

RESOLUTION NO. {{item.sequential\_number}}  
(FY-24-41-PLT)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, APPROVING THE FINAL PLAT OF NAMA'S TEMPLE TOWNHOMES, AN APPROXIMATELY 1.630-ACRE, 22-LOT, ONE-BLOCK, ONE-TRACT RESIDENTIAL SUBDIVISION, BEING A REPLAT OF LOT 2, BLOCK 1, BAKER SUBDIVISION REPLAT NO. 1, WITH A DEVELOPER-REQUESTED EXCEPTION TO SECTIONS 8.1.3 AND 8.2.1 OF THE UNIFIED DEVELOPMENT CODE RELATED TO CUL-DE-SACS AND DEAD-END FIRE APPARATUS ROADS TO ALLOW A HAMMERHEAD STREET DESIGN, LOCATED IN THE C. S. MASTERS SURVEY, ABSTRACT NO. 550, IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND ADDRESSED AS 202 SOUTH 41<sup>ST</sup> STREET; AND PROVIDING AN OPEN MEETINGS CLAUSE.

---

**Whereas**, this plat proposes 22 residential lots for townhomes and one tract for various facilities - the proposed lots satisfy the area and dimensional standards for this use in the General Retail Zoning District assigned to the property;

**Whereas**, Tract A is "T"-shaped, comprising 0.428 acre, and is designated as an easement for private access, private drainage, and public utilities;

**Whereas**, the facilities/improvements in Tract A will be owned and maintained by the Homeowners Association (HOA), except for the public water and sewer lines which will be owned and maintained by the City - this subdivision has frontage on South 41<sup>st</sup> Street;

**Whereas**, the hammerhead street design created by the intersection of the two private streets requires approval of an exception - the City's Solid Waste Division and Fire Department have reviewed the design and do not object to the requested exception since there are no homes along the hammerhead and there is adequate room to maneuver the vehicles and turn-around;

**Whereas**, extension of the hammerhead to the north and south is not feasible as these properties are either already developed or are platted lots as part of an approved subdivision - water and sewer facilities are available to serve this site;

**Whereas**, the applicant is providing a five-foot-wide sidewalk along the 41<sup>st</sup> Street frontage which will be owned and maintained by the City, and a four-foot-wide sidewalk along the lot frontages on both sides of Nama Way, which will be owned and maintained by the HOA;

**Whereas**, a 25-foot front yard setback will be observed to allow room for easements and provide adequate space for parking in the driveway without blocking the sidewalk - the park fee requirement of \$225 per dwelling unit applies to this subdivision and totals \$4,950 for 22 dwelling units;

**Whereas**, the applicant is requesting an exception to allow a hammerhead street design and approval by the City Council is required for this plat and exception;

**Whereas**, at its January 6, 2025 meeting, the Planning and Zoning Commission voted 7 to 0 to recommend approval of the final plat and developer-requested exception to allow a hammerhead street design;

**Whereas**, Staff recommends Council approve the Final Plat of Nama’s Temple Townhomes, an approximately 1.630-acre, 22-lot, one-block, one-tract residential subdivision, being a replat of Lot 2, Block 1, Baker Subdivision Replat No. 1, with a developer-requested exception to Sections 8.1.3 and 8.2.1 of the Unified Development Code related to cul-de-sacs and dead-end fire apparatus roads to allow a hammerhead street design, located in the C. S. Masters Survey, Abstract No. 550, in the City of Temple, Bell County, Texas, and addressed as 202 South 41<sup>st</sup> Street; 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: Findings.** All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

**Part 2:** The City Council approves the Final Plat of Nama’s Temple Townhomes, an approximately 1.630-acre, 22-lot, one-block, one-tract residential subdivision, being a replat of Lot 2, Block 1, Baker Subdivision Replat No. 1, with a developer-requested exception to Sections 8.1.3 and 8.2.1 of the Unified Development Code related to cul-de-sacs and dead-end fire apparatus roads to allow a hammerhead street design, located in the C. S. Masters Survey, Abstract No. 550, in the City of Temple, Bell County, Texas, and addressed as 202 South 41<sup>st</sup> Street, and authorizes the City Manager, or her designee, after approval as to form by the City Attorney’s Office, to execute any necessary documents.

**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 16<sup>th</sup> day of **January, 2025**.

THE CITY OF TEMPLE, TEXAS

\_\_\_\_\_  
TIMOTHY A. DAVIS, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Liz Caraway  
Deputy City Secretary

\_\_\_\_\_  
Kathryn H. Davis  
City Attorney