item #4(F)
Consent Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Judy Duer, Library Director

Ashley Williams, Sustainability and Grant Manager

ITEM DESCRIPTION: Consider adopting a resolution ratifying the application and receipt of grant funds from the Texas State Library and Archives Commission, Edge Implementation Reimbursement Program in the amount of \$5,000 for the purchase of equipment and supplies that support the improvement of public access technology in public libraries.

STAFF RECOMMENDATION: Adopt Resolution as presented in item description.

ITEM SUMMARY: In June 2014 the Temple Public Library submitted a grant application to the Texas State Library and Archives Commission, requesting \$5,000 in funding from the Edge Implementation Reimbursement Program. Funding will support improvement of public access to technology within the library.

Funds are disbursed on a first-come, first-served basis, until funds are depleted. The application was due June 20, 2014 and notification of award was received June 26, 2014. Funds will allow the purchase of computers to serve the public in the use of job searches, job applications and education needs, among other uses.

Approval of the resolution will allow the Library to make final actions necessary to secure the funds and to execute projects intended by the grant.

FISCAL IMPACT: The City will receive \$5,000 in grant funds to be used to purchase computers for public use. The Edge Implementation Reimbursement Program is a 100% reimbursement program with no required City match. A budget adjustment is presented for Council's approval appropriating the grant expenditure and revenue.

ATTACHMENTS:

[Resolution](#)

RESOLUTION NO. 2014-7357-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, RATIFYING AN APPLICATION AND AUTHORIZING THE RECEIPT OF FUNDS FROM THE TEXAS STATE LIBRARY AND ARCHIVES COMMISSION, EDGE IMPLEMENTATION REIMBURSEMENT PROGRAM, FOR THE PURCHASE OF EQUIPMENT AND SUPPLIES, IN THE AMOUNT OF \$5,000; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, in June 2014, the Temple Public Library submitted a grant application to the Texas State Library and Archives Commission, requesting \$5,000 in funding from the Edge Implementation Reimbursement Program;

Whereas, applications were due June 20, 2014 and funds are distributed on a first-come, first-served basis until all funds are depleted – notification of award of funds was received by the City of Temple on June 26, 2014;

Whereas, the City will receive \$5,000 in grant funds to be used to purchase computers to serve the public in the use of job searches, job applications and educational needs – there is no required City match;

Whereas, an amendment to the fiscal year 2013-2014 budget needs to be approved to appropriate the grant revenue and expenditure; and

Whereas, the City Council has considered the matter and deems it in the public interest to authorize this action;

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

Part 1: The City Council authorizes the ratification of an application to the Texas State Library and Archives Commission, Edge Implementation Reimbursement Program for the purchase of equipment and supplies, in the amount of \$5,000.

Part 2: The City Manager, or his designee, is authorized to execute any documents which may be necessary to ratify this grant, and accepts any funds that may be received for this grant, after approval as to form by the City Attorney.

Part 3: The City Council authorizes an amendment to the fiscal year 2013-2014 budget, substantially in the form of the copy attached hereto as Exhibit “A.”

Part 4: It is hereby officially found and determined that the meeting at which this Resolution is 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 this the **3rd** day of **July**, 2014.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Jonathan Graham
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

07/03/14
Item #4(G)
Consent Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

David Blackburn, City Manager
Traci Barnard, Director of Finance

ITEM DESCRIPTION: Consider adopting a resolution setting the date, time and place of public hearings on the proposed FY 2014-2015 budget for August 7, 2014 and August 28, 2014 at 5:00 p.m. in the City Council Chambers.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: This proposed resolution will comply with the City Charter requirement that the date, time and place of the public hearing on the proposed budget be set at the first regular Council meeting after the budget is filed. The public hearing is scheduled for the August 7, 2014 Regular Council meeting, to be held at 5:00 p.m. in the Council Chambers, to receive citizen comments on the operating budget. The resolution will also indicate that a supplemental public hearing on the proposed budget will be conducted at the August 28, 2014 Special Council meeting, just prior to the scheduled adoption of the budget.

Additional public hearings for the FY 2014-2015 Proposed Budget may be scheduled relating to statutory requirements for adoption of a tax rate.

FISCAL IMPACT: N/A

ATTACHMENTS:

[Resolution](#)

RESOLUTION NO. 2014-7358-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, SETTING THE DATE, TIME AND PLACE OF THE PUBLIC HEARINGS ON THE PROPOSED FISCAL YEAR 2014-2015 BUDGET FOR AUGUST 7, 2014 AND AUGUST 28, 2014, AT 5:00 P.M. IN THE CITY COUNCIL CHAMBERS; DIRECTING THE CITY SECRETARY TO PUBLISH NOTICE SETTING FORTH THE TIME AND PLACE THEREOF; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, compliance with the City Charter directs that the date, time and place of the public hearings on the proposed budget be set at the first regular City Council meeting after the annual budget is filed;

Whereas, the public hearings shall be scheduled for August 7, 2014 and August 28, 2014 at 5:00 p.m. in the City Council Chambers located in the Municipal Building at 2 North Main Street, Temple, Bell County, Texas; and

Whereas, the City Council has considered the matter and deems it in the public interest to authorize this action.

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

Part 1: The City Council directs that public hearings on the budget for the City of Temple Fiscal Year 2014-2015 be held at meetings of the City Council at 5:00 p.m. on August 7, 2013, and August 28, 2014, in the City Council Chambers located in the Municipal Building at 2 North Main Street, Temple, Bell County, Texas.

Part 2: The City Council directs the City Secretary to cause the publication of notice of said hearings setting forth the time and place thereof in a newspaper of general circulation within the City.

Part 3: It is hereby officially found and determined that the meeting at which this Resolution is 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 this the 3rd day of **July**, 2014.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Jonathan Graham
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

07/03/14
Item #5(A & B)
Regular Agenda
Page 1 of 4

DEPT. /DIVISION SUBMISSION & REVIEW:

Jonathan Graham, City Attorney
Brynn Myers, Assistant City Manager

ITEM DESCRIPTION: SECOND READING – PUBLIC HEARING: Consider adopting ordinances:

- (A) Designating the Adams, Central, and C Avenues Strategic Investment Zone as Tax Abatement Reinvestment Zone Number Twenty-Nine for Commercial/Industrial Tax Abatement and as a Strategic Investment Zone and authorizing a number of other SIZ economic development incentives for property redevelopment; and
- (B) Amending the City's Comprehensive Economic Development Ordinance (Ord. No. 2013-4626) to reflect the inclusion of the Adams, Central, and C Avenues Strategic Investment Zone as Tax Abatement Reinvestment Zone Number Twenty-Nine.

STAFF RECOMMENDATION: Conduct public hearing and adopt ordinance on second and final reading, as presented in item description.

ITEM SUMMARY: *Synopsis:* The proposed ordinance designates the proposed Adams, Central and C Avenues area as both a tax abatement reinvestment zone and as a Strategic Investment Zone. As a tax abatement reinvestment zone, it offers the potential for the City to approve five year tax abatement agreements. The ordinance also proposes incentives for this new SIZ, and provides authority for the City to consider approving SIZ type match grants similar to what we've made available in the South 1st, Avenue G/H, North 3rd, and MLK SIZ incentive zones.

Background: This ordinance, if adopted, will create the City's fifth SIZ incentive zone. The City Council previously adopted incentive zones for the South 1st Street SIZ, the Avenue G/H SIZ, the North 3rd Street SIZ, and MLK SIZ. As with our four previously adopted ordinances, this proposed ordinance is designed to encourage redevelopment of a strategically important section of the Adams, Central and C Avenues SIZ corridor that might otherwise not occur in the absence of incentives. The Adams, Central and C Avenues SIZ includes parcels fronting both the north and south side of Adams and Central from the boundary of the MLK SIZ zone east to 22nd Street, the parcels fronting the north side of Adams from 22nd Street east to Fowler Road, and the parcels fronting both the north and south side of East C Avenue from the MLK SIZ zone boundary to East D Avenue.

A map of the boundaries of the Adams, Central, and C Avenues tax abatement reinvestment zone/Adams, Central, and C Avenues SIZ incentive zone is attached to this narrative as Exhibit A. The Adams, Central, and C Avenues SIZ area contains a mixture of CA, LI, HI, Commercial and Single Family zoning. A map depicting that is attached as Exhibit B.

Little new development has occurred within the Adams, Central, and C Avenues SIZ incentive area in the past twenty years. The condition of property in the Adams, Central, and C Avenues SIZ corridor is likely to substantially arrest or impair sound growth because of the number of deteriorating structures, inadequate streets and sidewalks, lack of accessibility or usefulness of lots, unsanitary and unsafe conditions, the deterioration of site or other improvements, or conditions that endanger life or property by fire or other cause. These conditions justify the use of tax abatement and SIZ-type Chapter 380 incentive agreements.

The proposed ordinance encourages redevelopment in the proposed Adams, Central, and C Avenues SIZ incentive area primarily through: (1) the availability of agreements that provide tax abatement for commercial and industrial property on the *increased* value of eligible real and personal property; and (2) the availability of matching grant incentives (Chapter 380) where the City participates with dollars or in-kind services to encourage redevelopment. The proposed ordinance creates enabling authority, but is subject to the availability of funds that may be appropriated from year to year by the City Council as part of the annual budget process.

As the City's adopted SIZ report recommended, the City is employing a 'combined-arms' approach to redevelopment in our Strategic Investment Zones. On one hand we have sought voluntary compliance with existing codes and standards and backed that up with a willingness to compel compliance through enforcement proceedings before the City's Building and Standards Commission.

We've also tried a "carrot" incentive through a willingness to assist property owners with the demolition of substandard buildings and signs in our corridors. As we have previously reported to the City Council, the City has demolished a number of dilapidated buildings and signs in the past seven years, both within and near our SIZ corridors. The proposed ordinance extends those efforts by offering tax abatement and economic development incentives in the Adams, Central, and C Avenues SIZ incentive area. The tax abatement we are proposing is similar to what has been successfully offered in the South 1st SIZ corridor, Avenue G/H corridor, North 3rd Street, and MLK corridor: 100% tax abatement for five years on the *increased* value of eligible real and personal property constructed in accordance with a tax abatement agreement. Eligible property improvements for *tax abatement* in this SIZ corridor would include only commercial or industrial redevelopment (real and personal property). *SIZ incentive grants* are available for residential, commercial or industrial redevelopment.

Adams, Central, and C Avenues SIZ Incentive Area

The Adams, Central and C Avenues SIZ includes parcels fronting both the north and south side of Adams and Central from the boundary of the MLK SIZ zone east to 22nd Street, the parcels fronting the north side of Adams from 22nd Street east to Fowler Road, and the parcels fronting both the north and south side of East C Avenue from the MLK SIZ zone boundary to East D Avenue. The recommendation is based on extending the grant corridors from the existing boundary of the MLK SIZ zone to Ferguson Park (for Adams and Central) and Wilson Park (for C Avenue).

In addition to the possibility of five year tax abatement for large, significant projects, the proposed Chapter 380 matching grants for economic development and in-kind services are very similar to those employed in the South 1st Street, Avenue G/H, North 3rd Street, and MLK SIZ corridors. The grant matrix includes funds or services related to façade replacement or upgrading, sign improvements, landscaping improvements, asbestos surveys and abatements, demolitions and sidewalk replacement. Availability of these matching funds would be on a first-come/first-served basis for eligible projects. Approximately \$100,000 is appropriated in FY 2013-14 for SIZ incentive agreements for all of the four existing SIZ incentive areas and any incentive agreements proposed for the Adams, Central, and C Avenues SIZ incentive area would come out of the existing appropriation.

The proposed ordinance amends portions of the City's comprehensive economic development ordinance to reference the Adams, Central, and C Avenues area as a tax abatement reinvestment zone and to list the Adams, Central, and C Avenues SIZ corridor in Part III, "Additional Economic Incentives within the City," Section C, "Incentives in Certain Strategic Incentive Zones (SIZ)," to incorporate Adams, Central, and C Avenues as an incentive zone and describe the incentive grants available thereon, which are:

TYPE OF GRANT	Adams, Central, and C Avenues
Façade	\$15,000
Sign	\$2,500
Landscaping	\$5,000 or \$10,000 (higher amount w/ irrigation)
Asbestos	\$1,000 + \$3,000 (survey + abatement)
Demolition	\$2,500
Sidewalk	\$10,000
Fee Waiver	\$2,000
Code Compliance (Residential)	\$5,000
Theoretical Maximum Grant (lesser of the sum of individual grants and 33% of total investment if project < \$100K or 25% if total investment is ≥ \$100K)	\$46,000
Required Minimum Investment	\$20K Commercial/ \$10K Residential

Finally, in our proposed amendments to the City's Comprehensive Economic Development Ordinance, changes were made to the tables located on pages 6 & 7 to standardize all incentive areas in terms of percentage of increased value to be abated and the criteria for meeting the minimum standards for tax abatement into one table.

FISCAL IMPACT: The City Council authorized \$100,000 in this fiscal year for economic development incentives in Strategic Investment Zone corridors. Tax abatement agreements, if entered into in the future on property in this corridor, would rebate taxes on the increase value of eligible real and personal property in the area and would not require a financial outlay by the City.

ATTACHMENTS:

[Maps](#)

[Ordinance](#)

ORDINANCE NO. 2014-4672

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, DESIGNATING THE ADAMS, CENTRAL AND C AVENUES AREA AS A STRATEGIC INVESTMENT ZONE AND AS TAX ABATEMENT REINVESTMENT ZONE NUMBER TWENTY-NINE FOR COMMERCIAL/INDUSTRIAL TAX ABATEMENT; ESTABLISHING THE BOUNDARIES THEREOF AND OTHER MATTERS RELATING THERETO; ESTABLISHING CERTAIN ECONOMIC DEVELOPMENT INCENTIVES IN THE ZONE; ESTABLISHING A SUNSET PROVISION; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

Whereas, the City Council of the City of Temple, Texas (the "City"), desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by creation of a reinvestment zone for commercial/industrial tax abatement, as authorized by Section 312.201 of the Texas Tax Code;

Whereas, the City held such public hearing after publishing notice of such public hearing, and giving written notice to all taxing units overlapping the territory inside the proposed reinvestment zone;

Whereas, the City at such hearing invited any interested person, or his attorney, to appear and contend for or against the creation of the reinvestment zone, the boundaries of the proposed reinvestment zone, whether all or part of the territory described in the ordinance calling such public hearing should be included in such proposed reinvestment zone, the concept of tax abatement;

Whereas, the proponents of the reinvestment zone offered evidence, both oral and documentary, in favor of all of the foregoing matters relating to the creation of the reinvestment zone, and opponents of the reinvestment zone appeared to contest creation of the reinvestment zone; and

Whereas, the City finds that the condition of property in the Adams, Central and C Avenues Corridor is likely to substantially arrest or impair the sound growth of the municipality, because of the presence of one or more of the conditions: a substantial number of substandard, slum, deteriorated, or deteriorating structures; the predominance of defective or inadequate sidewalks or streets; faulty size, adequacy, accessibility, or usefulness of lots; unsanitary or unsafe conditions; the deterioration of site or other improvements; or conditions that endanger life or property by fire or other cause.

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

Part 1: The facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct.

Part 2: (a) **Designation of the Adams, Central and C Avenues Strategic Investment Zone Tax Abatement Reinvestment Zone Number Twenty-Nine.** Pursuant to Section 312.201 of the Code, the City hereby creates the reinvestment zone for commercial or industrial tax abatement consisting of property within the area described as follows:

parcels fronting both the north and south side of Adams and Central from the boundary of the MLK SIZ zone east to 22nd Street, the parcels fronting the north side of Adams from 22nd Street east to Fowler Road, and the parcels fronting both the north and south side of East C Avenue from the MLK SIZ zone boundary to East D Avenue. The recommendation is based on extending the grant corridors from the existing boundary of the MLK SIZ zone to Ferguson Park (for Adams and Central) and Wilson Park (for C Avenue).

Such reinvestment zones are hereby designated and shall hereafter be officially designated as Tax Abatement Reinvestment Zone Number 29, City of Temple, Texas. The City Council specifically finds that the boundaries of the reinvestment zone (referred to hereinafter as the "ADAMS, CENTRAL AND C AVENUES STRATEGIC INVESTMENT ZONE") should be as shown in the map attached hereto as Exhibit "A."

(b) **Findings Relative to Creation of Tax Abatement Reinvestment Zone.** The City Council, after conducting a public hearing and hearing evidence and testimony, makes the following findings and determinations based on the testimony presented to it:

1. That a public hearing on the adoption of the reinvestment zone has been properly called, held and conducted and that notices of such hearings have been published as required by law and mailed to all taxing units overlapping the territory inside the proposed reinvestment zone;

2. That creation of the ADAMS, CENTRAL AND C AVENUES STRATEGIC INVESTMENT ZONE will result in benefits to the City and to the land included in the zone after the term of any agreement executed hereunder, and the improvements sought are feasible and practical;

3. That the ADAMS, CENTRAL AND C AVENUES STRATEGIC INVESTMENT ZONE meets the criteria for the creation of a reinvestment zone as set forth in Section 312.202 of the Code in that it is "reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the property and that would contribute to the economic development of the City;" and

4. That the ADAMS, CENTRAL AND C AVENUES STRATEGIC INVESTMENT ZONE meets the criteria for the creation of a reinvestment zone as set forth in the City of Temple Guidelines and Criteria for granting tax abatement in reinvestment zones.

(c) The ADAMS, CENTRAL AND C AVENUES STRATEGIC INVESTMENT ZONE shall take effect on July 3, 2014, and continue in effect until July 3, 2019.

(d) To be considered for execution of an agreement for tax abatement the commercial or residential project shall:

1. Be located wholly within the ADAMS, CENTRAL AND C AVENUES STRATEGIC INVESTMENT ZONE as established herein;

2. Not include property that is owned or leased by a member of the City Council of the City of Temple, Texas, or by a member of the Planning and Zoning Commission;

3. Conform to the requirements of the City's Zoning Ordinance, all other City codes and regulations, City of Temple Guidelines and Criteria for granting tax abatement in reinvestment zones previously adopted by the City Council, and all other applicable laws and regulations; and

4. Have and maintain all land located within the ADAMS, CENTRAL AND C AVENUES STRATEGIC INVESTMENT ZONE, appraised at market value for tax purposes.

(e) Written agreements with property owners located within the ADAMS, CENTRAL AND C AVENUES STRATEGIC INVESTMENT ZONE shall provide identical terms regarding duration of exemption and share of taxable real property value exempted from taxation.

(f) Written agreements for tax abatement as provided for by Section 312.205 of the Tax Code shall include provisions for:

1. Listing the kind, number and location of all proposed improvements of the property;

2. Access to and inspection of property by municipal employees to ensure that the improvements or repairs are made according to the specification and conditions of the agreements;

3. Limiting the use of the property consistent with the general purpose of encouraging development or redevelopment of the ADAMS, CENTRAL AND C AVENUES STRATEGIC INVESTMENT ZONE during the period that property tax exemptions are in effect; and

4. Recapturing property tax revenue lost as a result of the agreement if the owner of the property fails to make the improvements as provided by the agreement.

(g) Applications. Applications for tax abatement in the ADAMS, CENTRAL AND C AVENUES STRATEGIC INVESTMENT ZONE are available in the City Attorney's Office, Suite 308, Municipal Building, 2 North Main Street, Temple, TX 76504 or from the City's website, **ci.temple.tx.us**.

Part 3: (a) The area described in Section 2(a) as Tax Abatement Reinvestment Zone Number Twenty-Nine is also designated as the Adams, Central and C Avenues Strategic Investment Zone.

(b) **Additional Economic Development Incentives for the Adams, Central and C Avenues Strategic Investment Zone.** Pursuant to Article 3, Section 52-a of the Texas Constitution, Chapter 380 of the Texas Local Government Code, and Section III.B of the City's Economic Development Policy ordinance, the City will consider offering additional economic incentives for development in the Adams, Central and C Avenues Strategic Investment Zone as provided below. If property is located within the Adams, Central and C Avenues Strategic Investment Zone and another investment zone offering similar incentives by the City, the applicant may apply under either program, subject to the rules of eligibility. *To be eligible for any of the grants in Part 3 of this Ordinance, the applicant must propose and complete real property improvements on property located within the Adams, Central and C Avenues Strategic Investment Zone with a minimum investment of not less than \$50,000 for commercial or industrial development.*

- (1) **Façade Improvement Grants.** (commercial only) The City will consider making grants of up to **\$15,000** on a 1:1 matching basis for the replacement of an existing façade with an eligible masonry product to an eligible property, or to remove an existing façade to expose the original façade. Eligible masonry materials for a replacement façade under this subsection include brick, stone, stucco, EIFS, rough-faced block, fiber cement siding products, such as HardiPlank® and such other materials that the City may approve from time to time. A list of eligible materials for the Adams, Central and C Avenues Strategic Investment Zone is maintained in the Construction Safety Office, 1st Floor, the Municipal Building, 2 North Main Street. Façade improvement costs eligible for reimbursement with a façade improvement grant include demolition costs (including labor), landfill costs, and material and construction (including labor) costs, but specifically *exclude* design costs.
- (2) **Sign Improvement Grants.** (commercial only) The City will consider making grants of up to **\$2,500** on a 1:1 matching basis for the installation of new ground-mounted, monument type signs on eligible properties or the replacement of a dilapidated sign. To be eligible, the base or footing of the sign must be concrete or metal. Sign improvement costs eligible for reimbursement with a sign improvement grant include demolition costs (including labor), landfill costs, and material and construction (including labor) costs, but specifically *exclude* design costs.
- (3) **Landscaping Improvement Grants.** (commercial only) The City will consider making grants of up to **\$5,000** on a 1:1 matching basis for the installation of new or additional landscaping to an eligible property. To be eligible the landscaping must meet or exceed the City's landscaping requirements for the area, as the same may be established from time to time. If an irrigation system is installed, or already exists, and will be maintained by the applicant, the maximum amount of the landscaping grant is **\$10,000** on a 1:1 matching basis. Landscaping improvement costs eligible for reimbursement with a landscaping improvement grant include ground preparation costs (including labor), materials (trees, shrubs,

soil and amendments thereto and other decorative hardscape such as arbors, art, and walls or fences) and material and construction (including labor) costs, but specifically *exclude* design costs. The City will also consider making grants of trees from the City's tree farm if requested by the applicant as part of a landscaping improvement grant application.

- (4) **Asbestos Survey or Abatement Grants.** (commercial only) The City will consider a grant of up to **\$1,000** on a 1:1 matching basis for owner-initiated asbestos survey of a building and up to **\$3,000** on a 1:1 matching basis for asbestos abatement for a building on eligible property. Asbestos survey and abatement grant eligible costs include professional fees, labor costs, and replacement materials.
- (5) **Demolition Grants.** (commercial only) When requested by an applicant the City will consider in its sole discretion, demolishing buildings, signs or parking lots, and disposing of the same at the City's cost, when the City has the capacity and equipment to do so. The City will not demolish buildings where the City in its sole discretion determines that there is a reasonable probability that the building contains asbestos, unless the applicant has obtained an asbestos survey and abated asbestos, where necessary, prior to demolition of the structure. In lieu of doing the demolition work with its own crews, the City will also consider a grant of up to **\$2,500** on a 1:1 matching basis for the demolition of existing buildings, signs, or parking lots on eligible property. Where the applicant is performing the demolition and seeking a demolition grant, eligible costs include the labor and landfill costs, and equipment rental, but exclude any design costs.
- (6) **Sidewalk Improvement Grants.** (commercial only) The City will consider grants of up to **\$10,000** on a 1:1 matching basis for the construction of new sidewalks within the ADAMS, CENTRAL AND C AVENUES STRATEGIC INVESTMENT ZONE, curb and guttering or the replacement of existing sidewalks or curb and guttering on eligible property. Sidewalk improvement costs eligible for reimbursement with a sidewalk improvement grant include demolition costs (where applicable) (including labor), landfill costs, and material and construction (including labor) costs and equipment rental, but specifically *exclude* design costs.
- (7) **Waiver of Platting, Zoning and Permit Fees.** (commercial only) The City will consider waiving up to \$2,000 in platting, zoning, water and wastewater tap fees, and building permit fees for eligible projects.

(b) **Eligible Property.** To be eligible for a grant under Part 3(a)(1)-(8) above, the applicant must be the owner or lessee of property lying within the boundaries of the Adams, Central and C Avenues Strategic Investment Zone. Eligible property improvements are as described in Part 3(a)(1)-(7) above.

(c) **Application Form.** To be eligible for the grants described in Part 3(a), an applicant must submit an application and received approval from the City prior to commencing the work for which a grant or assistance by the City is sought. Applications

must be submitted on a form provided by the City, be fully and accurately completed, and signed by the owner(s) (and the lessee(s), where applicable) of the property. Forms are

available in the **City Manager's Office** (c/o of the Assistant City Manager) and in the office of **Keep Temple Beautiful**, 100 West Adams, Suite 302, Temple, TX 76501, and must be

submitted to the City Manager's office for review and potential approval by the City. A completed application must contain a rendering of all proposed improvements and a written description of the same. Where the proposed scope of work requires professional work by an engineer or architect, the plans must be sealed by an engineer or architect, as applicable.

(d) **Evaluation of Applications.** In evaluating whether to approve an application for a grant under Part 3(a), the City Council will consider: (1) the extent to which the property for which a grant is sought is blighted or fails to meet City codes or regulations in one or more aspect; (2) whether the proposed redevelopment is at a higher level than which exists on other properties in the Adams, Central and C Avenues Strategic Investment Zone at the time of adoption of this ordinance; (3) whether the applicant has the financial resources to complete the described in the application; (4) whether the property is unlikely to redevelop without an incentive by the City; (5) whether the proposed use of the property is in keeping with the future uses of property identified in the City's Comprehensive Plan or a master plan adopted by the City Council. Upon receipt of an application for a grant under Part 3(a), the City Manager shall cause the application to be evaluated using the criteria established in Part 3(d) above, and submit the application and the Staff's recommend to approve or deny the request, in whole or part, to the City Council for their consideration.

(e) **Approval of grants.** The City Council may approve a request for a grant under Part 3(a) in whole or in part, or deny the same.

(f) **No Vested Right to Receive a Grant.** The existence of the grant program established in Section 3(a) does not create any vested rights to receive a grant or convey a property interest to any person to receive a grant. The award or denial of a grant under this Ordinance shall be at the sole discretion of the City Council. The City Council shall annually appropriate funds for the administration of the grant program in this ordinance, and the granting of funds under the programs established by this ordinance are subject to the availability of funds appropriated for that purpose in any given fiscal year.

(g) **Compliance with Terms of a Grant; payment to recipient.** A recipient of a grant from the City must enter into a development agreement with the City prior to receiving any grant funds or in-kind services by the City. The agreement shall provide that the applicant agrees to: (1) complete the work described in the application in a timely fashion; (2) give the City the right to inspect the work described in the development agreement and the financial records associated with the same during reasonable business hours; (3) perform all of the work described in the grant application in accordance with all applicable City codes and regulations; and (4) to maintain those improvements in the future. The failure by an applicant for a grant to satisfy all of the terms and conditions of the development agreement shall relieve the City of any obligation to provide grants funds under this Ordinance or as described in the development agreement. Payment to grantees shall be made within thirty (3)

days of the work described in the development agreement being completed, inspected and accepted by the City.

Part 4: Severance clause. 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 5: Effective date. 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: Sunset provision. The designation of Tax Abatement Reinvestment Zone Number Fifteen shall expire five years from the effective date of this ordinance. The designation of a tax abatement reinvestment zone may be renewed for periods not exceeding five years. The expiration of a reinvestment zone designation does not affect an existing tax abatement agreement authorized by the City Council.

Part 7: Open Meeting Act. It is hereby officially found and determined that the meeting at which this ordinance is 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 Meeting Act.

PASSED AND APPROVED on First Reading on the **19th** day of **June**, 2014.

PASSED AND APPROVED on Second and Final Reading and Public Hearing on the **3rd** day of **July**, 2014.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, MAYOR

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Jonathan Graham
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

07/03/14

Item #6

Regular Agenda

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DEPT./DIVISION SUBMISSION & REVIEW:

Traci L. Barnard, Director of Finance

ITEM DESCRIPTION: FIRST READING – PUBLIC HEARING: Consider adopting an ordinance authorizing an amendment to the Tax Increment Financing Reinvestment Zone No. 1 Financing and Project Plans to appropriate additional funds for Downtown Improvements in FY 2014.

STAFF RECOMMENDATION: Conduct public hearing and adopt ordinance as presented in item description, on first reading and schedule second reading and final adoption for July 17, 2014.

ITEM SUMMARY: At their June 25, 2014 regular meeting, the Reinvestment Zone No. 1 Board approved the recommendation of this amendment. Below is a summary of the proposed Financing and Project Plans amendment.

Appropriating additional funds needed for the Downtown Rail Safety Zones:

Line 401 – Downtown Improvements: Bids were received for the Downtown Rail Safety Zones in the amount of \$527,381. There is currently \$472,597 available for the project. An additional \$54,784 is needed to fund the construction contract. Funds are also needed for ROW in the amount of \$9,980. In addition, we recommend adding 5% contingency to the project budget. The total recommended amendment for additional construction funding, ROW and project contingency is \$92,000 to Line 401.

Line 700 – Fund Balance: On April 23, 2014, the Financing and Project Plans were amended to recognize additional tax increment received in FY 2014 of \$754,141. There is currently \$144,986 of the tax increment funds remaining that can be allocated to the Downtown Rail Safety Zones.

FISCAL IMPACT: The proposed amendment allocates \$92,000 within the FY 2014 Financing/Project Plans to Line 401, Downtown Improvements, from Line 700, Fund Balance, as described above.

ATTACHMENTS:

[Financing Plan](#)

[Summary Financing Plan with Detailed Project Plan](#)

[Ordinance](#)

DESCRIPTION		Y/E 9/30/14 Year 32	Y/E 9/30/15 Year 33	Y/E 9/30/16 Year 34	Y/E 9/30/17 Year 35	Y/E 9/30/18 Year 36	Y/E 9/30/19 Year 37	Y/E 9/30/20 Year 38	Y/E 9/30/21 Year 39	Y/E 9/30/22 Year 40
1	"Taxable Increment"	\$ 153,016,117	\$ 157,254,113	\$ 322,383,715	\$ 340,364,509	\$ 424,792,743	\$ 429,040,670	\$ 433,331,077	\$ 437,664,388	\$ 468,734,522
1	FUND BALANCE, Begin	\$ 30,501,761	\$ 2,258,801	\$ 1,540,000	\$ 2,231,355	\$ 2,249,891	\$ 2,203,758	\$ 2,171,570	\$ 2,171,955	\$ 2,185,242
2	Adjustments to Debt Service Reserve	1,765,643	-	-	-	-	-	-	-	-
3	Fund Balance Available for Appropriation	\$ 32,267,404	\$ 2,258,801	\$ 1,540,000	\$ 2,231,355	\$ 2,249,891	\$ 2,203,758	\$ 2,171,570	\$ 2,171,955	\$ 2,185,242
SOURCES OF FUNDS:										
4	Tax Revenues	5,602,698	4,908,567	13,233,921	13,777,927	16,158,502	16,307,892	16,458,775	16,611,168	17,096,375
6	Allowance for Uncollected Taxes	(72,728)	(73,629)	(198,509)	(206,669)	(242,378)	(244,618)	(246,882)	(249,168)	(256,446)
8	Interest Income-Other	50,000	50,000	50,000	50,000	50,000	40,000	40,000	30,000	10,000
10	Grant Funds	-	-	-	-	-	-	-	-	-
12	License Fee - Central Texas Railway	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
14	Other Revenues	563,000	-	-	-	-	-	-	-	-
17	Bond Issue	-	-	-	-	-	-	-	-	-
20	Total Sources of Funds	\$ 6,178,970	\$ 4,920,938	\$ 13,121,412	\$ 13,657,258	\$ 16,002,124	\$ 16,139,274	\$ 16,287,893	\$ 16,428,000	\$ 16,885,929
25	TOTAL AVAILABLE FOR APPROPRIATION	\$ 38,446,374	\$ 7,179,739	\$ 14,661,413	\$ 15,888,613	\$ 18,252,015	\$ 18,343,031	\$ 18,459,464	\$ 18,599,956	\$ 19,071,171
USE OF FUNDS:										
DEBT SERVICE										
26	2003 Bond Issue {\$11.740}	-	-	-	-	-	-	-	-	-
27	2008 Bond Issue {\$16.010 mil}	-	-	-	-	-	-	-	-	-
27	2009 Bond Refunding	1,479,969	1,499,769	1,508,775	1,510,150	1,488,750	1,485,000	-	-	-
28	2008 Bond Issue-Taxable {\$10.365 mil}	1,240,495	1,239,233	1,240,854	1,240,096	1,241,957	1,241,173	1,237,744	1,241,670	1,242,422
29	Debt Service - 2011A Issue {Refunding}	914,900	914,450	913,550	912,200	908,350	915,950	2,497,800	2,497,550	2,494,950
30	Debt Service - 2012 Issue {Refunding}	17,700	17,700	82,700	76,400	79,600	77,650	80,050	77,250	78,750
31	Debt Service - 2013 Issue {\$25.260 mil}	906,910	924,894	924,894	2,034,894	2,047,694	2,048,344	2,047,944	2,046,494	2,031,494
32	Issuance Costs	-	-	-	-	-	-	-	-	-
33	Refunding Bonds Proceeds	-	-	-	-	-	-	-	-	-
34	Payment to Refunding Bond Agent	-	-	-	-	-	-	-	-	-
32	Bond Discount									
35	Paying Agent Services	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
40	Subtotal-Debt Service	4,561,174	4,597,246	4,671,973	5,774,940	5,767,551	5,769,317	5,864,738	5,864,164	5,848,816
OPERATING EXPENDITURES										
50	Prof Svcs/Proj Mgmt	212,638	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,100
52	Legal/Audit	1,200	1,200	1,200	1,300	1,300	1,300	1,300	1,300	1,300
54	Zone Park Maintenance [mowing, utilities, botanical supplies]	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
55	Zone Park Maintenance [maintenance]	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
56	Rail Maintenance	211,799	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
58	Road/Signage Maintenance	233,077	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
60	Contractual Payments [TEDC - Marketing]	199,650	219,615	241,577	253,655	266,338	279,655	293,638	308,320	323,736
62	TISD-Reimbursement [per contract]	25,000	26,250	26,250	26,250	27,563	27,563	27,563	28,941	28,941
65	Subtotal-Operating Expenditures	1,058,364	797,065	819,027	831,205	845,201	858,518	872,501	888,561	904,077
70	TOTAL DEBT & OPERATING EXPENDITURES	\$ 5,619,538	\$ 5,394,311	\$ 5,491,000	\$ 6,606,145	\$ 6,612,752	\$ 6,627,835	\$ 6,737,239	\$ 6,752,725	\$ 6,752,893
80	Funds Available for Projects	\$ 32,826,836	\$ 1,785,428	\$ 9,170,413	\$ 9,282,468	\$ 11,639,264	\$ 11,715,196	\$ 11,722,225	\$ 11,847,231	\$ 12,318,279
PROJECTS										
150	Temple Industrial Park	9,900,000	-	-	-	-	-	-	-	-
200	Corporate Campus Park	2,954,680	-	-	-	-	-	-	-	-
250	Bioscience Park	2,503,658	-	-	-	-	-	-	-	-
350	Northwest Loop 363 Improvements (TxDOT commitment)	-	-	-	-	-	-	-	-	-
400	Synergy Park	1,132,475	-	-	-	-	-	-	-	-
450	Downtown	1,633,978	245,428	661,696	688,896	807,925	815,395	822,939	830,558	854,819
500	TMED	11,097,857	-	-	-	-	-	-	-	-
510	Airport Park	1,345,387	-	-	-	-	-	-	-	-
610	Public Improvements	-	-	6,277,362	6,343,681	8,627,581	8,728,231	8,727,331	8,831,431	9,247,881
	Subtotal-Projects	30,568,035	245,428	6,939,058	7,032,577	9,435,506	9,543,626	9,550,270	9,661,989	10,102,700
TOTAL USE OF FUNDS		\$ 36,187,573	\$ 5,639,739	\$ 12,430,058	\$ 13,638,722	\$ 16,048,258	\$ 16,171,461	\$ 16,287,509	\$ 16,414,714	\$ 16,855,593
700	FUND BALANCE, End	\$ 2,258,801	\$ 1,540,000	\$ 2,231,355	\$ 2,249,891	\$ 2,203,758	\$ 2,171,570	\$ 2,171,955	\$ 2,185,242	\$ 2,215,579

DESCRIPTION		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
		41	42	43	44	45	46	47	48	49	50
1	"Taxable Increment"	\$ 495,321,867	\$ 522,175,086	\$ 549,296,836	\$ 708,089,805	\$ 721,740,703	\$ 755,238,110	\$ 762,790,491	\$ 770,418,396	\$ 778,122,580	\$ 785,903,806
1	FUND BALANCE, Begin	\$ 2,215,579	\$ 2,254,384	\$ 2,177,155	\$ 2,194,905	\$ 2,231,850	\$ 2,204,168	\$ 2,242,295	\$ 2,247,036	\$ 2,219,511	\$ 2,258,260
2	Adjustments to Debt Service Reserve	-	-	-	-	-	-	-	-	-	-
3	Fund Balance Available for Appropriation	\$ 2,215,579	\$ 2,254,384	\$ 2,177,155	\$ 2,194,905	\$ 2,231,850	\$ 2,204,168	\$ 2,242,295	\$ 2,247,036	\$ 2,219,511	\$ 2,258,260
SOURCES OF FUNDS:											
4	Tax Revenues	17,526,945	17,961,821	18,401,045	20,475,466	20,749,563	21,271,025	21,471,540	21,674,059	21,878,606	22,085,196
6	Allowance for Uncollected Taxes	(262,904)	(269,427)	(276,016)	(307,132)	(311,243)	(319,065)	(322,073)	(325,111)	(328,179)	(331,278)
8	Interest Income-Other	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
10	Grant Funds	-	-	-	-	-	-	-	-	-	-
12	License Fee - Central Texas Railway	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
14	Other Revenues	-	-	-	-	-	-	-	-	-	-
17	Bond Issue	-	-	-	-	-	-	-	-	-	-
20	Total Sources of Funds	\$ 17,310,041	\$ 17,738,394	\$ 18,171,029	\$ 20,214,334	\$ 20,484,320	\$ 20,997,960	\$ 21,195,467	\$ 21,394,948	\$ 21,596,427	\$ 21,799,918
25	TOTAL AVAILABLE FOR APPROPRIATION	\$ 19,525,619	\$ 19,992,778	\$ 20,348,184	\$ 22,409,239	\$ 22,716,169	\$ 23,202,128	\$ 23,437,762	\$ 23,641,984	\$ 23,815,938	\$ 24,058,178
USE OF FUNDS:											
DEBT SERVICE											
26	2003 Bond Issue {\$11.740}	-	-	-	-	-	-	-	-	-	-
27	2008 Bond Issue {\$16.010 mil}	-	-	-	-	-	-	-	-	-	-
27	2009 Bond Refunding	-	-	-	-	-	-	-	-	-	-
28	2008 Bond Issue-Taxable {\$10.365 mil}	-	-	-	-	-	-	-	-	-	-
29	Debt Service - 2011A Issue {Refunding}	-	-	-	-	-	-	-	-	-	-
30	Debt Service - 2012 Issue {Refunding}	-	-	-	-	-	-	-	-	-	-
31	Debt Service - 2013 Issue {\$25.260 mil}	2,030,094	2,026,694	2,038,413	2,051,613	2,059,113	2,061,713	2,061,713	2,069,113	2,073,513	2,084,913
32	Issuance Costs	-	-	-	-	-	-	-	-	-	-
33	Refunding Bonds Proceeds	-	-	-	-	-	-	-	-	-	-
34	Payment to Refunding Bond Agent	-	-	-	-	-	-	-	-	-	-
32	Bond Discount	-	-	-	-	-	-	-	-	-	-
35	Paying Agent Services	-	-	-	-	-	-	-	-	-	-
40	Subtotal-Debt Service	2,030,094	2,026,694	2,038,413	2,051,613	2,059,113	2,061,713	2,061,713	2,069,113	2,073,513	2,084,913
OPERATING EXPENDITURES											
50	Prof Svcs/Proj Mgmt	175,100	175,100	175,100	175,100	175,100	175,100	175,100	175,100	175,100	175,100
52	Legal/Audit	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
54	Zone Park Maintenance [mowing, utilities, botanical supplies]	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
55	Zone Park Maintenance [maintenance]	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
56	Rail Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
58	Road/Signage Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
60	Contractual Payments [TEDC - Marketing]	339,922	356,919	374,764	393,503	413,178	433,837	455,529	478,305	502,220	527,331
62	TISD-Reimbursement [per contract]	28,941	30,388	30,388	30,388	31,907	31,907	31,907	33,502	33,502	33,502
65	Subtotal-Operating Expenditures	920,263	938,707	956,552	975,291	996,485	1,017,144	1,038,836	1,063,207	1,087,122	1,112,233
70	TOTAL DEBT & OPERATING EXPENDITURES	\$ 2,950,357	\$ 2,965,401	\$ 2,994,965	\$ 3,026,904	\$ 3,055,598	\$ 3,078,857	\$ 3,100,549	\$ 3,132,320	\$ 3,160,635	\$ 3,197,146
80	Funds Available for Projects	\$ 16,575,262	\$ 17,027,377	\$ 17,353,219	\$ 19,382,335	\$ 19,660,571	\$ 20,123,271	\$ 20,337,213	\$ 20,509,664	\$ 20,655,303	\$ 20,861,032
PROJECTS											
150	Temple Industrial Park	-	-	-	-	-	-	-	-	-	-
200	Corporate Campus Park	-	-	-	-	-	-	-	-	-	-
250	Bioscience Park	-	-	-	-	-	-	-	-	-	-
350	Northwest Loop 363 Improvements (TxDOT commitment)	-	-	-	-	-	-	-	-	-	-
400	Synergy Park	-	-	-	-	-	-	-	-	-	-
450	Downtown	876,347	898,091	920,052	1,023,773	1,037,478	1,063,551	1,073,577	1,083,703	1,093,930	1,104,260
500	TMED	-	-	-	-	-	-	-	-	-	-
510	Airport Park	-	-	-	-	-	-	-	-	-	-
610	Public Improvements	13,444,531	13,952,131	14,238,262	16,126,712	16,418,925	16,817,425	17,016,600	17,206,450	17,303,112	17,590,337
	Subtotal-Projects	14,320,878	14,850,222	15,158,314	17,150,485	17,456,403	17,880,976	18,090,177	18,290,153	18,397,042	18,694,597
TOTAL USE OF FUNDS		\$ 17,271,235	\$ 17,815,623	\$ 18,153,280	\$ 20,177,389	\$ 20,512,001	\$ 20,959,833	\$ 21,190,726	\$ 21,422,473	\$ 21,557,677	\$ 21,891,743
700	FUND BALANCE, End	\$ 2,254,384	\$ 2,177,155	\$ 2,194,905	\$ 2,231,850	\$ 2,204,168	\$ 2,242,295	\$ 2,247,036	\$ 2,219,511	\$ 2,258,260	\$ 2,166,435

DESCRIPTION		2033 51	2034 52	2035 53	2036 54	2037 55	2038 56	2039 57	2040 58	2041 59	2042 60
1	"Taxable Increment"	\$ 793,762,844	\$ 801,700,472	\$ 809,717,477	\$ 817,814,652	\$ 825,992,798	\$ 834,252,726	\$ 842,595,253	\$ 851,021,206	\$ 859,531,418	\$ 868,126,732
1	FUND BALANCE, Begin	\$ 2,166,435	\$ 2,240,473	\$ 2,260,311	\$ 2,250,093	\$ 2,208,600	\$ 2,238,074	\$ 2,238,942	\$ 2,209,726	\$ 2,252,575	\$ 2,167,727
2	Adjustments to Debt Service Reserve	-	-	-	-	-	-	-	-	-	-
3	Fund Balance Available for Appropriation	\$ 2,166,435	\$ 2,240,473	\$ 2,260,311	\$ 2,250,093	\$ 2,208,600	\$ 2,238,074	\$ 2,238,942	\$ 2,209,726	\$ 2,252,575	\$ 2,167,727
SOURCES OF FUNDS:											
4	Tax Revenues	22,293,851	22,504,596	22,717,445	22,932,425	23,149,554	23,368,854	23,590,347	23,814,054	24,039,999	24,268,202
6	Allowance for Uncollected Taxes	(334,408)	(337,569)	(340,762)	(343,986)	(347,243)	(350,533)	(353,855)	(357,211)	(360,600)	(364,023)
8	Interest Income-Other	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
10	Grant Funds	-	-	-	-	-	-	-	-	-	-
12	License Fee - Central Texas Railway	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
14	Other Revenues	-	-	-	-	-	-	-	-	-	-
17	Bond Issue	-	-	-	-	-	-	-	-	-	-
20	Total Sources of Funds	\$ 22,005,443	\$ 22,213,027	\$ 22,422,683	\$ 22,634,439	\$ 22,848,311	\$ 23,064,321	\$ 23,282,492	\$ 23,502,843	\$ 23,725,399	\$ 23,950,179
25	TOTAL AVAILABLE FOR APPROPRIATION	\$ 24,171,879	\$ 24,453,500	\$ 24,682,994	\$ 24,884,532	\$ 25,056,911	\$ 25,302,395	\$ 25,521,434	\$ 25,712,569	\$ 25,977,974	\$ 26,117,906
USE OF FUNDS:											
DEBT SERVICE											
26	2003 Bond Issue {\$11.740}	-	-	-	-	-	-	-	-	-	-
27	2008 Bond Issue {\$16.010 mil}	-	-	-	-	-	-	-	-	-	-
27	2009 Bond Refunding	-	-	-	-	-	-	-	-	-	-
28	2008 Bond Issue-Taxable {\$10.365 mil}	-	-	-	-	-	-	-	-	-	-
29	Debt Service - 2011A Issue {Refunding}	-	-	-	-	-	-	-	-	-	-
30	Debt Service - 2012 Issue {Refunding}	-	-	-	-	-	-	-	-	-	-
31	Debt Service - 2013 Issue {\$25.260 mil}	2,092,913	-	-	-	-	-	-	-	-	-
32	Issuance Costs	-	-	-	-	-	-	-	-	-	-
33	Refunding Bonds Proceeds	-	-	-	-	-	-	-	-	-	-
34	Payment to Refunding Bond Agent	-	-	-	-	-	-	-	-	-	-
32	Bond Discount	-	-	-	-	-	-	-	-	-	-
35	Paying Agent Services	-	-	-	-	-	-	-	-	-	-
40	Subtotal-Debt Service	2,092,913	-	-	-	-	-	-	-	-	-
OPERATING EXPENDITURES											
50	Prof Svcs/Proj Mgmt	175,100	175,100	175,100	175,100	175,100	175,100	175,100	175,100	175,100	175,100
52	Legal/Audit	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
54	Zone Park Maintenance [mowing, utilities, botanical supplies]	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
55	Zone Park Maintenance [maintenance]	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
56	Rail Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
58	Road/Signage Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
60	Contractual Payments [TEDC - Marketing]	553,698	581,383	610,452	640,974	673,023	706,674	742,008	779,108	818,064	858,967
62	TISD-Reimbursement [per contract]	35,177	35,177	35,177	36,936	36,936	36,936	38,783	38,783	38,783	40,722
65	Subtotal-Operating Expenditures	1,140,275	1,167,960	1,197,029	1,229,310	1,261,359	1,295,010	1,332,191	1,369,291	1,408,247	1,451,089
70	TOTAL DEBT & OPERATING EXPENDITURES	\$ 3,233,188	\$ 1,167,960	\$ 1,197,029	\$ 1,229,310	\$ 1,261,359	\$ 1,295,010	\$ 1,332,191	\$ 1,369,291	\$ 1,408,247	\$ 1,451,089
80	Funds Available for Projects	\$ 20,938,691	\$ 23,285,541	\$ 23,485,965	\$ 23,655,221	\$ 23,795,552	\$ 24,007,385	\$ 24,189,243	\$ 24,343,278	\$ 24,569,727	\$ 24,666,817
PROJECTS											
150	Temple Industrial Park	-	-	-	-	-	-	-	-	-	-
200	Corporate Campus Park	-	-	-	-	-	-	-	-	-	-
250	Bioscience Park	-	-	-	-	-	-	-	-	-	-
350	Northwest Loop 363 Improvements (TxDOT commitment)	-	-	-	-	-	-	-	-	-	-
400	Synergy Park	-	-	-	-	-	-	-	-	-	-
450	Downtown	1,114,693	1,125,230	1,135,872	1,146,621	1,157,478	1,168,443	1,179,517	1,190,703	1,202,000	1,213,410
500	TMED	-	-	-	-	-	-	-	-	-	-
510	Airport Park	-	-	-	-	-	-	-	-	-	-
610	Public Improvements	17,583,525	19,900,000	20,100,000	20,300,000	20,400,000	20,600,000	20,800,000	20,900,000	21,200,000	21,200,000
	Subtotal-Projects	18,698,218	21,025,230	21,235,872	21,446,621	21,557,478	21,768,443	21,979,517	22,090,703	22,402,000	22,413,410
TOTAL USE OF FUNDS		\$ 21,931,405	\$ 22,193,189	\$ 22,432,901	\$ 22,675,931	\$ 22,818,837	\$ 23,063,453	\$ 23,311,708	\$ 23,459,994	\$ 23,810,247	\$ 23,864,499
700	FUND BALANCE, End	\$ 2,240,473	\$ 2,260,311	\$ 2,250,093	\$ 2,208,600	\$ 2,238,074	\$ 2,238,942	\$ 2,209,726	\$ 2,252,575	\$ 2,167,727	\$ 2,253,407

DESCRIPTION		2043 61	2044 62	2045 63	2046 64	2047 65	2048 66	2049 67	2050 68	2051 69	2052 70
1	"Taxable Increment"	\$ 876,808,000	\$ 885,576,080	\$ 894,431,840	\$ 903,376,159	\$ 912,409,920	\$ 921,534,019	\$ 930,749,360	\$ 940,056,853	\$ 949,457,422	\$ 958,951,996
1	FUND BALANCE, Begin	\$ 2,253,407	\$ 2,236,191	\$ 2,254,784	\$ 2,206,704	\$ 2,193,448	\$ 2,214,376	\$ 2,166,602	\$ 2,251,408	\$ 2,167,814	\$ 2,212,475
2	Adjustments to Debt Service Reserve	-	-	-	-	-	-	-	-	-	-
3	Fund Balance Available for Appropriation	\$ 2,253,407	\$ 2,236,191	\$ 2,254,784	\$ 2,206,704	\$ 2,193,448	\$ 2,214,376	\$ 2,166,602	\$ 2,251,408	\$ 2,167,814	\$ 2,212,475
SOURCES OF FUNDS:											
4	Tax Revenues	20,567,723	20,761,204	20,956,621	21,153,991	21,353,336	21,554,674	21,758,026	21,963,409	22,170,847	22,380,363
6	Allowance for Uncollected Taxes	(308,516)	(311,418)	(314,349)	(317,310)	(320,300)	(323,320)	(326,370)	(329,451)	(332,563)	(335,705)
8	Interest Income-Other	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
10	Grant Funds	-	-	-	-	-	-	-	-	-	-
12	License Fee - Central Texas Railway	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
14	Other Revenues	-	-	-	-	-	-	-	-	-	-
17	Bond Issue	-	-	-	-	-	-	-	-	-	-
20	Total Sources of Funds	\$ 20,305,207	\$ 20,495,786	\$ 20,688,272	\$ 20,882,681	\$ 21,079,036	\$ 21,277,354	\$ 21,477,656	\$ 21,679,958	\$ 21,884,284	\$ 22,090,658
25	TOTAL AVAILABLE FOR APPROPRIATION	\$ 22,558,614	\$ 22,731,977	\$ 22,943,055	\$ 23,089,386	\$ 23,272,484	\$ 23,491,730	\$ 23,644,258	\$ 23,931,366	\$ 24,052,098	\$ 24,303,133
USE OF FUNDS:											
DEBT SERVICE											
26	2003 Bond Issue {\$11.740}	-	-	-	-	-	-	-	-	-	-
27	2008 Bond Issue {\$16.010 mil}	-	-	-	-	-	-	-	-	-	-
27	2009 Bond Refunding	-	-	-	-	-	-	-	-	-	-
28	2008 Bond Issue-Taxable {\$10.365 mil}	-	-	-	-	-	-	-	-	-	-
29	Debt Service - 2011A Issue {Refunding}	-	-	-	-	-	-	-	-	-	-
30	Debt Service - 2012 Issue {Refunding}	-	-	-	-	-	-	-	-	-	-
31	Debt Service - 2013 Issue {\$25.260 mil}	-	-	-	-	-	-	-	-	-	-
32	Issuance Costs	-	-	-	-	-	-	-	-	-	-
33	Refunding Bonds Proceeds	-	-	-	-	-	-	-	-	-	-
34	Payment to Refunding Bond Agent	-	-	-	-	-	-	-	-	-	-
32	Bond Discount	-	-	-	-	-	-	-	-	-	-
35	Paying Agent Services	-	-	-	-	-	-	-	-	-	-
40	Subtotal-Debt Service	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENDITURES											
50	Prof Svcs/Proj Mgmt	175,100	175,100	175,100	175,100	175,100	175,100	175,100	175,100	175,100	175,100
52	Legal/Audit	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
54	Zone Park Maintenance [mowing, utilities, botanical supplies]	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
55	Zone Park Maintenance [maintenance]	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
56	Rail Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
58	Road/Signage Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
60	Contractual Payments [TEDC - Marketing]	901,915	947,011	994,362	1,044,080	1,096,284	1,151,098	1,208,653	1,269,085	1,332,540	1,399,167
62	TISD-Reimbursement [per contract]	40,722	40,722	42,758	42,758	42,758	44,896	44,896	44,896	47,141	47,141
65	Subtotal-Operating Expenditures	1,494,037	1,539,133	1,588,520	1,638,238	1,690,442	1,747,394	1,804,949	1,865,381	1,931,080	1,997,708
70	TOTAL DEBT & OPERATING EXPENDITURES	\$ 1,494,037	\$ 1,539,133	\$ 1,588,520	\$ 1,638,238	\$ 1,690,442	\$ 1,747,394	\$ 1,804,949	\$ 1,865,381	\$ 1,931,080	\$ 1,997,708
80	Funds Available for Projects	\$ 21,064,577	\$ 21,192,844	\$ 21,354,536	\$ 21,451,148	\$ 21,582,043	\$ 21,744,336	\$ 21,839,309	\$ 22,065,984	\$ 22,121,018	\$ 22,305,425
PROJECTS											
150	Temple Industrial Park	-	-	-	-	-	-	-	-	-	-
200	Corporate Campus Park	-	-	-	-	-	-	-	-	-	-
250	Bioscience Park	-	-	-	-	-	-	-	-	-	-
350	Northwest Loop 363 Improvements (TxDOT commitment)	-	-	-	-	-	-	-	-	-	-
400	Synergy Park	-	-	-	-	-	-	-	-	-	-
450	Downtown	1,028,386	1,038,060	1,047,831	1,057,700	1,067,667	1,077,734	1,087,901	1,098,170	1,108,542	1,119,018
500	TMED	-	-	-	-	-	-	-	-	-	-
510	Airport Park	-	-	-	-	-	-	-	-	-	-
610	Public Improvements	17,800,000	17,900,000	18,100,000	18,200,000	18,300,000	18,500,000	18,500,000	18,800,000	18,800,000	19,000,000
	Subtotal-Projects	18,828,386	18,938,060	19,147,831	19,257,700	19,367,667	19,577,734	19,587,901	19,898,170	19,908,542	20,119,018
TOTAL USE OF FUNDS		\$ 20,322,423	\$ 20,477,193	\$ 20,736,351	\$ 20,895,937	\$ 21,058,108	\$ 21,325,127	\$ 21,392,850	\$ 21,763,552	\$ 21,839,623	\$ 22,116,726
700	FUND BALANCE, End	\$ 2,236,191	\$ 2,254,784	\$ 2,206,704	\$ 2,193,448	\$ 2,214,376	\$ 2,166,602	\$ 2,251,408	\$ 2,167,814	\$ 2,212,475	\$ 2,186,407

DESCRIPTION		2053	2054	2055	2056	2057	2058	2059	2060	2061	2062
		71	72	73	74	75	76	77	78	79	80
1	"Taxable Increment"	\$ 968,541,516	\$ 978,226,931	\$ 988,009,200	\$ 997,889,292	\$ 1,007,868,185	\$ 1,017,946,867	\$ 1,028,126,336	\$ 1,038,407,599	\$ 1,048,791,675	\$ 1,059,279,592
1	FUND BALANCE, Begin	\$ 2,186,407	\$ 2,188,232	\$ 2,214,077	\$ 2,264,622	\$ 2,238,032	\$ 2,229,818	\$ 2,240,263	\$ 2,166,983	\$ 2,204,792	\$ 2,253,487
2	Adjustments to Debt Service Reserve	-	-	-	-	-	-	-	-	-	-
3	Fund Balance Available for Appropriation	\$ 2,186,407	\$ 2,188,232	\$ 2,214,077	\$ 2,264,622	\$ 2,238,032	\$ 2,229,818	\$ 2,240,263	\$ 2,166,983	\$ 2,204,792	\$ 2,253,487
SOURCES OF FUNDS:											
4	Tax Revenues	22,591,969	22,805,694	23,021,555	23,239,576	23,459,775	23,682,177	23,906,803	24,133,676	24,362,817	24,594,251
6	Allowance for Uncollected Taxes	(338,880)	(342,085)	(345,323)	(348,594)	(351,897)	(355,233)	(358,602)	(362,005)	(365,442)	(368,914)
8	Interest Income-Other	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
10	Grant Funds	-	-	-	-	-	-	-	-	-	-
12	License Fee - Central Texas Railway	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
14	Other Revenues	-	-	-	-	-	-	-	-	-	-
17	Bond Issue	-	-	-	-	-	-	-	-	-	-
20	Total Sources of Funds	\$ 22,299,089	\$ 22,509,609	\$ 22,722,232	\$ 22,936,982	\$ 23,153,878	\$ 23,372,944	\$ 23,594,201	\$ 23,817,671	\$ 24,043,375	\$ 24,271,337
25	TOTAL AVAILABLE FOR APPROPRIATION	\$ 24,485,496	\$ 24,697,841	\$ 24,936,308	\$ 25,201,605	\$ 25,391,910	\$ 25,602,762	\$ 25,834,464	\$ 25,984,654	\$ 26,248,167	\$ 26,524,825
USE OF FUNDS:											
DEBT SERVICE											
26	2003 Bond Issue {\$11.740}	-	-	-	-	-	-	-	-	-	-
27	2008 Bond Issue {\$16.010 mil}	-	-	-	-	-	-	-	-	-	-
27	2009 Bond Refunding	-	-	-	-	-	-	-	-	-	-
28	2008 Bond Issue-Taxable {\$10.365 mil}	-	-	-	-	-	-	-	-	-	-
29	Debt Service - 2011A Issue {Refunding}	-	-	-	-	-	-	-	-	-	-
30	Debt Service - 2012 Issue {Refunding}	-	-	-	-	-	-	-	-	-	-
31	Debt Service - 2013 Issue {\$25.260 mil}	-	-	-	-	-	-	-	-	-	-
32	Issuance Costs	-	-	-	-	-	-	-	-	-	-
33	Refunding Bonds Proceeds	-	-	-	-	-	-	-	-	-	-
34	Payment to Refunding Bond Agent	-	-	-	-	-	-	-	-	-	-
32	Bond Discount	-	-	-	-	-	-	-	-	-	-
35	Paying Agent Services	-	-	-	-	-	-	-	-	-	-
40	Subtotal-Debt Service	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENDITURES											
50	Prof Svcs/Proj Mgmt	175,100	175,100	175,100	175,100	175,100	175,100	175,100	175,100	175,100	175,100
52	Legal/Audit	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
54	Zone Park Maintenance [mowing, utilities, botanical supplies]	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
55	Zone Park Maintenance [maintenance]	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
56	Rail Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
58	Road/Signage Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
60	Contractual Payments [TEDC - Marketing]	1,469,125	1,542,581	1,619,710	1,700,696	1,785,731	1,875,017	1,968,768	2,067,206	2,170,567	2,279,095
62	TISD-Reimbursement [per contract]	47,141	49,498	49,498	49,498	51,973	51,973	51,973	54,572	54,572	54,572
65	Subtotal-Operating Expenditures	2,067,666	2,143,479	2,220,608	2,301,594	2,389,104	2,478,390	2,572,141	2,673,178	2,776,539	2,885,067
70	TOTAL DEBT & OPERATING EXPENDITURES	\$ 2,067,666	\$ 2,143,479	\$ 2,220,608	\$ 2,301,594	\$ 2,389,104	\$ 2,478,390	\$ 2,572,141	\$ 2,673,178	\$ 2,776,539	\$ 2,885,067
80	Funds Available for Projects	\$ 22,417,830	\$ 22,554,361	\$ 22,715,700	\$ 22,900,011	\$ 23,002,807	\$ 23,124,372	\$ 23,262,323	\$ 23,311,476	\$ 23,471,628	\$ 23,639,757
PROJECTS											
150	Temple Industrial Park	-	-	-	-	-	-	-	-	-	-
200	Corporate Campus Park	-	-	-	-	-	-	-	-	-	-
250	Bioscience Park	-	-	-	-	-	-	-	-	-	-
350	Northwest Loop 363 Improvements (TxDOT commitment)	-	-	-	-	-	-	-	-	-	-
400	Synergy Park	-	-	-	-	-	-	-	-	-	-
450	Downtown	1,129,598	1,140,285	1,151,078	1,161,979	1,172,989	1,184,109	1,195,340	1,206,684	1,218,141	1,229,713
500	TMED	-	-	-	-	-	-	-	-	-	-
510	Airport Park	-	-	-	-	-	-	-	-	-	-
610	Public Improvements	19,100,000	19,200,000	19,300,000	19,500,000	19,600,000	19,700,000	19,900,000	19,900,000	20,000,000	20,200,000
	Subtotal-Projects	20,229,598	20,340,285	20,451,078	20,661,979	20,772,989	20,884,109	21,095,340	21,106,684	21,218,141	21,429,713
TOTAL USE OF FUNDS		\$ 22,297,264	\$ 22,483,764	\$ 22,671,686	\$ 22,963,573	\$ 23,162,092	\$ 23,362,499	\$ 23,667,481	\$ 23,779,862	\$ 23,994,680	\$ 24,314,780
700	FUND BALANCE, End	\$ 2,188,232	\$ 2,214,077	\$ 2,264,622	\$ 2,238,032	\$ 2,229,818	\$ 2,240,263	\$ 2,166,983	\$ 2,204,792	\$ 2,253,487	\$ 2,210,045

PROJECT PLAN

SUMMARY FINANCING PLAN												
				2014	2015	2016	2017	2018	2019	2020	2021	2022
1	Beginning Available Fund Balance, Oct 1			\$ 30,501,761	\$ 2,258,801	\$ 1,540,000	\$ 2,231,355	\$ 2,249,891	\$ 2,203,758	\$ 2,171,570	\$ 2,171,955	\$ 2,185,242
20	Total Sources of Funds			6,178,970	4,920,938	13,121,412	13,657,258	16,002,124	16,139,274	16,287,893	16,428,000	16,885,929
2	Adjustments to Debt Service Reserve			1,765,643	-	-	-	-	-	-	-	-
25	Net Available for Appropriation			38,446,374	7,179,739	14,661,413	15,888,613	18,252,015	18,343,031	18,459,464	18,599,956	19,071,171
50/52	General Administrative Expenditures			213,838	176,200	176,200	176,300	176,300	176,300	176,300	176,300	176,400
54	Zone Park Maintenance [mowing, utilities, botanical supplies]			150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
55	Zone Park Maintenance [maintenance]			25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
56	Rail Maintenance			211,799	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
58	Road/Signage Maintenance			233,077	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
60	Contractual Payments (TEDC - Marketing)			199,650	219,615	241,577	253,655	266,338	279,655	293,638	308,320	323,736
62	TISD-Reimbursement [per contract]			25,000	26,250	26,250	26,250	27,563	27,563	27,563	28,941	28,941
26	Debt Service - 2003 Issue {\$11.740 mil}			-	-	-	-	-	-	-	-	-
27	Debt Service - 2009 Issue {Refunding}			1,479,969	1,499,769	1,508,775	1,510,150	1,488,750	1,485,000	-	-	-
28	Debt Service - 2008 Taxable Issue {\$10.365 mil}			1,240,495	1,239,233	1,240,854	1,240,096	1,241,957	1,241,173	1,237,744	1,241,670	1,242,422
29	Debt Service - 2011A Issue {Refunding}			914,900	914,450	913,550	912,200	908,350	915,950	2,497,800	2,497,550	2,494,950
30	Debt Service - 2012 Issue {Refunding}			17,700	17,700	82,700	76,400	79,600	77,650	80,050	77,250	78,750
31	Debt Service - 2013 Issue {\$25.260 mil}			906,910	924,894	924,894	2,034,894	2,047,694	2,048,344	2,047,944	2,046,494	2,031,494
32	Issuance Costs			-	-	-	-	-	-	-	-	-
32	Bond Discount			-	-	-	-	-	-	-	-	-
33	Paying Agent Services			1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
70	Total Debt & Operating Expenditures			5,619,538	5,394,311	5,491,000	6,606,145	6,612,752	6,627,835	6,737,239	6,752,725	6,752,893
80	Funds Available for Projects			\$ 32,826,836	\$ 1,785,428	\$ 9,170,413	\$ 9,282,468	\$ 11,639,264	\$ 11,715,196	\$ 11,722,225	\$ 11,847,231	\$ 12,318,279

PROJECT PLAN												
				2014	2015	2016	2017	2018	2019	2020	2021	2022
TEMPLE INDUSTRIAL PARK:												
100	Northern "Y" Phase I			200,000	-	-	-	-	-	-	-	-
101	Trans-Load Grading (full site) (East)			185,000	-	-	-	-	-	-	-	-
102	Ladder Track Phase II			-	-	-	-	-	-	-	-	-
103	Pepper Creek Main Stem Regional Detention Pond			850,000	-	-	-	-	-	-	-	-
104	Research Pkwy (IH 35 to Wendland Ultimate)			2,705,000	-	-	-	-	-	-	-	-
105	Research Pkwy (Wendland to McLane Pkwy)			5,960,000	-	-	-	-	-	-	-	-
106	Northeast Utilities @ IH 35/Loop 363			-	-	-	-	-	-	-	-	-
150	Total North Zone/Rail Park (including Enterprise Park)			9,900,000	-	-	-	-	-	-	-	-
CORPORATE CAMPUS PARK:												
155	Bioscience Trail Connection to Airport			750,000	-	-	-	-	-	-	-	-
156	McLane Pkwy/Research Pkwy Connection			704,680	-	-	-	-	-	-	-	-
157	Research Pkwy (McLane Pkwy to Central Point Pkwy)			1,500,000	-	-	-	-	-	-	-	-
200	Total Corporate Campus Park			2,954,680	-	-	-	-	-	-	-	-
BIOSCIENCE PARK:												
204	Pepper Creek Trail Connection to S&W			29,258	-	-	-	-	-	-	-	-
205	Bioscience Park Service Road & Utility Extensions			724,400	-	-	-	-	-	-	-	-
207	Trail Landscaping, Irrigation and Lights			1,750,000	-	-	-	-	-	-	-	-
250	Total Bio-Science Park			2,503,658	-	-	-	-	-	-	-	-
NORTHWEST LOOP 363 IMPROVEMENTS (TxDOT commitment)												
350	Northwest Loop 363 Improvements (TxDOT commitment)			-	-	-	-	-	-	-	-	-
SYNERGY PARK:												
351	Lorraine Drive (Southeast Industrial Park) - [\$1.5M total project cost]			22,475	-	-	-	-	-	-	-	-
352	Entry Enhancement			500,000	-	-	-	-	-	-	-	-
353	Lorraine Drive/Panda Drive Asphalt			610,000	-	-	-	-	-	-	-	-
354	Improvements/Contingency for Synergy Park			-	-	-	-	-	-	-	-	-
400	Total Synergy Park			1,132,475	-	-	-	-	-	-	-	-
DOWNTOWN:												
401	Downtown Improvements [1999 Ordinance]			1,208,978	245,428	661,696	688,896	807,925	815,395	822,939	830,558	854,819
402	Rail Safety Zone Study			-	-	-	-	-	-	-	-	-
403	Lot Identification & Signage			-	-	-	-	-	-	-	-	-
404	Santa Fe Plaza			300,000	-	-	-	-	-	-	-	-
405	Downtown Master Plan			125,000	-	-	-	-	-	-	-	-
406	MLK Park			-	-	-	-	-	-	-	-	-
450	Total Downtown			1,633,978	245,428	661,696	688,896	807,925	815,395	822,939	830,558	854,819
TMED:												
451	TMED - 1st Street @ Temple College - STEP Grant Match			59,046	-	-	-	-	-	-	-	-
452	Master Plan Integration 2010			1,550	-	-	-	-	-	-	-	-
453	TMED - 1st Street @ Loop 363 Design/Construction - Design only			71,420	-	-	-	-	-	-	-	-
454	TMED - Friars Creek Trail 5th Street to S&W Blvd. - [\$1.9M total project cost - DOE Grant of \$400K]			195,881	-	-	-	-	-	-	-	-
455	Avenue R - S&W Blvd, Ave R - 19th Intersections			1,962,640	-	-	-	-	-	-	-	-
456	Ave U from S&W Blvd to 1st St & 13th to 17th connector from Ave R to Loop 363			19,122	-	-	-	-	-	-	-	-
457	South 1st Street Improvements from the Temple College Apartments to Ave O			-	-	-	-	-	-	-	-	-
458	Loop 363 Frontage Rd (UPRR to 5th TIRZ portion)			6,326,548	-	-	-	-	-	-	-	-
459	Monumentation			520,000	-	-	-	-	-	-	-	-
460	Ave U TMED Ave. to 1st Street			1,275,000	-	-	-	-	-	-	-	-
461	TMED Master Plan (Health Care Campus)			125,000	-	-	-	-	-	-	-	-
462	TMED Master Plan & Thoroughfare Plan			55,000	-	-	-	-	-	-	-	-
463	Friars Creek Trail to Ave. R Trail			486,650	-	-	-	-	-	-	-	-
464	Veteran's Memorial Blvd. Phase II			-	-	-	-	-	-	-	-	-
500	Total TMED			11,097,857	-	-	-	-	-	-	-	-
AIRPORT PARK:												
501	Gateway Entrance Projects			-	-	-	-	-	-	-	-	-
502	Airport Corporate Hangar Development/Improvements			25,387	-	-	-	-	-	-	-	-
503	Fuel Farm Loop Roadway			110,000	-	-	-	-	-	-	-	-
504	Airport Terminal Access Enhancement			115,000	-	-	-	-	-	-	-	-
505	Airport Entry Landscaping & Signage			230,000	-	-	-	-	-	-	-	-
506	Northwest Airport Parking & Entrance			865,000	-	-	-	-	-	-	-	-
507	East Airport Commercial Facility Improvements			-	-	-	-	-	-	-	-	-
508	Corporate Hangar Phase II			-	-	-	-	-	-	-	-	-
550	Total Airport Park			1,345,387	-	-	-	-	-	-	-	-
610	Public Improvements			-	-	6,277,362	6,343,681	8,627,581	8,728,231	8,727,331	8,831,431	9,247,881
Total Planned Project Expenditures				30,568,035	245,428	6,939,058	7,032,577	9,435,506	9,543,626	9,550,270	9,661,989	10,102,700
700	Available Fund Balance at Year End			\$ 2,258,801	\$ 1,540,000	\$ 2,231,355	\$ 2,249,891	\$ 2,203,758	\$ 2,171,570	\$ 2,171,955	\$ 2,185,242	\$ 2,215,579

ORDINANCE NO. 2014-4676

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING AN AMENDMENT TO THE TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1 FINANCING AND PROJECT PLANS TO APPROPRIATE ADDITIONAL FUNDS FOR DOWNTOWN IMPROVEMENTS IN FISCAL YEAR 2014; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; DECLARING FINDINGS OF FACT; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the City Council (the "Council") of the City of Temple, Texas, (the "City") created Reinvestment Zone Number One, City of Temple, Texas (the "Zone") by Ordinance No. 1457 adopted on September 16, 1982;

Whereas, the Council adopted a Project Plan and Reinvestment Zone Financing Plan for the Zone by Ordinance No. 1525 adopted on December 22, 1983, and thereafter amended such plans by Ordinance No. 1664 adopted on June 20, 1985, Ordinance No. 1719 adopted on November 21, 1985, Ordinance No. 1888 adopted on December 21, 1987, Ordinance No. 1945 adopted on October 20, 1988; Ordinance No. 1961 adopted on December 1, 1988; Ordinance No. 2039 adopted on April 19, 1990; Ordinance No. 91-2119 adopted on December 5, 1991; Ordinance No. 92-2138 adopted on April 7, 1992; Ordinance No. 94-2260 adopted on March 3, 1994; Ordinance No. 95-2351 adopted on June 15, 1995; Ordinance No. 98-2542 adopted on February 5, 1998; Ordinance No. 98-2582 adopted on November 19, 1998; Ordinance No. 99-2619 adopted on March 18, 1999; Ordinance No. 99-2629 adopted on May 6, 1999; Ordinance No. 99-2631 adopted on May 20, 1999; Ordinance No. 99-2647 adopted on August 19, 1999; Ordinance No. 99-2678 adopted on December 16, 1999; Ordinance No. 2000-2682 adopted on January 6, 2000; Ordinance No. 2000-2729 adopted on October 19, 2000; Ordinance No. 2001-2772 adopted on June 7, 2001; Ordinance No. 2001-2782 adopted on July 19, 2001; Ordinance No. 2001-2793 adopted on September 20, 2001; Ordinance No. 2001-2807 on November 15, 2001; Ordinance No. 2001-2813 on December 20, 2001; Ordinance No. 2002-2833 on March 21, 2002; Ordinance No. 2002-2838 on April 18, 2002; Ordinance No. 2002-3847 on June 20, 2002; Ordinance No. 2002-3848 on June 20, 2002; Ordinance No. 2002-3868 on October 17, 2002; Ordinance No. 2003- 3888 on February 20, 2003; Ordinance No. 2003-3894 on April 17, 2003; Ordinance No 2003-3926 on September 18, 2003; Ordinance No. 2004-3695 on July 1, 2004; Ordinance No. 2004-3975 on August 19, 2004; Ordinance No. 2004-3981 on September 16, 2004; Ordinance No. 2005-4001 on May 5, 2005; Ordinance No. 2005-4038 on September 15, 2005; Ordinance No. 2006-4051 on January 5, 2006; Ordinance No. 2006-4076 on the 18th day of May, 2006; Ordinance No. 2006-4118; Ordinance No. 2007-4141 on the 19th day of April, 2007; Ordinance No. 2007-4155 on July 19, 2007; Ordinance No. 2007-4172 on the 20th day of September, 2007; Ordinance No. 2007-4173 on October 25, 2007; Ordinance No. 2008-4201 on the 21st day of February, 2008; and Ordinance No. 2008-4217 the 15th day of May, 2008; Ordinance No. 2008-4242 the 21st day of August, 2009; Ordinance No. 2009-4290 on the 16th day of April, 2009; Ordinance No. 2009-4294 on the 21st day of May, 2009; Ordinance No. 2009-4316 on the 17th day of September, 2009; Ordinance No. 2009-4320 on the 15th day of October, 2009; Ordinance No. 2010-4338 on the 18th day of February, 2010; Ordinance No. 2010-4371 on the 19th day of August, 2010; Ordinance No.

2010-4405 on November 4, 2010; Ordinance No. 2011-4429 on March 17, 2011; Ordinance No. 2011-4455 on July 21, 2011; Ordinance No. 2011-4477 on October 20, 2011; Ordinance No. 2012-4540 on June 21, 2012; and Ordinance No. 2012-4546 on July 19, 2012; Ordinance No. 2012-4554 on September 20, 2012; Ordinance No. 2012-4566 on November 15, 2012; Ordinance No. 2013-4595 on June 20, 2013; Ordinance No. 2014-4665 on May 15, 2014; Ordinance No. 2014-4676;

Whereas, the Board of Directors of the Zone has adopted an additional amendment to the Reinvestment Zone Financing and Project Plans for the Zone and forwarded such amendment to the Council for appropriate action;

Whereas, the Council finds it necessary to amend the Reinvestment Zone Financing and Project Plans for the Zone to include financial information as hereinafter set forth;

Whereas, the Council finds that it is necessary and convenient to the implementation of the Reinvestment Zone Financing and Project Plans, including the additional amendment, to establish and provide for an economic development program within the meaning of Article III, Section 52-a of the Texas Constitution ("Article III, Section 52-a"), Section 311.010(h) of the Texas Tax Code and Chapter 380 of the Texas Local Government Code to develop and diversify the economy of the Zone, eliminate unemployment and underemployment in the Zone and develop or expand transportation, business and commercial activity in the Zone including programs to make grants and loans of Zone assets or from the tax increment fund of the Zone in an aggregate amount not to exceed the amount of the tax increment produced by the City and paid into the tax increment fund for the Zone for activities that benefit the Zone and stimulate business and commercial activity in the Zone as further determined by the City;

Whereas, the Council further finds that the acquisition of the land and real property assembly costs as described in the additional amendment to the Reinvestment Zone Financing and Project Plans are necessary and convenient to the implementation of the Reinvestment Zone Financing and Project Plans and will help develop and diversify the economy of the Zone, eliminate unemployment and underemployment in the Zone and develop or expand transportation, business and commercial activity in the Zone by providing land for development of future business and commercial activity, attracting additional jobs within the City and attracting additional sales and other taxes within the City; and

Whereas, the Council finds that such amendment to the Reinvestment Zone Financing and Project Plans is feasible and conforms to the Comprehensive Plan of the City, and that this action will promote economic development within the City of Temple.

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

Part 1: Findings. The statements contained in the preamble of this ordinance are true and correct and are adopted as findings of fact hereby.

Part 2: Reinvestment Zone Financing and Project Plans. The amendment to the Tax Increment Financing Reinvestment Zone No. 1 Financing Plan, heretofore adopted by the Board of Directors of the Zone and referred to in the preamble of this ordinance, is hereby approved and adopted, as set forth in the Amendments to Reinvestment Zone Number 1, City of Temple, Texas, attached hereto as Exhibits A and B.

Part 3: Plans Effective. The Financing Plan and Project Plans for the Zone heretofore in effect shall remain in full force and effect according to the terms and provisions thereof, except as specifically amended hereby.

Part 4: Copies to Taxing Units. The City Secretary shall provide a copy of the amendment to the Reinvestment Zone Financing and Project Plans to each taxing unit that taxes real property located in the Zone.

Part 5: Economic Development Program. The Council hereby establishes an economic development program for the Zone in accordance with Article III, Section 52-a of the Texas Constitution, Section 311.010(h) of the Texas Tax Code and Chapter 380 of the Texas Local Government Code to develop and diversify the economy of the Zone, eliminate unemployment and underemployment in the Zone and develop or expand transportation, business and commercial activity in the Zone including a program to make grants and loans of Zone assets or from the tax increment fund of the Zone in accordance with the provisions of Article III, Section 52-a, Chapter 311 of the Texas Tax Code and Chapter 380 of the Texas Local Government Code as directed and authorized by the Council. The Council hereby further directs and authorizes the Board of Directors of the Zone to utilize tax increment reinvestment zone bond proceeds to acquire the land and pay other real property assembly costs as set forth in the additional amendment attached hereto to help develop and diversify the economy of the Zone and develop or expand business and commercial activity in the Zone in accordance with Article III, Section 52-a, Chapter 311 of the Texas Tax Code and Chapter 380 of the Texas Local Government Code.

Part 6: Severability. 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 and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such invalid phrase, clause, sentence, paragraph or section.

Part 7: Effective Date. 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 8: Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is 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 Meeting Act.

PASSED AND APPROVED on First Reading and Public Hearing on the **3rd** day of **July**, 2014.

PASSED AND APPROVED on Second Reading on the **17th** day of **July**, 2014.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Jonathan Graham
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

07/03/14

Item #7

Consent Agenda

Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: FIRST READING – PUBLIC HEARING - Z-FY-14-33: Consider an ordinance adopting a site plan, amending Ordinance No. 2005-4025, originally approved July 7, 2005 Planned Development (General Retail) District, and amended by Ordinance No. 2007-4125, February 15, 2007 and further amended by Ordinance 2007-4175, October 18, 2007, on 3.967 acres, in the Baldwin Robertson survey, Abstract No 17, located at 9108 West Adams Avenue.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At its June 16, 2014, meeting the Planning and Zoning Commission voted 6/0 to recommend approval of Z-FY-14-33, amending the original Planned Development (Ordinance No. 2005-4025), with the proposed site plan. Commissioners Pitts, Staats, and Mikeska-Reed were absent.

STAFF RECOMMENDATION: Based on the following, staff recommends amending the original Planned Development by approving the proposed site plan:

1. The Planned Development site plan focuses on tree preservation and overall exceeds the 5% landscaping plan requirements for non-residential development, per the Unified Development Code (UDC).
2. All sites shown on the Planned Development site plan must meet all applicable Unified Development Codes (UDC), Engineering/Drainage, Building Codes, and Fire Codes during the building permit process, regardless of any approved site plan.

ITEM SUMMARY: This Planned Development site plan request is associated with property recently platted as the Final Plat of Adams Island Commercial (P-FY-14-24). The Planning and Zoning Commission approved the plat at its May 15, 2014 meeting with Resolution No. 2014-0261-R.

The original Planned Development (General Retail) District for this property, approved by Ordinance No. 2005-4025, did not include a Planned Development site plan for this portion on the Planned Development. The applicants propose a Planned Development site plan that is “conceptual” in nature to aid in marketing the property to prospective buyers. Prospective buyers or developers would be subject to all Unified Development Codes (UDC), Building Codes, Engineering/Drainage, and Fire Codes during the building permit review process.

PUBLIC NOTICE: Three notices of the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property. As of Thursday June 12, 2014 at 2:00 PM, one response notification letter was returned in approval of the request. One response notification letter was returned without a recommendation of “approval” or “disapproval” of the request, but it cited potential traffic and flooding concerns.

The newspaper printed notice of the Planning and Zoning Commission public hearings for Z-FY-14-33 on June 5, 2014, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

[Zoning and Location Map](#)

[Aerial](#)

[Notification Map](#)

[Notification Response Letters](#)

[Proposed Planned Development Site Plan](#)

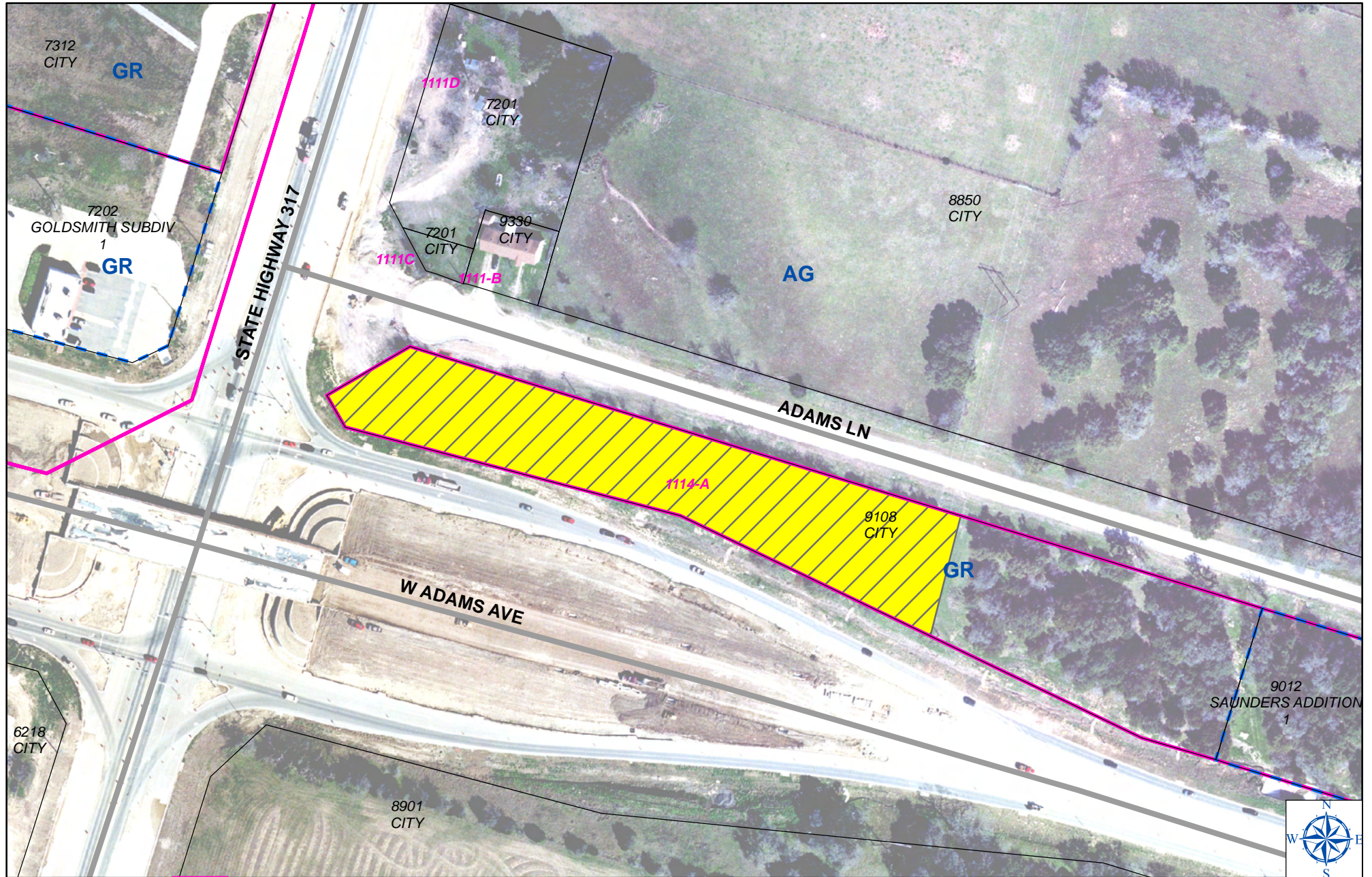
[Ordinance No 2005-4025 \(original PD-GR Zoning\)](#)



Z-FY-14-33

Planned Development Site Plan

9108 W Adams Ave



- Case
- Zoning
- Outblock Number
- Subdivision
- Address
- Lot Number

①
1



6/12/2014
City of Temple GIS
tylerly

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.



Google earth

feet
meters

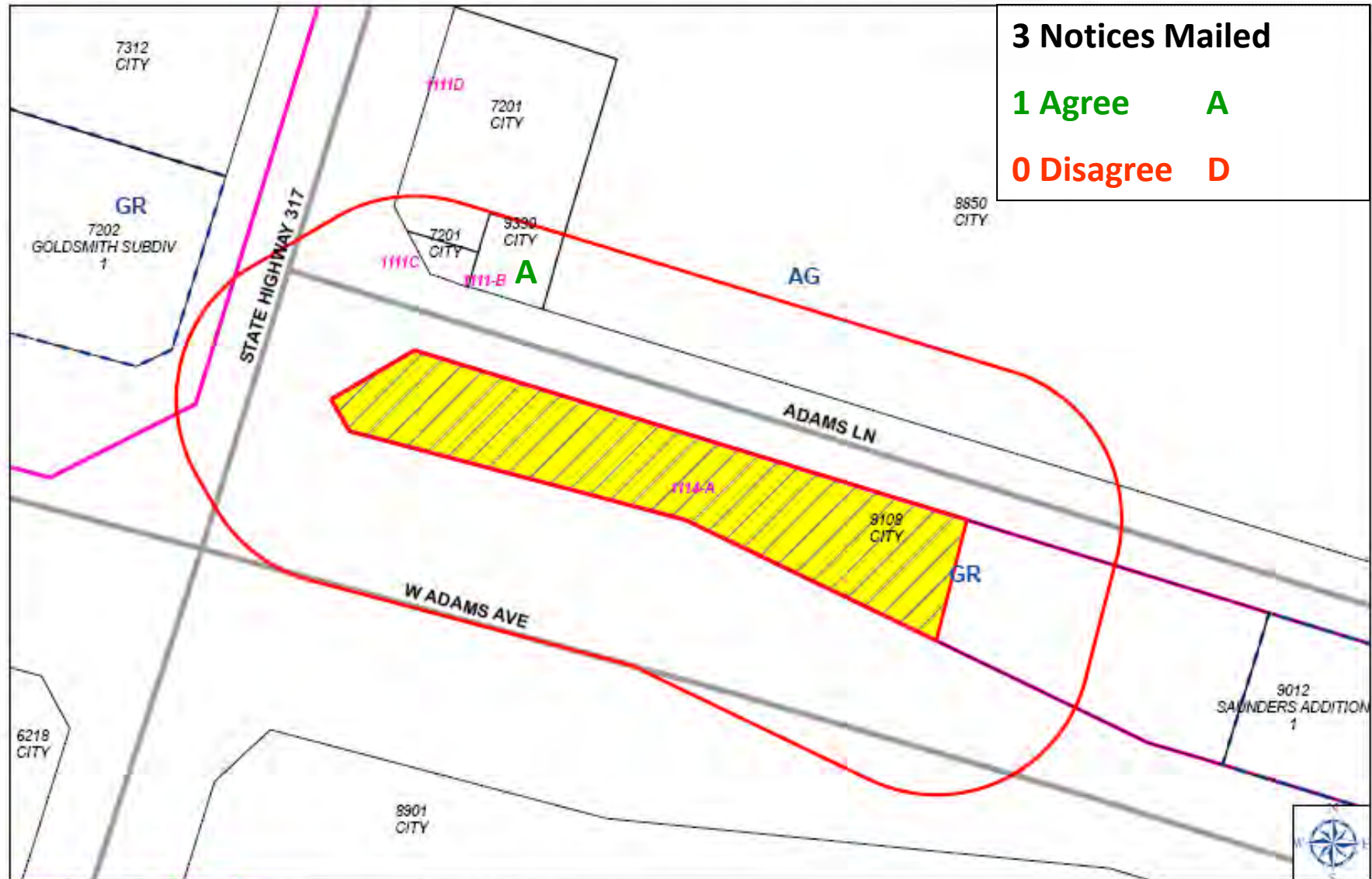




Z-FY-14-33

Planned Development Site Plan





9108 W Adams Ave



3 Notices Mailed

1 Agree A

0 Disagree D

 Case  Zoning Outblock Number
 200' Buffer  Subdivision 1234-A Address
1234 Lot Number

①

0 200 400
Feet

5/29/2014
City of Temple GIS
tylerly

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.



**RESPONSE TO PROPOSED
SITE PLAN REVIEW
CITY OF TEMPLE**

Texvestments LLC
1719 West Avenue M, Suite C
Temple, Texas 76504

Zoning Application Number: Z-FY-14-33

Project Manager: Tammy Lyerly

Location: 9108 West Adams Avenue

The proposed site plan review is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible site plan review of the property described on the attached notice, and provide any additional comments you may have.

I recommend (☒) approval (☐) denial of this request.

Comments:

Ross Vest
Signature

ROSS VEST
Print Name

**Please mail or hand-deliver this comment form to the address shown below, no later than
June 16, 2014**

City of Temple
Planning Department
Room 102
Municipal Building
Temple, Texas 76501

RECEIVED

JUN 12 2014

City of Temple
Planning & Development

Number of Notices Mailed: 3

Date Mailed: June 5, 2014



RESPONSE TO PROPOSED
SITE PLAN REVIEW
CITY OF TEMPLE

Marlene Lastovica Etal
8850 Adams Lane
Temple, Texas 76502

Zoning Application Number: Z-FY-14-33

Project Manager: Tammy Lyerly

Location: 9108 West Adams Avenue

The proposed site plan review is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible site plan review of the property described on the attached notice, and provide any additional comments you may have.

I recommend () approval () denial of this request.

Comments:

Problems on West Adams - Traffic awful
Adams Lane needs to be retopped
worn out from traffic before Adams west opened
Adams Lane floods since Windmill Addition
Windmill flood control - washes into farm and
floods into Adams Lane when we get rain -
We need rain however 2007 proved the flood control at
Windmill addition doesn't work. I was told rain would be parrel to
Hwy 317 - then down Adams Lane - Not So -

Marlene B. Lastovica
Signature

Marlene B. Lastovica
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than
June 16, 2014

City of Temple
Planning Department
Room 102
Municipal Building
Temple, Texas 76501

With the
New Belton Middle
School to open Fall 2014
Wow I like
traffic

Hwy 317 going to
Belton forget it go
over the Belton Dam

RECEIVED

Number of Notices Mailed: 3

Date Mailed: June 5, 2014

City of Temple
Planning & Development

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, APPROVING A ZONING CHANGE FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT GENERAL RETAIL DISTRICT (PD-GR) ON LAND COMMONLY REFERRED TO AS OUTBLOCKS 1114-A, B, & E, CITY ADDITION AND OUTBLOCK 1115-A, CITY ADDITION, LOCATED ON THE NORTH SIDE OF FM 2305, EAST OF SH 317 IN THE CITY OF TEMPLE, TEXAS, IN ACCORDANCE WITH SECTIONS 7-500 THROUGH 7-509 OF THE COMPREHENSIVE ZONING ORDINANCE; AMENDING THE WEST TEMPLE COMPREHENSIVE PLAN TO REFLECT NEIGHBORHOOD AND COMMUNITY RETAIL USES; PROVIDING CONDITIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the owner of the property commonly referred to as Outblocks 1114-A, B, & E, City Addition, and Outblock 1115-A, City Addition, located on the north side of FM 2305, east SH 317 in the City of Temple, Texas, has requested a zoning change from Agricultural District (A) to Planned Development General Retail District (PD-GR); and

Whereas, the City Council, after notice and a public hearing, finds that it is in the public interest to authorize this action.

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

Part 1: The City Council approves a zoning change from Agricultural District (A) to Planned Development General Retail District (PD-GR) on property commonly referred to as Outblocks 1114-A, B, & E, City Addition, and Outblock 1115-A, City Addition, located on the north side of FM 2305, east SH 317 in the City of Temple, Texas, more fully described in Exhibit A, attached hereto and made a part hereof for all purposes.

Part 2: The City Council approves an amendment to the West Temple Comprehensive Plan to reflect neighborhood and community retail uses.

Part 3: In accordance with Sections 7-500 through 7-509 of the Comprehensive Zoning Ordinance of the City of Temple, Texas, Ordinance No. 91-2101, is amended by changing the zoning classification of the property described in Part 1 above, to Planned Development General Retail (PD-GR), and shall comply with all applicable sections of the Code of Ordinances of the City of Temple, Texas, and all local, State and Federal laws and regulations as they may now read or hereafter be amended, including but not limited to the following conditions:

- (a) The development standards of the property shall conform to requirements of the General Retail District; and
- (b) Prior to the issuance of a building permit, the property owner must submit an amendment to the planned development and a site plan to the Planning & Zoning Commission and the City Council.

These conditions shall be expressed conditions of any building permit issued for construction on the property which may be enforced by the City of Temple by an action either at law or in equity, including the right to specifically enforce the requirements of the ordinance, and these requirements shall run with the land.

Part 4: The City Council directs the Director of Planning to make the necessary changes to the City Zoning Map accordingly.

Part 5: 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 6: 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 7: It is hereby officially found and determined that the meeting at which this Ordinance is 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 on the 16th day of June, 2005.

PASSED AND APPROVED on Second Reading on the 7th day of July, 2005.

THE CITY OF TEMPLE, TEXAS



ATTEST:

Clydette Entzminger
Clydette Entzminger
City Secretary

William A. Jones, III
WILLIAM A. JONES, III, Mayor

APPROVED AS TO FORM:

Jonathan Graham
Jonathan Graham
City Attorney

ORDINANCE NO. 2014-4677

(PLANNING NO. Z-FY-14-33)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, ADOPTING A SITE PLAN AND AUTHORIZING AN AMENDMENT TO ORDINANCE NO. 2005-4025, ORIGINALLY APPROVED AS PLANNED DEVELOPMENT (GENERAL RETAIL) DISTRICT, ON APPROXIMATELY 3.967 ACRES, IN THE BALDWIN ROBERTSON SURVEY, ABSTRACT NO. 17, LOCATED AT 9108 WEST ADAMS AVENUE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, this Planned Development site plan request is associated with property recently platted as the Final Plat of Adams Island Commercial which was approved by the Planning and Zoning Commission on May 15, 2014;

Whereas, the original Planned Development (General Retail) District for this property, approved by Ordinance No. 2005-4025, amended by Ordinance No. 2006-4125 and further amended by Ordinance No. 2007-4175, did not include a Planned Development site plan for this portion of the Planned Development – the applicants propose a site plan that is conceptual in nature to aid in marketing the property to prospective buyers;

Whereas, the Planned Development site plan focuses on tree preservation and overall exceeds the 5% landscaping plan requirements for non-residential development, per the Unified Development Plan (UDC);

Whereas, all sites on the Planned Development site plan are subject to all UDC, Building Codes, Engineering/Drainage, and Fire Codes during the building permit review process; and

Whereas, the City Council, after notice and a public hearing, finds that it is in the public interest to authorize this action.

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

Part 1: The City Council adopts a site plan and approves an amendment to Ordinance No. 2005-4025, originally approved as Planned Development (General Retail) District, on approximately 3.967 acres, in the Baldwin Robertson Survey, Abstract No. 17, located at 9108 West Adams Avenue, more fully described in the site plan attached hereto as Exhibit ‘A.’

Part 2: The City Council directs the Director of Planning to make the necessary changes to the City Zoning Map accordingly.

Part 3: 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 4: 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 5: It is hereby officially found and determined that the meeting at which this Ordinance is 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 **3rd** day of **July**, 2014.

PASSED AND APPROVED on Second Reading on the **17th** day of **July**, 2014.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Jonathan Graham
City Attorney