

- KEYED NOTES**
1. CAUTION!!! EXISTING POWER POLE/LIGHT POLE
 2. CAUTION!!! OVERHEAD ELECTRIC
 3. CAUTION!!! UNDERGROUND TELEPHONE
 4. EXISTING FENCING
 5. EXISTING WATER MAIN/METER
 6. EXISTING SANITARY SEWER
 7. EXISTING STORM SEWER
 8. NEW SANITARY SEWER SERVICE (REFER TO UTILITY SHEET FOR CONSTRUCTION)
 9. NEW DOMESTIC WATER/FIRE SERVICE (REFER TO UTILITY SHEET FOR CONSTRUCTION)
 10. NEW STORM SEWER (REFER TO UTILITY SHEET FOR CONSTRUCTION)
 11. FURNISH AND INSTALL 1-HANDICAP SIDEWALK RAMP (PER TAS STANDARDS)

CALLLED 9.702 ACRES
WGR INVESTMENTS, LLC
DOC. NO. 2021-016766

**CITY OF TEMPLE
LANDSCAPING NOTES**

- A. ALL REQUIRED LANDSCAPING MUST BE MAINTAINED AT ALL TIMES IN A LIVING AND GROWING CONDITION.
- B. THE OWNER MUST REPLACE, WITHIN 30 DAYS, ANY PLANT MATERIAL THAT IS DISEASED, DETERIORATED, OR DEAD. THE DIRECTOR MAY ISSUE UP TO A 90-DAY EXTENSION OF TIME FOR REPLACEMENT DURING DROUGHT OR SUMMER MONTHS.
- C. ALL REQUIRED LANDSCAPING MUST BE IRRIGATED BY AN AUTOMATIC SPRINKLING SYSTEM OR HAVE ACCESS TO A HOSE CONNECTION WITHIN 100 FEET OF ALL LANDSCAPING.
- D. THERE IS A MINIMUM 5% LANDSCAPING REQUIREMENT IN THE FRONT AREA PER UDC 7.4.4.
- FRONT YARD = 2,495.20 S.F.
2,495.20 S.F. (.05) = 174.76 S.F.
LANDSCAPING AREA REQUIRED = 174.76 S.F.
LANDSCAPING AREA PROVIDED = 657.45 S.F.
- E. LANDSCAPING WILL BE IN COMPLIANCE WITH UDC SECTION 7.4.9.

BENCHMARK INFORMATION

NO.	NORTHING/ EASTING	DESCRIPTION	ELEV.
500	N:10,358,925.168 E:3,222,796.090	BOX W/ PUNCH AT CURB	596.62

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	19.50'	17.81'	52°19'49"	N43° 00' 07"E	17.20'

LEGEND

- NEW REINFORCED CONCRETE PAVEMENT SECTION (PER PROJECT DETAILS)
- NEW CONCRETE SIDEWALK (PER PROJECT DETAILS)
- NEW 12" CONCRETE CURB AND GUTTER (PER PROJECT DETAILS)
- NEW 18" CONCRETE CURB AND GUTTER (PER PROJECT DETAILS)
- NEW CONCRETE WHEELSTOP (PER PROJECT DETAILS)
- NEW SANITARY SEWER SERVICE
- NEW SANITARY SEWER CLEANOUT
- EXISTING SANITARY SEWER MANHOLE
- NEW DOMESTIC WATER SERVICE
- NEW FIRE SERVICE
- NEW FIRE HYDRANT
- NEW STORM SEWER
- NEW STORM INLET
- NEW HEADWALL
- NEW LANDSCAPE AREA

CLARK ASSOCIATES
CIVIL ENGINEERING • DESIGN • PLANNING

**WATERS DAIRY
ADDITION
NEW SITE DEVELOPMENT**
TEMPLE, TEXAS

CIVIL SITE PLAN

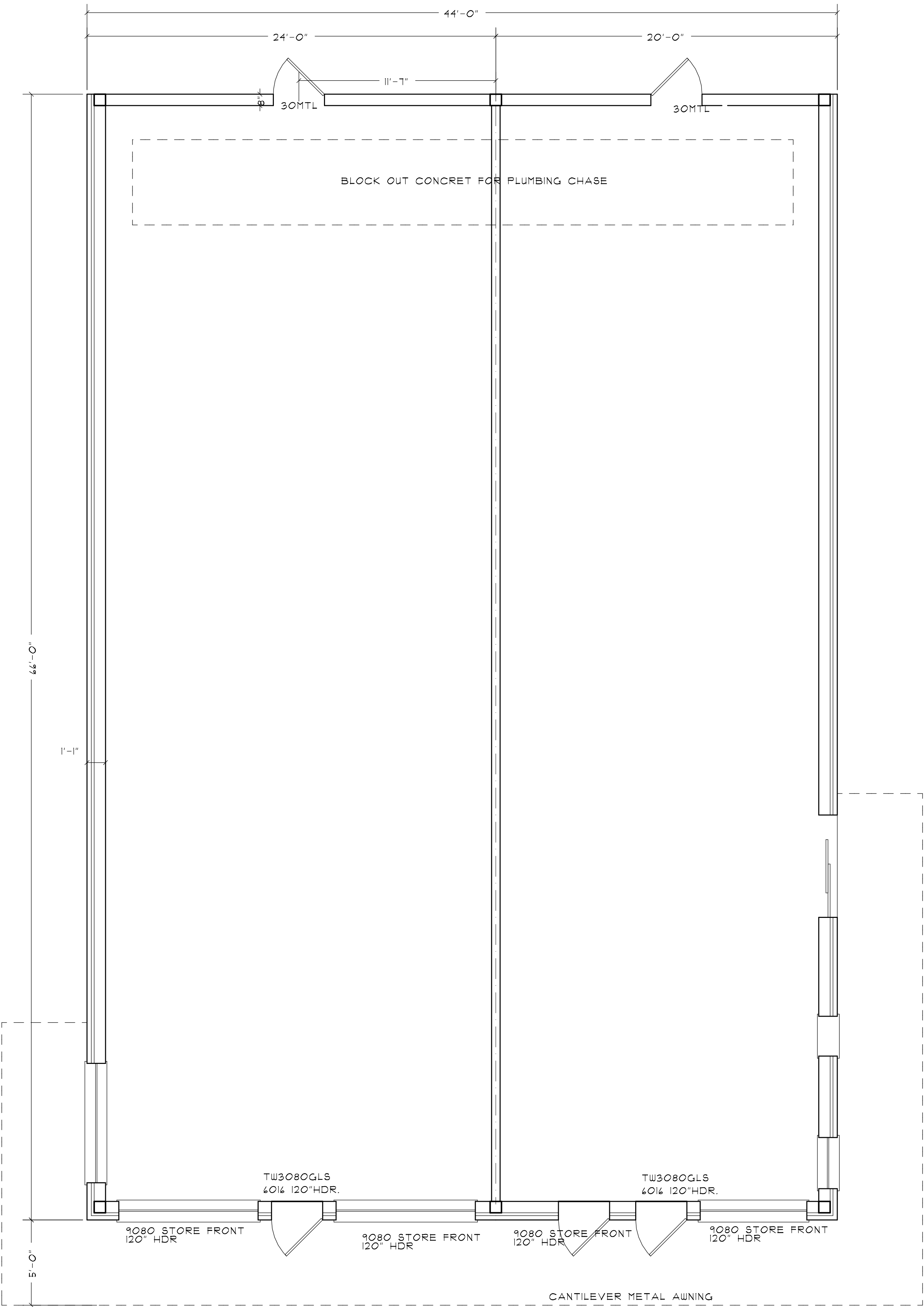
DRAWING STATUS
THESE DRAWINGS WERE PREPARED UNDER THE AUTHORITY OF
MONTY L. CLARK P.E. 90894, CLARK ASSOCIATES FIRM NO: F-23184.

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

☐ FOR CONSTRUCTION
FINAL DRAWINGS

Designed	MLC
Drafted	ACP
Project No	222311.00
Plot Date	5-31-2024

C2.1



FLOOR PLAN 1/4"
FLORES SHELL BUILDING 2904 SF
SOUTH 31ST STREET, TEMPLE TX

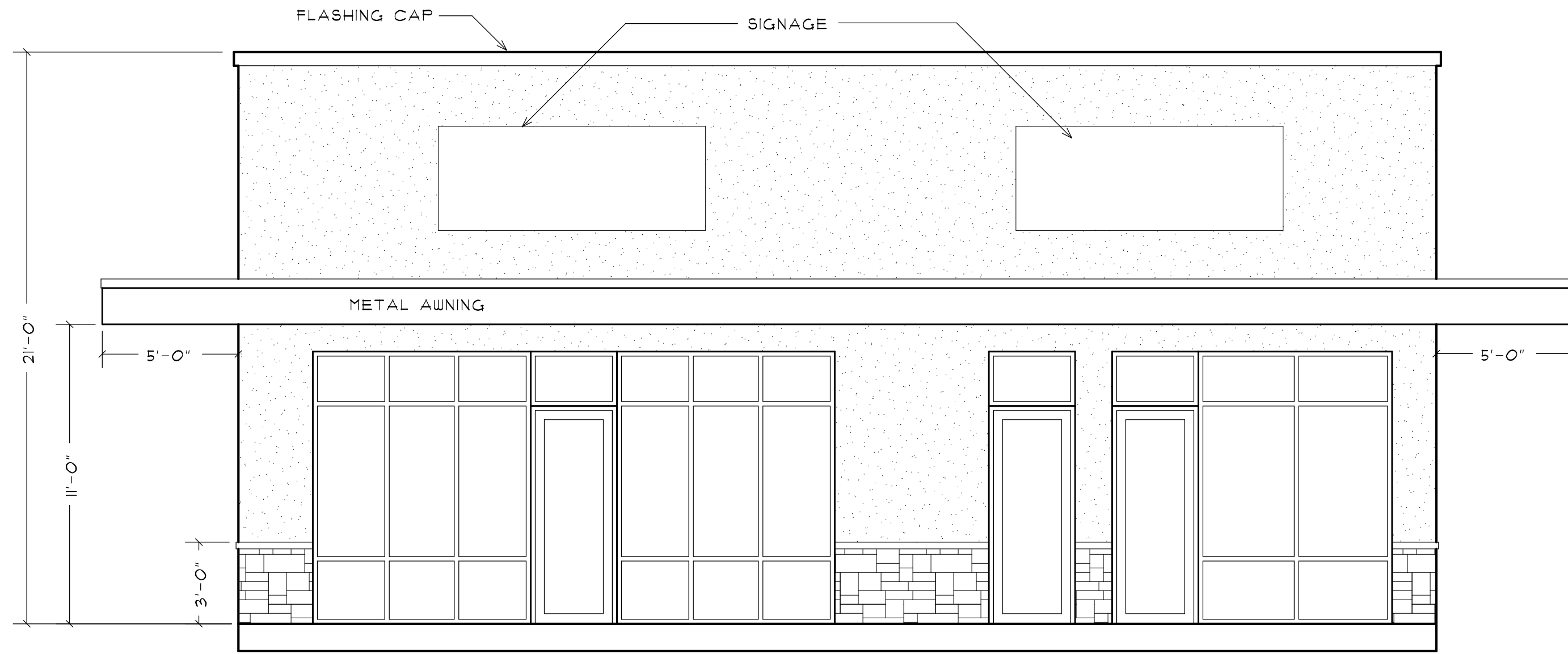
PROJECT DESCRIPTION

SHELL BUILDING
445 FM 2271, TEMPLE TEXAS

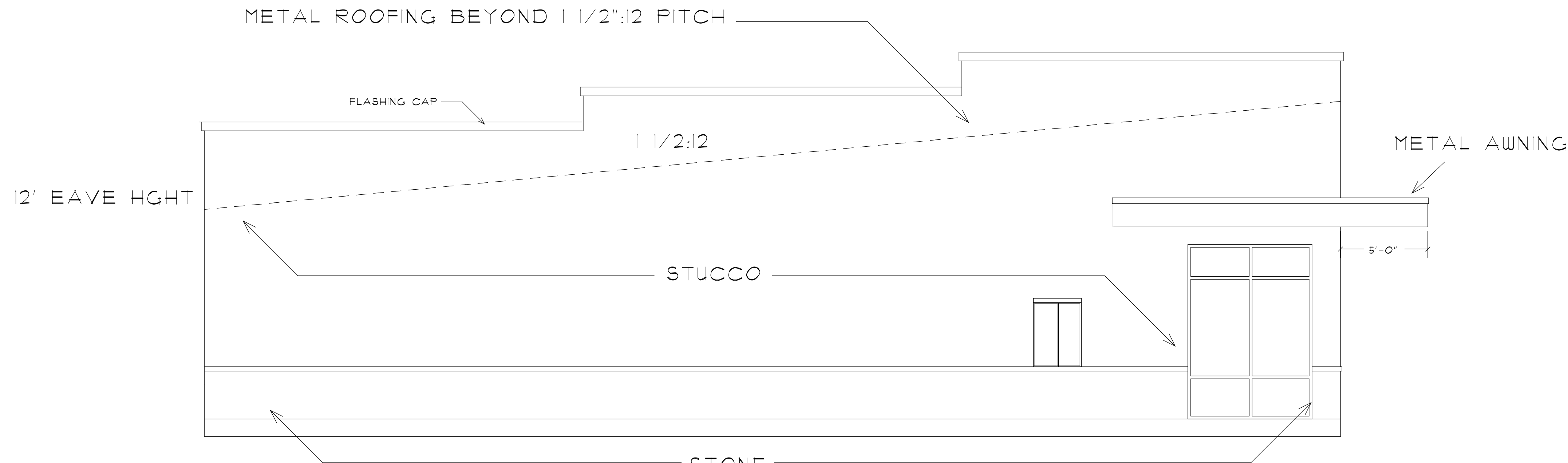
BUILDING DRAWN BY:

FIRST DRAFT INC.
RESIDENTIAL & COMMERCIAL DESIGN
MARTY WALL 254-554-8174, 254-289-5976
935 SCHRADER RD, KILLEEN, TEXAS 76542

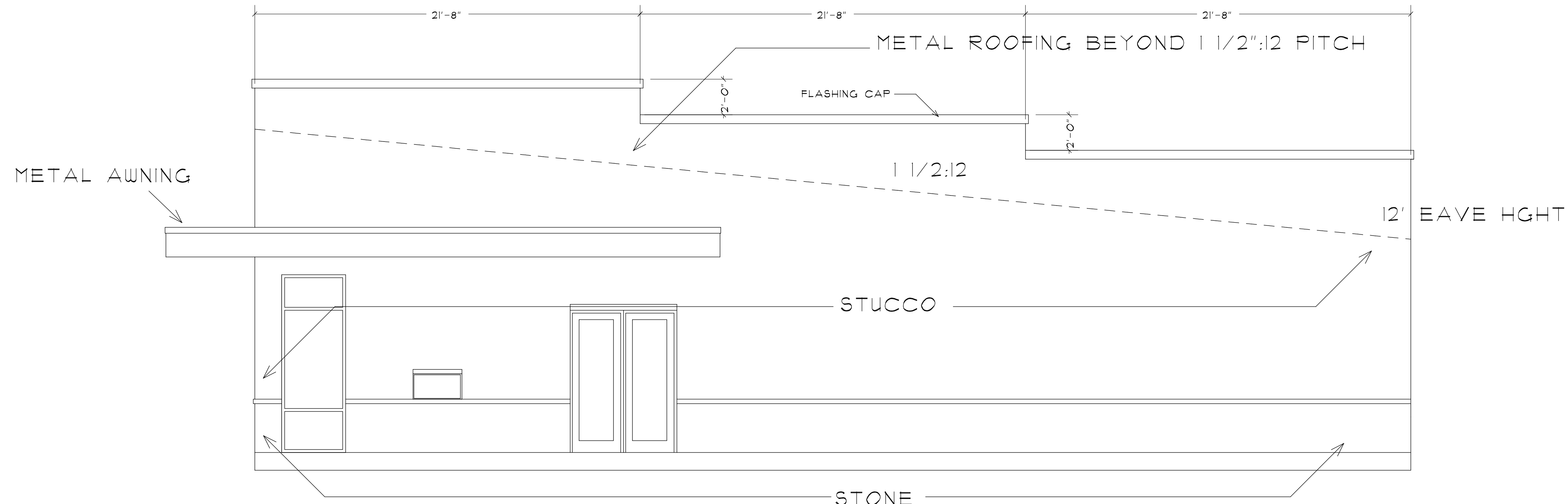
A1



FRONT ELEVATION 1/4"



LEFT ELEVATION 1/8"



RIGHT ELEVATION 1/8"

BUILDING DRAWN BY:

FIRST DRAFT INC.

RESIDENTIAL & COMMERCIAL DESIGN

MARTY WALL 254-554-8714, 254-289-5976

335 SCHRADER RD., KILLEEN, TEXAS 76542

PROJECT DESCRIPTION

SHELL BUILDING

445 FM 2271, TEMPLE TEXAS

22



Site Plan

AERIAL MAP

FY-24-2-SITE

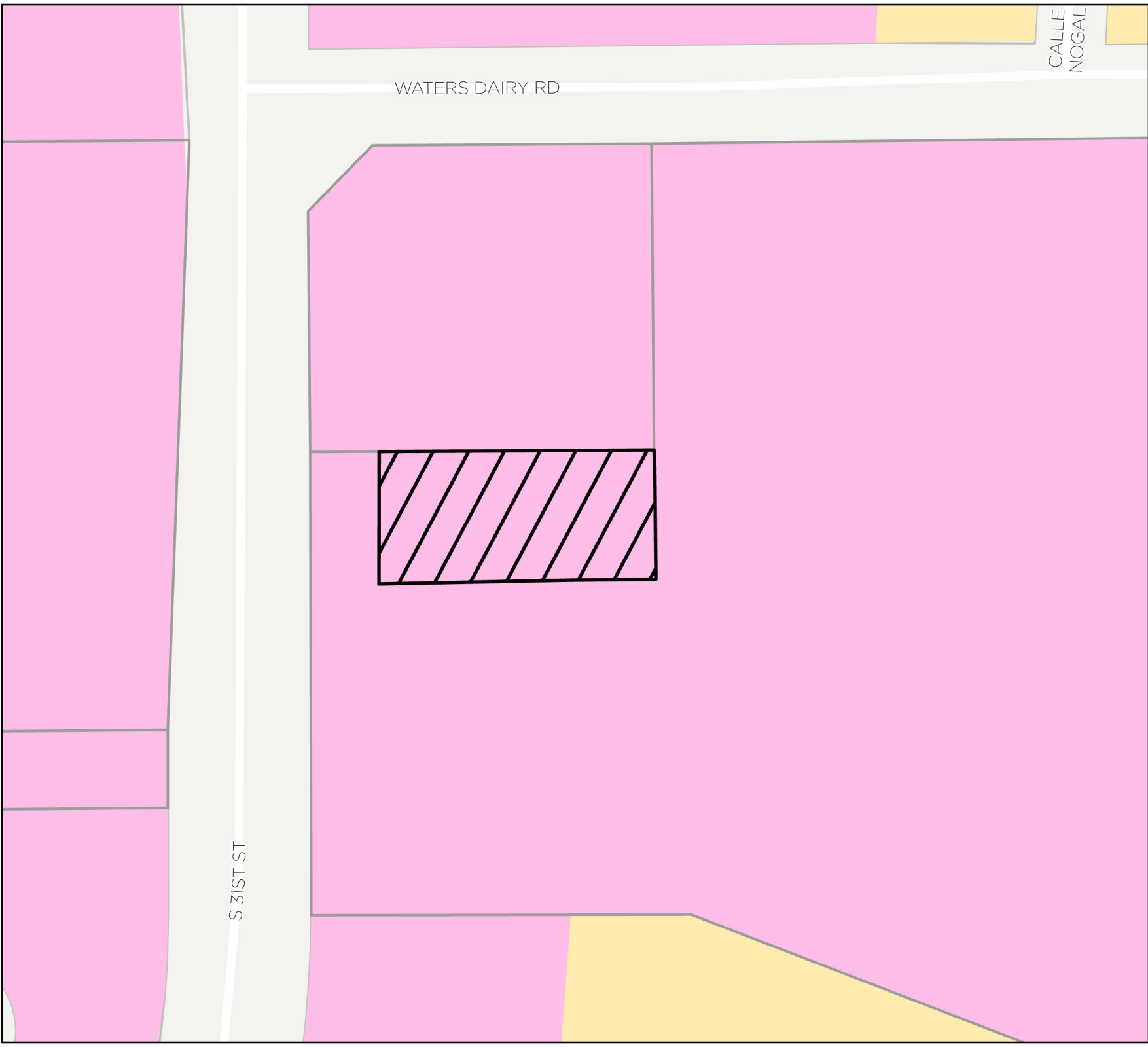
 Case Area



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.

Date: 7/29/2024





Site Plan

FUTURE LAND USE PLAN MAP

FY-24-2-SITE

 Case Area

 Business Park

 Corridor Mixed-Use

 Downtown Core

 Downtown Transition

 Employment Mixed-Use

 Industrial

 Parks and Open Space

 Residential and Neighborhood

 Regional Commercial

 Rural - Estate

 Temple Medical & Education District

 Urban Residential

 MUAC

 Temple Municipal Boundary



02550100Feet

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.

Date: 7/29/2024



ORDINANCE NO. 2016-4758

(PLANNING NO. Z-FY-16-12)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AMENDING ORDINANCE NO. 2006-4090 TO ALLOW CLIMATE-CONTROLLED MINI-STORAGE WAREHOUSES, SUBJECT TO A DEVELOPMENT PLAN, ON 4.801 ACRES ZONED PD-GR, AND TO APPROVE A CONCEPTUAL DEVELOPMENT PLAN ON 5.401 ACRES ZONED PD-GR, BOTH TRACTS BEING LOCATED WITHIN THE MAXIMO MORENO SURVEY, ABSTRACT NO. 14 AND ADDRESSED 5015 SOUTH 31ST STREET; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the requested amendments affect 10.202 acres out of approximately 54.52 acres located generally at the southeast corner of South 31st Street and Waters Dairy Road and being part of the Planned Development approved by City Council on August 17, 2006, in Ordinance No. 2006-4090; and

Whereas, the Planning and Zoning Commission recommended on February 1, 2016, that Ordinance No. 2006-4090, be amended to:

- (1) add climate-controlled mini-storage warehouses as an allowed land use, subject to a Development Plan, on approximately 4.801 acres zoned PD-GR, and
- (2) approve a Conceptual Development Plan, subject to the requirement for a public hearing and approval of a Development Plan, on approximately 5.401 acres zoned PD-GR;

both tracts being located within the Maximo Moreno Survey, Abstract No. 14, and being addressed 5015 South 31st Street; and

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

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

Part 1: The City Council amends Ordinance No. 2006-4090, to add climate-controlled mini-storage warehouses as an allowed land use, subject to a Development Plan, on approximately 4.801 acres zoned Planned Development-General Retail (PD-GR), being located within the Maximo Moreno Survey, Abstract No. 14, and being part of the 10.202 acre tract that is more particularly described in field notes attached as Exhibit A to this Ordinance.

Part 2: The City Council approves the 4.801-acre Development Plan depicted in Exhibit B to this Ordinance, subject to the following conditions:

1. Construction of a six-foot-wide sidewalk along the entire property frontage on Waters Dairy Road;
2. Exterior elevations on mini-storage buildings that consist of a combination of (a) Exterior Insulation Finish Systems (EIFS) and (b) rock veneer, in substantial compliance with the elevations shown in Exhibit C to this Ordinance;
3. Metal awnings to provide additional architectural relief to the entrances of each building;
4. Compliance with UDC Section 7.1.8, Performance Standards, to assure that exterior lighting will not create light trespass;
5. Signage on the north, east and south building facades, externally illuminated to prevent glare and light trespass onto neighboring properties.

The Planning Director is authorized to approve minor changes to the elements of the Development Plan, including but not limited to screening, buffering, landscaping, signage, exterior building materials, building elevations and modification of the overall site layout. Substantial changes require approval by City Council.

Part 3: The City Council amends Ordinance No. 2006-4090, to approve the Conceptual Development Plan depicted in Exhibit B to this Ordinance, subject to the requirement for a public hearing and approval of a Development Plan, on approximately 5.401 acres zoned Planned Development-General Retail (PD-GR), being located within the Maximo Moreno Survey, Abstract No. 14, and being part of the 10.202 acre tract that is more particularly described in field notes attached as Exhibit A to this Ordinance.

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

Part 5: It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such phrase, clause, sentence, paragraph or section.

Part 6: This ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Temple, Texas, and it is accordingly so ordained.

Part 7: It is hereby officially found and determined that the meeting at which this Ordinance 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 3rd day of March, 2016.

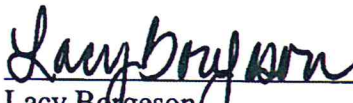
PASSED AND APPROVED on Second Reading on the 17th day of March, 2016.

THE CITY OF TEMPLE, TEXAS



DANIEL A. DUNN, Mayor

ATTEST:



Lacy Borgeson
City Secretary

APPROVED AS TO FORM:



Kayla Landeros
City Attorney

BEING a 10.202 acre tract of land situated in the MAXIMO MORENO SURVEY, ABSTRACT No. 14, Bell County, Texas and being all of that certain 10.202 acre tract of land described in a Warranty Deed dated August 11, 2015 from Irvin McCreary Allen and Raye Virginia Allen Cucolo to Echo Station, LLC and being of record in Document No. 2015-00031533, Official Public Records of Bell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap stamped "RPLS 2475" found being the northeast corner of the said 10.202 acre tract and being in the south right-of-way line of Waters Dairy Road as monumented, fenced and further evidenced on the ground and being the southeast corner of that certain 0.4939 acre tract of land (TRACT "A") described in a Warranty Deed dated January 28, 2002 from H. K. Allen to the City of Temple and being of record in Volume 4606, Page 803, Official Public Records of Bell County, Texas and being the northwest corner of that certain 10.478 acre tract of land described as Lot 1, Block 1, Echo Station Phase 2 according to the map or plat of record in Cabinet C, Slide 277-C, Plat Records of Bell County, Texas for corner;

THENCE departing the said 0.4939 acre tract and the said south right-of-way line and with the westerly boundary line of the said 10.478 acre tract with the east and south boundary lines of the said 10.202 acre tract the following three (3) calls:

- 1) S. 16° 25' 57" W., 246.00 feet (calls S. 16° 25' 57" W., 246.00 feet) to a ½" iron rod with cap stamped "RPLS 2475" found being the most easterly southeast corner of the said 10.202 acre tract for corner;
- 2) N. 73° 34' 03" W., 356.06 feet (calls N. 73° 34' 03" W., 356.06 feet to a ½" iron rod with cap stamped "RPLS 2475" found for corner;
- 3) S. 16° 25' 57" W., 495.17 feet (calls S. 16° 25' 57" W., 495.17 feet) to a ½" iron rod with cap stamped "RPLS 2475" found being the most southerly southeast corner of the said 10.202 acre tract and being the southwest corner of the said 10.478 acre tract and being in the north boundary line of that certain 42.931 acre tract of land described as Stonegate III according to the map or plat of record in Cabinet D, Slide 188-A, Plat Records of Bell County, Texas for corner;

THENCE departing the said 10.478 acre tract and with the said north boundary line and with the south boundary line of the said 10.202 acre tract the following two (2) calls:

- 1) N. 51° 58' 18" W., 397.14 feet (calls N. 51° 58' 18" W., 397.14 feet) to a ½" iron rod with cap stamped "RPLS 2475" found for corner;
- 2) N. 73° 06' 12" W., 292.72 feet (calls S. 73° 06' 12" E., 292.72 feet) to a ½" iron rod with cap stamped "RPLS 2475" found being the northwest corner of the said 42.931 acre tract and being the southwest corner of the said 10.202 acre tract and being in the east right-of-way line of Farm-to Market Highway No. 1741 (also known as South 31st Street) as monumented, fenced and further evidenced on the ground and as described as a 0.157 acre tract in a Deed dated September 23, 1997 from Irvin McCreary Allen, Raye Virginia McCreary Allen, H. K. Allen, and Henry Kiper Allen, Jr. and Raye Virginia Allen Cucolo to the State of Texas and being of record in Volume 4032, Page 290, Official Public Records of Bell County, Texas and being at the beginning of a non-tangent curve to the left having a radius equals 868.51 feet, chord bearing equals N. 16° 57' 57" E., 4.39 feet, central angle equals 00° 17' 23" for corner;

THENCE departing the said 42.931 acre tract and with the said east right-of-way line and the east boundary line of the said 0.157 acre tract and with the west boundary line of the said 10.202 acre tract the following two (2) calls:

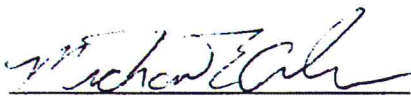
- 1) 4.39 feet along the arc of said curve to the left to a Texas Department of Transportation brass cap right-of-way monument found for corner;
- 2) N. 16° 53' 48" E., 353.22 feet (calls S. 16° 53' 48" W., 538.25 feet) to a ½" iron rod found being the most westerly northwest corner of the said 10.202 acre tract and being the southwest corner of that certain 1.401 acre tract of land described as Lot 1, Block 1, Waters Dairy Addition according to the map or plat of record in Cabinet D, Slide, 385-B, Plat Records of Bell County, Texas for corner;

THENCE departing the said east right-of-way line and the said west boundary line and with the south and east boundary lines of the said Lot 1, Block 1, Waters Dairy Addition and with a north and west boundary line of the said 10.202 acre tract the following two (2) calls:

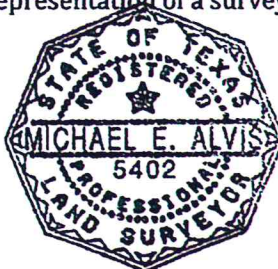
- 1) S. 73° 34' 05" E., 265.14 feet (calls N. 73° 34' 05" W., 265.00 feet) to a 1/2" iron rod found being the southeast corner of the said Lot 1, Block 1, Waters Dairy Addition for corner;
- 2) N. 16° 51' 07" E., 235.03 feet (calls S. 16° 51' 07" W., 235.01 feet) to the a ½" iron rod found being the northeast corner of the said Lot 1, Block 1, Waters Dairy Addition and being the most northerly northwest corner of the said 10.202 acre tract and being in the aforementioned south right-of-way line of Waters Dairy Road for corner;

THENCE S. 73° 34' 03" E., 748.28 feet departing the said Lot 1, Block 1, Waters Dairy Addition and with the north boundary line of the said 10.202 acre tract (calls S. 73° 34' 03" E., 748.28 feet) and with the said south right-of-way line to the Point of BEGINNING and containing 10.202 acres of land.

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.

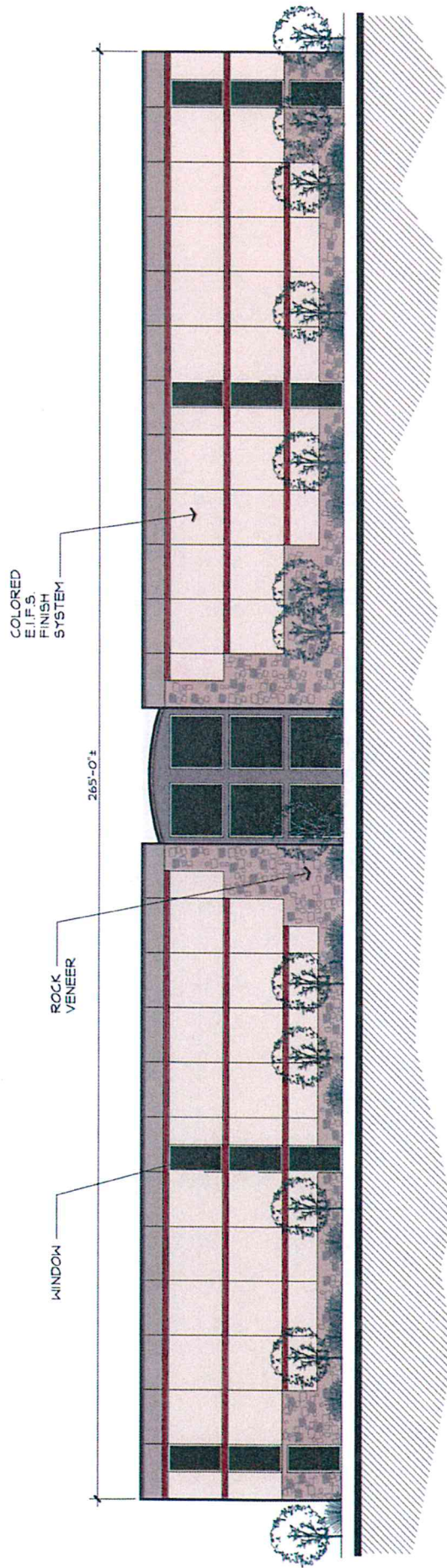


Michael E. Alvis, R.P.L.S. #5402
January 13, 2016



THIS PROJECT IS REFERENCED TO THE CITY OF TEMPLE COORDINATE SYSTEM, AN EXTENSION OF THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.
ALL COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NUMBER 539.
THE THETA ANGLE AT SAID CITY MONUMENT IS 01° 31' 23"
THE COMBINED CORRECTION FACTOR (CCF) IS 0.999853
PUBLISHED CITY COORDINATES ARE N = 10,352,186.13 E = 3,222,622.54
THE TIE FROM THE ABOVE CITY MONUMENT TO THE POB OF THE 41.941 ACRE TRACT IS
N. 08° 37' 14" E., 6802.99 FEET.
GRID DISTANCE = SURFACE DISTANCE X CCF
GEODETIC NORTH = GRID NORTH + THETA ANGL

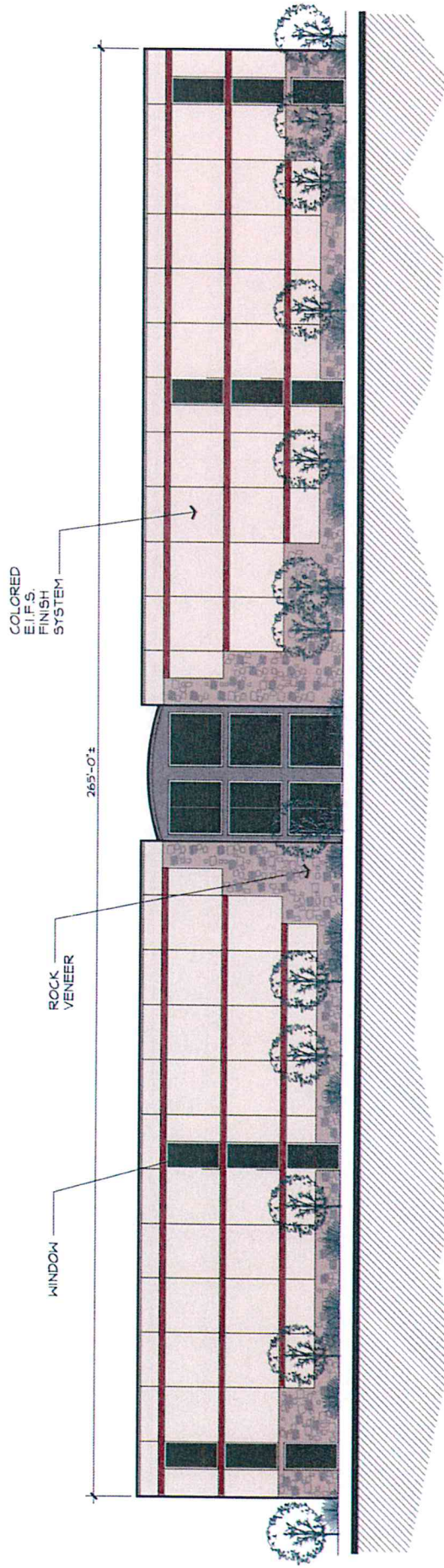
Curve Table			
Curve #	Length	Radius	Chord
C1	4.39'	868.51'	N16°57'57"E 4.39'



BUILDING STREET ELEVATION
ECHO STATION - TEMPLE - SCHEME A - 11/19/15

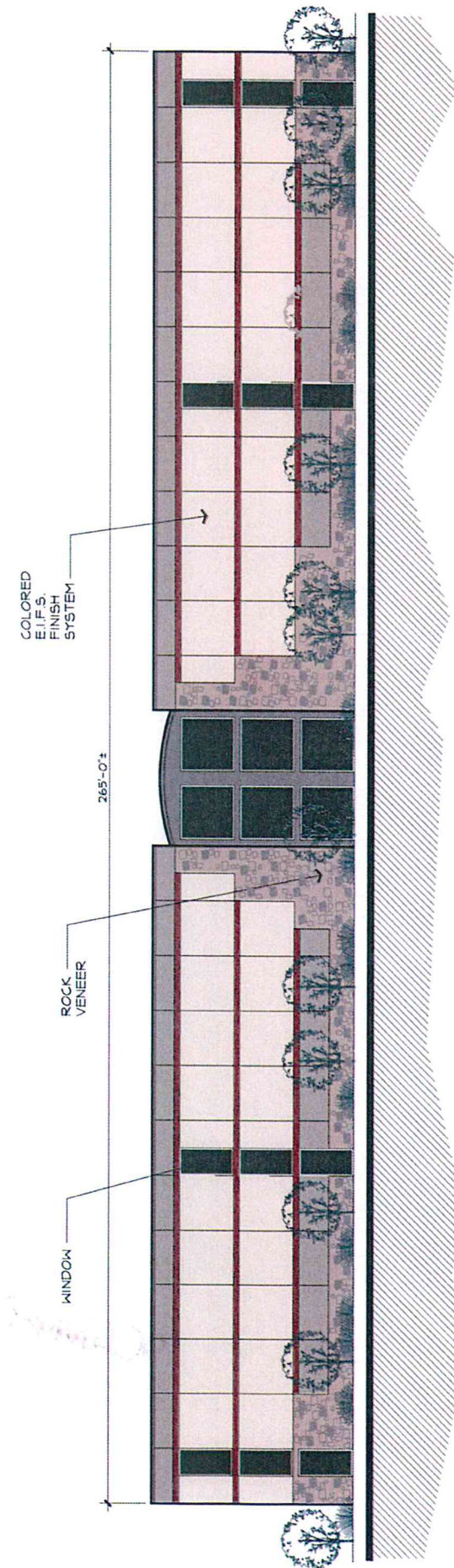
EXHIBIT

C-2



BUILDING STREET ELEVATION

ECHO STATION - TEMPLE - SCHEME B - 11/19/15



BUILDING STREET ELEVATION
ECHO STATION • TEMPLE • SCHEME C • 11/19/15