



**MEETING OF THE
TEMPLE CITY COUNCIL**

MUNICIPAL BUILDING

2 NORTH MAIN STREET

3rd FLOOR – CONFERENCE ROOM

THURSDAY, APRIL 16, 2015

3:30 P.M.

WORKSHOP AGENDA

1. Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for Thursday, April 16, 2015.
2. Discuss the purchase of an 8.49 acre tract of land from Blackhawk 6 Ranch, LLC and a 33.371 acre tract of land from Hugh and Debra Shine.

Executive Session – Pursuant to § 551.072 of the Texas Government Code, the City Council may enter into executive session to discuss the purchase, exchange, lease or value of real property relating to City projects, the public discussion of which would have a detrimental effect on negotiations with a third party.

Executive Session - Pursuant to § 551.087 of the Texas Government Code, the City Council may meet in executive session to discuss either commercial or financial information that the City has received from a business prospect that the City wishes to locate, stay or expand within the City limits and with which the City is conducting economic development negotiations, or to deliberate the offer of a financial or other incentive to a business prospect the public discussion of which would adversely affect ongoing economic development negotiations.

3. Receive presentation from the City Manager regarding possible incentives for the Jeff Hamilton Park Project.
4. Recognize the City of Temple Finance Department for the receipt of the 20th consecutive Distinguished Budget Award from the Government Finance Officers Association of the United States and Canada (GFOA).

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. PUBLIC APPEARANCE

3. [Receive presentation from Larry Womack](#) with regards to access to Jeff Hamilton Park as well as access to the fire main located on the property.

IV. PROCLAMATIONS & SPECIAL RECOGNITIONS

4. Recognize Infant Immunization Awareness Week as April 18 thru April 24th, 2015
5. Recognize April 18th as Neighborhood Pride Cleanup Day.
6. Recognize Captain LeRoy Vargas for 25+ Years of Service with the City of Temple.

V. TAX INCREMENT FINANCING RZ. NO. 1 ITEM

7. [2015-4705](#): SECOND & FINAL READING: Consider adopting an ordinance authorizing an amendment to the Tax Increment Financing Reinvestment Zone No. 1 Financing and Project Plans for years FY 2015-2016.

VI. 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.

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

Contracts, Leases, & Bids

- (A) [2015-7675-R](#): Consider adopting a resolution authorizing a construction contract with Dixon Paving, Inc. of Belton for the construction of a crushed granite hike & bike trail in Valley Ranch Park in the amount of \$54,101.
- (B) [2015-7676-R](#): Consider adopting a resolution authorizing a construction contract, for repairs to the Membrane Water Treatment Plant roof and walls, with RM Rodriguez Construction, LP of Temple in the amount of \$93,500.
- (C) [2015-7677-R](#): Consider adopting a resolution authorizing the rejection of the bid received for a 1-ton diesel powered crew cab & chassis, dual wheels with utility body from Gunn Chevrolet, Ltd of Selma, and authorize the purchase from Caldwell Country Ford of Caldwell, in the amount of \$49,112.45.
- (D) [2015-7678-R](#): Consider adopting a resolution authorizing a developer participation agreement with Bobby Arnold, Inc. for construction of an 8 foot wide sidewalk along South 31st Street and adjacent to D'Antoni's Crossing Subdivision in an amount not to exceed \$64,500.
- (E) [2015-7679-R](#): Consider adopting a resolution authorizing the annual purchase of Microsoft Software Enterprise Agreement with SHI Government Solutions of Dallas, utilizing DIR Contract DIR-SDD-2503 in the amount of \$122,195.
- (F) [2015-7680-R](#): Consider adopting a resolution authorizing the purchase of an 8.49 acre tract of land from Blackhawk 6 Ranch, LLC and a 33.371 acre tract of land from Hugh and Debra Shine in the total amount of \$3,957,432.53 and authorizing the payment of closing costs in the estimated amount of \$30,000.
- (G) [2015-7681-R](#): Consider adopting a resolution authorizing the purchase of property located at 13 South 11th Street, 514 West Avenue A, and 515 West Central Avenue in Temple, in the amount of \$65,000 and the payment of closing costs in the estimated amount of \$10,000.

Ordinances – Second & Final Reading

- (H) [2015-4706](#): SECOND & FINAL READING - Z-FY-15-06: Consider adopting an ordinance granting a zoning change from Agricultural District (AG) to Single Family-One (SF-1) on Lots 1 & 2, Block 2, First Replat of Northcliffe HOA Addition, Phase I, located at 110 and 116 Northcliffe Drive.

- (I) [2015-4708](#): SECOND & FINAL READING - Z-FY-15-10: Consider adopting an ordinance authorizing amendments to Ordinance 2008-4230, the *Choices '08*, City of Temple Comprehensive Plan, Chapter 5, to amend the Thoroughfare Plan Map.

Misc.

- (J) [2015-7682-R](#): Consider adopting a resolution authorizing a construction contract with Camden Enterprises, LLC of Belton, for the restoration of the Main Street Façade, in the amount of \$31,110.40.
- (K) [2015-7683-R](#): Consider adopting a resolution authorizing a construction contract with Ranger Excavating, LP (Ranger), of Austin to extend North Lucius McCelvey for a lump sum price of \$2,045,856.20.
- (L) [2015-7684-R](#): Consider adopting a resolution authorizing the submission of an application for funding through the Texas Department of Transportation, Transportation Alternatives Program (TAP) in the amount of \$1,250,000, with \$1,000,000 reimbursed to the City through federal funding, to develop landscaped urban sidewalks and improvements along South 31st Street between Marlandwood and Canyon Creek Roads.
- (M) [2015-7685-R](#): A-FY-15-01: Consider adopting a resolution authorizing release of a 0.186-acre portion of a 15-foot-wide water and wastewater easement on Lot 2, Block 1, Country Lane Commercial, City of Temple, Bell County Texas, according to the plat of record in Cabinet D, Slide 392 A, and Volume 5939, Page 835, of the real property records of Bell County.
- (N) [2015-7686-R](#): Consider adopting a resolution authorizing budget amendments for fiscal year 2014-2015.

VII. REGULAR AGENDA

ORDINANCES – FIRST READING / PUBLIC HEARING

9. [2015-4709](#): Z-FY-15-07 – Consider adopting an ordinance authorizing a rezoning from Agricultural District (AG) to Planned Development-Agricultural District (PD-AG) on 1.00 +/- acre, A0345BC G Givens, OB 771, located at 4831 Midway Drive.
10. [2015-4710](#): FIRST READING - PUBLIC HEARING - Z-FY-15-09: Consider adopting an ordinance authorizing a zoning change from Multiple-Family One District (MF-1) to Multiple-Family Two (MF-2) on Lot 1, Block 3, United Lely Commercial Subdivision Phase IV, located at 3009 Ira Young Drive.
11. [2015-4711](#): FIRST READING – PUBLIC HEARING - Z-FY-15-11: Consider adopting an ordinance authorizing a zoning change from Two Family Dwelling District (2F) to Planned Development Multiple Family One District (PD-MF-1) on Lots 1-12, Block 10, and Lots 1-12, Block 11, Canyon Ridge Phase II.
12. [2015-4712](#): FIRST READING - PUBLIC HEARING - Z-FY-15-12: Consider adopting an ordinance authorizing a zoning change from Urban Estate District (UE) to Planned Development-Urban Estate District (PD-UE), with a Development Plan proposing 138 single-family lots on

61.137 +/- acres, being two tracts of land, within the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located at 5105 Charter Oak Drive.

ORDINANCES – SECOND & FINAL READING

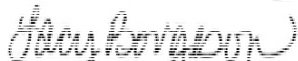
13. **2015-4707:** SECOND & FINAL READING - Z-FY-15-08: Consider adopting an ordinance authorizing amendments to Articles 5, 6, 7, and 11 of the Temple Unified Development Code.

RESOLUTIONS

14. **2015-7687-R:** Consider adopting a resolution authorizing a construction contract with TTG Utilities, LP (TTG), of Gatesville for construction of the Avenue R and Friars Creek Trail Improvements Project for a lump sum price of \$3,019,063.71.
15. **2015-7688-R:** Consider adopting a resolution authorizing a construction contract with R.T. Schneider Construction Company, for the Airport Enhancement Project at the Draughon-Miller Central Texas Regional Airport in the amount of \$3,341,496.95
16. **2015-7689-R:** I-FY-15-03: Consider adopting a resolution authorizing an Appeal of Standards to Sec. 6.7 of the Unified Development Code related to I-35 Corridor Overlay Zoning District for landscaping, lighting, architecture, parking and signage, for a proposed car dealership (Automax Hyundai) at 7565 South General Bruce Drive.

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 11:00 AM, on Friday, April 10, 2015.



City Secretary, TRMC
City of Temple



COUNCIL AGENDA ITEM MEMORANDUM

04/16/15
Item #3
Regular Agenda
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DEPT./DIVISION SUBMISSION & REVIEW:

Daniel A. Dunn, Mayor

ITEM DESCRIPTION: Receive presentation from Larry Womack with regards to access to Jeff Hamilton Park as well as access to the fire main located on the property.

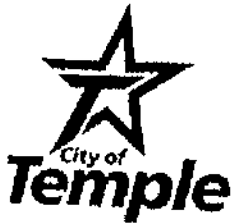
STAFF RECOMMENDATION: Receive comments as presented in item description.

ITEM SUMMARY: Mr. Womack submitted a Request for Placement on the City Council Agenda, please see attached the forms.

FISCAL IMPACT: None

ATTACHMENTS:

[Request for placement on agenda](#)



CITY OF TEMPLE, TEXAS
CITY COUNCIL MEETINGS

REQUEST FOR PLACEMENT ON AGENDA

___ Priority

NAME OF PRESENTER: Larry Womack

ADDRESS: 1404 East Ave D

TELEPHONE NO. 254-773-2539

DATE REQUESTED TO APPEAR BEFORE THE COUNCIL: (Note - The City Council meets the first and third Thursdays of each month.) 4-16-2015

SUBJECT TO BE PRESENTED: (Your description must identify the subject matter of your appearance in sufficient detail to alert the public what topic you will discuss and what action you are requesting by the Council.)

JEFF Hamilton Parks
Opening 12th Street And Ave E.
Fire Main to Close to Fence, Trespass sign.

Note: Separate requests must be completed for each subject presented.

I, the above identified presenter, have read the procedures for public appearances before the City Council of the City of Temple, Texas, and will abide by these procedures.

Larry Womack
SIGNATURE OF PRESENTER

4-16-2015
DATE

For Office Use:



COUNCIL AGENDA ITEM MEMORANDUM

04/16/15
Item #7
Consent Agenda
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DEPT./DIVISION SUBMISSION & REVIEW:

Traci L. Barnard, Director of Finance

ITEM DESCRIPTION: SECOND & FINAL READING: Consider adopting an ordinance authorizing an amendment to the Tax Increment Financing Reinvestment Zone No. 1 Financing and Project Plans for years FY 2015-2016.

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

ITEM SUMMARY: The Reinvestment Zone No. 1 Finance and Project Committees have had several meetings to discuss and review the project budgets for the 2022 Master Plan Projects. The result of the meetings is recommended changes to the Financing and Project Plans to continue with the execution of the 2022 Master Plan. The planning process involved the reallocation of approximately \$9,531,018 in available resources over the next two years. The resources available for allocation are from the combination of added developer participation, savings from completed projects, reallocation of funding from existing projects and funds received as a result of a settlement agreement and mutual release between the City of Temple, Temple Economic Development Corporation, Gulf States Toyota Inc., and FR-VPC II, L.P.

At their March 25, 2015, regular meeting, the Reinvestment Zone No. 1 Board approved the recommendation of this amendment.

The following page includes a table summarizing the proposed financing plan amendment.

Additional funding needed	PP/FP Line	FP 11.19.14 {Budget}	Expenditures/ Encumbrances	Bid/Estimated Cost	Funding Needed
Construction Projects					
Avenue R Intersections	455	\$ 1,850,776	\$ (257,085)	\$ (2,671,401)	\$ 1,077,710
Friars Creek Trail to Avenue R Trail	463	474,650	(49,746)	(497,663)	72,759
North Lucius McCelvey extension	102	1,753,550	(228,720)	(2,045,856)	521,026
Airport Enhancement Projects	506	1,586,242	(86,242)	(3,341,497)	1,841,497
31st Street Intersection/Monumentation	459	1,718,845	(218,845)	(1,950,000)	450,000
31st Street Sidewalks - Grant Match	108	-	-	(30,775)	30,775
Pepper Creek Regional Detention Pond	103	850,000	(106)	(1,139,095)	289,201
ROW/Property Acquisition					
Avenue U ROW	460	1,775,000	(382,700)	(2,267,300)	875,000
Property Acquisition - North Industrial Park	107	-	-	(4,000,000)	4,000,000
Downtown					
Transformation Team [New Program]	401	-	-	(373,050)	373,050
TOTAL FUNDING NEEDED					\$ 9,531,018
Sources of additional funding					
Research Parkway - FY 2016					
Fund Balance - FY 2015	700				4,037,147
Veteran's Memorial Blvd-Design - FY 2015	464				950,000
Pepper Creek Trail -FY 2015	155				2,300,000
Project Savings					
McLane Parkway/Research Parkway Connect	156				665,892
Friar's Creek Trail to S&W	454				148,146
1st Street @ Loop 363	453				21,020
Developer Cost Sharing					
N. Lucius McCelvey - BUZZI	FP - 14				260,513
Pepper Creek Regional Detention pond - HEB	FP - 14				48,300
Contributions					
Settlement Agreement - GST	FP - 14				1,100,000
TOTAL SOURCES OF FUNDING					\$ 9,531,018

FISCAL IMPACT: In summary, the proposed amendment allocated additional funding to the projects listed above through additional revenue in the amount of \$308,813 from developer contributions, settlement agreement with GST of \$1,100,000, project savings in the amount of \$835,058 and reallocation of funding from Research Pkwy(IH35 to Wendland)- construction in the amount of \$7,287,147. The original allocation for Research Pkwy (IH35 to Wendland) – construction was \$13,532,100. Upon approval of this amendment, the balance available for construction will be \$6,244,953. The Finance Committee is in the process of reviewing options for financing the construction of Research Pkwy (IH35 – Central Point Pkwy).

ATTACHMENTS:

Financing Plan
Summary Financing Plan with Detailed Project Plan
Budget Adjustment
Ordinance

DESCRIPTION		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"	\$ 480,646,226	\$ 480,646,226	\$ 648,634,749	\$ 452,719,910	\$ 448,215,448	\$ 439,961,665	\$ 432,262,141	\$ 425,090,579
1	FUND BALANCE, Begin	\$ 31,378,757	\$ 1,531,742	\$ 2,663,170	\$ 3,185,830	\$ 3,570,612	\$ 2,603,071	\$ 2,614,226	\$ 2,615,031
2	Adjustments to Debt Service Reserve	-	-	-	-	-	-	-	-
3	Fund Balance Available for Appropriation	\$ 31,378,757	\$ 1,531,742	\$ 2,663,170	\$ 3,185,830	\$ 3,570,612	\$ 2,603,071	\$ 2,614,226	\$ 2,615,031
SOURCES OF FUNDS:									
4	Tax Revenues	14,490,265	22,006,298	19,785,940	19,348,421	18,887,959	18,455,590	18,049,959	18,297,684
6	Allowance for Uncollected Taxes	(217,354)	(330,094)	(296,789)	(290,226)	(283,319)	(276,834)	(270,749)	(274,465)
8	Interest Income-Other	50,000	50,000	50,000	50,000	40,000	40,000	30,000	10,000
10	Grant Funds	1,320,000	-	-	-	-	-	-	-
12	License Fee - Central Texas Railway	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
14	Other Revenues	2,448,588	-	-	-	-	-	-	-
17	Bond Issue	-	-	-	-	-	-	-	-
20	Total Sources of Funds	\$ 18,127,499	\$ 21,762,204	\$ 19,575,151	\$ 19,144,195	\$ 18,680,640	\$ 18,254,756	\$ 17,845,210	\$ 18,069,219
25	TOTAL AVAILABLE FOR APPROPRIATION	\$ 49,506,256	\$ 23,293,946	\$ 22,238,320	\$ 22,330,025	\$ 22,251,251	\$ 20,857,827	\$ 20,459,436	\$ 20,684,250
USE OF FUNDS:									
DEBT SERVICE									
27	2009 Bond Refunding	1,499,769	1,508,775	1,510,150	1,488,750	1,485,000	-	-	-
28	2008 Bond Issue-Taxable {\$10.365 mil}	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}	914,450	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	82,700	76,400	79,600	77,650	80,050	77,250	78,750
31	Debt Service - 2013 Issue {\$25.260 mil}	924,894	924,894	2,034,894	2,047,694	2,048,344	2,047,944	2,046,494	2,031,494
35	Paying Agent Services	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
40	Subtotal-Debt Service	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	202,075	175,000	175,000	175,000	175,000	175,000	175,000	175,000
52	Legal/Audit	1,200	1,200	1,300	1,300	1,300	1,300	1,300	1,400
54	Zone Park Maintenance [mowing, utilities, botanical supplies]	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
55	Zone Park Maintenance [maintenance]	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
56	Rail Maintenance	289,744	100,000	100,000	100,000	100,000	100,000	100,000	100,000
58	Road/Signage Maintenance	333,077	100,000	100,000	100,000	100,000	100,000	100,000	100,000
60	Contractual Payments [TEDC - Marketing]	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
62	TISD-Reimbursement [per contract]	26,250	26,250	26,250	27,563	27,563	27,563	28,941	28,941
65	Subtotal-Operating Expenditures	1,227,346	777,450	777,550	778,863	778,863	778,863	780,241	780,341
70	TOTAL DEBT & OPERATING EXPENDITURES	\$ 5,824,592	\$ 5,449,423	\$ 6,552,490	\$ 6,546,414	\$ 6,548,180	\$ 6,643,601	\$ 6,644,405	\$ 6,629,157
80	Funds Available for Projects	\$ 43,681,664	\$ 17,844,523	\$ 15,685,830	\$ 15,783,612	\$ 15,703,071	\$ 14,214,226	\$ 13,815,031	\$ 14,055,093
PROJECTS									
150	Temple Industrial Park	11,871,581	7,244,953	5,840,000	-	-	-	-	-
200	Corporate Campus Park	5,253,305	2,300,000	-	4,363,000	-	-	-	-
250	Bioscience Park	1,702,822	-	-	-	-	-	-	-
400	Synergy Park	1,200,077	-	-	-	-	-	-	-
450	Downtown	3,941,721	1,361,400	6,660,000	-	-	-	-	-
500	TMED	14,752,677	4,275,000	-	7,850,000	-	-	-	-
550	Airport Park	3,427,739	-	-	-	-	-	-	-
610	Public Improvements	-	-	-	-	13,100,000	11,600,000	11,200,000	11,400,000
	Subtotal-Projects	42,149,922	15,181,353	12,500,000	12,213,000	13,100,000	11,600,000	11,200,000	11,400,000
	TOTAL USE OF FUNDS	\$ 47,974,514	\$ 20,630,776	\$ 19,052,490	\$ 18,759,414	\$ 19,648,180	\$ 18,243,601	\$ 17,844,405	\$ 18,029,157
700	FUND BALANCE, End	\$ 1,531,742	\$ 2,663,170	\$ 3,185,830	\$ 3,570,612	\$ 2,603,071	\$ 2,614,226	\$ 2,615,031	\$ 2,655,093

DESCRIPTION		2023 41	2024 42	2025 43	2026 44	2027 45	2028 46	2029 47	2030 48	2031 49	2032 50
1	"Taxable Increment"	\$ 470,263,381	\$ 487,225,606	\$ 502,549,950	\$ 537,931,299	\$ 632,466,025	\$ 643,399,384	\$ 630,860,901	\$ 619,145,657	\$ 608,214,453	\$ 598,030,071
1	FUND BALANCE, Begin	\$ 2,655,093	\$ 2,639,474	\$ 2,449,143	\$ 2,626,160	\$ 2,290,424	\$ 2,463,636	\$ 2,586,390	\$ 2,584,636	\$ 2,671,617	\$ 2,773,119
2	Adjustments to Debt Service Reserve	-	-	-	-	-	-	-	-	-	-
3	Fund Balance Available for Appropriation	\$ 2,655,093	\$ 2,639,474	\$ 2,449,143	\$ 2,626,160	\$ 2,290,424	\$ 2,463,636	\$ 2,586,390	\$ 2,584,636	\$ 2,671,617	\$ 2,773,119
SOURCES OF FUNDS:											
4	Tax Revenues	18,222,149	18,144,315	18,326,110	19,240,269	19,156,987	18,803,832	18,474,381	18,167,509	17,882,150	17,617,288
6	Allowance for Uncollected Taxes	(273,332)	(272,165)	(274,892)	(288,604)	(287,355)	(282,057)	(277,116)	(272,513)	(268,232)	(264,259)
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	\$ 17,994,817	\$ 17,918,150	\$ 18,097,218	\$ 18,997,665	\$ 18,915,632	\$ 18,567,775	\$ 18,243,265	\$ 17,940,996	\$ 17,659,918	\$ 17,399,029
25	TOTAL AVAILABLE FOR APPROPRIATION	\$ 20,649,909	\$ 20,557,625	\$ 20,546,361	\$ 21,623,825	\$ 21,206,056	\$ 21,031,410	\$ 20,829,656	\$ 20,525,632	\$ 20,331,534	\$ 20,172,148
USE OF FUNDS:											
DEBT SERVICE											
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
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	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000
52	Legal/Audit	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400
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	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]	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
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	780,341	781,788	781,788	781,788	783,307	783,307	783,307	784,902	784,902	784,902
70	TOTAL DEBT & OPERATING EXPENDITURES	\$ 2,810,435	\$ 2,808,482	\$ 2,820,201	\$ 2,833,401	\$ 2,842,420	\$ 2,845,020	\$ 2,845,020	\$ 2,854,015	\$ 2,858,415	\$ 2,869,815
80	Funds Available for Projects	\$ 17,839,474	\$ 17,749,143	\$ 17,726,160	\$ 18,790,424	\$ 18,363,636	\$ 18,186,390	\$ 17,984,636	\$ 17,671,617	\$ 17,473,119	\$ 17,302,333
PROJECTS											
150	Temple Industrial Park	-	-	-	-	-	-	-	-	-	-
200	Corporate Campus Park	-	-	-	-	-	-	-	-	-	-
250	Bioscience Park	-	-	-	-	-	-	-	-	-	-
400	Synergy Park	-	-	-	-	-	-	-	-	-	-
450	Downtown	-	-	-	-	-	-	-	-	-	-
500	TMED	-	-	-	-	-	-	-	-	-	-
550	Airport Park	-	-	-	-	-	-	-	-	-	-
610	Public Improvements	15,200,000	15,300,000	15,100,000	16,500,000	15,900,000	15,600,000	15,400,000	15,000,000	14,700,000	14,700,000
	Subtotal-Projects	15,200,000	15,300,000	15,100,000	16,500,000	15,900,000	15,600,000	15,400,000	15,000,000	14,700,000	14,700,000
	TOTAL USE OF FUNDS	\$ 18,010,435	\$ 18,108,482	\$ 17,920,201	\$ 19,333,401	\$ 18,742,420	\$ 18,445,020	\$ 18,245,020	\$ 17,854,015	\$ 17,558,415	\$ 17,569,815
700	FUND BALANCE, End	\$ 2,639,474	\$ 2,449,143	\$ 2,626,160	\$ 2,290,424	\$ 2,463,636	\$ 2,586,390	\$ 2,584,636	\$ 2,671,617	\$ 2,773,119	\$ 2,602,333

DESCRIPTION		2033 51	2034 52	2035 53	2036 54	2037 55	2038 56	2039 57	2040 58	2041 59	2042 60
1	"Taxable Increment"	\$ 588,557,171	\$ 579,762,201	\$ 571,613,310	\$ 564,080,255	\$ 557,134,328	\$ 550,748,279	\$ 544,896,240	\$ 539,553,655	\$ 534,697,223	\$ 530,304,824
1	FUND BALANCE, Begin	\$ 2,602,333	\$ 2,580,225	\$ 2,527,727	\$ 2,469,411	\$ 2,320,196	\$ 2,597,747	\$ 2,517,238	\$ 2,791,307	\$ 2,635,622	\$ 2,463,384
2	Adjustments to Debt Service Reserve	-	-	-	-	-	-	-	-	-	-
3	Fund Balance Available for Appropriation	\$ 2,602,333	\$ 2,580,225	\$ 2,527,727	\$ 2,469,411	\$ 2,320,196	\$ 2,597,747	\$ 2,517,238	\$ 2,791,307	\$ 2,635,622	\$ 2,463,384
SOURCES OF FUNDS:											
4	Tax Revenues	17,371,962	17,145,257	16,936,306	16,744,285	16,568,413	16,407,947	16,262,184	16,130,455	16,012,127	15,906,596
6	Allowance for Uncollected Taxes	(260,579)	(257,179)	(254,045)	(251,164)	(248,526)	(246,119)	(243,933)	(241,957)	(240,182)	(238,599)
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	\$ 17,157,383	\$ 16,934,078	\$ 16,728,261	\$ 16,539,121	\$ 16,365,887	\$ 16,207,828	\$ 16,064,251	\$ 15,934,498	\$ 15,817,945	\$ 15,713,997
25	TOTAL AVAILABLE FOR APPROPRIATION	\$ 19,759,716	\$ 19,514,304	\$ 19,255,988	\$ 19,008,532	\$ 18,686,083	\$ 18,805,574	\$ 18,581,490	\$ 18,725,805	\$ 18,453,567	\$ 18,177,381
USE OF FUNDS:											
DEBT SERVICE											
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	-	-	-	-	-	-	-	-	-
35	Paying Agent Services	-	-	-	-	-	-	-	-	-	-
40	Subtotal-Debt Service	2,092,913	-	-	-	-	-	-	-	-	-
OPERATING EXPENDITURES											
50	Prof Svcs/Proj Mgmt	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000
52	Legal/Audit	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400
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	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]	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
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	786,577	786,577	786,577	788,336	788,336	788,336	790,183	790,183	790,183	792,122
70	TOTAL DEBT & OPERATING EXPENDITURES	\$ 2,879,490	\$ 786,577	\$ 786,577	\$ 788,336	\$ 788,336	\$ 788,336	\$ 790,183	\$ 790,183	\$ 790,183	\$ 792,122
80	Funds Available for Projects	\$ 16,880,225	\$ 18,727,727	\$ 18,469,411	\$ 18,220,196	\$ 17,897,747	\$ 18,017,238	\$ 17,791,307	\$ 17,935,622	\$ 17,663,384	\$ 17,385,259
PROJECTS											
150	Temple Industrial Park	-	-	-	-	-	-	-	-	-	-
200	Corporate Campus Park	-	-	-	-	-	-	-	-	-	-
250	Bioscience Park	-	-	-	-	-	-	-	-	-	-
400	Synergy Park	-	-	-	-	-	-	-	-	-	-
450	Downtown	-	-	-	-	-	-	-	-	-	-
500	TMED	-	-	-	-	-	-	-	-	-	-
550	Airport Park	-	-	-	-	-	-	-	-	-	-
610	Public Improvements	14,300,000	16,200,000	16,000,000	15,900,000	15,300,000	15,500,000	15,000,000	15,300,000	15,200,000	15,100,000
	Subtotal-Projects	14,300,000	16,200,000	16,000,000	15,900,000	15,300,000	15,500,000	15,000,000	15,300,000	15,200,000	15,100,000
	TOTAL USE OF FUNDS	\$ 17,179,490	\$ 16,986,577	\$ 16,786,577	\$ 16,688,336	\$ 16,088,336	\$ 16,288,336	\$ 15,790,183	\$ 16,090,183	\$ 15,990,183	\$ 15,892,122
700	FUND BALANCE, End	\$ 2,580,225	\$ 2,527,727	\$ 2,469,411	\$ 2,320,196	\$ 2,597,747	\$ 2,517,238	\$ 2,791,307	\$ 2,635,622	\$ 2,463,384	\$ 2,285,259

Financing Plan - 03/25/15 to Zone Board

	DESCRIPTION	2043 61	2044 62	2045 63	2046 64	2047 65	2048 66	2049 67	2050 68	2051 69	2052 70
1	"Taxable Increment"	\$ 526,355,470	\$ 522,829,243	\$ 519,707,242	\$ 516,971,536	\$ 514,605,112	\$ 512,591,831	\$ 510,916,383	\$ 509,564,250	\$ 508,521,660	\$ 507,775,555
1	FUND BALANCE, Begin	\$ 2,285,259	\$ 2,272,570	\$ 2,193,265	\$ 2,054,492	\$ 2,367,168	\$ 2,139,789	\$ 2,178,349	\$ 2,192,774	\$ 2,190,523	\$ 2,176,500
2	Adjustments to Debt Service Reserve	-	-	-	-	-	-	-	-	-	-
3	Fund Balance Available for Appropriation	\$ 2,285,259	\$ 2,272,570	\$ 2,193,265	\$ 2,054,492	\$ 2,367,168	\$ 2,139,789	\$ 2,178,349	\$ 2,192,774	\$ 2,190,523	\$ 2,176,500
SOURCES OF FUNDS:											
4	Tax Revenues	13,435,059	13,367,327	13,309,020	13,259,730	13,219,065	13,186,656	13,162,153	13,145,223	13,135,551	13,132,838
6	Allowance for Uncollected Taxes	(201,526)	(200,510)	(199,635)	(198,896)	(198,286)	(197,800)	(197,432)	(197,178)	(197,033)	(196,993)
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	\$ 13,279,533	\$ 13,212,817	\$ 13,155,385	\$ 13,106,834	\$ 13,066,779	\$ 13,034,856	\$ 13,010,721	\$ 12,994,045	\$ 12,984,518	\$ 12,981,845
25	TOTAL AVAILABLE FOR APPROPRIATION	\$ 15,564,792	\$ 15,485,387	\$ 15,348,650	\$ 15,161,326	\$ 15,433,947	\$ 15,174,645	\$ 15,189,070	\$ 15,186,819	\$ 15,175,040	\$ 15,158,345
USE OF FUNDS:											
DEBT SERVICE											
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}	-	-	-	-	-	-	-	-	-	-
35	Paying Agent Services	-	-	-	-	-	-	-	-	-	-
40	Subtotal-Debt Service	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENDITURES											
50	Prof Svcs/Proj Mgmt	175,100	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000
52	Legal/Audit	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400
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	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]	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
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	792,222	792,122	794,158	794,158	794,158	796,296	796,296	796,296	798,541	798,541
70	TOTAL DEBT & OPERATING EXPENDITURES	\$ 792,222	\$ 792,122	\$ 794,158	\$ 794,158	\$ 794,158	\$ 796,296	\$ 796,296	\$ 796,296	\$ 798,541	\$ 798,541
80	Funds Available for Projects	\$ 14,772,570	\$ 14,693,265	\$ 14,554,492	\$ 14,367,168	\$ 14,639,789	\$ 14,378,349	\$ 14,392,774	\$ 14,390,523	\$ 14,376,500	\$ 14,359,804
PROJECTS											
150	Temple Industrial Park	-	-	-	-	-	-	-	-	-	-
200	Corporate Campus Park	-	-	-	-	-	-	-	-	-	-
250	Bioscience Park	-	-	-	-	-	-	-	-	-	-
400	Synergy Park	-	-	-	-	-	-	-	-	-	-
450	Downtown	-	-	-	-	-	-	-	-	-	-
500	TMED	-	-	-	-	-	-	-	-	-	-
550	Airport Park	-	-	-	-	-	-	-	-	-	-
610	Public Improvements	12,500,000	12,500,000	12,500,000	12,000,000	12,500,000	12,200,000	12,200,000	12,200,000	12,200,000	12,200,000
	Subtotal-Projects	12,500,000	12,500,000	12,500,000	12,000,000	12,500,000	12,200,000	12,200,000	12,200,000	12,200,000	12,200,000
	TOTAL USE OF FUNDS	\$ 13,292,222	\$ 13,292,122	\$ 13,294,158	\$ 12,794,158	\$ 13,294,158	\$ 12,996,296	\$ 12,996,296	\$ 12,996,296	\$ 12,998,541	\$ 12,998,541
700	FUND BALANCE, End	\$ 2,272,570	\$ 2,193,265	\$ 2,054,492	\$ 2,367,168	\$ 2,139,789	\$ 2,178,349	\$ 2,192,774	\$ 2,190,523	\$ 2,176,500	\$ 2,159,804

DESCRIPTION		2053 71	2054 72	2055 73	2056 74	2057 75	2058 76	2059 77	2060 78	2061 79	2062 80
1	"Taxable Increment"	\$ 507,313,556	\$ 507,123,924	\$ 507,195,534	\$ 507,517,842	\$ 508,080,856	\$ 508,875,107	\$ 509,891,630	\$ 511,121,928	\$ 512,557,961	\$ 514,192,113
1	FUND BALANCE, Begin	\$ 2,159,804	\$ 2,147,012	\$ 2,142,078	\$ 2,153,420	\$ 2,186,862	\$ 2,245,527	\$ 2,337,277	\$ 2,267,295	\$ 2,237,977	\$ 2,256,734
2	Adjustments to Debt Service Reserve	-	-	-	-	-	-	-	-	-	-
3	Fund Balance Available for Appropriation	\$ 2,159,804	\$ 2,147,012	\$ 2,142,078	\$ 2,153,420	\$ 2,186,862	\$ 2,245,527	\$ 2,337,277	\$ 2,267,295	\$ 2,237,977	\$ 2,256,734
SOURCES OF FUNDS:											
4	Tax Revenues	13,136,801	13,147,172	13,163,695	13,186,132	13,214,252	13,247,840	13,286,692	13,330,613	13,379,420	13,432,940
6	Allowance for Uncollected Taxes	(197,052)	(197,208)	(197,455)	(197,792)	(198,214)	(198,718)	(199,300)	(199,959)	(200,691)	(201,494)
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	\$ 12,985,749	\$ 12,995,964	\$ 13,012,240	\$ 13,034,340	\$ 13,062,038	\$ 13,095,122	\$ 13,133,392	\$ 13,176,654	\$ 13,224,729	\$ 13,277,446
25	TOTAL AVAILABLE FOR APPROPRIATION	\$ 15,145,553	\$ 15,142,976	\$ 15,154,318	\$ 15,187,760	\$ 15,248,900	\$ 15,340,650	\$ 15,470,668	\$ 15,443,949	\$ 15,462,706	\$ 15,534,180
USE OF FUNDS:											
DEBT SERVICE											
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}	-	-	-	-	-	-	-	-	-	-
35	Paying Agent Services	-	-	-	-	-	-	-	-	-	-
40	Subtotal-Debt Service	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENDITURES											
50	Prof Svcs/Proj Mgmt	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000
52	Legal/Audit	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400
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	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]	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
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	798,541	800,898	800,898	800,898	803,373	803,373	803,373	805,972	805,972	805,972
70	TOTAL DEBT & OPERATING EXPENDITURES	\$ 798,541	\$ 800,898	\$ 800,898	\$ 800,898	\$ 803,373	\$ 803,373	\$ 803,373	\$ 805,972	\$ 805,972	\$ 805,972
80	Funds Available for Projects	\$ 14,347,012	\$ 14,342,078	\$ 14,353,420	\$ 14,386,862	\$ 14,445,527	\$ 14,537,277	\$ 14,667,295	\$ 14,637,977	\$ 14,656,734	\$ 14,728,208
PROJECTS											
150	Temple Industrial Park	-	-	-	-	-	-	-	-	-	-
200	Corporate Campus Park	-	-	-	-	-	-	-	-	-	-
250	Bioscience Park	-	-	-	-	-	-	-	-	-	-
400	Synergy Park	-	-	-	-	-	-	-	-	-	-
450	Downtown	-	-	-	-	-	-	-	-	-	-
500	TMED	-	-	-	-	-	-	-	-	-	-
550	Airport Park	-	-	-	-	-	-	-	-	-	-
610	Public Improvements	12,200,000	12,200,000	12,200,000	12,200,000	12,200,000	12,200,000	12,400,000	12,400,000	12,400,000	14,728,208
	Subtotal-Projects	12,200,000	12,200,000	12,200,000	12,200,000	12,200,000	12,200,000	12,400,000	12,400,000	12,400,000	14,728,208
	TOTAL USE OF FUNDS	\$ 12,998,541	\$ 13,000,898	\$ 13,000,898	\$ 13,000,898	\$ 13,003,373	\$ 13,003,373	\$ 13,203,373	\$ 13,205,972	\$ 13,205,972	\$ 15,534,180
700	FUND BALANCE, End	\$ 2,147,012	\$ 2,142,078	\$ 2,153,420	\$ 2,186,862	\$ 2,245,527	\$ 2,337,277	\$ 2,267,295	\$ 2,237,977	\$ 2,256,734	\$ (0)

TIF Reinvestment Zone #1
Summary Financing Plan with Detailed Project Plan

Project Plan - 03/25/15 - to Zone Board

SUMMARY FINANCING PLAN				
	2015	2016	2017	2018
1 Beginning Available Fund Balance, Oct 1	\$ 31,378,757	\$ 1,531,742	\$ 2,663,170	\$ 3,185,830
20 Total Sources of Funds	18,127,499	21,762,204	19,575,151	19,144,195
2 Adjustments to Debt Service Reserve	-	-	-	-
25 Net Available for Appropriation	49,506,256	23,293,946	22,238,320	22,330,025
50/52 General Administrative Expenditures	203,275	176,200	176,300	176,300
54 Zone Park Maintenance [mowing, utilities, botanical supplies]	150,000	150,000	150,000	150,000
55 Zone Park Maintenance [maintenance]	25,000	25,000	25,000	25,000
56 Rail Maintenance	289,744	100,000	100,000	100,000
58 Road/Signage Maintenance	333,077	100,000	100,000	100,000
60 Contractual Payments (TEDC - Marketing)	200,000	200,000	200,000	200,000
62 TISD-Reimbursement [per contract]	26,250	26,250	26,250	27,563
27 Debt Service - 2009 Issue {Refunding}	1,499,769	1,508,775	1,510,150	1,488,750
28 Debt Service - 2008 Taxable Issue {\$10.365 mil}	1,239,233	1,240,854	1,240,096	1,241,957
29 Debt Service - 2011A Issue {Refunding}	914,450	913,550	912,200	908,350
30 Debt Service - 2012 Issue {Refunding}	17,700	82,700	76,400	79,600
31 Debt Service - 2013 Issue {\$25.260 mil}	924,894	924,894	2,034,894	2,047,694
33 Paying Agent Services	1,200	1,200	1,200	1,200
70 Total Debt & Operating Expenditures	5,824,592	5,449,423	6,552,490	6,546,414
80 Funds Available for Projects	\$ 43,681,664	\$ 17,844,523	\$ 15,685,830	\$ 15,783,612

PROJECT PLAN				
	2015	2016	2017	2018
TEMPLE INDUSTRIAL PARK:				
100 Northern "Y" Phase I	-	-	-	-
101 Trans-Load Grading (full site) (East)	-	-	-	-
102 North Lucius McCelvey Extention	2,274,576	-	-	-
103 Pepper Creek Main Stem Regional Detention Pond	1,139,201	-	-	-
104 Research Pkwy (IH 35 to Wendland Ultimate) STAG grant	-	1,000,000	-	-
104 Research Pkwy (IH 35 to Wendland Ultimate)	2,386,820	6,244,953	-	-
105 Research Pkwy (Wendland to McLane Pkwy)	2,040,209	-	5,840,000	-
106 Northeast Utilities @ IH 35/Loop 363	-	-	-	-
107 Property Acquisition - North Industrial Park	4,000,000	-	-	-
108 31st Street Sidewalks Grant Match	30,775	-	-	-
150 Total North Zone/Rail Park (including Enterprise Park)	11,871,581	7,244,953	5,840,000	-
CORPORATE CAMPUS PARK:				
155 Bioscience Trail Connection to Airport	432,430	2,300,000	-	-
156 McLane Pkwy/Research Pkwy Connection	3,481,128	-	-	-
157 Research Pkwy (McLane Pkwy to Central Point Pkwy)	1,339,747	-	-	4,363,000
200 Total Corporate Campus Park	5,253,305	2,300,000	-	4,363,000
BIOSCIENCE PARK:				
204 Pepper Creek Trail Connection to S&W	-	-	-	-
205 Bioscience Park Service Road & Utility Extensions	-	-	-	-
207 Trail Landscaping, Irrigation and Lights	1,702,822	-	-	-
250 Total Bio-Science Park	1,702,822	-	-	-
350 Northwest Loop 363 Improvements (TxDOT commitment)	-	-	-	-
SYNERGY PARK:				
351 Lorraine Drive (Southeast Industrial Park) - [\$1.5M total project cost]	102,675	-	-	-
352 Entry Enhancement	500,000	-	-	-
353 Lorraine Drive/Panda Drive Asphalt	32,822	-	-	-
354 Lorraine Drive - Commitment to Panda	564,580	-	-	-
400 Total Synergy Park	1,200,077	-	-	-
DOWNTOWN:				
401 Downtown Improvements	373,050	-	-	-
402 Rail Safety Zone Study	909,407	-	-	-
403 Lot Identification & Signage	-	-	-	-
404 Santa Fe Plaza	2,288,600	261,400	5,350,000	-
405 Downtown Master Plan	30,664	-	-	-
406 Intersection Improvements at Central & North 4th Street	150,000	600,000	-	-
407 MLK Park	190,000	500,000	1,310,000	-
450 Total Downtown	3,941,721	1,361,400	6,660,000	-
TMED:				
451 TMED - 1st Street @ Temple College - STEP Grant Match	3,878	-	-	-
452 Master Plan Integration 2010	1,550	-	-	-
453 TMED - 1st Street @ Loop 363 Design/Construction - Design only	33,300	-	-	-
454 TMED - Friars Creek Trail 5th Street to S&W Blvd. - [\$1.9M total project cost - DOE Grant of \$400K]	6,110	-	-	-
455 Avenue R - S&W Blvd, Ave R - 19th Intersections	2,928,486	-	-	-
456 Ave U from S&W Blvd to 1st St & 13th to 17th connector from Ave R to Loop 363	13,222	-	-	-
457 South 1st Street Improvements from the Temple College Apartments to Ave O	-	-	-	-
458 Loop 363 Frontage Rd (UPRR to 5th TIRZ portion)	6,219,877	-	-	-
459 31st Street/Loop 363 Improvements/Monumentation	2,168,845	-	-	-
460 Ave U TMED Ave. to 1st Street	2,650,000	2,800,000	-	-
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	547,409	-	-	-
464 Veteran's Memorial Blvd. Phase II	-	1,475,000	-	7,850,000
500 Total TMED	14,752,677	4,275,000	-	7,850,000
AIRPORT PARK:				
506 Airport Improvements {roadway, drainage, parking, lighting, fencing, landscaping, fuel farm impr, entrance impr, guard facility}	3,427,739	-	-	-
550 Total Airport Park	3,427,739	-	-	-
610 Public Improvements	-	-	-	-
Total Planned Project Expenditures	42,149,922	15,181,353	12,500,000	12,213,000
700 Available Fund Balance at Year End	\$ 1,531,742	\$ 2,663,170	\$ 3,185,830	\$ 3,570,612

TIF Reinvestment Zone #1
Summary Financing Plan with Detailed Project Plan

Project Plan - 03/25/15 - to Zone Board

SUMMARY FINANCING PLAN				
	2019	2020	2021	2022
1 Beginning Available Fund Balance, Oct 1	\$ 3,570,612	\$ 2,603,071	\$ 2,614,226	\$ 2,615,031
20 Total Sources of Funds	18,680,640	18,254,756	17,845,210	18,069,219
2 Adjustments to Debt Service Reserve	-	-	-	-
25 Net Available for Appropriation	22,251,251	20,857,827	20,459,436	20,684,250
50/52 General Administrative Expenditures	176,300	176,300	176,300	176,400
54 Zone Park Maintenance [mowing, utilities, botanical supplies]	150,000	150,000	150,000	150,000
55 Zone Park Maintenance [maintenance]	25,000	25,000	25,000	25,000
56 Rail Maintenance	100,000	100,000	100,000	100,000
58 Road/Signage Maintenance	100,000	100,000	100,000	100,000
60 Contractual Payments (TEDC - Marketing)	200,000	200,000	200,000	200,000
62 TISD-Reimbursement [per contract]	27,563	27,563	28,941	28,941
27 Debt Service - 2009 Issue {Refunding}	1,485,000	-	-	-
28 Debt Service - 2008 Taxable Issue {\$10.365 mil}	1,241,173	1,237,744	1,241,670	1,242,422
29 Debt Service - 2011A Issue {Refunding}	915,950	2,497,800	2,497,550	2,494,950
30 Debt Service - 2012 Issue {Refunding}	77,650	80,050	77,250	78,750
31 Debt Service - 2013 Issue {\$25.260 mil}	2,048,344	2,047,944	2,046,494	2,031,494
33 Paying Agent Services	1,200	1,200	1,200	1,200
70 Total Debt & Operating Expenditures	6,548,180	6,643,601	6,644,405	6,629,157
80 Funds Available for Projects	\$ 15,703,071	\$ 14,214,226	\$ 13,815,031	\$ 14,055,093

PROJECT PLAN				
	2019	2020	2021	2022
TEMPLE INDUSTRIAL PARK:				
100 Northern "Y" Phase I	-	-	-	-
101 Trans-Load Grading (full site) (East)	-	-	-	-
102 North Lucius McCelvey Extention				
103 Pepper Creek Main Stem Regional Detention Pond	-	-	-	-
104 Research Pkwy (IH 35 to Wendland Ultimate) STAG grant	-	-	-	-
104 Research Pkwy (IH 35 to Wendland Ultimate)	-	-	-	-
105 Research Pkwy (Wendland to McLane Pkwy)	-	-	-	-
106 Northeast Utilities @ IH 35/Loop 363	-	-	-	-
107 Property Acquisition - North Industrial Park	-	-	-	-
108 31st Street Sidewalks Grant Match				
150 Total North Zone/Rail Park (including Enterprise Park)	-	-	-	-
CORPORATE CAMPUS PARK:				
155 Bioscience Trail Connection to Airport	-	-	-	-
156 McLane Pkwy/Research Pkwy Connection	-	-	-	-
157 Research Pkwy (McLane Pkwy to Central Point Pkwy)	-	-	-	-
200 Total Corporate Campus Park	-	-	-	-
BIOSCIENCE PARK:				
204 Pepper Creek Trail Connection to S&W	-	-	-	-
205 Bioscience Park Service Road & Utility Extensions	-	-	-	-
207 Trail Landscaping, Irrigation and Lights	-	-	-	-
250 Total Bio-Science Park	-	-	-	-
350 Northwest Loop 363 Improvements (TxDOT commitment)	-	-	-	-
SYNERGY PARK:				
351 Lorraine Drive (Southeast Industrial Park) - [\$1.5M total project cost]	-	-	-	-
352 Entry Enhancement	-	-	-	-
353 Lorraine Drive/Panda Drive Asphalt	-	-	-	-
354 Lorraine Drive - Commitment to Panda	-	-	-	-
400 Total Synergy Park	-	-	-	-
DOWNTOWN:				
401 Downtown Improvements	-	-	-	-
402 Rail Safety Zone Study	-	-	-	-
403 Lot Identification & Signage	-	-	-	-
404 Santa Fe Plaza	-	-	-	-
405 Downtown Master Plan	-	-	-	-
406 Intersection Improvements at Central & North 4th Street	-	-	-	-
407 MLK Park	-	-	-	-
450 Total Downtown	-	-	-	-
TMED:				
451 TMED - 1st Street @ Temple College - STEP Grant Match	-	-	-	-
452 Master Plan Integration 2010	-	-	-	-
453 TMED - 1st Street @ Loop 363 Design/Construction - Design only	-	-	-	-
454 TMED - Friars Creek Trail 5th Street to S&W Blvd. - [\$1.9M total project cost - DOE Grant of \$400K]	-	-	-	-
455 Avenue R - S&W Blvd, Ave R - 19th Intersections	-	-	-	-
456 Ave U from S&W Blvd to 1st St & 13th to 17th connector from Ave R to Loop 363	-	-	-	-
457 South 1st Street Improvements from the Temple College Apartments to Ave O	-	-	-	-
458 Loop 363 Frontage Rd (UPRR to 5th TIRZ portion)	-	-	-	-
459 31st Street/Loop 363 Improvements/Monumentation	-	-	-	-
460 Ave U TMED Ave. to 1st Street	-	-	-	-
461 TMED Master Plan (Health Care Campus)	-	-	-	-
462 TMED Master Plan & Thoroughfare Plan	-	-	-	-
463 Friars Creek Trail to Ave. R Trail	-	-	-	-
464 Veteran's Memorial Blvd. Phase II	-	-	-	-
500 Total TMED	-	-	-	-
AIRPORT PARK:				
Airport Improvements {roadway, drainage, parking, lighting, fencing, landscaping, fuel farm impr, entrance impr, guard facility}	-	-	-	-
550 Total Airport Park	-	-	-	-
610 Public Improvements	13,100,000	11,600,000	11,200,000	11,400,000
Total Planned Project Expenditures	13,100,000	11,600,000	11,200,000	11,400,000
700 Available Fund Balance at Year End	\$ 2,603,071	\$ 2,614,226	\$ 2,615,031	\$ 2,655,093

FY 2015

Adjustments should be rounded to the nearest \$1.

EXPLANATION OF ADJUSTMENT REQUEST- Include justification for increases AND reason why funds in decreased account are available.			
To appropriate funds as recommended by the Reinvestment Zone No. 1 Board at its 03.25.15 meeting and as approved on second reading by Council on 04.16.15.			
DOES THIS REQUEST REQUIRE COUNCIL APPROVAL?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
DATE OF COUNCIL MEETING		4/16/2015	
WITH AGENDA ITEM?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Department Head/Division Director	Date	<input type="checkbox"/>	Approved
		<input type="checkbox"/>	Disapproved
Finance	Date	<input type="checkbox"/>	Approved
		<input type="checkbox"/>	Disapproved
City Manager	Date	<input type="checkbox"/>	Approved
		<input type="checkbox"/>	Disapproved

ORDINANCE NO. _____

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 FOR FISCAL YEARS 2015-2016; 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 on July 17, 2014; Ordinance No. 2014-4683 on September 18, 2014; Ordinance No. 2014-4695 on December 18, 2014; Ordinance No. 2015-XXXX on April 16, 2015;

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 was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meeting Act.

PASSED AND APPROVED on First Reading and Public Hearing on the **2nd** day of **April**, 2015.

PASSED AND APPROVED on Second Reading on the **16th** day of **April**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/16/15
Item #8(A)
Consent Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Kevin Beavers, Parks and Recreation Director

ITEM DESCRIPTION: Consider adopting a resolution authorizing a construction contract with Dixon Paving, Inc. of Belton, for the construction of a crushed granite hike & bike trail in Valley Ranch Park in the amount of \$54,101.

STAFF RECOMMENDATION: Approve resolution as presented in item description.

ITEM SUMMARY: This will be a loop trail located totally within the boundaries of Valley Ranch Park which is located off of FM 93 and Dubose Road. On April 2, 2015, the City of Temple received six bids for this trail project. Bids ranged from a low of \$54,101 to a high of \$125,523 for the construction of this trail with Dixon Paving, Inc. submitting the low bid. This project constructs a crushed granite looped trail approximately 1,930 feet in length and 6 feet wide. There will also be 4 benches installed along the trail.

The Parks and Leisure Services Department has worked with Dixon Paving on projects in the past and has found them to be a very responsive and responsible contractor.

Construction time allotted for this project is 60 days.

FISCAL IMPACT: Total funding is currently available in the amount of \$56,829 in account 110-5935-552-63-10, project #101150, to fund the construction contract with Dixon Paving, Inc. in the amount of \$54,101.

ATTACHMENTS:

[Bid Tabulation](#)
[Resolution](#)

Tabulation of Bids Received
on April 2, 2015 at 2:00 p.m.
Valley Ranch Neighborhood Park Trail
Bid# 35-01-15

	Bidders		
	Dixon Paving, Inc. Belton, TX	Myers Concrete Construction, LP Wimberley, TX	Wolff Construction, LP Salado, TX
Description			
Total Base Bid	\$54,101.00	\$125,523.00	\$61,570.00
Acknowledge Addendum (2)	Yes	Yes	Yes
Local Preference	No	No	No
Bid Bond	5%	5%	5%
Bond Requirement Affidavit	Yes	Yes	Yes
Credit Check Authorization	Yes	Yes	Yes

	Bidders		
	RM Rodriguez Construction, LP Temple, TX	Choice Builders, LLC Temple, TX	Best Construction Services Inc. Killeen, TX
Description			
Total Base Bid	\$69,800.00	\$63,000.00	\$105,241.00
Acknowledge Addendum (2)	Yes	Yes	no acknowledgement
Local Preference	Yes	Yes	No
Bid Bond	5%	5%	Not submitted
Bond Requirement Affidavit	Yes	Yes	Not submitted
Credit Check Authorization	Yes	Yes	Yes

Recommended for Council award

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS,
AUTHORIZING A CONSTRUCTION CONTRACT WITH DIXON PAVING, INC.
OF BELTON, TEXAS FOR CONSTRUCTION OF A CRUSHED GRANITE HIKE
AND BIKE TRAIL IN VALLEY RANCH PARK, IN THE AMOUNT OF \$54,101;
AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, on April 2, 2015, six bids were received for the construction of a crushed granite hike & bike trail in Valley Ranch Park;

Whereas, this loop trail will be located within the boundaries of Valley Ranch Park which is located off of FM 93 and Dubose Road;

Whereas, this project consists of a crushed granite looped trail approximately 1,930 feet in length and 6 feet wide – there will be 4 benches installed along the trail;

Whereas, staff has worked with Dixon Paving on projects in the past and has found the contractor to be responsive and responsible;

Whereas, funding for this construction contract is available in Account No. 110-5935-552-63-10, Project No. 101150; 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 a construction contract with Dixon Paving, Inc. of Belton, Texas, after approval as to form by the City Attorney, for the construction of a crushed granite hike & bike trail in Valley Ranch Park in the amount of \$54,101.00.

Part 2: It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the **16th** day of **April**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/16/15
Item #8(B)
Consent Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Damon Boniface, Utilities Director
Belinda Mattke, Purchasing Director

ITEM DESCRIPTION: Consider adopting a resolution authorizing a construction contract, for repairs to the Membrane Water Treatment Plant roof and walls, with RM Rodriguez Construction, LP of Temple in the amount of \$93,500.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: Approval of this item will enable the construction of repairs to eliminate water infiltration through the roof and walls of the Membrane Water Treatment Plant that was originally put in service in 2004. A summary of the improvements as designed by Austech Roof Consultants, Inc. of Austin is as follows: (1) repairs to the existing metal roof, gutters, and downspouts, (2) preparation and coating of the existing metal roof, and (3) repair, cleaning and coating of the exterior masonry walls.

As shown on the attached bid tabulation, on April 2, 2015, five (5) bids were received for the construction work. Staff and Austech Roof Consultants, Inc. are recommending award of the construction contract to RM Rodriguez Construction, LP of Temple in the amount of \$93,500. The City has done business with RM Rodriguez Construction, LP, and staff has found them to be a responsive and responsible contractor.

Construction of the project is expected to be complete within 60 days after the notice to proceed is issued.

FISCAL IMPACT: Funding for this project in the amount of \$93,500 is available in account 520-5121-535-6310, project #101258, for construction contract award to RM Rodriguez Construction, LP.

ATTACHMENTS:

[Bid Tabulation](#)
[Resolution](#)

Tabulation of Bids Received
 on April 2, 2015 at 2:30 p.m.
 Membrane Water Treatment Plant Roof & Wall Work
 Bid# 51-06-15

	Bidders				
	Tecta America Austin, LLC Pflugerville, TX	Texas Roofing Co., LP Austin, TX	Empire Roofing Companies, Inc. Pflugerville, TX	RM Rodriguez Construction, LP Temple, TX	Johnson Roofing, Inc. Waco, TX
Description					
Total Base Bid	\$115,166.00	\$221,000.00	\$102,155.00	\$93,500.00	\$106,392.00
Local Preference	No	No	No	Yes	No
Bid Bond	5%	5%	5%	5%	5%
Bond Requirement Affidavit	Yes (not on City form)	Yes	Yes	Yes	Yes
Credit Check Authorization	Yes	No	Yes	Yes	Yes

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A CONSTRUCTION CONTRACT WITH RM RODRIGUEZ CONSTRUCTION, LP OF TEMPLE, TEXAS FOR REPAIRS TO THE ROOF AND WALLS OF THE MEMBRANE WATER TREATMENT PLANT, IN THE AMOUNT OF \$93,500; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, on April 2, 2015, five bids were received for repairs to eliminate water infiltration through the roof and walls of the Membrane Water Treatment Plant that was originally put in service in 2004;

Whereas, bids included repairs to the existing metal roof, gutters, and downspouts, preparation and coating of the existing metal roof, and repair, cleaning and coating of the exterior masonry walls;

Whereas, staff recommends awarding a construction contract to RM Rodriguez Construction, LP of Temple, Texas in the amount of \$93,500 - the City has done business with RM Rodriguez Construction, LP in the past and has found the contractor to be responsive and responsible;

Whereas, funding for this project is available in Account No. 520-5121-535-6310, Project No. 101258; 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 a construction contract with RM Rodriguez Construction, LP of Temple, Texas, after approval as to form by the City Attorney, for repairs to the roof and walls of the Membrane Water Treatment Plant, in the amount of \$93,500.

Part 2: It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the **16th** day of **April**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/16/15
Item #8(C)
Consent Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Sam Weed, Director of Fleet Services
Belinda Mattke, Director of Purchasing

ITEM DESCRIPTION: Consider adopting a resolution authorizing the rejection of the bid received for a 1-ton diesel powered crew cab & chassis, dual wheels with utility body from Gunn Chevrolet, Ltd of Selma, and authorize the purchase from Caldwell Country Ford of Caldwell, in the amount of \$49,112.45.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: Approval of this bid rejection will allow the City to purchase this vehicle for the City's Street department at a lower cost.

On March 10, 2015, Gunn Chevrolet Ltd submitted the only bid on a 2015 Chevrolet Silverado 3500 in amount of \$54,855. The bid is shown on the attached bid tabulation sheet.

The bid allowed the City to award to the lowest responsible bidder, taking into consideration the City's Local Preference Policy and consideration of pricing available through cooperative purchasing groups.

Staff recommends Council reject the bid received for a 2015 Chevrolet Silverado 3500 from Gunn Chevrolet Ltd. and request authorization to purchase a 2016 Ford F-350 from Caldwell Country Ford through the BuyBoard in amount of \$49,112.45. Awarding to Caldwell Country Ford allows for a savings of \$4,752.55. All purchases through the BuyBoard meet Texas governmental competitive bid requirements.

The City has done business with Caldwell Country Ford in the past and finds them to be a responsible vendor.

FISCAL IMPACT: Funding in amount of \$50,228 is available in account 110-5900-531-6220, project# 101163 for the purchase of a 1-ton diesel powered crew cab & chassis, dual wheels with utility body.

ATTACHMENTS:

[Bid Tabulation](#)
[Resolution](#)

Tabulation of Bids Received
on Tuesday, March 10, 2015 at 2:30 p.m.
1-Ton Diesel Powered Crew Cab & Chassis,
Dual Wheels with Utility Body
Bid# 34-06-15

	Gunn Chevrolet, Ltd. Selma, TX
Description	
Bid Price	\$52,556.00
Light Bar	\$2,100.00
Full length entry step on each side	\$199.00
Total Bid Price	\$54,855.00
Delivery within 180 days?	Yes
Exceptions?	No
Local Preference?	No
Credit Check Authorization	Yes

2015 Chevrolet Silverado 3500

RESOLUTION NO _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, REJECTING ALL BIDS RECEIVED FOR A 1-TON DIESEL POWERED CREW CAB AND CHASSIS, DUAL WHEELS WITH UTILITY BODY FROM GUNN CHEVROLET, LTD OF SELMA, TEXAS, AND AUTHORIZING THE PURCHASE OF A 2016 FORD F-350 FROM CALDWELL COUNTRY FORD OF CALDWELL, TEXAS, IN THE AMOUNT OF \$49,112.45; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, on March 10, 2015, Gunn Chevrolet, Ltd of Selma, Texas submitted the only bid on a 2015 Chevrolet Silverado 3500 1-ton diesel powered crew cab and chassis, dual wheels with utility body, in the amount of \$54,855;

Whereas, the bid allowed the City to award the purchase to the lowest responsible bidder, taking into consideration the City's Local Preference Policy and consideration of pricing available through cooperative purchasing groups;

Whereas, staff recommends Council reject the bid received from Gunn Chevrolet, Ltd and requests authorization to purchase a 2016 Ford F-350 from Caldwell Country Ford through the BuyBoard Local Government Online Purchasing Cooperative, in the amount of \$49,112.45;

Whereas, all purchases through the BuyBoard Local Government Online Purchasing Cooperative meet Texas governmental competitive bid requirements - the City has done business with Caldwell Country Ford in the past and finds it to be a responsible vendor;

Whereas, funding for this purchase is available in Account No. 110-5900-531-6220, Project No. 101163; 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 rejects the bid received from Gunn Chevrolet, Ltd of Selma, Texas for a 1-ton diesel powered crew cab & chassis, dual wheels with utility body in the amount of \$54,855.

Part 2: The City Council authorizes the purchase of a 2016 Ford F-350 from Caldwell Country Ford of Caldwell, Texas, utilizing the BuyBoard Local Government Online Purchasing Cooperative, in the amount of \$49,112.45.

Part 3: The City Council authorizes the City Manager, or his designee, to execute any documents, after approval as to form by the City Attorney, that may be necessary for this purchase.

Part 4: It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the **16th** day of **April**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/16/15
Item #8(D)
Consent Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Kayla Landeros, City Attorney

ITEM DESCRIPTION: Consider adopting a resolution authorizing a developer participation agreement with Bobby Arnold, Inc. for construction of an 8 foot wide sidewalk along South 31st Street and adjacent to D'Antoni's Crossing Subdivision in an amount not to exceed \$64,500.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: On November 15, 2012, Council authorized a developer participation agreement with Bobby Arnold for reimbursement of the cost of constructing an 8' wide sidewalk along South 31st Street and adjacent to D'Antoni's Crossing Subdivision. The not to exceed amount authorized in 2012 was \$60,194.61. Due to some discrepancy in the required length of the sidewalks, the construction has not yet been completed. City staff and Mr. Arnold are now in agreement as to the required length and Mr. Arnold is ready to proceed with construction. The cost of construction has increased slightly, therefore the not to exceed amount is now \$64,500.

The City's subdivision ordinance requires the developer to install sidewalks along collector, minor arterial, and arterial streets as identified in the City's Thoroughfare Plan. The ordinance provides that the City will reimburse the developer for 100% of the cost of sidewalks where sidewalks are installed along arterial roadways for residential development. Such reimbursement is accomplished through a Participation Agreement.

Also, the City's Trails Master Plan identifies numerous trails that are located adjacent to collector, minor arterial, and arterial streets. As a way of accomplishing the Plan, an oversize participation agreement can be utilized to pay the difference between the required sidewalk width and the desired width for combined sidewalks/trails.

The developers of Residences at D'Antoni's Crossing will construct an approximately 900 foot long, 8 foot wide sidewalk/trail in accordance with plans approved by the City along the east side of South 31st Street adjacent to the residential portion of the existing D'Antoni's Crossing subdivision.

Under the City's cost sharing ordinance, Section 8.2.3 of the Unified Development Code, Developer understands that the City is paying 100% of the cost of the Project for sidewalks located along the residential Phases of Residences at D'Antoni's Crossing subdivision. This location is also the site of a Proposed Local Connector Trail which is 6-8' in width. The City offers oversize participation in these instances.

The developer has submitted total cost estimates in the amount of \$64,500 for the project. The staff from the engineering office has reviewed these costs and concurs that they are reasonable.

FISCAL IMPACT: A budget adjustment is presented for Council's approval appropriating the additional funding needed to reimburse the developer for the construction of 900 feet of 8' sidewalks along South 31st Street and adjacent to the D'Antoni's Crossing Subdivision. In November 2012, \$60,195 was appropriated to fund the original agreement. An additional \$4,305 is needed to fund the revised amount of \$64,500.

After approval of the budget adjustment, funding will be available in account 351-3400-531-6315, project #100943, in the amount of \$64,500 to fund the developer participation agreement.

ATTACHMENTS:

[Budget Adjustment
Resolution](#)

FY **2015****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.

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ACCOUNT NUMBER	PROJECT #	ACCOUNT DESCRIPTION	INCREASE	DECREASE
351-3400-531-63-15	100943	Sidewalk\Curb\Gutter - D'Antoni's Crossing	\$ 4,305	
351-0000-490-25-82		Transfer In	4,305	
110-9100-591-81-51		Transfer Out - Capital Projects	4,305	
110-0000-352-13-45		Designated for Cap Projects / Unallocated		4,305
		DO NOT POST		
TOTAL.....			\$ 12,915	\$ 4,305

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

To fund developer participation agreement with D'Antoni's Crossing for reimbursement of cost for constructing 900 feet of 8' wide sidewalks located along the residential Phases of Residences at D'Antoni's Crossing subdivision in an amount not to exceed \$64,500. Funding in the amount of \$60,195 was appropriated in FY 2012 to fund the original agreement. An additional \$4,305 is needed to fund the revised amount of \$64,500.

DOES THIS REQUEST REQUIRE COUNCIL APPROVAL?

☒ Yes☐ No

DATE OF COUNCIL MEETING

4/16/2015

WITH AGENDA ITEM?

☒ Yes☐ No

Department Head/Division Director

Date

☐ Approved
☐ Disapproved

Finance

Date

☐ Approved
☐ Disapproved

City Manager

Date

☐ Approved
☐ Disapproved

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A DEVELOPER PARTICIPATION AGREEMENT WITH BOBBY ARNOLD HOMES, LTD FOR CONSTRUCTION OF AN 8 FOOT WIDE SIDEWALK ALONG SOUTH 31ST STREET AND ADJACENT TO D'ANTONI'S CROSSING SUBDIVISION, IN AN AMOUNT NOT TO EXCEED \$64,500; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, on November 15, 2012, Council authorized a developer participation agreement with Bobby Arnold Homes, Ltd for reimbursement of the costs of constructing an 8 foot wide sidewalk along South 31st Street and adjacent to D'Antoni's Crossing Subdivision;

Whereas, the not to exceed amount authorized in 2012 was \$60,194.61, however, due to some discrepancy in the required length of the sidewalks, the construction has not yet been completed;

Whereas, staff and Bobby Arnold Homes are now in agreement as to the required length and Bobby Arnold Homes is ready to proceed with construction - the cost of construction has increased slightly since the 2012 agreement, therefore the not to exceed amount is now \$64,500;

Whereas, the City's subdivision ordinance requires the developer to install sidewalks along collector, minor arterial, and arterial streets as identified in the City's Thoroughfare Plan;

Whereas, the Ordinance provides that the City will reimburse the developer for 100% of the cost of sidewalks where sidewalks are installed along arterial roadways for residential development – such reimbursement is accomplished through a Participation Agreement;

Whereas, the City's Trails Master Plan identifies numerous trails that are located adjacent to collector, minor arterial, and arterial streets and as a way of accomplishing the Plan, an oversize participation agreement can be utilized to pay the difference between the required sidewalk width and the desired width for combined sidewalks/trails;

Whereas, the developers of Residences at D'Antoni's Crossing are constructing an approximately 900 foot long, 8 foot wide sidewalk/trail, in accordance with plans approved by the City, along the east side of South 31st Street, adjacent to the residential portion of the existing D'Antoni's Crossing subdivision;

Whereas, under the City's cost sharing ordinance, Section 8.2.3 of the Unified Development Code, developer understands that the City is paying 100% of the cost of the project for sidewalks located along the residential Phases of Residences at D'Antoni's Crossing subdivision which is also the site of a proposed local connector trail which is 6-8 feet in width;

Whereas, the developer has submitted total cost estimates in the amount of \$64,500 for the project and staff has reviewed these costs and believes these costs to be reasonable – the total reimbursement to the developer under this agreement would not exceed \$64,500;

Whereas, funds are available for developer reimbursement in Account No. 341-3400-531-6315, Project No. 100943, but an amendment to the fiscal year 2015 budget needs to be approved to transfer the funds to the appropriate expenditure account; 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 a developer participation agreement with Bobby Arnold Homes, Ltd., after approval as to form by the City Attorney, for construction of an 8 foot wide sidewalk along South 31st Street and adjacent to D’Antoni’s Crossing Subdivision, in an amount not to exceed \$64,500.

Part 2: It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the **16th** day of **April**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/16/15
Item #8(E)
Consent Agenda
Page 1 of 3

DEPT./DIVISION SUBMISSION & REVIEW:

Alan DeLoera, Information Technology Director

ITEM DESCRIPTION: Consider adopting a resolution authorizing the annual purchase of Microsoft Software Enterprise Agreement with SHI Government Solutions of Dallas, utilizing DIR Contract DIR-SDD-2503 in the amount of \$122,195.

STAFF RECOMMENDATION: Adopt resolution as presented in the item description.

ITEM SUMMARY: The City of Temple currently uses Microsoft for all of our office applications as well as database servers throughout the City. The software we currently use include Microsoft Word, Powerpoint, Excel, Sharepoint, Outlook, and Publisher as well as Enterprise solutions for SQL Server, Exchange Server, Operating systems and enterprise server software.

After reviewing some of the Volume Licensing programs that were presented, we decided to request a Microsoft Enterprise Agreement that covers Microsoft Office Professional and the Microsoft Core Client Access License (CAL) Suite—including the Windows Server® 2012 operating system, Microsoft Exchange Server, Microsoft Systems Management Server, and Microsoft Office SharePoint® Portal Server—for all of the City computers. The agreement also covers a wide variety of additional technologies including Windows Server, Exchange Server, Internet Security and Acceleration Server, SQL Server™, and Microsoft Operations Manager licenses for 25 servers. This year we would like to move to Office 365 so that all employees have the ability to work across multiple devices, from anywhere, and have a consistent, clean, and fast experience. Your settings roam with you too, so your files are up to date and ready for you to pick up right where you left off, no matter what device you're using. This also will give us new access for online collaboration and meeting tools instead of having to go through a hosted service such as Webex or Go-To-Meeting. It also allows for simplified legal compliance by using in-place legal holds and all of this is hosted by Microsoft allowing our staff more time to concentrate on Security Compliance. This software will provide the following to all staff:

Advanced email	Use archiving and legal hold capabilities, plus unlimited storage, for compliance needs. And use data loss prevention (DLP) policies and policy tips that educate your users for additional compliance enforcement in email.
Document and email access control	Rights Management Services enables you to restrict access to documents and email to specific people and to prevent anyone else from viewing or editing them, even if they are sent outside the organization.
Online conferencing	Host online meetings with audio and video using one-click screen sharing and HD video conferencing.
Instant messaging and Skype connectivity	Connect with other Lync users via instant message, voice calls, and video calls, and let people know your availability with your online status. Share presence, IM, and audio calling with Skype users.
File storage and sharing	OneDrive for Business gives each user 25 GB of personal cloud storage that can be accessed from anywhere and that syncs with their PC for offline access. Easily share documents with others inside and outside the organization and control who can see and edit each file.
Team sites	Enable easy access and sharing of documents with 10 GB of baseline storage plus 500 MB of storage per user. Share insights through interactive reports with Excel Services and Visio Services, and view them on mobile device browsers that support HTML5.
Site mailboxes	Make it easier for teams to collaborate. Store and share email and documents in project-specific folders, so everyone on the team can find the information they need fast.
Yammer Enterprise	Keep ideas and work moving with enterprise social networking that makes collaborating with the right people easy and that comes with advanced support, security, administration, and integrations.
Office Online	Create and edit Word, OneNote, PowerPoint, and Excel documents from a browser.
Mobility	Sync email, calendar, and contacts; access SharePoint sites; view and edit Office documents with Office Online using a browser on Windows Phone, iOS, and Android devices.

This is the sixth year of the City's Enterprise Agreement and through the Enterprise Agreement, we are able to more effectively standardize software across all desktops and take advantage of many of the included Software Assurance benefits, including New Version Rights, Desktop Deployment Planning Services, Training Vouchers, Microsoft eLearning, Home Use Program, 24x7 Problem Resolution Support, a TechNet Plus subscription, and Extended Hotfix's.

Prior to 2010, it was the Information Technology Department's practice of purchasing new licenses every 3 to 4 years through a select agreement program because we felt the Enterprise Agreement was more expensive over the 3 to 4 year period, but the pricing now has reversed in the sense that it is less costly to go through a yearly Enterprise Agreement. We also felt that the cycle for software upgrades by Microsoft was about every 3 to 4 years but that has changed in the past 4 years in that software upgrades are on a more frequent basis. This also helps solve a problem in that we would be on the same Enterprise Agreement with many other State and local agencies that currently upgrade their software on a more frequent basis.

If we were to purchase based on the select agreement today we would have to spend about \$450,000 for all of our licensing needs on servers and the desktops and in another 3 years we would spend another \$450,000 to upgrade again. With the Enterprise Agreement we have spent \$100,905.92 per year in 2010, 2011 and 2012, 2013, and will pay \$122,195 in 2014, 2015, and 2016 for a six year cost of approximately \$672,429 versus \$900,000 for the same six year period if we purchased the software through the select agreement.

FISCAL IMPACT: A budget adjustment is presented for Council's approval to appropriate \$122,195 of Technology funds in account 351-1900-519-6221, project #101299, for the purchase of Microsoft Enterprise Agreement License and software with SHI Government Solutions. This is the sixth year of a six year Enterprise Agreement.

ATTACHMENTS:

[Budget Amendment
Resolution](#)

FY **2015****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	
351-1900-519-62-21	101299	Computer Software	\$ 122,195			
351-0000-490-25-82		Transfer In- Desg Capital Proj Fund	\$ 122,195			
110-0000-351-09-43		Desg Capital Unallocated Tech Funds			122,195	
110-9100-591-81-51		Transfer Out- Desg Capital Proj Funds	122,195			

		Do Not Post				
TOTAL.....			\$ 366,585		\$ 122,195	

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

Yearly Microsoft License Agreement

DOES THIS REQUEST REQUIRE COUNCIL APPROVAL?

☒

Yes

☐

No

DATE OF COUNCIL MEETING

4/16/2015

WITH AGENDA ITEM?

☒

Yes

☐

No

Alan DeLoera

Department Head/Division Director

4/2/2015

Date

☒

Approved

☐

Disapproved

Finance

Date

☐

Approved

☐

Disapproved

City Manager

Date

☐

Approved

☐

Disapproved

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING THE PURCHASE OF THE SIXTH YEAR OF A MICROSOFT SOFTWARE ENTERPRISE AGREEMENT WITH SHI GOVERNMENT SOLUTIONS OF DALLAS, TEXAS, UTILIZING DIR CONTRACT DIR-SDD-2503, IN THE AMOUNT OF \$122,195; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the City currently uses Microsoft for all office applications as well as database servers throughout the City - the software currently used includes Microsoft Word, Powerpoint, Excel, Sharepoint, Outlook, and Publisher as well as Enterprise solutions for SQL Server, Exchange Server, Operating systems and enterprise server software;

Whereas, this is the sixth year the City has used the Microsoft Software Enterprise Agreement – this year’s Agreement covers a variety of additional technologies for all employees which will provide consistency across multiple devices and it will provide consistent, clean and fast experience;

Whereas, this software will also allow for simplified legal compliance by using in-place legal holds and all of this is hosted by Microsoft allowing our staff more time to concentrate on security compliance;

Whereas, prior to 2010, it was the practice of staff to purchase new license agreements every 3 to 4 years – however, pricing has changed to where it is less costly to go through a yearly Enterprise Agreement where software upgrades come on a more frequent basis;

Whereas, staff recommends the City purchase the sixth year of a Microsoft Software Enterprise Agreement with SHI Government Solutions of Dallas, Texas, utilizing DIR Contract DIR-SDD-2503, in the amount of \$122,195;

Whereas, funds are available for the purchase of the Microsoft Enterprise Agreement License and software with SHI Government Solutions but an amendment to the fiscal year 2015 budget needs to be approved to transfer the funds to Account No. 351-1900-519-6221, Project No. 101299; 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 purchase the sixth year of a Microsoft Software Enterprise Agreement with SHI Government Solutions of Dallas, Texas, utilizing DIR Contract DIR-SDD-2503, in the amount of \$122,195.

Part 2: The City Council approves an amendment to the fiscal year 2015 budget, substantially in the form of the copy attached as Exhibit ‘A,’ for this purchase.

Part 3: It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the **16th** day of **April**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/16/15
Item #8(F)
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Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Kayla Landeros, City Attorney

ITEM DESCRIPTION: Consider adopting a resolution authorizing the purchase of an 8.49 acre tract of land from Blackhawk 6 Ranch, LLC and a 33.371 acre tract of land from Hugh and Debra Shine in the total amount of \$3,957,432.53 and authorizing the payment of closing costs in the estimated amount of \$30,000.

Executive Session – Pursuant to § 551.072 of the Texas Government Code, the City Council may enter into executive session to discuss the purchase, exchange, lease or value of real property relating to City projects, the public discussion of which would have a detrimental effect on negotiations with a third party.

Executive Session - Pursuant to § 551.087 of the Texas Government Code, the City Council may meet in executive session to discuss either commercial or financial information that the City has received from a business prospect that the City wishes to locate, stay or expand within the City limits and with which the City is conducting economic development negotiations, or to deliberate the offer of a financial or other incentive to a business prospect the public discussion of which would adversely affect ongoing economic development negotiations.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: Hugh and Debra Shine currently own an 8.49 acre tract of land off of Interstate 35 and north of Loop 363. Blackhawk 6 Ranch, LLC owns an abutting 33.371 acres. A map of both properties is attached. City staff is interested in purchasing the two tracts to be used for economic development. Mr. and Mrs. Shine have agreed to sell the 8.49 acre tract for \$2.25/square foot which brings the purchase price to \$832,104.90. Mr. Shine, on behalf of Blackhawk 6 Ranch, LLC, has agreed to accept \$2.15/square foot for the 33.371 acres bringing the purchase price to \$3,125,327.63. Staff is estimating \$30,000 in closing costs.

Therefore the total price to purchase both tracts is \$3,957,432.53, plus \$30,000 in closing costs.

FISCAL IMPACT: Funding for the purchase of the land is available in the Reinvestment Zone No. 1 Financing Plan, Line 107, account 795-9500-531-6110, project 101289.

ATTACHMENTS:

[Map](#)
[Resolution](#)



Property ID: 13157 & 433064
Approx. 33.371 Acres & 8.49 Acres of land located
along N General Bruce Dr(IH35)

DISCLAIMER:
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.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING THE PURCHASE OF AN APPROXIMATELY 8.49 ACRE TRACT OF LAND FROM BLACKHAWK 6 RANCH, LLC AND AN APPROXIMATELY 33.371 ACRE TRACT OF LAND FROM HUGH AND DEBRA SHINE, IN THE TOTAL AMOUNT OF \$3,957,432.53 AND AUTHORIZING THE PAYMENT OF CLOSING COSTS IN THE ESTIMATED AMOUNT OF \$30,000; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, staff is interested in purchasing an approximately 8.49 acre tract of land from Blackhawk 6 Ranch, LLC and an approximately 33.371 acre tract of land from Hugh and Debra Shine – both tracts will be used for economic development purposes;

Whereas, Hugh and Debra Shine currently own an approximately 33.371 acre tract of land off of Interstate 35 and north of Loop 363 - Blackhawk 6 Ranch, LLC owns an abutting 8.49 acres;

Whereas, Mr. and Mrs. Shine have agreed to sell the approximately 33.371 acre tract for \$2.15 per square foot which brings the purchase price to \$3,125,327.63;

Whereas, Mr. Shine, on behalf of Blackhawk 6 Ranch, LLC, has agreed to accept \$2.25 per square foot for the approximately 8.49 acres, bringing the purchase price to \$832,104.90 – staff estimates total closing costs for both purchases to be approximately \$30,000;

Whereas, funding for this land purchase is available in the Reinvestment Zone No. 1 Financing Plan, Line 107, Account No. 795-9500-531-6110, Project No. 101289; 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 purchase of an approximately 33.371 acre tract of land located off of Interstate 35 and north of Loop 363 owned by Hugh and Debra Shine and an abutting approximate 8.49 acres owned by Blackhawk 6 Ranch, LLC, in the total amount of \$3,957,432.53, and authorizes the payment of closing costs in the estimated amount of \$30,000.

Part 2: The City Council authorizes the City Manager, or his designee, to execute any documents, after approval as to form by the City Attorney, that may be necessary to purchase the properties.

Part 3: It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the **16th** day of **April**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/16/15
Item #8(G)
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Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Kayla Landeros, City Attorney

ITEM DESCRIPTION: Consider adopting a resolution authorizing the purchase of property located at 13 South 11th Street, 514 West Avenue A, and 515 West Central Avenue in Temple, in the amount of \$65,000 and the payment of closing costs in the estimated amount of \$10,000.

Executive Session – Pursuant to Chapter 551, Government Code § 551.072 – Real Property – The City Council may enter into executive session to discuss the purchase, exchange, lease or value of real property relating to City projects, the public discussion of which would have a detrimental effect on negotiations with a third party.

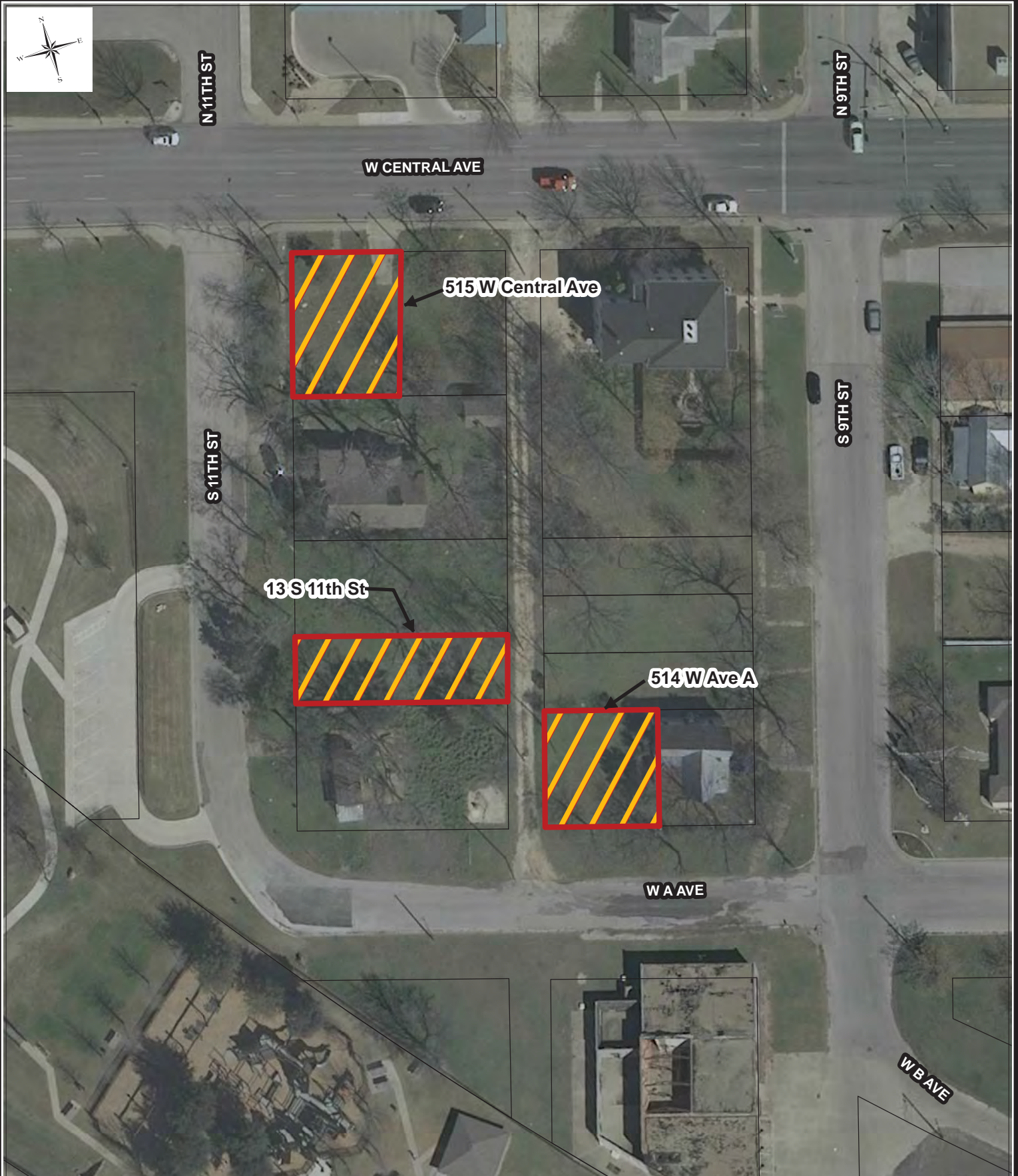
STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: Staff is seeking authorization to purchase property located at the following addresses: 13 South 11th Street, 514 West Avenue A, and 515 West Central Avenue. All properties are owned by Lengefeld Lumber Co., LLC. The property is located in close proximity to the Santa Fe Depot and will potentially be used in future revitalization plans for the area. The purchase price for the property is \$65,000 which Staff believes is reasonable. Closing costs, for which the City will be responsible, are estimated at \$10,000.

FISCAL IMPACT: Funding for the purchase of the property described above is available in the Reinvestment Zone No. 1 Financing Plan, Line 404, account 795-9500-531-6870, project 101008.

ATTACHMENTS:

[Map](#)
[Resolution](#)



Property ID: 65649, 68917, & 66730

DISCLAIMER:

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.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING THE PURCHASE OF PROPERTY LOCATED AT 13 SOUTH 11TH STREET, 514 WEST AVENUE A, AND 515 WEST CENTRAL AVENUE IN TEMPLE, TEXAS, IN THE AMOUNT OF \$65,000 AND THE PAYMENT OF CLOSING COSTS IN THE ESTIMATED AMOUNT OF \$10,000; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, staff is requesting to purchase of property located at 13 South 11th Street, 514 West Avenue A, and 515 West Central Avenue in Temple, Texas - the property is located in close proximity to the Santa Fe Depot and will potentially be used in future revitalization plans for the area;

Whereas, the total purchase price for all three properties, currently owned by Lengefeld Lumber Co., LLC, is \$65,000, which staff believes is reasonable - closing costs, for which the City will be responsible, are estimated at \$10,000.

Whereas, funding for this purchase is available in the Reinvestment Zone No. 1 Financing Plan, Line 404, Account No. 795-9500-531-6870, Project No. 101008; 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 purchase of property located at 13 South 11th Street, 514 West Avenue A, and 515 West Central Avenue in Temple, Texas, in the amount of \$65,000 and authorizes the payment of closing costs in the estimated amount of \$10,000.

Part 2: The City Council authorizes the City Manager, or his designee, to execute any documents, after approval as to form by the City Attorney, that may be necessary to purchase the properties.

Part 3: It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the **16th** day of **April**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING THE PURCHASE OF PROPERTY LOCATED AT 13 SOUTH 11TH STREET, 514 WEST AVENUE A, AND 515 WEST CENTRAL AVENUE IN TEMPLE, TEXAS, IN THE AMOUNT OF \$65,000 AND THE PAYMENT OF CLOSING COSTS IN THE ESTIMATED AMOUNT OF \$10,000; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, staff is requesting to purchase of property located at 13 South 11th Street, 514 West Avenue A, and 515 West Central Avenue in Temple, Texas - the property is located in close proximity to the Santa Fe Depot and will potentially be used in future revitalization plans for the area;

Whereas, the total purchase price for all three properties, currently owned by Lengefeld Lumber Co., LLC, is \$65,000, which staff believes is reasonable - closing costs, for which the City will be responsible, are estimated at \$10,000.

Whereas, funding for this purchase is available in the Reinvestment Zone No. 1 Financing Plan, Line 404, Account No. 795-9500-531-6870, Project No. 101008; 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 purchase of property located at 13 South 11th Street, 514 West Avenue A, and 515 West Central Avenue in Temple, Texas, in the amount of \$65,000 and authorizes the payment of closing costs in the estimated amount of \$10,000.

Part 2: The City Council authorizes the City Manager, or his designee, to execute any documents, after approval as to form by the City Attorney, that may be necessary to purchase the properties.

Part 3: It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the **16th** day of **April**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/16/15
Item #8(H)
Consent Agenda
Page 1 of 4

DEPT./DIVISION SUBMISSION & REVIEW:

Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: SECOND & FINAL READING - Z-FY-15-06: Consider adopting an ordinance authorizing a zoning change from Agricultural District (AG) to Single Family-One (SF-1) on Lots 1 & 2, Block 2, First Replat of Northcliffe HOA Addition, Phase I, located at 110 and 116 Northcliffe Drive.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At its March 2, 2015, meeting the Planning and Zoning Commission voted 7/0 to recommend approval of Z-FY-15-06 for a zoning change from AG, to SF-1. Commissioners Sears and Johnson were absent.

STAFF RECOMMENDATION: Adopt ordinance as presented in item description.

1. The proposed zoning complies with the Future Land Use Plan (FLUP);
2. The proposed zoning is compatible with surrounding zoning and uses;
3. The request complies with the Thoroughfare Plan; and
4. Public facilities are available to serve the subject property.

ITEM SUMMARY: The Northcliffe Homeowners Association requests a rezoning from Agricultural District (AG) to Single Family One District (SF-1). The subject property is undeveloped land within the residential subdivision and located at the southeast corner of Northcliffe Drive and Chering Drive. The subject property is currently going through the platting process for the Final Plat of Northcliffe HOA Addition (P-FY-15-13). The proposed plat is the reorientation of two existing residential lots that were platted in 1984/1985, prior to annexation by the City of Temple. Because the two lots do not each meet the Unified Development Code's minimum 1-acre lot size required for a single family home, the applicants are requesting a zoning change to Single Family one District (SF-1).

The SF-1 zoning district permits single-family detached residences and related accessory structures and provides standard single-family lots and should serve as a transition between larger and smaller lot single family districts.

The following residential uses are **permitted by right** in the proposed **Single Family One (SF-1)** zoning district:

- Industrialized housing; and
- Single Family Detached Dwelling;

Prohibited uses include, single-family attached dwelling, duplex, patio home, townhouse, and apartments, among others.

Dimensional standards are as follows:

- Minimum lot size – 7,500 sq ft
- Minimum Lot Width – 60'
- Minimum Lot Depth – 100'
- Front Yard Setback – 25'
- Side Yard Setback (interior) – 10% of Lot width with 6' (min.) and 7.5 (max.)
- Side Yard Setback (corner yard) – 15'
- Rear Yard Setback – 10'

The City of Temple FLUP, which is part of the Comprehensive Plan, recommends a classification of **Suburban Residential** for the subject property. According to the City of Temple Comprehensive Plan, the Suburban Residential land use classification is characterized by mid-size single family lots, allowing for greater separation between dwellings and more emphasis on green space versus streets and driveways.

SURROUNDING PROPERTY AND USES: The following table provides the direction from the property, FLUP designation, existing zoning and current land uses:

<u>Direction</u>	<u>FLUP</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	Suburban Residential	AG,	Undeveloped Land
North	Suburban Residential	AG	Undeveloped Land
South	Suburban Residential	SF-2,	Single-Family Residential
East	Suburban Residential	AG	Single-Family Residential/ Undeveloped Land
West	Suburban Residential	AG,	Single-Family Residential

COMPREHENSIVE PLAN COMPLIANCE:

The proposed zoning change relates to the following goals, objectives or maps of the Comprehensive Plan and Sidewalk and Trails Plan:

Docu ment	Policy, Goal, Objective or Map	Site Conditions	Compliance
CP	Map 3.1 - Future Land Use and Character (FLUP)	The property is identified as Suburban Residential . The applicant's requested Single-Family One District complies with this recommendation.	Yes
CP	Map 5.2 - Thoroughfare Plan	The requested Single-Family One zoning district complies with the surrounding local streets.	Yes
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	Water and sewer facilities are available to the site. A 6-inch water line runs along the east right-of-way of Chering Drive. An additional 6-inch water line bisects the north end of the subject property. An 8-inch sewer line exists along the west right-of-way of Chering Drive, stopping at the bottom end of the subject property.	Yes
STP	Temple Trails Master Plan Map & sidewalks	The Temple Trails Master Plan does not require sidewalks in this area. Furthermore, according to UDC section 8.2.3, sidewalks are not required along the two local streets adjacent to the subject property.	Yes

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

PUBLIC NOTICE: Seventeen notices of the Planning and Zoning Commission 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 Thursday February 26, 2015, at 2:00 PM, 1 notice was received in favor of the zoning request and two notices were received in opposition to the request. Opposition was in favor of keeping the subject property greenspace within the existing development.

The newspaper printed notice of the public hearing on February 19, 2015, in accordance with state law and local ordinance.




FISCAL IMPACT: Not Applicable



ATTACHMENTS:

Site and Surrounding Property Photos
Zoning & Location Map
Future Land Use and Character Map
Localized area of the Thoroughfare & Trails Plan (combined)
Utility Map
Notification Map
Notification Response Letters
Ordinance

SURROUNDING PROPERTY AND USES:

The following table shows the subject property, existing zoning and current land uses:

Direction	Zoning	Current Land Use	Photo
Subject Property	AG	Undeveloped Land	 <p>Chering DR.</p>
East	AG	Single Family Residential	
West	AG	Single Family Residential	

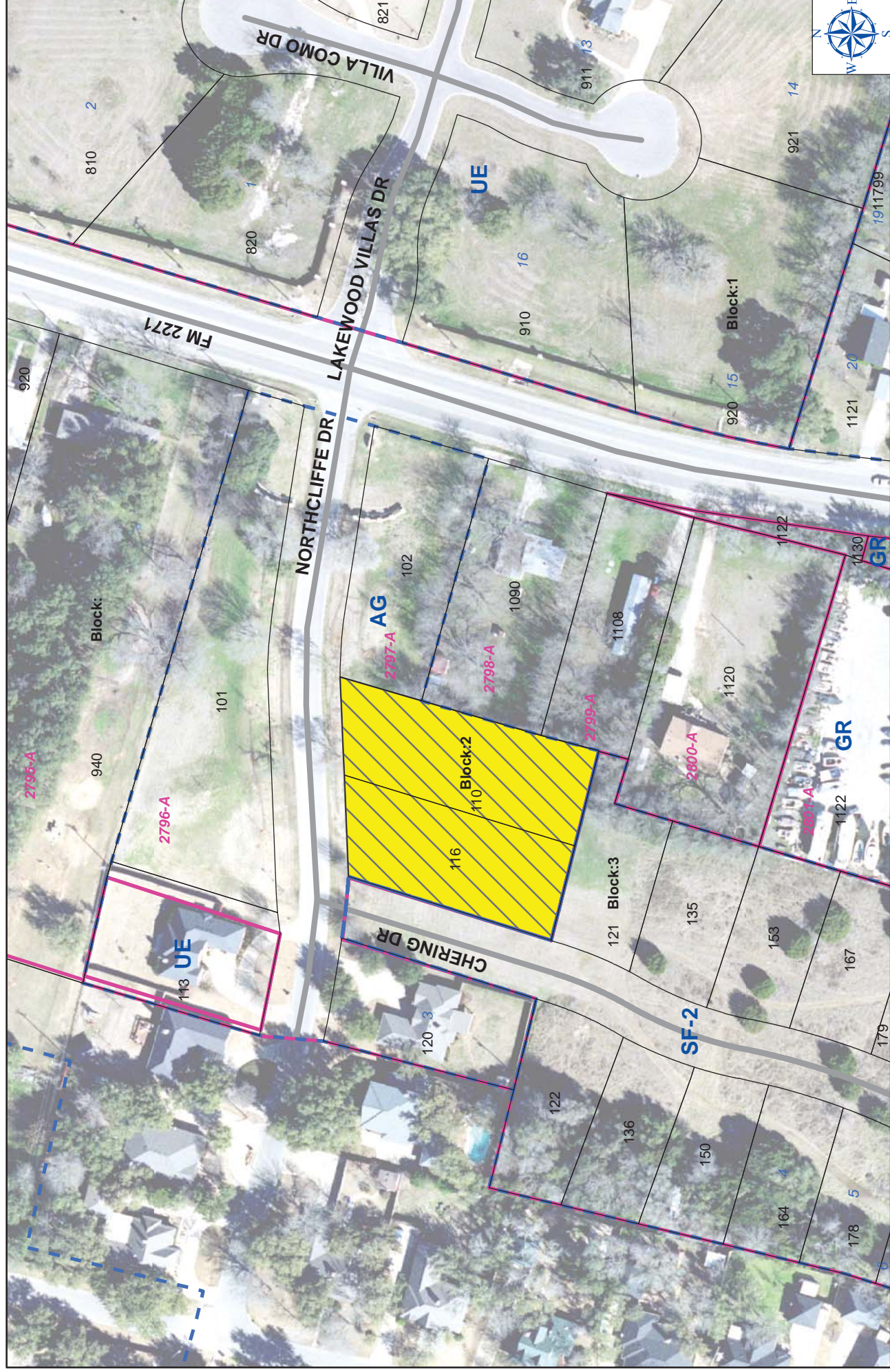
Direction	Zoning	Current Land Use	Photo
South	SF-2	Single Family Residential	 <p>Chering DR.</p>
North	AG/UE	Undeveloped Land	 <p>Northcliffe Dr.</p>



Z-FY-15-06

AG to SF-1

110 & 116 Northcliffe Drive



Case

Zoning

Subdivision

120 Outblock Number

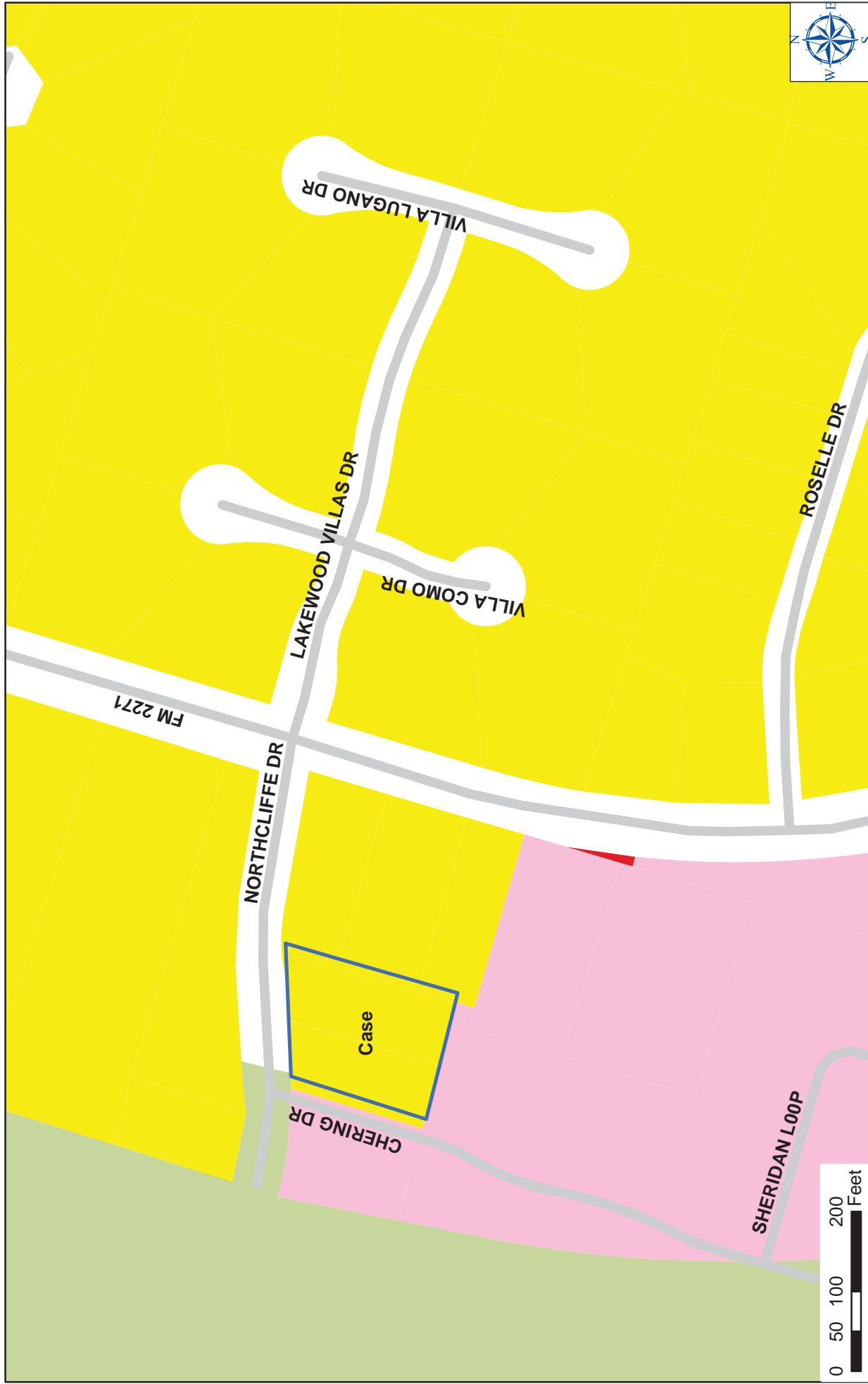
Block Number

Lot Number

GIS products are for informational purposes and may not be used in preparation for or as evidence 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.

2/25/2015
City of Temple GIS
tlyerly

Feet

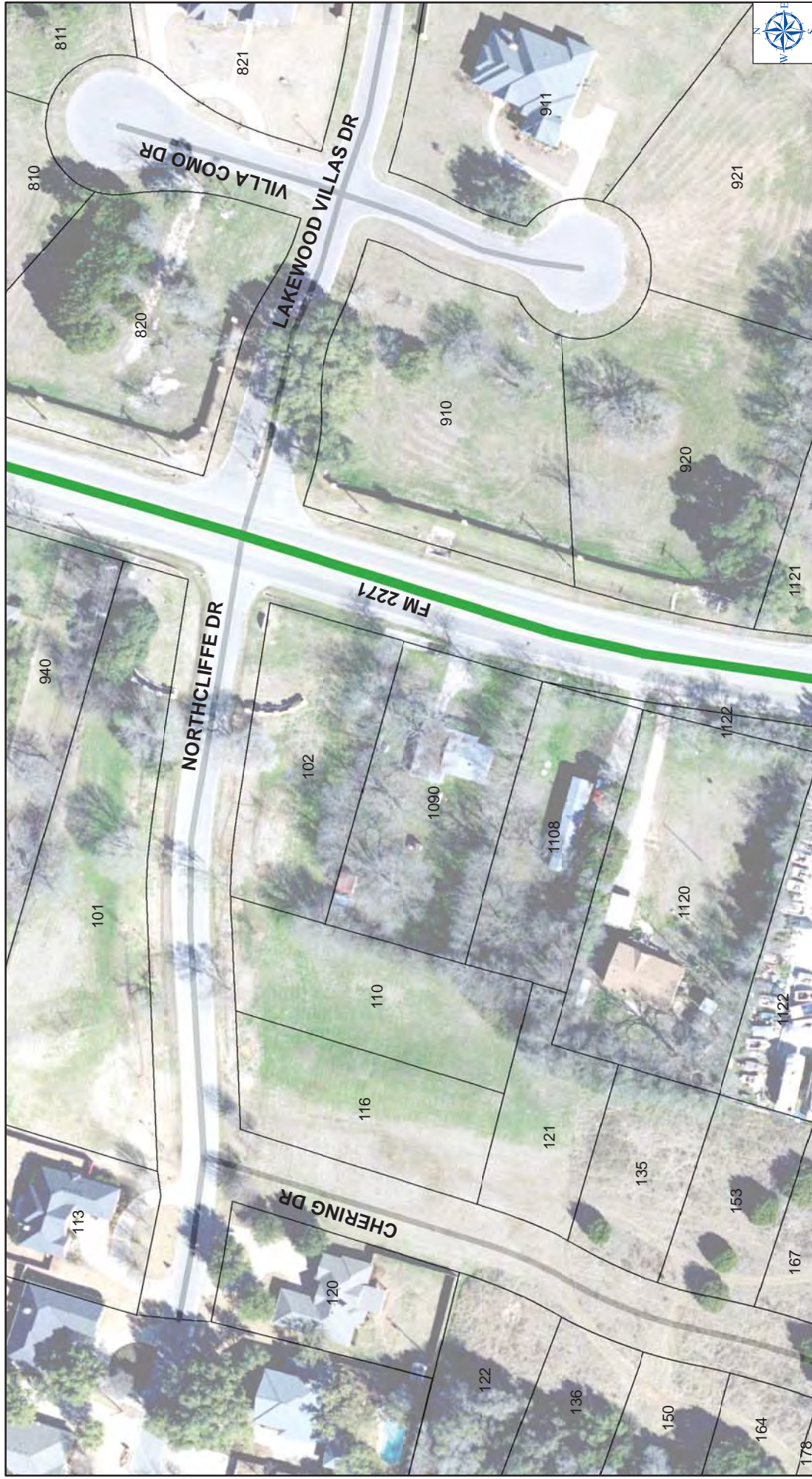


Future Land Use

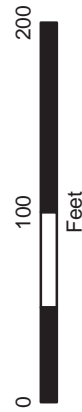
- Neighborhood Conservation
- Estate Residential
- Suburban Residential
- Auto-Urban Residential
- Auto-Urban Multi-Family
- Auto-Urban Mixed Use
- Auto-Urban Commercial
- Suburban Commercial
- Urban Center
- Temple Medical Education District
- Public Institutional
- Parks & Open Space
- Agricultural/Rural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

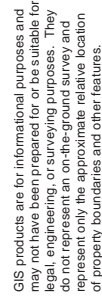
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location or property boundaries and other features.

2/2/2015
City of Temple GIS



- Thoroughfare
- Major Arterial
- Proposed Major Arterial
- Proposed K-TUTS
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Thoroughfare
- Expressway
- Proposed Collector





2 Disagree D





RESPONSE TO PROPOSED
ZONE CHANGE REQUEST
CITY OF TEMPLE

Robert Etux Roxi Shahan
1120 FM 2271
Belton, Texas 76513

Zoning Application Number: Z-FY-15-06

Project Manager: Tammy Lyerly

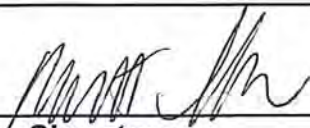
Location: 110 and 116 Northcliffe Drive

The proposed rezoning 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 rezoning of the property described on the attached notice, and provide any additional comments you may have.

I recommend ☒ approval () denial of this request.

Comments:

SOUNDS GOOD!


Signature

Robert SHAHAN
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than March 2, 2015

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

Number of Notices Mailed: 17

RECEIVED

Date Mailed: February 19, 2015

FEB 25 2015

City of Temple
Planning & Development



RESPONSE TO PROPOSED
ZONE CHANGE REQUEST
CITY OF TEMPLE

Hugh Etux Nancy Holstine
120 Northcliffe Drive
Belton, Texas 76513

Zoning Application Number: Z-FY-15-06

Project Manager: Tammy Lyerly

Location: 110 and 116 Northcliffe Drive

The proposed rezoning 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 rezoning of the property described on the attached notice, and provide any additional comments you may have.

I recommend () approval

☒ denial of this request.

Comments:

THE NEWLY DEVELOPED CHARRING DR. THE
RESIDENCES ARE SO TIGHTLY PACKED THAT
ANY "GREEN AREAS ARE ONLY SMALL INDIVIDUAL
LOTS. LETS ALLOW SOME OF THE GREEN AREA LEFT
TO SURVIVE.
PUT HOUSES ON THE LOTS THAT ARE THICK
OR LEAVE THEM "GREEN"


Signature

HUGH HOLSTINE
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than March 2, 2015

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

Number of Notices Mailed: 17

RECEIVED

Date Mailed: February 19, 2015

FEB 25 2015

City of Temple
Planning & Development



**COURTESY NOTICE
RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE**

Robert Etux Darlene Wallis
124 Northcliffe Drive
Belton, Texas 76513

Zoning Application Number: Z-FY-15-06

Project Manager: Tammy Lyerly

Location: 110 and 116 Northcliffe Drive

We have identified your property as being adjacent to a proposed rezoning to allow two single family residential lots which 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 rezoning of the property described on the attached notice, and provide any additional comments you may have.

I recommend () approval

☒ denial of this request.

Comments:

The green space makes our subdivision what it is - it also helps separate the smaller lot garden homes from the larger lot houses that were already here. I cannot approve this request.

[Signature]
Signature

Darlene Wallis R E Wallis
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than March 2, 2015

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

Number of Notices Mailed: 2

RECEIVED

Date Mailed: February 19, 2015

FEB 25 2015

City of Temple
Planning & Development

ORDINANCE NO. _____

(PLANNING NO. Z-FY-15-06)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A ZONING CHANGE FROM AGRICULTURAL DISTRICT (AG) TO SINGLE FAMILY-ONE (SF-1) ON LOTS 1 & 2, BLOCK 2, FIRST REPLAT OF NORTHCLIFFE HOA ADDITION, PHASE 1, LOCATED AT 110 AND 116 NORTHCLIFFE DRIVE; 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 Single Family-One (SF-1) on lots 1 & 2, block 2, First Replat of Northcliffe HOA Addition, Phase 1, located at 110 and 116 Northcliffe Drive, as outlined in the map attached hereto as Exhibit 'A,' and made a part hereof for all purposes.

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

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 was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on First Reading and Public Hearing on the 2nd day of April, 2015.

PASSED AND APPROVED on Second Reading on the **16th** day of **April**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/16/15
Item #8(I)
Consent Agenda
Page 1 of 3

DEPT./DIVISION SUBMISSION & REVIEW:

Brian Chandler Planning Director,
Beverly Zendt Assistant Planning Director

ITEM DESCRIPTION: SECOND & FINAL READING - Z-FY-15-10: Consider adopting an ordinance authorizing amendments to Ordinance 2008-4230, the *Choices '08*, City of Temple Comprehensive Plan, Chapter 5, to amend the Thoroughfare Plan Map.

PLANNING & ZONING COMMISSION RECOMMENDATION: At its March 2, 2015 meeting, the Planning & Zoning Commission voted 7 to 0 to recommend approval of the proposed amendments to the City of Temple Thoroughfare Plan being a part of Chapter 5 of the City of Temple's Comprehensive Plan.

STAFF RECOMMENDATION: Adopt ordinance as presented in item description.

Staff recommends approval of the proposed amendments to the City of Temple Thoroughfare Plan being a part of Chapter 5 of the City of Temple's Comprehensive Plan.

ITEM SUMMARY: *Synopsis:* Approval of this item will result in amendments and updates to the City of Temple's Thoroughfare Plan Map.

Background: On September 4, 2008, the City of Temple adopted the *Choices '08*, City of Temple Comprehensive Plan. With that plan, the City adopted a Thoroughfare Plan Map, a companion document to Chapter 5 which addressed future transportation. The Thoroughfare Plan Map is not only intended as a guide for roadway network expansion and improvement but also assists the city in preserving needed transportation corridors so that, as development occurs in the future, the City will have the ability to develop appropriately sized transportation facilities to serve the needs of the community. The Thoroughfare plan serves as the guiding document staff references when requesting right-of-way dedication as part of the subdivision platting process. Care was taken in the development of the plan to ensure that designated routes follow existing roadway alignments, parcel boundaries, and topography as much as possible. Nevertheless, available funding, changing development patterns, city growth, right-of-way availability, and subsequent roadway realignments necessitate occasional revisions to ensure the map reflects current and projected transportation patterns and connectivity.

Planning staff has worked with Public Works staff to identify changes, based on updates to the City's Capital Improvements Plan project list. Staff has provided the proposed amendments to the Temple Area Builders Association (TABA) to invite input on anticipated development projects which impact the overall transportation network and to encourage feedback and comments related to the proposed changes. Additionally, staff has provided a courtesy notification to property owners who own property that could be impacted by the proposed changes and has met with those property owners with questions/concerns. The following table summarizes the proposed amendments to the Thoroughfare Plan.

Z-FY-15-10 Thoroughfare Plan Updates and Amendments

Map Id. #	Name	Segment	Action	Reason for Change
1a	St. Andrews Place (Proposed Collector)	From W. Adams Ave north to FM 2483	<u>Removed</u>	Eliminated due to proposed extension of Clinite Grove Blvd- per existing and anticipated development
1b	Clinite Grove Blvd (Local Street)	From W. Adams Ave north to FM 2483	<u>Reclassified</u> to proposed collector	New collector to serve current and anticipated development
2	FM 2483 (Minor Arterial)	Intersection at SH 317	<u>Realign</u> approximately 523 ft south to align with new alignment of Prairie View Rd	Realignment reflects current design configuration for this roadway
3	Prairie View Road (Minor Arterial)	Intersection at SH 317	<u>Realign</u> approximately 555 ft north to align with new alignment of FM 2483	Realignment reflects current design configuration for this roadway
4	Proposed East-West Collector	From SH 317 east to proposed extension of Westfield Blvd	<u>Add</u> Proposed New Collector	Proposed to provide east-west connectivity between two arterials
5	Westfield Blvd (Minor Arterial)	From Stonehollow Dr north to Northgate Loop	<u>Update</u> From a proposed road to an existing road	Changed to reflect current construction of road

PUBLIC NOTICE: The newspaper printed notice of the Planning and Zoning Commission public hearing on February 19, 2015, in accordance with state law and local ordinance.

FISCAL IMPACT: None

ATTACHMENTS:

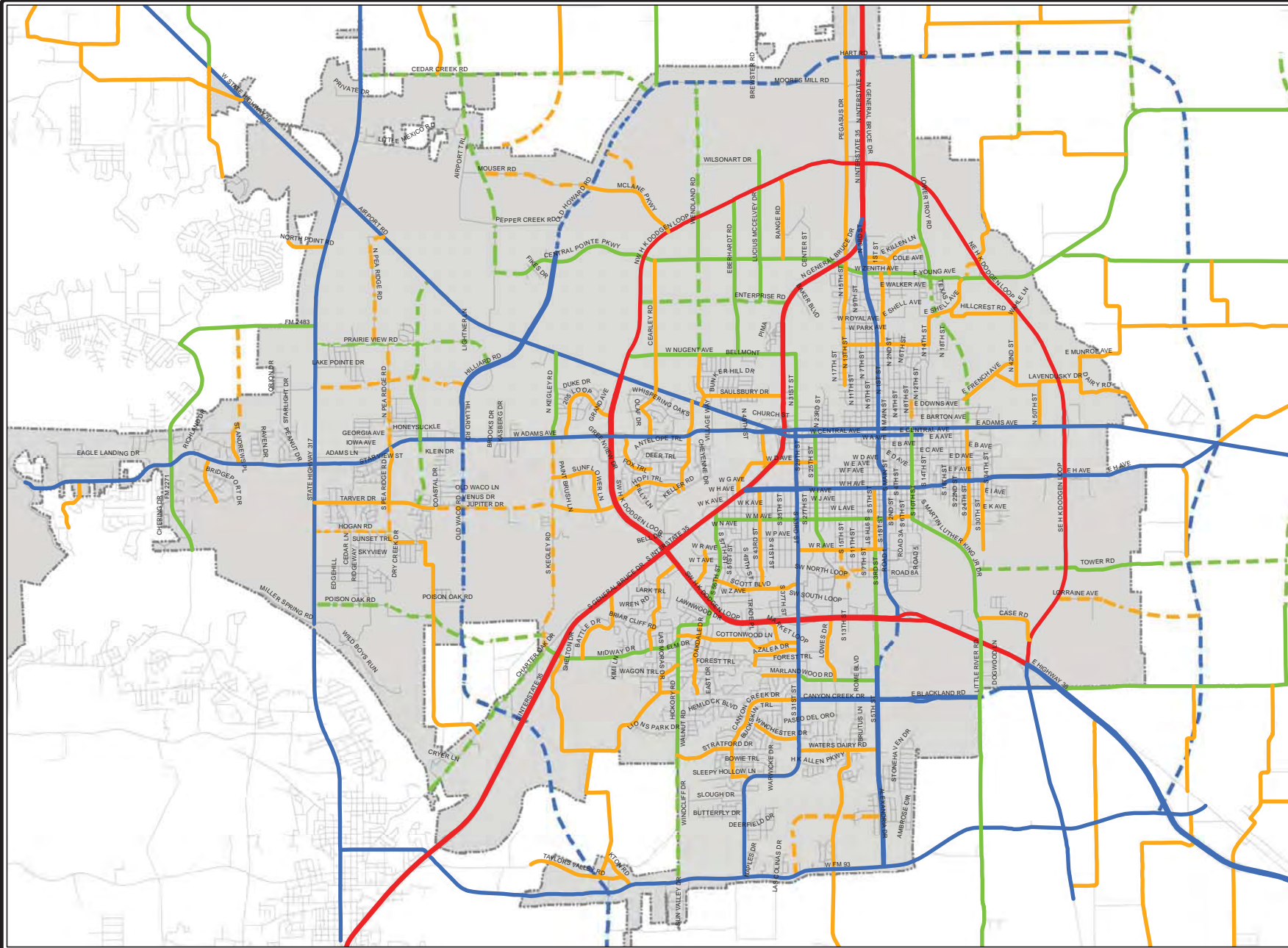
Thoroughfare Plan Map- Existing
Thoroughfare Plan Map/Aerial- Proposed Changes
Thoroughfare Plan Map- Proposed
Letter to Property Owners
TABA Response
Ordinance

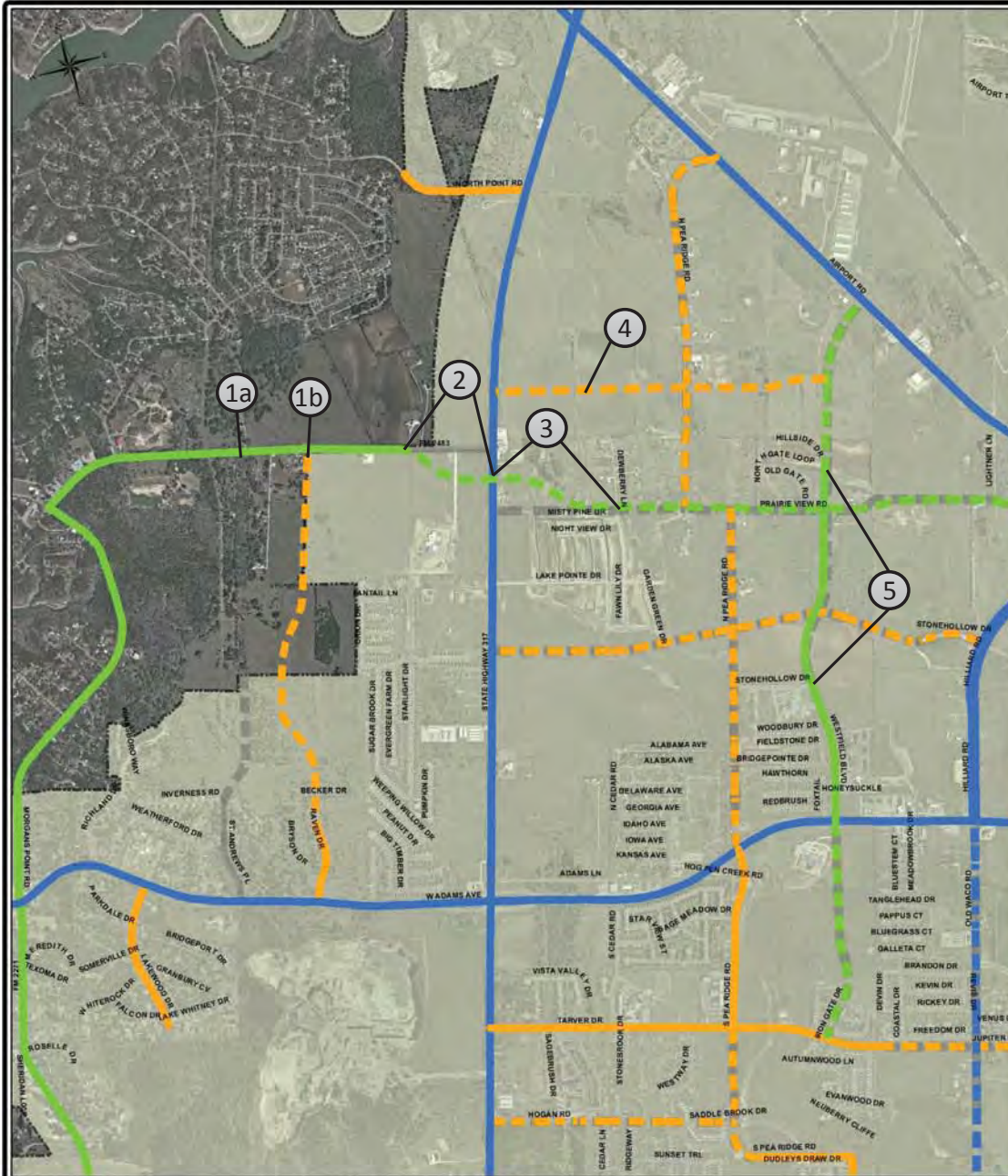


Current Thoroughfare Plan

Thoroughfare

-  Expressway
-  Major Arterial
-  Proposed Major Arterial
-  Minor Arterial
-  Proposed Minor Arterial
-  Collector
-  Proposed Collector





Proposed Thoroughfare Plan Amendments

Map Id. #	Name	Segment	Action	Reason for Change
1a	St Andrews Place (Proposed Collector)	From W Adams Ave north to FM 2483	Removed	Eliminated due to proposed extension of Clinite Grove Blvd- per existing and anticipated development
1b	Clinite Grove Blvd (Local Street)	From W Adams Ave north to FM 2483	Reclassified to proposed collector	New collector to serve current and anticipated development
2	FM 2483 (Minor Arterial)	Intersection at SH 317	Realign approximately 523ft south to align with new alignment of Prairie View Rd	Realignment reflects current design configuration for this roadway
3	Prairie View Rd (Minor Arterial)	Intersection at SH 317	Realign approximately 555ft north to align with new alignment of FM 2483	Realignment reflects current design configuration for this roadway
4	Proposed East West Collector	From SH 317 east to proposed extension of Westfield Blvd	Add Proposed new collector	Proposed to provide needed east west connectivity between two arterials
5	Westfield Blvd (Minor Arterial)	From Stonehollow Dr north to Northgate Lp	Update From a proposed road to an existing road	Changed to reflect current construction of road

Proposed Thoroughfare

- Expressway
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Proposed Collector

Legend

- City Limits
- Current Thoroughfare Existing
- Current Thoroughfare Proposed

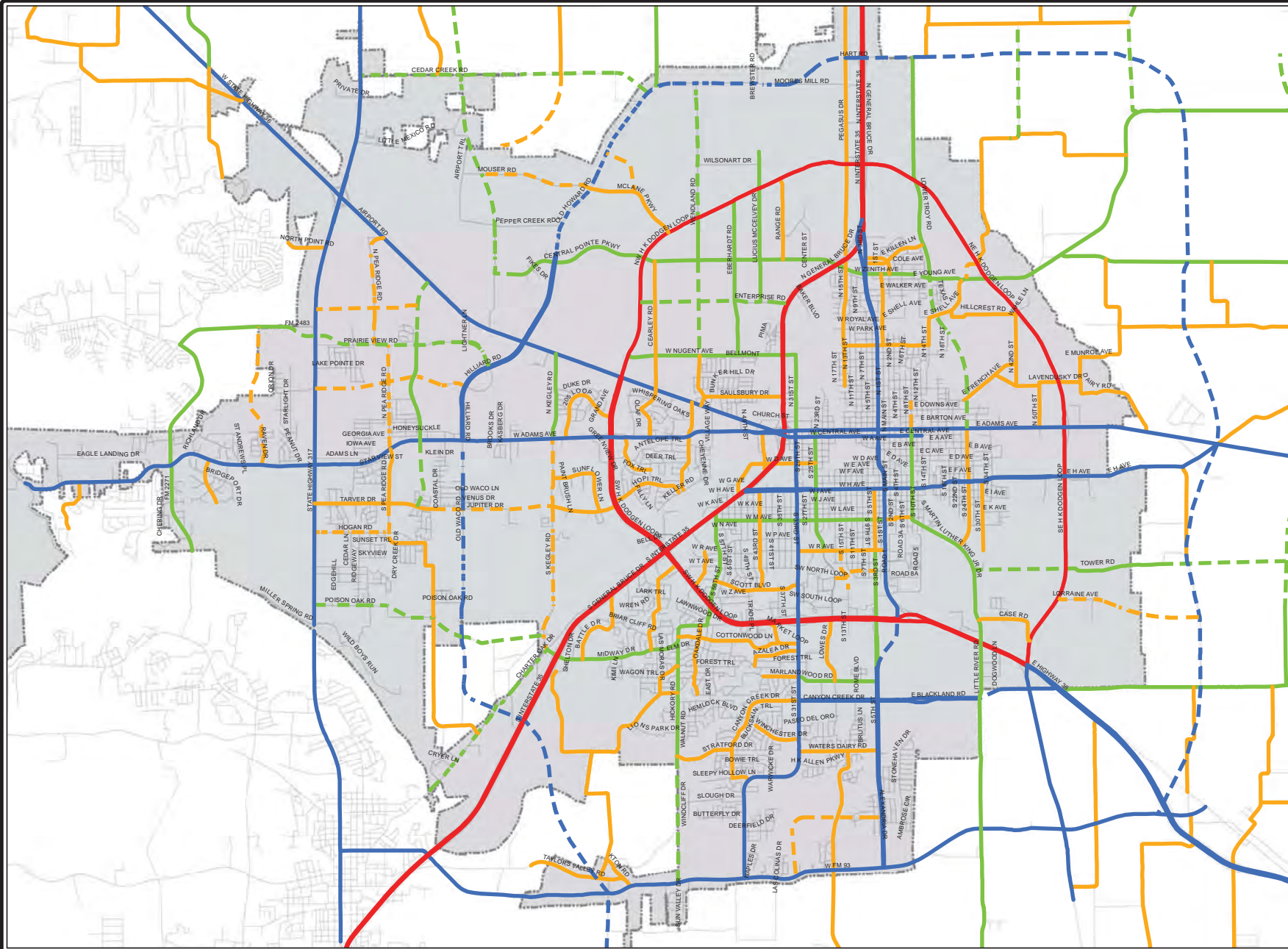




Proposed Thoroughfare Plan

Thoroughfare

- Expressway
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Proposed Collector





**PROPOSED UPDATES TO ORDINANCE 2008-4230, THE CHOICES '08,
CITY OF TEMPLE COMPREHENSIVE PLAN, CHAPTER 5 TO AMEND THE
THOROUGHFARE PLAN MAP**

The City of Temple is considering updates to the future Thoroughfare Plan. One of the purposes of the Thoroughfare Plan is to preserve needed transportation corridors so that, as development occurs in the future, the City will have the ability to develop appropriately sized transportation facilities to serve the needs of the community. The Thoroughfare Plan displays the proposed general alignments for the extensions of existing collector and arterial roadways and planned new roadways. Actual alignments of roadways will likely vary somewhat from this plan and will be determined through the subdivision development process, alignment studies, and the preliminary engineering phase of design. Slight modifications to facility locations, such as a shift of an alignment several hundred feet one way or another or changes in roadway curvature, may be warranted. **Your property may be affected by proposed updates (amendments) to the Thoroughfare Plan (see attached exhibit).**

NOTICE OF PUBLIC HEARING

The Temple Planning and Zoning Commission will hold a public hearing in the City Council Chambers on the 2nd floor of the Municipal Building, 2 North Main Street, Temple, Texas 76501, on Monday the **2nd day of March, 2015 at 5:30 p.m.**, for the purpose of considering the proposed amendments to the City's Thoroughfare Plan Map.

If the amendments go forward to the City Council, **the anticipated public hearing (first reading) for the proposed amendments will be at the April 2, 2015, City Council meeting in the Council Chambers on the 2nd floor of the Municipal Building at 5:00 pm.** The City Council will make its decision on the second reading of the proposed amendments. **The second reading will be at the April 16, 2015, City Council meeting.** If you plan to attend the public hearings, please call (254) 298-5668 to verify meeting dates.

The Planning and Zoning Commission and City Council welcome your comments on this matter and will consider them in their deliberations. If you cannot be present at the public hearings, but desire to comment on this matter, or desire information on the proposed updates to the Thoroughfare Plan, please contact the City Planning Department, located at Suite 102, 1st Floor, Municipal Building, by calling (254) 298-5668 or by email at bchandler@templetx.gov.

Beverly Zendt

From: Brad Wyrick <Brad@tahb.org>
Sent: Monday, February 09, 2015 2:08 PM
To: Beverly Zendt
Cc: Brian Chandler
Subject: RE: T-Fare Amendments

Good afternoon Beverly

Thank you for the opportunity to comment on the proposed Thoroughfare amendments. We did not have any substantive comments or concerns with the proposed changes. Thanks again

v/r

Brad Wyrick
brad@tahb.org
254.913.9000

From: Beverly Zendt [mailto:bzendt@templetx.gov]
Sent: Wednesday, January 28, 2015 5:21 PM
To: Brad Wyrick
Cc: Brian Chandler
Subject: T-Fare Amendments

Brad,

Not sure if your group has met to discuss this item yet - but I thought I would check in to see if there were any comments or concerns related to our proposed Thoroughfare amendments. I think they are pretty straight forward but we are waiting to proceed until we have received input from your membership.

Let me know if there are any questions.

Best regards,

Beverly Mesa-Zendt AICP
Assistant Director of Planning
2 North Main Street, Suite 201
City of Temple, Texas
Ph: 254.298.5270 | Fax: 254.298.5624



ORDINANCE NO. _____

[PLANNING. Z-FY-15-10]

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, APPROVING AN AMENDMENT TO ORDINANCE 2008-4230, THE *CHOICES* '08, CITY OF TEMPLE COMPREHENSIVE PLAN, CHAPTER 5, TO AMEND THE THOROUGHFARE PLAN MAP; 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: On September 4, 2008, the City of Temple adopted the *Choices* '08, City of Temple Comprehensive Plan and with that plan, the City adopted a thoroughfare plan map, a companion document to Chapter 5 which addressed future transportation.

Part 2: The Thoroughfare Plan Map is not only intended as a guide for roadway network expansion and improvement but also assists the City in preserving needed transportation corridors so that, as development occurs in the future, the City will have the ability to develop appropriately sized transportation facilities to serve the needs of the community.

Part 3: The Thoroughfare Plan serves as the guiding document staff references when requesting right-of-way dedication as part of the subdivision platting process. Care was taken in the development of the plan to ensure that designated routes follow existing roadway alignments, parcel boundaries, and topography as much as possible. Nevertheless, available funding, changing development patterns, city growth, right-of-way availability, and subsequent roadway realignments necessitate occasional revisions to ensure the map reflects current and projected transportation patterns and connectivity.

Part 4: The City Council approves an amendment to Ordinance 2008-4230, the *Choices* '08, City of Temple Comprehensive Plan, Chapter 5, to amend the Thoroughfare Plan Map, more fully described in Exhibit A, attached hereto and made a part hereof for all purposes.

Part 5: The City Council directs the Director of Planning to make the necessary changes to the Future Land Use Map accordingly.

Part 6: 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 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 and Public Hearing on the **2nd** day of **April**, **2015**.

PASSED AND APPROVED on Second Reading and Public Hearing on the **16th** day of **April**, **2015**.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/16/15
Item #8(J)
Consent Agenda
Page 1 of 1

DEPT. /DIVISION SUBMISSION & REVIEW:

Belinda Mattke, Director of Purchasing
Ashley Williams, General Services Manager

ITEM DESCRIPTION: Consider adopting a resolution authorizing a construction contract with Camden Enterprises, LLC of Belton, for the restoration of the Main Street Façade, in the amount of \$31,110.40.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: The project entails the repair and refinishing of the false building façade, known as the Main Street Façade, located at 5 South Main Street. Work will include cleaning and repairing of wall and support surfaces, cleaning and repair of glazing and trim, painting, and the installation of bird guards.

On March 19, 2015 bids were received and opened. The lowest responsible bidder was Camden Enterprises, LLC of Belton, at \$31,110.40. The City has done previous work with Camden Enterprises, LLC and has found them to be professional and to perform work in a timely and satisfactory manner.

At their March 25, 2015 regular meeting, the Reinvestment Zone No. 1 Board approved recommendation of this construction contract.

Construction time allotted for this project is 45 days.

FISCAL IMPACT: Funding for the construction contract with Camden Enterprises, LLC in the amount of \$31,110.40 for the restoration of the Main Street Façade is available in the Reinvestment Zone No. Financing Plan, Line 401, account 795-9500-531-6526, project 101144.

ATTACHMENTS:

[Bid Tabulation](#)
[Resolution](#)

Tabulation of Bids Received
on March 19, 2015 at 2:00 p.m.
Main Street Façade Restoration
Bid# 24-01-15

	Bidders	
	Camden Enterprises, LLC Belton, TX	Trinity TransCon, LLC Lantanta, TX
Description		
Total Base Bid	\$31,110.40	\$42,064.00
Local Preference	No	No
Bid Bond	5%	5% (not on City form)
Bond Requirement Affidavit	Yes	Yes
Credit Check Authorization	Yes	Yes

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A CONSTRUCTION CONTRACT WITH CAMDEN ENTERPRISES, LLC OF BELTON, TEXAS FOR THE RESTORATION OF THE MAIN STREET FACADE, IN THE AMOUNT OF \$31,110.40; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, on March 19, 2015, two bids were received for the repair and refinishing of the false building façade, known as the Main Street Façade, located at 5 South Main Street;

Whereas, the restoration will include the cleaning and repair of wall and support surfaces, cleaning and repair of glazing and trim, painting and the installation of bird guards;

Whereas, at its March 25, 2015 regular meeting, the Reinvestment Zone No. 1 Board recommended award of the construction contract to Camden Enterprises of Belton, Texas, in the amount of \$31,110.40 – the City has previously worked with Camden Enterprises and has found the contractor to be professional and to perform work in a timely and satisfactory matter;

Whereas, funding for this construction contract is available in the Reinvestment Zone No. 1 Financing Plan, Line 401, Account No. 795-9500-531-6526, Project No. 101144; 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 a construction contract with Camden Enterprises of Belton, Texas, after approval as to form by the City Attorney, for the repair and refinishing of the false building façade, known as the Main Street Façade, located at 5 South Main Street, in the amount of \$31,110.40.

Part 2: It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the 16th day of April, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/16/15
Item #8(K)
Consent Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Nicole Torralva, P.E., Public Works Director
Don Bond, P.E., City Engineer

ITEM DESCRIPTION: Consider adopting a resolution authorizing a construction contract with Ranger Excavating, LP (Ranger), of Austin to extend North Lucius McCelvey for a lump sum price of \$2,045,856.20.

STAFF RECOMMENDATION: Adopt a resolution as presented in item description.

ITEM SUMMARY Industrial Park parcels at the north terminus of Lucius McCelvey Drive require a road and public utilities to serve future tenants. Construction includes approximately 2950 feet of road, parallel water line, drainage facilities, and sewer. Please see the attached project map.

On March 17th, four construction bids were received. Per the attached Bid Tabulation, bids ranged from \$2,029,934.00 to \$2,540,166.65, with Ranger Excavating, LP, submitting the low bid. The project also contained bid alternates for other paving sections, with a summary listed below:

- Base Bid – Asphalt
- Alternate A – Roller-Compacted Concrete (RCC)
- Alternate B – RCC with Geogrid
- Alternate C – Asphalt with Geogrid

Ranger also submitted the lowest bid amount for Alternate A. With an additional cost of \$15,922.20 for the RCC paving section, KPA is recommending Alternate A. The following is a breakdown of the low bid recommended for award in the attached letter:

Base Bid	\$ 2,029,934.00
Alternate A	\$ 15,922.20
TOTAL	<u>\$ 2,045,856.20</u>

The allotted construction time is 180 calendar days.

KPA finds Ranger to be a qualified bidder and recommends awarding them a construction contract for the low base bid and Alternate A. On March 25th, the Reinvestment Zone No. 1 voted to recommend to Council a construction contract for \$2,045,856.20.

FISCAL IMPACT: Funding for the construction of the Lucius McCelvey Extension project is available in the Reinvestment Zone No. 1 Financing Plan, Line 102, account 795-9500-531-6564, project 101252. Total project costs (design and construction) are \$2,274,576. The developer will contribute 50% (or \$1,137,288) of the total project costs.

ATTACHMENTS:

[Bid Tabulation](#)
[Engineer's Recommendation Letter](#)
[Project Map](#)
[Resolution](#)

BID TABULATION
CITY OF TEMPLE
NORTH LUCIUS McCOLVEY EXTENSION PROJECT
3210 E. Ave H; Bldg C; Temple, TX
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				BIDDER INFORMATION							
				Ranger Excavating LP 5222 Thunder Creek Road, Ste B1 Austin TX 78759		Wolff Construction LP 8631 Amity School Road Belton TX 76513		Holy Contractors LLC 231 Panter Way Hewitt TX 76643		TTG Utilities LP 712 Memorial Drive Gatesville TX 76528	
Item No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
BASE BID											
1	100%	LS	Mobilization, Bonds & Insurance, not-to-exceed 5% of the Base Bid Amount	\$ 100,000.00	\$ 100,000.00	\$ 60,470.00	\$ 60,470.00	\$ 61,008.16	\$ 61,008.16	\$ 100,000.00	\$ 100,000.00
2	31	STA	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Right-of-Way	3,800.00	117,800.00	453.04	14,044.24	500.00	15,500.00	750.00	23,250.00
3	100%	LS	Submit Trench Safety Plan Prepared & Signed by P.E., in Conformance with State Law & OSHA	2,000.00	2,000.00	1,150.00	1,150.00	660.00	660.00	2,500.00	2,500.00
4	2,200	SF	Implement & Follow Trench Safety Plan (Structures)	2.00	4,400.00	2.30	5,060.00	1.00	2,200.00	1.65	3,630.00
5	2,965	LF	Implement & Follow Trench Safety Plan (Pipe)	2.00	5,930.00	2.62	7,768.30	1.00	2,965.00	1.95	5,781.75
6	56,000	CY	Unclassified Excavation (Roadway)	3.50	196,000.00	2.89	161,840.00	5.00	280,000.00	9.00	504,000.00
7	56,000	CY	Unclassified Fill (Roadway)	1.30	72,800.00	2.89	161,840.00	4.00	224,000.00	2.50	140,000.00
8	7,450	CY	Unclassified Excavation (Channel)	5.00	37,250.00	2.89	21,530.50	5.00	37,250.00	7.00	52,150.00
9	7,450	CY	Unclassified Fill (Channel)	2.00	14,900.00	2.89	21,530.50	4.00	29,800.00	3.00	22,350.00
10	6,260	SY	12-inch Lime Treated Subgrade (6%)	10.20	63,852.00	15.45	96,717.00	13.00	81,380.00	10.40	65,104.00
11	9,390	SY	6-inch Moistured Conditioned Subgrade	1.80	16,902.00	1.56	14,648.40	4.50	42,255.00	1.65	15,493.50
12	15,650	SY	8" Type A, Grade 2 or Better Flexible Base	8.90	139,285.00	7.34	114,871.00	10.35	161,977.50	9.70	151,805.00
13	12,250	SY	4 5/8" Type B HMAC	21.00	257,250.00	21.69	265,702.50	20.65	252,962.50	25.50	312,375.00
14	12,250	SY	2" Type C HMAC	10.20	124,950.00	10.00	122,500.00	9.52	116,620.00	11.75	143,937.50
15	4	EA	30' Concrete Radius Unit	4,500.00	18,000.00	3,350.00	13,400.00	5,000.00	20,000.00	2,350.00	9,400.00
16	100	SY	Concrete Valley Gutter	75.00	7,500.00	59.50	5,950.00	40.00	4,000.00	88.00	8,800.00
17	6,250	LF	Concrete Curb & Gutter	11.00	68,750.00	9.50	59,375.00	10.00	62,500.00	15.50	96,875.00
18	100%	LS	Submitting Erosion Control plan	700.00	700.00	3,135.00	3,135.00	450.00	450.00	650.00	650.00
19	1	EA	Stabilized Construction Entrance	1,000.00	1,000.00	980.00	980.00	1,800.00	1,800.00	2,800.00	2,800.00
20	1,500	LF	Silt Fence	2.00	3,000.00	2.13	3,195.00	1.50	2,250.00	2.90	4,350.00
21	100	LF	Furnish, Install, Maintain & Remove Rock Berm	30.00	3,000.00	51.75	5,175.00	36.84	3,684.00	60.00	6,000.00
22	100%	LS	Provide & Install Signage & Striping	15,000.00	15,000.00	40,770.00	40,770.00	12,000.00	12,000.00	18,000.00	18,000.00
23	6	EA	10'x3' Curb Inlet	5,000.00	30,000.00	5,960.00	35,760.00	3,472.00	20,832.00	4,000.00	24,000.00
24	136	LF	18" Class III RCP	80.00	10,880.00	85.30	11,600.80	48.00	6,528.00	58.00	7,888.00
25	50	LF	2-8'x4' RCB	1,400.00	70,000.00	1,085.00	54,250.00	1,354.00	67,700.00	1,125.00	56,250.00
26	1,000	SY	6" Concrete Riprap	75.00	75,000.00	80.30	80,300.00	36.00	36,000.00	56.50	56,500.00
27	1,700	SY	18" Rock Riprap	30.00	51,000.00	87.44	148,648.00	68.00	115,600.00	58.00	98,600.00
28	2	EA	Concrete Wing walls Type PW-1 for 2- 8'x4' RCB including concrete apron	30,000.00	60,000.00	13,300.00	26,600.00	6,500.00	13,000.00	11,500.00	23,000.00
29	100	CY	Class A Concrete	200.00	20,000.00	171.00	17,100.00	175.00	17,500.00	335.00	33,500.00
30	100%	LS	6" SDR 26 PVC Wastewater Line, Including clean-out, as shown on Sheet WW-01	3,600.00	3,600.00	11,005.00	11,005.00	4,534.00	4,534.00	16,250.00	16,250.00
31	2,742	LF	8" PVC C900 Water Line	30.00	82,260.00	33.57	92,048.94	31.02	85,056.84	38.20	104,744.40
32	6	EA	8" Gate Valve	1,400.00	8,400.00	5,830.00	34,980.00	885.00	5,310.00	1,540.00	9,240.00
33	4	EA	8" 11.25 Degree Bend	400.00	1,600.00	580.00	2,320.00	217.00	868.00	445.00	1,780.00
34	2	EA	8" 45 Degree Bend	400.00	800.00	590.00	1,180.00	226.00	452.00	455.00	910.00
35	3	EA	8" Plug	300.00	900.00	245.00	735.00	170.00	510.00	235.00	705.00
36	2	EA	8" x 8" Tee	800.00	1,600.00	1,030.00	2,060.00	358.00	716.00	955.00	1,910.00
37	1	EA	12" x 8" Tee	1,200.00	1,200.00	1,150.00	1,150.00	635.00	635.00	1,100.00	1,100.00
38	223	LF	12" PVC C900 Water Line	50.00	11,150.00	46.91	10,460.93	24.00	5,352.00	50.00	11,150.00
39	2	EA	12" Gate Valve	3,000.00	6,000.00	2,970.00	5,940.00	1,641.00	3,282.00	2,495.00	4,990.00
40	2	EA	12" 45 Degree Bend	1,000.00	2,000.00	1,065.00	2,130.00	365.00	730.00	725.00	1,450.00
41	1	EA	12" Plug	400.00	400.00	230.00	230.00	189.00	189.00	350.00	350.00
42	11	EA	Standard Fire Hydrant Assembly	5,000.00	55,000.00	4,265.00	46,915.00	2,788.00	30,668.00	4,850.00	53,350.00
43	225	LF	16" Steel Encasement Pipe by Open Cut	100.00	22,500.00	79.92	17,982.00	58.00	13,050.00	92.00	20,700.00
44	1	EA	Connecting to Existing 12" Water Line	2,000.00	2,000.00	1,965.00	1,965.00	1,000.00	1,000.00	4,450.00	4,450.00
45	100%	LS	For Furnishing All Materials, Equipment, Tools & Labor Necessary for Pressure Testing Water Pipe, Including Any Necessary Repairs	3,000.00	3,000.00	2,650.00	2,650.00	3,500.00	3,500.00	5,850.00	5,850.00
46	100%	LS	Sampling Stations for Microbiological Testing in accordance with AWWA C-651	3,000.00	3,000.00	1,275.00	1,275.00	400.00	400.00	8,100.00	8,100.00
47	100%	LS	Temporary Flush Assembly(ies) as necessary for testing	3,000.00	3,000.00	1,420.00	1,420.00	1,500.00	1,500.00	5,710.00	5,710.00
48	3,125	LF	Clean up & Final Grading of the Project	3.00	9,375.00	4.87	15,218.75	25.00	78,125.00	7.50	23,437.50
49	125,000	SY	Bermuda Hydro-Mulch seeding with fertilizer & erosion control blankets as required to develop grass without erosion, including watering & mowing to promote & sustain growth throughout the project	1.80	225,000.00	2.41	301,250.00	2.28	285,000.00	2.20	275,000.00
BASE BID - AMOUNT (Items 1 - 49)					\$ 2,029,934.00		\$ 2,128,826.86		\$ 2,213,300.00		\$ 2,540,166.65

BID TABULATION
CITY OF TEMPLE
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Item No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
ALTERNATE A											
A-1	12,250	SY	8" RCC (This Bid Item, if chosen, will replace Bid Items, 12, 13 & 14 in the Base Bid)	\$ 44.00	\$ 539,000.00	\$ 42.75	\$ 523,687.50	\$ 39.91	\$ 488,897.50	\$ 47.00	\$ 575,750.00
A-2	53,064	SY	Unclassified Excavation (Roadway), (This Item, if chosen, will replace Bid Item 6 in the Base Bid)	3.50	185,724.00	2.95	156,538.80	5.00	265,320.00	9.00	477,576.00
A-3	53,064	SY	Unclassified Filt (Roadway), (This Item, if chosen, will replace Bid Item 7 in the Base Bid)	1.30	68,983.20	2.95	156,538.80	4.00	212,256.00	2.50	132,660.00
A-4	6,250	LF	Concrete Curb & Gutter with roller compacted concrete, (This Item, if chosen, will replace Bid Item 17 in the Base Bid)	13.00	81,250.00	15.00	93,750.00	10.00	62,500.00	16.50	103,125.00
ALTERNATE A - AMOUNT (Items A-1 - A-4)					\$ 874,957.20		\$ 930,515.10		\$ 1,028,973.50		\$ 1,289,111.00

Item No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
ALTERNATE B													
B-1	12,250	SY	8" RCC (This Bid Item, if chosen, will replace Bid Items 13 & 14 in the Base Bid)	\$ 44.00	\$ 539,000.00	\$ 42.75	\$ 523,687.50	\$ 38.25	\$ 468,562.50	\$ 47.00	\$ 575,750.00		
B-2	55,205	SY	Unclassified Excavation (Roadway), (This Item, if chosen, will replace Bid Item 6 in the Base Bid)	3.50	193,217.50	2.95	162,854.75	5.00	276,025.00	9.00	496,845.00		
B-3	55,205	SY	Unclassified Fill (Roadway), (This Item, if chosen, will replace Bid Item 7 in the Base Bid)	1.30	71,766.50	2.95	162,854.75	4.00	220,820.00	2.50	138,012.50		
B-4	15,650	SY	5" Type A, Grade 2 or Better Flexible Base, (This Item, if chosen, will replace Bid Item 12 in the Base Bid)	6.25	97,812.50	4.92	76,998.00	6.79	106,263.50	6.15	96,247.50		
B-5	15,650	SY	Type II Geogrid per TxDOT DMS 6240	3.40	53,210.00	2.08	32,552.00	1.50	23,475.00	2.00	31,300.00		
B-6	6,250	SY	6-inch Lime Treated Sub-grade (6%) (This Item, if chosen, will replace Bid Item 10 in the Base Bid)	7.80	48,750.00	9.49	59,312.50	9.18	57,375.00	5.60	35,000.00		
B-7	6,250	LF	Concrete Curb & Gutter with roller compacted concrete (This Item, if chosen, will replace Bid Item 17 in the Base Bid)	12.00	75,000.00	15.00	93,750.00	10.00	62,500.00	16.50	103,125.00		
ALTERNATE B - AMOUNT (Items B-1 - B-7)					\$ 1,078,756.50		\$ 1,112,009.50		\$ 1,215,021.00		\$ 1,476,280.00		

Item No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
ALTERNATE C													
C-1	6,260	SY	8-inch Lime Treated Sub-grade (6%) (This Bid Item, if chosen, will replace Bid Item 10 in the Base Bid)	\$ 8.65	\$ 54,149.00	\$ 10.99	\$ 68,797.40	\$ 10.27	\$ 64,290.20	\$ 6.70	\$ 41,942.00		
C-2	15,650	SY	Type II Geogrid per TxDOT DMS 6240	3.40	53,210.00	2.08	32,552.00	1.50	23,475.00	2.00	31,300.00		
ALTERNATE C - AMOUNT (Items C-1 - C-2)					\$ 107,359.00		\$ 101,349.40		\$ 87,765.20		\$ 73,242.00		

Item No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
ALTERNATE D													
D-1	125,000	SY	Bermuda Seeding with Fertilizer & Flexible Growth Medium including watering & mowing to promote & sustain growth throughout the project (This Bid Item, if chosen, will replace Bid Item 49 in the Base Bid)	\$ 2.75	\$ 343,750.00	\$ 2.08	\$ 260,000.00	\$ 2.00	\$ 250,000.00	\$ 1.90	\$ 237,500.00		
ALTERNATE D - AMOUNT (Item D-1)					\$ 343,750.00		\$ 260,000.00		\$ 250,000.00		\$ 237,500.00		

	BIDDER INFORMATION							
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BID SUMMARY								
BASE BID	\$	2,029,934.00	\$	2,128,826.86	\$	2,213,300.00	\$	2,540,166.65
ALTERNATE A	\$	874,957.20	\$	930,515.10	\$	1,028,973.50	\$	1,289,111.00
ALTERNATE B	\$	1,078,756.50	\$	1,112,009.50	\$	1,215,021.00	\$	1,476,280.00
ALTERNATE C	\$	107,359.00	\$	101,349.40	\$	87,765.20	\$	73,242.00
ALTERNATE D	\$	343,750.00	\$	260,000.00	\$	250,000.00	\$	237,500.00

BID TABULATION
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\$ 2,029,934.00	\$ 2,128,826.86	\$ 2,213,300.00	\$ 2,540,166.65	

BASE BID	\$	2,029,934.00	\$	2,128,826.86	\$	2,213,300.00	\$	2,540,166.65
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BASE BID (Less Items 6, 7, 12, 13, 14 & 17)	\$	1,170,899.00	\$	1,242,698.36	\$	1,115,240.00	\$	1,191,174.15
ALTERNATE A	\$	874,957.20	\$	930,515.10	\$	1,028,973.50	\$	1,289,111.00
	\$	2,045,856.20	\$	2,173,213.46	\$	2,144,213.50	\$	2,480,285.15

BASE BID (Less Items 6, 7, 10, 12, 13, 14 & 17)	\$	1,170,899.00	\$	1,242,698.36	\$	1,115,240.00	\$	1,191,174.15
ALTERNATE B	\$	1,078,756.50	\$	1,112,009.50	\$	1,215,021.00	\$	1,476,280.00
	\$	2,249,655.50	\$	2,354,707.86	\$	2,330,261.00	\$	2,667,454.15

BASE BID (Less Item 10)	\$	1,966,082.00	\$	2,032,109.86	\$	2,131,920.00	\$	2,475,062.65
ALTERNATE C	\$	107,359.00	\$	101,349.40	\$	87,765.20	\$	73,242.00
	\$	2,073,441.00	\$	2,133,459.26	\$	2,219,685.20	\$	2,548,304.65

BASE BID (Less Item 49)	\$	1,804,934.00	\$	1,827,576.86	\$	1,928,300.00	\$	2,265,166.65
ALTERNATE D	\$	343,750.00	\$	260,000.00	\$	250,000.00	\$	237,500.00
	\$	2,148,684.00	\$	2,087,576.86	\$	2,178,300.00	\$	2,502,666.65

Did Bidder Acknowledge Addendum No. 17	YES	YES	YES	YES
Did Bidder provide Bid Security?	YES	YES	YES	YES
Did Bidder provide required documents?	YES	YES	YES	YES

I hereby certify that this is a correct & true tabulation of all bids received

 3/17/15
R. David Patrick, PE, CFM
Kasberg, Patrick & Associates, LP





KASBERG, PATRICK & ASSOCIATES, LP
CONSULTING ENGINEERS
Texas Firm F-510

Temple
One South Main Street
Temple, Texas 76501
(254) 773-3731

RICK N. KASBERG, P.E.
R. DAVID PATRICK, P.E., CFM
THOMAS D. VALLE, P.E.
GINGER R. TOLBERT, P.E.
ALVIN R. HRAE, SUTTON, III, P.E., CFM

Georgetown
1008 South Main Street
Georgetown, Texas 78626
(512) 819-9478

March 19, 2015

Mr. James Billeck, P.E.
3210 E. Avenue H
Building A
Temple, Texas 76501

Re: City of Temple, Texas
North Lucius McCelvey Extension Project

Dear Mr. Billeck:

Bids were received by the City of Temple at 2:00 P.M. on Tuesday, March 17, 2015 for the above referenced project. There were four (4) sealed bids received and a detailed bid tabulation of these bids is attached for your use. The Base Bids received for the project ranged from \$2,029,934.00 to \$2,540,166.65. The final opinion of probable cost for this project was \$2,170,000. The project also contained bid alternates for roller compacted concrete paving sections and paving sections to include geogrid. A summary of the base bid and alternates are listed below:

- Base Bid – Asphalt Roadway Section
- Alternate A – Roller Compacted Concrete Roadway Section
- Alternate B – Roller Compacted Concrete Roadway Section with Geogrid
- Alternate C – Asphalt Roadway Section with Geogrid
- Alternate D – Flexible Growth Medium

After reviewing the bids, we recommend award of Alternate Bid A (Roller Compacted Concrete Roadway Section) for construction of this project. The Roller Compacted Concrete Roadway Section will provide a longer life span with less maintenance cost and in our opinion is the best value bid received. Please see the attached Bid Tabulation for a breakdown of the bids.

Ranger Excavating, LP has completed several projects of similar scope and has the experience necessary to complete this work. Therefore, we recommend that a contract be awarded to Ranger Excavating, LP for the North Lucius McCelvey Extension Project in the amount of \$2,045,856.20.

Please call if you should have any further questions.

Sincerely,

R. David Patrick, P.E., CFM



Exist Box Culvert

Exist RR

Exist Box Culvert

Proposed 9.023 AC Tract

36.4 AC Tract (Remainder)

Proposed Road
36' B TO B

Proposed 8" WL

Proposed 70'
ROW

Proposed Road
36' B TO B

Proposed 85'
ROW

Exist 8" WW

Proposed FH

Proposed FH

Proposed FH

Exist. FH

Proposed FH

Exist 4" Force Main

Exist PFG Lift Station

Exist 12" WL

Exist 6" WW

LUCIUS MCCELVEY



North Lucius McCe
Extension Project
(Buzzi Site)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A CONSTRUCTION CONTRACT WITH RANGER EXCAVATING, LP OF AUSTIN, TEXAS TO EXTEND NORTH LUCIUS MCCELVEY DRIVE, FOR A LUMP SUM PRICE OF \$2,045,856.20; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, on March 17, 2015, four bids were received for the extension of North Lucius McCelvey Drive which includes approximately 2,950 feet of road, parallel water line, drainage facilities and sewer;

Whereas, Industrial Park parcels at the north terminus of Lucius McCelvey Drive require road and public utilities to serve future tenants – Ranger Excavating, LP (Ranger) of Austin, Texas submitted the low bid for the project;

Whereas, this project also contained bid alternates for other paving sections and Ranger also submitted the lowest bid amount for Alternate A;

Whereas, the City Engineer and staff recommend awarding the construction contract, which includes bid Alternate A, to Ranger Excavating, LP of Austin, Texas for a lump sum of \$2,045,856.20;

Whereas, funding for construction of the Lucius McCelvey Extension project is available in the Reinvestment Zone No. 1 Financing Plan, Line 102, Account No. 795-9500-531-6564, Project No. 101252 - the developer of an abutting property will contribute 50% (or \$1,137,288) of the total project costs; 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 a construction contract with Ranger Excavating, LP of Austin, Texas, after approval as to form by the City Attorney, for the extension of North Lucius McCelvey Drive for a lump sum price of \$2,045,856.20.

Part 2: It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the **16th** day of **April**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/16/15
Item #8(L)
Consent Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Ashley Williams, General Services Manager

ITEM DESCRIPTION: Consider adopting a resolution authorizing the submission of an application for funding through the Texas Department of Transportation, Transportation Alternatives Program (TAP) in the amount of \$1,250,000, with \$1,000,000 reimbursed to the City through federal funding, to develop landscaped urban sidewalks and improvements along South 31st Street between Marlandwood and Canyon Creek Roads.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: The Texas Department of Transportation has announced a matching funding program entitled "Transportation Alternatives Program." Eligible project types include, but are not limited to:

- Construction of on-road and off-road trail facilities for pedestrians, bicyclists, and other non-motorized forms of transportation.
- Construction of infrastructure-related projects and systems that will provide safe routes for non-drivers.
- Conversion and use of abandoned railroad corridors for trails for pedestrians, bicyclists, or other non-motorized transportation users.
- Construction of infrastructure-related projects to improve the ability of students to walk and bicycle to school.

Staff is recommending that we submit a landscaped urban sidewalk and improvements project along South 31st Street between Marlandwood and Canyon Creek Roads for consideration with a total estimated construction and TxDOT administration cost of \$1,250,000, of which \$1,000,000 would be funded by the program. City match is \$250,000 (20%).

Staff believes the proposed project achieves the following:

- Continues the Trails Master Plan vision for connectivity
- Accomplishes the Strategic Plan areas of focus:
 - Grow the Transportation Infrastructure: Offer a variety of choice in modes of transit – develop new existing pedestrian and bicycle amenities throughout the city
 - Grow community enhancements: Enhanced image and identity for Temple
 - public beautification efforts along Temple's major corridors

- Invest in parks and facilitates that enhance community wellness, qualify of place, and community amenities
- Vision for multi-modal transportation (bicycle and pedestrian)

The deadline for submittal is May 4, 2015. Applications will be evaluated by TxDOT staff and the Transportation Alternatives Program Evaluation Committee, with recommendations going to the Texas Transportation Commission.

The project scope includes the following:

- Construction of a 6' - 8' sidewalk along South 31st Street from Marlandwood Road south towards Canyon Creek Road; and
- Provision of streetscape, landscape, and beautification.

This project is in our Trail Master Plan.

Notification of award is expected in the Fall of 2015. Anticipated construction will begin Fall of 2016, if awarded funds.

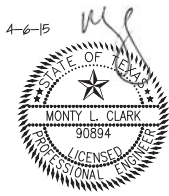
FISCAL IMPACT: The Grant funding program guidelines provide a maximum reimbursement of 80%, with the City providing a minimum of 20% cash match. If awarded the grant the City will receive \$1,000,000 and be required to provide a \$250,000 cash match (20%). Funding in the amount of \$250,000 will be available in account 261-3400-531-6315, project 101288, for the S. 31st Street Sidewalk for the City's required match if awarded the Grant.

ATTACHMENTS:

[Map of TAP sidewalk location](#)
[Resolution](#)



2015 S. 31ST STREET TRANSPORTATION ALTERNATIVE PROJECT GRANT SIDEWALK IMPROVEMENTS



RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR FUNDING THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION, TRANSPORTATION ALTERNATIVES PROGRAM, TO DEVELOP LANDSCAPED URBAN SIDEWALKS AND IMPROVEMENTS ALONG SOUTH 31ST STREET BETWEEN MARLANDWOOD AND CANYON CREEK ROADS, IN THE AMOUNT OF \$1,250,000 WITH \$1,000.000 REIMBURSED TO THE CITY THROUGH FEDERAL FUNDING; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the Texas Department of Transportation (TxDOT) has announced a matching funding program entitled “Transportation Alternatives Program”;

Whereas, eligible project types include, but are not limited to the construction of on-road and off-road trail facilities for pedestrians, bicyclists, and other non-motorized forms of transportation, construction of infrastructure-related projects and systems that will provide safe routes for non-drivers, conversion and use of abandoned railroad corridors for trails for pedestrians, bicyclists, or other non-motorized transportation users and construction of infrastructure-related projects to improve the ability of students to walk and bicycle to school;

Whereas, staff recommends submission of a landscaped urban sidewalk and improvements project along South 31st Street between Marlandwood and Canyon Creek Roads for consideration with a total estimated construction and TxDOT administration cost of \$1,250,000, of which \$1,000,000 would be funded by the program - the City match is \$250,000 (20%);

Whereas, if awarded, Staff believes the proposed project will continue the Trails Master Plan vision for connectivity, will accomplish the Strategic Plan areas of focus and will provide a vision for multi-modal transportation (bicycle and pedestrian);

Whereas, the deadline for submission is May 4, 2015 and applications will be evaluated by TxDOT staff and the Transportation Alternatives Program Evaluation Committee, with recommendations going to the Texas Transportation Commission – notification of award is expected in the Fall of 2015 and construction is anticipated to begin Fall of 2016, if awarded;

Whereas, grant funding program guidelines provide a maximum reimbursement of 80%, with the City providing a minimum of 20% cash match - if awarded the grant, the City will provide a \$250,000 cash match (20%);

Whereas, funding for the south 31st Street sidewalk improvements is available in Account No. 261-3400-531-6315, Project No. 101288; and

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

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

Part 1: The City Council authorizes submission of an application for funding through the Texas Department of Transportation, Transportation Alternatives Program in the amount of \$1,250,000, with \$1,000,000 reimbursed to the City through federal funding, to develop landscaped urban sidewalks and improvements along South 31st Street between Marlandwood and Canyon Creek Roads.

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

Part 3: It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the 16th day of **April**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



CITY COUNCIL ITEM MEMORANDUM

04/16/15
Item #8(M)
Consent Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Mark Baker, Planner

ITEM DESCRIPTION: A-FY-15-01: Consider adopting a resolution authorizing release of a 0.186-acre portion of a 15-foot-wide water and wastewater easement on Lot 2, Block 1, Country Lane Commercial, City of Temple, Bell County Texas, according to the plat of record in Cabinet D, Slide 392 A, and Volume 5939, Page 835, of the real property records of Bell County.

STAFF RECOMMENDATION: Adopt resolution as presented in item description releasing an existing 15-foot wide water and wastewater easement on Lot 2, block 1, Country Lane Commercial as further described below and depicted in the referenced attachments.

ITEM SUMMARY: The applicant, DB Commercial on behalf of the property owner Fikes Wholesale Inc., has submitted a request for the release of an existing 15-foot water and wastewater easement on Lot 2, block 1, Country Lane Commercial subdivision. The easement is being released since all water and wastewater facilities have been relocated to the periphery of Lot 2 and the easement is no longer needed.

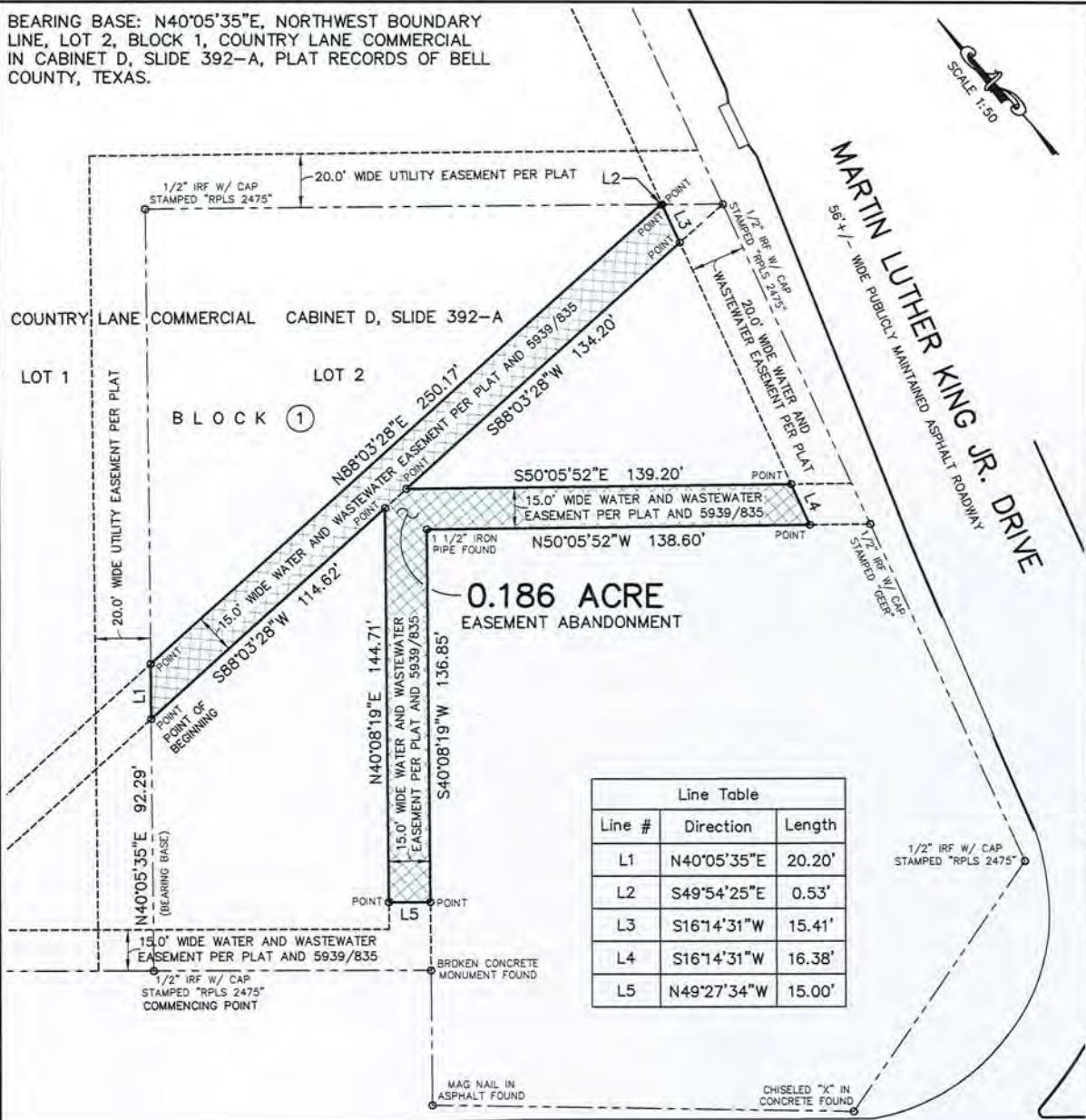
The Utility Division within the Public Works/Engineering Department concurred with the release and confirmed that there are no existing water and wastewater facilities within the boundaries of the requested abandonment.

FISCAL IMPACT: Staff recommends this easement be released at no cost to the underlying property owner, per Section 272.001 of the Texas Local Government Code.

ATTACHMENTS:

[Map of 15' easement location](#)
[Resolution](#)

BEARING BASE: N40°05'35"E, NORTHWEST BOUNDARY LINE, LOT 2, BLOCK 1, COUNTRY LANE COMMERCIAL IN CABINET D, SLIDE 392-A, PLAT RECORDS OF BELL COUNTY, TEXAS.



22514 S.E. H.K. DODGEN LOOP

90'+/- WIDE PUBLICLY MAINTAINED ASPHALT ROADWAY



BEING a 0.186 acre tract of land situated in the MAXIMO MORENO SURVEY, ABSTRACT No. 14, Bell County, Texas and being a part or portion of that certain Lot Two (2), Block One (1), COUNTRY LANE COMMERCIAL, an addition to the City of Temple, Bell County, Texas according to the map or plat of record in Cabinet D, Slide 392-A, Plat Records of Bell County, Texas.



STATE OF TEXAS I KNOW ALL MEN BY THESE PRESENTS, that I Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the property described herein and is correct.

IN WITNESS THEREOF, my hand and seal, this the 25th day of March, 2015.

Michael E. Alvis
Michael E. Alvis, R.P.L.S. #5402

REVISED: 03/25/15
JOB NO: 13963

 ENGINEERING • PLANNING • SURVEYING CONSTRUCTION MANAGEMENT TURLEY ASSOCIATES, INC. FIRM REGISTRATION NO. F-1658 301 N. 3rd ST. TEMPLE, TEXAS (254) 773-2400	0.186 ACRE		DATE: 02/04/15	SCALE: 1:50	DWN. BY: JRG
	MAXIMO MORENO SURVEY, ABS. NO. 14 ABANDONMENT OF WATER AND WASTEWATER EASEMENT ON LOT 2, BLOCK 1, COUNTRY LANE COMMERCIAL		REFERENCE: 12602-D 12795-D	F.B. & L.B.: 645/49 535/22	FILE NO: 12795-A
			SHEET 1 OF 1		

RESOLUTION NO. _____

(A-FY-15-01)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, RELEASING AN APPROXIMATELY 0.186 ACRE PORTION OF A 15-FOOT-WIDE WATER AND WASTEWATER EASEMENT ON LOT 2, BLOCK 1, COUNTRY LANE COMMERCIAL; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the applicant, DB Commercial on behalf of the property owner Fikes Wholesale Inc., has submitted a request for the release of an approximately 0.186 acre portion of an existing 15-foot-wide water and wastewater easement on lot 2, block 1, Country Lane Commercial subdivision, City of Temple, Bell County, Texas, according to the plat of record in Cabinet D, Slide 392-A, Volume 5939, Page 835, of the real property records of Bell County, Texas;

Whereas, the easement is being released since all water and wastewater facilities have been relocated to the periphery of lot 2 and the easement is no longer needed;

Whereas, the Utility Division within the Public Works/Engineering Department concurs with release of an approximately 0.186 acre portion of an existing 15-foot-wide water and wastewater easement and confirmed that there are no existing water and wastewater facilities within the boundaries of the requested abandonment; 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 of Temple, Texas, releases an approximately 0.186 acre portion of an existing 15-foot-wide water and wastewater easement on lot 2, block 1, Country Lane Commercial subdivision, City of Temple, Bell County, Texas, according to the plat of record in Cabinet D, Slide 392-A, Volume 5939, Page 835, of the real property records of Bell County, Texas, a copy of which is attached as Exhibit 'A' to this resolution.

Part 2: It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the 16th day of **April**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney

STATE OF TEXAS §
COUNTY OF BELL §

 This instrument was acknowledged before me on the ____ day of _____,
2015, by **Daniel A. Dunn**, Mayor of the City of Temple, Texas, on behalf of the City.

Notary Public, State of Texas



COUNCIL AGENDA ITEM MEMORANDUM

04/16/15
Item #8(N)
Consent Agenda
Page 1 of 1

DEPT./DIVISION SUBMISSION & REVIEW:

Traci Barnard, Director of Finance

ITEM DESCRIPTION: Consider adopting a resolution authorizing budget amendments for fiscal year 2014-2015.

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

ITEM SUMMARY: This item is to recommend various budget amendments, based on the adopted FY 2014-2015 budget. The amendments will involve transfers of funds between contingency accounts, department and fund levels.

FISCAL IMPACT: The total amount of budget amendments is \$678,966.

ATTACHMENTS:

[Budget Amendments](#)
[Resolution](#)

CITY OF TEMPLE
BUDGET AMENDMENTS FOR FY 2015 BUDGET
April 16, 2015

ACCOUNT #	PROJECT #	DESCRIPTION	APPROPRIATIONS	
			Debit	Credit
110-3700-524-1117		Salaries / Code Enforcement	\$ 20,753	
110-3700-524-1126		Salaries / Code Enforcement	\$ 48	
110-3700-524-1220		Salaries / Code Enforcement	\$ 3,578	
110-3700-524-1221		Benefits / Code Enforcement	\$ 278	
110-3700-524-1222		Benefits / Code Enforcement	\$ 4,475	
110-3700-524-1223		Benefits / Code Enforcement	\$ 575	
110-3700-524-1224		Benefits / Code Enforcement	\$ 270	
110-3700-524-1225		Benefits / Code Enforcement	\$ 97	
110-3700-524-1226		Benefits / Code Enforcement	\$ 31	
110-3700-524-1227		Benefits / Code Enforcement	\$ 7	
110-3700-524-1228		Benefits / Code Enforcement	\$ 49	
110-3500-552-1117		Salaries / Parks		\$ 20,753
110-3500-552-1126		Salaries / Parks		\$ 48
110-3500-552-1220		Benefits / Parks		\$ 3,578
110-3500-552-1221		Benefits / Parks		\$ 278
110-3500-552-1222		Benefits / Parks		\$ 4,475
110-3500-552-1223		Benefits / Parks		\$ 575
110-3500-552-1224		Benefits / Parks		\$ 270
110-3500-552-1225		Benefits / Parks		\$ 97
110-3500-552-1226		Benefits / Parks		\$ 31
110-3500-552-1227		Benefits / Parks		\$ 7
110-3500-552-1228		Benefits / Parks		\$ 49
To correct budget allocation for maintenance worker position that changed departments (Parks to Code Enforcement) in the beginning of FY 2015.				
110-0000-313-0330		Reserved for Drug Enforcement / Reserve for Seized Funds	\$ 3,525	
110-0000-461-0554		Insurance Claims / Insurance Claims		\$ 3,525
To appropriate TML insurance proceeds received for a PD vehicle that was totaled on 01/06/15. Since the vehicle will not be repaired, proceeds from TML will be replenished into Seized Funds that were originally used to purchase a replacement K-9 marked unit authorized by Council on 02/09/15.				
260-2000-521-6211	101300	Capital Equipment / Instruments/Special Equip - L3 Video Systems	\$ 20,261	
260-0000-431-0163		Federal Grants / Federal Grants		\$ 20,223
260-2000-521-2211		Capital < \$5,000 / Instruments/Special Equip		\$ 38
110-2031-521-6211	101300	Capital Equipment / Instruments/Special Equip - L3 Video Systems	\$ 1,352	
110-2031-521-2211		Capital < \$5,000 / Instruments/Special Equip		\$ 1,352
To appropriate the Edward Bryn Assistance Grant (JAG) for the purchase of (4) L-3 video systems to be utilized by Police.				
110-3293-551-2120		Supplies / Education/Recreation	\$ 8,000	
110-0000-445-1590		Recreational Services / Special Events/Classes		\$ 8,000
To appropriate additional revenues received from the 5K/10K racing events to help offset the additional funds needed for supplies related to contest events.				
240-7000-551-6310	101303	Capital Building & Ground / Caboose Renovations	\$ 18,527	
240-0000-461-0554		Insurance Claims / Insurance Claims		\$ 18,527
To appropriate TML insurance proceeds and expenditures related to the fire damage to the caboose on 01/10/15 at the Railroad & Heritage Museum.				

CITY OF TEMPLE
BUDGET AMENDMENTS FOR FY 2015 BUDGET
April 16, 2015

ACCOUNT #	PROJECT #	DESCRIPTION	APPROPRIATIONS	
			Debit	Credit
110-xxxx-5xx-1xxx 110-1500-515-6536		General Fund - Compensation Study Contingency - Compensation	\$ 463,101	\$ 463,101
520-xxxx-535-1xxx 520-5000-535-6536		Water Fund - Compensation Study Contingency - Compensation	\$ 93,469	\$ 93,469
292-29xx-534-1xxx 292-2923-534-2317 292-2910-534-6536		Drainage Fund - Compensation Study Repair & Maintenance / Drainage Systems Contingency - Compensation	\$ 14,790	\$ 56 \$ 14,734
240-xxxx-551-1xxx 240-4400-551-6536		Hotel/Motel - Compensation Study Contingency - Compensation	\$ 25,780	\$ 25,780
To appropriate funding for the general government market study implementation that was adopted in the FY 2015 Budget.				
TOTAL AMENDMENTS			\$ 678,966	\$ 678,966
GENERAL FUND				
Beginning Contingency Balance			\$	-
Added to Contingency Sweep Account				-
Carry forward from Prior Year				-
Taken From Contingency				-
Net Balance of Contingency Account			\$	-
Beginning Judgments & Damages Contingency			\$	40,070
Added to Contingency Judgments & Damages from Council Contingency				-
Taken From Judgments & Damages				-
Net Balance of Judgments & Damages Contingency Account			\$	40,070
Beginning Compensation Contingency			\$	988,000
Added to Compensation Contingency				-
Taken From Compensation Contingency				(979,440)
Net Balance of Compensation Contingency Account			\$	8,560
Net Balance Council Contingency			\$	48,630
Beginning Balance Budget Sweep Contingency			\$	-
Added to Budget Sweep Contingency				-
Taken From Budget Sweep				-
Net Balance of Budget Sweep Contingency Account			\$	-
WATER & SEWER FUND				
Beginning Contingency Balance			\$	50,000
Added to Contingency Sweep Account				-
Taken From Contingency				(21,098)
Net Balance of Contingency Account			\$	28,902
Beginning Compensation Contingency			\$	168,000
Added to Compensation Contingency				-
Taken From Compensation Contingency				(166,588)
Net Balance of Compensation Contingency Account			\$	1,412
Net Balance Water & Sewer Fund Contingency			\$	30,314

CITY OF TEMPLE
BUDGET AMENDMENTS FOR FY 2015 BUDGET
April 16, 2015

ACCOUNT #	PROJECT #	DESCRIPTION	APPROPRIATIONS	
			Debit	Credit
		HOTEL/MOTEL TAX FUND		
		Beginning Contingency Balance	\$	27,903
		Added to Contingency Sweep Account		-
		Carry forward from Prior Year		-
		Taken From Contingency		(21,158)
		Net Balance of Contingency Account	\$	6,745
		Beginning Compensation Contingency	\$	36,000
		Added to Compensation Contingency		-
		Taken From Compensation Contingency		(35,330)
		Net Balance of Compensation Contingency Account	\$	670
		Net Balance Hotel/Motel Tax Fund Contingency	\$	7,415
		DRAINAGE FUND		
		Beginning Contingency Balance	\$	-
		Added to Contingency Sweep Account		-
		Carry forward from Prior Year		-
		Taken From Contingency		-
		Net Balance of Contingency Account	\$	-
		Beginning Compensation Contingency	\$	26,000
		Added to Compensation Contingency		-
		Taken From Compensation Contingency		(26,000)
		Net Balance of Compensation Contingency Account	\$	-
		Net Balance Drainage Fund Contingency	\$	-
		FED/STATE GRANT FUND		
		Beginning Contingency Balance	\$	-
		Carry forward from Prior Year		89,040
		Added to Contingency Sweep Account		-
		Taken From Contingency		(74,763)
		Net Balance of Contingency Account	\$	14,277

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, APPROVING BUDGET AMENDMENTS TO THE 2014-2015 CITY BUDGET; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, on the 28th day of August, 2014, the City Council approved a budget for the 2014-2015 fiscal year; and

Whereas, the City Council deems it in the public interest to make certain amendments to the 2014-2015 City Budget.

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

Part 1: The City Council approves amending the 2014-2015 City Budget by adopting the budget amendments which are more fully described in Exhibit 'A,' attached hereto and made a part hereof for all purposes.

Part 2: It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the 16th day of **April**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/16/15
Item #9
Regular Agenda
Page 1 of 3

DEPT./DIVISION SUBMISSION & REVIEW:

Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: Z-FY-15-07 – Consider adopting an ordinance authorizing a zoning change from Agricultural District (AG) to Planned Development-Agricultural District (PD-AG) on 1.00 +/- acre, A0345BC G Givens, OB 771, located at 4831 Midway Drive.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At its March 16, 2015, meeting the Planning and Zoning Commission voted 5/0 to recommend approval of Z-FY-15-07 for a zoning from AG, to PD-AG. Chair Rhoads and Commissioners Fettig, Crisp, and Sears were absent.

STAFF RECOMMENDATION: Based on the following reasons, staff recommends approval for a rezoning from AG to PD-AG:

1. Compliance with the Future Land Use Plan (FLUP);
2. Compatibility with surrounding zoning and uses;
3. Compliance with the Thoroughfare Plan;
4. Public and private facilities are available to serve the subject property; and
5. Subject to the attached property survey as the development plan, per Unified Development Code (UDC) Section 4.3.3A

ITEM SUMMARY: The applicant request a zoning change from Agricultural District (AG) to Planned Development-Agricultural District (PD-AG) to allow a garage apartment/accessory dwelling unit use in an existing detached accessory structure. If approved, the proposed garage apartment will need driveway access from the road, per Unified Development Code Section 7.2: Access and Circulations for residential use and two parking spaces are required, per Unified Development Code Section 7.5: Off-Street Parking and Loading.

The original zoning request was for a 2F (Two-Family) zoning district, for which staff posted and provided notice per City Code. However, upon further evaluation of the request, staff recommended to the applicants to revise their request to simply adding a Planned Development District to the existing Agricultural District base zoning to allow for a single accessory dwelling unit. **The attached property survey will serve as the required development plan, per UDC Section 4.3.3A.**

By amending the zoning request, the applicants would be able to meet their objective of converting an existing garage into a garage apartment, while the City and neighbors could be assured that future redevelopment would not allow additional duplexes by right and additional density that the adjacent unimproved private road (Midway Drive) could not accommodate.

The City of Temple FLUP, which is part of the Comprehensive Plan, recommends a classification of **Auto-Urban Multi-Family** for the subject property. According to the City of Temple Comprehensive Plan, the **Auto-Urban Multi-Family** land use classification is characterized by automobile-oriented uses. Higher-density residential uses such as attached and multiple-family housing, manufactured home communities, recreational vehicle “parks”, and site-built homes on small lots also have this character due to their density, limited open space, relative amount of impervious surface devoted to buildings and parking lots, and increased building enclosure.

SURROUNDING PROPERTY AND USES: The following table provides the direction from the property, FLUP designation, existing zoning and current land uses:

<u>Direction</u>	<u>FLUP</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	Auto-Urban Multi-Family	AG,	Single-Family Residential
North	Auto-Urban Multi-Family	SF-1	Single-Family Residential
South	Auto-Urban Multi-Family	AG,	Single-Family Residential
East	Auto-Urban Multi-Family	AG	Multi-Family Residential
West	Estate Residential	AG,	Agricultural Land

COMPREHENSIVE PLAN COMPLIANCE:

The proposed zoning change relates to the following goals, objectives or maps of the Comprehensive Plan and Sidewalk and Trails Plan:

Docu ment	Policy, Goal, Objective or Map	Site Conditions	Compliance
CP	Map 3.1 - Future Land Use and Character (FLUP)	The property is identified as Auto-Urban Multi-Family . The applicant's request complies with this recommendation.	Yes
CP	Map 5.2 - Thoroughfare Plan	Although the subject property has access from a private road, it appears adequate in comparison to a local street.	Yes
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	Although not shown on the utility map, the subject property has water services from City of Temple water facilities from the south. The property is serviced by septic system. The applicant has consulted with the Bell County Health Department to have a separate septic system added for the proposed garage apartment.	Yes

STP	Temple Trails Master Plan Map & sidewalks	The Temple Trails Master Plan does not require sidewalks in this area. Furthermore, according to UDC section 8.2.3, sidewalks are not required along a local street.	Yes
-----	---	--	-----

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

PUBLIC NOTICE: Five notices of the Planning and Zoning Commission 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 Monday April 6, 2015 at 5:00 PM, no notices were received in favor of the zoning request and no notices were received in opposition to the request.

The newspaper printed notice of the public hearing on March 5, 2015, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Site and Surrounding Property Photos

Zoning & Location Map (**Reflects Original Request**)

Future Land Use and Character Map (**Reflects Original Request**)

Localized area of the Thoroughfare & Trails Plan (combined) (**Reflects Original Request**)

Utility Map (**Reflects Original Request**)

Notification Map (**Reflects Original Request**)

Development Plan (existing property survey)

Ordinance

SURROUNDING PROPERTY AND USES:

The following table shows the subject property, existing zoning and current land uses:

Direction	Zoning	Current Land Use	Photo
Subject Property	AG	Single Family Residential	 A photograph showing the front of a light blue single-story house with a dark roof and a two-car garage. A yellow sign in the yard reads "PROPOSED LAND USE CASE" and "For information call 774-266-3444". A dirt driveway is on the right.
			 A photograph showing a side view of the same light blue house, with a large tree in the foreground and a dirt area in the yard.
East	MH	Multi-Family Residential	 A photograph showing the east side of the property, featuring a yellow two-story building, a white car, and a dark car parked in a lot. The text "Camelot Ln" is overlaid at the bottom.

Direction	Zoning	Current Land Use	Photo
West	AG	Agricultural Land	
South	AG	Single Family Residential	

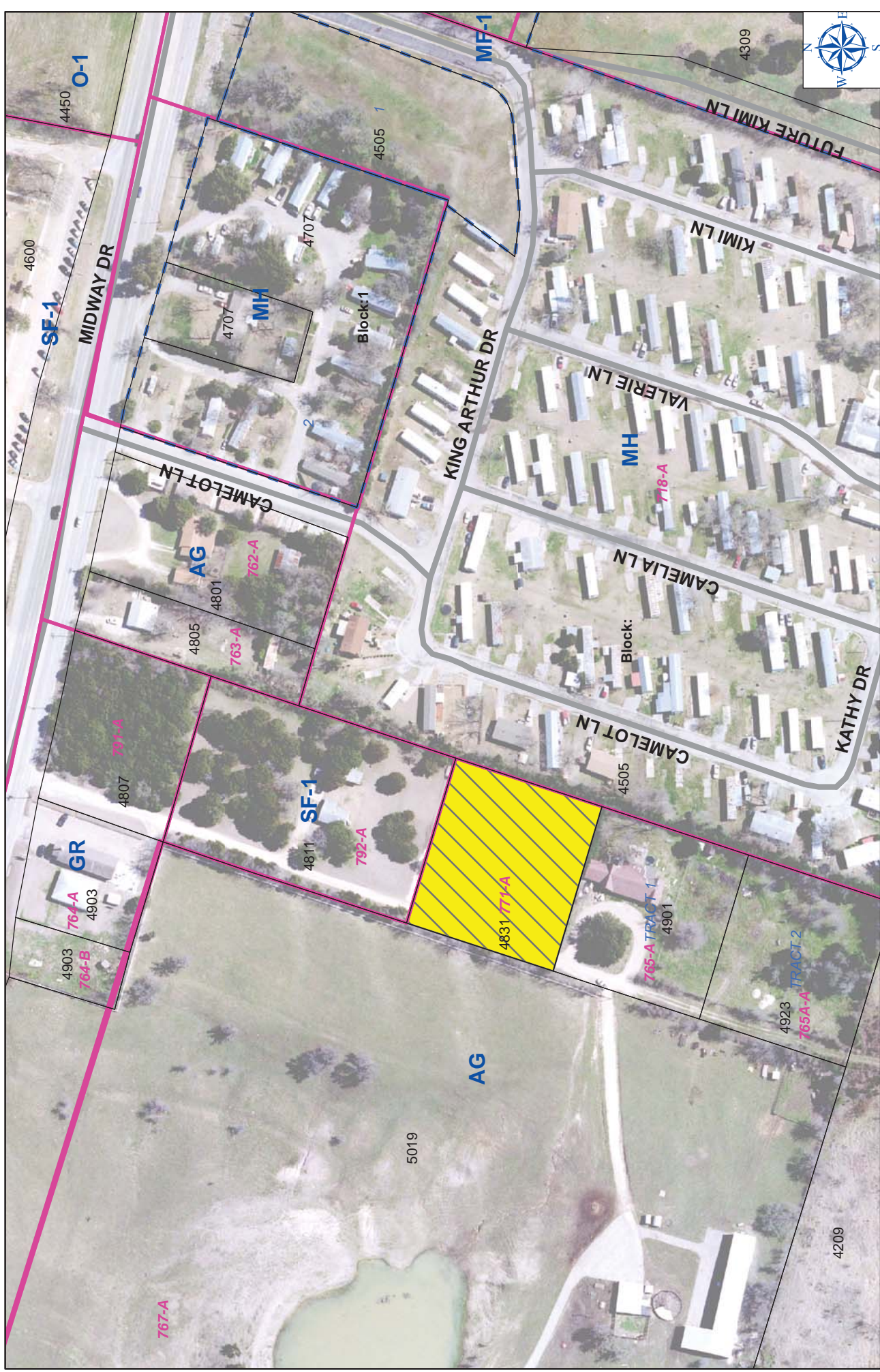
Direction	Zoning	Current Land Use	Photo
North	SF-1	Single Family Residential	



Z-FY-15-07

AG to 2F

4831 Midway Drive



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



Block Number
Lot Number

1234
1234

Case Zoning Subdivision

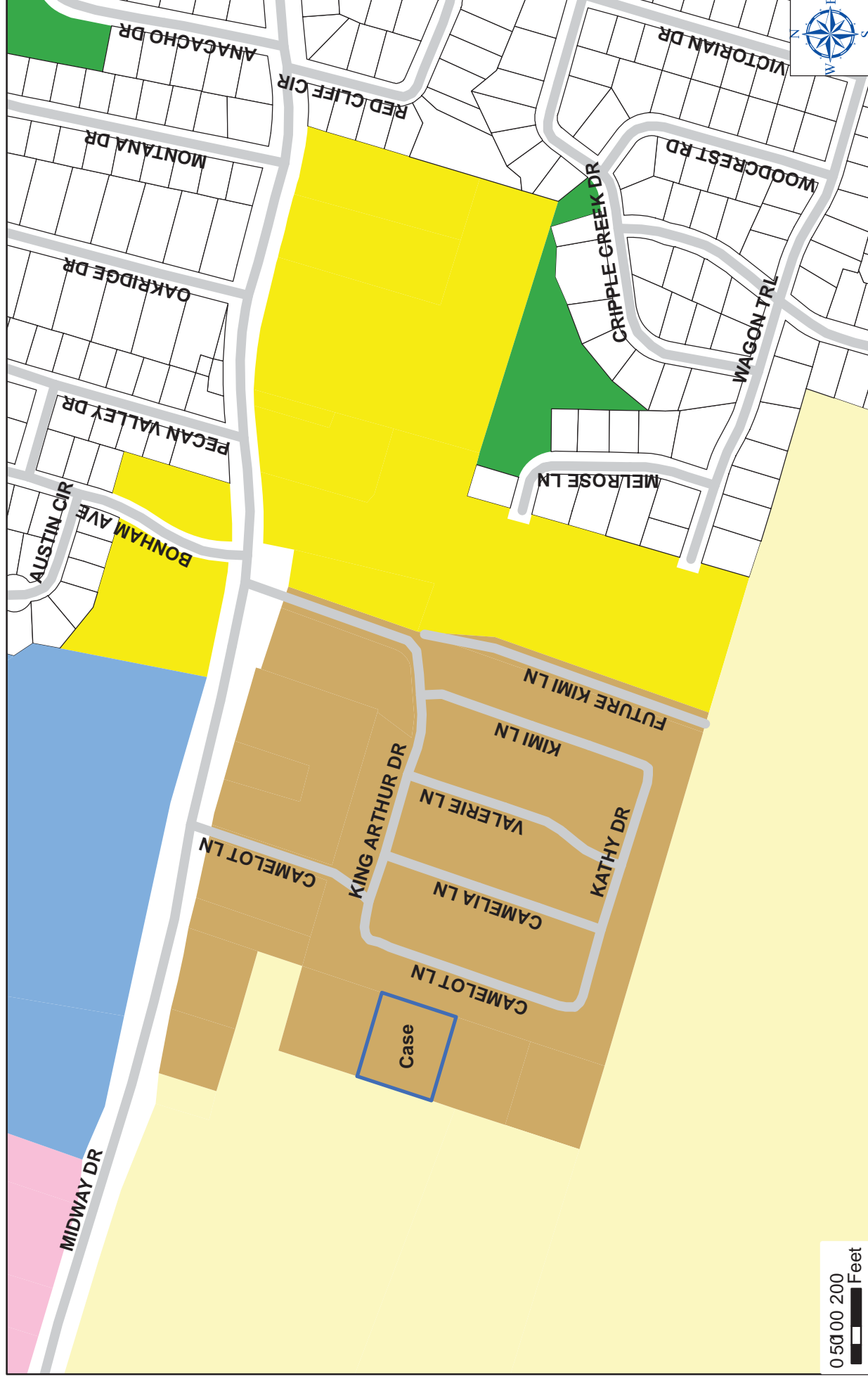




Z-FY-15-07

AG to 2F

4831 Midway Drive



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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2/20/2015
City of Temple GIS

Z-FY-15-07

AG to 2F

4831 Midway Drive



- Trails**

 - Existing Citywide Spine Trail
 - Under Design/Construction Citywide Spine Trail
 - Proposed Citywide Spine Trail
 - Existing Community-Wide Connector Trail
- Trails**

 - Under Design/Construction Community-Wide Connector Trail
 - Proposed Community-Wide Connector Trail
 - Existing Local Connector Trail
 - Proposed Local Connector Trail
- Thoroughfare**

 - Major Arterial
 - Proposed Major Arterial
 - Proposed K-TUTS
 - Minor Arterial
- Proposed Minor Arterial**

 - Collector
 - Thoroughfare
 - Expressway
 - Proposed Collector



3/11/2015
City of Temple GIS

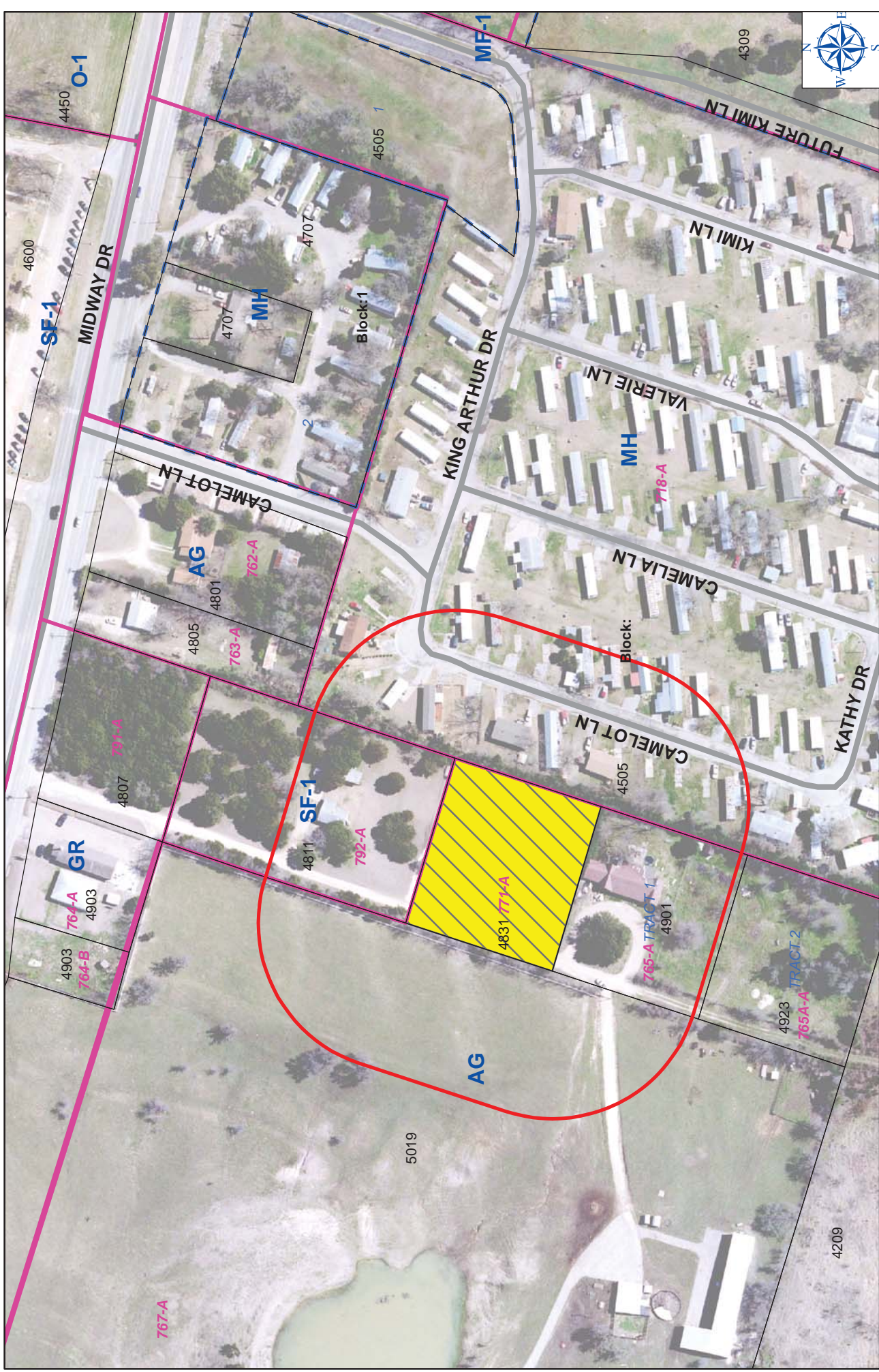
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Z-FY-15-07


AG to 2F


4831 Midway Drive





**Case**


**Zoning**


**200' Buffer**


**Block Number**


**Outblock Number**

**Subdivision**

**Lot Number**

**1234**

**0 200 3/10/2015**

**Feet**

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

Description

Being all that tract of land in Bell County, Texas, out of the George Givens Survey, Abstract 345, being part of that called 37.8 acres of land described in a deed to Roy R. Callaway recorded in Volume 699, Page 113 of the Deed Records of Bell County, Texas, and being all of that called 1.00 acres of land, together with an Ingress/Egress easement both described in a deed to James R. Ledger and wife, Melody Ledger recorded under Document Number 00051658 of the Official Public Records of Real Property of Bell County, Texas and being further described as follows:

Beginning at a 1/2 inch steel rod found in the East line of said easement also being the East line of Midway Drive at the Northwest corner of that called 1.00 acres of land described in a deed to Kim M. Matamoros recorded in Volume 3886, Page 392 of the Deed Records of Bell County, Texas, and at the Southwest corner of this, from which an iron stake Bears North 21 degrees 27 minutes 00 seconds East, 417.42 feet from the Southeast corner of said 37.8 acres;

Thence North 21 degrees 27 minutes 00 seconds East (Bearing Basis), 217.80 feet along the East line of said easement also being the East line of said Midway Drive to a 1/2 inch steel rod found at the Southwest corner of that called 1.567 acres of land described in a deed to Central Castles recorded under Document Number 00013120 of the Official Public Records of Real Property of Bell County, Texas, and at the Northwest corner of this;

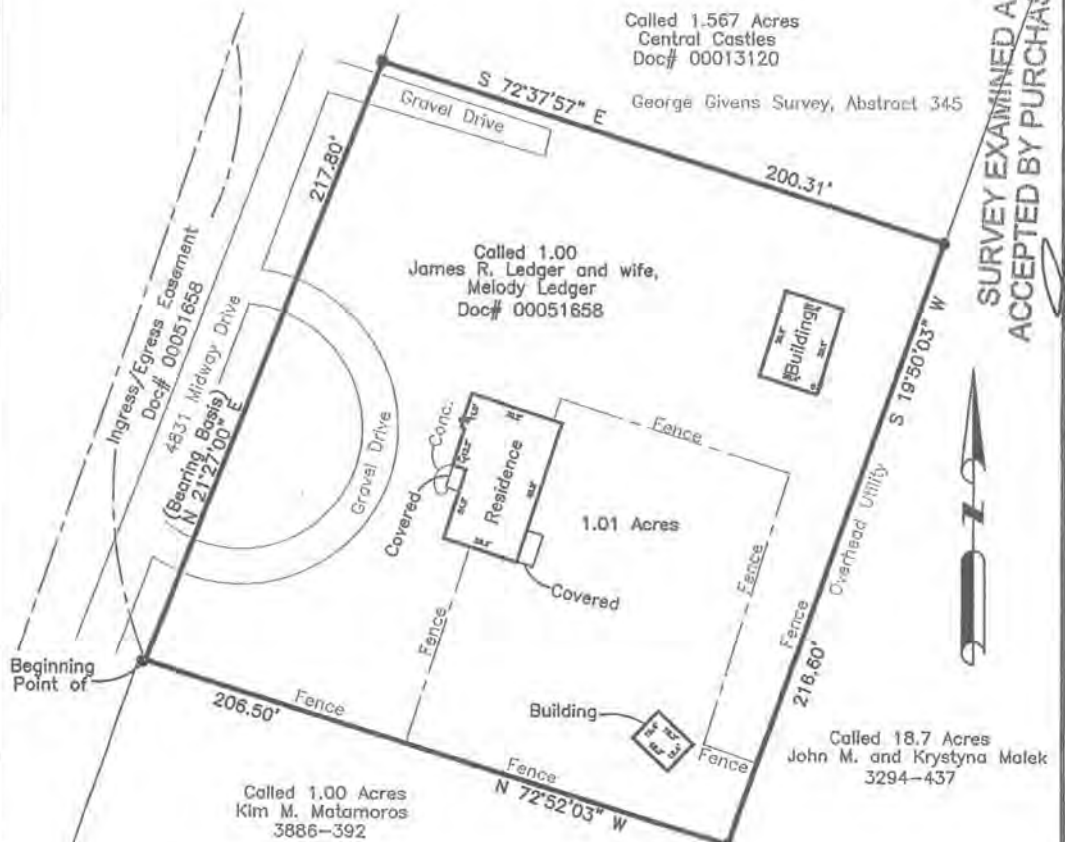
Thence South 72 degrees 37 minutes 57 seconds East, 200.31 feet along the South line of said 1.567 acre tract to a 1/2 inch steel rod found in the West line of that called 18.7 acres of land described in a deed to John M. and Krystyna Malek recorded in Volume 3294, Page 437 of the Deed Records of Bell County, Texas, at the Southeast corner of said 1.567 acres and at the Northeast corner of this;

Thence South 19 degrees 50 minutes 03 seconds West, 216.60 feet generally along a fence and along the West line of said Malek tract to a 1/2 inch steel rod found at the Northeast corner of that called 1.00 acres of land described in a deed to Kim M. Matamoros recorded in Volume 3886, Page 392 of the Deed Records of Bell County, Texas, and at the Southeast corner of this;

Thence North 72 degrees 52 minutes 03 seconds West, 206.50 feet generally along a fence and along the North line of said 1.00 acres to the Point of Beginning, containing 1.01 acres of land,

Notes according to schedule "B"

10. Easement 800-162 - May affect subject property, cannot plot do to vague description.



SURVEY EXAMINED AND
ACCEPTED BY PURCHASERS

DATE 10-11-12

Certified correct plot of an actual on-the-ground survey performed under my supervision during the month of September 2012, there are no visible discrepancies, conflicts, or shortages in area or boundary lines, or any visible encroachments, protrusions or any overlapping of any improvements except as shown hereon; and certifies only to the legal description and easements shown on the referenced title commitment.

R. S. Martin Jr., R.P.L.S. 2170

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 483027C033SE effective date of 9-26-2008. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area. This Flood Statement does not imply this tract will never flood.

Unless Otherwise Noted
● = 1/2 Inch Steel Rod Found

G.F. No. 12-3240
Address: 4831 Midway Drive



Boundary Survey

Prepared For:
Bank Of Texas
Temple, Texas
Martin & Associates
Box 7432 - (254) 772 3596
Waco, Texas 76714

Scale: 1"=50'	Date: 10/04/12	LT:
Drawn: ckm	Checked: rm	Job: 2012-049

ORDINANCE NO. _____

(PLANNING NO. Z-FY-15-07)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A ZONING CHANGE FROM AGRICULTURAL DISTRICT (AG) TO PLANNED DEVELOPMENT-AGRICULTURAL DISTRICT (PD-AG) ON APPROXIMATELY 1.00 ACRES OUT OF OUTBLOCK 771, LOCATED AT 4831 MIDWAY DRIVE; 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-Agricultural District (PD-AG) on approximately 1.00 acre out of outblock 771, located at 4831 Midway Drive, as outlined in the map attached hereto as Exhibit 'A,' and made a part hereof for all purposes.

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

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 was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on First Reading and Public Hearing on the 16th day of April, 2015.

PASSED AND APPROVED on Second Reading on the 7th day of **May**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/16/15
Item #10
Regular Agenda
Page 1 of 4

DEPT./DIVISION SUBMISSION & REVIEW:

Brian Chandler Planning Director,
Beverly Zendt Assistant Planning Director

ITEM DESCRIPTION: FIRST READING - PUBLIC HEARING - Z-FY-15-09: Consider adopting an ordinance authorizing a zoning change from Multiple-Family One District (MF-1) to Multiple-Family Two (MF-2) on Lot 1, Block 3, United Lely Commercial Subdivision Phase IV, located at 3009 Ira Young Drive.

PLANNING & ZONING COMMISSION RECOMMENDATION: At its March 16, 2015 meeting, the Planning & Zoning Commission voted 5 to 0 to recommend approval of the requested zoning from MF-1 to MF-2.

STAFF RECOMMENDATION: Conduct a public hearing and adopt ordinance as presented in item description, on first reading on April 16, 2015 and schedule second reading and final adoption for May 7, 2015. Staff recommends approval of the zoning change from MF-1 to MF-2. The proposed zoning demonstrates the following:

1. Compliance with the Future Land Use Map;
2. Compatibility with surrounding zoning and land uses; and
3. Compliance with the Thoroughfare Plan and Master Trails Plan.

Additionally, public facilities are available to serve the subject property.

ITEM SUMMARY: *Synopsis:* Approval of this item will result in a zoning change of one lot from MF-1 to MF-2 providing a zoning consistent with the development intensity of the site and resulting in a legal conforming zoning status for the subject property.

Background: The applicant is seeking a zoning change to bring the 200 units locally known as the Chappell Hill Apartments into compliance with current city zoning. The subject property is currently zoned Multi-family Dwelling 1 (MF-1). MF-1 zoning allows a density of 15 units per acre. The subject site is 10.358 acres which would limit density to 155.37 units. Multi-family Dwelling 2 (MF-2) would permit a density of 20 units per acre and is the zoning designation that most closely matches the development pattern already in place at this site. The city recognizes that the use is a legal-nonconforming use and the property, when constructed, was in compliance with city zoning. As a legal

non-conforming use the development and use may continue at its current location but cannot be increased, enlarged or expanded without being brought into compliance with the Unified Development Code (UDC Section 9.2.2). Additionally, should the structures be destroyed by fire, elements, or other cause, it must be rebuilt in conformance with the UDC Code (Section 9.2.5).

For the applicant, the provisions relating to fire and destruction of the structures have the result of significantly increasing the insurance rates for the site. The applicant is seeking a zoning change to eliminate the legal non-conforming status and bring the site into full compliance with the city's zoning regulations.

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:

Direction	FLUP	Zoning	Current Land Use
Subject Property	Auto-Urban Multi- Family	MF-1	Multi-Family
North	Auto-Urban Commercial	LI	Commercial
South	Neighborhood Conservation/Auto Urban Multi-family	2F, LI & PD	Residential, Vacant, Commercial
East	Auto-Urban Multi-Family	PD-MF-3 & PD MF-1	Multi-family
West	Auto-Urban Commercial	LI	Commercial

Permitted uses are very similar for both the MF-1 and MF-2 zoning district. Aside from different permitted densities, the most significant difference between the two districts is the types of residential uses that are allowed by right. Non-residential permitted uses are identical for both districts and are very limited. Residential uses that represent a change resulting from the requested zoning change are bolded and underlined below.

Residential Uses	<ul style="list-style-type: none"> • <u>Boarding or Rooming House</u> • <u>Home for the Aged (requires a CUP in MF-1)</u> • Family or Group Home (subject to limitations) • Single Family Attached and Detached Dwelling
Commercial Uses	<ul style="list-style-type: none"> • None allowed
Industrial Uses	<ul style="list-style-type: none"> • Almost none • Temporary Asphalt Batching Plant (CUP) • Petroleum or Gas well (CUP)
Institutional Uses	<ul style="list-style-type: none"> • Social Services Shelter (CUP) • Community Center
Recreational and Entertainment Uses	<ul style="list-style-type: none"> • Park or Playground • Playfield or Stadium (CUP)
Retail and Service Uses	<ul style="list-style-type: none"> • Exercise gym (CUP)

Prohibited uses include HUD-Code manufactured homes, manufactured home land lease communities. All retail uses are prohibited with the exception of an exercise gym which requires a Conditional Use Permit. All commercial uses are prohibited.

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)	Yes
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 the Auto-Urban Multi-family character district. The *Choices '08* City of Temple Comprehensive Plan states that the Auto- Urban Multi-family character district is intended for multi-family development.

Thoroughfare Plan (CP Map 5.2) and Temple Trails Master Plan Map and Sidewalk Ordinance

The subject property is located on Ira Young Drive. Ira Young Drive is identified as a local street. A local connector trail has been proposed through the subject site. Staff has conferred with the city's parks division who have indicated that this alignment provides a connection with the Bird Creek Sewer Interceptor Trail Project. This alignment is conceptual and the final alignment and connection will be contingent upon obtainable easements.

Availability of Public Facilities (CP Goal 4.1)

Sanitary sewer is available to the subject property through an existing 30" sewer line provided along the west side of the property boundary and a 12" sewer line provided on the north side of the subject property. Water is provided by means of on an existing 4" water line also located along Ira Young Drive.

DEVELOPMENT REGULATIONS: Standard 1-2 story residential dimensions for the MF-2 district are:

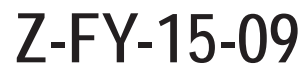
Min Lot Size	2,800 SF
Min Lot Width	60 FT
Min Lot Depth	120 FT
Front	25 FT
Side	15 FT when facing window; 15 FT side lot and 10 FT when facing wall or less than 35' in length
Side (Corner)	15 FT
Rear	10 FT

PUBLIC NOTICE: Seventeen (17) notices of the Planning and Zoning Commission 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 march 17, 2015, two notices have been received in favor of the proposed zoning change and no notices have been returned in opposition to the proposed zoning change. The newspaper printed notice of the public hearing on March 5, 2015, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

[Zoning & Location Map](#)
[Site and Surrounding Property Photos](#)
[Future Land Use and Character Map](#)
[Localized area of the Thoroughfare & Trails Plan \(combined\)](#)
[Utility Map](#)
[Notification Map/Property Owner Responses](#)
[P&Z Excerpts](#)
[Ordinance](#)



Rezoning Multiple Family Dwelling 1 (MF-1) to Multiple Family Dwelling 2 (MF-2)

3009 Ira Young Drive
Chappell Hill Apartments



1234 Addresses Parcel

0 Feet 100 200

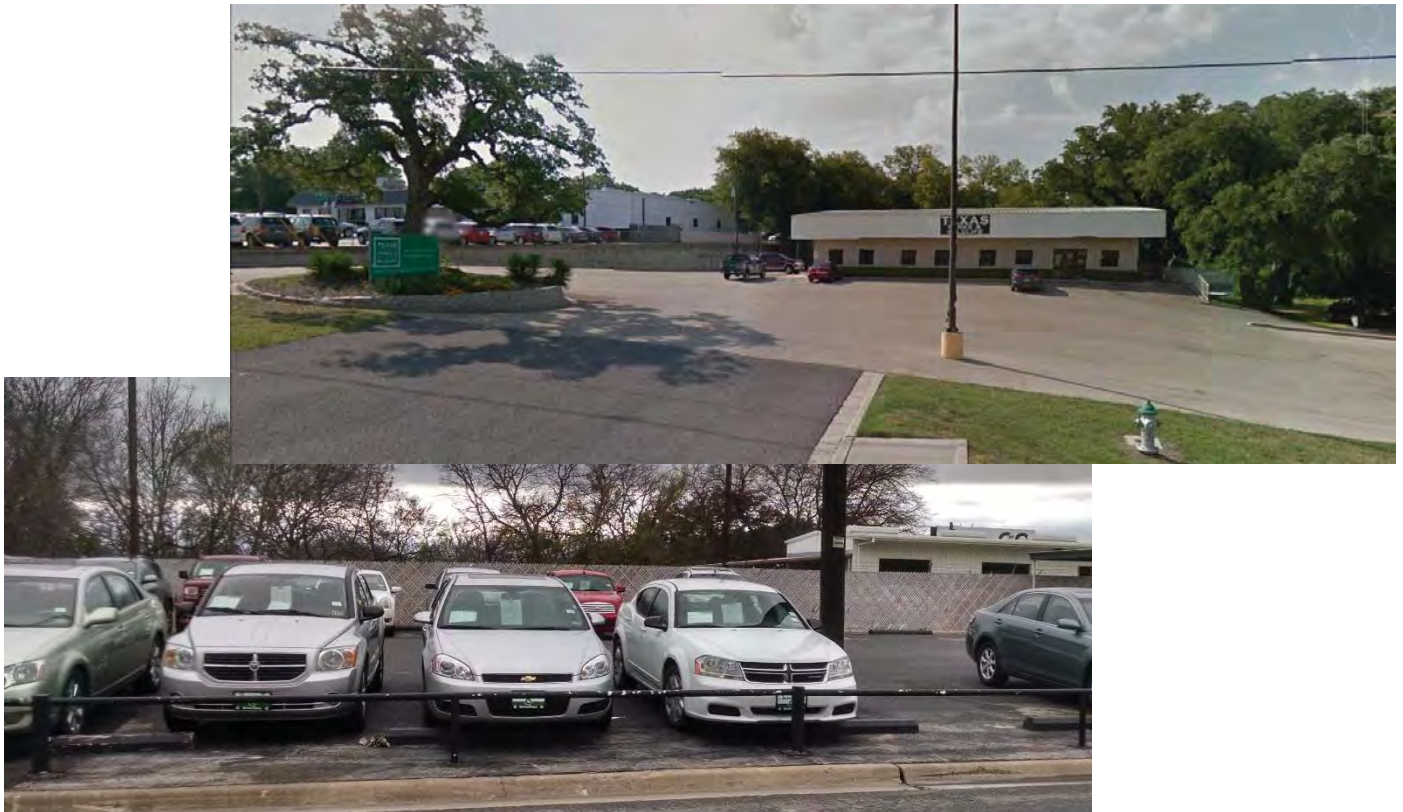
Z-FY-15-09
City of Temple GIS
bzendt

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.

Subject Property: 3009 Ira Young Drive



Property to the North



Property to the East



Property to the West



Property to the South

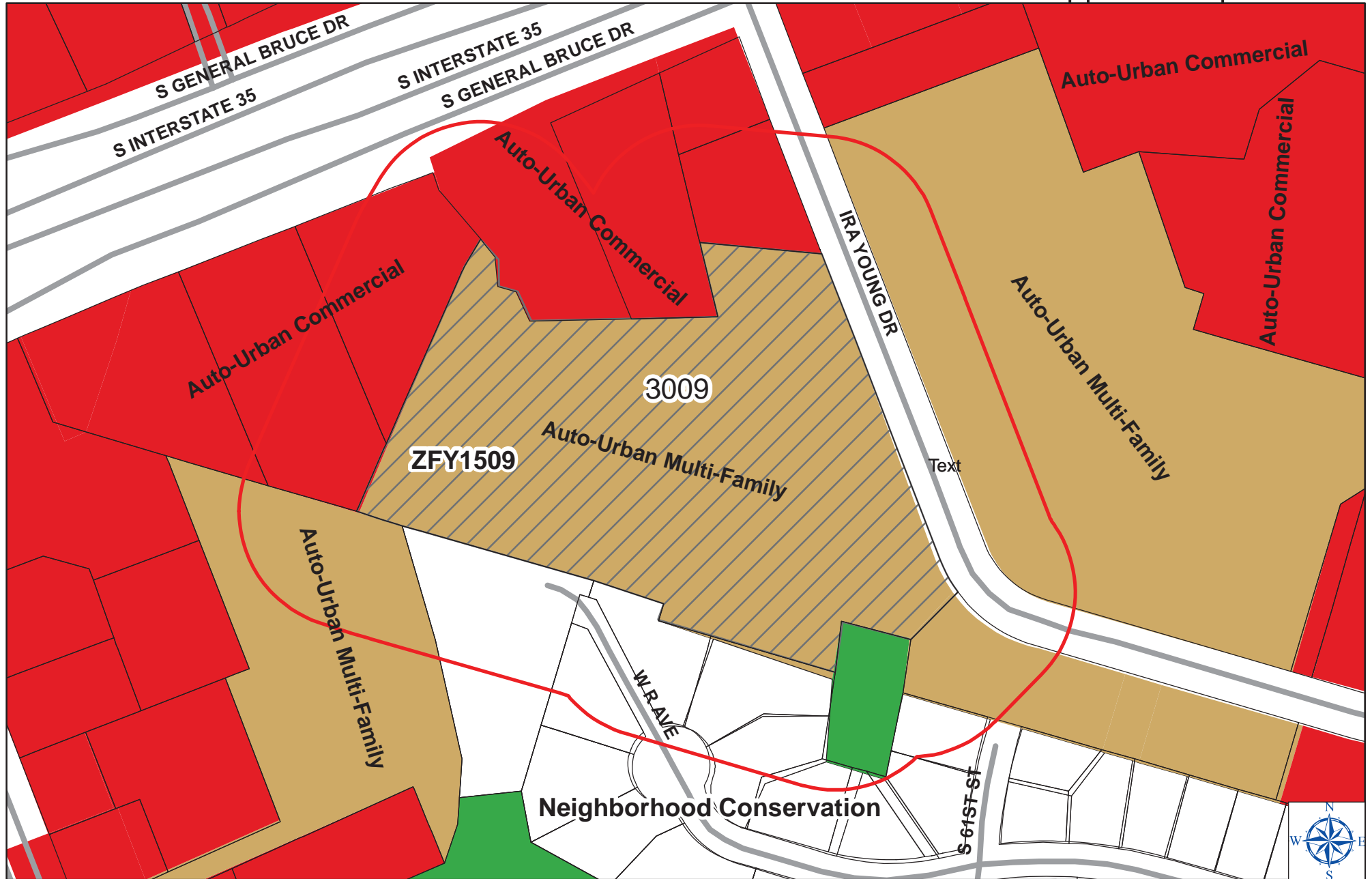




Z-FY-15-09

Future Land Use Map

3009 Ira Young Drive
Chappell Hill Apartments



 Case  200' Buffer

Feet
0 100 200

Z-FY-15-09
City of Temple GIS
bzendt

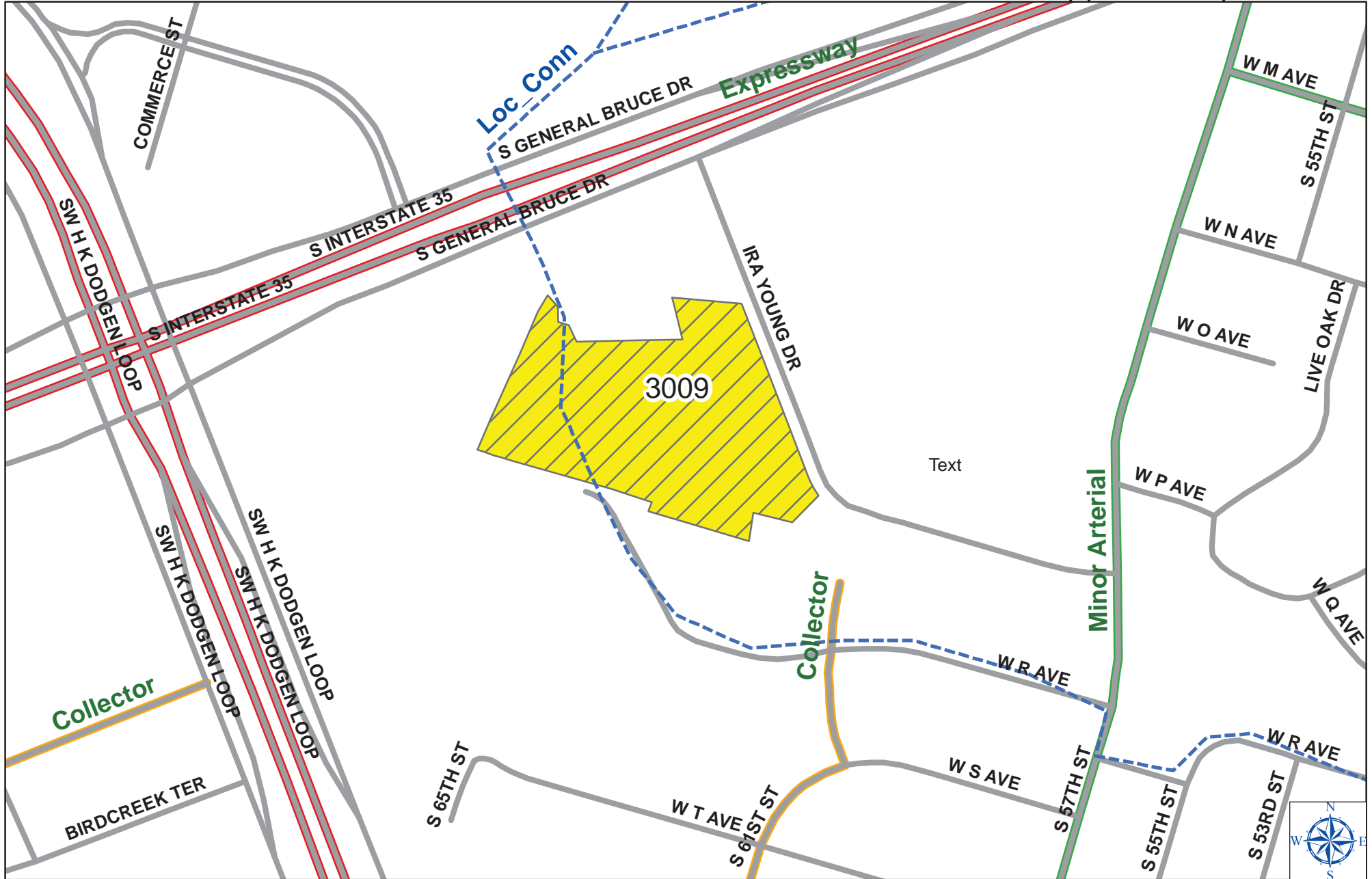
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Z-FY-15-09

Thoroughfare and Trails Map

3009 Ira Young Drive
Chappell Hill Apartments



Case

Feet
0 175 350

Z-FY-15-09
City of Temple GIS
bzendt

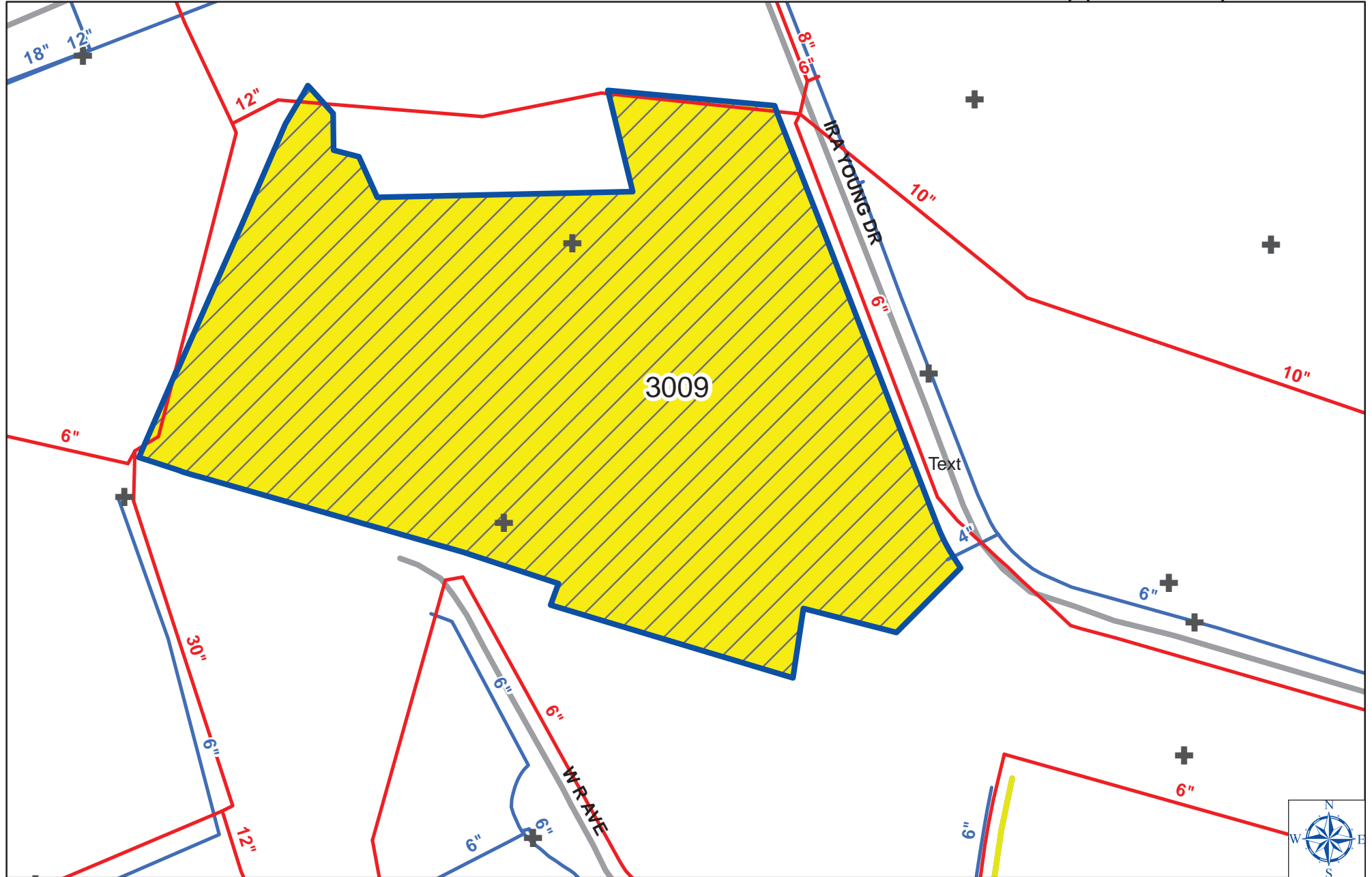
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Z-FY-15-09

Utility Map

3009 Ira Young Drive
Chappell Hill Apartments



 Case  Fire Hydrant  Sewer Line  Water Line

Feet
0 75 150

Z-FY-15-09
City of Temple GIS
bzndt

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Feet
0 100 200

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**RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE**

Chappell Hill Equity III LTD
3107 Sweetwater Cove
Belton, Texas 76513

Zoning Application Number: Z-FY-15-09

Project Manager: Beverly Mesa-Zendt

Location: Chappell Hill Apartments, 3009 Ira Young Drive

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

I recommend ☒ approval () denial of this request.

Comments:

Paul M Scott
Signature GENERAL PARTNER
CHAPPELL HILL EQUITY III LTD

PAUL M SCOTT
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than March 16, 2015

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

Number of Notices Mailed: 17

Date Mailed: March 5, 2015

**EXCERPTS FROM THE
PLANNING & ZONING COMMISSION MEETING
MONDAY, MARCH 16, 2015**

ACTION ITEMS

Item 3: Z-FY-15-09 – Hold a public hearing to discuss and recommend action on a rezoning from Multiple-Family One District (MF-1) to Multiple-Family Two District (MF-2) on Lot 1, Block 3, United Lely Commercial Subdivision Phase IV, located at 3009 Ira Young Drive.

Ms. Beverly Zendt, Assistant Director of Planning, stated this was a 200 unit complex on 10 acres. The current zoning is MF-1 which allows a density of 15 units per acre so this particular development is considered legal non-conforming. When it was built it was in conformance with the Zoning Ordinance; however, now the density is slightly higher than what is allowed for that zoning district. This has created problems for the applicant in terms of refinancing and insurance. Should the development burn down, be destroyed by natural causes or other elements, they would have to be built in accordance with the current zoning which would limit the density.

The applicant has requested the rezoning to eliminate the legal non-conforming status and bring the complex into full compliance with the City code, which requires a MF-2 zoning, and which would allow 20 units per acre which is appropriate for the development pattern already existing.

No new development is proposed; this is only a request to bring the structures into compliance.

The subject property is surrounded by Commercial and multi-family uses.

The Future Land Use and Character Map designate the area as Auto-Urban Multi-Family. Auto-Urban Multi-family is intended for multi-family and would be within the range of acceptable uses.

There is an existing local connector trail. The Parks Department has confirmed that this is still a very long-range and part of the Bird Creek Sewer Interceptor Trail Project. Parks does not anticipate this project going any time soon but when it does, Parks will require easements as needed and where appropriate. The trail does go through the subject site.

The property is served by an existing 30-inch sewer main and a four-inch water line on the east side.

Surrounding properties include commercial uses to the north zoned Light Industrial (LI), residential to the south zoned Neighborhood Conservation, retail and commercial to the west zoned LI, and multi-family to the east zoned PD-MF.

The only difference between MF-2 and MF-1 is that a boarding house or rooming house is not permitted in MF-1 and a Home for the Aged requires a Conditional Use Permit (CUP) in MF-1. More institutional uses are allowed in MF-2 but essentially, all other uses remain the same.

Prohibited uses are given along with Dimensional Standards for MF-2.

The rezoning request complies with the Future Land Use and Character Map, the surrounding uses and zoning, there is availability of public utilities, and complies with the Thoroughfare Plan and Trails Master Plan.

Seventeen notices were mailed with one returned in agreement and zero in opposition.

Staff recommends approval for the rezoning request from MF-1 to MF-2 to bring the site into full compliance with the current Code.

Acting Chair Jones opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Staats made a motion to approve Item 3, Z-FY-15-09, as presented, and Commissioner Pitts made a second.

Motion passed: (5:0)

Chair Rhoads and Commissioners Fettig, Crisp, and Sears absent

ORDINANCE NO. _____

(PLANNING NO. Z-FY-15-09)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A ZONING CHANGE FROM MULTIPLE-FAMILY ONE DISTRICT (MF-1) TO MULTIPLE-FAMILY TWO (MF-2) ON LOT 1, BLOCK 3, UNITED LELY COMMERCIAL SUBDIVISION PHASE IV, LOCATED AT 3009 IRA YOUNG DRIVE; 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 Multiple-Family One District (MF-1) to Multiple-Family Two (MF-2) on lot 1, block 3, United Lely Commercial Subdivision Phase IV, located at 3009 Ira Young Drive, as outlined in the map attached hereto as Exhibit 'A,' and made a part hereof for all purposes.

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

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 was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on First Reading and Public Hearing on the 16th day of April, 2015.

PASSED AND APPROVED on Second Reading on the 7th day of **May**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/16/15
Item #11
Regular Agenda
Page 1 of 5

DEPT./DIVISION SUBMISSION & REVIEW:

Brian Chandler Planning Director,
Beverly Zendt Assistant Planning Director

ITEM DESCRIPTION: FIRST READING – PUBLIC HEARING - Z-FY-15-11: Consider adopting an ordinance authorizing a zoning change from Two Family Dwelling District (2F) to Planned Development Multiple Family One District (PD-MF-1) on Lots 1-12, Block 10, and Lots 1-12, Block 11, Canyon Ridge Phase II.

PLANNING & ZONING COMMISSION RECOMMENDATION: At its March 16, 2015 meeting, the Planning & Zoning Commission voted 5 to 0 to recommend approval of the requested zoning from 2F to PD-MF-1.

STAFF RECOMMENDATION: Conduct a public hearing and adopt ordinance as presented in item description, on first reading on April 16, 2015 and schedule second reading and final adoption for May 7, 2015. Staff recommends approval of the zoning change from 2F to PD-MF-1 with the following conditions – that the applicant provide:

1. Canopy trees to enhance landscaping for new proposed duplex units – 1 per each unit per the attached site plan;
2. A 4' sidewalk along the east side of Hartrick Bluff Road extending the existing sidewalk along that local street;
3. Four additional canopy trees at the perimeter of the existing development (Block 11). Per the attached site plan; and
4. An accessible 5 foot pedestrian path between the proposed new units and the existing Friar's Creek Hike and Bike Trail.

The proposed zoning change demonstrates the following:

1. Compliance with the Future Land Use Map;
2. Compliance with the Planned Development Review Criteria;
2. Compatibility with surrounding zoning and land uses; and
3. Compliance with the Thoroughfare Plan and Master Trails Plan.

Additionally, public facilities are available to serve the subject property.

ITEM SUMMARY: Synopsis: Approval of this item will result in a zoning of twenty-four lots from 2F to PD-MF-1 allowing consolidation of twenty-four lots into two lots and establishing a development pattern consistent with the original lot configuration and zoning.

Background: The applicant is seeking a zoning change of two blocks/twenty-four lots from Two Family Dwelling (2F) to Planned Development- Multiple Family One (PD-MF-1). The subject property is located in the Canyon Ridge Phase II subdivision. All lots located in Block 11 of subdivision have already been constructed as duplexes and are currently leased as rental units. No improvements have been made to the lots located on Block 10 of the subdivision. The owner has indicated his intent to construct future duplex units on Block 10 in accordance with the current lot layout. The applicant has indicated that the zoning change would facilitate the consolidation of all lots into two single lots/blocks under one ownership. The applicant has submitted a companion application for a replat of the subject property in order to achieve the lot consolidation. The zoning change would permit the construction of multiple units on what will now become a single lot/block configuration (Block 10) and would allow the existing units on Block 11 to be legally conforming to city zoning.

Under the MF-1 zoning designation, the applicant could construct duplexes in accordance with the current lot layout. The applicant has requested a planned development to provide additional assurance to the Planning Commission and City Council of his intent to construct duplexes in accordance with the current zoning and to prevent any higher intensity uses to be constructed on the subject property by right.

PLANNED DEVELOPMENT REVIEW CRITERIA The Unified Development Code states, that when considering a Planned Development, the approving body should consider the following:

1. Conformance to the Design and Development Standards Manual;
2. The environmental impact of the development to the site and surrounding neighborhood;
3. The compatibility with the use, character and design of the surrounding neighborhood;
4. The provision of safe and effective vehicular and pedestrian circulation;
5. The safety and convenience of off street parking and loading facilities;
6. Compliance of streets with city codes and the Thoroughfare Plan;
7. The provision of landscaping that provides adequate buffers and complements the design and location of buildings;
8. The design of open space ensuring that such design is suitable for recreation and conservation uses;
9. The provision of adequate utilities, drainage, and refuse disposal.

The subject property is located on existing streets and will be served by infrastructure that has already been approved and dedicated to the city. Staff has reviewed the criteria related to consideration of a planned development and has asked the applicant to provide the following improvements to address several of the criteria listed above:

- The utilization of canopy trees to enhance landscaping for new proposed duplex units;
- The provision of additional canopy trees at the perimeter of the existing development (Block 11). Currently the site has medium (ornamental) trees; and

- The provision of an accessible pedestrian path between the proposed new units and the existing Friar's Creek Hike and Bike Trail.

The applicant has agreed to all the staff requests and has shown related improvements on the attached site plan.

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:

Direction	FLUP	Zoning	Current Land Use
Subject Property	Auto-Urban Residential	2F	Duplexes and undeveloped
North	Auto-Urban Commercial	0-2	Undeveloped
South	Auto-Urban Residential	2F	Duplexes
East	Auto-Urban Commercial	GR & Parks & Open Space	Undeveloped/ Recreational
West	Auto-Urban Residential	SF-2	Undeveloped

A number of residential, educational and institutional uses are permitted in the 2F zoning district, the PD- MF-1 District would be limited to only those uses identified in the approving ordinance and on the site plan. The site plan provided and the related ordinance will establish the development standards for the subject property. If Block 11 is ever redeveloped, it will need to be redeveloped in compliance with the ordinance and site plan.

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)	Yes
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 the Auto-Urban Residential character district. The *Choices '08* City of Temple Comprehensive Plan states that the Auto- Urban Residential character district is for smaller single family lots similar to the range of lot sizes available in the City's current SF – SFA zoning districts. Additional density (garden/patio, two family dwellings, and townhouses) would require corresponding increases in open space, but to a lesser standard than what is required in the suburban residential district. Higher density uses in the Auto-Urban residential character district should include bufferyard requirements and design standards to provide adequate separation between less intensive uses. The requested zoning, as part of a planned development, is an appropriate request for this character area. As part of the planned development request staff has requested enhanced landscaping and an accessible connection to the Friar's Creek Hike and Bike Trail, both requests intended to improve both access to and the quality of open space.

Thoroughfare Plan (CP Map 5.2) and Temple Trails Master Plan Map and Sidewalk Ordinance

The subject property is bounded by three existing local streets: Hartrick Bluff Blvd, Ridgeview Drive, and Brutus Lane. The general development area is located off Canyon Creek Drive which has been identified as a major arterial in the city's Thoroughfare Plan. The subject site is adjacent to the Friar's Creek Hike and Bike Trail – an existing city-wide spine trail. The applicant has agreed to provide an accessible pedestrian path between the development and the adjacent trail.

Availability of Public Facilities (CP Goal 4.1)

Sanitary sewer is available to the subject property through an existing 8" sewer line provided along Ridgeview Drive and Brutus Lane. Water is provided by means of on an existing 8" water line also located along Ridgeview Drive and Brutus Lane

DEVELOPMENT REGULATIONS: The development site plan will provide the development and dimensional standards for this development. Standard two family dwelling dimensional regulations for the MF-1 district are:

Min Lot Size	4,000 SF
Min Lot Width	60 FT
Min Lot Depth	100 FT
Front	25 FT
Side	10 % of lot width (or minimum 5')
Side (Corner)	15 FT
Rear	10 FT

PUBLIC NOTICE: Seven (7) notices of the Planning and Zoning Commission 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 Wednesday Tuesday March, 17, 2015, one notice representing 15 properties was received in favor of the proposed zoning change and no notices have been returned in opposition to the proposed zoning change. The newspaper printed notice of the public hearing on March 5, 2015, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

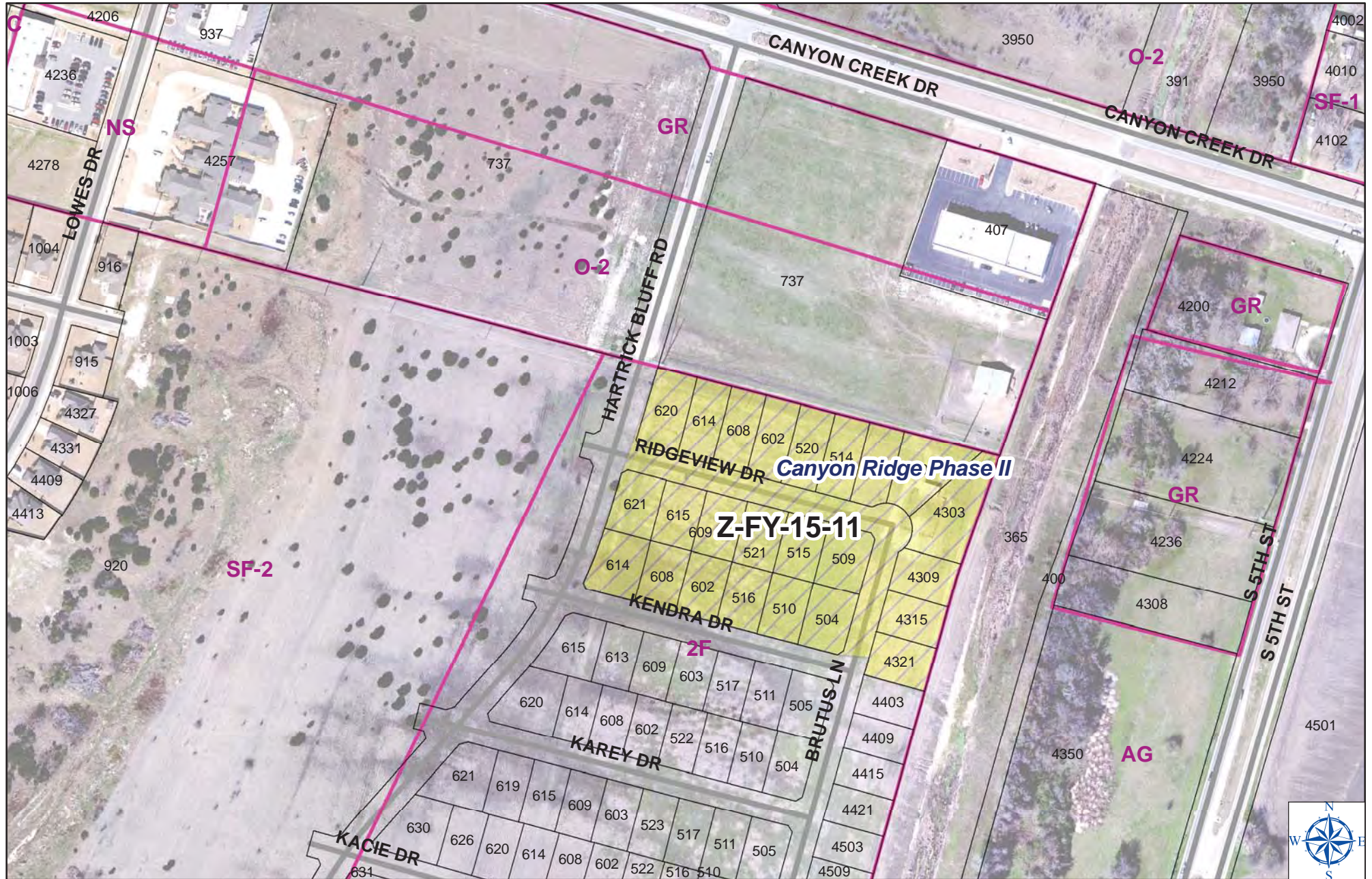
Zoning & Location Map
Site and Surrounding Property Photos
Development Site Plan
Final Plat of the Villas at Canyon Ridge
Future Land Use and Character Map
Localized area of the Thoroughfare & Trails Plan (combined)
Utility Map
Notification Map
Ordinance



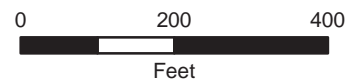
Z-FY-15-11

Rezoning from Two Family Dwelling (2F) to
Planned Development-Multiple Family Dwelling

Lots 1-12 Block 10 Canyon Ridge Phase II
Lots 1-12 Block 11 Canyon Ridge Phase II



 Zoning  Case 1234 Addresses



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.

City of Temple
Planning Department
BMZ - 2-20-15

Subject Property: Ridgeview Drive, Kendra Drive, and Brutus Lane



Property to the North



Property to the South

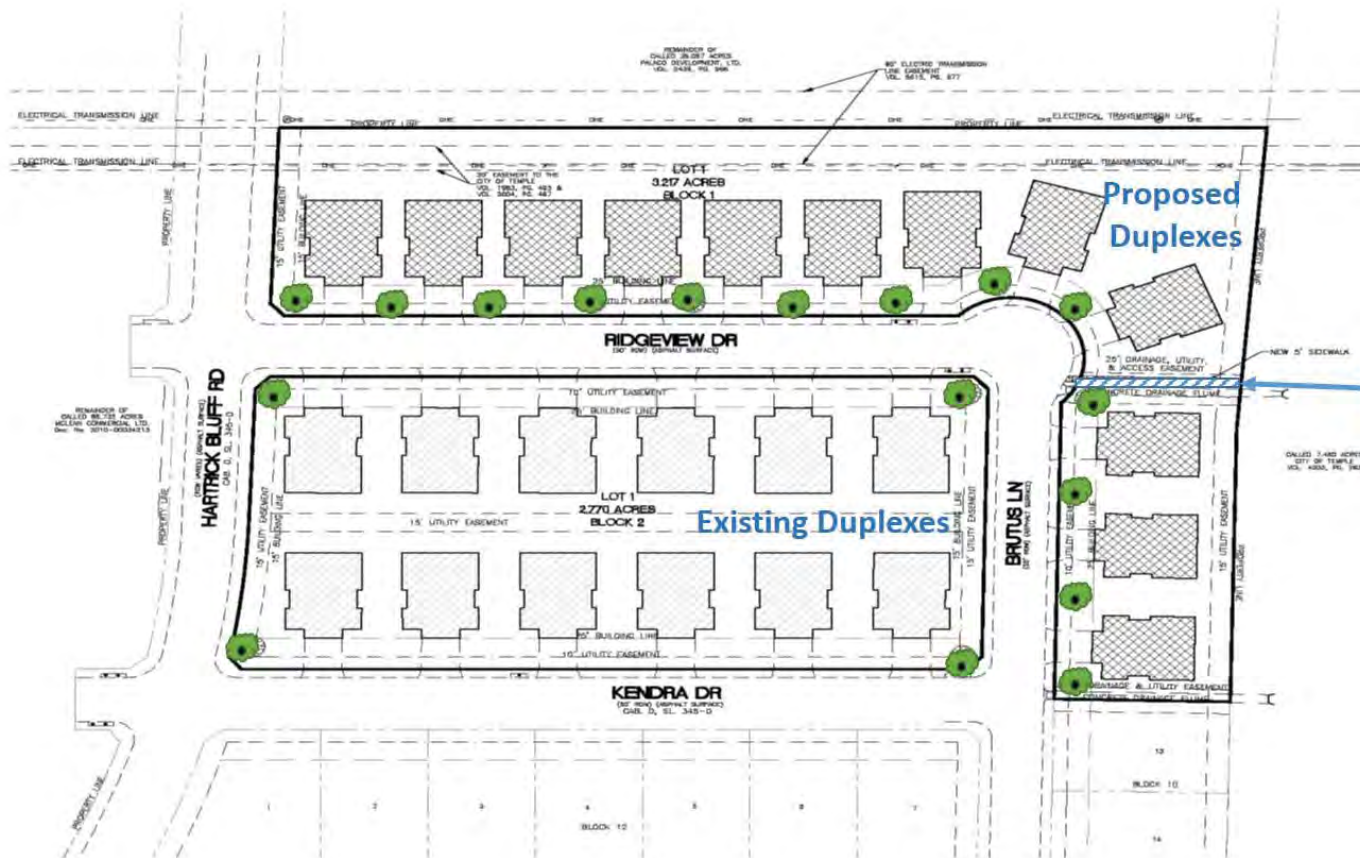


Property to the West



Property to the East





- LEGEND**
- PROPOSED DUPLEXES
 - EXISTING DUPLEXES
 - NEW 2" CALIPER CANOPY TREE

Proposed sidewalk



Revisions
Remarks

CIVIL SITE PLAN

DRAWING STATUS THIS DRAWING IS THE PROPERTY OF CLARK & FULLER, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CLARK & FULLER, INC.	
VILLAS AT CANYON RIDGE TEMPLE, TEXAS	
CLARK & FULLER CIVIL ENGINEERING • DESIGN • PLANNING 111 West Main Street, Suite 100 Temple, Texas 76788	
Project No. 15153	Date 3-16-18
Drawn By JMF	Designed By JMF
1	

FINAL PLAT of VILLAS AT CANYON RIDGE

WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

Being part of the MAXIMO MORENO SURVEY, ABSTRACT 14, Bell County, Texas, being a portion of all of Lots 1 through 12, Block 10 and Lot 1 through 12, Block 11, CANYON RIDGE, PHASE II, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Cabinet D, Slide 345-C, Plat Records of Bell County, Texas.

STATE OF TEXAS

COUNTY OF BELL

HULIAN COMMERCIAL, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF A PORTION OF THE LAND SHOWN ON THIS PLAT, SLOTTED LOT 1, BLOCK 10 AND CASA BONTA, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF A PORTION OF THE LAND SHOWN ON THIS PLAT, SLOTTED LOT 1, BLOCK 11, AND DESIGNATED HEREIN AS VILLAS AT CANYON RIDGE, PHASE II, within the City of Temple, Bell County, Texas, and whose names the SIGNATORY HERETO, HEREBY DESIGNATE THE USE OF THE PUBLIC HIGHWAY, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SURVEY.

HULIAN COMMERCIAL, LTD., A TEXAS LIMITED PARTNERSHIP
P.O. BOX 183
KILLEN, TEXAS 76540

BY:

WILLIAM E. HUGHMAN, ATTORNEY-IN-FACT
HULIAN COMMERCIAL, MANAGEMENT, L.L.C., GENERAL PARTNER

CASA BONTA, LTD., A TEXAS LIMITED PARTNERSHIP
C/O BLUMBERG REAL ESTATE
P.O. BOX 183
KILLEN, TEXAS 76540

BY:

WILLIAM E. HUGHMAN, HEREBY
CASA BONTA MANAGEMENT, L.L.C., GENERAL PARTNER

STATE OF TEXAS

COUNTY OF BELL

BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM E. HUGHMAN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as Attorney-in-Fact for HULIAN COMMERCIAL, MANAGEMENT, L.L.C., a Texas limited liability company, general partner, on the act of HULIAN COMMERCIAL, LTD., a Texas limited liability company, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF
2005

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BELL

BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM E. HUGHMAN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as Attorney-in-Fact for HULIAN COMMERCIAL, MANAGEMENT, L.L.C., a Texas limited liability company, general partner, on the act of HULIAN COMMERCIAL, LTD., a Texas limited liability company, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF
2005

NOTARY PUBLIC, STATE OF TEXAS

I, THE UNDERSIGNED, DIRECTOR OF PLANNING OF THE CITY OF TEMPLE, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY OF TEMPLE, IS QUALIFIED FOR APPROPRIATE PLAT APPROVAL AS PROVIDED BY CITY ORDINANCE AND IS HEREBY APPROVED.

DIRECTOR OF PLANNING

STATE OF TEXAS

COUNTY OF BELL

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

DANIEL C. LUGO, R.L.S.

REGISTRATION NO. 4656

DATE SURVEYED: DECEMBER 24, 2004



LINE	BEARING	DISTANCE
L1	N 24°04'44" E	3.85
L2	S 34°50'04" E	14.00
L3	S 60°04'51" E	14.38
L4	N 24°42'48" E	2.66
L5	N 60°48'51" E	14.42

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	59.06'	50.00'	102°16'16"	N 24°50'04" E	66.45'
C2	16.43'	10.50'	6°46'00"	N 21°16'44" E	14.81'



This project is referenced to the City of Temple Coordinate System, NAD 83, Texas Central Zone. All distances are horizontal surface distances and all bearings are grid bearings. All coordinates are referenced to City Monument No. 4021. The station angle of City Monument No. 4021 is 0° 30' 36". The combined correction factor (CCF) is 0.000003. Grid distance = Surface distance X CCF. Geodetic north = Grid north + Delta angle. Platbed City coordinates for City Monument No. 4021 are N = 1336166.06, E = 5227282.21. Reference to true City Monument No. 5021 to the northeast corner of said 9.27 acre tract is 9.447 07' 42" N, 160.00' East. Reference to true City Monument No. 1001 to the southwest southeast corner of said 2.710 acre tract is 9.42° 50' 11" N, 1605.63' East.

Based upon what can be located from the graphics shown on FEMA Flood Insurance Rate Map (FIRM) Map No. 45027C0605, effective date September 26, 2006, the above shown property does not appear within the "Special Flood Hazard Area" and appears to be situated in Zone X. This Flood statement does not imply that the tract will never flood, nor does it create any liability on such work or the part of the surveyor or company.

REMARKS OF
CALLED SURVEY AREA
PALAZO DEVELOPMENT, LTD.
VOL. 345-C, PL. 345



VICINITY MAP - N.T.S.

LOTS - TWO (2)
BLOCKS - TWO (2)
AREA - 5.987 ACRES

Purpose:
To combine multiple lots into 1 lot.

APPROVAL:

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

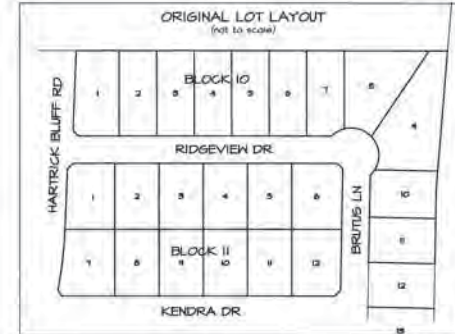
Dated this _____ day of _____, 2005 A.D.

By: _____
Bell County Tax Appraisal District

FILED FOR RECORD THIS _____ DAY OF _____, 2005.

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

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



FINAL PLAT of
VILLAS AT CANYON RIDGE
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

ALL COUNTY SURVEYING, INC.
1308 South 21st Street, Temple, Texas 76704
(254) 718-2272 FAX (254) 714-7628



File date: 12-24-2004

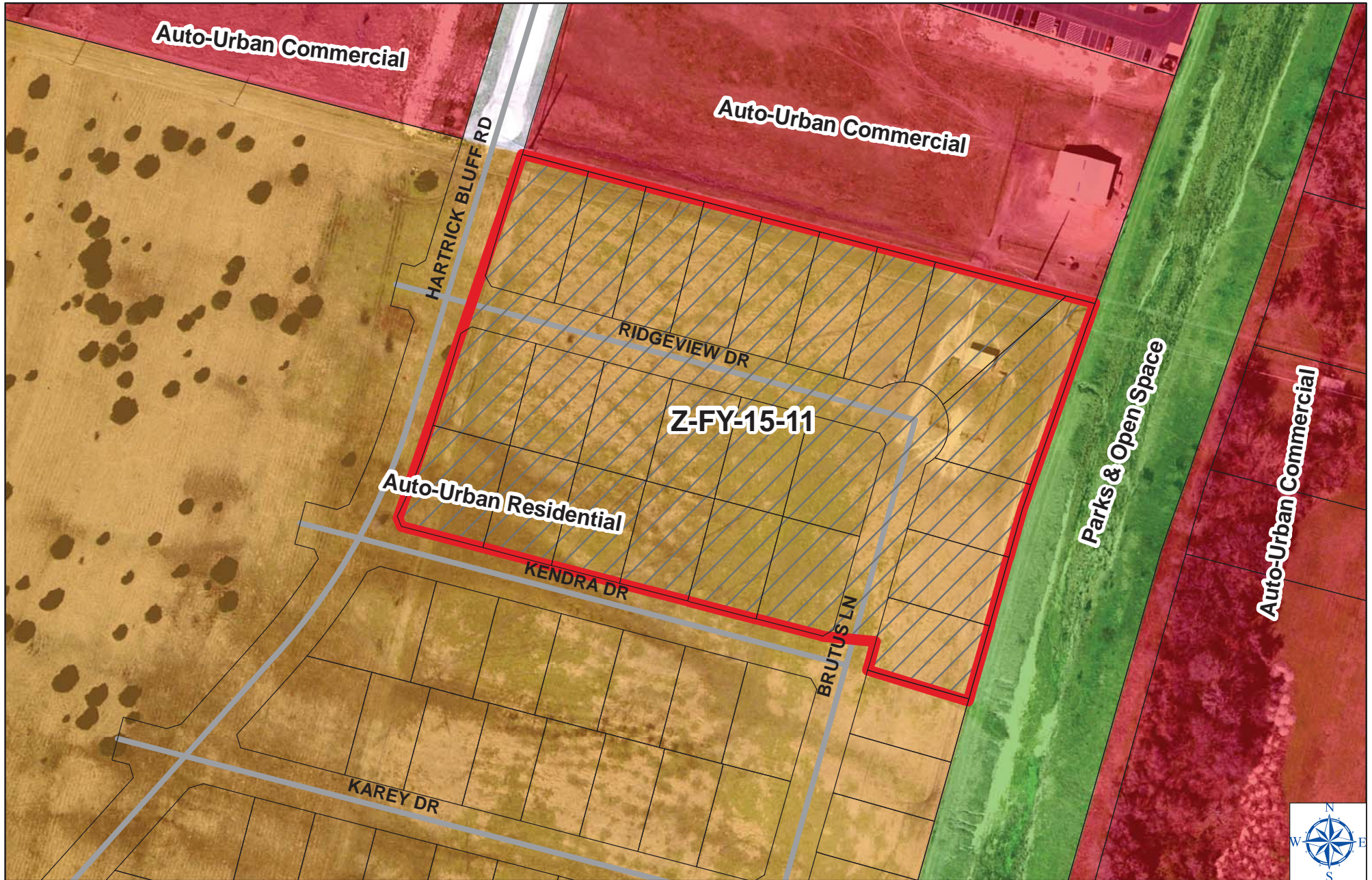
Job No.: 140932
Date: 12-24-2004
Scale: 1" = 50'
Drawing No.: 140932P
Drawn By: SLM
Checked By: GCL



Z-FY-15-11

Future Land Use Plan

Lots 1-12 Block 10 Canyon Ridge Phase II
Lots 1-12 Block 11 Canyon Ridge Phase II



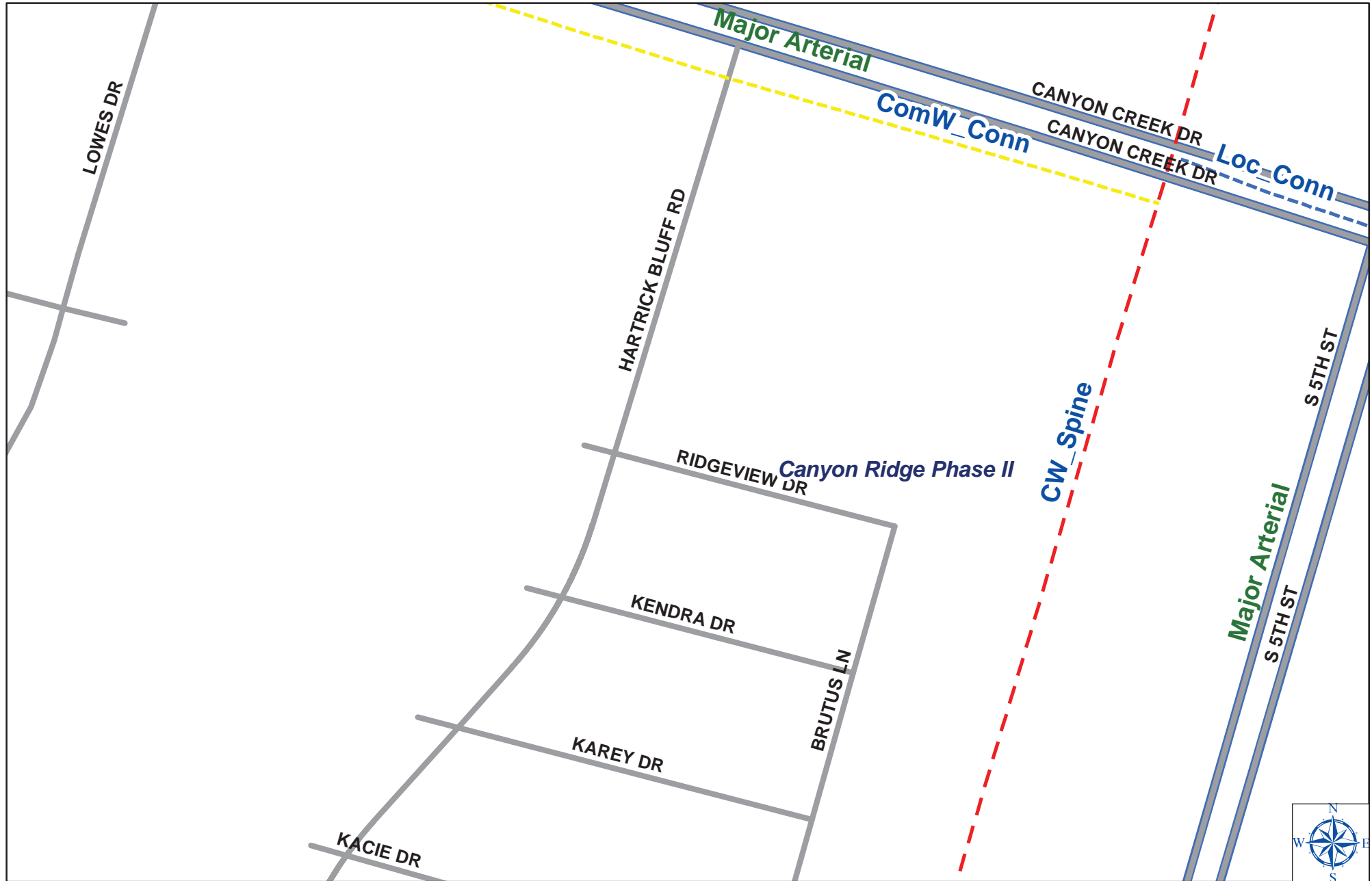
City of Temple
Planning Department
BMZ - 2-20-15

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-15-11 Thoroughfare and Trails Map

Lots 1-12 Block 10 Canyon Ridge Phase II
Lots 1-12 Block 11 Canyon Ridge Phase II



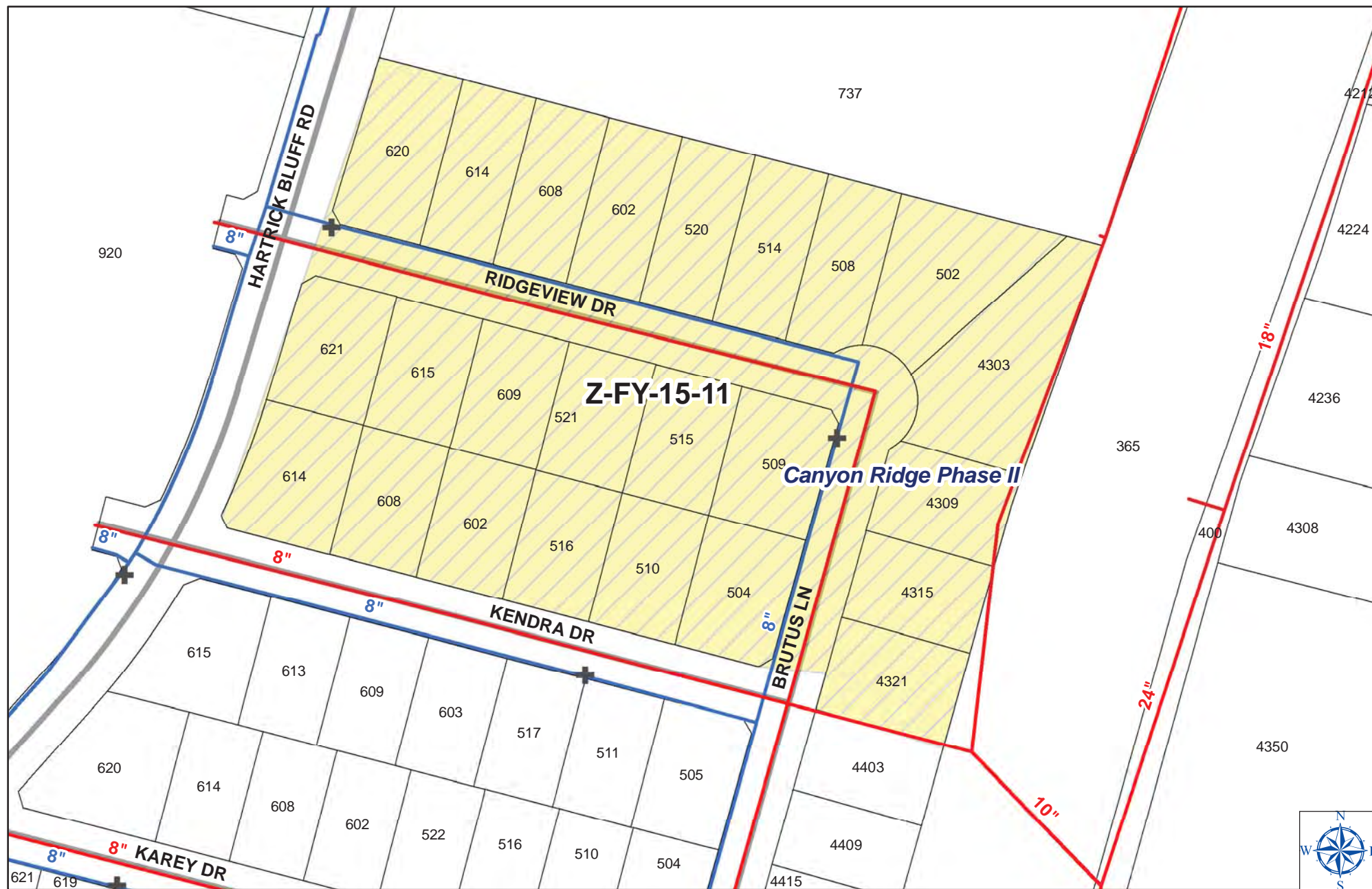
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City of Temple
Planning Department
BMZ - 2-20-15



Utility Map

Lots 1-12 Block 10 Canyon Ridge Phase II
 Lots 1-12 Block 11 Canyon Ridge Phase II



Case

Addresses



Fire Hydrant



Sewer Line



Water Line

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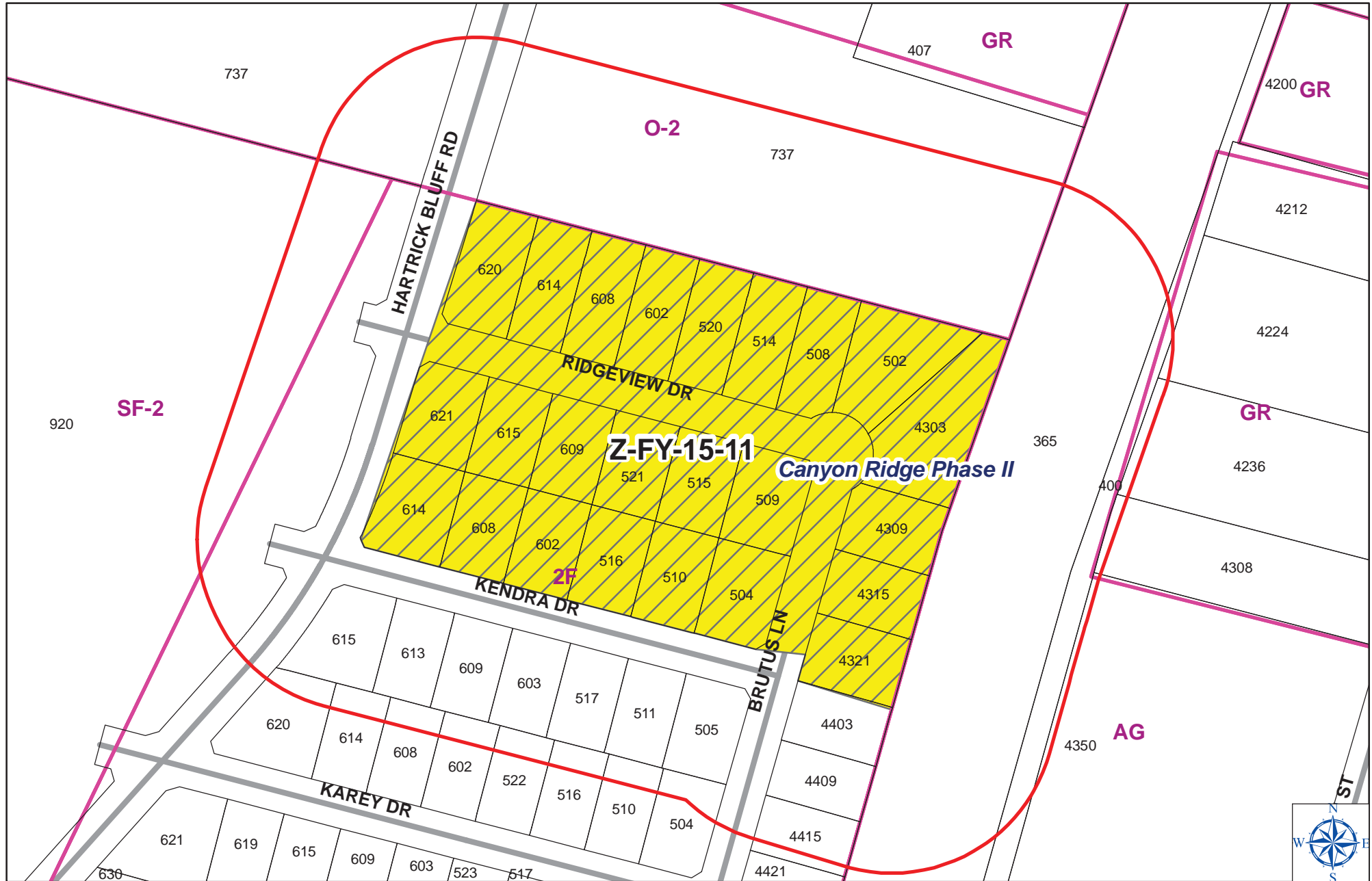
City of Temple
Planning Department
BMZ - 2-20-15



Z-FY-15-11

Rezoning from Two Family Dwelling (2F) to
Planned Development-Multiple Family Dwelling

Lots 1-12 Block 10 Canyon Ridge Phase II
Lots 1-12 Block 11 Canyon Ridge Phase II



 Zoning  Case 1234 Addresses



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City of Temple
Planning Department
BMZ - 2-20-15

ORDINANCE NO. _____

(PLANNING NO. Z-FY-15-12)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A ZONING CHANGE FROM TWO FAMILY DWELLING DISTRICT (2F) TO PLANNED DEVELOPMENT MULTIPLE FAMILY ONE DISTRICT (PD-MF-1) ON LOTS 1-12, BLOCK 10, AND LOTS 1-12, BLOCK 11, CANYON RIDGE PHASE II; 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 Two Family Dwelling District (2F) to Planned Development Multiple Family One District (PD-MF-1) on lots 1-12, block 10, and lots 1-12, block 11, Canyon Ridge Phase II subject to the following conditions and more fully depicted in the site plan attached hereto as Exhibit ‘A’ and outlined in the map attached hereto as Exhibit ‘B,’ and made a part hereof for all purposes:

1. That the applicant provide canopy trees to enhance landscaping for new proposed duplex units – 1 per each unit per the attached site plan;
2. That the applicant provide a 4’ sidewalk along the east side of Hartrick Bluff Road extending the existing sidewalk along that local street;
3. That the applicant provide four (4) additional canopy trees at the perimeter of the existing development (Block 11). Per the attached site plan; and
4. That the applicant provides an accessible five (5) foot pedestrian path between the proposed new units and the existing Friar’s Creek Hike and Bike Trail.

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

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 was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on First Reading and Public Hearing on the **16th** day of **April**, 2015.

PASSED AND APPROVED on Second Reading on the **7th** day of **May**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/16/15
Item #12
Regular Agenda
Page 1 of 13

DEPT./DIVISION SUBMISSION & REVIEW:

Mark Baker, Planner

ITEM DESCRIPTION: FIRST READING - PUBLIC HEARING - Z-FY-15-12: Consider adopting an ordinance authorizing a zoning change from Urban Estate District (UE) to Planned Development-Urban Estate District (PD-UE), with a Development Plan proposing 138 single-family lots on 61.137 +/- acres, being two tracts of land, within the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located at 5105 Charter Oak Drive.

PLANNING & ZONING COMMISSION RECOMMENDATION: At its March 16, 2015 meeting, The Planning & Zoning Commission voted 4 to 1 to recommend approval of the requested zoning change subject to the 6 conditions as presented by staff (as shown below).

During the Planning & Zoning Commission meeting, public discussion centered on the following:

1. Increased traffic on Charter Oak,
2. Quality of Life and,
3. Public safety

STAFF RECOMMENDATION: Conduct a public hearing and adopt ordinance as presented in item description, on first reading on April 16, 2015 and schedule second reading and final adoption for May 7, 2015. Based on the following analysis and reasons that:

1. That the proposed Development Plan is consistent with the provisions of the Planned Development Criteria as required by UDC Section 3.4.5;
2. The requested zoning change is consistent with the anticipated growth of the area which would support higher density single-family residential development, being consistent with the adjacent Suburban Ranch designation of the Future Land Use Plan;
3. The request is consistent with adjacent Suburban Residential land uses and SF-1 zoning established, across from Charter Oak Drive;
4. The request is in partial compliance with the Thoroughfare Plan; and
5. Public facilities are available to serve the subject property.

Staff recommends approval of the requested zoning change from Urban Estate (UE) to Planned Development - Urban Estate (PD-UE), subject to the following conditions:

1. A Development Plan, as per attached Exhibit B.
2. The following site enhancements:

- a. A 6' to 8' high solid cedar fence along the Charter Oak street frontage;
 - b. Construction of a 4' sidewalk encircling within the interior of the subdivision; connecting to the private park (Tract A) and both driveway entrances into the subdivision;
 - c. Construction of a 6' sidewalk along the subdivision's frontage of Charter Oak Drive and;
 - d. Landscaped entry with monument signage.
3. That restrictive covenants be submitted for review and recordation, addressing the maintenance and responsibilities of the homeowners association (HOA) for the following:
 - a. Landscaping in common areas;
 - b. Tract A (park and detention areas);
 - c. Tract B, (including the sound attenuation berm);
 - d. Easements;
 - e. Fencing within common areas;
 - f. Sidewalk within common areas
4. Other enhancements:
 - a. Enhanced front yard landscaping at the minimum rate of two, 2"-caliper trees (diameter at breast height);
 - b. Use of masonry, brick or stone as a primary exterior building material on a minimum of 3 of 4 building sides of the primary structure;
 - c. Construction of rear yard fencing on each residential lot.
5. That upon final approval by TxDOT, either the deceleration / acceleration lanes and/or a separate center left-turn lane for traffic turning movements is provided;
6. That the private park in substantial compliance to the attached park plan (Exhibit C), be constructed prior to the Acceptance of Infrastructure for Phase I of development.

ITEM SUMMARY: The applicant, Sam Best, requests a zoning change of 61.137 +/- acre property from Urban Estate (UE) to Plan Development (PD-UE) with a Development Plan, which proposes 138 single-family lots ranging from 12,500 square feet to 26,971 square feet in area. This request follows a previous request on this property to Single Family-1 (SF-1) for 184 lots, which was denied by City Council in November 2014.

BACKGROUND: In August 2014, the applicant had submitted a request for single-family 1 (SF-1) zoning for 184 lots on the same subject 61.137 +/- acre property (Exhibit A). Staff still affirms the recommendation of approval, when the request was not consistent with the Future Land Use Plan (FLUP) and partial Thoroughfare Plan adequacy of Charter Oak Road (FM 817). The basis for the recommendation was that the request was consistent with surrounding single-family zoning and the anticipated single family development occurring on the fringes of the community.

On November 6, 2014, the request was considered by City Council for rezoning from Urban Estates (UE) to Single-Family 1 (SF-1), which was unanimously denied by the City Council. Concerns from

the Planning & Zoning Commission and City Council related to density as well as traffic along Charter Oak Road, led to its denial.

While the previous request was for 184 lots, ranging from 8,866 square feet to 32,585 square feet, this current proposal does not seek single-family zoning. It does seek to reduce the density from 184 to 138 lots. The current request however, is for a zoning change to Planned Development, includes a Development Plan, which proposes 138 lots ranging from 12,550 square feet to 26, 971 square feet. It is therefore, considered a new request. The following table compares the request with regard to zoning and dimensional standards.

	184 Lots	138 Lots
Proposed Zoning	SF-1	PD-UE
Minimum Lot Size	7,500 SF (8,866 proposed)	12,500 SF
Front Setback	25 Feet	30 Feet
Side Setback	10% lot width, 6' min	15 Feet
Side Setback (corner)	15 Feet	15 Feet
Rear Setback	10 Feet	10 Feet
Max Building Height	2 Stories	3 Stories

Planned Development: The current request for a Planned Development (PD) is proposed to retain the Urban Estate base-zoning. Per UDC Sec 3.4.3A, as a Planned Development, a Development Plan for consideration and approval by City Council is required.

As a Planned Development, the minimum lot square footage (22,500 square feet) of the Urban Estate zoning district is being requested for a minimum 12,500 square feet, allowing for the additional density from about 95 lots to 138 lots. In turn, an entryway feature, a sound attenuation berm on the southern property boundary, private parkland as well as acceleration and deceleration lanes along Charter Oak are proposed by the developer.

UDC Section 3.4.1 defines a Planned Development as:

“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 a Planned Development, a Development Plan (Exhibit B) is subject to review and approval as part of the zoning change. As opposed to a standard zoning, conditions of approval can be included into the zoning Ordinance. The Development Plan that has been submitted, provides the boundaries and the layout for the proposed preliminary plat. The Development Plan also identifies some of the facilities as well as the locations of the proposed enhancements. Enhancements are an expectation of a Planned Development to off-set the unique manner of the request. Enhancements which the applicant has agreed to are as follows:

- I. **Acceleration & Declaration Lanes on Charter Oak:** While not required by the revised TIA, a combination of acceleration and deceleration lanes have been proposed for each of the two development entrances along Charter Oak Drive. In addition, TxDot has required a center-left turn lane. The applicant has indicated that there is not enough right-of-way for both.

TxDot has advised City staff that timing, design and a final determination of whether both will be required cannot be made until formal engineered plans have been reviewed and approved by TxDot. A close-up detail of the proposed center-left turn lane is provided as an inset in the attached Development Plan.

- II. **Front Entrance Feature:** A solid 6-foot to 8-foot high cedar fence running the full length of the project's frontage along Charter Oak Road is proposed. Spaced at intervals of 60-feet to 70-feet, masonry pillars will be provided. Located at each of the two entries into the subdivision will be a masonry monument sign with the name of the development and lite with an overhanging lantern. This fencing would border the existing single-family residence located along Charter Oak Drive on three of four sides.

- III. **Private Parkland:** A private park of approximately 3.09 acres is proposed on the south-western portion of the property. The proposed park is outside of a detention basin, which is also preferred when parkland is being dedicated to the City. In addition, the location of this proposed park site is within a utility easement. The Parks and Leisure Services Department is generally not supportive of parks within utility easements. The park, however is not being dedicated to the City but will be maintained by a Homeowners Association. Park Planning staff is supportive of the private parkland as proposed The proposed amenities include:

- a. Playscape,
- b. Landscaping,
- c. Park Benches,
- d. Park Fencing,
- e. Park Masonry Pilasters, and
- f. Park Trail

In addition, as further described in the attached Narrative Letter, the total valuation of park improvements is estimated to be approximately \$92,300. If this had been a public park, a park fee of approximately \$31,050 would have been required based on \$225 per lot. As a result, the proposed park and improvements exceed the minimum requirement of public parkland.

The applicant has indicated that the park will be built with Phase I of the development. Per the Park and Leisure Services Department, since the park is proposed with Phase I, it will need to be constructed prior to the acceptance of infrastructure for Phase I.

- IV. Sound Attenuation Berm:** As identified during the public hearing from the November 6, 2014 meeting, an engineered sound attenuation berm will be provided on the southeastern boundary of the project adjacent to the BNSF Railroad lines. The berm is proposed to have an approximate maximum height of 20 feet and contain two separate, 4-foot high sections of stacked limestone. The slope facing the development is proposed to be engineered at a 2:1 ratio. At its base the berm will be approximately 70 feet. The berm will be located within Tract B and will need to be maintained by the Homeowners Association. The purpose of the berm is to reduce the noise associated with the existing railroad tracks and traffic from I-35.
- V. Sidewalk:** The applicant is proposing a 6-foot sidewalk along the development's frontage of Charter Oak Drive. The 6-foot sidewalk could be upsized by the City to 8-10-feet to accommodate a City-Wide Spine Trail per the Trails Master Plan. Additional landscape trees will be provided, as found acceptable by TxDOT at the rate of 1 tree per 40 lineal feet of frontage as discussed elsewhere in this report.
- Although not required on local residential streets, a 4-foot sidewalk would also be provided along the properties fronting the outer portions of the subdivision and provide a complete circuit within the outer periphery of the subdivision. This will provide connectivity to the proposed parkland as well as Tract B.
- VI. Underground Utilities:** The applicant has indicated that existing above ground utilities would be buried along that section of Charter Oak as well as within the development. Final design and authority will be subject to TxDOT and Oncor approval.
- VII. Sewer Easement:** Agreements are pending, as described later in the "Availability of Public Facilities" section of this report, for a sewer easement to cross the property. This easement will bring sewer to the subdivision development as well as provide access to City sewer for the immediate neighborhood.
- VIII. Exterior Building Materials:** Predominantly masonry exterior materials such as brick or stone are suggested by staff for 3 of 4 building sides for each residence. The applicant has agreed to this, which will be part of the Ordinance.
- IX. Residential Rear Yard Fencing:** A solid 6-foot high fence will be required at a minimum for all the rear yards adjacent to the development boundary. Language identifying the specific lots will be included into required through the restrictive covenants.
- X. Screening / Buffering:** The larger acreage lots have been arranged in such a manner that they offer additional screening and buffering adjacent to the existing residence on Charter Oak Drive. This is an example of the screening and buffering described earlier in the Comprehensive Plan.

XI. Homeowners Association: A homeowners association will be setup and governed by restrictive covenants. The covenants would need to address maintenance responsibilities of the private facilities as well as specific provisions for enhanced landscaping and the use of exterior building materials that exceed minimum code requirements. A draft of the covenants will need to be submitted for staff review during the Development Review phase of the subdivision and recorded with the final plat. These facilities include:

- a. Private Parkland,
- b. Detention basin within the parkland,
- c. Tract B,
- d. Noise Attenuation Berm,
- e. Private sidewalks and pedestrian pathway within Tract B,
- f. Landscaping within the common areas of the development, and
- g. A cedar fence along the Charter Oak frontage and entryway such as monument signage feature

In accordance with UDC Section 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 specific criteria. While more detailed discussion can be found throughout this report, a synopsis to compliance with the required criteria can be found in the attached table entitled "Planned Development Criteria and Compliance Summary"

Lastly, per UDC Section 3.4.2C, provisions are available to City Council to include additional conditions of approval into the rezoning ordinance as follows:

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 and air, orientation, building coverage, outdoor lighting, landscaping, homeowners or property owners associations, open space, topography and screening.

Although the subject property as Urban Estate is anticipated to be developed with detached single-family residences, there are a number of uses that are permitted by right. As shown in the following table. The uses include but are not limited to:

Residential uses

Family or Group Home
Industrialized Housing

Nonresidential uses

Farm or Ranch
Place of Worship
Fire Station

Prohibited uses include HUD-Code manufactured homes and land lease communities, duplexes and apartments. 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	Agriculture/ Rural &	UE	Undeveloped
North	Suburban Residential	GR, UE, SF-1 & MH	Scattered SF Uses
South	Suburban Commercial	LI, GR	BNSF Railroad, I-35, scattered Commercial & Industrial Uses
East	Agriculture/Rural	UE, GR	Scattered SF Uses on Acreage
West	Agriculture/Rural	GR, ETJ	Undeveloped

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)	No
CP	Map 5.2 - Thoroughfare Plan	Partial
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)

Initially, the area north of Charter Oak Drive was platted as the Riverside Park Addition subdivision in 1952 while in unincorporated Bell County. This area was later part of land acquisition for the water treatment plant into the City in 1999. In August 1999, per Ordinance 1999-2651, a City initiated rezoning occurred from General Retail (GR) to the current Urban Estate (UE).

The remaining platted lots represent the only SF-1 zoned lots in the immediate area. Staff has identified that these lots range from 8,364 square feet to over one acre in size.

According to the City of Temple Comprehensive Plan / FLUP, the subject property, being a total 61.137 +/- acres, is within the Agricultural/Rural designation of the Future Land Use Plan (FLUP).

“The Agricultural/Rural designation is intended for those areas within the City limits that do not yet have adequate public facilities and services and therefore, may have on-site utilities. This designation is also meant to protect areas in active farm and/or ranch use.” Additionally, it is used as a holding designation after annexation. The current land use designation is not consistent with the proposed development and the anticipated density.

In this case, the proposed rezoning from Urban Estate to Planned Development, would retain the underlying Urban Estate zoning district and reduce the effects of the FLUP inconsistency. In doing so, a balance of rural and suburban single-family characteristics needs to be achieved. The balance can be achieved by following the direction outlined in the 2008 Temple Comprehensive Plan, which generally describes that as density increases, so should landscaping, screening and buffering. This concept is especially evident when applying the Planned Development to the density found in a Suburban Residential designation.

The Suburban Residential designation is established immediately to the north across Charter Oak Drive and it would be expected, the Suburban Residential FLUP designation would be expanded to accommodate future growth. For comparison, the Suburban Residential designation is consistent with the SF-1 zoning district.

According to the 2008 Comprehensive Plan (Page 3-17), the Suburban Residential FLUP designation is for mid-sized single family lots. Further, on Page 3-18, The Comprehensive Plan indicates that in Suburban Residential developments, the lot size may be reduced in developments that make corresponding increases in open space on the site to maintain the suburban character. At some point, smaller lot sizes would require development clustering to achieve the allowable densities. As in the Estate district, a minimum required site area would be necessary at some point to allow for more significant clustering – a separation between clusters – and to maintain character if additional housing types are introduced within a planned development.

Additionally, clustering the smaller lots toward the center of the development and the larger lots toward the periphery of the project can also assist in achieving the objective of screening and buffering. To some degree, this clustering has been provided with this Planned Development.

Under this current UE zoning, with its minimum 22,500 square footage per lot, staff has estimated that approximately 90 to 95 homes can be constructed. The original number of homes took into account, a deduction of land area for right-of-way but does not include land deducted for parkland or other tracts for drainage.

UDC Section 4.3.2, provides the following definition for the Urban Estate district:

The Urban Estate zoning district permits single-family detached residences and related accessory uses and accommodates large lot single family residential developments. The district is suitable for estate development or areas in which it is desirable to permit only-low-density development. Projects should typically be rural in character and well buffered from more intensely developed areas.

It should be noted that the UDC does not have a zoning district category between the 22,500 square foot minimum lot size and the SF-1 with 7,500 square feet lot size. This proposed Planned Development would be filling a density of development within that void.

While neither 90 to 95 lots nor the 138 lots meets the current FLUP designation of Agricultural/Rural, the currently proposed 138 lots lends itself more closely to the Suburban Residential FLUP designation but will require the additional landscaping, buffering and screening enhancements for compatibility.

Therefore, at this time, as proposed, additional landscaping, buffering and screening opportunities should be incorporated into the project as described elsewhere in this report to minimize the effects of higher density. This will be more compatible with the existing rural character, while balancing the characteristics of the adjacent Suburban Residential FLUP designation and the project's current Urban Estate zoning district.

Thoroughfare Plan (CP Map 5.2)

The property has frontage along Charter Oak Drive. The Thoroughfare Plan (see attached map) identifies Charter Oak Drive as a proposed minor arterial.

As the case with the previous review of the request on Nov 6, 2014, a Traffic Impact Analysis (TIA) was prepared by Alliance Transportation Group for the original 184 lot proposal. As such the TIA has been revised to reflect the current 138 lot proposed planned development.

The revised TIA has the following conclusions:

“The proposed Olde Towne development, located along Charter Oaks Drive in Temple, Texas and its interaction with the surrounding roadway network have been analyzed for build-out (2016) conditions. The intersection analysis performed in this study indicate that background and site traffic will be accommodated with no geometric or traffic control improvements.

Based on criteria contained in the Roadway Design Manual (RDM), left-turn lanes could be considered at both site access locations along Charter Oaks Drive. However, Charter Oaks Drive is listed in the 2040 KTMO MTP as a four-lane roadway. Further, the development does not have sufficient frontage along Charter Oaks Drive to construct turn lanes which would satisfy RDM criteria for a design speed of 45 mph. Based on the adequacy of expected Levels of Service, plans for future capacity and existing constraints, we recommend a left-turn lane not be constructed at this time.

We recommend the Olde Towne development be approved as planned.”

Additional right-of-way dedications and improvements can be anticipated and triggered with the platting process. No Transportation Capital Improvement Plan (TCIP) projects are listed within the immediate area funded through 2019. Per UDC Sec. 8.5.1(Perimeter Streets), the developer will be responsible at the platting stage for right-of-way dedication for adjacent street improvements.

In the following Infrastructure Adequacy Table, the existing and UDC required right-of-way conditions for Charter Oak Drive as well as existing traffic count information collected by the City are shown.

Infrastructure Adequacy Table	
5,000 - 30,000 Vehicles Per Day (T-Fare Sec. 5A-1)	Minor Arterial
Current ROW Width / Pavement Width	54' +/- ROW Width 32' +/- Pavement Width
UDC Required ROW Width / Pavement Width	70' ROW Width 49' Pavement Width
Dedication Anticipated (1/2 Street Balance)	8 Feet
Daily Traffic Count 2013 (3300 Blk of Charter Oak)	7742 Daily Trips
Daily Traffic Count 2014 (3300 Blk of Charter Oak)	7723 Daily Trips

TxDot has had the opportunity to review the revised TIA and has indicated that there is a need for the center left-turn lane on Charter Oak Drive. The center left-turn lane will facilitate a safe place to turn into the subdivision without the risk of getting rear-ended. TxDOT is requiring a schematic of the center left-turn to be submitted for review.

It is understood by Planning staff, based on phone conversations with TxDOT, that while TxDOT would build any improvements they require related to the proposed development, construction would not be paid for by the State. It was further discussed that the applicant would pay for the required improvements, however an agreement between the City and TxDot would be necessary to address the costs, responsibilities and the types of improvements being provided as well as other details related to the construction.

In an excerpt from the November 6, 2014 City Council meeting minutes, Mayor Pro-Tem Schneider stated:

“It appears that traffic be allowed to move on both sides of the lane; and the left turn lane be for a portion of Charter Oaks. This will not help those that are exiting the driveways. There area (sic) many traffic concerns, and it must be evident that those safety issues will be addressed.”

In conclusion, while Charter Oak Drive is in-place; it is substandard to meet the 138 anticipated residential lots and the additional traffic generation. Improvements to Charter Oak Drive will result from future platting however as identified during the November 6, 2014 City Council Meeting, there are no TCIP projects listed for the foreseeable future. Furthermore, there is currently no funding available for the anticipated improvements to Charter Oak that are identified by the 2040 Killen-Temple Metropolitan Planning Organization – Metropolitan Transportation Plan (KTMPO - MTP).

Availability of Public Facilities (CP Goal 4.1)

While water is available through an 18-inch waterline that crosses the property and an 8-inch water line in Charter Oak Drive, currently there is no sewer line immediately available to the subject property. The nearest line is approximately 6,000 feet to the north east. Due to the size of the proposed lots, septic systems would not be permitted and sewer line extension will be necessary. While there are several agreements to extend the sewer line in process between the property owner and the City of Temple and the extension is currently listed on the CIP project list as the Leon River Trunk Sewer line, the agreement(s), have not been finalized. It is staff's understanding that the applicant will give the City an easement through the project in exchange for construction of the trunk line from the railroad track through the property and ending at Charter Oak Drive. Issues related to the sewer line extension are ongoing and the corresponding agreements will be addressed during the preliminary plat process. As a result of this project, sewer will be available to the proposed development as well as for the neighborhood.

Temple Trails Master Plan Map and Sidewalks Ordinance

According to the Trails Master Plan Map, a City-Wide Spine Trail has been identified along Charter Oak Drive. Charter Oak Drive as a minor arterial which requires a minimum 6-foot sidewalk. A natural pathway within Tract B had been discussed with the applicant, but due to safety constraints and the reduced width between future fences along the rear lots and the base of the berm, the pathway is not feasible. Staff agrees with the applicant's concerns. Instead, the applicant is providing a complete 4-foot sidewalk for pedestrian accessibility, which will front along the residential lots around the periphery of the subdivision. Trails and sidewalks will be more formally addressed at the subdivision platting stage of review.

DEVELOPMENT REGULATIONS: Residential setbacks for this planned development with a base-zoning of the Urban Estates district are:

Min Lot Size	12,500 S.F (22,500 SF for standard Urban Estates)
Min Lot Width	80'
Min Lot Depth	125'
Front	30'
Side	15'
Side (corner)	15'
Rear	10'
Max Height	3 Stories

Per UDC Section 8.2.3, sidewalks are required on both sides of the road for arterial streets. The sidewalk will be installed at the time of development, and will be noted on the future plat.

NEIGHBORHOOD MEETING: A neighborhood meeting was conducted on March 11, 2015. While the meeting was at the suggestion of staff to help offer a forum for neighborhood concerns, the meeting was coordinated and led by the applicant. As were identified with City Council during the November 6, 2015 City Council zoning discussion, the following were discussed:

1. Background of the Request
2. Density (184 Lots Vs. 138)
3. Planned Development Application (enhancements required)
4. Enhancements to the project
 - a. 20' Noise Attenuation Berm
 - b. Acceleration / Deceleration Lane / Center Left-Turn Lane
 - c. Cedar Fencing and Entry Feature Along Charter Oak
 - d. Additional landscaping for each yard
 - e. Burial of overhead utility lines
 - f. Private parkland
 - g. 6-foot sidewalk on Charter Oak as well as a 4-foot within the subdivision
 - h. Solid fencing in rear yard for lots adjacent to northeastern subdivision boundary
 - i. Exterior building construction materials
 - j. Home Owners Association – Restrictive Covenants
5. Public Safety as a result of traffic

Additionally, as result of public safety discussion along Charter Oak on a grander scale, concerns from neighbors closer to Charter Oak's intersection with Poison Oak were expressed. It should be noted, that all speed limit changes and signage on this road, such as cautionary or directional signage go through TxDOT for approval. If TxDOT agrees to changes to speeds, a Resolution approval is required by City Council. Signage such as cautioning for an upcoming driveway may be warranted to reduce public safety concerns related to traffic.

DEVELOPMENT REVIEW COMMITTEE (DRC): As required by UDC Section 3.4.2B, Development Plan for 138 lots was reviewed by the DRC on March 5, 2015. In this case, the Development Plan is the precursor to the anticipated Preliminary and Final Plats. The lots range from 12, 550 square feet to 26, 971 square feet in area. At some point in the future, it can be anticipated that the preliminary and final plat(s) will be submitted and brought forward to the Planning & Zoning Commission for review and consideration. The following is a generalized listing of the items discussed:

1. Density
2. Traffic & Circulation
3. Private Park
4. Screening & Buffering
5. Drainage
6. Trails Connectivity

While it is noteworthy that the above items were discussed, compliance cannot be fully evaluated and confirmed except through the formal DRC process with the submittal of the Preliminary and Final Plat. This especially holds true for compliance to drainage and other Public Works design standards as well as park development. Specific language necessary to be in the Planned Development Ordinance have been included as conditions of approval. Plat approval will not occur until compliance is confirmed with all applicable provisions of the UDC and City Code. If compliance cannot be achieved, the project will be modified to meet the requirements or an Exception would need to be brought forward for review by the Planning & Zoning Commission and determination by the City Council.

PUBLIC NOTICE: Thirteen property owners, representing fourteen properties within 200-feet of the subject property, were sent notice of the public hearing as required by State law and City Ordinance. As a courtesy, staff has also notified by email and phone several additional members of the public whom had been notified during the previous request. Only responses from property owners within the 200-foot noticing boundary are counted toward any protest calculations.

Per UDC Section 3.3.4A – A Zoning District Map Amendment application requires a three-fourths vote of the City Council in order to be approved if a written protest has been signed and submitted by the owners of a minimum of 20 percent of either:

1. The area of the properties covered by the proposed change; or
2. The area of the properties immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

As of Tuesday April 7, 2015 at 10:00 AM, five notices for disapproval and one notice for approval have been received. Staff has calculated the percentage of land area in protest at 19.957%. The three-fourths vote required for City Council approval of the rezoning (UDC Section 3.3.4) is not triggered.

The newspaper printed notice of the public hearing on March 5, 2015, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

[Planned Development Criteria and Compliance Summary Table](#)
[Applicant's Narrative Letter](#)
[Site and Surrounding Property Photos](#)
[Land Title Survey \(Exhibit A\)](#)
[Aerial Map](#)
[Zoning Map](#)
[Future Land Use and Character Map](#)
[Utility Map](#)
[Localized area of the Thoroughfare Plan](#)
[Localized area of the Trails Plan](#)
[Development Plan \(Exhibit B\)](#)
[Notification Map](#)
[Returned Adjacent Property Notices](#)
[Ordinance](#)

PLANNED DEVELOPMENT CRITERIA AND COMPLIANCE SUMMARY

UDC Code Section 3.4.5 (A-J)	Yes/No	Discussion / Synopsis
A. The Plan Complies with all provisions of the Design and Development Standards Manual, this UDC and other Ordinances of the City.	YES	<p>It is fully anticipated that the plat design will conform to the UDC as well as to dimensional, developmental and design standards adopted by the City. Review and determination of compliance is made at several review stages prior to the issuance of permits for construction and occupancy, starting with the Development Review Committee (DRC), evaluating the Preliminary Plat. DRC has already reviewed the Development Plan and provided some initial comment and direction. It should be noted that Code requirements identified during the plat review process that are not met will require Exceptions from the Code and review and determination by the City Council.</p>
B. The environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on natural resources of the surrounding impacts and neighborhood is mitigated.	PARTIALLY	<p>As discussed during the City Council review of the previous application in November 2014, there is an existing cemetery as well as historic structures in the immediate area. None of which will be affected by this development. As will the protection of cultural resources, State law will come into effect if burial remains are discovered. Additional considerations such as site drainage will be addressed with the review of a Drainage Plan with the Preliminary Plat. Additional screening and buffering enhancement are proposed, such as increased landscaping, placement of the larger lots adjacent to existing residential areas as well as solid fencing and engineered berming to reduce impacts along the project's boundary.</p>
C. The development is in harmony with the character, use and design of the surrounding area	YES	<p>The area is within a transition area of the community and has both characteristics of suburban residential and rural residential neighborhoods. While efforts have been made by the applicant to minimize the impacts of higher density residential development, in order to protect the less dense rural neighborhood, that immediately border the project site, additional buffering and screening is needed. Compliance is provided by the placement of the larger lots around an existing residential use, the use of additional landscaping and the enhancements such as a private park, connectivity of a sidewalk system as well as mitigation measures to reduce traffic impacts along Charter Oak Drive.</p>
D. Safe and efficient vehicular and pedestrian circulation systems are provided.	YES	<p>Two entrances into the subdivision will be provided and sidewalks will be required along Charter Oak along the property's street frontage. A Traffic Impact Analysis has been prepared to address the impacts of a 138-lot subdivision. No recommendations for traffic calming are proposed. The applicant is proposing acceleration and deceleration lanes for both entrances. TxDOT is requiring a center left-turn lane into the subdivision (See discussion for Item F). A 4-foot sidewalk encircling the subdivision is proposed on specific lots fronting the periphery of the subdivision. Sidewalk will provide connection to the proposed private park to a future sidewalk /trail on Charter Oak Drive.</p>
E. Off-street parking and loading facilities are designed to ensure that all such spaces are usable and are safely and conveniently arranged.	TBD	<p>Compliance determination is made at the platting and residential building permit stage of review. It is fully anticipated that all requirements will be met.</p>

PLANNED DEVELOPMENT CRITERIA AND COMPLIANCE SUMMARY

UDC Code Section 3.4.5 (A-J)	Yes/No	Discussion / Synopsis
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.	PARTIALLY	While it is anticipated that the interior residential streets will meet subdivision design standards, concern remains about the traffic impacts to Charter Oaks Drive. A Traffic Impact Analysis has been prepared to address impacts associated with a 138 residential-lot subdivision. The report concluded that Charter Oak Drive is acceptable to accommodate the increased traffic with no recommendations for improvement or additional traffic calming features due to existing constraints. The applicant is proposing both acceleration and deceleration lanes adjacent to both entrances into the subdivision, TxDot is requiring a center-left turn and the applicant has indicated that there is not enough room for both. Further, TxDot has stated that final determination and design will not occur until formal engineered plans have been reviewed and approved. Final street design along with UDC compliance for fire protection will be evaluated with the review of the preliminary and final plat. While improvements are listed on the 2014 KTEMPO Plan, there is no funding available and the project is not on any listing for improvements through 2019.
G. Streets are coordinated so as to compose a convenient system consistent with the Thoroughfare Plan of the City.	TBD	Compliance to be made with the review of the Preliminary and Final Plats. TxDot review of the driveway access, the acceleration/deceleration and center left-turn lanes is forthcoming and final design will occur after review and approval by TxDot. No other plat issues related to street configuration have been identified.
H. Landscaping and screening are integrated into the overall site design: 1. To provide adequate buffers to shield lights, noise, movement or activities from adjacent properties when necessary. 2. To complement the design and location of buildings.	PARTIALLY	No formal landscaping, buffering or screening requirements apply to this property as a result of the underlying zoning or are provided for by the UDC as a result of the use or the adjacent zoning. As a Planned Development, due to the nature of the increased density to 138 lots from the underlying Urban Estate zoning district, which allows 90 to 95 lots permitted by-right, additional landscaping, screening and buffering are needed. It is noted that the larger lots have been located adjacent to the existing residence that is bordered by the project on 3 sides and fronts on Charter Oaks Road. It is also proposed that the residence will be bordered on 3 of 4 sides by a 6' to 8' high solid cedar fence. Additional landscaping is being proposed for each residential lot and enforced through restrictive covenants. A sidewalk and street trees are also proposed along Charter Oak Drive which will aid in buffering and screening. Additional landscaping, screening and buffering may be warranted.
I. Open space areas are designed to ensure that such areas are suitable for intended recreation and conservation uses.	YES	A private park is being provided containing approx. 3.0 acres. The park will have landscaping, a playscape, trail and benches and be maintained by the Homeowners Association. Valuation will exceed that of a public park dedication. A portion of the parkland however, will be within a utility easement which is normally not acceptable as public parkland. A 4-foot sidewalk fronting along the perimeter lots within the subdivision is being proposed by the developer, which have direct connection with the park and a future sidewalk and City-Wide Spine Trail on Charter Oak Drive. As proposed, Parks & Leisure Services Dept. is supportive of the private park.
J. Water, drainage, wastewater facilities, garbage disposal and other utilities necessary for essential services to residents and occupants are provided.	YES	While water is currently available, sewer will need to be extended. The extension of the Leon River Sewer Trunk line is expected through the creation of a new easement, as a direct result of this project. This will benefit not only the proposed subdivision but make sewer available to the immediate residential neighborhood. It should be noted that compliance to utility requirements will be addressed with the review of the preliminary and final plat(s).



BELTON ENGINEERING, INC.
*Engineering * Design/Build * Planning*

RECEIVED

FEB 13 2015

City of Temple
Planning & Development

FEBRUARY 12, 2015

City of Temple, Texas
Planning Department
2 North Main Street
Temple, Texas 76501

RE: Rezone 61.06 acres from Urban Estates District to Urban Estates Planned Unit Development (UE PUD)

The subject property is proposed to be rezoned to an UE-PUD. Under the current UE zoning, the minimum lot area is listed as 22500 S.F. The reason for the re-zone is to reduce the minimum area from 22500 S.F. to 12500 S.F.

The sanitary sewer utilities will be available to service this property, therefore no septic system will be necessary. The water line utilities are also available to service this property.

A traffic impact study has been conducted, and the report addressed projected traffic volumes result of the proposed 138 residential lots. The conclusion derived from the study is that the background and site traffic will be accommodated within the existing roadway network and meet acceptable levels of service. This report was conducted by Alliance Transportation Group of Austin, Texas, and is available for review. In order to reduce any impact upon the existing roadway system, the owner/developer is proposing to construct deceleration and acceleration lanes at each of the two entrances off of FM 817 (Charter Oaks Drive). Additionally, it should be noted that the development shall be constructed in two phases, thereby increasing the traffic counts gradually. The developer is working with TXDOT in order to identify any available options to install traffic controls for the future. The Planning and Zoning City staff had previously approved and recommended to the Commission to approve the rezoning under a higher lot count.

According to the City of Temple Comprehensive Plan/FLUP, this property was rezoned to Urban Estates in 1999, and with this proposed rezoning, all rules and designated limitations shall remain the same, with the exception of the minimum lot area. The density of the proposed residential development is consistent with current and anticipated growth of the surrounding area.

Urban Estates regulations are as follows:

Minimum Lot Width	80'
Minimum Lot Depth	125'
Front Setback	30'
Side Setback	15'
Side Setback (corner)	15'
Rear Setback	10'

As previously stated all of the above listed items shall remain intact.

In reference to parkland, the developer is proposing to construct a private Park on Tract A (3.047 acres) that will be administered by a Home Owners Association. The amenities proposed are as listed:

Playscape-	\$18500
Landscaping-	\$35000
Park Benches-	\$ 3000
Park Fencing-	\$ 7800
Park Masonary Pilasters-	\$14000
<u>Park Trail</u>	<u>\$14000</u>

The total of all proposed park improvements is \$92300.00, which exceeds the required parkland fees, listed by ordinance at (\$225/lot X 138 lots), a total of \$31050.00.

Drainage has been addressed and shall conform to all City of Temple regulations as per the current Drainage Criteria Design Manual (DCDM).

An earthen berm shall be installed along the south boundary line to attenuate the level of noise resulting from the existing railroad tracks, and traffic of IH-35.

At the north side of the property, the developer shall construct a front entry feature, and a fence with masonry pilasters, running along the south side Charter Oaks Drive.

Feel free to contact us at any time, in reference to this project, Office #254-731-5600, Mobile #254-289-7273.

Submitted,

BELTON ENGINEERING, INC.

Site & Surrounding Property Photos



Site: Undeveloped (UE)



Site: Undeveloped (Looking Across Charter Oak & Charter Oak Loop (UE)



East: Scattered SF Uses on Acreage (UE & GR)



West: Undeveloped (Google Earth Image)(GR & ETJ)



North: Scattered SF Residences on Acreage (UE, GR, SF-1 & MH)



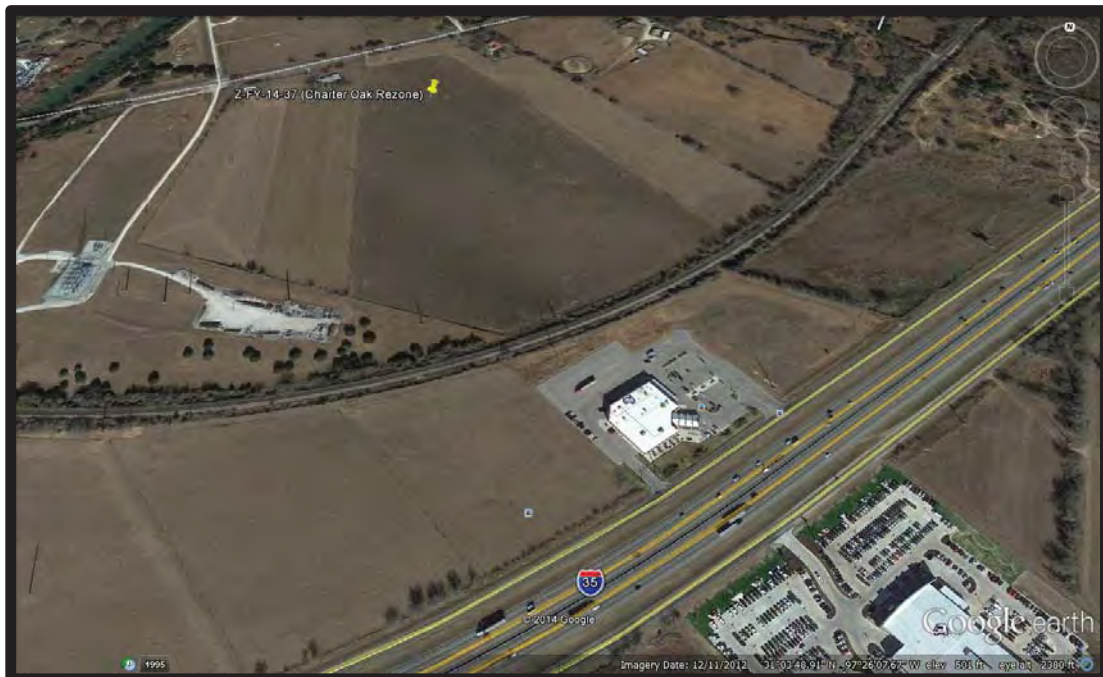
**North: (Looking from Charter Oak Loop) Scattered SF Uses
(UE, GR, SF-1 & MH)**



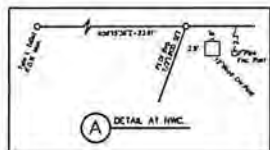
North: (Aerial) Scattered SF Uses (GR, UE, SF-1 & MH)



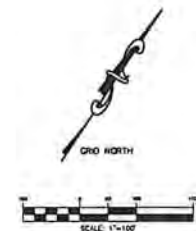
South: (Looking across Site) BNSF Railroad, I-35 & Scattered Commercial & Industrial Uses (LI, GR)



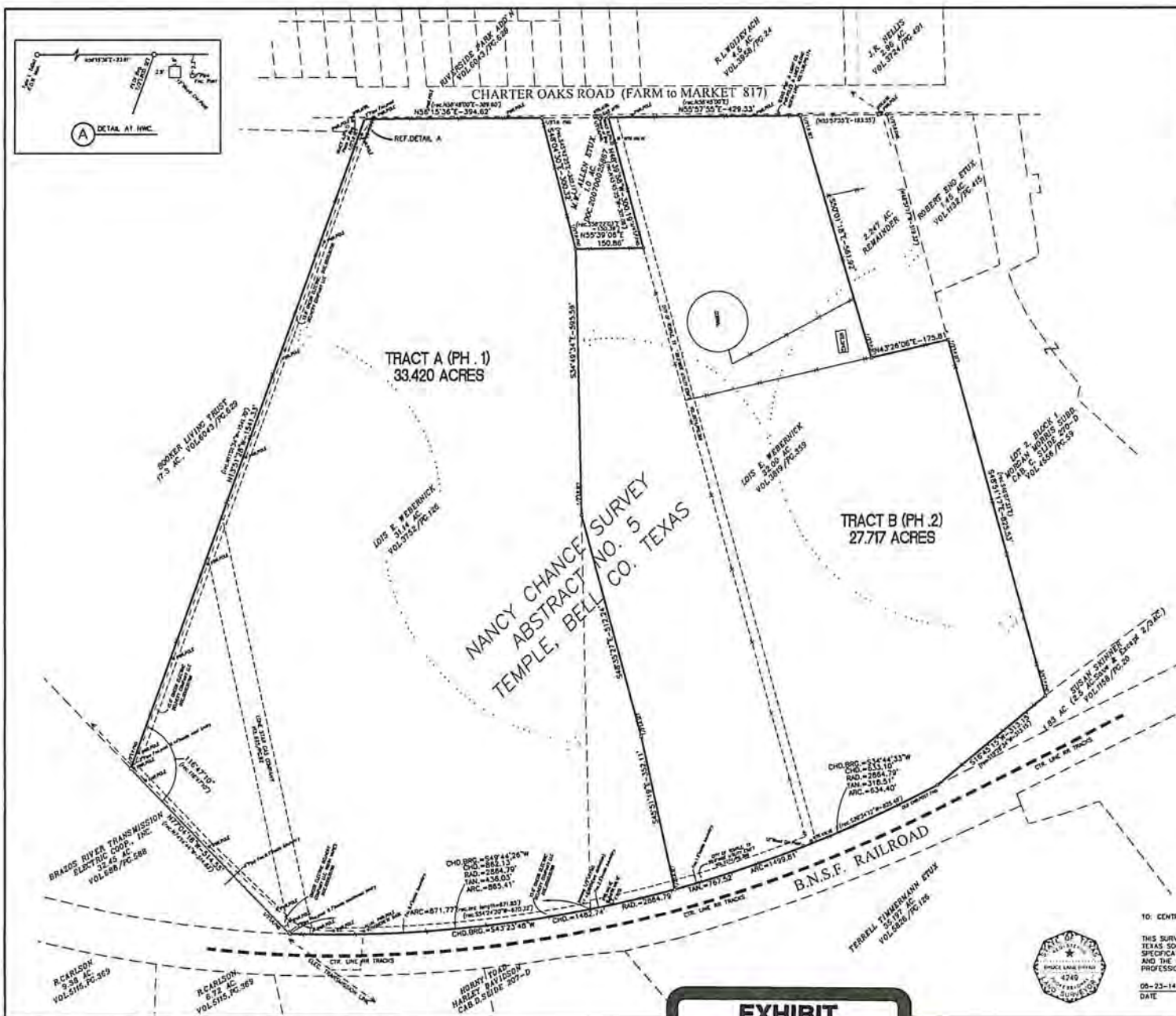
**South: (Aerial) BNSF Railroad, I-35 & Scattered Commercial and Industrial Uses
(LI, GR)**



- SURVEYOR'S NOTES:**
1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETED TITLE REPORT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.
 3. THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANELS NO. 48027-C0330 AND NO. 48027-C0335, EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "X" (UNSHADED).
 4. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PRODUCTIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
 5. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SVC".
 6. THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.
 7. THIS TRACT LIES WITHIN THE CITY OF TEMPLE, TEXAS.
 8. DISTANCE/AREA ARE GROUND VALUES.



WIRE FENCE
OVERHEAD LINE



TO: CENTRALAND TITLE COMPANY/SA

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION IV SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

08-23-14
DATE
BRUCE L. BRYAN, R.P.L.S.
TEXAS REGISTRATION NO. 4249



EXHIBIT

tabbles

A

LAND TITLE SURVEY
5105 CHARTER OAK ROAD
F.M. 817

33,420 AC. TRACT A (PH. 1),
27,717 AC. TRACT B (PH. 2),
THE NANCY CHANCE
SURVEY
ABSTRACT NO. 5
TEMPLE, BELL CO., TX

BRYAN TECHNICAL SERVICES, INC.



1111 HORTON ROAD
FARMER, TEXAS 76046
FIRM NO. 10128500
bryantech@austin.rr.com

NO.	DATE	REVISIONS	BY

SHOWN BY: LDRY
SCALE: 1" = 100'
PROJECT NO. 13-318

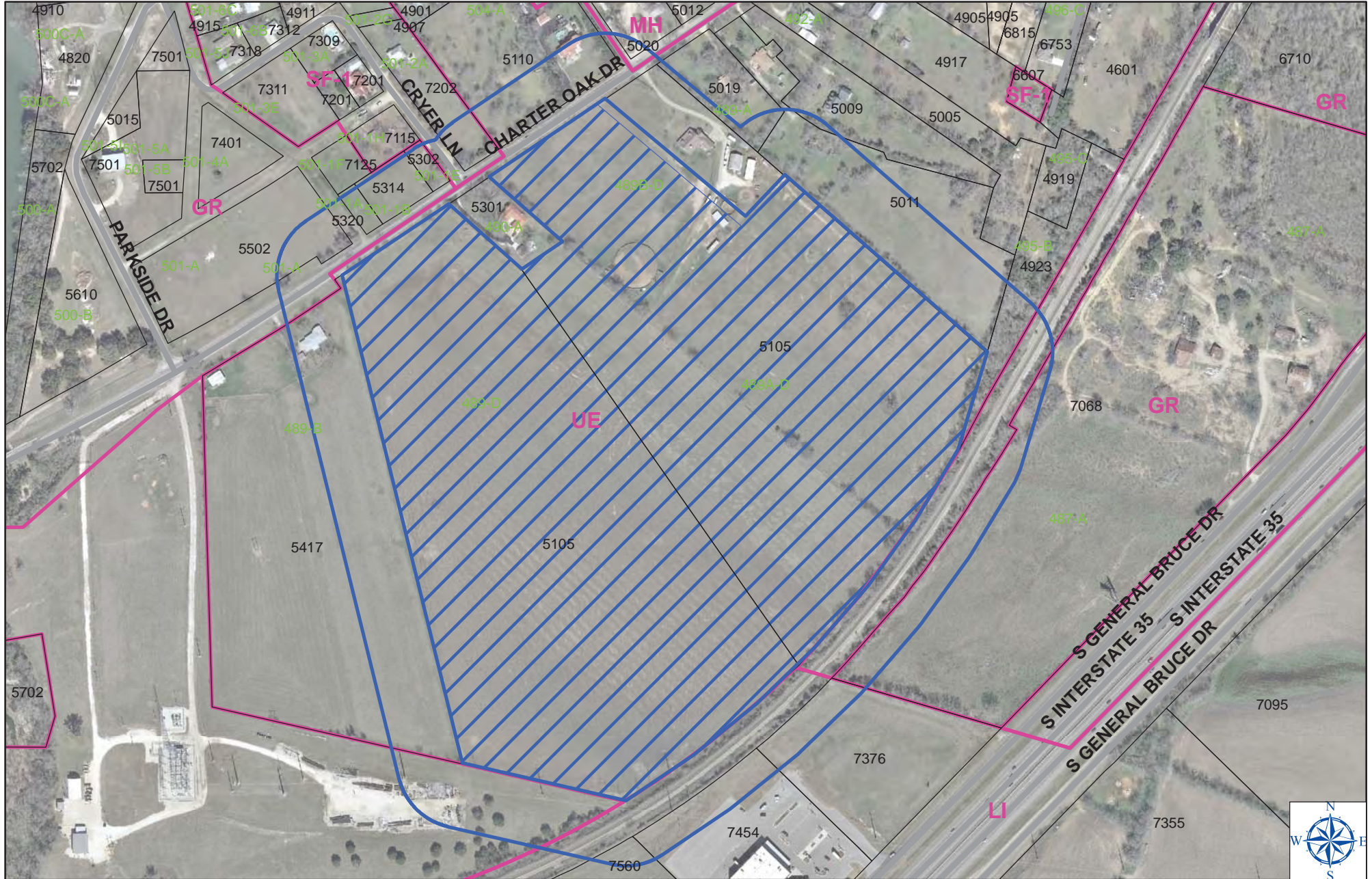
CHECKED BY: BLB
APPROVED BY: BLB
DATE: JANUARY 03, 2014



Z-FY-15-12

Aerial Map

5105 Charter Oak Dr.



- Case
- Zoning
- 1234-A Outblock Number
- 200' Buffer
- Parcel

0 300 600
Feet

2/20/2015
City of Temple GIS
myarberry

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.

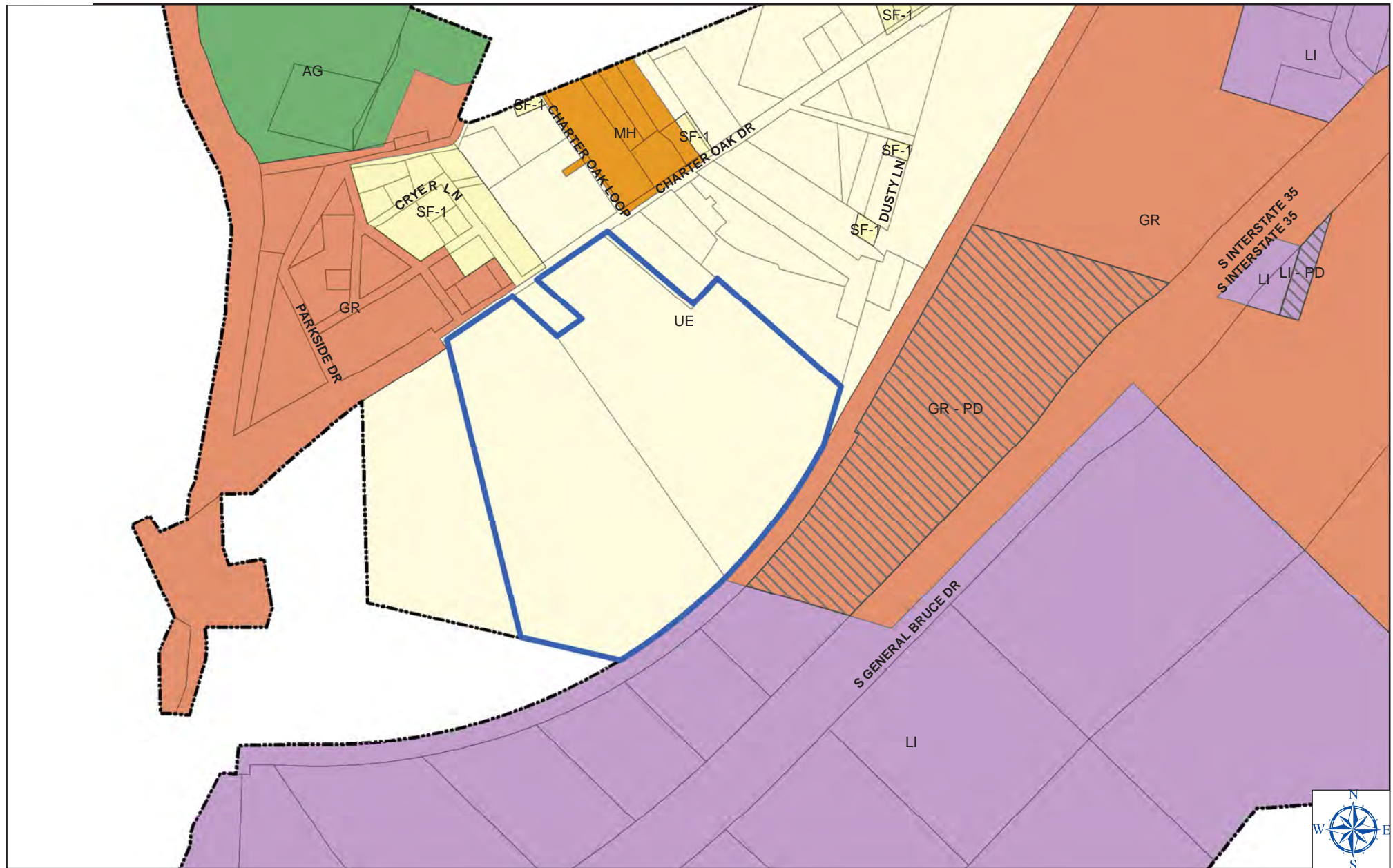














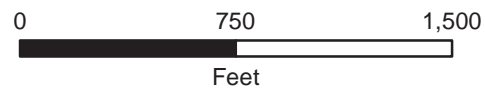
Z-FY-15-12

Zoning Map

5105 Charter Oak Dr.

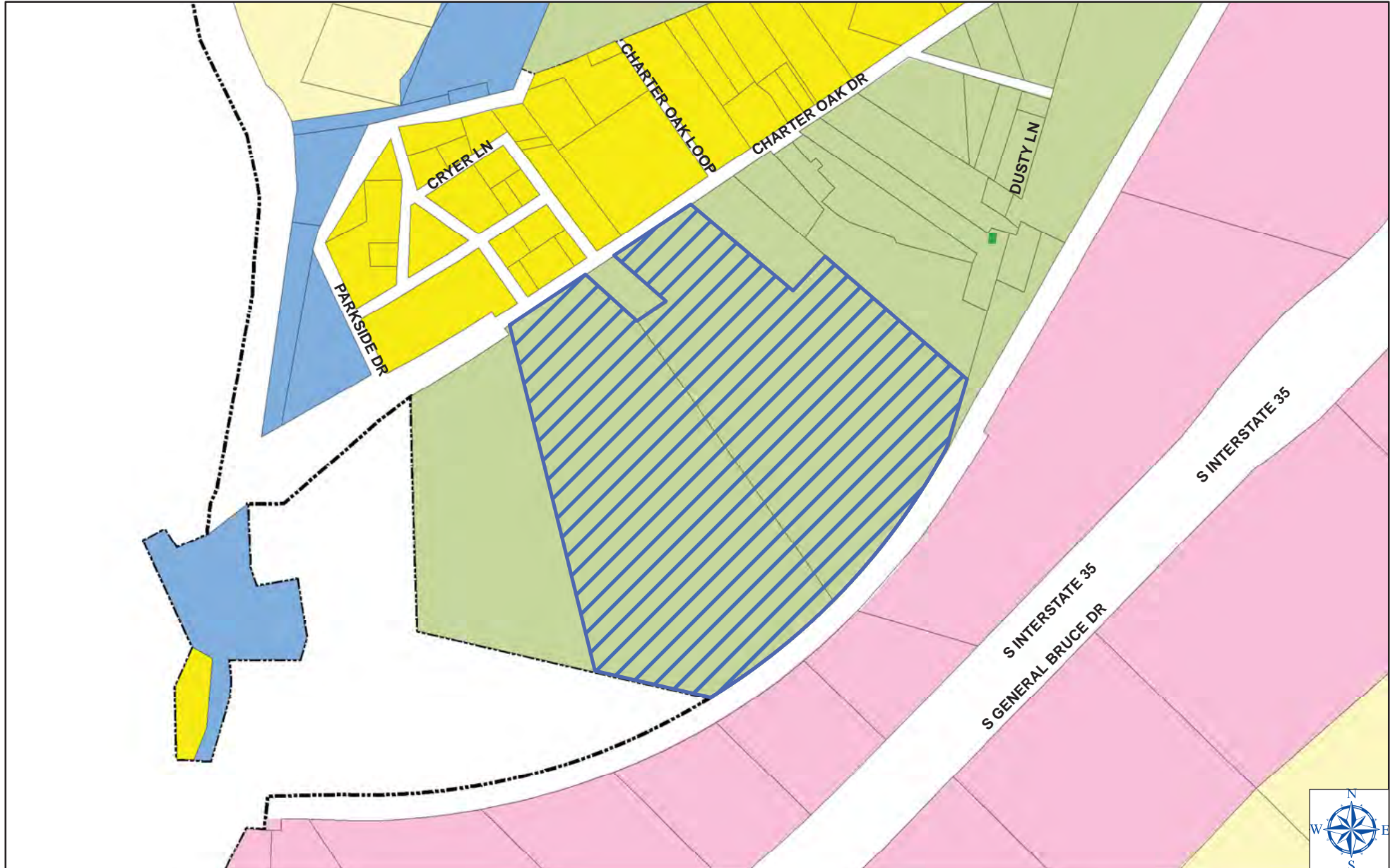


	Case	Zoning		GR		LI - PD	
	City Limits		UE		GR - PD		AG
			SF-1		LI		MH



2/18/2015
City of Temple GIS

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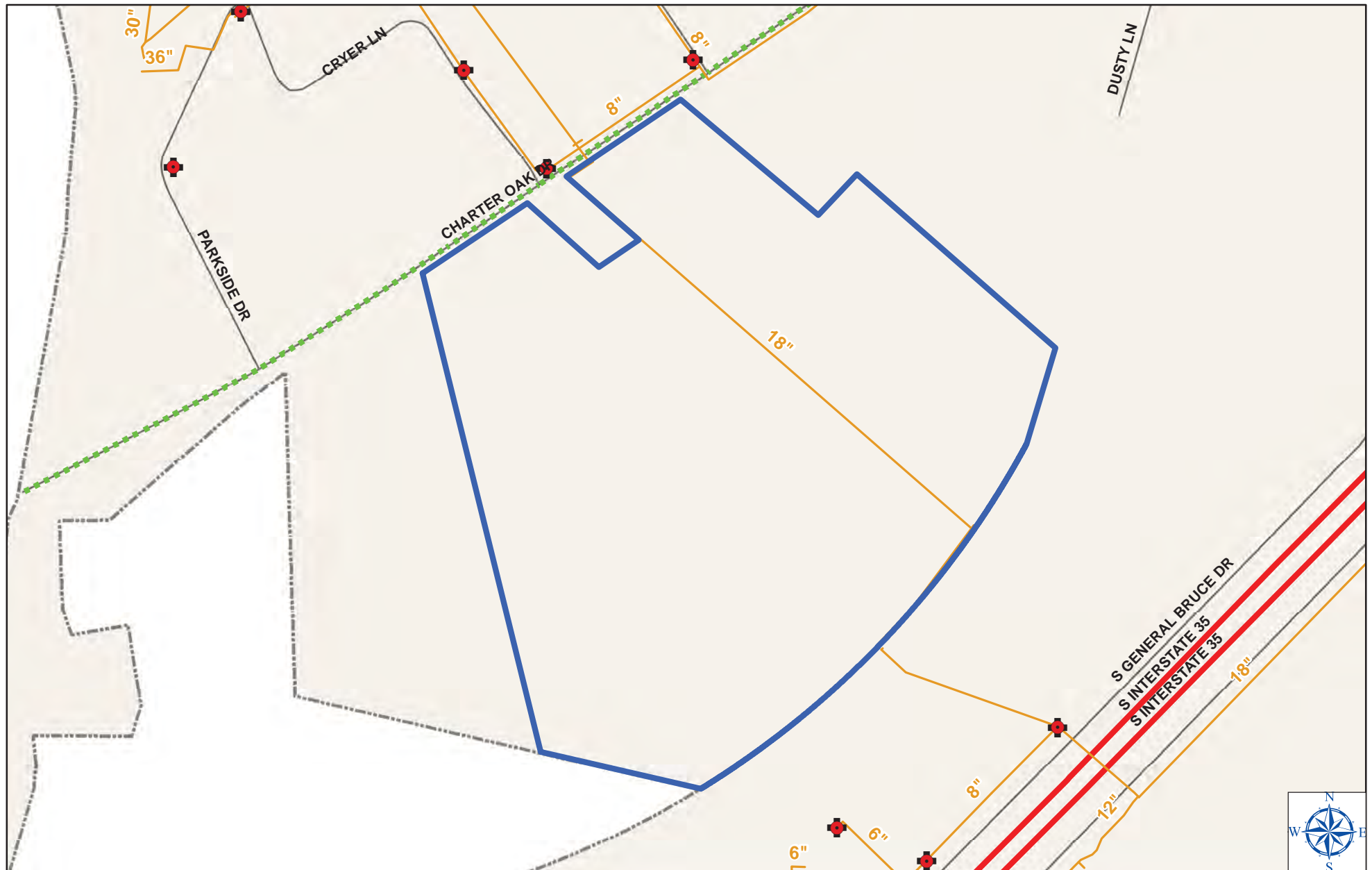


- | | |
|----------------------|----------------------|
| Case | Suburban Commercial |
| Parcels | Public Institutional |
| Estate Residential | Parks & Open Space |
| Suburban Residential | Agricultural/Rural |

0 200 400 800
Feet

2/20/2015
City of Temple GIS

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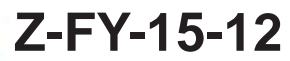


- | | | | |
|--------------|----------------|-------------------------|----------------------|
| Case | Water Line | Proposed Major Arterial | Collector |
| City Limits | Sewer Line | Proposed K-TUTS | Conceptual Collector |
| Fire Hydrant | Expressway | Minor Arterial | |
| | Major Arterial | Proposed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

0 150 300 600
Feet

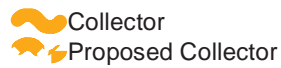
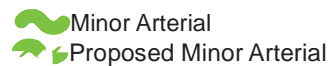
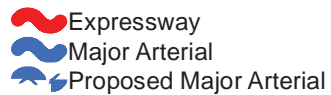
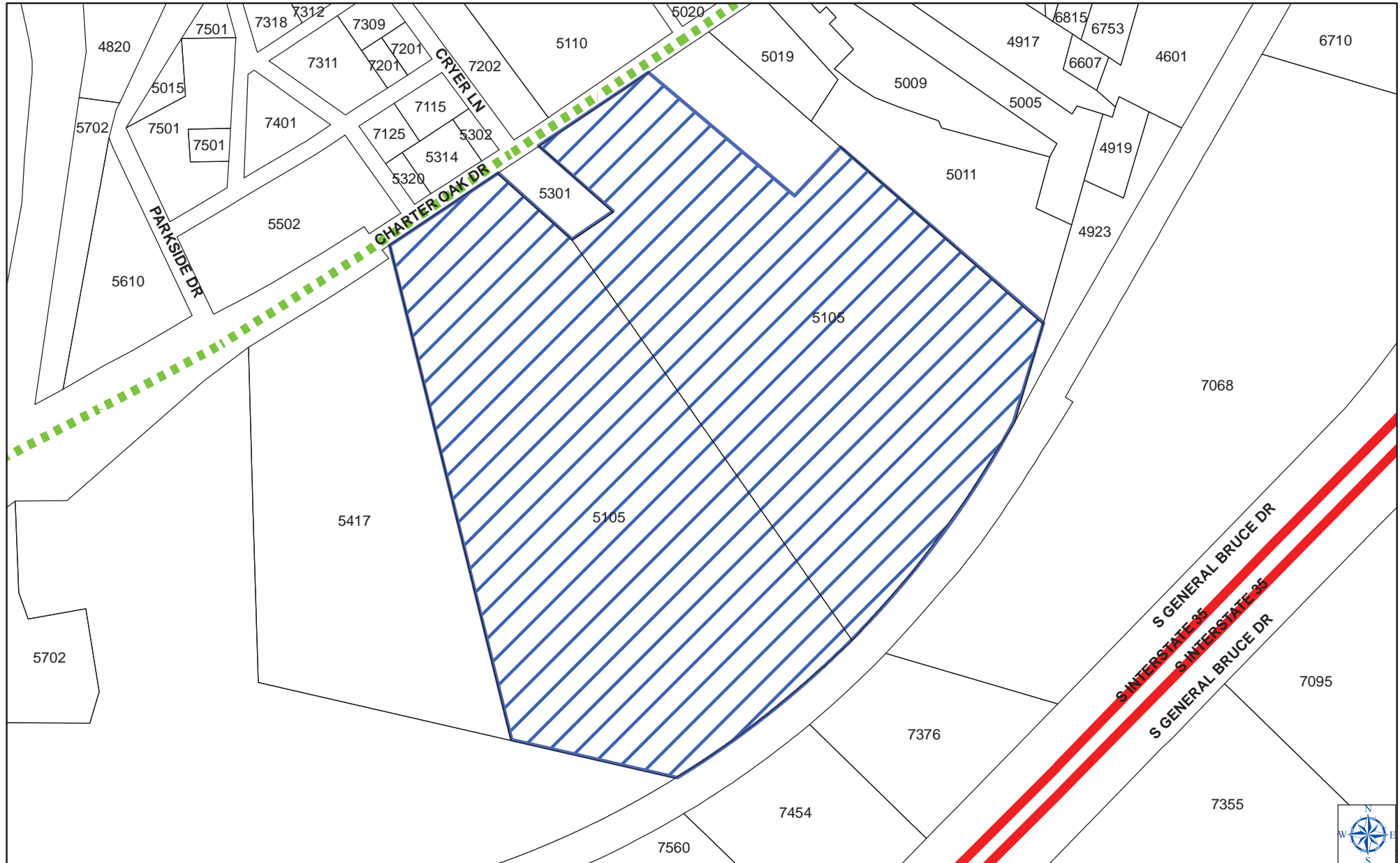
2/18/2015
City of Temple GIS

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Thoroughfare Plan

5105 Charter Oak Dr



0 100 200
Feet

2/18/2015
City of Temple GIS
myarberry

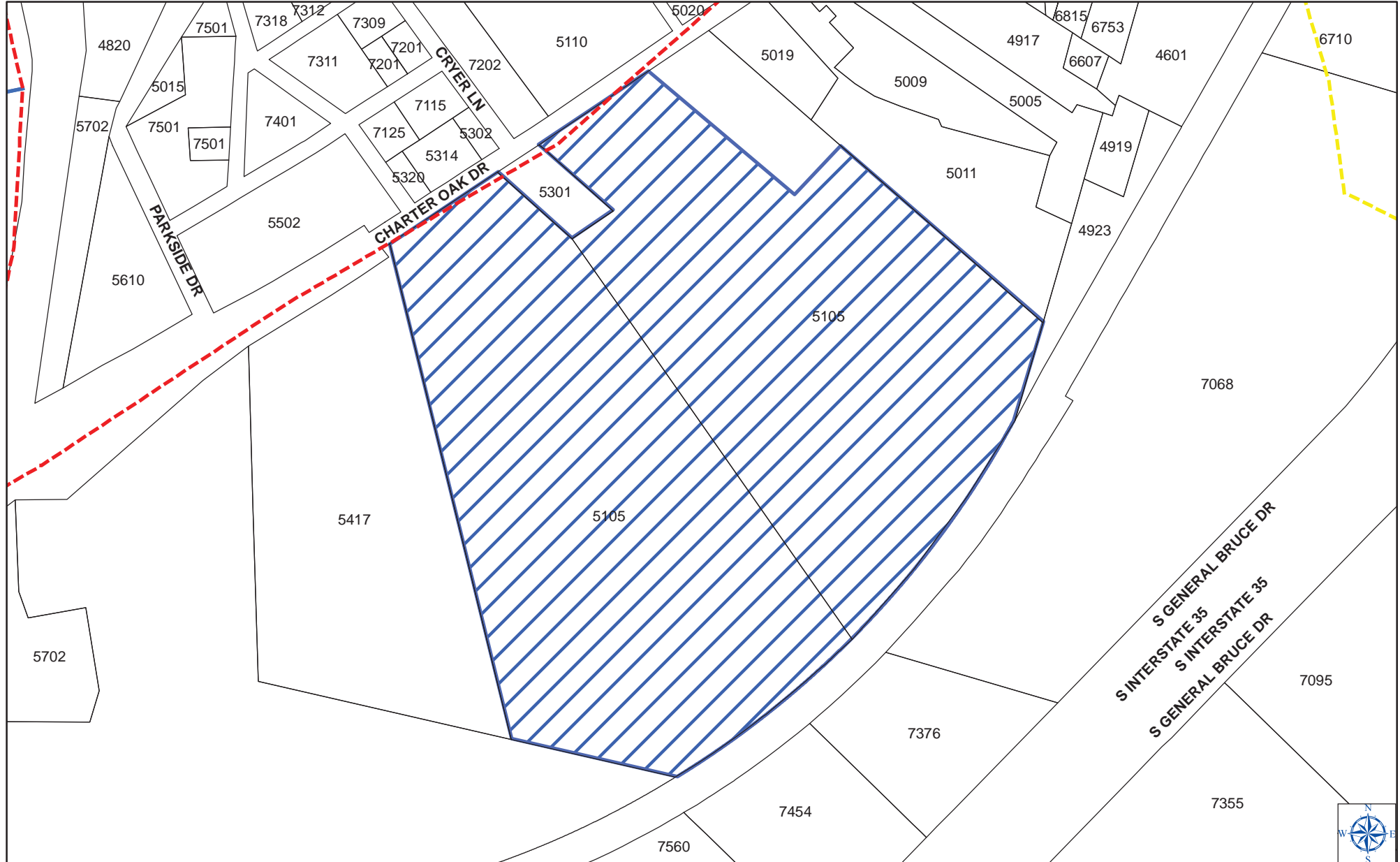
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Z-FY-15-12

Trails Plan

5105 Charter Oak Dr



Trails

Existing Citywide Spine Trail

Under Design/Construction Citywide Spine Trail

Proposed Citywide Spine Trail

Existing Community-Wide Connector Trail

Under Design/Construction Community-Wide Connector Trail

Proposed Community-Wide Connector Trail

Existing Local Connector Trail

Proposed Local Connector Trail

0 100 200
Feet

2/18/2015
City of Temple GIS
myarberry

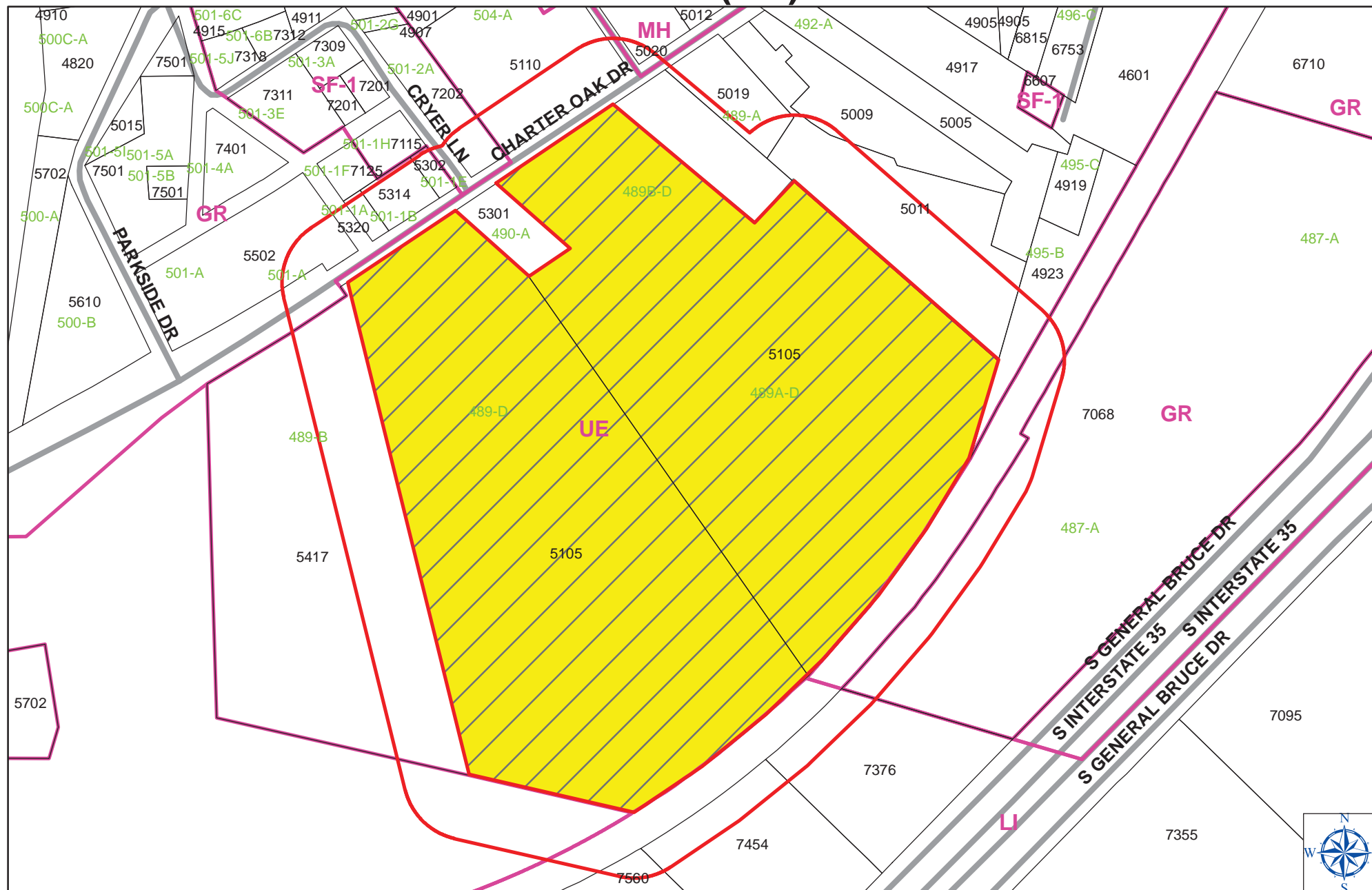
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Notification Map UE to PD (UE)

5105 Charter Oak Dr.



Case



Zoning

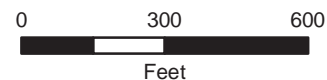
1234-A Outblock Number



200' Buffer



Parcel



2/20/2015
City of Temple GIS
myarberry

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**RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE**

V. Elizabeth T. Morgan
5011 Charter Oak Drive
Temple, Texas 76502

Zoning Application Number: Z-FY-15-12

Project Manager: Mark Baker

Location: Outblocks 489-D, 489A-D and 489B-D, City Addition (see attached notification map)

The proposed rezoning 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 rezoning of the property described on the attached notice, and provide any additional comments you may have.

I recommend () approval ☒ denial of this request.

Comments:

Same as before. So many houses pushed
into space changes the living of interest area.

Elizabeth T Morgan
Signature

Elizabeth T Morgan
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than March 12, 2015

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

Number of Notices Mailed: 13

RECEIVED

Date Mailed: February 12, 2015

MAR 04 2015

City of Temple
Planning & Development



RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE

Marion Etux Maria Allen
5301 Charter Oak Drive
Temple, Texas 76502

Zoning Application Number: Z-FY-15-12

Project Manager: Mark Baker

Location: Outblocks 489-D, 489A-D and 489B-D, City Addition (see attached notification map)

The proposed rezoning 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 rezoning of the property described on the attached notice, and provide any additional comments you may have.

I recommend () approval

☒ denial of this request.

Comments:

My wife and I can think of NO reason for this rezoning to pass. Its still too many homes The road (Charter oak Dr) has more cars each day without that many more homes. Plus we don't have Naborhood fire or Police protection.

Marion Allen
Signature

Marion W Allen
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than March 12, 2015

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

RECEIVED

MAR 02 2015

City of Temple

Planning & Development

Number of Notices Mailed: 13

Date Mailed: February 27, 2015



**RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE**

Robert Eno
5019 Charter Oak Drive
Temple, Texas 76502

Zoning Application Number: Z-FY-15-12

Project Manager: Mark Baker

Location: Outblocks 489-D, 489A-D and 489B-D, City Addition (see attached notification map)

The proposed rezoning 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 rezoning of the property described on the attached notice, and provide any additional comments you may have.

I recommend () approval

(☒) denial of this request.

Comments:

The traffic here is already heavy it's sometimes unsafe for us to walk across the street to get our mail, as well as pulling into our homes. it has caused me to be near-ened pulling into my house when I had my grandchildren in the car. That is with how the traffic is now. If you increase the number of houses in this area by over one hundred it is only going to make it more unsafe for the elderly people who have lived here for many years.

Robert Eno
Signature

Robert Eno
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than March 12, 2015

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

RECEIVED

MAR 10 2015

City of Temple
Planning & Development



**RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE**

Thomas W. Jones
7202 Cryer Lane
Temple, Texas 76502

Zoning Application Number: Z-FY-15-12

Project Manager: Mark Baker

Location: Outblocks 489-D, 489A-D and 489B-D, City Addition (see attached notification map)

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

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

Comments:

*I FEAR THE INCREASED TRAFFIC WOULD BE AN
ADDED DANGER TO THE ALREADY HEAVY TRAFFIC & ALSO
FEEL IT WOULD BE AN END TO THE QUIET, PEACEFULNESS OF
THE AREA.*

Thomas W. Jones
Signature

THOMAS W. JONES
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than March 12, 2015

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

Number of Notices Mailed: 13

Date Mailed: February 27, 2015

RECEIVED

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City of Temple
Planning & Development



**RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE**

Lois E. Webernick
5105 Charter Oak Drive
Temple, Texas 76502

Zoning Application Number: Z-FY-15-12 **Project Manager:** Mark Baker

Location: Outblocks 489-D, 489A-D and 489B-D, City Addition (see attached notification map)

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

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

Comments:

Lois E. Webernick
Signature

Lois E. Webernick
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than March 12, 2015

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

Number of Notices Mailed: 13

Date Mailed: February 27, 2015

RECEIVED

MAR 13 2015

City of Temple
Planning & Development



**RESPONSE TO PROPOSED
REZONING CHANGE REQUEST
CITY OF TEMPLE**

Yvonne & Keith Morgan
5011 Charter Oak Drive
Temple, Texas 76502

Zoning Application Number: Z-FY-15-12

Project Manager: Mark Baker

Location: Outblocks 489-D, 489A-D and 489B-D, City Addition (see attached notification map)

The proposed rezoning 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 rezoning of the property described on the attached notice, and provide any additional comments you may have.

I recommend () approval

☒ denial of this request.

Comments:

This development size will increase traffic on Charter Oak to an objectionable level! Most of this community is committed to the quality 'Country like' environment. We invested in building our home here because Urban Estates Zoning allows for a 'country like' environment and not a Housing Project, traffic, and the ills that follow that type of congestion. We are concerned for the negative environmental impact on the area. This area is our HOME. Increased congestion will diminish the value in HEART and in dollars. HEART is most important. Don't destroy our neighborhood.

Yvonne Morgan
Signature
R. Keith Morris

Yvonne Morgan
Print Name
R. Keith Morris

Please mail or hand-deliver this comment form to the address shown below, no later than March 12, 2015

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

RECEIVED

MAR 16 2015

City of Temple
Planning & Development

ORDINANCE NO. _____

(PLANNING NO. Z-FY-15-12)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A ZONING CHANGE FROM URBAN ESTATES DISTRICT (UE) TO PLANNED DEVELOPMENT-URBAN ESTATES (PD-UE) WITH A DEVELOPMENT PLAN PROPOSING 138 SINGLE-FAMILY LOTS ON APPROXIMATELY 61.137 ACRES, BEING TWO TRACTS OF LAND WITHIN THE NANCY CHANCE SURVEY, ABSTRACT NO. 5, BELL COUNTY, TEXAS, LOCATED AT 5105 CHARTER OAK DRIVE; 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 Urban Estates District (UE) to Planned Development-Urban Estates (PD-UE) with a development plan proposing 138 single-family lots on approximately 61.137 acres, being two tracts of land within the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located at 5105 Charter Oak Drive, as outlined in the map attached hereto as Exhibit 'A,' and made a part hereof for all purposes.

Part 2: The City Council approves the Planned Development subject to the following conditions:

1. A Development Plan per Exhibit B;
2. The following site enhancements:
 - a. A 6-foot to 8-foot high solid cedar fence with masonry pillars along the Charter Oak street frontage;
 - b. Construction of a 4-foot sidewalk encircling within the interior of the subdivision; connecting to the private park (Tract A) and both driveway entrances into the subdivision;
 - c. Construction of a 6-foot sidewalk along the subdivision's frontage of Charter Oak Drive and;
 - d. Landscaped entry with monument signage
3. That restrictive covenants be submitted for review and recordation, addressing the maintenance and responsibilities of the homeowners association (HOA) for the following:
 - a. Landscaping in common areas;
 - b. Tract A (Park and detention areas);
 - c. Tract B (including the sound attenuation berm);
 - d. Easements;
 - e. Fencing within common areas;
 - f. Sidewalk within common areas;

4. Other enhancements:
 - a. Enhanced front yard landscaping at the minimum rate of two, 2-inch – caliper trees (diameter at breast height);
 - b. Use of masonry, brick or stone as a primary exterior building material on a minimum of 3 of 4 building sides of the primary structure;
 - c. Construction of rear yard fencing on each residential lot
5. That upon final approval by TXDOT, either the deceleration/acceleration lanes and/or a separate center left-turn lane for traffic turning movements is provided; and
6. That the private park, in substantial compliance to the attached park plan (Exhibit C), be constructed prior to Acceptance of Infrastructure for Phase I development.

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

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

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

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

PASSED AND APPROVED on First Reading and Public Hearing on the **16th** day of **April**, 2015.

PASSED AND APPROVED on Second Reading on the **7th** day of **May**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

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DEPT./DIVISION SUBMISSION & REVIEW:

Brian Chandler Planning Director,
Beverly Zendt Assistant Planning Director

ITEM DESCRIPTION: SECOND & FINAL READING – Z-FY-15-08: Consider adopting an ordinance authorizing amendments to Articles 5, 6, 7, and 11 of the Temple Unified Development Code.

STAFF RECOMMENDATION: Adopt ordinance as presented in item description.

PLANNING & ZONING COMMISSION RECOMMENDATION: At its March 2, 2015 meeting, the Planning & Zoning Commission voted 7 to 0 to recommend approval of the proposed text amendments to the Unified Development Code.

ITEM SUMMARY: *Synopsis:* Approval of this item will result in amendments to multiple articles in the Unified Development Code. At City Council's First Reading on April 2, 2015, the discussion focused on the amendment prohibiting freestanding personal wireless service facilities in the I-35 Corridor Overlay. City Council voted to approve stealth facilities (which staff has defined), but the discussion also implied that staff consider allowing monopoles (staff has also defined). As a result, staff is proposing to allow monopole personal wireless service facilities within the Industrial Sub-District of the Overlay, which extends from just north of Nugent Avenue to the northern edge of the city limits.

Background: Staff has prepared the following text amendments to provide correction and clarification to certain sections of the Unified Development Code. Additional amendments have been proposed to provide exemptions to certain regulations (where needed) and to impose new regulations where the intent and spirit of certain sections of the UDC are not being adequately addressed by current regulations. Staff is proposing the following amendments.

ARTICLE 5: USE STANDARDS (ATTACHMENT 1): Section 5.3.17: Alcoholic Beverage Sales of Off-Premise Consumption, Package Store. This section provides specific use standards for alcoholic beverage sales for off-premise consumption (package stores). Currently all lighted signs for such uses must -be turned off at closing time. Staff is proposing that when a package store is being advertised as part of a multi-tenant sign and if the multi-tenant sign is in compliance with the UDC's General Sign Provisions (Article 7), that the sign be exempted from this requirement.

ARTICLE 7: GENERAL DEVELOPMENT STANDARDS (ATTACHMENTS 2 AND 3): Section 7.4.2 Applicability (Landscaping) and Section 7.81 Applicability (Building Development Standards).

These proposed amendments would exempt the Draughon-Miller Central Texas Regional Airport from general development standards related to both landscaping and building exterior materials. The unique development character and needs of this location combined with Temple Reinvestment Zone development/improvement initiatives focused on airport improvement will ensure that appropriate development standards are followed. The following general development standards from Article 7 would still be applicable.

- Access and Circulation
- Sidewalks
- Off-street Parking and Loading
- Signs
- Screening and Buffering

ARTICLE 5: USE STANDARDS; ARTICLE 6: SPECIAL PURPOSE AND OVERLAY ZONING DISTRICTS; AND ARTICLE 11: DEFINITIONS (ATTACHMENT 4): Section 6.6.7 Civic Sub-district Section 5.4.2 Prohibited Districts (Personal Wireless Service Facilities); and Section 11.2 Defined Terms.

The proposed amendments would prohibit freestanding personal wireless service towers (any size) in the I-35 Corridor Overlay District. The amendment would permit Freestanding **Stealth** Personal Wireless Service Facilities in all I 35 Interstate Corridor Overlay Sub-Districts subject to the approval of the Director of Planning. The Director of Planning will determine whether or not a proposed freestanding stealth facility is sufficiently camouflaged based on the type, size, scale and appropriateness of the structure that the stealth facility will resemble in relation to the architectural and land use context in which the stealth facility is located. In addition to Freestanding Stealth Personal Wireless Service Facilities, freestanding self-enclosed monopole facilities are permitted in the Industrial Sub-District. Definitions for both Stealth Personal Wireless Service Facilities and for Self-Enclosed Monopole will be added to Article 11.

ARTICLE 5: USE STANDARDS; ARTICLE 6: SPECIAL PURPOSE AND OVERLAY DISTRICTS ARTICLE 7: GENERAL DEVELOPMENT STANDARDS (ATTACHMENT 5): Section 5.1 Use Table; Section 5.3.2 HUD Code manufactured Home or Land Lease Community (Specific Use Standards); Section 7.4 Landscaping; Sec 6.1 Manufactured Home (MH) In review of the UDC, staff identified several inconsistencies, omissions and unclear language in sections applicable to HUD Code Manufactured Homes. Staff concerns relate to the following:

- A inconsistent reference to all manufactured homes, that are not located in a land lease community, as a "subdivision" rather than a development;
- Lack of clarity in the screening standards, particularly applicability. The current UDC language seems to suggest same level of perimeter screening is required for both manufactured home land lease communities and smaller single home manufactured home developments. Additionally, landscaping standards relating to manufactured homes reference incorrect sections of the UDC;

- The presence of the Manufactured Home (MH) special district in Article 6: Special Purpose and Overlay Zoning Districts provides a set of use standards for the existing MH zoned parcels. Nevertheless, this district is not a special zoning classification that can be requested any longer as Article 5 provides regulations for the placement of new HUD-Code manufactured homes in the city;
- Currently the UDC lacks side-yard setback requirements for HUD-Code Manufactured Homes and provides a front-yard setback inconsistent with single-family detached homes in the Agriculture District; and
- The language that prescribes density for individual HUD-Code manufactured homes (developments) is ambiguous.

Staff is proposing the following amendments;

- Changing references to a HUD-Code manufactured home **subdivision** to a HUD-Code manufactured home **development wherever it appears in the UDC**. This language may have been utilized in the past to encourage platting of lots where manufactured homes were located but has been inconsistently referenced in the UDC and has not been an effective tool to encourage platting of parcels upon which manufactured homes are located. Staff would like to defer to state law regulations and other city ordinances to determine when platting should occur.
- Staff is proposing the following language to discourage the proliferation of unlicensed land lease communities and to define basic density standards for manufactured home developments.

Section 5.3.2A2. For a HUD-Code manufactured home development, only one HUD-Code manufactured home is allowed per lot or unplatted property.

- Staff is proposing changing front-yard setbacks from 20ft to 50ft making those consistent with single family detached homes in the Agricultural district. Additionally staff is proposing a 20ft side-yard setback. Currently the UDC provides no setback standards for manufactured homes.
- Staff is proposing separate landscaping/screening standards for manufactured home land lease communities and manufactured home developments. For manufactured home land lease communities, staff is proposing a change from one canopy tree and a continuous row of shrubs for every 40 feet of perimeter screening to one canopy tree and six shrubs for every 40 feet of perimeter screening. Additionally staff has provided a berming option that will allow for a reduction of landscaping. For manufactured home developments, staff is proposing that screening be provided on all sides of the manufactured home rather than the perimeter of the development and that screening should consist landscaping or ornamental fencing combined with a reduced landscaping.
- Originally staff proposed and the Planning Commission recommended approval of an amendment that would require that newly installed manufactured homes in a new or expanded manufactured home development or land lease community be no more than 10 years of age. This would make the regulation consistent with the requirements for manufactured homes placed on existing lots or pads in manufactured home development or land lease communities.

However, after receiving input from Bruce Fowler, owner of Derby Woods Land Lease Community, staff would recommend that in both instances, for existing or new lots or pads, that the manufactured home be no more than 15 years old.

- Staff is proposing adding the following language to Article 6 as it relates to the Manufactured Home special district.

Section 7.5.1 Applicability. The Manufactured Housing district is obsolete and may not be requested as a district for a zoning amendment. Existing MH districts will remain on the Temple zoning map and will be subject to the development standards identified in this Section and in Section 5.3.2: HUD-Code Manufactured Home Developments and Land Lease Communities.

Staff has invited input and comment from the Temple Area Builders Association (TABA) and has provided TABA with a copy of the proposed amendments. Additionally, staff has provided a copy of proposed changes relating to manufactured housing to representatives from both the ownership and sales community.

PUBLIC NOTICE: The newspaper printed notice of the Planning and Zoning Commission public hearing on February 19, 2015, in accordance with state law and local ordinance.

FISCAL IMPACT: NA

ATTACHMENTS:

Attachment 1: ARTICLE 5: USE STANDARDS; Package Store

Attachment 2: ARTICLE 7: GENERAL DEVELOPMENT STANDARDS: Landscaping

Attachment 3: ARTICLE 7: GENERAL DEVELOPMENT STANDARDS: Building Materials

Attachment 4: ARTICLE 5: USE STANDARDS AND ARTICLE 6: SPECIAL PURPOSE AND OVERLAY ZONING DISTRICTS; Personal Wireless Service Facilities

Attachment 5: ARTICLE 5: USE STANDARDS AND ARTICLE 7: GENERAL DEVELOPMENT STANDARDS: HUD Code Manufactured Homes

Correspondence: Temple Area Builders Association

Correspondence: Bruce Fowler, Owner Derby Woods

Ordinance

5.3.15 Alcoholic Beverage Sales for On-Premise Consumption

5.3.16 Outdoor Shooting Range

5.3.17 Alcoholic Beverage Sales for Off-Premise Consumption, Package Store

A package store may be permitted in accordance with the use table in Sec. 5.1 subject to the following standards.

- A. Such use must comply with Chapter 4, “Alcoholic Beverages,” of the City Code.
- B. Outdoor lighting must comply with the standards in subsection 6.7.5K.
- C. If applicable, a pick-up window must be visible from the public right-of-way, and may not be placed in alleys.
- D. The drive-through lane must provide a minimum of 60 feet of stacking space as measured from the pick-up window.
- E. An escape (bypass) lane must be provided parallel to the drive-through lane, if applicable, from the beginning of the drive-through lane.
- F. Parking (in any zoning district including in CA) must be provided on-site, not less than one space for each 250 square feet of retail space (plus the number of parking spaces required for non-retail space as specified in Sec. 7.5).
- G. Window signs are prohibited.
- H. Lighted signs must be turned off at closing time. This requirement does not apply to multi-tenant signs that meet the requirements of Sec. 7.6.3 of this UDC.

Sec. 7.4. Landscaping

7.4.1 Purpose

The purpose of these landscaping standards is to enhance the attractiveness of the City through a limited amount of landscaping provided in conjunction with new development.

7.4.2 Applicability

A. These standards do not apply to single-family or duplex residential uses located in any zoning district, since these uses typically exceed the required landscaping. All other land uses, including HUD-Code manufactured home subdivisions and land lease communities, apartments, offices, retail, commercial and industrial uses and parking lots are subject to these standards, except in the CA district. Existing development is encouraged, but not required, to provide this landscaping standard.

B. These standards to not apply to the Draughon-Miller Central Texas Regional Airport.

C. These landscaping standards are applicable in conjunction with a Building Permit for new development, or an addition that increases site intensity on the lot or tract by 100 percent or more. Site intensity includes, but is not limited to, number of apartment units, paved surface or square footage proposed for nonresidential development.

7.4.3 Landscape Plan Required

A landscape plan must be submitted with the Building Permit application demonstrating compliance with the standards of this Section.

7.4.4 Landscaping Standards

Sec. 7.8. Building Exterior Materials

7.8.1 Applicability

These standards do not apply to the Draughton–Miller Central Texas Regional Airport.

7.8.17.8.2 Building Elevations Required

Building elevations must be submitted with the Building Permit application demonstrating compliance with the standards of this Section.

7.8.27.8.3 Residential Uses

A. Definition of a Metal Facade Residential Primary or Accessory Building

A primary or accessory residential building in which 25 percent or more of the area of each of the building's exterior walls, bearing or nonbearing, that is used as enclosing wall for a building, other than a fire wall is made with formed steel, structural steel or lightweight metal alloys applied on the exterior side of exterior walls for the purpose of providing a weather-resistant barrier, insulation or aesthetics, siding, exterior insulation and finish systems, architectural trim and embellishments such as cornices, soffits, fascias, gutters, and leaders. For purposes of calculating whether 25 percent or more of the area of each of the building's exterior walls are metal, doors, windows and roofs are exempt from the percentage calculation and the percentage is calculated per side of the building.

B. Metal Façade Residential Accessory Buildings Allowed by Right

7.8.37.8.4 Nonresidential and Multiple-Family Uses

Sec. 6.7. I35, Interstate 35 Corridor Overlay

6.6.7 Civic Sub-District

The Civic Sub-District provides a location for important buildings and services that are essentially noncommercial or non-profit in nature and that often serve as community landmarks, gathering places and settings for social interaction. This sub-district is meant to be a destination for events, performances, festivals and other activities related to civic and cultural arts.

A. Prohibited Uses.

Personal Wireless Service Facilities in the form of Freestanding Towers are prohibited in the Civic Sub-District.

A.B. Permitted and Conditional Uses

The following use table establishes uses allowed by right or by Conditional Use Permit in accordance with Sec. 3.5 in the Civic Sub-District. Unless otherwise regulated in the standards for this overlay zoning district, permitted uses are governed by the standards of this UDC for the underlying base zoning district. Uses not listed are prohibited.

6.6.8 Industrial Sub-District

The industry component of Temple's economy has been and should continue to be a major factor in the City's growth and employment. These Industrial Sub-District standards will keep the City's industrial base strong and growing while protecting the City's image and enhancing the I-35 Corridor.

A. Permitted Uses

Permitted uses are governed by the uses permitted in the use table in Sec. 5.1 of this UDC for the underlying zoning district. Unless otherwise regulated in the standards for this overlay district, permitted uses are governed by the standards of this Zoning Ordinance for the underlying base zoning district.

B. Prohibited and Conditional Uses

Notwithstanding such uses being permitted in the underlying base zoning district according to the use table in Sec. 5.1, the following uses

are prohibited or require a Conditional Use Permit in accordance with Sec. 3.5.

Use	Prohibited Use	Conditional Use	Standards
Residential			
All Residential Uses listed in the use table in Sec. 5.1 except as follows:		✓	5.3.1 through 5.3.7
Multiple-family dwelling (apartment)		✓	5.3.3
Recreational vehicle park	✓		
Nonresidential			
Animal feed lot	✓		
Animal shelter (public or private)		✓	
Auto storage or auto auction	✓		
Boat sales or repair		✓	
Bottling works		✓	
Building material sales		✓	
Car wash		✓	
Child care facility	✓		
Contractor storage and equipment yard		✓	
Correctional facility	✓		
Day camp for children	✓		
Drag strip or commercial racing	✓		
Flea market (outdoors)	✓		
Greenhouse or nursery (retail)		✓	
Hatchery, fish or shrimp, fish farm	✓		
Hatchery, poultry	✓		
Heavy machinery sales, storage and repair		✓	
Industrial Uses listed in the use table in Sec. 5.1		✓	
Kennel		✓	
Livestock auction	✓		
Major vehicle repair		✓	5.3.22
Milk depot, dairy or ice cream plant		✓	
Minor vehicle servicing		✓	5.3.23
Motorcycle or scooter sales and repair		✓	
Open storage of furniture, appliances or machinery	✓		
Paint shop		✓	
<u>Personal Wireless Service Facilities- Freestanding Tower</u>	✓		

Use	Prohibited Use	Conditional Use	Standards
Sexually oriented business	✓		
Shooting range (outdoor)	✓		
Stable, residential or noncommercial	✓		
Trailer, recreational vehicle, portable building or HUD-Code manufactured home sales or rental		✓	
Transitional or emergency shelter	✓		
Upholstery shop		✓	
Veterinarian hospital (kennels)		✓	
Wrecking or salvage yard	✓		5.3.24

6.6.9 Freeway Retail / Commercial Sub-District

The freeway retail and commercial locations in Temple have been and should continue to be a major factor in the City's growth and employment efforts. These standards will continue to attract new commercial activity to the City and enhance the City's image as a desirable place to live, work and shop on the I-35 Corridor.

A. Permitted Uses

Permitted uses are governed by the uses permitted in the use table in Sec. 5.1 of this UDC for the underlying zoning district. Unless otherwise regulated in the standards for this overlay district, permitted uses are governed by the standards of this Zoning Ordinance for the underlying base zoning district.

B. Prohibited and Conditional Uses

Notwithstanding such uses being permitted in the underlying base zoning district according to the use table in Sec. 5.1, the following uses are prohibited or require a Conditional Use Permit in accordance with Sec. 3.5.

Use	Prohibited Use	Conditional Use	Standards
Residential			
All Residential Uses listed in the use table in Sec. 5.1 except as follows:	✓		

Use	Prohibited Use	Conditional Use	Standards
Multiple-family dwelling (apartment)		✓	5.3.3
Recreational vehicle park	✓		
Nonresidential			
Animal feed lot	✓		
Animal shelter (public or private)		✓	
Auto storage or auto auction	✓		
Boat sales or repair		✓	
Bottling works	✓		
Building material sales	✓		
Car wash		✓	
Child care facility		✓	5.3.9 and 5.3.10
Contractor storage and equipment yard	✓		
Correctional facility	✓		
Day camp for children	✓		
Drag strip or commercial racing	✓		
Flea market (outdoors)	✓		
Greenhouse or nursery (retail)		✓	
Hatchery, fish or shrimp, fish farm	✓		
Hatchery, poultry	✓		
Heavy machinery sales, storage and repair	✓		
Industrial Uses listed in the use table in Sec. 5.1	✓		
Kennel	✓		
Livestock auction	✓		
Major vehicle repair		✓	5.3.22
Milk depot, dairy or ice cream plant	✓		
Minor vehicle servicing		✓	5.3.23
Open storage of furniture, appliances or machinery	✓		
Paint shop		✓	
<u>Personal Wireless Service Facilities-Free Standing Tower</u>	<u>✓</u>		
Sexually oriented business	✓		
Shooting range (outdoor)	✓		
Stable, residential or noncommercial	✓		
Trailer, recreational vehicle, portable building or HUD-Code manufactured home sales or rental	✓		
Transitional or emergency shelter	✓		

Use	Prohibited Use	Conditional Use	Standards
Upholstery shop		✓	
Veterinarian hospital (kennels)		✓	
Wrecking or salvage yard	✓		5.3.24

6.6.10 City Entry Sub-District

This sub-district is the gateway into the city core, hospitals, neighborhoods, shopping, airport and industrial parks. Development should enhance the image of the City and entice people to stop, shop and visit the City. These entries need to create attractive portals to the City.

A. Permitted Uses

Permitted uses are governed by the uses permitted in the use table in Sec. 5.1 of this UDC for the underlying zoning district. Unless otherwise regulated in the standards for this overlay district, permitted uses are governed by the standards of this Zoning Ordinance for the underlying base zoning district.

B. Prohibited and Conditional Uses

Notwithstanding such uses being permitted in the underlying base zoning district according to Sec. 5.1, the following uses are prohibited or require a Conditional Use Permit in accordance with Sec. 3.5.

Use	Prohibited Use	Conditional Use	Standards
Residential			
All Residential Uses listed in the use table in Sec. 5.1 except as follows:	✓		
Multiple-family dwelling (apartment)		✓	5.3.3
Recreational vehicle park	✓		
Nonresidential			
Animal feed lot	✓		
Animal shelter (public or private)	✓		
Auto storage or auto auction	✓		
Boat sales or repair	✓		
Bottling works	✓		
Building material sales	✓		
Car wash		✓	
Child care facility		✓	5.3.9 and 5.3.10
Contractor storage and equipment yard	✓		
Correctional facility	✓		
Day camp for children	✓		
Drag strip or commercial	✓		

Attachment 4 –Article 6: Special Purpose and Overlay Districts

Sec. 6.7, Interstate 35 Corridor Overlay

Use	Prohibited Use	Conditional Use	Standards
racing			
Flea market (outdoors)	✓		
Greenhouse or nursery (retail)		✓	
Hatchery, fish or shrimp, fish farm	✓		
Hatchery, poultry	✓		
Heavy machinery sales, storage and repair	✓		
Industrial Uses listed in the use table in Sec. 5.1	✓		
Kennel	✓		
Livestock auction	✓		
Major vehicle repair	✓		
Milk depot, dairy or ice cream plant	✓		
Minor vehicle servicing		✓	5.3.23
Motorcycle or scooter sales and repair		✓	
Open storage of furniture, appliances or machinery	✓		
Paint shop		✓	
<u>Personal Wireless Service Facilities- Free Standing Tower</u>	<u>✓</u>		
Trailer, recreational vehicle, portable building or HUD-Code manufactured home sales or rental sales or rental	✓		
Transitional or emergency shelter	✓		

[Ord. 2012-4505]

Sec. 5.4 Personal Wireless Service Facilities

5.4.1 Purpose

These regulations for personal wireless service facilities are adopted for the general purposes of this UDC and for the following specific purposes:

- A. To enhance the ability of the providers of telecommunications services to provide such services to the community safely, effectively and efficiently;
- B. To encourage the users of support structures and antennas to collocate where possible, and to locate all facilities, to the extent possible, in areas where adverse impact on the community is minimal;
- C. To identify standards in order to ensure equitable treatment of providers of functionally equivalent telecommunications services; and
- D. To minimize the visual impact of towers through design, screening and landscaping.

5.4.2 Prohibited Districts

A. Freestanding towers are prohibited in the I 35, Interstate 35 Corridor Overlay zoning district.

B. Personal wireless service facilities are prohibited in the following zoning districts:

~~A.1.~~ **UE, Urban Estate;**

~~B.2.~~ **SF-1 through SF-3, Single-Family Dwelling;**

~~C.3.~~ **SFA through SFA-3, Single-Family Attached;**

~~D.4.~~ **MH, Manufactured Home;**

~~E.5.~~ **TH, Townhouse;**

~~F.6.~~ **2F, Two-Family Dwelling; and**

~~G.7.~~ **MF-1 though MF-3, Multiple Family Dwelling.**

Attachment 5 – Article 5 Use Standards

Section 5.1 Use Table

P= Permitted by Right L = Permitted by Right Subject to Limitations
[blank cell] = Prohibited C= Conditional Use Permit

Specific Use	AG	UE	RESIDENTIAL USES											NONRESIDENTIAL USES										
			SF-1	SF-2	SF-3	SFA-1	SFA-2	SFA-3	TH	2F	MF-1	MF-2	MF-3	O-1	O-2	NS	GR	C	CA	LI	HI	Standards		
Boarding or rooming house												P	P		P	P	P	P	P					
Convent or monastery	C	C													P	P	P	P	P					
Family or Group Home	L	L	L	L	L	L	L	L	L	L	L	L	L	C	C	C	C	C	C		5.3.1			
Fraternity or sorority	C	C								C	C	C	C	P	P	P	P	P	P					
Home for the aged	C	C								C	P	P	C	P	P	P	P	P	P					
Industrialized housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
HUD-Code manufactured home land lease community	C																				5.3.2			
HUD-Code manufactured home <u>subdivision-development</u>	L																				5.3.2			
Multiple-family dwelling (apartment)												L	L	L	L			L			5.3.3			
Patio home							L	L	L												5.3.4			
Recreational Vehicle Park	C															C			C					
Single-family attached dwelling							P	P	L	P	P	P	P	P	P	P	P	P			5.3.5			
Single-family detached dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Townhouse									L	L	L	L	L	L	L	L	L	L			5.3.6			
Triplex										C	P	P		P			P							
Two-family dwelling (duplex)										P	P	P		P	P	P	P	P						
Zero lot line dwelling							P	L	P	P	P	P									5.3.7			
NONRESIDENTIAL USES																								
AGRICULTURAL USES																								
Animal shelter (public or private)	C																	C		P	P			
Farm, ranch, orchard or garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Greenhouse or nursery (wholesale)	P																	P	P	P	P			

5.3.2 HUD-Code Manufactured Home Development or Land Lease Community

A HUD-Code manufactured home development or land lease community may be permitted in accordance with the use table in Sec. 5.1 subject to the following standards.

A. Minimum Area, Density and Setbacks

1. The minimum lot area for a HUD-Code manufactured home development or land lease community is one acre. For individual homes, each lot must be minimum one acre in size.
- 1.2. For a HUD-Code manufactured home development, only one HUD-Code manufactured home is allowed per lot or unplatted property.
- 2.3. A HUD-Code manufactured home development or land lease community must observe a minimum front yard setback of 20 50 feet.
- 3.4. A HUD-Code manufactured home development or land lease community must observe a minimum side yard setback of 20 feet.
- 4.5. A HUD-Code manufactured home development or land lease community must observe a minimum rear yard setback of 10 feet, unless adjacent to property zoned AG, UE, SF-1, SF-2 or SF-3, in which case a minimum rear yard setback of 20 feet setback is required.

B. Perimeter Screening

1. HUD Code Manufactured Home Land Lease Community
For HUD-Code Screening walls or landscaping must enclose all HUD-Code manufactured home subdivisions and manufactured home land lease communities screening must be provided at the perimeter of the entire development, excluding drive approaches. Screening must consist of walls/fences or landscaping in accordance with the following provisions:

a. Walls and Fences. Fences and walls must be constructed of wood, masonry, stone or pre-cast concrete with integrated color, texture and pattern. Structural screening must be a minimum 6 feet in height above the adjacent grade. Fences or walls used for buffering must not contain openings of more than 20 square inches in each square foot of wall or fence surface. Gates must be equal in height and screening characteristics to the fence or wall in order to create a visual barrier.

Screening walls must be consistent with Sec. 7.7.1.

b. Landscaping and Berming. Landscaping must include canopy trees and shrubs or a combination of canopy trees, shrubs and berms. Landscape screening must consist of a minimum of one canopy tree and six shrubs per for every 40 linear feet of boundary, including street frontage, with a continuous row of shrubs screening the space between trees frontage. Berms from 24 inches to 48 inches in height at no more than a four to one slope may be substituted for a maximum of 50% of the required perimeter landscaping.

c. Landscaping must be in conformance with Section 7.4.5– General Planting Criteria.

2. HUD–Code Manufactured Home Development

For a HUD–Code manufactured home development, screening must be provided on all sides of the HUD–Code manufactured home. Screening must consist of landscaping or some combination of both fencing and landscaping in accordance with the following provisions:

- a. Landscaping. Landscape screening must consist of a minimum of one canopy tree and five shrubs for every 30 linear feet along all sides of the manufactured home.
- b. Fencing and Landscaping Combination. The required number of trees may be reduced by 30% when used in a combination with a decorative fence that is a minimum of 4 feet in height; constructed of wood, wrought iron or galvanized ornamental steel; and located behind a continuous landscaped area.
- c. Landscaping must be in conformance with Section 7.4.5– General Planting Criteria.

C. Dimensions

1. HUD–Code manufactured homes placed in a new or expanded manufactured home ~~subdivision or development~~ or land lease community must be “double–wide” units a minimum of 24 feet in width with no structure more than 10 years of age when installed.
2. HUD–Code manufactured homes placed on an existing lot or pad in a manufactured home ~~subdivision–development~~ or land lease community must be single–wide or double–wide units with no structure more than 10 years of age when installed.

D. Transport Equipment

Running gear, tongues, axles and wheels must be removed at the time of installation.

E. Roof

The roof must be predominately double pitched and have a minimum rise of three inches for every 12 inches of vertical run (3:12 roof pitch). The roof must be covered with material that is commonly used on site–built single–family dwellings within the City, including but not limited to wood, asphalt composition shingles, fiberglass or architectural metal panels and excluding corrugated aluminum, corrugated fiberglass or corrugated metal. The roof must have a minimum eave projection and roof overhang of eight inches.

F. Siding

Exterior siding must be of a material that is commonly used on site–built single–family dwellings within the City that does not have a high–gloss

finish. It may include wood, cementitious board, composition, clapboard, conventional vinyl or metal siding, brick, stucco or similar materials, but exclude smooth, ribbed or corrugated metal or plastic panels.

G. Foundation

All units not located in land lease communities must be installed on a permanent foundation in accordance with the Texas Department of Housing and Community Affairs rules.

H. Skirting

The perimeter of the crawl space must be skirted, with openings only for crawl space ventilation, access and equipment operation. Skirting must be constructed of brick, masonry, concrete, stucco or the same material as the siding on the unit. Shrubs must be placed along a minimum of 50 percent of the skirting around each unit.

I. Storage Building

A storage building must be provided at each site and must be installed on a concrete foundation prior to issuance of a Certificate of Occupancy. The storage building must be placed in the rear or side yard, constructed of low maintenance materials, and if painted, must match the color of the unit.

Sec. 7.4. Landscaping

7.4.1 Purpose

The purpose of these landscaping standards is to enhance the attractiveness of the City through a limited amount of landscaping provided in conjunction with new development.

7.4.2 Applicability

- A.** These standards do not apply to single-family or duplex residential uses located in any zoning district, since these uses typically exceed the required landscaping. All other land uses, including HUD-Code manufactured home ~~developments subdivisions~~ and land lease communities, apartments, offices, retail, commercial and industrial uses and parking lots are subject to these standards, except in the CA district. Existing development is encouraged, but not required, to provide this landscaping standard.
- B.** These landscaping standards are applicable in conjunction with a Building Permit for new development, or an addition that increases site intensity on the lot or tract by 100 percent or more. Site intensity includes, but is not limited to, number of apartment units, paved surface or square footage proposed for nonresidential development.

Sec. 6.1 MH, Manufactured Home

6.1.1 ~~Applicability~~

The Manufactured Housing district is obsolete and may not be requested as a district for a zoning amendment. Existing MH districts will remain on the Temple zoning map and are subject to the development standards identified in this Section and in Section 5.3.2: HUD-Code Manufactured Home Developments and Land Lease Communities.

6.1.2 ~~6.1.1~~ Use Table

The following uses are permitted by right, permitted subject to limitations, or require a Conditional Use Permit in the MH, Manufactured Home zoning district.

Use	Permitted by Right or Permitted Subject to Limitations	Conditional Use	Standard
RESIDENTIAL USES			
Convent or monastery		✓	
Family or group home	✓		
HUD-Code manufactured home subdivision development	✓		5.3.2
HUD-Code manufactured home land lease community	✓		5.3.2
Industrialized Housing	✓		
Recreational vehicle park		✓	
Single-family detached dwelling	✓		
NONRESIDENTIAL USES			
Asphalt or concrete batching plant (temporary)		✓	
Cemetery, mausoleum or crematorium		✓	
Child care: group day care home		✓	5.3.9
Child care: family home	✓		5.3.9
Community center		✓	
Electrical substation (high voltage bulk power)		✓	
Electrical transmission line (high voltage)		✓	
Fire Station	✓		
Gas line and regulating station	✓		
Institution religious – charitable – philanthropic nature		✓	
Park or playground	✓		

Article 6: Special Purpose and Overlay Districts

Section 6. MH, Manufactured Home

Use	Permitted by Right or Permitted Subject to Limitations	Conditional Use	Standard
Petroleum or gas well		✓	
Place of worship	✓		
Playfield or stadium		✓	
Pre-school		✓	
Railroad track or right-of-way or team track	✓		
School, (elementary or secondary), public or private	✓		
Sewage pumping station		✓	
Shop yard of local, state or federal government		✓	
Telephone exchange-switching- relay or transmitting equipment	✓		
Temporary field or construction office	Subject to temporary permit issued by Chief Building Official		
Utilities other than listed		✓	
Water stand pipe or elevated storage	✓		
Water reservoir well or pumping station	✓		
Water treatment plant		✓	
ACCESSORY USES			
Accessory building (residential)	✓		0
Backyard compost operation	✓		0
Home occupation	✓		5.5.4
Off-street parking as an expansion of a nonresidential use		✓	
Stable, residential or noncommercial		✓	5.5.5
Swimming pool, private	✓		City Code Ch 34

[Ord. 2011-4499]

6.1.3 ~~6.1.2~~ Prohibited Uses

Any use not listed in Sec. 6.1.1 is prohibited in the MH, Manufactured Home zoning district.

Article 11: Definitions

Article 11.2. Defined Terms

HUD–Code Manufactured Home. A structure constructed on or after June 15, 1976, according to the rules of the United State Department of Housing and Urban Development, transportable in one or more sections, that, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and that is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air–conditioning and electrical systems. The term does not include a recreational vehicle as that term is defined by 24 C.F.R. Section 3282.8(g).

HUD–Code Manufactured Home~~Subdivision~~Development. A HUD–Code manufactured home located on land other than a HUD–Code manufactured home land lease community.

HUD–Code Manufactured Home Land Lease Community. A plot or tract of land that is separated into two or more spaces or lots that are rented, leased, or offered for rent or lease, for a term of less than 60 months without a purchase option, for the installation of HUD–Code manufactured homes for use and occupancy as residences.

Beverly Zendt

From: Brad Wyrick <Brad@tahb.org>
Sent: Friday, February 27, 2015 9:26 AM
To: Beverly Zendt
Cc: Brian Chandler
Subject: RE: Revised

Good morning Beverly

Thank you for sending the latest round of UDC text amendments. I have no changes or suggestions at this time and see no reason why these shouldn't be incorporated as updates to the UDC.

Thanks again

v/r

Brad Wyrick
brad@tahb.org
254.913.9000

From: Beverly Zendt [mailto:bzendt@templetx.gov]
Sent: Wednesday, February 25, 2015 12:02 PM
To: Brad Wyrick
Cc: Brian Chandler
Subject: RE: Revised

Good morning Brad,

Just checking in. Per our protocol we were hoping to have an email/letter supporting the proposed text amendments before our meeting with the Planning Commission next Monday (3/2). Our packets usually go out the Thursday afternoon before the meeting.

I have attached a revised section relating to Manufactured Homes. This has been the most complicated text amendment and we will probably continue to work on it all the way up to end – responding to comments as we go along.

Again- please contact me if you have any questions.

Regards,

Beverly Mesa-Zendt AICP

From: Beverly Zendt
Sent: Wednesday, December 10, 2014 3:11 PM
To: 'Brad Wyrick'
Subject: RE: Revised

I think we have it now.

Beverly Zendt

From: Bruce Fowler (brfowler) <brfowler@cisco.com>
Sent: Wednesday, March 18, 2015 9:39 AM
To: Beverly Zendt
Subject: Feedback for Mobile Home Communities

Beverly –

Thanks for speaking with me regarding the potential changes for Mobile Home Communities. Overall I believe the proposed changes are reasonable and will improve future properties. During our discussion we also reviewed a concern I do have with the existing regulations related to the age of **replacement** homes. The current regulations require replacement units to be 10 years old or newer. The price point of newer homes really doesn't allow individuals to purchase affordable housing and place them at land lease communities. Additionally the age requirement essentially prevents existing homeowners from changing from one community to another since they are not allowed to place their property in a different community if it's older than 10 years. I believe a 15 year age requirement is more appropriate with certain exceptions approved via a variance request. Personally I feel if you are improving the area / community with safer, cleaner units there should be a path to obtain a variance regardless of age. I've seen many homes that are 8 years old that do not look as good as a unit that is say 20 years old. Many cities don't place age restrictions on the units (for replacement units) and the only restriction would be the unit be a HUD approved unit.

My opinions are meant for existing parks only and I believe the proposed regulations for new communities are reasonable.

Thanks,

Bruce
Owner – Derby Woods (3616 W. Nugent Ave)



Bruce Fowler
Mgr Americas Asset Recovery
Cisco Services
brfowler@cisco.com
Phone: +1 512 340 3072
Mobile: +1 512 656 9786

[Cisco.com](http://www.cisco.com)



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[Z-FY-15-08]

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING AMENDMENTS TO ARTICLE 5, 6, 7 AND 11 OF THE UNIFIED DEVELOPMENT CODE; PROVIDING A REPEALER; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, on December 16, 2010, the City of Temple adopted Ordinance No. 2010-4413, the “Unified Development Code,” which is a consolidated set of land development regulations related to zoning, platting and site design;

Whereas, at its March 2, 2015 meeting, the Planning and Zoning Commission voted to amend Articles 5, 6, 7 and Article 11 and recommended approval of certain amendments to the Unified Development Code - the recommended changes are as follows:

- **ARTICLE 5: USE STANDARDS:** The amendment exempts the signs for alcoholic beverage stores which are being advertised as part of a multi-tenant sign from Section 5.3.17H which requires the sign to be turned off at closing time.
- **ARTICLE 5: USE STANDARDS AND ARTICLE 6: SPECIAL PURPOSE AND OVERLAY ZONING DISTRICTS:** The amendments will prohibit freestanding personal wireless service towers (any size) in the I-35 Corridor Overlay District.
- **ARTICLE 7: GENERAL DEVELOPMENT STANDARDS:** The amendment will exempt the Draughon-Miller Central Texas Regional Airport from general development standards in Article 7 relating to both landscaping and building exterior materials.
- **ARTICLE 5: USE STANDARDS; ARTICLE 6: SPECIAL PURPOSE AND OVERLAY DISTRICTS ARTICLE 7: GENERAL DEVELOPMENT STANDARDS and ARTICLE 11 DEFINITIONS:** The amendment will change references to a HUD-Code manufactured home subdivision and replace it with HUD-Code manufactured home development wherever it appears in the UDC.
- **ARTICLE 5: USE STANDARDS:** The amendment will add the following language to Section 5.3.2A: *Section 5.3.2A2. For a HUD-Code manufactured home development, only one HUD-Code manufactured home is allowed per lot or unplatted property.*
- **ARTICLE 5: USE STANDARDS:** The amendments will change front-yard setbacks from 20ft to 50ft and would require a 20ft side-yard setback.

- **ARTICLE 5: USE STANDARDS:** The amendment will change perimeter screening standards for land lease communities from one canopy tree and a continuous row of shrubs for every 40 feet of perimeter screening to one canopy tree and six shrubs for every 40 feet of perimeter screening. Additionally, the amendment will allow the substitution of berming for 50% of required landscaping. For manufactured home developments, the amendment will allow screening to be placed on all sides of the manufactured home. Standards call for one canopy tree and five shrubs every 30 linear feet or a reduction of landscaping by 30% when used in combination with a decorative fence.
- **ARTICLE 5: USE STANDARDS:** Amendment would require that HUD code manufactured homes be no older than 15 years of age whether placed in either a new or expanded manufactured home land lease community or development or on an existing lot or pad in a manufactured home land lease community or development.
- **ARTICLE 5: USE STANDARDS:** Amendment would add the following language to Article 6 as it relates to the Manufactured Home special district. Section 6.1.1 Applicability: *The Manufactured Housing district is obsolete and may not be requested as a district for a zoning amendment. Existing MH districts will remain on the Temple zoning map and will be subject to the development standards identified in this Section and in Section 5.3.2: HUD-Code Manufactured Home Developments and Land Lease Communities.*

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

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

Part 1: The City Council approves amendments to Ordinance No. 2010-4413, the “Unified Development Code,” by amending Articles 5, 6, 7 and Article 11 as set forth in Exhibits A, B, C, D, E, F, G, H, I and Exhibit J, attached hereto and incorporated herein for all purposes.

Part 2: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are to the extent of such conflict hereby repealed.

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 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 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 was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on First Reading and Public Hearing on the **2nd** day of **April**, 2015.

PASSED AND APPROVED on Second Reading on the **16th** day of **April**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, MAYOR

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/16/15
Item #14
Regular Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Nicole Torralva, P.E., Public Works Director
Don Bond, P.E., City Engineer

ITEM DESCRIPTION: Consider adopting a resolution authorizing a construction contract with TTG Utilities, LP (TTG), of Gatesville for construction of the Avenue R and Friars Creek Trail Improvements Project for a lump sum price of \$3,019,063.71.

STAFF RECOMMENDATION: Adopt a resolution as presented in item description.

ITEM SUMMARY: This project combines the widening of Avenue R from the west side of 25th Street to the east side 19th Street, intersection enhancements at 25th and 19th Streets, sidewalks, landscaping, irrigation, and an extension of Friars Creek Trail north to 23rd Street. Please see the attached project map.

On February 17, two construction bids were received in the amounts of \$3,019,063.71 and \$3,151,387.30, with TTG submitting the low bid (Bid Tabulation attached). The following is a breakdown of the low bid recommended for award in the attached letter:

Avenue R	\$ 2,546,400.72
Friars Creek Trail Improvements	\$ 472,662.99
Total Base Bid	\$ 3,019,063.71

KPA recommends TTG as a qualified bidder and recommends awarding a construction contract for the low bid. At their March 25, 2015 regular meeting, the Reinvestment Zone No. 1 Board approved a recommendation to Council to award a construction contract to TTG Utilities, LP (TTG) for \$3,019,063.71.

The allotted construction time is 240 calendar days.

FISCAL IMPACT: : Funding for the construction of Avenue R and Friars Creek Trail Improvement Projects is available in the Reinvestment Zone No. 1 Financing Plan, Line 455 and 463. A breakdown of accounts is shown below.

Description	Account	Project #	Amount
Avenue R	795-9500-531-6553	100696	\$1,468,690.72
	795-9800-531-6553	100696	\$1,077,710.00
Total - Avenue R			\$2,546,400.72
Friars Creek Trail	795-9800-531-6876	101015	\$472,662.99
Total			\$3,019,063.71

ATTACHMENTS:

[Bid Tabulation](#)
[Engineer's Recommendation Letter](#)
[Project Map](#)
[Resolution](#)

BID TABULATION
CITY OF TEMPLE
AVENUE R AND FRIARS CREEK TRAIL IMPROVEMENTS
3210 E Avenue H, Building C; Temple, Texas 76501
February 17, 2015; 2:00 PM

2011-122-40

				BIDDER INFORMATION			
				TTG Utilitirs, LP PO Box 299 Gatesville tX 76528		RT Schneider Construction Company Ltd PO Box 876 Belton TX 76513	
Item No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount
BASE BID							
1	100%	LS	Mobilization, Bonds & Insurance, not-to-exceed 5% of the Base Bid Amount	\$ 65,000.00	\$ 65,000.00	\$ 75,000.00	\$ 75,000.00
2	100%	LS	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Right-of-Way	38,000.00	38,000.00	259,115.00	259,115.00
3	100%	LS	Submit Trench Safety Plan Prepared & Signed by P.E., in Conformance with State Law & OSHA	1,500.00	1,500.00	902.00	902.00
4	1,700	LF	Implement & Follow Trench Safety Plan (Pipe)	1.80	3,060.00	1.65	2,805.00
5	2,500	SF	Implement & Follow Trench Safety Plan (Structures)	0.83	2,075.00	1.00	2,500.00
6	7,200	CY	Unclassified Excavation	9.25	66,600.00	15.80	113,760.00
7	300	CY	Unclassified Fill	8.50	2,550.00	10.00	3,000.00
8	13,000	SY	6-inch Stabilized Subgrade (Roadway)	3.40	44,200.00	2.00	26,000.00
9	8,400	SY	17" CLBM	24.00	201,600.00	15.50	130,200.00
10	7,000	SY	4 5/8" Type B HMAC	24.75	173,250.00	23.50	164,500.00
11	7,000	SY	2" Type D HMAC	12.40	86,800.00	10.40	72,800.00
12	250	SY	6-inch Stabilized Subgrade (Median)	10.00	2,500.00	20.00	5,000.00
13	200	SY	Concrete Pavers w/ 1" sand Cushion	50.00	10,000.00	52.00	10,400.00
14	440	SY	9" Concrete Paving Band with Brick Pavers	135.00	59,400.00	141.00	62,040.00
15	2,300	SY	9" Continuously Reinforced White Concrete Paving	105.00	241,500.00	109.00	250,700.00
16	900	SY	Traffic Rated Brick Paver Sidewalk with concrete curb at intersections	140.00	126,000.00	145.50	130,950.00
17	650	SY	Vehicular Paver Circle with Concrete Paving at intersections	160.00	104,000.00	165.00	107,250.00
18	16	EA	Intersection Handicap Ramps	900.00	14,400.00	1,100.00	17,600.00
19	3,870	LF	Concrete Curb & Gutter	17.00	65,790.00	13.50	52,245.00
20	35	SY	Concrete Driveway	110.00	3,850.00	59.00	2,065.00
21	100%	LS	Submitting Erosion Control plan	765.00	765.00	5,038.00	5,038.00
22	2	EA	Stabilized Construction Entrance	1,850.00	3,700.00	1,500.00	3,000.00
23	2,300	LF	Silt Fence	2.70	6,210.00	2.20	5,060.00
24	9	EA	Curb Inlet Protection	125.00	1,125.00	100.00	900.00
25	50	LF	Rock Berm	28.00	1,400.00	20.00	1,000.00
26	100%	LS	Signage & Striping	39,350.00	39,350.00	32,000.00	32,000.00
27	100%	LS	Implementation of Traffic Control	81,000.00	81,000.00	33,825.00	33,825.00
28	4	EA	4' Diameter WW Manhole	4,605.00	18,420.00	3,960.00	15,840.00
29	1	EA	4' Diameter Drop WW Manhole	4,905.00	4,905.00	6,050.00	6,050.00
30	840	LF	6" PVC WW Line	76.25	64,050.00	48.62	40,840.80
31	1	EA	Connect to Existing WW System	2,260.00	2,260.00	3,740.00	3,740.00
32	140	LF	12" Steel Encasement Pipe	113.00	15,820.00	80.00	11,200.00
33	2	EA	Remove & Replace Fire Hydrant w/ 6" PVC	5,500.00	11,000.00	6,710.00	13,420.00
34	165	LF	28" Steel Encasement Pipe	154.00	25,410.00	165.00	27,225.00
35	36	LF	Relocate 12" Waterline	183.00	6,588.00	121.00	4,356.00
36	4	EA	12" 45 Degree Bends with Blocking	610.00	2,440.00	1,045.00	4,180.00
37	3	EA	10'x 3' Curb Inlet	3,615.00	10,845.00	6,270.00	18,810.00
38	1	EA	Remove & Install 10'x3' Curb Inlet	4,270.00	4,270.00	7,260.00	7,260.00
39	3	EA	15'x 3' Curb Inlet	4,815.00	14,445.00	11,110.00	33,330.00
40	1	EA	15'x 3' Double Sided Curb Inlet	5,160.00	5,160.00	12,100.00	12,100.00
41	1	EA	20'x 3' Curb inlet	5,370.00	5,370.00	8,250.00	8,250.00
42	1	EA	20'x 3' Double Sided Curb Inlet	4,800.00	4,800.00	14,300.00	14,300.00
43	1	EA	4'x 4' Jet Box	3,580.00	3,580.00	5,500.00	5,500.00
44	1	EA	5'x 5' Jet Box	4,360.00	4,360.00	7,480.00	7,480.00
45	2	EA	6'x 6' Jet Box	4,650.00	9,300.00	8,030.00	16,060.00
46	70	LF	24" Class III RCP	184.00	12,880.00	132.00	9,240.00
47	24	LF	24" Class IV Arch RCP	309.00	7,416.00	253.00	6,072.00
48	45	LF	30" Class IV Arch RCP	266.00	11,970.00	330.00	14,850.00
49	345	LF	42" Class III RCP	223.00	76,935.00	209.00	72,105.00
50	1	EA	42" Class III RCP 45 degree bend	1,575.00	1,575.00	1,870.00	1,870.00
51	25	LF	3'x 4' RCB	320.00	8,000.00	374.00	9,350.00
52	175	SY	6" Concrete Riprap	68.00	11,900.00	60.00	10,500.00
53	1	EA	Concrete Wing walls with Flared Wings including concrete apron for 3'x4' RCB	4,830.00	4,830.00	7,920.00	7,920.00
54	1	EA	Remove existing Headwall	715.00	715.00	2,200.00	2,200.00
55	1	EA	Connect to Existing 3'x4' RCB	1,030.00	1,030.00	1,430.00	1,430.00
56	4	EA	Connect to Existing Storm Sewer	1,105.00	4,420.00	990.00	3,960.00
57	3	EA	Remove Existing Inlet	715.00	2,145.00	2,420.00	7,260.00
58	1	EA	Remove Existing Jct. Box	715.00	715.00	2,310.00	2,310.00
59	95	LF	Structural Curb	52.00	4,940.00	52.00	4,940.00
60	30	LF	Handrail	125.00	3,750.00	100.00	3,000.00
61	50	CY	Class A Concrete	345.00	17,250.00	340.00	17,000.00
62	150	SY	Limestone Façade	76.50	11,475.00	77.00	11,550.00
63	100%	LS	Remove & Replace existing Baseball Field Fencing	3,850.00	3,850.00	5,775.00	5,775.00
64	3,760	SY	Concrete Sidewalk	47.00	176,720.00	40.00	150,400.00
65	2	EA	Remove & Dispose of Existing Street Light	1,700.00	3,400.00	500.00	1,000.00
66	100%	LS	Electrical Conduit & Cable including connections & burn in (Lights)	115,550.00	115,550.00	100,863.00	100,863.00
67	37	EA	Lighting Fixture & Pole Base	6,000.00	222,000.00	6,479.00	239,723.00
68	1	EA	Electrical Controller Enclosure	17,380.00	17,380.00	15,998.00	15,998.00
69	1	EA	Electrical Utility Riser Pole	2,220.00	2,220.00	2,045.00	2,045.00
70	1	EA	Electrical Meter Stand	7,360.00	7,360.00	5,504.00	5,504.00
71	4	EA	Emergency Call Stanchion & Base including installation & Connections	11,640.00	46,560.00	10,715.00	42,860.00
72	100%	LS	Electrical Conduit & cabling including connections & burn in (Emergency Stanchions)	31,910.00	31,910.00	25,375.00	25,375.00
73	39	LF	Traffic Signal 36" Drill Shaft	365.00	14,235.00	330.00	12,870.00
74	22	LF	Traffic Signal 48" Drill Shaft	485.00	10,670.00	440.00	9,680.00
75	35	LF	Traffic Signal 2" Schedule 40 PVC Conduit	27.85	974.75	25.30	885.50

BID TABULATION
CITY OF TEMPLE
AVENUE R AND FRIARS CREEK TRAIL IMPROVEMENTS
3210 E Avenue H, Building C; Temple, Texas 76501
February 17, 2015; 2:00 PM

2011-122-40

				BIDDER INFORMATION			
				TTG Utilitirs, LP PO Box 299 Gatesville tX 76528		RT Schneider Construction Company Ltd PO Box 876 Belton TX 76513	
Item No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount
76	205	LF	Traffic Signal 3" Schedule 40 PVC Conduit	28.37	5,815.85	26.40	5,412.00
77	30	LF	Traffic Signal 4" Schedule 40 PVC Conduit	30.25	907.50	27.50	825.00
78	410	LF	Traffic Signal 4" Bore	42.40	17,384.00	38.50	15,785.00
79	70	LF	Traffic Signal Electric Conductor No 6 Insulated	2.45	171.50	2.20	154.00
80	645	LF	Traffic Signal Electric Conductor No 8 Bare	1.20	774.00	1.10	709.50
81	990	LF	Traffic Signal Electric Conductor No 8 Insulated	1.85	1,831.50	1.65	1,633.50
82	5	EA	Traffic Signal Ground Box Type C (162911) with Apron	1,575.00	7,875.00	1,430.00	7,150.00
83	1	EA	Traffic Signal Electrical Service Type D 120/240 070 (NS) AL (E) PS (U)	6,660.00	6,660.00	6,050.00	6,050.00
84	1	EA	Traffic Signal Install Highway Traffic Signal Isolated	19,370.00	19,370.00	17,600.00	17,600.00
85	8	EA	Traffic Signal Back plate (12 IN) (3 SEC)	109.00	872.00	99.00	792.00
86	4	EA	Traffic Signal Back plate (12 IN) (4 SEC)	121.00	484.00	110.00	440.00
87	4	EA	Traffic Signal VEH SIG (12 IN) LED (GRN ARW)	485.00	1,940.00	440.00	1,760.00
88	8	EA	Traffic Signal VEH SIG (12 IN) LED (GRN)	485.00	3,880.00	440.00	3,520.00
89	8	EA	Traffic Signal VEH SIG (12 IN) LED (YEL ARW)	485.00	3,880.00	440.00	3,520.00
90	8	EA	Traffic Signal VEH SIG (12 IN) LED (YEL)	485.00	3,880.00	440.00	3,520.00
91	4	EA	Traffic Signal VEH SIG (12 IN) LED (RED ARW)	485.00	1,940.00	440.00	1,760.00
92	8	EA	Traffic Signal VEH SIG (12 IN) LED (RED)	485.00	3,880.00	440.00	3,520.00
93	472	LF	Traffic Signal CBL (TY A) (14 AWG) (5 CONDR)	2.40	1,132.80	2.20	1,038.40
94	267	LF	Traffic Signal CBL (TY A) (14 AWG) (7 CONDR)	3.65	974.55	3.30	881.10
95	680	LF	Traffic Signal CBL (TY A) (14 AWG) (10 CONDR)	4.85	3,298.00	4.40	2,992.00
96	655	LF	Traffic Signal CBL (TY A) (14 AWG) (20 CONDR)	5.91	3,871.05	5.50	3,602.50
97	1,375	LF	Traffic Signal CBL (TY C) (12 AWG) (2 CONDR)	2.45	3,368.75	2.20	3,025.00
98	1	EA	Traffic Signal INS TRF SIG PL AM (S) 1 ARM (40') LUM	14,530.00	14,530.00	13,200.00	13,200.00
99	1	EA	Traffic Signal INS TRF SIG PL AM (S) 1 ARM (44') LUM	15,740.00	15,740.00	14,300.00	14,300.00
100	1	EA	Traffic Signal INS TRF SIG PL AM (S) 1 ARM (48') LUM	16,950.00	16,950.00	15,400.00	15,400.00
101	1	EA	Traffic Signal INS TRF SIG PL AM (S) 1 ARM (55') LUM	19,370.00	19,370.00	17,600.00	17,600.00
102	4	EA	Traffic Signal Pedestrian Pole Assembly with drill shafts	3,875.00	15,500.00	3,520.00	14,080.00
103	100%	LS	Remove Existing Traffic Signal	2,420.00	2,420.00	2,200.00	2,200.00
104	1	EA	Traffic Signal VIVDS Processor System	7,140.00	7,140.00	6,490.00	6,490.00
105	4	EA	Traffic Signal VIVDS Camera Assembly	2,420.00	9,680.00	2,200.00	8,800.00
106	1	EA	Traffic Signal VIVDS Set-Up System	725.00	725.00	660.00	660.00
107	906	LF	Traffic Signal VIVDS Communication Cable	5.91	5,354.46	5.50	4,983.00
108	8	EA	Traffic Signal Assessable Pedestrian Signal Units	1,450.00	11,600.00	1,320.00	10,560.00
109	1	EA	Traffic Signal Skypilot Wireless Broadband Communication System	3,400.00	3,400.00	3,080.00	3,080.00
110	100%	LS	Irrigation System, Complete as Shown in the Plans	90,200.00	90,200.00	84,700.00	84,700.00
111	4	EA	Victor Stanley RB-28 6 foot Bench with compacted subgrade, concrete pad, connections & all appurtenances	2,550.00	10,200.00	2,500.00	10,000.00
112	4	EA	Victor Stanley S-42 36 Gallon Series Trash Receptacle with compacted subgrade, concrete pad, connections & all appurtenances	1,300.00	5,200.00	2,500.00	10,000.00
113	100%	LS	Sign at Avenue R as detailed & shown in the plans including all elements, foundation, concrete, landscaping, irrigation & appurtenances	18,200.00	18,200.00	29,392.00	29,392.00
114	100%	LS	Landscaping including all trees, edging, shrubs, groundcover, grasses, sod, gravel, root barrier, etc	172,200.00	172,200.00	185,080.00	185,080.00
115	100%	LS	For removing & relocating existing Scott & White Sign located at the southwest corner of avenue R & Scott & White Boulevard	2,500.00	2,500.00	8,360.00	8,360.00
116	310	LF	4 - 4" Grey, Schedule 40 Conduit or greater, including all sweeps & appurtenances	34.00	10,540.00	28.00	8,680.00
BASE BID AMOUNT - (Items 1 - 116)				\$	3,019,063.71		\$ 3,151,387.30

Did Bidder Acknowledge Addendum No. 1?	YES	YES
Did Bidder provide Bid Security?	YES	YES
Did Bidder provide required documents?	YES	YES

I hereby certify that this is a correct & true tabulation of all bids received



R. David Patrick, PE, CFM
Kasberg, Patrick & Associates, LP

2/17/15
Date





KASBERG, PATRICK & ASSOCIATES, LP
CONSULTING ENGINEERS
Texas Firm F-510

Temple
One South Main Street
Temple, Texas 76501
(254) 773-3731

RICK N. KASBERG, P.E.
R. DAVID PATRICK, P.E., CFM
THOMAS D. VALLE, P.E.
GINGER R. TOLBERT, P.E.
ALVIN R. "TRAE" SUTTON, III, P.E., CFM

Georgetown
1008 South Main Street
Georgetown, Texas 78626
(512) 819-9478

March 2, 2015

Mr. James Billeck, P.E.
3210 E. Avenue H
Building A
Temple, Texas 76501

Re: City of Temple, Texas
Avenue R and Friars Creek Trail Improvements

Dear Mr. Billeck:

Bids were received by the City of Temple at 2:00 P.M. on Tuesday, February 17, 2015 for the above referenced project. There were two (2) sealed bids received and a detailed bid tabulation of these bids is attached for your use. The Base Bids received for the project ranged from \$3,019,063.71 to \$3,151,387.30.

The attached Bid Tabulation shows TTG Utilities, LP as the low bidder with a bid of \$3,019,063.51 for the Base Bid.

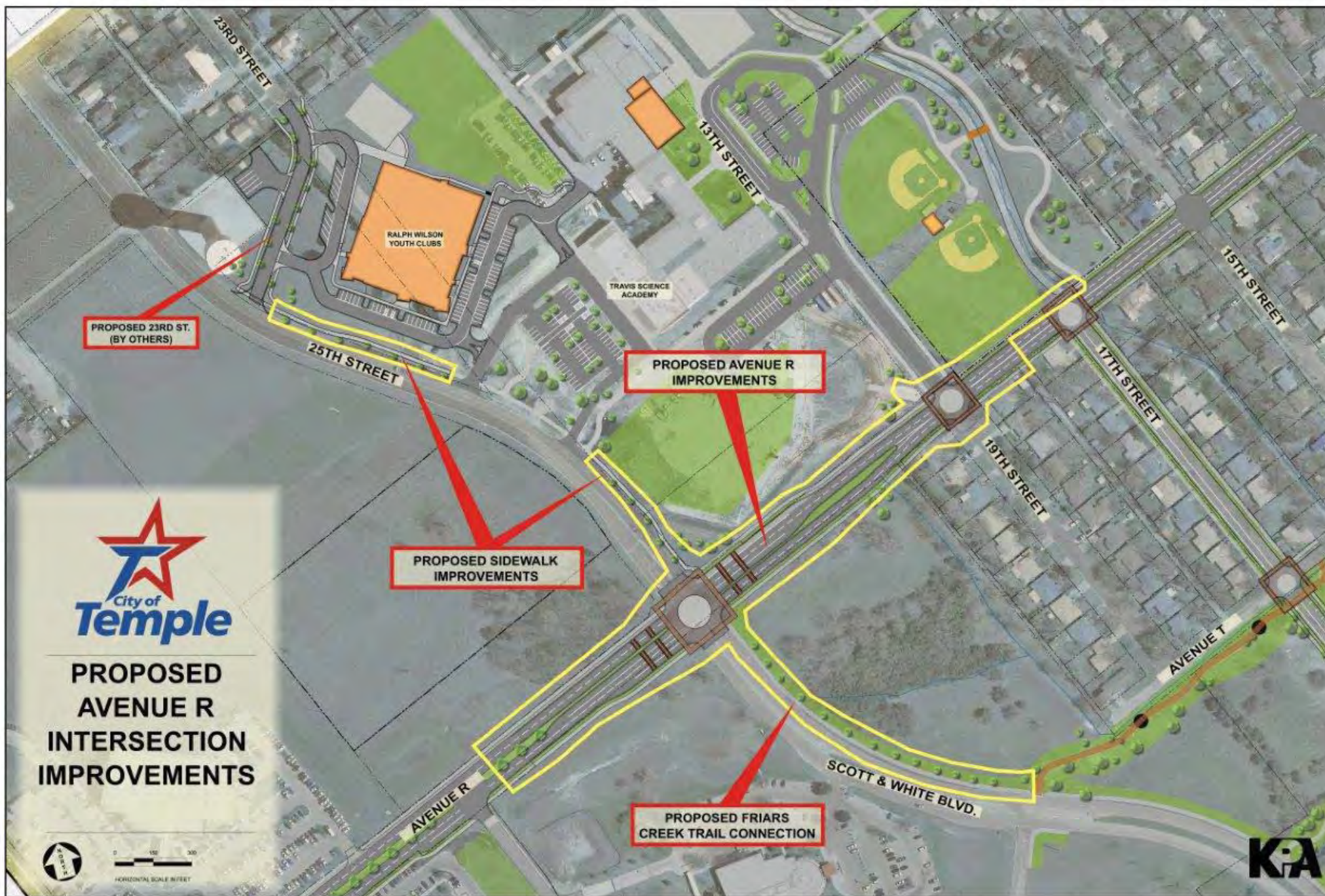
TTG Utilities, LP has completed several projects of similar scope and has the experience necessary to complete this work. Therefore, we recommend that a contract be awarded to TTG Utilities, LP for the Avenue R and Friars Creek Trail Improvements Project in the amount of \$3,019,063.51.

Please call if you should have any further questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. David Patrick'.

R. David Patrick, P.E., CFM



RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A CONSTRUCTION CONTRACT WITH TTG UTILITIES, LP, OF GATESVILLE, TEXAS FOR CONSTRUCTION OF THE AVENUE R AND FRIARS CREEK TRAIL IMPROVEMENTS PROJECT, IN A LUMP SUM PRICE OF \$3,019,063.71; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, on February 17, 2015, two bids were received for the widening of Avenue R from the west side of 25th Street to the east side 19th Street, intersection enhancements at 25th and 19th Streets, sidewalks, landscaping, irrigation, and an extension of Friars Creek Trail north to 23rd Street;

Whereas, TTG Utilities, LP of Gatesville, Texas submitted the low bid for the project – at its March 25, 2015 regular meeting, the Reinvestment Zone No. 1 Board approved a recommendation to Council to award a construction contract to TTG Utilities, LP for this project;

Whereas, staff recommends awarding a construction contract to TTG Utilities, LP of Gatesville, Texas in the amount of \$3,019,063.71;

Whereas, funding for the construction of Avenue R and Friars Creek Trail Improvements is available in the Reinvestment Zone No. 1 Financing Plan, Line 455 and 463, Account Nos. 795-9500-531-6553 and 795-9800-531-6553, Project No. 100696 and Account No. 795-9800-531-6876, Project No. 101015; 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 a construction contract with TTG Utilities, LP, of Gatesville, Texas, after approval as to form by the City Attorney, for construction of the Avenue R and Friars Creek Trail Improvements Project in a lump sum price of \$3,019,063.71.

Part 2: It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the 16th day of April, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/16/15
Item #15
Regular Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Sharon Rostovich, Airport Director
Jonathan Graham, City Manager

ITEM DESCRIPTION: Consider adopting a resolution authorizing a construction contract with R.T. Schneider Construction Company, for the Airport Enhancement Project at the Draughon-Miller Central Texas Regional Airport in the amount of \$3,341,496.95.

STAFF RECOMMENDATION: Recommend approval of the construction contract with R.T. Schneider Construction Company for the Airport Enhancement Project in the amount of \$3,341,496.95 as presented in the item description.

ITEM SUMMARY: On March 25, 2015, the Reinvestment Zone No. 1 Board unanimously approved funding the Airport Enhancement Project in the amount of \$3,341,496.95.

The bid was broken down into Parts 1-4 plus add alternates A-H. KPA reviewed the one bid submitted on March 3, 2015 and recommends award of the contract to R.T. Schneider Construction Company in the amount of \$3,341,496.95 for Part 1 roadway and drainage improvements; Part 2 lighting; Part 3 landscaping and entrance feature; Part 4 security gates; Add Alternate A fuel farm loop and facility upgrades; B west and east entrance improvements; C security gates and self-serve fuel system; D terminal parking improvements; E security guard facility; and F parking lot improvements at the Draughon-Miller Central Texas Regional Airport. Construction time allotted for this project is 180 days.

FISCAL IMPACT: Funding for the construction contract for the Airport Enhancement Project is available in the Reinvestment Zone No. 1 Financing Plan, Line 506. A breakdown of accounts is shown below.

Account	Project #	Amount
795-9500-531-6880	101019	\$2,154,007
795-9800-531-6880	101019	\$1,187,490
Total funding available		\$3,341,497

ATTACHMENTS:

Engineer's Letter of Recommendation
Bid Tabulation
Resolution



KASBERG, PATRICK & ASSOCIATES, LP
CONSULTING ENGINEERS
Texas Firm F-510

Temple
One South Main Street
Temple, Texas 76501
(254) 773-3731

RICK N. KASBERG, P.E.
R. DAVID PATRICK, P.E., CFM
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GINGER R. TOLBERT, P.E.
ALVIN R. "TRAE" SUTTON, III, P.E., CFM

Georgetown
1008 South Main Street
Georgetown, Texas 78626
(512) 819-9478

March 23, 2015

Mrs. Sharon Rostovich
Airport Director
City of Temple
7720-F Airport Road
Temple, Texas 76501

Re: City of Temple
Airport Enhancement Projects
Draughon-Miller Central Texas Regional Airport

Dear Mrs. Rostovich:

Sealed bids were received by the City of Temple until 2:00 p.m. on Tuesday, March 3, 2015 at the offices of the Purchasing Department; 3210 East Avenue H; Temple, Texas. There was one (1) sealed bid received and a detailed bid tabulation of this bid is attached for your use.

The base bid for the proposed Airport Enhancement Projects at Draughon-Miller Central Texas Regional Airport consisted of four (4) parts. The four (4) base bid parts are summarized below:

Part 1: Roadway/Parking Phase I – (\$1,167,105.60):

- Construction of entrance roadway from Airport Roadway (HWY 36) to proposed parking lot;
- Construction of Phase I of the proposed parking lot that will result in 96 Parking Spaces;
- Extension of water, wastewater, and conduit of dry utility services to the proposed Guard House;
- Installation of conduit for electrical components and irrigation sleeves;
- Miscellaneous drainage improvements
- Striping for Phase I of the proposed parking lot as well as roadway/directional striping for the east and west entrance roadways.

Part 2: Electrical Lighting – (\$182,471.50):

- Electrical conductors, handholes, light pole foundations, parking lot fixture and poles for the Phase I of the proposed parking lot;

Part 3: Landscaping & Entrance Feature – (\$236,058.00):

- Installation of bermuda sod (turf);
- Installation of plants and shrubs in the parking lot islands for Phase I of the proposed parking lot;
- Installation of plants and shrubs at the new entrance roadway for the proposed parking lot;
- Irrigation system for Phase I plantings and bermuda sod;
- Entrance Sign and new entrance roadway.

Part 4: Fencing and Gates – (\$247,858.50):

- Installation of 4,290 LF of new black perma coated chain link;
- Installation of seven (7) new black perma coated chain link manual open gates;
- Installation of three (3) new electric black perma coated chain link gates.

The project also included several add alternate bids. The add alternate bids are summarized below:

- **Add Alternate A: Fuel Farm Depot Improvements** – New fuel farm roadway loop and containment system as well as reonfiguration of the fuel farm piping system - **\$718,437.00;**
- **Add Alternate B: East and West Entrance Feature Improvements** – Landscaping and irrigation improvments to the existing east and west roadway entrances into the airport - **\$116,804.95;**
- **Add Alternate C: Security Gates & Fueling Self Serve Station** – Installation of new security gates at the existing T-Hangar entrances on the east side of the aiport and installation of a self serve fueling station east of the old terminal building - **\$278,730.00;**
- **Add Alternate D: Terminal Parking Improvements** – Installation of new curb and gutter, exisitng monument sign reloction, landscaping and irrigaiton improvments for enhancment of the exisiting terminal parking lot area - **\$120,606.00;**
- **Add Alternate E: Proposed Guard House** – Installation of guard house located at the entrance of the proposed parking lot - **\$133,540.00;**
- **Add Alternate F: Proposed Parking Lot Phase 2** – Construction of Phase II of the proposed parking lot that will result in an additional 52 Parking Spaces as well electrical lighting, landcaping and irrigation installation - **\$140,285.00;**
- **Add Alternate G: Proposed Parking Lot Phase 3** – Construction of Phase III of the proposed parking lot that will result in an additional 104 Parking Spaces as well electrical lighting, landcaping and irrigation installation - **\$188,369.05;**
- **Add Alternate H: Proposed Parking Lot Phase 4** – Construction of Phase IV of the proposed parking lot that will result in an additional 104 Parking Spaces as well electrical lighting, landcaping and irrigation installation - **\$188,540.50;**

Mrs. Sharon Rostovich
March 23, 2015
Page Three

The low qualified bidder for the project is RT Schneider Construction Co., Ltd. of Belton, Texas with a total base bid (Base Bid Parts 1 thru 4) of **\$1,833,493.60**. RT Schneider Construction Co., Ltd has successfully completed similar projects for the City of Temple as well as other neighboring entities in the past.

On March 18, 2015 the Tax Increment Reinvestment Zone #1 Board recommend award of the Base Bid (all parts) and Add Alternates A thru F in the total amount of **\$3,341,496.95**. Therefore, we recommend that a contract be awarded to RT Schneider Construction Co., Ltd. In the total amount of **\$3,341,496.95**.

Please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Alvin R. Sutton III".

Alvin R. (Trae) Sutton III, P.E., C.F.M.

ARS/

xc: Mr. RT Schneider, RT Schneider Construction Co., Ltd
Mrs. Belinda Mattke, Purchasing Director, City of Temple
2013-145-30

BID TABULATION
CITY OF TEMPLE
AIRPORT ENHANCEMENT PROJECTS
3210 E. Ave H; Bldg C; Temple, TX
March 3, 2015; 2:00 PM

				BIDDER INFORMATION	
				RT Schneider Construction Co., Ltd	
				PO Box 876	
				Belton TX 76513	
Item No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount
PART 1: ROADWAY/PARKING PHASE I - ROADWAY & DRAINAGE IMPROVEMENTS					
P1-1	100%	LS	Mobilization, Bonds & Insurance, not-to-exceed 5% of the Base Bid Amount	\$ 42,000.00	\$ 42,000.00
P1-2	13	AC	Provide Labor, Equipment, Tools & Supervision to Complete Preparation of Project Site	15,765.00	204,945.00
P1-3	100%	LS	Submit Trench Safety Plan prepared & signed by a P.E., in Conformance with State Law & OSHA	935.00	935.00
P1-4	4,550	LF	Implement & Follow Trench Safety Plan (Pipe)	1.76	8,008.00
P1-5	1,200	SF	Implement & Follow Trench Safety Plan (Manholes & Structures)	1.00	1,200.00
P1-6	100%	LS	Provide Project Record Drawings	500.00	500.00
P1-7	100%	LS	Provide DVD of ROW pre-construction & post construction site conditions for total project	1,000.00	1,000.00
P1-8	100%	LS	Traffic Control Plan Sealed by an Engineer Licensed in State of Texas	2,500.00	2,500.00
P1-9	100%	LS	Implement Traffic Control Plan	28,765.00	28,765.00
P1-10	100%	LS	Implement & Administer Stormwater Pollution Prevention Plan, Including Submission to & Receiving Permits from TCEQ	5,500.00	5,500.00
P1-11	55	LF	Furnish, Install, Maintain & Remove Rock Berm as required in the Stormwater Pollution Prevention Plan	20.00	1,100.00
P1-12	1,590	LF	Furnish, Install, Maintain & Remove Silt Fence as required in the Stormwater Pollution Prevention Plan	2.20	3,498.00
P1-13	2,000	CY	Unclassified Excavation	18.50	37,000.00
P1-14	500	CY	Place & Compact Unclassified Fill	3.00	1,500.00
P1-15	50	CY	Place & Compact Select Fill	40.00	2,000.00
P1-16	17,400	SY	Prepare 6" Moisture Conditioned Subgrade	2.00	34,800.00
P1-17	17,400	SY	Furnish & Place 10" TxDOT Item 217 (Type A, Grade 1) Crushed Limestone Base Material	10.50	182,700.00
P1-18	16,250	SY	Furnish & Place 2" HMAc Type 'D' Pavement with Prime & Tack Coat	11.00	178,750.00
P1-19	2,800	LF	Construction of 24" Wide Concrete Curb & Gutter	12.50	35,000.00
P1-20	300	LF	Construction of 24" Wide Ribbon Curb	12.50	3,750.00
P1-21	3,000	CY	Unclassified Channel Excavation	10.00	30,000.00
P1-22	800	LF	Furnish & Install 5' Grass Sloped Concrete Trickle Channel per Plans & Details	39.00	31,200.00
P1-23	950	SY	Furnish & Install Concrete Sidewalk	42.00	39,900.00
P1-24	1,250	SY	Furnish & Install Concrete Median	42.00	52,500.00
P1-25	3	EA	Furnish & Install Type 20 Pedestrian Ramp	1,000.00	3,000.00
P1-26	200	SY	Furnish & Install Concrete Valley Gutter	42.00	8,400.00
P1-27	105	LF	Sawcut Existing Asphalt	8.00	840.00
P1-28	1,000	LF	Furnish & Install 4" Yellow Gore Thermo Plastic Striping	1.00	1,000.00
P1-29	2,000	LF	Furnish & Install 4" Yellow Solid Thermo Plastic Striping	2.00	4,000.00
P1-30	60	LF	Furnish & Install 4" White Solid Thermo Plastic Striping	2.75	165.00
P1-31	120	LF	Furnish & Install 24" White Stop Bar Thermo Plastic Striping	10.50	1,260.00
P1-32	6	EA	Furnish & Install White Turn Arrow Thermo Plastic Striping	200.00	1,200.00
P1-33	2,400	LF	Furnish & Install White Parking Space Solid Thermo Plastic Striping	2.50	6,000.00
P1-34	96	EA	Furnish & Install Parking Space Curb Stop	80.00	7,680.00
P1-35	370	SY	Remove Existing Asphalt	5.00	1,850.00
P1-36	105	LF	24" Class IV RCP Including Bedding & Backfill	176.00	18,480.00
P1-37	85	LF	18" Class IV RCP Including Bedding & Backfill	106.81	9,078.85
P1-38	1	EA	Headwall With Wingwalls for 2-24" RCPs	5,940.00	5,940.00
P1-39	1	EA	Sloped End Treatment For 2-24" RCPs	4,840.00	4,840.00
P1-40	2	EA	Sloped End Treatment For 18" RCPs	1,540.00	3,080.00
P1-41	90	LF	16" Steel Encasement Pipe by Open Cut	97.50	8,775.00
P1-42	40	LF	12" Steel Encasement Pipe by Open Cut	90.53	3,621.20
P1-43	30	LF	8" Steel Encasement Pipe by Open Cut	84.50	2,535.00
P1-44	35	LF	4" Steel Encasement Pipe by Open Cut	58.63	2,052.05
P1-45	3	EA	Provide & Install 4' Diameter Standard Eccentric Wastewater Manhole Including Air Testing for Each, & Necessary Repairs	4,730.00	14,190.00
P1-46	2	EA	Provide & Install 4" Diameter Standard Wastewater Cleanout Including Bend & Air Testing for Each, & Necessary Repairs	737.00	1,474.00
P1-47	1	EA	Connect Proposed Wastewater Line to Existing 8" Wastewater Line via Proposed Manhole	4,070.00	4,070.00
P1-48	565	LF	Provide & Install 8" PVC Wastewater Pipe	42.80	24,182.00
P1-49	160	LF	Provide & Install 4" PVC Wastewater Pipe	61.50	9,840.00
P1-50	100%	LS	All Materials, Equipment, Tools & Labor Necessary for Pressure Testing Wastewater Pipe, Including Any Necessary Repairs	1,320.00	1,320.00
P1-51	100%	LS	All Materials, Equipment, Tools & Labor Necessary for Deflection Testing Wastewater Pipe, Including Any Necessary Repairs	1,320.00	1,320.00
P1-52	1	EA	Connect Proposed Waterline to Existing Waterline	2,310.00	2,310.00
P1-53	550	LF	Furnish & Install 2" Diameter Water Line with Class 1 Embedment, including Thrust Restraint	28.38	15,609.00
P1-54	1	EA	2" Gate Valve	1,023.00	1,023.00
P1-55	1	EA	2" - 90° Bend	693.00	693.00
P1-56	1	EA	Water Meters & Service Connection	2,310.00	2,310.00
P1-57	100%	LS	All Materials, Equipment, Tools & Labor Necessary for Pressure Testing Water Pipe, Including Any Necessary Repairs	1,760.00	1,760.00
P1-58	1,900	LF	2" PVC Sch. 40 Electrical Conduit & Bends	16.50	31,350.00
P1-59	510	LF	3-2" PVC Sch. 40 Conduit & Bends for Electrical/Communication Service	23.15	11,806.50
P1-60	3,500	SY	Hydromulching, Including Watering, Fertilizing, & Mowing to Establish Growth	6.00	21,000.00
PART 1 - AMOUNT (Items P1-1 - P1-60)					\$ 1,167,105.60

Item No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount
PART 2: ROADWAY/PARKING PHASE I - ELECTRICAL LIGHTING					
P2-1	1	EA	Electrical Control Panel per Plans & Details Including Connections to Existing Power Pole	\$ 23,065.00	\$ 23,065.00
P2-2	5	EA	Single Light Fixture & Pole per Plans & Details Including But Not Limited to Fixture, Pole, Base, Pier, & Wiring Connections	7,430.00	37,150.00
P2-3	9	EA	Dual Light Fixture & Pole per Plans & Details Including But Not Limited to Fixture, Pole, Base, Pier, & Wiring Connections	10,478.00	94,302.00
P2-4	3	EA	Electrical Handhole Per Plans & Details Including Connections	4,852.00	14,556.00
P2-5	75	LF	Furnish & Install 2#3/0, #4N Electrical Wiring per Electrical Plans & Details	14.50	1,087.50
P2-6	10	LF	Furnish & Install 6#8, #8G Electrical Wiring per Electrical Plans & Details	9.00	90.00
P2-7	660	LF	Furnish & Install 4#6, #6N, #8G Electrical Wiring per Electrical Plans & Details	8.10	5,346.00
P2-8	125	LF	Furnish & Install 8#12, #12G Electrical Wiring per Electrical Plans & Details	5.00	625.00
P2-9	1,380	LF	Furnish & Install 2#8, #8G Electrical Wiring per Electrical Plans & Details	3.30	4,554.00
P2-10	320	LF	Furnish & Install 4#8, #8G Electrical Wiring per Electrical Plans & Details	5.30	1,696.00
PART 2 - AMOUNT (Items P2-1 - P2-10)					\$ 182,471.50

BID TABULATION
CITY OF TEMPLE
AIRPORT ENHANCEMENT PROJECTS
3210 E. Ave H; Bldg C; Temple, TX
March 3, 2015; 2:00 PM

				BIDDER INFORMATION	
				RT Schneider Construction Co., Ltd	
				PO Box 876	
				Belton TX 76513	
Item No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount
Item No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount
PART 3: ROADWAY/PARKING PHASE I - LANDSCAPING & ENTRANCE FEATURE					
P3-1	32,670	SF	Turf per Landscaping Plans & Details, Including Watering, Fertilizing, & Mowing to Establish Growth	\$ 0.70	\$ 22,869.00
P3-2	21,382	SF	Mexican Feather Grass per Landscaping Plans & Details, Including Watering & Fertilizing to Establish Growth	4.55	97,288.10
P3-3	929	SF	Gulf Muhly per Landscaping Plans & Details, Including Watering & Fertilizing to Establish Growth	4.10	3,808.90
P3-4	271	EA	Knockout Rose per Landscaping Plans & Details, Including Watering & Fertilizing to Establish Growth	35.00	9,485.00
P3-5	195	EA	American Agave per Landscaping Plans & Details, Including Watering & Fertilizing to Establish Growth	60.00	11,700.00
P3-6	35	EA	Desert Willow per Landscaping Plans & Details, Including Watering & Fertilizing to Establish Growth	308.00	10,780.00
P3-7	18	EA	Thornless Honey Locust per Landscaping Plans & Details, Including Watering & Fertilizing to Establish Growth	506.00	9,108.00
P3-8	2,120	SF	Gravel per Landscaping Plans & Details, Including Watering & Fertilizing to Establish Growth	2.00	4,240.00
P3-9	100%	LS	Design, Provide & Install an Irrigation Plan & System Signed & Sealed by a Texas Licensed Irrigation Designer for the Portions of the Project including the Secondary Entry (Sheet LP 1.01), Roadway & Parking Lot Phase 1 (Sheet LP 1.02). Installation to Include all Elements of Irrigation Plans, Including but not limited to, Irrigation Pipe, Irrigation Controller(s), Irrigation Meter(s), Irrigation Valves, Irrigation Valve Boxes, Wiring, Pipe Sleeves & all applicable Components of the Irrigation System	37,640.00	37,640.00
P3-10	1	EA	Fabricate & Install Secondary Entry Signs (Sign Type 2) including all demolition, removal, substructure, superstructure, supports, sign panels, replacement of grass, sod, brick pavers, asphalt or concrete etc & all appurtenances as shown on the plans & detailed on sheet SG-1.4	29,139.00	29,139.00
PART 3 AMOUNT (Items P3-1 - P3-10)					\$ 236,058.00

Item No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount
PART 4: FENCING & GATES (Reference Sheets P20 & P21)					
P4-1	1,600	LF	Remove & Dispose of All Existing Chain Link Fence & Gates Per Plans	\$ 3.50	\$ 5,600.00
P4-2	4,290	LF	Furnish & Install 8' Tall Black Perma Coated Chain Link Fencing with 3-Strand Barb Wire Top, Including Posts, Braces, Supports, Ties & Appurtenances	23.65	101,458.50
P4-3	1	EA	Furnish & Install 2 - 25' wide x 8' Tall Perma Coated Chain Link Gates with 3-Strand Barb Wire Top, Including Posts, Braces, Supports, Ties & Appurtenances	4,000.00	4,000.00
P4-4	3	EA	Furnish & Install 2 - 20' wide x 8' Tall Perma Coated Chain Link Gates with 3-Strand Barb Wire Top, Including Posts, Braces, Supports, Ties & Appurtenances	3,600.00	10,800.00
P4-5	3	EA	Furnish & Install 2 - 15' wide x 8' Tall Perma Coated Chain Link Gates with 3-Strand Barb Wire Top, Including Posts, Braces, Supports, Ties & Appurtenances	3,100.00	9,300.00
P4-6	3	EA	Furnish & Install 25' wide x 8' Tall Perma Coated Chain Link Electric Cantilever Slide Gate with Key Pad Entry, Including Posts, Braces, Supports, Ties & Appurtenances	38,900.00	116,700.00
PART 4 AMOUNT (Items P4-1 - P4-6)					\$ 247,858.50

ADD ALTERNTE A: FUEL FARM DEPOT IMPROVEMENTS						
AA-1	420	CY	For Unclassified Excavation (Roadway)	\$ 24.00	\$ 10,080.00	
AA-2	65	CY	Place & Compact Unclassified Fill	10.00	650.00	
AA-3	45	CY	Place & Compact Select Fill	40.00	1,800.00	
AA-4	270	SY	Furnish & Place Concrete Roadway including Select Fill Base Material	77.00	20,790.00	
AA-5	910	SY	Prepare 6" Moisture Conditioned Subgrade	2.00	1,820.00	
AA-6	910	SY	Furnish & Place 10" TxDOT Item 217 (Type A, Grade 1) Crushed Limestone Base Material	11.00	10,010.00	
AA-7	830	SY	Furnish & Place 2" HMAc Type 'D' Pavement with Prime & Tack Coat	12.30	10,209.00	
AA-8	70	LF	18" Class IV RCP Including Bedding & Backfill	121.00	8,470.00	
AA-9	3	EA	Headwall With Flared Wingwalls for RCPs	1,980.00	5,940.00	
AA-10	3	EA	All Materials, Equipment, Tools & Labor Necessary for Relocating Existing Water Meters, Including but Not Limited to Pipe, Bends, & Connections	3,630.00	10,890.00	
AA-11	100%	LS	All Materials, Equipment, Tools & Labor Necessary for Constructing the Containment System per Plans & Details Including But Not Limited To the Containment RCBs, Containment Curbs & Traffic Bumps, Grates, 8" PVC Drain Pipe, 8" Gate Valve & Box	89,320.00	89,320.00	
AA-12	1	EA	Furnish & Install 2 - 15' wide x 8' Tall Perma Coated Chain Link Gates with 3-Strand Barb Wire Top, Including Posts, Braces, Supports, Ties & Appurtenances	5,148.00	5,148.00	
AA-13	120	LF	All Materials, Equipment, Tools & Labor Necessary for Constructing the Concrete Riprap, Valley Gutter & Fencing Section per the Details	154.00	18,480.00	
AA-14	700	SY	For Drainage Grading & Hydromulching, Including Watering, Fertilizing, & Mowing to Establish Growth	8.00	5,600.00	
AA-15	100%	LS	Furnish & Install Fuel Farm Piping & Tank Reconfiguration including a Project Layout Plan prepared & signed by a P.E., in Conformance with State Law & OSHA, as well as all Piping, Fittings, Tanks, Electrical & appurtenances required to extend & reconfigure the existing	519,230.00	519,230.00	
ADD ALTERNATE A AMOUNT (Items AA-1 - AA-15)					\$ 718,437.00	

ADD ALTERNTE B: EXISTING EAST & WEST ENTRANCE FEATURE IMPROVEMENTS						
AB-1	20,691	SF	Furnish & Install Turf per Landscaping Plans & Details, Including Watering, Fertilizing, & Mowing to Establish Growth	\$ 0.65	\$ 13,449.15	
AB-2	4,714	SF	Furnish & Install Mexican Feather Grass per Landscaping Plans & Details, Including Watering & Fertilizing to Establish Growth	4.55	21,448.70	
AB-3	4,531	SF	Furnish & Install Gulf Muhly per Landscaping Plans & Details, Including Watering & Fertilizing to Establish Growth	4.10	18,577.10	
AB-4	468	EA	Furnish & Install Knockout Rose per Landscaping Plans & Details, Including Watering & Fertilizing to Establish Growth	35.00	16,380.00	
AB-5	296	EA	Furnish & Install American Agave per Landscaping Plans & Details, Including Watering & Fertilizing to Establish Growth	60.00	17,760.00	
AB-6	10	EA	Furnish & Install Desert Willow per Landscaping Plans & Details, Including Watering & Fertilizing to Establish Growth	308.00	3,080.00	
AB-7	7	EA	Furnish & Install Thornless Honey Locust per Landscaping Plans & Details, Including Watering & Fertilizing to Establish Growth	506.00	3,542.00	
AB-8	100%	LS	Design, Provide & Install an Irrigation Plan & System Signed & Sealed by a Texas Licensed Irrigation Designer for the Portions of the Project including the Main Entry (Sheet LP 1.01) & Terciary Entry (Sheet LP 1.03). Installation to Include all Elements of Irrigation Plans, Including but not limited to, Irrigation Pipe, Irrigation Controller(s), Irrigation Meter(s), Irrigation Valves, Irrigation Valve Boxes, Wiring, Pipe Sleeves & all applicable Components of the Irrigation System	22,568.00	22,568.00	
ADD ALTERNATE B AMOUNT (Items AB-1 - AB-8)					\$ 116,804.95	

ADD ALTERNTE C: SECURITY GATE & FUELING SELF SERVE STATION IMPROVEMENTS (Reference Sheet P22)						
AC-1	2	EA	Remove & Dispose of All Existing Gates Per Plans	\$ 200.00	\$ 400.00	
AC-2	2	EA	Furnish & Install 15' wide x 8' Tall Perma Coated Chain Link Electric Cantilever Slide Gate with Key Pad Entry, Including Posts, Braces, Supports, Ties & Appurtenances, Complete in Place For	35,600.00	71,200.00	
AC-3	100%	LS	Furnish & Install Self Serve Fueling Station including a Project Layout Plan prepared & signed by a P.E., in Conformance with State Law & OSHA, as well as all Piping, Fittings, Tanks, Electrical & appurtenances required to extend & reconfigure the existing Fuel Farm to to be serviced from the new Fuel Farm Roadway	206,730.00	206,730.00	
ADD ALTERNATE C AMOUNT (Items AC-1 - AC-3)					\$ 278,330.00	

BID TABULATION
CITY OF TEMPLE
AIRPORT ENHANCEMENT PROJECTS
3210 E. Ave H; Bldg C; Temple, TX
March 3, 2015; 2:00 PM

				BIDDER INFORMATION	
				RT Schneider Construction Co., Ltd	
				PO Box 876	
				Belton TX 76513	
Item No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount
ADD ALTERNTE D: TERMINAL PARKING IMPROVEMENTS					
AD-1	375	CY	For Unclassified Excavation	\$ 20.00	\$ 7,500.00
AD-2	25	CY	Place & Compact Unclassified Fill	40.00	1,000.00
AD-3	270	LF	For Sawcutting Existing Asphalt	6.00	1,620.00
AD-4	1,700	SY	Prepare 6" Moisture Conditioned Subgrade	2.00	3,400.00
AD-5	1,700	SY	Furnish & Place 10" TxDOT Item 217 (Type A, Grade 1) Crushed Limestone Base Material	11.00	18,700.00
AD-6	1,570	SY	Furnish & Place 2" HMAc Type 'D' Pavement with Prime & Tack Coat	12.00	18,840.00
AD-7	1,905	SY	Remove Existing Asphalt	6.00	11,430.00
AD-8	280	SY	Remove Existing Concrete Curb & Gutter	5.00	1,400.00
AD-9	710	LF	Construction of 24" Wide Concrete Curb & Gutter	13.00	9,230.00
AD-10	45	LF	Construction of 24" Wide Sawtooth Curb	13.00	585.00
AD-11	35	SY	Furnish & Install Concrete Valley Gutter	60.00	2,100.00
AD-12	1	EA	Remove of Existing Culvert Crossing	3,630.00	3,630.00
AD-13	1	EA	All Materials, Equipment, Tools & Labor Necessary for Removing & Relocating Existing Monument Sign per the Plans & Details	12,600.00	12,600.00
AD-14	1,022	SF	Furnish & Install Mexican Feather Grass per Landscaping Plans & Details, Including Watering & Fertilizing to Establish Growth	5.00	5,110.00
AD-15	10	EA	Furnish & Install Desert Willow per Landscaping Plans & Details, Including Watering & Fertilizing to Establish Growth	308.00	3,080.00
AD-16	9	EA	Furnish & Install Thornless Honey Locust per Landscaping Plans & Details, Including Watering & Fertilizing to Establish Growth	506.00	4,554.00
AD-17	3,392	SF	Furnish & Install Gravel per Landscaping Plans & Details, Including Watering & Fertilizing to Establish Growth	2.00	6,784.00
AD-18	100%	LS	Design, Provide & Install an Irrigation Plan & System Signed & Sealed by a Texas Licensed Irrigation Designer for the Parking Enhancements Portion of the Project (Sheet LP 1.03). Installation to Include all Elements of Irrigation Plans, Including but not limited to, Irrigation Pipe, Irrigation Controller(s), Irrigation Meter(s), Irrigation Valves, Irrigation Valve Boxes, Wiring, Pipe Sleeves & all applicable Components of the Irrigation System	9,043.00	9,043.00
ADD ALTERNATE D AMOUNT (Items AD-1 - AD-18)					\$ 120,606.00

ADD ALTERNTE E: PROPOSED GUARD SHACK					
AE-1	100%	LS	All Materials, Equipment, Tools & Labor Necessary for Installing Guard Shack at Parking Lot Entrance Per Plans & Details Including But Not Limited to Utility & Electrical Connections, Sidewalk, & Ramps	\$ 133,540.00	\$ 133,540.00
ADD ALTERNATE E AMOUNT (Item AE-1)					\$ 133,540.00

ADD ALTERNTE F: PROPOSED PARKING LOT IMPROVEMENTS - PHASE 2					
AF-1	225	CY	Unclassified Excavation	\$ 18.50	\$ 4,162.50
AF-2	15	CY	Place & Compact Unclassified Fill	3.00	45.00
AF-3	3,020	SY	Prepare 6" Moisture Conditioned Subgrade	2.00	6,040.00
AF-4	3,020	SY	Furnish & Place 10" TxDOT Item 217 (Type A, Grade 1) Crushed Limestone Base Material	10.50	31,710.00
AF-5	2,720	SY	Furnish & Place 2" HMAc Type 'D' Pavement with Prime & Tack Coat	11.00	29,920.00
AF-6	415	LF	Construction of 24" Wide Concrete Curb & Gutter	12.50	5,187.50
AF-7	450	LF	Construction of 24" Wide Ribbon Curb	12.50	5,625.00
AF-8	1,100	LF	Furnish & Install White Parking Space Solid Thermo Plastic Striping	2.50	2,750.00
AF-9	52	EA	Furnish & Install Parking Space Curb Stop	80.00	4,160.00
AF-10	2,622	SF	Furnish & Install Turf per Landscaping Plans & Details, Including Watering, Fertilizing, & Mowing to Establish Growth	0.70	1,835.40
AF-11	2,585	SF	Furnish & Install Mexican Feather Grass per Landscaping Plans & Details, Including Watering & Fertilizing to Establish Growth	4.55	11,761.75
AF-12	4	EA	Furnish & Install Thornless Honey Locust per Landscaping Plans & Details, Including Watering & Fertilizing to Establish Growth	506.00	2,024.00
AF-13	100%	LS	Design, Provide & Install an Irrigation Plan & System Signed & Sealed by a Texas Licensed Irrigation Designer for the Parking Lot Phase 2 Portion of the Project (Sheet LP 1.02). Installation to Include all Elements of Irrigation Plans, Including but not limited to, Irrigation Pipe, Irrigation Controller(s), Irrigation Meter(s), Irrigation Valves, Irrigation Valve Boxes, Wiring, Pipe Sleeves & all applicable Components of the Irrigation System	7,833.00	7,833.00
AF-14	2	EA	Dual Light Fixture & Pole per Plans & Details Including But Not Limited to Fixture, Pole, Base, Pier, & Wiring Connections	10,433.00	20,866.00
AF-15	345	LF	2#8, #8G Electrical Wiring per Electrical Plans & Details	3.25	1,121.25
AF-16	345	LF	2" PVC Sch. 40 Electrical Conduit & Bends	15.20	5,244.00
ADD ALTERNATE F AMOUNT (Items AF-1 - AF-16)					\$ 140,285.40

ADD ALTERNTE G: PROPOSED PARKING LOT IMPROVEMENTS - PHASE 3					
AG-1	335	CY	For Unclassified Excavation	\$ 18.50	\$ 6,197.50
AG-2	25	CY	Place & Compact Unclassified Fill	3.00	75.00
AG-3	4,500	SY	Prepare 6" Moisture Conditioned Subgrade	2.00	9,000.00
AG-4	4,500	SY	Furnish & Place 10" TxDOT Item 217 (Type A, Grade 1) Crushed Limestone Base Material	10.50	47,250.00
AG-5	4,200	SY	Furnish & Place 2" HMAc Type 'D' Pavement with Prime & Tack Coat	11.00	46,200.00
AG-6	380	LF	For Construction of 24" Wide Concrete Curb & Gutter	12.50	4,750.00
AG-7	880	LF	For Construction of 24" Wide Ribbon Curb	12.50	11,000.00
AG-8	700	LF	Furnish & Install White Parking Space Solid Thermo Plastic Striping	2.50	1,750.00
AG-9	104	EA	Furnish & Install Parking Space Curb Stop	80.00	8,320.00
AG-10	3,068	SF	Furnish & Install Turf per Landscaping Plans & Details, Including Watering, Fertilizing, & Mowing to Establish Growth	0.70	2,147.60
AG-11	3,089	SF	Furnish & Install Mexican Feather Grass per Landscaping Plans & Details, Including Watering & Fertilizing to Establish Growth	4.55	14,054.95
AG-12	4	EA	Furnish & Install Thornless Honey Locust per Landscaping Plans & Details, Including Watering & Fertilizing to Establish Growth	506.00	2,024.00
AG-13	100%	LS	Design, Provide & Install an Irrigation Plan & System Signed & Sealed by a Texas Licensed Irrigation Designer for the Parking Lot Phase 3 Portion of the Project (Sheet LP 1.02). Installation to Include all Elements of Irrigation Plans, Including but not limited to, Irrigation Pipe, Irrigation Controller(s), Irrigation Meter(s), Irrigation Valves, Irrigation Valve Boxes, Wiring, Pipe Sleeves & all applicable Components of the Irrigation System	11,665.00	11,665.00
AG-14	2	EA	Dual Light Fixture & Pole per Plans & Details Including But Not Limited to Fixture, Pole, Base, Pier, & Wiring Connections	10,433.00	20,866.00
AG-15	155	LF	2#8, #8G Electrical Wiring per Electrical Plans & Details	3.30	511.50
AG-16	155	LF	2" PVC Sch. 40 Electrical Conduit & Bends	16.50	2,557.50
ADD ALTERNATE G AMOUNT (Items AG-1 - AG-16)					\$ 188,369.05

BID TABULATION
CITY OF TEMPLE
AIRPORT ENHANCEMENT PROJECTS
3210 E. Ave H; Bldg C; Temple, TX
March 3, 2015; 2:00 PM

				BIDDER INFORMATION	
				RT Schneider Construction Co., Ltd	
				PO Box 876	
				Belton TX 76513	
Item No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount
ADD ALTERNATE H: PROPOSED PARKING LOT IMPROVEMENTS - PHASE 4					
AH-1	335	CY	Unclassified Excavation	\$ 18.50	\$ 6,197.50
AH-2	25	CY	Place & Compact Unclassified Fill	3.00	75.00
AH-3	4,500	SY	Prepare 6" Moisture Conditioned Subgrade	2.00	9,000.00
AH-4	4,500	SY	Furnish & Place 10" TxDOT Item 217 (Type A, Grade 1) Crushed Limestone Base Material	10.50	47,250.00
AH-5	4,200	SY	Furnish & Place 2" HMAC Type 'D' Pavement with Prime & Tack Coat	11.00	46,200.00
AH-6	380	LF	For Construction of 24" Wide Concrete Curb & Gutter	12.50	4,750.00
AH-7	880	LF	For Construction of 24" Wide Ribbon Curb	12.50	11,000.00
AH-8	700	LF	Furnish & Install White Parking Space Solid Thermo Plastic Striping	2.50	1,750.00
AH-9	104	EA	Furnish & Install Parking Space Curb Stop	80.00	8,320.00
AH-10	3,204	SF	Furnish & Install Turf per Landscaping Plans & Details, Including Watering, Fertilizing, & Mowing to Establish Growth	0.70	2,242.80
AH-11	3,104	SF	Furnish & Install Mexican Feather Grass per Landscaping Plans & Details, Including Watering & Fertilizing to Establish Growth	4.55	14,123.20
AH-12	4	EA	Furnish & Install Thornless Honey Locust per Landscaping Plans & Details, Including Watering & Fertilizing to Establish Growth	506.00	2,024.00
AH-13	100%	LS	Design, Provide & Install an Irrigation Plan & System Signed & Sealed by a Texas Licensed Irrigation Designer for the Parking Lot Phase 4 Portion of the Project (Sheet LP 1.02). Installation to Include all Elements of Irrigation Plans, Including but not limited to, Irrigation Pipe, Irrigation Controller(s), Irrigation Meter(s), Irrigation Valves, Irrigation Valve Boxes, Wiring, Pipe Sleeves & all applicable Components of the Irrigation System	11,673.00	11,673.00
AH-14	2	EA	Dual Light Fixture & Pole per Plans & Details Including But Not Limited to Fixture, Pole, Base, Pier, & Wiring Connections	10,433.00	20,866.00
AH-15	155	LF	2#8, #8G Electrical Wiring per Electrical Plans & Details	3.30	511.50
AH-16	155	LF	2" PVC Sch. 40 Electrical Conduit & Bends	16.50	2,557.50
ADD ALTERNATE H AMOUNT (Items AH-1 - AH-16)				\$	188,540.50

BID SUMMARY	
PART 1: ROADWAY/PARKING PHASE I - ROADWAY & DRAINAGE IMPROVEMENTS	\$ 1,167,105.60
PART 2: ROADWAY/PARKING PHASE I - ELECTRICAL LIGHTING	\$ 182,471.50
PART 3: ROADWAY/PARKING PHASE I - LANDSCAPING & ENTRANCE FEATURE	\$ 236,058.00
PART 4: FENCING & GATES	\$ 247,858.50
ADD ALTERNATE A: FUEL FARM DEPOT IMPROVEMENTS	\$ 718,437.00
ADD ALTERNATE B: EXISTING EAST & WEST ENTRANCE FEATURE IMPROVEMENTS	\$ 116,804.95
ADD ALTERNATE C: SECURITY GATE & FUELING SELF SERVE STATION	\$ 278,330.00
ADD ALTERNATE D: TERMINAL PARKING IMPROVEMENTS	\$ 120,606.00
ADD ALTERNATE E: PROPOSED GUARD SHACK	\$ 133,540.00
ADD ALTERNATE F: PROPOSED PARKING LOT IMPROVEMENTS - PHASE 2	\$ 140,285.40
ADD ALTERNATE G: PROPOSED PARKING LOT IMPROVEMENTS - PHASE 3	\$ 188,369.05
ADD ALTERNATE H: PROPOSED PARKING LOT IMPROVEMENTS - PHASE 4	\$ 188,540.50

Did Bidder Acknowledge Addendum No. 1?	YES
Did Bidder Acknowledge Addendum No. 2?	YES
Did Bidder Acknowledge Addendum No. 3?	YES
Did Bidder Acknowledge Addendum No. 4?	YES
Did Bidder provide Bid Security?	YES
Did Bidder provide required documents?	YES

I hereby certify that this is a correct & true tabulation of all bids received


Alvin R. Sutton, III, PE, CFM
Kasberg, Patrick & Associates, LP

3-4-15



RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A CONSTRUCTION CONTRACT WITH R.T. SCHNEIDER CONSTRUCTION COMPANY OF BELTON, TEXAS, FOR THE AIRPORT ENHANCEMENT PROJECT AT THE DRAUGHON-MILLER CENTRAL TEXAS AIRPORT, IN THE AMOUNT OF \$3,341,496.95; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, on March 25, 2015, the Reinvestment Zone No. 1 Board unanimously approved funding the Airport Enhancement Project at the Draughon-Miller Central Texas Airport;

Whereas, bids were received on March 3, 2015 and were broken down into parts 1-4 and Add Alternates A-H as follows:

- Part 1: roadway and drainage improvements;
- Part 2: lighting;
- Part 3: landscaping and entrance feature;
- Part 4: security gates;
- Add Alternate A: fuel farm loop and facility upgrades;
- Add Alternate B: west and east entrance improvements;
- Add Alternate C: security gates and self-serve fuel system;
- Add Alternate D: terminal parking improvements;
- Add Alternate E: security guard facility;
- Add Alternate F: parking lot improvements;

Whereas, staff recommends award of Parts 1-4 and Add Alternates A-F to R.T. Schneider Construction Company in the amount of \$3,341,496.95 – Add Alternates G & H were not bid;

Whereas, funds are available for this contract in the Reinvestment Zone No. 1 Financing Plan, Line 506, Account Nos. 795-9500-531-6880 and 795-9800-531-6880, Project No. 101019; 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 a construction contract with R.T. Schneider Construction Company of Belton, Texas, after approval as to form by the City Attorney, for the Airport Enhancement Project at the Draughon-Miller Central Texas Regional Airport, in the amount of \$3,341,496.95.

Part 2: It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the **16th** day of **April**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, Mayor

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney



COUNCIL AGENDA ITEM MEMORANDUM

04/16/15
Item #16
Regular Agenda
Page 1 of 2

DEPT./DIVISION SUBMISSION & REVIEW:

Brian Chandler, Director of Planning

ITEM DESCRIPTION: I-FY-15-03: Consider adopting a resolution authorizing an Appeal of Standards to Sec. 6.7 of the Unified Development Code related to I-35 Corridor Overlay Zoning District for landscaping, lighting, architecture, parking and signage, for a proposed car dealership (Automax Hyundai) at 7565 South General Bruce Drive.

The applicant has requested an appeal to the following Overlay standards (justification shown in parentheses) related to a proposed car dealership project:

1. Sec. 6.7.5.C.6 & 7: Parking spaces adjacent to buildings or landscaped areas must utilize wheel stops (applicant proposes to set the landscaping back from the curb to protect from parked cars)
2. Sec. 6.7.5.E.6: Foundation plantings (project meets the intent but the proposed landscaping is around the cars near the building, rather than the foundation)
3. Sec. 6.7.5.E.8.f: 2 to 4 foot berms need to cover a minimum of 50% of landscape buffer area (would limit visibility of their inventory)
4. Sec. 6.7.5.E.9.a: Parking or vehicle use area must be screened by shrubs, berms or walls or a combination thereof (parking is to the rear and the site is between 2 other car dealerships)
5. Sec. 6.7.5.J.1: Sign Height: 25' allowed (30' proposed to be more consistent with sign height of adjacent car dealerships)
6. Sec. 6.7.5.J.4: Freestanding Sign Materials: must be masonry to match the building masonry (sign would match the metal accent material on the buildings)
7. Sec. 6.7.5.K.2.a: Lighting: 80,000 lumens per net acre allowed (lighting consultant has indicated that the lumens per net acre standard is not adequate for their site)
8. Sec. 6.7.9.D.2.d: Architecture: tri-partite design/defined base, middle and top required (not conducive for a mostly glass showroom)
9. Sec. 6.7.9.E.2: Parking Lot Islands for Vehicle Sales: evergreen shrubs (5-gallon minimum) must completely fill the island area (proposed to include a car and evergreen shrubs)

The proposal complies with the following standards:

- Landscaping in parking islands
- Locating service bays to the side or rear (not visible from roadway)
- Side and rear landscaping buffer requirements

- Front Landscape buffer requirements:
 - 25 foot width
 - Irrigated
 - Required number and size of trees
 - At least 60% of trees must be evergreen
 - At least 20% of buffer must contain native grasses or wildflowers
- All luminaires (lights) must be full cut-off (to prevent light trespass)
- Building materials (combination of architectural metal and stucco/EIFS)
- Must include at least 3 of the architectural elements listed on page 6-83 of the UDC (design includes overhangs, recesses or projections and display windows)
- Windows covering 40 to 80% of the primary building elevations
- Earth-tone colors for buildings

The applicant has exceeded the following I-35 Corridor Overlay requirements, as well:

- 15% overall site landscaping (15.8% or an additional 3500 sf proposed)
- Width of the front landscape buffer

STAFF RECOMMENDATION: Staff recommends approval of the appeal as submitted based on the following reason:

- Applicant has been working closely with staff to develop a compromise that would meet the needs of his client's car dealership, while also meeting the intent of the I-35 Corridor Overlay to beautify the corridor.

P&Z RECOMMENDATION: At their April 6, 2015 meeting, the Planning and Zoning Commission recommended unanimous approval as submitted.

FISCAL IMPACT: N/A

ATTACHMENTS:

[Application](#)
[I-35 Corridor Overlay Checklist](#)
[Landscape Plan](#)
[Elevations](#)
[Lighting Specs](#)
[Vicinity Aerial Map and Photos](#)
[Resolution](#)

City of Temple Universal Application

Rev. 01-16-15

(Incomplete applications will not be accepted)

- | | | |
|---|---|---|
| <input type="checkbox"/> Sketch Plan | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Appeal of Administrative Decision |
| <input type="checkbox"/> Plat Vacation | <input type="checkbox"/> Conditional Use Permit (CUP) | <input type="checkbox"/> Residential Masonry Exception |
| <input type="checkbox"/> Minor or Amending Plat | <input type="checkbox"/> Planned Development (PD) | <input type="checkbox"/> Nonresidential Masonry Exception |
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> PD Site Plan | <input type="checkbox"/> Park, Facility or Street Renaming |
| <input type="checkbox"/> Final Plat | <input checked="" type="checkbox"/> I-35 Appeal | <input type="checkbox"/> Cost Sharing Offsite Participation |
| <input type="checkbox"/> Variance (Board of Adjustment) | <input type="checkbox"/> I-35 Site Plan Review | <input type="checkbox"/> Exception |
| <input type="checkbox"/> Abandonment | <input type="checkbox"/> TMED Site Plan Review | <input type="checkbox"/> Street Use License (SUL) |
| | <input type="checkbox"/> TMED Variances/Warrants | <input type="checkbox"/> 1 st and 3 rd Overlay Appeal |

PROJECT INFORMATION:

☐ Residential
 ☒ Commercial
 ☒ Property Platted
 ☐ Property Not Platted
 ☐ ETJ

Project Name: Automax Hyundai Parcel(s) Tax ID# (Required): 447083

Project Address (Location): 7565 S General Bruce Drive Total Acres: 9.689

Lot: PT 1 Block: 1 Subdivision: 3513-RSD Joint Venture Addition

Cabinet #: D Slide #: 361A

Outblock (if not platted): _____

Brief Description of Project: Automobile Dealership

Current Zoning LI # of Existing Lots _____ # of Existing Units _____

Proposed Zoning _____ # of Proposed Lots _____ # of Proposed Units _____

APPLICANT / CONTACT INFORMATION: (This will be the primary contact; please ensure email address is legible)

Name: Justin Fuller, PE, CFM Company Name: Clark & Fuller, PLLC

Address: 215 North Main Street City: Temple State: TX Zip: 76501

Phone: 254-899-0899 Cell #: _____ Fax #: _____

Email Address: jfuller@clark-fuller.com

PROPERTY OWNER INFORMATION:

Name: Bradley Whitis Company Name: _____

Address: 119 Amber Jill Cove City: Killeen State: TX Zip: 76549

Phone: 254-681-4315 Cell #: 254-289-4315 Fax #: 254-699-8818

Email Address: _____

DEVELOPER ENGINEER SURVEYOR INFORMATION: (Please ensure email address is legible)

☐ DEVELOPER
 ☒ ENGINEER
 ☐ SURVEYOR INFORMATION:

Name: Justin Fuller, PE, CFM Company Name: Clark & Fuller, PLLC

Address: 215 North Main Street City: Temple State: TX Zip: 76501

Phone: 254-899-0899 Cell #: _____ Fax #: _____

Email Address: jfuller@clark-fuller.com

VARIANCE / EXCEPTION / APPEAL DESCRIPTION: (Attach additional page if additional space is required)

City of Temple Universal Application
(Incomplete applications will not be accepted)
CHECKLIST

Rev. 01-16-15

PER SUBMITTAL

Submittal Requirements	All Plats	CUP & PD	Rezoning	Sketch Plan	I-35	I-35 Appeal	TMED	TMED Variance/Warrant	ZBA Variance	Masonry Exception	Appeal of Administrative Decision	Abandonment	Street Use License (SUL)
Complete Universal Application	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Utility Providers-see attached link http://www.templetx.gov/DocumentCenter/View/2920	✓												
Electronic copy (PDF) of all required materials submitted as hard copies (must be legible)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hard Copies for all submittals	5	2	1	5	2	2	2	2	1	1	1	1	1
Field Notes (<i>signed and stamped</i>) or Lot and Block Description	✓	✓	✓		✓	✓	✓	✓	✓			✓	✓
Site Plan Checklist		✓			✓	✓	✓	✓	*				
Plat Checklist	✓			✓									
I-35 Checklist					✓	✓							
TMED Checklist							✓	✓					
Abandonment Checklist												✓	
SUL Checklist													✓
Scaled Site Plan		✓			✓	✓	✓	✓	✓	✓	*	✓	✓
Drainage Letter or Drainage Report (for residential subdivisions)	✓												
Elevations		✓			✓	*	✓	*		✓			
Landscape Plan					*	*	*	*					
Lighting Plan					*	*	*	*					
Fee	✓	✓	✓	NA	NA	NA	NA	NA	✓	NA	NA	✓	✓
Survey												✓	✓
Broker's Opinion of Value or Appraisal												✓	
R-O-W abandonment ONLY													

**May be required depending on nature of Appeal/Variance*

Total valuation of proposed improvements for project in 1st & 3rd/TMED/I-35: \$ _____

FEE SCHEDULE

Abandonment	\$100.00 for filing fee only;
(3 rd Party Broker's Opinion or Appraisal)	(3 rd Party Broker's Opinion or Appraisal fee will be Applicant's responsibility)
Board of Adjustment (Variance)	\$ 75.00
*Preliminary/Final Plat	\$150.00 + \$3.00/lot (residential) or
	\$10.00/acre (nonresidential)
Street Use License (SUL)	\$150.00 (renewed every 15 years)
*Rezoning/CUP/PD Site Plan	\$150.00 + \$3.00/acre (to match Ordinance No. 1948)

**The filing fee for a piece of property that is 3.125 acres in size would be a total of \$159.36 (\$150 + [\$3 x 3.12]). City staff uses the second decimal place when calculating a filing fee and does not round up or down.*

BY SIGNING THIS APPLICATION, STAFF IS GRANTED ACCESS TO YOUR PROPERTY FOR SIGN POSTING AND PROPERTY ANALYSIS PURPOSES.

APPLICANT SIGNATURE: _____

Print or Type Name: Justin Fuller

(property owner authorization required below if applicant is someone other than property owner)

I (property owner) hereby authorize Justin Fuller of Clark & Fuller, PLLC
(name) (company (if applicable))

to represent me in matters pertaining to this case.

Property owner's signature: Bradley White

Property owner's name (print): Bradley White

Property owner's address: 115 Amber Jill Cove Killeen, TX 76549

Property owner's phone#: 254-691-4315 254-289-4315

Email address: White04@AOL.com

For Department Use Only

Project #: _____

Project Manager: _____

Total Fee(s): _____

Fee Credit: _____

Payment Method: _____

Submittal Date: _____

Accepted By: _____

Accepted Date: _____



PLANNING DEPARTMENT CHECKLIST I-35 OVERLAY PROJECTS*

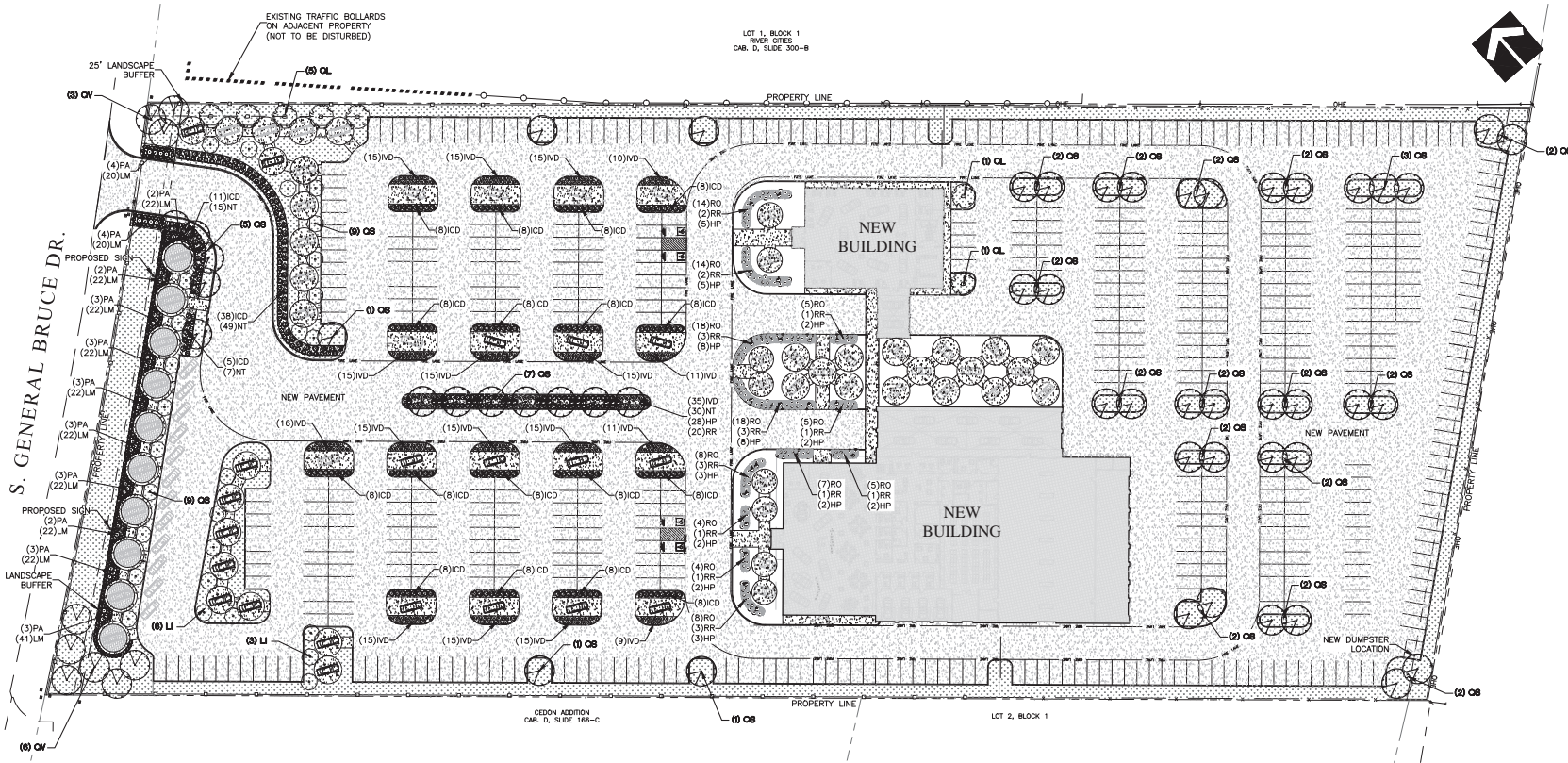
Project Name <u>Automax Hyundai</u>	Zoning <u>LI</u>
Address <u>7565 S. General Bruce Drive</u>	Proposed Use <u>Commercial</u>
Sub-District <input type="checkbox"/> Civic <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Freeway Retail/Commercial <input type="checkbox"/> City Entry	

*The checklist below represents a summary of all requirements for the I-35 Overlay District standards. Applicant is responsible for the full list of requirements located in the City of Temple Unified Development Code (UDC) Section 6.7 located on the City's website at <http://www.ci.temple.tx.us/index.aspx?NID=1221>

I-35 Requirements	
Review Process(UDC 6.7.4)	
<input checked="" type="checkbox"/>	Preliminary Design/ Site Plan Review – Date Completed <u>01/06/2015</u>
Tree Preservation (General) (UDC 6.7.5B)	
<input checked="" type="checkbox"/>	Required <u>None on Site</u>
Signs (UDC 6.7.5G)	
A separate sign permit is required for signs. I-35 Overlay District standards relate to:	
<div style="display: flex; justify-content: space-between;"> <ul style="list-style-type: none"> Sign Type # of Sign Faces Height Setbacks <ul style="list-style-type: none"> # of signs per site Multi-tenant signs Sign Materials Sign Illumination </div>	
Dimensions and Use Requirements (UDC 6.7.7, 6.7.8, 6.7.9, 6.7.10)	
<input checked="" type="checkbox"/>	Is the use allowed in the district?
<input checked="" type="checkbox"/>	Does the project meet dimensional requirements to include landscape buffer and setbacks?
Parking (General) (UDC 6.7.5C)	
<input checked="" type="checkbox"/>	Does the project meet all parking standards related to curb and gutter, parking aisles, parking configuration, wheel stops, parking ratios, and parking location?
Screening and Wall Standards (UDC 6.7.5D)	
<input checked="" type="checkbox"/>	Are any storage connexes, shipping containers or portable buildings proposed? (Not allowed)
<input type="checkbox"/>	Are garage and service bays located to the rear or side (not visible) of the building? If not, has appropriate screening been provided? <u>Service Bays are located on the Side of the Building</u>
<input checked="" type="checkbox"/>	Has any outside storage, display, sales, leasing, or operation of merchandise outside of sales area been appropriately screened from all streets, and adjacent property lines of residentially zoned property or future residential area?
<input checked="" type="checkbox"/>	Have public utility stations been appropriately screened? <u>None Proposed</u>
<input checked="" type="checkbox"/>	Has appropriate screening been provided for any multi-family or residential abutting use?
<input checked="" type="checkbox"/>	Have vehicle loading and unloading zones been appropriately screened?
<input checked="" type="checkbox"/>	Has refuse storage and compactors been enclosed on three sides and located outside of setbacks?
<input checked="" type="checkbox"/>	Has mechanical and utility equipment been appropriately located screened?
Landscaping UDC(UDC 6.7.5E)	
<input checked="" type="checkbox"/>	Is a min. of 15% or the total site area landscaped with approved species?

I-35 Requirements		
General Requirements	<input checked="" type="checkbox"/> Have areas not covered by building or pavement been landscaped?	
	<input type="checkbox"/> Does all proposed landscaping meet requirements related to location and spacing? See Landscape Plan	
	<input checked="" type="checkbox"/> Has irrigation been provided?	
	<input checked="" type="checkbox"/> Is landscaping drought resistant?	
	<input checked="" type="checkbox"/> Has a landscape buffer been provided adjacent to the public street right-of-way?	
	<input type="checkbox"/> Does the proposed buffer meet all landscaping requirements? See Landscape Plan	
	<input type="checkbox"/> Have all the following been screened with landscaping: <ul style="list-style-type: none"> • Parking lot or vehicle use area; See Landscape Plan • Fuel pumps visible from direction of the flow of traffic; and NA • Vehicle drive through windows facing the street or traffic flow? NA 	
	<input checked="" type="checkbox"/> Is a meandering sidewalk required (Civic Sub-district or in Trails Master Plan)? If so has the sidewalk been constructed to standards? None Required	
	<input type="checkbox"/> Have landscaped parking islands been provided in accordance with standards? See Landscape Plan	
	<input checked="" type="checkbox"/> Is all proposed landscaping from the approved drought tolerant list?	
	On Premises Lighting UDC 6.7.5H	
	<input checked="" type="checkbox"/> Have all directional control standards been met?	
	<input type="checkbox"/> Have all intensity (total lumens) standards been met? See Lighting Plan	
	<input type="checkbox"/> Have light trespass standards been met? See Lighting Plan	
	<input type="checkbox"/> Have all sign lighting standards been met?	
	<input type="checkbox"/> Have all lighting standards related to the following been met: <ul style="list-style-type: none"> • Temporary lighting • All-night lighting 	
	<input type="checkbox"/> Are any uses or features exempt from the standards in this section?	
	Utilities UDC 6.7.5I	
	<input checked="" type="checkbox"/> Have all electric, telephone, cable TV. wires and cables from the property line to the structure been placed underground?	
	Architectural Design UDC: 6.7.8D; 6.7.9D; 6.7.10D (does not apply to Civic Sub-District)	
	Site Development UDC: 6.7.8D.1; 6.7.9D.1; 6.7.10D.1	
	<input checked="" type="checkbox"/> Does proposed development meet location and placement requirements?	
	<input checked="" type="checkbox"/> Is proposed development adjacent to residential property line (non-mixed use) and if so, does it meet the minimum slope requirements?	
	Exterior Appearance of Buildings and Structures UDC: 6.7.8D.2; 6.7.9D.2; 6.7.10D.2	
	<input type="checkbox"/> Do all buildings meet architectural standards related to: <ul style="list-style-type: none"> • Architectural finish and detailing? See Architectural Elevations • Building articulation requirements and entrance insets and offsets (projections and recesses)? • Minimum window requirements? (Freeway Retail/ Commercial and Civic Entry Sub-District s only) 	
	<input checked="" type="checkbox"/> Are all buildings designed and constructed in tri-partite architecture. (Freeway Retail/ Commercial and Civic Entry Sub-District s only)	
	Materials and Colors UDC: 6.7.8D.3; 6.7.9D.3; 6.7.10D.3	
	<input checked="" type="checkbox"/> Are all proposed structure colors earth tone in hue? (Planning Dir. may approve 10% variation).	
<input checked="" type="checkbox"/> Have building materials been limited to no more than three types?		
<input type="checkbox"/> Have architectural standards related to the following been met: See Architectural Elevations <ul style="list-style-type: none"> • Material types (primary and accent) and percentages • Window glazing (no reflective glass) • Maintenance and durability of materials 		

I-35 Requirements	
I-35 Sub-District Special Requirements	Civic Sub-District UDC 6.7.7
	<input type="checkbox"/> Has an additional 10% of vegetation been provided in addition to general landscape requirements.
	<input type="checkbox"/> In addition to trees already required – ornamental trees also required in landscape buffer. One min. 2" caliper ornamental tree must be planted for every 30' of frontage along public ROW.
	Industrial Sub-District UDC 6.7.8
	<input type="checkbox"/> All buildings must incorporate no less than 1 architectural element. > 50,000 sq. ft. must incorporate 2 elements; > 100,000 sq. ft. 3 elements (UDC 6.7.9 D and 6.7.10D)
	<input type="checkbox"/> All industrial buildings with facades greater than 250' in length (visible from ROW) must incorporate wall plane projections or recesses that are at least 6' deep. Projections and recesses must be at least 25 % of length of the façade. No uninterrupted length may exceed 200'
	<input type="checkbox"/> Must select from list of approved building materials (max 100%; min 80%) and accent materials (max 20%) (UDC 6.7.8 D. 3)
	Freeway Retail/ Commercial UDC 6.7.9
	<input checked="" type="checkbox"/> All retail/commercial buildings with facades greater than 200' (visible from ROW) must incorporate wall plane projections or recesses that are at least 6' deep. Projections and recesses must be at least 25 % of length of the façade. No uninterrupted length may exceed 100'.
	<input checked="" type="checkbox"/> Windows must be a min of 40% - 80% of each building elevation.
	<input checked="" type="checkbox"/> Parking lot islands must be located at the end of inventory aisle and span the width of aisle and have min. depth of 10'
	<input checked="" type="checkbox"/> Parking lot islands (inventory aisles) must be filled with 5. gal. evergreen shrubs
	<input type="checkbox"/> Where an auto sales, leasing or rental establishment is located between N. General Bruce and North 31 st Street, North of Jack White Blvd. up to 2654 feet north of the northern boundary of public street ROW of Bray Street, has the applicant met specific standards related to: <ul style="list-style-type: none"> • Parking lot island location, size, and composition , • Landscape buffer, • Location, orientation, and screening of garage and service bays?
	<input checked="" type="checkbox"/> Facades not visible from the street may reflect only similar colors if screened with single row of trees planted along the building or in the landscape buffer on offset 30' centers in min. 10' landscape edge where 50% of trees are evergreen.
	City- Entry Sub-District UDC 6.7.10
	<input type="checkbox"/> All retail/commercial buildings with facades greater than 150' (visible from ROW) must incorporate wall plane projections or recesses that are at least 6' deep. Projections and recesses must be at least 25 % of length of the façade. No uninterrupted length may exceed 100'.
	<input type="checkbox"/> 50% of all driveways into the site must have enhanced paving of stone, brick, or patterned concrete for a min of 50% of the driveway throat
	<input type="checkbox"/> Windows must be a min of 40% - 80% of each building elevation.
	<input type="checkbox"/> An additional 10% of vegetation is required in addition to those requirements in Sec 6.7.5E
	<input type="checkbox"/> Additional ornamental trees must be used in the landscape buffer. One min. 2" caliper ornamental tree must be planted for each 30' of frontage along public ROW measured along lot lines
	<input type="checkbox"/> One min. 3" caliper canopy tree must be planted for every 25' of frontage along public ROW measured along lot lines.
	<input type="checkbox"/> Facades not visible from the street may reflect only similar colors if screened with single row of trees planted along the building or in the landscape buffer on offset 25' centers in min. 10' landscape edge where 50% of trees are evergreen
	<input type="checkbox"/> The principle building wall setback 18'- 24' from BOC.
	<input type="checkbox"/> Building entrances must present strong entry presence and be inset or offset by min 4'.



PLANT SCHEDULE

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
QS	50	QUERCUS SHUMARDII	RED OAK	45 GAL.	SPECIMEN QUALITY
QV	9	QUERCUS VIRGINIANA	LIVE OAK	45 GAL.	SPECIMEN QUALITY
QL	7	QUERCUS LACINIA	LACEY OAK	30 GAL.	SPECIMEN QUALITY
LI	27	LAGERSTROMIA INDICA	CREPE MYRTLE	25/30 GAL.	SPECIMEN QUALITY
SHRUBS					
IVD	282	ILEX VOMITORIA	DWARF YAUPOIN HOLLY	3 GAL.	SPECIMEN QUALITY
ICD	190	ILEX CORNUTA	DWARF BURFORD HOLLY	3 GAL.	SPECIMEN QUALITY
RR	42	ROSA "RADRAZZ"	KNOCK OUT ROSE	3 GAL.	SPECIMEN QUALITY
RO	110	ROSEMARY OFFICINALIS	ROSEMARY	3 GAL.	SPECIMEN QUALITY
NT	101	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	3 GAL.	SPECIMEN QUALITY
HP	73	HESPERALOE PARVIFLORA	RED YUCCA	3 GAL.	SPECIMEN QUALITY
NATIVE GRASSES					
LM	279	LIRIOPE MUSCARI	LIRIOPE	1 GAL.	SPECIMEN QUALITY
PA	35	PENNISETUM ALOPECUROIDES	DWARF FOUNTAIN GRASS	1 GAL.	SPECIMEN QUALITY

LANDSCAPE NOTES

- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE DEMOLITION OF EXISTING STRUCTURES, PAVEMENT SECTIONS, VEGETATION, ETC. WITH OWNER.
- EXISTING UTILITIES WERE LOCATED BY FIELD RESEARCH/OBSERVATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS AND COORDINATE UTILITY REMOVAL AND RELOCATION WITH OWNER AND APPROPRIATE UTILITY COMPANY.
- PRIOR TO INSTALLATION, LANDSCAPE CONTRACTOR SHALL COORDINATE THE TYPE AND LOCATION OF NEW GRASS, TREES AND SHRUBBERY WITH OWNER.
- NO REQUIRED LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER TO ADVERSELY AFFECT DRAINAGE OR UTILITY EASEMENTS.
- ALL AREAS NOT COVERED BY IMPERVIOUS SURFACES SHALL HAVE NEW GRASS SOD, GRASS SEEDING, MULCH, WASHED GRAVEL, ROCK, SAND OR OTHER DECORATIVE COVERS.
- TURF AREAS TO BE SODDED OR HYDROMULCHED SHALL BE BERMUDA, BUFFALO GRASS OR OTHER CITY OF TEMPLE APPROVED GRASS.
- PROPOSED NEW TREES SHALL BE OF SPECIES ON THE CITY OF TEMPLE APPROVED TREE LIST.

GENERAL NOTES

LANDSCAPE REQUIREMENTS	=	15% OF TOTAL SITE
15% OF 427,298 SQ FT	=	64,096 SQ FT
LANDSCAPE AREA PROVIDED	=	15.8%
67,576 SQ FT	=	
BUFFER ZONE TREES REQ'D	=	1 TREE PER 30 FT
435 LF / 30 FT	=	14 TREES
BUFFER TREES PROVIDED	=	14 TREES
BUFFER ZONE GRASSES REQ'D	=	20%
9875 SF * 20%	=	1975 SQ FT
BUFFER ZONE GRASSES PROVIDED	=	2375 SQ FT

LEGEND

	RED OAK		NEW PAVEMENT
	LIVE OAK		NEW CONCRETE FLATWORK (PER PROJECT DETAILS)
	LACEY OAK		TURF AREAS
	CREPE MYRTLE		MULCH AREAS
	DWARF YAUPOIN HOLLY		RIVER STONE AREAS
	DWARF BURFORD HOLLY		
	KNOCKOUT ROSE		
	ROSEMARY		
	MEXICAN FEATHER GRASS		
	RED YUCCA		



Date: _____ Revisions _____

SITE LANDSCAPE PLAN

DRAWING STATUS

THIS DRAWING WAS PREPARED BY: ☒ JBF
 CHECKED BY: ☒ JBF
 DESIGNED BY: ☒ JBF
 PROJECT NO. 141440-00
 DATE 3-30-15
 DRAWN BY: ☒ JBF
 SCALE: AS SHOWN
 REVISIONS: AS SHOWN
 ISSUED FOR CONSTRUCTION: ☒ JBF
 FINAL: ☐

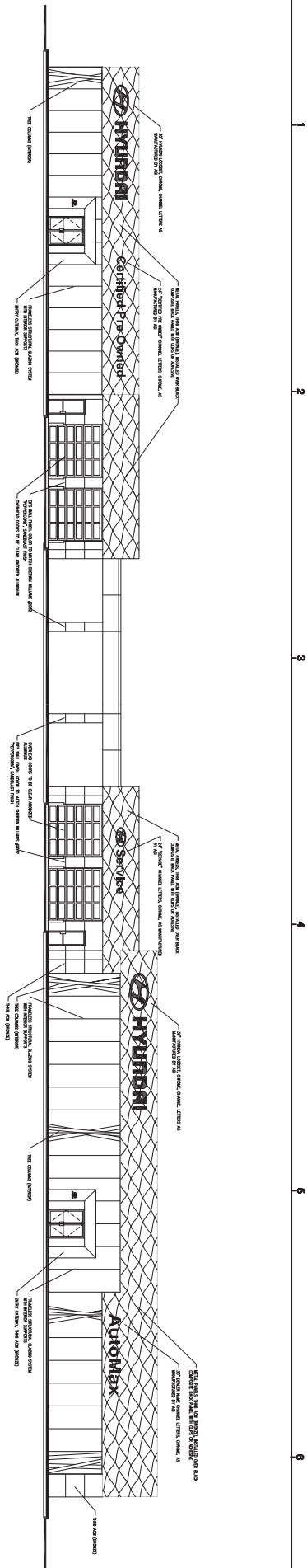
AUTOMAX HYUNDAI
NEW SITE DEVELOPMENT
 TEMPLE, TEXAS



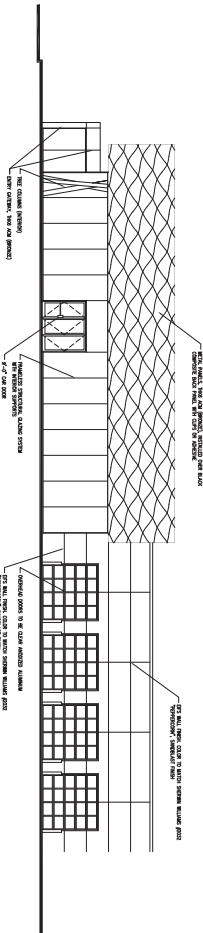
CLARK & FULLER
 CIVIL ENGINEERING • DESIGN • PLANNING
 101 North Main Street, Temple, TX 76788
 254.892.1111 • 254.892.1112 • 254.892.1113

Project No.: 141440-00
 Date: 3-30-15
 Drawn By: JBF
 Scale: AS SHOWN
 Revisions: _____

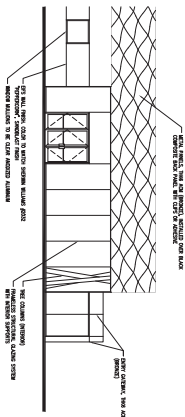




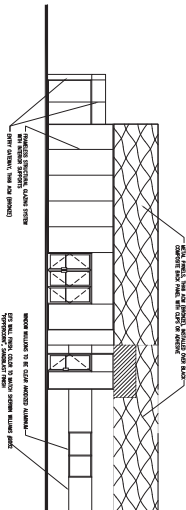
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'
GRAPHICAL SCALE



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'
GRAPHICAL SCALE



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'
GRAPHICAL SCALE



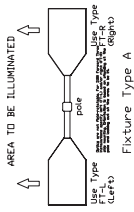
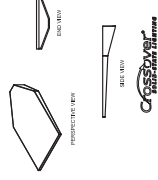
4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'
GRAPHICAL SCALE

FOOTCANDLE LEVELS TAKEN AT 4' ABOVE GRADE

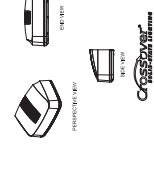
Luminaire Schedule		Qty	Label	Arrangement	Description
Symbol	SY	1	A	DBD ROTATED	XLOD-FT-LED-HD-CV-HSS-DBD ROT - 24" MH
1	SY	1	B	SINGLE	XLOD-FT-LED-HD-CV-HSS-SINGLE 24" MH
2	SY	1	C	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
3	SY	1	D	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
4	SY	1	E	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
5	SY	1	F	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
6	SY	1	G	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
7	SY	1	H	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
8	SY	1	I	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
9	SY	1	J	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
10	SY	1	K	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
11	SY	1	L	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
12	SY	1	M	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
13	SY	1	N	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
14	SY	1	O	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
15	SY	1	P	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
16	SY	1	Q	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
17	SY	1	R	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
18	SY	1	S	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
19	SY	1	T	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
20	SY	1	U	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
21	SY	1	V	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
22	SY	1	W	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
23	SY	1	X	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
24	SY	1	Y	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
25	SY	1	Z	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
26	SY	1	AA	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
27	SY	1	AB	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
28	SY	1	AC	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
29	SY	1	AD	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
30	SY	1	AE	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
31	SY	1	AF	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
32	SY	1	AG	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
33	SY	1	AH	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
34	SY	1	AI	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
35	SY	1	AJ	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
36	SY	1	AK	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
37	SY	1	AL	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
38	SY	1	AM	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
39	SY	1	AN	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
40	SY	1	AO	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
41	SY	1	AP	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
42	SY	1	AQ	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
43	SY	1	AR	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
44	SY	1	AS	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
45	SY	1	AT	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
46	SY	1	AU	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
47	SY	1	AV	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
48	SY	1	AW	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
49	SY	1	AX	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
50	SY	1	AY	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
51	SY	1	AZ	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
52	SY	1	BA	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
53	SY	1	BB	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
54	SY	1	BC	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
55	SY	1	BD	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
56	SY	1	BE	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
57	SY	1	BF	SINGLE	XLOD-FT-LED-HD-CV-HSS-24" MH
58	SY	1	BG	SINGLE	XLOD-FT-LED-H

Calculation Summary		Avg	Max	Min	Avg/Min	Max/Min
Label	Calc Type	Units				
Ceiling	luminaire	Fc	48.8	0.0	N/A	N/A
Service Drive Large Floor	luminaire	Fc	49.0	15.9	3.11	4.16
Service Drive Small Floor	luminaire	Fc	53.1	63.3	1.26	1.49
Front Displays	luminaire	Fc	28.42	44.4	1.44	2.24
Interior Display Typical	luminaire	Fc	30.54	48.8	5.55	8.87
Interior LIT	luminaire	Fc	10.97	66.2	0.0	N/A

Calculation Summary		Avg	Max	Min	Avg/Min	Max/Min
Label	Calc Type	Units				
Ceiling	luminaire	Fc	48.8	0.0	N/A	N/A
Service Drive Large Floor	luminaire	Fc	49.0	15.9	3.11	4.16
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Front Displays	luminaire	Fc	28.42	44.4	1.44	2.24
Interior Display Typical	luminaire	Fc	30.54	48.8	5.55	8.87
Interior LIT	luminaire	Fc	10.97	66.2	0.0	N/A

XLCM
LED Crossover Area Light

XCN3 PT
LED Crossover Area | Light

XPWS3
LED Crossover Wall Mount

Total Project Watts
Total Watts = 51096.1



A. SmartLighting® Inc. Sales Partners
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TEL: 773-299-1100 • FAX: 773-299-1007

LIGHTING PR

AUTOMAX HYUNDAI
TEMPLE

SCALED VALUES	
WAGE	EDUCATION

30-1-2340

LED AREA LIGHTS - LSI SLICE MEDIUM (XLCM)



US & Int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs in Cool White (5000°K nominal), or Neutral White (4000°K nominal) color temperature, 70 CRI (nominal).

DISTRIBUTION/PERFORMANCE - Types FT and 5. Exceptional uniformity creates bright environment at lower light levels.

HOUSING - One-piece, die-formed aluminum housing contains factory prewired driver. Wiring access door (with safety lanyard) located underneath.

OPTICAL UNIT - Clear tempered flat glass lens permanently sealed to weather-tight aluminum optic frame (includes pressure-stabilizing breather). Optic frame recessed into housing cavity and sealed to the housing with one-piece EPDM gasket.

MOUNTING - Tapered rear design allows fixtures to be mounted in 90° and 120° configurations without the need for extension arms. Use with 3" reduced drilling pattern. A round pole plate is required for mounting to round poles. Wall mount available by ordering wall mounting bracket (BKS-XBO-WM-* -CLR). See Accessory Ordering Information chart for all brackets.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets Location Category C Low. Available with universal voltage power supply 120-277 VAC (50/60Hz input), and 347-480 VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVER - Available in SS (Super Saver) and HO (High Output) drive currents. Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

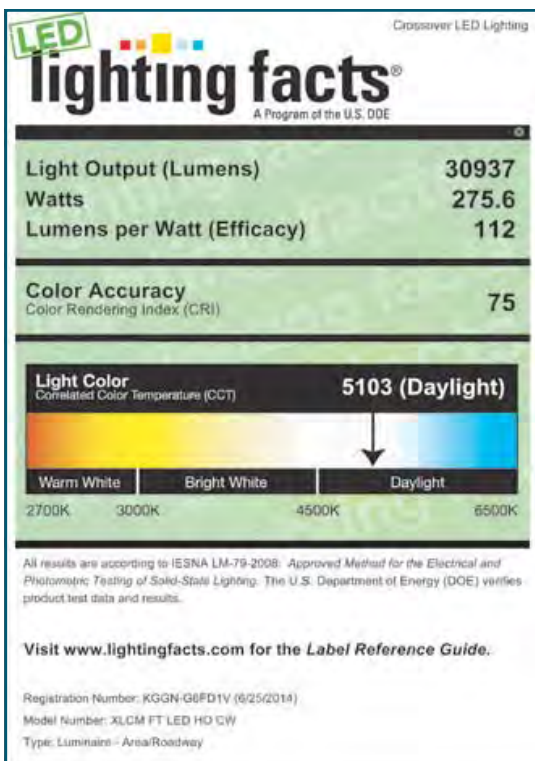
FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Available in black, bronze and white. Other standard LSI finishes available. Consult factory.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - One fixture: 25.25 lbs. (11.5 kg). Packed two per carton: 43.5 lbs. (19.7 kg).

LISTING - UL listed to U.S. and international safety standards. Suitable for wet locations.



LIGHT OUTPUT - XLCM				
		Lumens (Nominal)		Watts (Nominal)
		Type FT	Type 5	
Cool White	SS	22800	22900	193
	HO	30900	31100	278
Neutral White	SS	18400	18500	193
	HO	24100	23900	278

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Fixtures comply with ANSI C136.31-2010 American National Standard for Roadway Lighting Equipment - Luminaire Vibration 1.5G requirements.







LED AREA LIGHTS - LSI SLICE MEDIUM (XLCM)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XLCM 5 LED SS CW UE BLK PCI120**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Options
XLCM	5 - Type V FT - Forward Throw	LED	SS - Super Saver HO - High Output	CW - Cool White NW - Neutral White	UE - Universal Voltage (120-277V) 347-480 Universal Voltage (347-480V)	BLK - Black BRZ - Bronze WHT - White	Button Type Photocells PCI120 - 120V PCI208-277V - 208-277V PCI347 - 347V

LUMINAIRE EPA CHART - XLCM

	Single	0.5
	D180°	1.0
	D90°	0.8
	T90°	1.7
	TN120°	1.7
	Q90°	1.9

Note: House Side Shield adds to fixture EPA. Consult Factory.

ACCESSORY ORDERING INFORMATION

(Accessories are field installed)

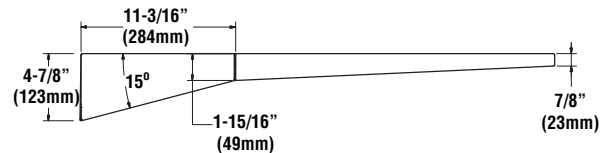
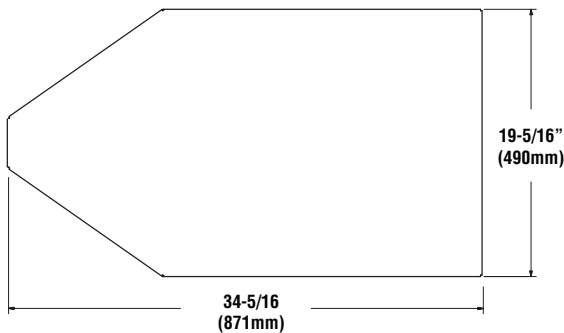
Description	Order Number	Description	Order Number
BKS-XBO-WM-* - CLR Wall Mount Bracket	382132CLR	DFK208, 240 Double Fusing (208V, 240V)	DFK208, 240 ²
XLCM-FT-HSS House Side Shield (Black only)	C/F ¹	DFK480 Double Fusing (480V)	DFK480 ²
X4RPP Round Pole Plate for 4' Poles	379967CLR	FK347 Single Fusing (347V)	FK347 ²
X5RPP Round Pole Plate for 5' Poles	379968CLR		
FK120 Single Fusing (120V)	FK120 ²		
FK277 Single Fusing (277V)	FK277 ²		

FOOTNOTES:

1 - House Side Shields add to fixture EPA. Consult factory.

2 - Fusing must be located in the hand hole of pole.

DIMENSIONS





Vicinity Aerial Map



Site (looking northeast)



Site (looking north)



Looking south

RESOLUTION NO. _____

[PLANNING NO. I-FY-15-03]

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING AN APPEAL OF STANDARDS TO SECTION 6.7 OF THE UNIFIED DEVELOPMENT CODE RELATED TO LANDSCAPING, LIGHTING, ARCHITECTURE, PARKING AND SIGNAGE IN THE I-35 CORRIDOR OVERLAY ZONING DISTRICT ON PROPERTY LOCATED AT 7565 SOUTH GENERAL BRUCE DRIVE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the applicant, Automax Hyundai, located at 7565 South General Bruce Drive has requested an appeal to the following Overlay standards related to a proposed car dealership project:

- Sec. 6.7.5.C.6 & 7: Parking spaces adjacent to buildings or landscaped areas must utilize wheel stops;
- Sec. 6.7.5.E.6: Foundation plantings;
- Sec. 6.7.5.E.8.f: 2 to 4 foot berms need to cover a minimum of 50% of landscape buffer area;
- Sec. 6.7.5.E.9.a: Parking or vehicle use area must be screened by shrubs, berms or walls or a combination thereof;
- Sec. 6.7.5.J.1: Sign Height: 25' allowed;
- Sign Materials must be masonry to match the building masonry;
- Sec. 6.7.5.K.2.a: Lighting: 80,000 lumens per net acre allowed;
- Sec. 6.7.9.D.2.d: Architecture: tri-partite design/defined base, middle and top required;
- Sec. 6.7.9.E.2: Parking Lot Islands for Vehicle Sales: evergreen shrubs (5-gallon minimum) must completely fill the island area;

Whereas, applicant has been working closely with staff to develop a compromise that would meet the needs of his client's car dealership, while also meeting the intent of the I-35 Corridor Overlay to beautify the corridor;

Whereas, at its April 6, 2015 meeting, the Planning and Zoning Commission recommended unanimous approval - staff recommends approval of the appeal and the site plan shown on Exhibit 'A' (Landscape/Site Plan) showing landscaping and parking for a proposed car dealership located at 7565 S. General Bruce Drive; and

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

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

Part 1: The City Council authorizes an appeal of standards of Section 6.7 of the Unified Development Code related to landscaping, lighting, architecture, parking and signage in the I-35 Corridor Overlay Zoning District for a proposed car dealership located at 7565 S. General Bruce Drive.

Part 2: It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the **16th** day of **April**, 2015.

THE CITY OF TEMPLE, TEXAS

DANIEL A. DUNN, MAYOR

ATTEST:

APPROVED AS TO FORM:

Lacy Borgeson
City Secretary

Kayla Landeros
City Attorney