

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
STAFF CONFERENCE ROOM, 1ST FLOOR
MARCH 19, 2012, 5:00 P.M.
WORK SESSION AGENDA**

Staff will present the following items:

1. Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for Monday, March 19, 2012.
2. Receive and discuss the Planning Director's Report containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code (UDC).

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
CITY COUNCIL CHAMBERS, 2ND FLOOR
MARCH 19, 2012, 5:30 P.M.
REGULAR MEETING AGENDA**

1. _____ Invocation
2. _____ Pledge of Allegiance

A. CONSENT ITEMS

All items listed under this section, Consent Agenda, are considered to be routine by the Planning & Zoning Commission and may be enacted in one motion. If discussion is desired by the Commission, any item may be removed from the Consent Agenda at the request of any Commissioner and will be considered separately.

Item 1: [Approval of Minutes](#): Work session and the regular meeting of March 5, 2012.

B. ACTION ITEMS:

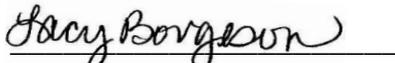
Item 2: [P-FY-12-12](#): Hold a public hearing to consider and take action on the Final Plat of Diamond S Addition, a 10.39± acre, 2-lot non-residential subdivision, being a replat of Midway 1 Addition and part of the George Givens Survey Abstract 345, located at the southeast corner of Midway Drive and S. General Bruce Drive. (Applicant: All County Surveying on behalf of Garland Shelton of GS Diamond S Holdings LP, Owner)

Item 3: [Z-FY-12-32](#): Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption less than 75% of the gross revenue in a restaurant, on Lot 1, Block 1, The Market Place Section One, located at 3008 South 31st Street. (Brad Brown for TR Austin Retail Corp.)

C. REPORTS

Item 4: Receive and discuss the [Planning Director's Report](#) containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code. *(continued, if not completed in Work Session)*

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 1:45 PM, on March 14, 2012.



Lacy Borgeson
City Secretary

SPECIAL ACCOMMODATIONS: Persons with disabilities, who have communication or accommodation needs and desire to attend the meeting, should notify the City Secretary's Office by mail or by telephone 48 hours prior to the meeting.

I certify that this Notice of Meeting Agenda was removed by me from the outside bulletin board in front of the City Municipal Building at _____ the _____ day of _____, 2012. Title _____.

**PLANNING AND ZONING COMMISSION
MONDAY, MARCH 5, 2012
5:00 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Chair Derek Martin

COMMISSIONERS:

David Jones
H. Allan Talley
Bert Pope

Will Sears
Mike Pilkington
Greg Rhoads

PLANNING AND ZONING MEMBERS ABSENT:

Chris Magaña

Bert Pope

STAFF PRESENT:

Autumn Speer, Dir. of Community Services
Trudi Dill, Deputy City Attorney
Ashley Williams, Sustainability & Grant Mgr
Tammy Lyerly, Planner
Mary Maxfield, Planning Technician
Leslie Evans, Administrative Assistant

The agenda for this meeting was posted on the bulletin board at the Municipal Building in compliance with the Open Meetings Law.

The following is a summary of the proceedings of this meeting. It is not intended to be a verbatim translation.

With a quorum present, Chair Martin assigned the Invocation and Pledge, opened the work session at 5:01 p.m., and asked Ms. Autumn Speer, Director of Community Services, to proceed.

Ms. Speer stated Mr. Brian Mabry has left the City to pursue other opportunities and Ms. Speer will be filling in during the interim.

There are three public hearings on the agenda. One is for a commercial replat which Texas Local Government Code requires, and two rezonings.

Item 2 is a proposal for a Dollar General and the property is being consolidated along with a portion of North 7th Street being incorporated into it. There are concerns from residents about access from the abandoned portion of North 7th. Ms. Speer has talked with the engineer and reviewed City Council minutes from the abandonment and they

will not be allowed to have access from North 7th Street. A buffer is required in the form of a fence and a ten foot setback. Two denial letters came in late.

Item 3, is a rezoning for multi-family and this is part one of a two step process. There is no access the way it is set up except through a residential neighborhood. With the density proposed they could have up to 300 units and would need two points of access. Chair Martin stated he would have to abstain from this item. Since Vice-Chair Staats is absent, Commissioner Pilkington (former P&Z Chair) will be asked to be Acting Chair for this item.

Ms. Speer presents the 1st and 3rd Street Overlay to the Commission. Staff has received City Council and community requests to look at this area which is north of TMED at Avenue M up to the Mayborn Center A SWOT (strengths, weaknesses, opportunities, threats) analysis was done for City Council mid-January.

The purpose of the SWOT exercise was to determine what, when and how scenarios with different opinions on concerns, types of reinvestments wanted, types of improvements desired, etc.

Ms. Speer briefly explains how the process of taking an idea and turning it into an Ordinance is done.

General Themes were created from the public analysis:

- Public Realm (public right-of-way) included off the property;
- Aesthetics;
- Residential Uses;
- Non-residential Uses;
- Community Impacts; and
- Incentives.

Examples of the above items are shown to the Commission.

Currently there are two designs in the City: TMED (self-contained ordinance) and I-35 (base zoning with standards on top of that). The I-35 manner was chosen for the 1st and 3rd Street Overlay which makes it easier to administer.

Public Realm Summary included:

- 8-10' Straight Sidewalks at Back of Curb
- 4' Landscape Strip with Street Trees and Landscaping
- TMED Style Decorative Street Lights
- Decorative Street Signs
- Landscaped Medians

Non Residential:

- Monument Signs Only
- New - Foundation Plantings
- New - Parking Lot Screening

Keep current design standards
Keep current uses and zoning
Keep current buffer requirements
Additional standards may be applied

Residential:

Keep current uses
Keep current zoning

No Post-Residential design requirements; however, new would trigger standards for design requirements when residential use converts to non-residential use

Next steps: A public meeting will be held in late March, a public hearing at Planning and Zoning Commissioner on April 2nd and City Council public hearing on April 19.

Ms. Speer states a CUP for wine and beer for Smashburger Restaurant will be coming to P&Z.

All of the RV CUPs were approved at City Council, I-35 appeal approval authority will go to P&Z and then to City Council, and the concrete batch plant was approved with a six month permit.

There being no further discussion, Chair Martin adjourned the meeting at 5:27 P.M.

**PLANNING AND ZONING COMMISSION
MONDAY, MARCH 5, 2012
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT

Chair Derek Martin

COMMISSIONERS:

Will Sears	Greg Rhoads
H. Allan Talley	Mike Pilkington
David Jones	Bert Pope

PLANNING AND ZONING MEMBERS ABSENT:

James Staats
Chris Magaña

STAFF PRESENT:

Autumn Speer, Dir. of Community Services
Trudi Dill, Deputy City Attorney
Ashley Williams, Sustainability & Grant Mgr
Tammy Lyerly, Planner
Mary Maxfield, Planning Technician
Leslie Evans, Administrative Assistant

The agenda for this meeting was posted on the bulletin board at the Municipal Building, February 29, 2012 at 2:30 p.m. in compliance with the Open Meetings Law.

The following is a summary of the proceedings of this meeting. It is not intended to be a verbatim translation.

Chair Martin called Meeting to Order at 5:33 P.M.

Invocation by Commissioner Pope; Pledge of Allegiance by Commissioner Talley.

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of February 21, 2012.

Minutes approved by general consent.

B. ACTION ITEMS

Item 2: P-FY-12-10 - Hold a public hearing to discuss and take action on the Final Plat of Wildflower Commercial Phase Two, a 1.417 ± acre, two-lot nonresidential subdivision, being a replat of Wildflower Commercial Subdivision, located at the southeast corner of Bright Lane and West Adams Avenue. (All County Surveying for Christopher Vonder Hoya)

Ms. Tammy Lyerly, Planner, stated the subject property was located near Sonic and Bush's Chicken on West Adams Avenue. This is a replat request which means the property was recorded as one lot and the developer would like to make it into two lots. An applicant for a replat is required to have an inset of the currently recorded property on the plat for future reference as to why a replat occurred. This is a replat which is increasing the number of lots so it requires a public hearing.

Bright Lane dead ends to the south. There is a private wastewater line to allow sewer line for both lots.

This case was deemed administratively complete by DRC on February 24, 2012, the zoning is General Retail (GR), and the replat would divide the property from one lot into two lots. The notice for public hearing was published on February 18, 2012. This plat requires a four foot wide sidewalk since Bright Lane is a collector.

Staff recommends approval of the final plat of Wildflower Commercial Phase II.

Chair Martin opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Talley made a motion to approve Item 2, **Z-FY-12-10**, and Commissioner Sears made a second.

Motion passed: (7:0)

Vice-Chair Staats and Commissioner Magaña absent.

Item 3: Z-FY-12-29 - Hold a public hearing to discuss and recommend action on a rezoning from Single Family One District (SF1) to General Retail District (GR) on Lot 3, Block 8, Parklawn Addition located at 2007 North 7th Street and 0.25 acres ± out of the Maximo Moreno Survey, Abstract 14, being a portion of North 7th Street adjacent to 2007 North 7th Street. (Scott Dye for Crispin Landeros)

Ms. Autumn Speer, Director of Community Services, stated this item contained two different areas: 1) abandonment procedures for the dead end right-of-way of North 7th which was approved by City Council on March 1st; and 2) a small residential lot approximately 2,800 square feet located on North 7th. This action would consolidate the entire parcel into one GR tract.

North 7th access will not be included in this case.

Ms. Speer explains certain GR uses which include retail sales, restaurants, grocery stores, department stores, or offices and all residential uses except apartments:

Height – Maximum 3 Stories

No minimum lot area, width or depth.

Front setback = 15'

Side Yard = 10'

*Buffer = 10-foot setback and fence or vegetative screening

Future Land Use and Character Map designates the area as Auto-Urban and the requested change would partially comply

Two denial letters and three approval letters were received on this matter.

Staff recommends approval of the request because it partially complies with the Future Land Use and Character Map, complies with the Thoroughfare Plan, and public facilities are available to serve the property.

Ms. Speer stated there was concern from residents about taking access from North 7th and based on abandonments procedure City Council took, there will be no access allowed from North 7th to this retail site.

Chair Martin opened the public hearing.

Ms. Rosemary Ramsey, corner of 7th and Thompson, Temple, Texas, was unclear about access from 7th Street and Chair Martin stated there will be no access from North 7th Street.

Ms. Julie Dow, 407 Mayborn Dr., Temple, Texas, stated her house is directly across from this property and would see this property when she exited her home. Her concern was the fencing so she would not have to look at the property. Ms. Speer confirmed a six foot fence was required and indicated it would go around the property.

Commissioner Rhoads asked if the intent was for a Dollar Store and Ms. Speer confirmed. It was Ms. Speer's understanding the applicant would be putting up a six foot fence; however, they could choose to put a vegetative screen. The engineer may be able to answer the question.

Mr. Scott Dye, Dye Enterprises, 4047 Stahl Road, San Antonio, Texas, stated he had copies of the site plan for the Commission to review. Mr. Dye was not personally doing the on-site development but was representing the Dollar General Store with the zoning request, abandonment, and platting. The outside development plans are being done by Overland Engineering. It was his understanding there will not be any access from 7th Street because it will not work with the site plan. The building needs to sit back to provide parking and the turn off from 3rd Street is ideal.

The site plan shows a wood fence would be placed along the back and no hedges are planned. Mr. Dye explains where the fence will go on the map.

There being no further speakers, Chair Martin closed the public hearing.

Commissioner Rhoads made a motion to approve Item 3, Z-FY-12-29, and Commissioner Sears made a second.

Motion passed: (7:0)

Vice-Chair Staats and Commissioner Magaña absent.

Item 4: Z-FY-12-30 - Hold a public hearing to discuss and recommend action on a rezoning from Single Family One District (SF1) and Single Family Two District (SF2) to Multiple Family Two District (MF2) on a 15 ± acre tract of land out of the McKinney and Williams Survey, City of Temple, Bell County, Texas, located on the north side of SW H K Dodgen Loop, west of Bird Creek Shopping Mall. (Jason Willard for Immediate Real Properties, LP)

Chair Martin stated he would abstain from this case and Commissioner Pilkington would take control of the Commission meeting.

Ms. Lyerly stated the property had three zoning districts, GR, Single Family One (SF1) and Single Family Two (SF2) and the applicant is requesting a rezoning to Multi-Family Two (MF2) district to developed a multi-family development.

This case would go to City Council first reading on April 5th and second reading on April 19th for second reading and final action.

Pictures of the dead end at Erie Drive and Filly Lane and elevated ramp for the Loop are shown to indicate where the subject property is located. There is no access from the Loop to the property. Hopi Trail is located to the west of the property and is designated as a collector.

Surrounding properties include the dead end area of Erie Drive and Filly Lane along with the Western Hills development to the north, the elevated portion of the Loop to the south, and Hopi Trail to the west.

The Future Land Use and Character Map designate the area as Auto-Urban Commercial (retail and/or commercial development along the Loop) and Suburban-Residential, (residential development similar to Western Hills). The request for MF2 would be more suitable for the area.

If the applicant receives MF2 zoning approval for this area, he will then come back with a Planned Development (PD) for the whole area which would have the potential for 300 dwelling units. The standards for this amount of dwelling units would require at least two points of ingress/egress. Discussion about possible access areas.

There are public facilities available to serve the property.

MF2 dimensional standards are given.

Seven notices were mailed to surrounding property owners with one letter received in favor of the request and one letter in opposition.

Staff recommends approval of the request to MF2 since the request partially complies with the Future Land Use and Character Map, complies with the Thoroughfare Plan and has public facilities available to serve the property.

Acting Chair Pilkington opened the public hearing.

Mr. Kirk Willard, 2011 Cascade Trail, McGregor, Texas, stated he represented the applicant and because of the existing zoning in place and the intent for development of the property, there was a two-step process to go through. The rezoning would be requested first and then the applicant would come back with a PD application. The PD application should take care of any concerns about ingress/egress. This would be considered one single community managed by a leasing office, consisting of both homes and apartments.

Mr. Steven Bradley, 816 Filly Lane, Temple, Texas, stated one of his concerns was the notification process of the 200 foot radius which did not include any of the residences of Western Hills Subdivision. The only notification they received was the land use sign.

Another concern was the only access being into Erie Lane which would intensify the traffic problems on Erie and Filly Lane. There are a lot of children in the area and this would increase 300 fold. Mr. Bradley did not see why the access road next to the Loop could not be utilized since there are stores all along the access road.

Mr. Bradley has lived in the area for 28 years and always been told residential would be in the rear and commercial toward the front.

Commissioner Talley asked when Mr. Bradley when he was notified and Mr. Bradley stated he was not notified but saw the land use sign and inquired. Commissioner Talley stated it was policy to notify properties within a 200 foot radius and Mr. Bradley stated the policy might need to be reviewed since, in this situation, it did not include anyone near the residential area. Ms. Lyerly stated there were some residences who received notice and in order for the development of this property, the applicant would have to plat the property and provide a connection from Hopi to Antelope Trail before any development occurred.

Mr. Bradley also stated the neighbors were concerned about the property values going down with a multi-family unit going there.

Ms. Lyerly stated there would be one more public hearing occurring at City Council on April 5th. State law requires a 200 foot radial notification of the subject property. Ms. Speer stated it was City policy to go 200 feet for notification and could not be part of a motion.

Ms. Pat Bradley, 816 Filly Lane, Temple, Texas, stated her concern was there were currently three houses for sale in the same area and those houses are not selling. Ms. Bradley stated she heard Mr. Willard say more residential homes would be built because of demand. Ms. Bradley asked why build another multi-family apartment complex when there are six different apartment complexes within walking distance of her home.

Ms. Bradley stated the value of the homes would decrease and the homes are not selling now. There will be more traffic and more problems. Ms. Bradley stated they have been told the area would be single families and if she knew this would happen she would not have bought the house.

Mr. Kirk Willard returned and stated on behalf of the applicant the primary concern seemed to be with regard to traffic on Erie and Filly Lane. The primary point of egress would be on Hopi which is the point of ingress that would have to be secured in order for the development to comply with requirements. The ingress/egress to the north of Erie is there because the road exists and the applicant had to include that for part of it. The dynamics of this site would mean the majority of the traffic will be attempting to get on the frontage road along the Loop. Ninety-eight to ninety-nine percent of the applicant's traffic would go up to Hopi because it is the shortest route. Unless the point of ingress or egress on Hopi is somehow blocked, there will not be a scenario where Erie and Filly Lane would be a desirable route.

Commissioner Rhoads asked if there were any renderings of ideas for the property and Mr. Willard stated no, but since they would be going through a PD process, all of the documentation would be included at that time.

There being no further speakers, Acting Chair Pilkington closed the public hearing.

Ms. Speer clarified for the Commission that this was a straight zoning case and the applicant is requesting MF2 district zoning. As the site currently stands, it shows access to Erie. The applicant could develop 100 units in that multi-family fashion and not come back for a PD. There is nothing in the zoning being approved tonight that makes them come back for the PD other than to take the full intensity of the development. The City does not go further than 200 feet due to City policy; however, the PD would capture more homes due to the boundaries.

Mr. Kirk Willard returned and stated the applicant does not own the property. If the zoning request does not go forward, it is likely the whole project would stop. This is only the first of a two step process.

Commissioner Sears made a motion to approve Item 4, **Z-FY-12-30**, as presented and Commissioner Jones made a second.

Motion passed: (6:0:1)

Chair Martin abstained; Vice-Chair Staats and Commissioner Magaña absent.

C. REPORTS

Item 4: Receive and discuss the **Planning Director's Report** containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code. ***(continued, if not completed in Work Session)***

Commissioner Talley made a recommendation to Staff to see if the notification radius could be extended. Ms. Speer stated there would not be another notification for this case but would request approval for a PD that comes through.

Chair Martin returned and Acting Chair Pilkington turned the meeting back over to him.

There being no further business, Chair Martin adjourned the meeting at 6:24 p.m.

Respectfully submitted,

Leslie Evans



PLANNING AND ZONING COMMISSION AGENDA ITEM

3/19/12
Item #2
Regular Agenda
Page 1 of 5

APPLICANT / DEVELOPMENT: All County Surveying on behalf of Garland Shelton of GS Diamond S Holdings LP, Owner

CASE MANAGER: Autumn Speer, Director of Community Services

ITEM DESCRIPTION: P-FY-12-12 Hold a public hearing to consider and take action on the Final Plat of Diamond S Addition, a 10.39± acre, 2-lot non-residential subdivision, being a replat of Midway 1 Addition and part of the George Givens Survey Abstract 345, located at the southeast corner of Midway Drive and S. General Bruce Drive. (Zoned: C, Commercial and GR, General Retail)

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Diamond S Addition being a replat of the Midway 1 Subdivision with the following conditions:

- a) Add a reference to the title block that this is a replat of Midway I Addition.
- b) Show the 6-ft sidewalk required along on Midway Drive.
- c) The plat will not be filed until the abandonment for Shallow Ford West Road is addressed with the State and City.
- d) Revise signature block on plat and in dedication. According to the Secretary of State, "GS DIAMOND S HOLDINGS GP, LLC" is the General Partner for "GS DIAMOND S HOLDINGS, LP".
- e) In the third paragraph of the dedication instrument, delete the word "drainage," so easement purpose in the dedication instrument will match the easement label on the plat.

Exceptions Requested:

- Requested exception for collector street row on the east side of proposed Shallow Ford West Road from 55' to 40'.
- Requested exception for pavement width for proposed Shallow Ford West Road from 36' paving to 24' paving with 2' ribbon curb.
- Requested exception for sidewalk requirements on proposed Shallow Ford West Road.

City Council will make the final approval decision.

Additional Information:

- Street use license will be required for the proposed parking in the street and utility easement and possible for landscaping in Midway Drive row.

BACKGROUND: The proposed subdivision will include a future street abandonment for that portion of Shallow Ford West Road that is located on this plat. The Applicant has proposed a 40- to 55-ft wide street and utility easement on the eastern and southern side of this addition as Street Access to existing Shallow Ford West Road adjacent to the southern-most property line. This

easement has one 90° turn and another that is just larger than 90° around the addition for connection from Shallow Ford West to Midway. Two stop signs will be required and installed by the developer.

The Development Review Committee reviewed the Final Plat on February 21, 2012 and deemed it administratively complete on March 9, 2012. The applicant requested we move this plat forward so that they may meet their financial commitments, however they understand the plat will not be recorded until all conditions have been addressed.

ATTACHMENTS:

Aerial, Thoroughfare Plan and Trail Plan Map
Plat
Utility Map



P-FY-12-12

Diamond S Addition

SE of Midway Drive and S. General Bruce Drive



- PFY 12-12
- Major Arterial Street
- Proposed Community Wide Connector Trail
- Connector Classed Street
- Expressway

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FINAL PLAT of DIAMOND S SUBDIVISION

WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS
BEING PART OF THE GEORGE OWENS SURVEY, ABSTRACT NO. 345, BELL COUNTY, TEXAS, AND BEING A PLAT OF 10.34 ACRES OF LAND.

The plat is to accompany a metes and bounds description of the herein shown 10.34 acre tract.

STATE OF TEXAS
COUNTY OF BELL

AS DIAMOND S HOLDINGS, LP, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS DIAMOND S SUBDIVISION, WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND WHOSE NAME IS DESCRIBED HEREIN, DOES HEREBY DELEGATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREIN WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

BY:
GARLYN SWELTON, PRESIDENT
AS DIAMOND S HOLDINGS, LP, A TEXAS LIMITED PARTNERSHIP

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARLYN SWELTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2012.

NOTARY PUBLIC, STATE OF TEXAS

THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TEMPLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, 2012.

CHAIRPERSON SECRETARY, PLANNING & ZONING

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF CANYON RIDGE PHASE II, WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, HAS APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPLE ON THE _____ DAY OF _____, 2012. SAID SUBDIVISION SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF TEMPLE, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____, 2012.

CITY SECRETARY

AFFIDAVIT:
The Tax Appraisal District of Bell County, the taxing authority for all taxing entities in Bell County, Texas, does hereby certify that there are correctly to delinquent taxes due or owing on the property described by this plat.

Dated this the _____ day of _____, 2012 A. D.

By: Bell County Tax Appraisal District

STATE OF TEXAS
COUNTY OF BELL

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

CHARLES C. LICKO, R.P.L.S. DATE SURVEYED: NOVEMBER 1, 2011
REGISTRATION NO. 4636

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 and all bearings are grid bearings. All coordinates are referenced to City Monument No. 123. The three angle of City Monument No. 123 is 0° 30' 00". The combined correction factor (CCF) is 0.00000. Grid distance = Surface distance x CCF. Decimals: north = grid north + three angle difference. From City Monument No. 123 to the northeast corner of the 10.34 acre tract is N 50° 20' 12" E, 1046.74 feet. Published City coordinates for City Monument No. 123 are N = 10381247.30 E = 5204128.04.

Based upon what can be ascertained from the graphics shown on FEMA Flood Insurance Rate Map (FIRM) Map No. 48022C0200B, effective date September 28, 2008, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. The Flood Hazard does not imply that this tract will never flood, nor does it create any liability in such event on the part of the surveyor or company.

RF - Iron Rod Found
IRS - Iron Rod Set
IPF - Iron Pipe Found
MON - Texas Department of Transportation Conc. Monument
CONC MON - Texas Department of Transportation Concrete Monument
COT MON - City of Temple Monument



LOTS - TWO (2)
BLOCKS - ONE (1)
AREA - 10.34 ACRES

OWNER:
AS DIAMOND S HOLDINGS, LP
3700 SW H E DODDGEN LOOP
TEMPLE, TEXAS, 76704

CALLER 0.005 ACRE
PART 1/40
STATE OF TEXAS
VOL. 1232, PG. 53

CALLER 0.14 ACRE
STATE OF TEXAS
VOL. 1232, PG. 53

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VOL. 1232, PG. 53

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VOL. 1232, PG. 53

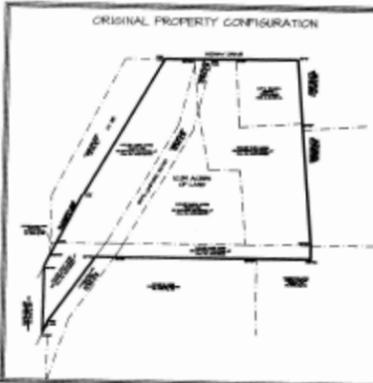
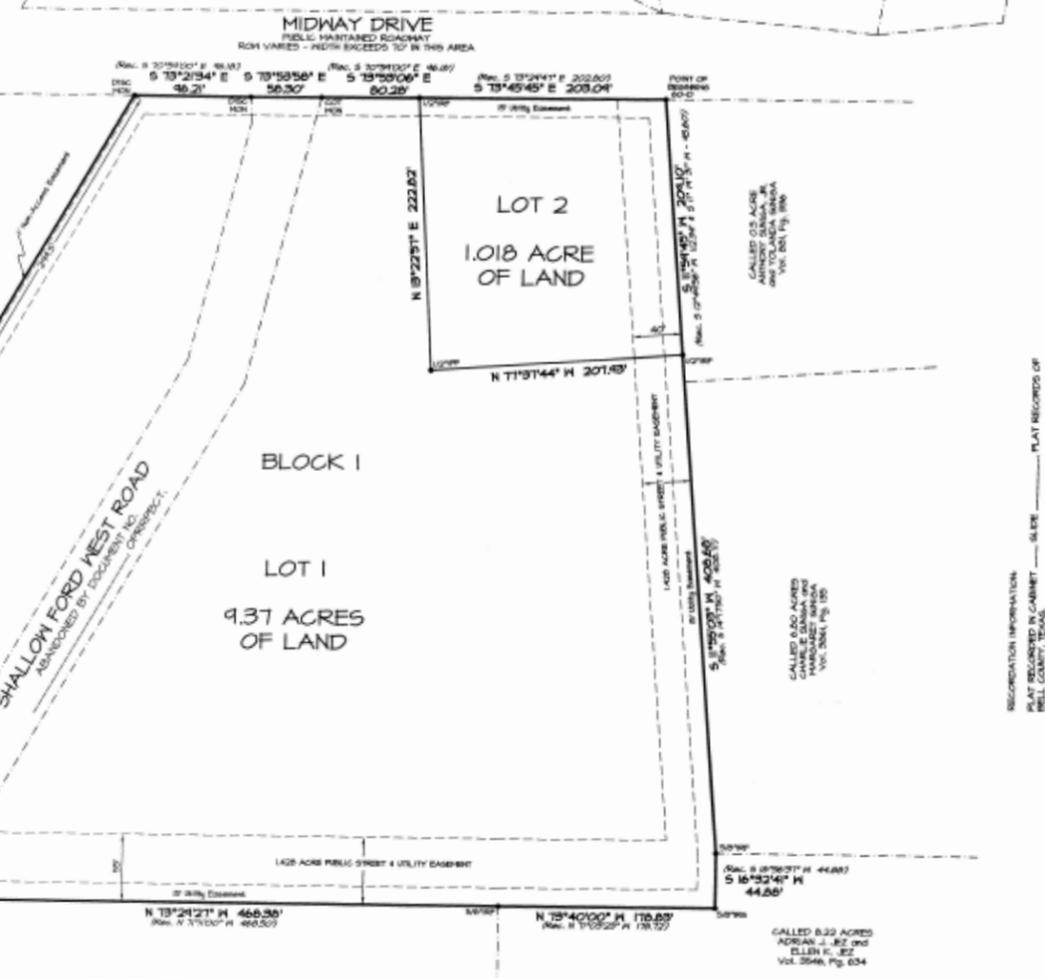
CALLER 9.37 ACRE
STATE OF TEXAS
VOL. 1232, PG. 53

CALLER 13 ACRES
HARCO ANTONIO RONALDO
VOL. 4655, PG. 462

CALLER 0.005 ACRE
PART 1/40
STATE OF TEXAS
VOL. 1232, PG. 53

CALLER 0.14 ACRE
STATE OF TEXAS
VOL. 1232, PG. 53

CALLER 0.14 ACRE
STATE OF TEXAS
VOL. 1232, PG. 53

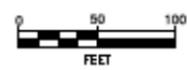
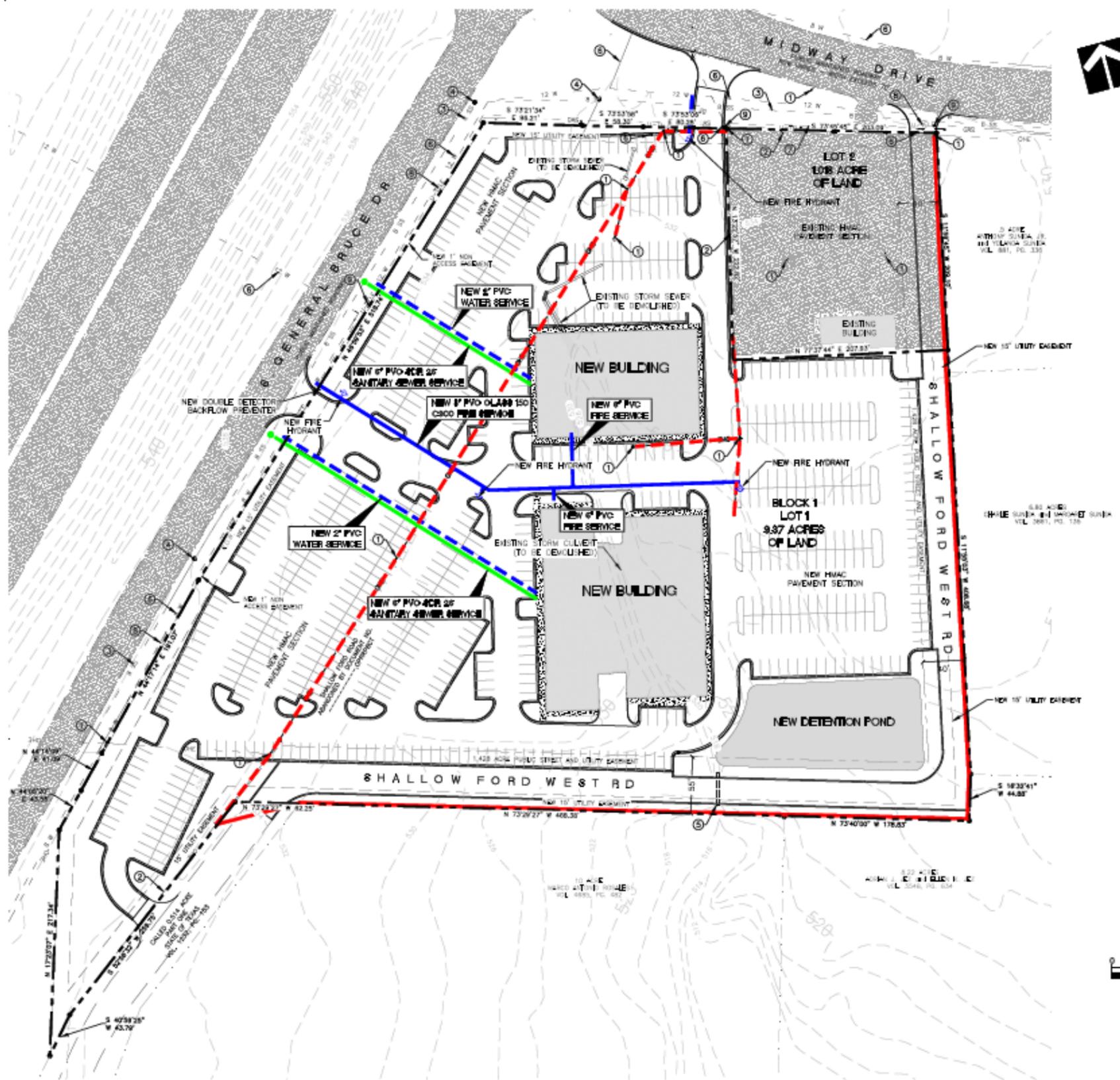


REGISTRATION INFORMATION:
PLAT RECORDED IN CLERK'S OFFICE
BELL COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS
FILED THIS THE _____ DAY OF _____, 2012.

FINAL PLAT OF
DIAMOND S SUBDIVISION
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

ALL COUNTY SURVEYING, INC.
1308 South 21st Street, Temple, Texas 76704
(254) 778-2272 FAX (254) 774-1608

Job No. 1005173
Date: 11-01-2011
Scale: 1" = 60'
Drawing No. 100517P
Drawn By: SLH
Checked By: CGL
Copyright 2012 All County Surveying, Inc.



LEGEND

- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED 8" PVC CLASS 150 C900 WATER MAIN
- PROPOSED 6" PVC FIRE SERVICE
- PROPOSED 2" PVC WATER SERVICE
- PROPOSED 4" DIA. ECCENTRIC MANHOLE
- PROPOSED 6" PVC SDR 26 SANITARY SEWER SERVICE
- EXISTING OVERHEAD ELECTRIC (TO BE RELOCATED)
- NEW ELECTRIC

KEYED NOTES

1. EXISTING POWER/LIGHT POLE
2. EXISTING OVERHEAD ELECTRIC
3. EXISTING SANITARY SEWER MAIN
4. EXISTING SANITARY SEWER MANHOLE
5. EXISTING STORM SEWER
6. EXISTING WATER MAIN/METER
7. EXISTING GAS MAIN
8. EXISTING UNDERGROUND TELEPHONE
9. EXISTING TELEPHONE PEDestal

GENERAL NOTES

1. STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF TEMPLE'S DRAINAGE CRITERIA AND DESIGN MANUAL.
2. THIS COMMERCIAL SITE DEVELOPMENT IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS DETERMINED BY GRAPHIC DETERMINATION AND ACCORDING TO THE FLOOD INSURANCE RATE MAP #4802700330E ISSUED SEPTEMBER 26, 2008.
3. PROPOSED GARLYN SHELTON COMMERCIAL SITE DEVELOPMENT LAYOUT AS SHOWN IN THIS DRAWING IS PRELIMINARY AND SUBJECT TO CHANGE PRIOR TO FINAL CONSTRUCTION DRAWINGS.
4. FIRE PROTECTION FOR THE FINAL SITE LAYOUT SHALL BE IN ACCORDANCE WITH THE CITY OF TEMPLE FIRE CODE AND SHALL BE APPROVED THROUGH THE BUILDING PERMIT PROCESS.
5. UTILITIES WITHIN DEVELOPMENT SHALL BE PRIVATELY MAINTAINED.

Revisions

Date: _____ Remarks: _____

DRAWING STATUS
 THESE DRAWINGS ARE PREPARED UNDER THE AUTHORITY OF THE PROFESSIONAL ENGINEER'S LICENSE AND SEAL. THE ENGINEER'S SIGNATURE AND SEAL ARE REQUIRED FOR ALL DRAWINGS. THE ENGINEER'S SIGNATURE AND SEAL ARE REQUIRED FOR ALL DRAWINGS. THE ENGINEER'S SIGNATURE AND SEAL ARE REQUIRED FOR ALL DRAWINGS.

DIAMOND S SUBDIVISION
 WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS



CLARK & FULLER
 CIVIL ENGINEERING • DESIGN • PLANNING
 2000 Garlyn S. Shelton Loop, Suite 105, Temple, TX 76788
 254-292-8888 • www.clarkandfuller.com

Plot Date: 3-9-12
 Project No: 101164-00
 Drawn By: DOR
 Checked By: JIF

C1.1

TOPOGRAPHY - UTILITY MAP



PLANNING AND ZONING COMMISSION AGENDA ITEM

3/19/12
Item 3
Regular Agenda
Page 1 of 4

APPLICANT / DEVELOPMENT: Brad Brown for TR Austin Retail Corp

CASE MANAGER: Tammy Lyerly, Planner

ITEM DESCRIPTION: Z-FY-12-32 Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption less than 75% of the gross revenue in a restaurant, on Lot 1, Block 1, The Market Place Section One, located at 3008 South 31st Street.

BACKGROUND: The applicant requests this Conditional Use Permit (CUP) to allow the sale of alcoholic beverages for on-premise consumption less than 75% of the gross revenue in the Smashburger restaurant at 3008 South 31st Street, in the Market Place shopping center.

The applicant’s initial site plan and floor plan were reviewed by DRC on February 21, 2012 and are attached to this report. The applicant has altered the initial site plan by proposing an outdoor seating area with approximately 26 seats in the location of the current planting bed island at the Smashburger entrance. The interior restaurant seats up to 60 patrons. The applicant’s floor plan and site plan submittals will be exhibited to the ordinance for this CUP if it is approved by City Council.

Smashburger is opened 10:00 AM – 10:00 PM daily. Alcohol sales are proposed during all hours of operation. The applicant has initiated the license process with TABC. The license is pending the approval of this CUP request. All sales staff will undergo mandatory TABC training.

This CUP request exceeds the 300-foot distance separation required from public schools, public hospitals, and places of worship. The nearest residential structure is approximately 750 feet from Smashburger.

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	GR	Shopping Center with grocery store, restaurants, and service uses	

Direction	Zoning	Current Land Use	Photo
North	GR	Retail, Office, and Service Uses	
South	C	Restaurant, Retail, and Service Uses	

Direction	Zoning	Current Land Use	Photo
East	PD-GR	Shopping Mall	
West	GR, C, and 2F	Shopping Center, Restaurant, Retail, Service Uses, and Residential	

COMPREHENSIVE PLAN COMPLIANCE:

The proposed Planned Development 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	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
CP	Land Use Policy 9 – New development or redevelopment on infill parcels in developed areas should maintain compatibility with existing uses and the prevailing land use pattern in the area.	Yes

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

Future Land Use and Character (Cp Map 3.1)

The Future Land Use and Character Map designates the subject property as Auto-Urban Commercial. The request complies with this designation.

Thoroughfare Plan (CP Map 5.2)

The Smashburger restaurant is within the Market Loop shopping center, but located at the shopping center's entrance at Market Loop. The Thoroughfare Plan classifies Market Loop as a collector. The entrance is near Market Loop's intersection with South 31st Street, a major arterial. This busy intersection is controlled by a traffic light. Since Smashburger is located within the Market Loop

shopping center, customers have an option to avoid Market Loop by accessing the site from within the shopping center.

Availability of Public Facilities (CP Goal 4.1)

A 6-inch water line is located south of the building and an 8-inch water line along the property line at South 31st Street. There is an 8-inch sewer line along the front of the building.

PUBLIC NOTICE:

Staff mailed notices of the Planning and Zoning Commission's public hearing to the two property owners within the 200-foot radius surrounding the C.U.P. site. As of Tuesday, March 13, 2012 at 3:00 PM, no notices from property owners were returned in favor of the request and none were returned in opposition to the request. One courtesy notice from a business within the Market Place shopping center was received in favor of the request. The newspaper printed notice of the Planning and Zoning Commission public hearing on February 8, 2012 in accordance with state law and local ordinance.

STAFF RECOMMENDATION:

Staff recommends approval of the requested Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption less than 75% of the gross revenue in the existing Smashburger restaurant for the following reasons:

1. The request is compatible with the Future Land Use and Character Map;
2. The request complies with the Thoroughfare Plan Map; and
3. Public facilities are available to serve the property.

Staff also recommends the following conditions based on the proposed outdoor seating:

1. Finish the proposed outdoor seating area concrete in a decorative finish with stained and stamped concrete.
2. Limit outdoor seating to 18 seats, removing the middle tables to allow for greater maneuverability.
3. Adhere to all TABC rules concerning outdoor consumption of alcohol.
4. Add decorative umbrellas for 50% of the outdoor tables.
5. Relocate the existing landscape proposed to be removed for the outdoor seating area to another landscape area near the site on Market Loop and South 31st Street. Required in conjunction with the building permit required for the outdoor seating area improvements.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

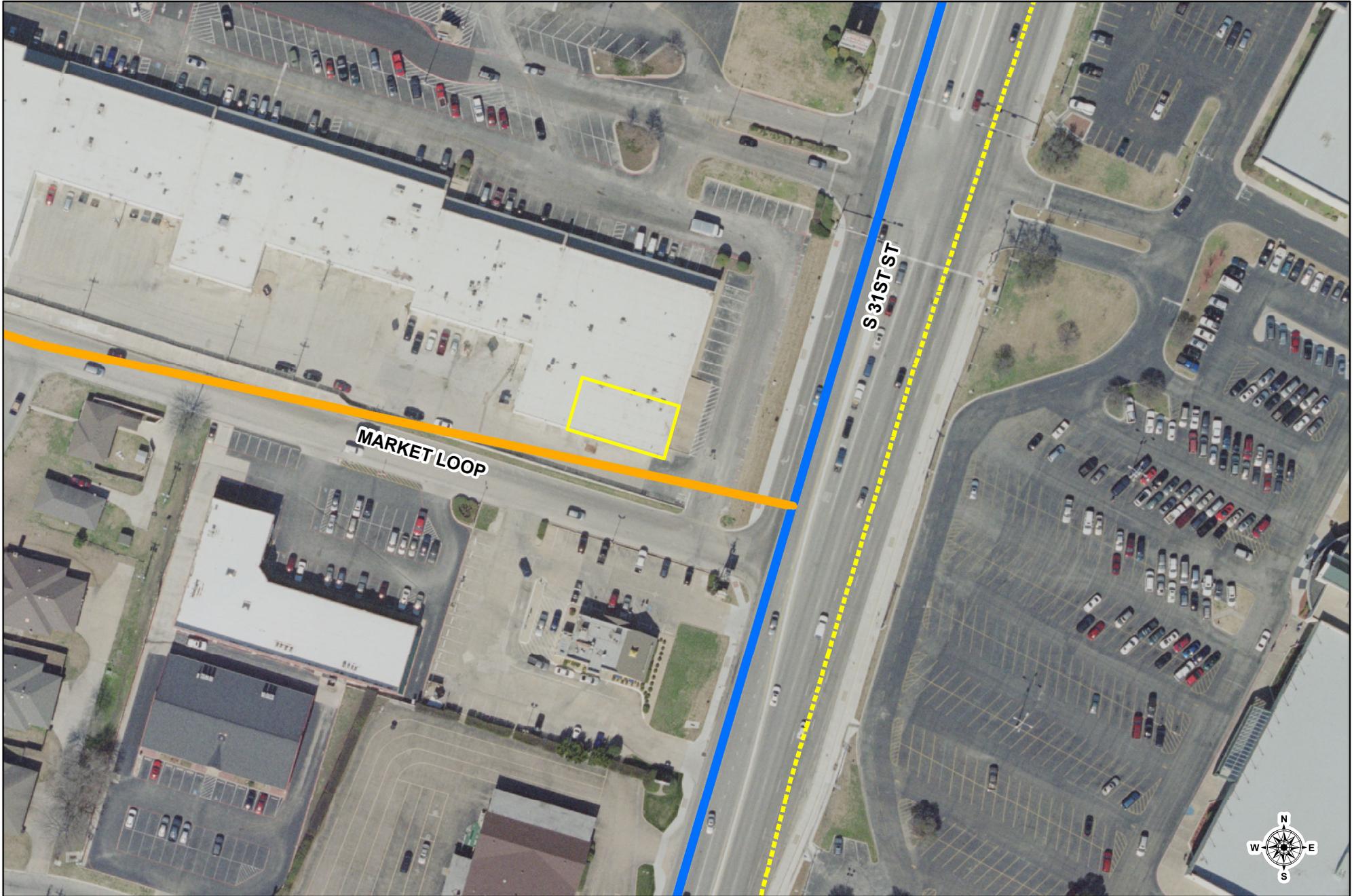
- [Aerial, Thoroughfare Plan Map and Trails Plan Map](#)
- [Land Use and Character Map](#)
- [CUP Distance Map](#)
- [CUP Site Plan](#)
- [CUP Floor Plan](#)
- [CUP Outdoor Seating Plan](#)
- [CUP Outdoor Seating Rail Specifications](#)
- [Notice Map](#)
- [Response Letter](#)



Z-FY-12-32

Conditional Use Permit for On-Premise Alcohol Consumption <75%

3008 S. 31st St.



ZFY 12-28
2010 Bell County Aerial

Major Arterial Street
 Collector Classed Street

Proposed Community Wide Connector Trail

Feet 0 100 200 300





Z-FY-12-32

Conditional Use Permit for On-Premise Alcohol Consumption <75%

3008 S. 31st St.



- | | | | | | |
|-----------------------|-------------------------|--------------------|---------------------------|-----------------------------------|--------------|
| ZFY 1232, CUP | Auto-Urban Mixed Use | Business Park | Neighborhood Conservation | Suburban Commercial | Urban Center |
| Agricultural/Rural | Auto-Urban Multi-Family | Estate Residential | Parks & Open Space | Suburban Residential | |
| Auto-Urban Commercial | Auto-Urban Residential | Industrial | Public Institutional | Temple Medical Education District | |

1 inch = 156 feet
22

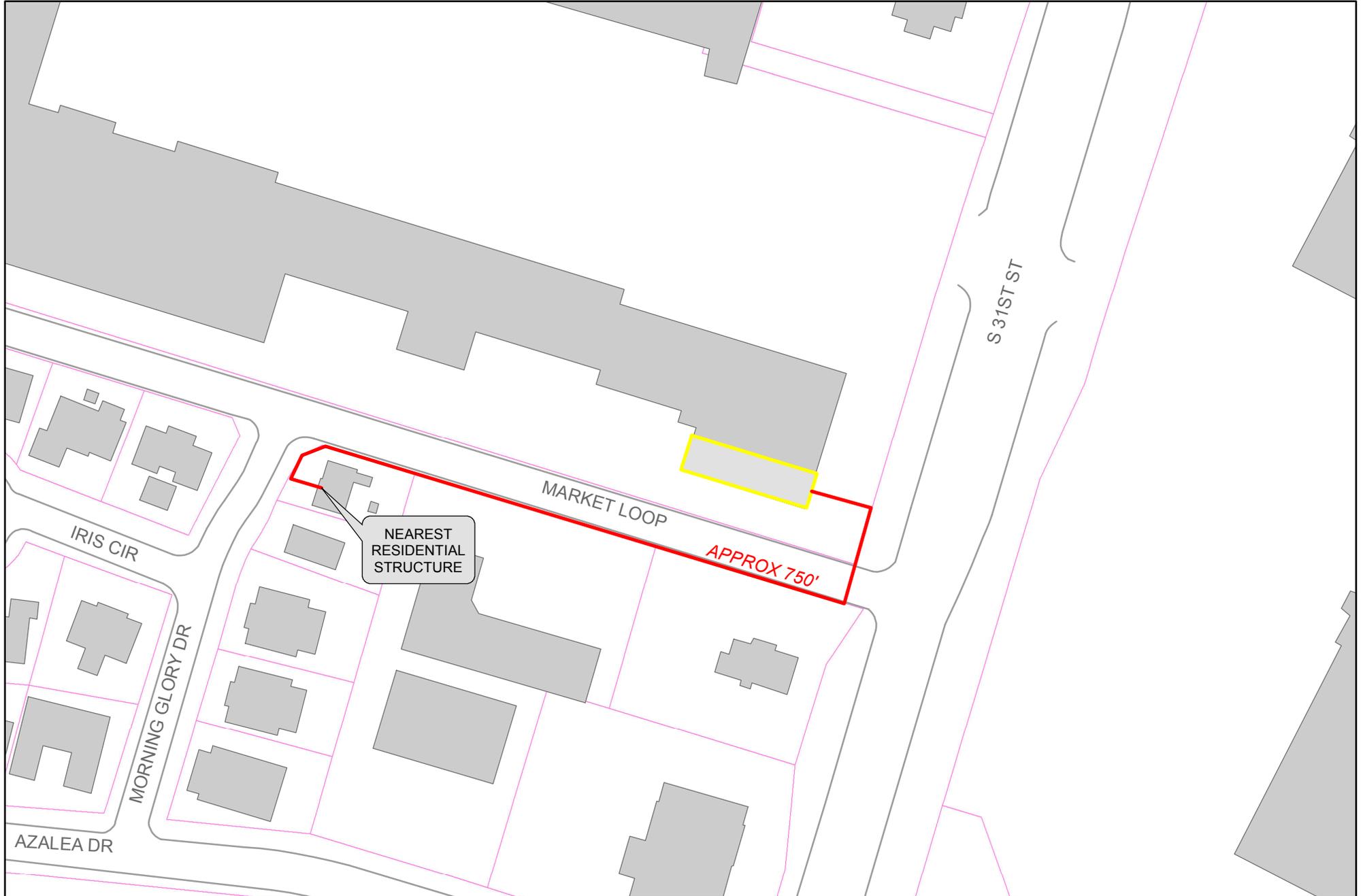
LMatlock Planning 02.17.12



Z-FY-12-32

3008 SOUTH 31ST STREET
(MARKET LOOP SHOPPING CENTER)

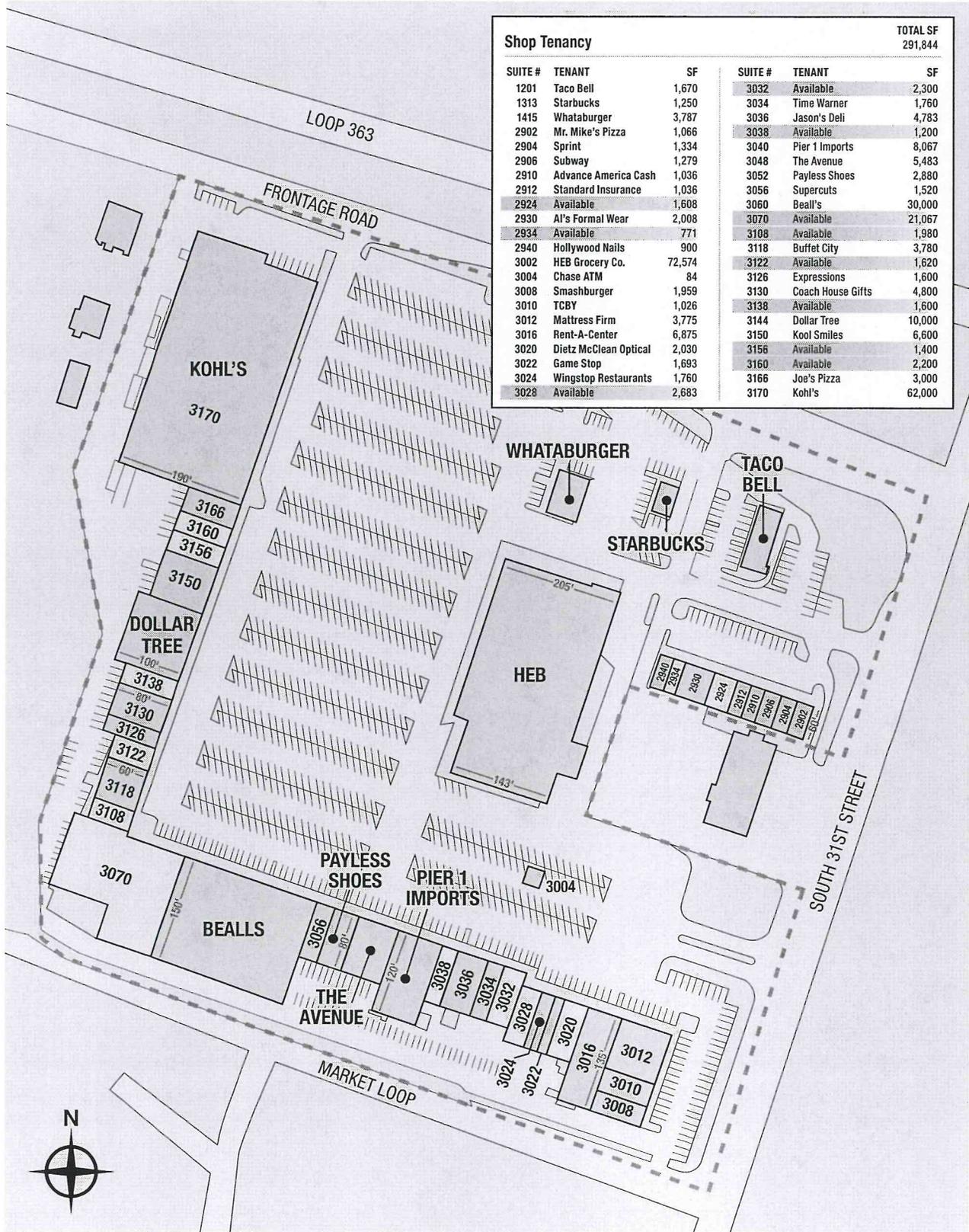
SMASHBURGER



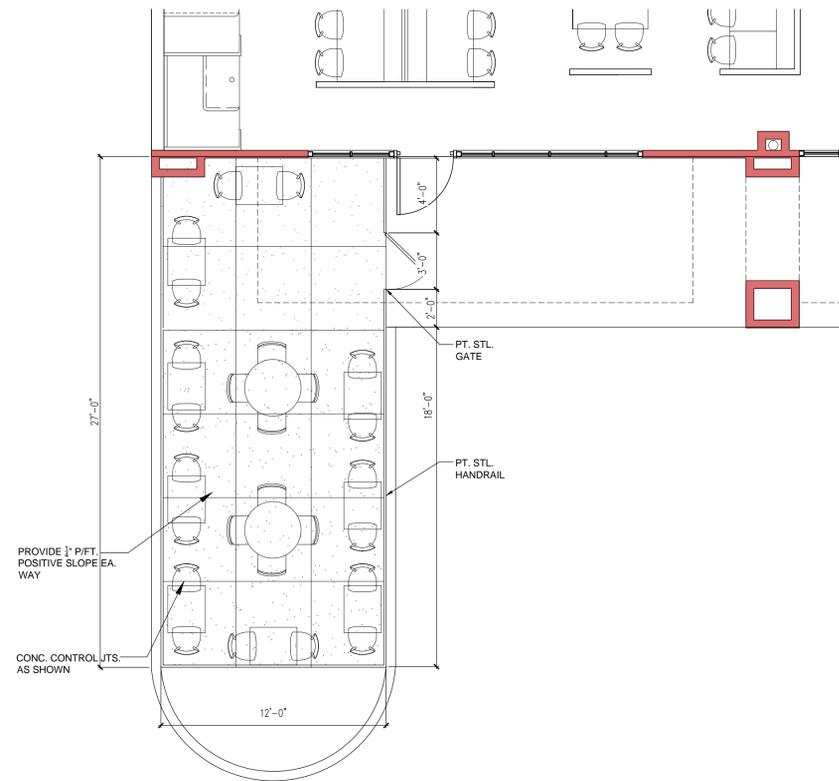
C.U.P. FOR ALCOHOL SALES AND ON-PREMISE CONSUMPTION LESS THAN 75% IN SMASHBURGER RESTAURANT

1 inch²³ = 125 feet

Market Place – Site Plan



Shop Tenancy						TOTAL SF
						291,844
SUITE #	TENANT	SF	SUITE #	TENANT	SF	
1201	Taco Bell	1,670	3032	Available	2,300	
1313	Starbucks	1,250	3034	Time Warner	1,760	
1415	Whataburger	3,787	3036	Jason's Deli	4,783	
2902	Mr. Mike's Pizza	1,066	3038	Available	1,200	
2904	Sprint	1,334	3040	Pier 1 Imports	8,067	
2906	Subway	1,279	3048	The Avenue	5,483	
2910	Advance America Cash	1,036	3052	Payless Shoes	2,880	
2912	Standard Insurance	1,036	3056	Supercuts	1,520	
2924	Available	1,608	3060	Beall's	30,000	
2930	Al's Formal Wear	2,008	3070	Available	21,067	
2934	Available	771	3108	Available	1,980	
2940	Hollywood Nails	900	3118	Buffet City	3,780	
3002	HEB Grocery Co.	72,574	3122	Available	1,620	
3004	Chase ATM	84	3126	Expressions	1,600	
3008	Smashburger	1,959	3130	Coach House Gifts	4,800	
3010	TCBY	1,026	3138	Available	1,600	
3012	Mattress Firm	3,775	3144	Dollar Tree	10,000	
3016	Rent-A-Center	6,875	3150	Kool Smiles	6,600	
3020	Dietz McClean Optical	2,030	3156	Available	1,400	
3022	Game Stop	1,693	3160	Available	2,200	
3024	Wingstop Restaurants	1,760	3166	Joe's Pizza	3,000	
3028	Available	2,683	3170	Kohl's	62,000	



01 DIMENSIONED FLOOR PLAN
SCALE: 1/4"=1'-0"

3008 S. 31st ST.
TEMPLE, TEXAS 76502



SHEET TITLE
DIMENSIONED FLOOR
PLAN

REVISIONS	
NO.	DATE
1	::
2	::
3	::
4	::
5	::
6	::
7	::
8	::

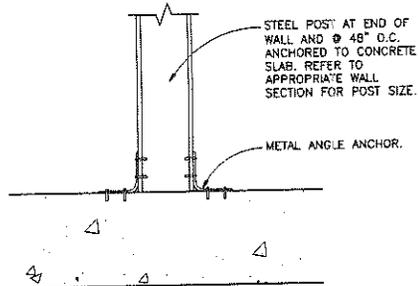
DATE:
9/30/11

PROJECT NO.

SHEET NO.

PATIO

LOW WALL PLAN

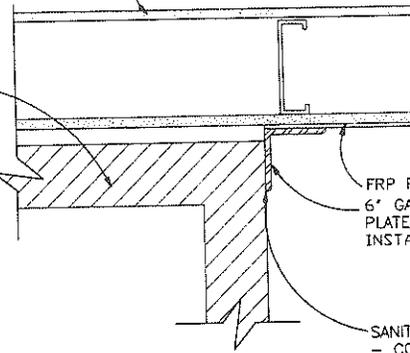


TYPICAL SECTION THRU POST

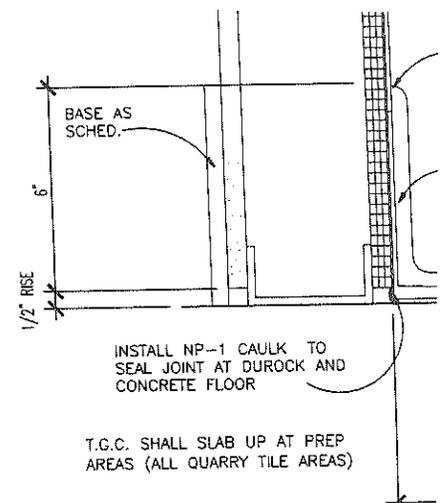
07 SECTION
SCALE: 1/2"=1'-0"

BLOCKING.

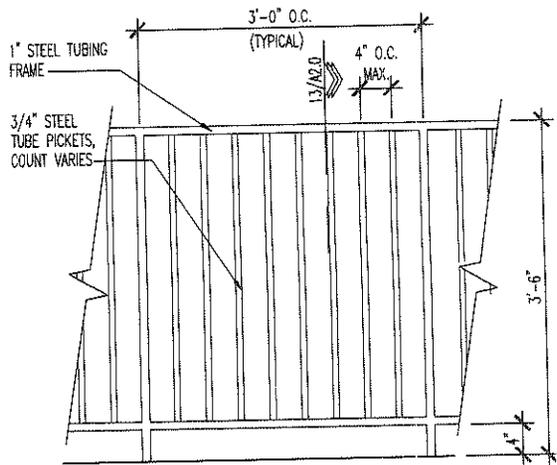
PRE FAB COOLER PANELS



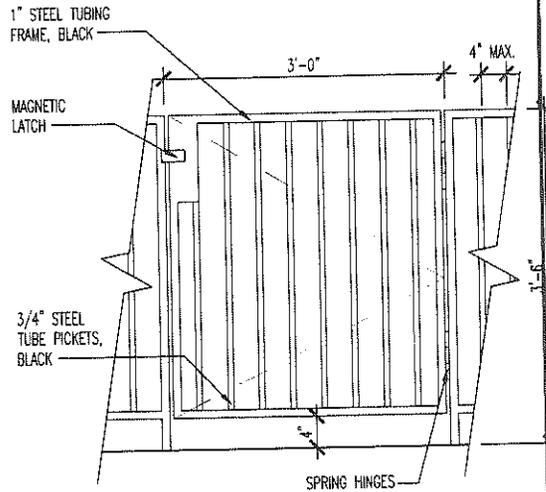
08 COOLER WALL CLOSURE DTL
SCALE: NTS



09 TILE BASE DETA
SCALE: NTS

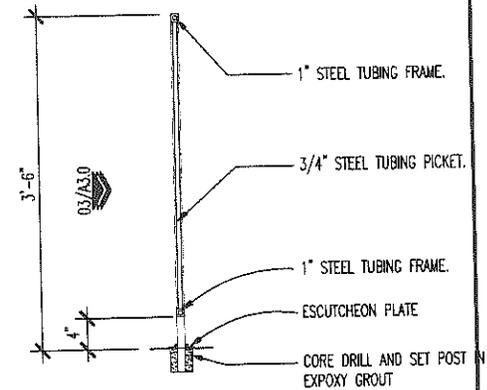


10 TYP. RAILING ELEV
SCALE: 3/4"=1'-0"



11 PATIO GATE ELEV
SCALE: 3/4"=1'-0"

NOTE:
ALL PATIO RAILING FINISHES TO BE PAINTED GLOSS BLACK.



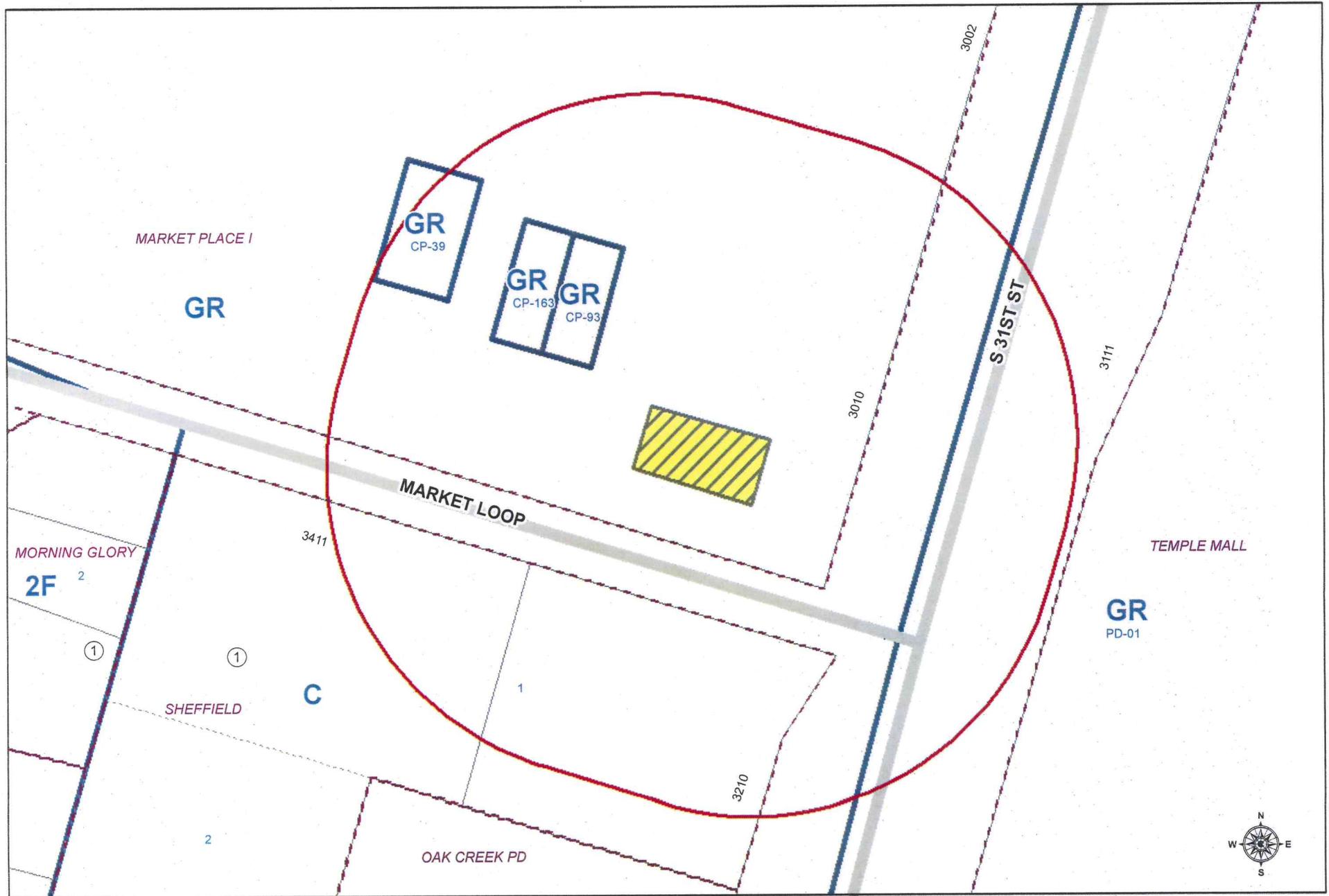
12 PATIO RAIL SECTION
SCALE: 3/4"=1'-0"



Z-FY-12-32

Conditional Use Permit for On-Premise Alcohol Consumption <75%

3008 S. 31st St.



- ZFY 12-32
- 2345 Addresses
- Zoning Boundary
- Subdivision Boundary





**COURTESY NOTICE
RESPONSE TO PROPOSED
CONDITIONAL USE PERMIT**

Manager
Dietz-McLean Optical
3200 South 31st Street
Temple, Texas 765026

Zoning Application Number: Z-FY-12-32

Project Manager: Tammy Lyerly

Location: 3008 South 31st Street (The Market Place)

The proposed request for a Conditional Use Permit is the area shown in hatched marking on the attached map. The Conditional Use Permit will allow the sale of alcoholic beverages for on-premise consumption in a restaurant. 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 Conditional Use Permit for the property described on the attached notice, and provide any additional comments you may have.

I recommend approval () denial of this request.

Comments:

JAD ELLIOTT
(Signature)

JAD ELLIOTT
(Print Name)

Please mail or hand-deliver this comment form to the address shown below, no later than March 19, 2012.

City of Temple
Planning Department
Room 201
Municipal Building
Temple, Texas 76501

RECEIVED
MAR 12 2012
City of Temple
Planning & Development

Number of Notices Mailed: 2

Date Mailed: March 8, 2012



PLANNING AND ZONING COMMISSION AGENDA ITEM

03/19/12
Item #4
Regular Agenda
Page 1 of 2

APPLICANT: Planning & Zoning Commission

CASE MANAGER: Autumn Speer, Director of Community Services

ITEM DESCRIPTION: Receive and discuss the Planning Director’s Report containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code (UDC).

BACKGROUND: The Planning & Zoning Commission will consider several items at future meetings which may also require City Council review for a final decision, shown on the following table.

Future Commission Projects	Status	Comments
<p>P-FY-12-18 – Consider and take action on the Preliminary Plat of RBA Third Street Subdivision, a 1.289 ± acre 1-lot non residential subdivision located on the west side of North 3rd Street, south of an existing Family Dollar Store. (Applicant: Scott Dye for Crispin Landeros)</p>	<p>DRC 3/21/12</p>	
<p>P-FY-12-15 - Final Plat of Residences At D’Antoni’s Crossing Phase III, 11.048 acres ± acres, 8-lot residential subdivision, located south of Fox Glen Lane and north of Venice Parkway.</p>	<p>DRC 3/21/12</p>	
<p>Z-FY-11-34 - Rezoning from Agricultural District (AG) to Commercial District (C) on a 1.871 acre ± of land being part of the G.W. Lindsey Survey, Abstract No. 513, Bell County, Texas, located at 11614 West Adams Avenue east of Morgan’s Point Road.</p>	<p>PZC 4/02/12</p>	<p>Withdrawn</p>
<p>Z-FY-12-33 - CUP to allow the sale of alcoholic beverages for on-premise consumption of more than 50% and less than 75% of the gross revenue for Spare Time Entertainment, on Lot 5, Block 1, Friendship Plaza, located at 5434 205 Loop.</p>	<p>PZC 4/02/12</p>	

City Council Final Decisions	Status
<p>Z-FY-12-22: Consider adopting an ordinance authorizing a rezoning from 2F, GR, and GR-CUP to C on Lots 9 – 12, Block 17, Temple Heights Addition, located at 1208 and 1210 South 53rd Street and 2702 and 2706 West Avenue M.</p>	<p>APPROVED on 1st Reading March 1, 2012</p>
<p>Z-FY-12-23: Consider adopting an ordinance authorizing an amendment to Ordinance No. 2001-2748, originally approved March 1, 2001, PD NS District, to allow additional units and covered RV parking on Lot 1, Block 1, Johnson Lone Star Properties Addition, located at 7950 North State Highway 317.</p>	<p>APPROVED on 1st Reading March 1, 2012</p>
<p>Z-FY-12-24: Consider adopting an ordinance authorizing a rezoning from GR District to PD-MF1 on Lot 10, Block 1, Elmwood Addition, located at 4011 Brooklawn Drive.</p>	<p>TABLED on March 1, 2012</p>
<p>Z-FY-12-25: Consider adopting an ordinance authorizing a rezoning from 2F to GR on a 0.939 ± acre tract of land out of the Redding Roberts Survey, Abstract No. 692, Bell County, Texas located at 2102 Scott Boulevard.</p>	<p>APPROVED on 1st Reading March 1, 2012</p>
<p>Z-FY-12-31: Consider adopting a resolution to take action on an Appeal of Standards in Sec. 6.7 of the UDC related to the I-35 Corridor Overlay Zoning District standards for landscaping and parking for Starbucks Coffee, located at 111 North General Bruce Drive.</p>	<p>APPROVED on March 1, 2012</p>
<p>Z-FY-12-19: Consider adopting an Ordinance authorizing amendments to Ordinance 2010-4413, Temple Unified Development Code, Articles 5, 7, 8 and 11 of the UDCode to: add “Kiosk” as permitted uses in the use table of certain zoning districts with specifications; remove “home occupation” as an allowable residential accessory use in the LI and HI zoning districts; Clarify all parking areas must be paved with either asphalt or concrete; Clarify that vehicular backing motions are prohibited into a public street from a parking area on all non-residential sites; Clarify utility poles or other obstructions are not permitted in sidewalks; and to establish or amend definitions related to such uses and standards.</p>	<p>APPROVED on 2nd Reading March 1, 2012</p>
<p>Z-FY-12-21: Consider adopting an ordinance authorizing a rezoning from A to C on Tract 1, being a ±7.684 acre tract of land and Tract 2, being a ±5.779 acre tract of land both out of the George Givens Survey, Abstract No. 345 and the Nancy Chance Survey, Abstract No. 5, Bell County, Texas located on the east side of South Kegley Road, north of the Caddy Shack Golf Range.</p>	<p>Approved on 2nd Reading March 1, 2012</p>



**PLANNING AND ZONING COMMISSION
MEETING EVALUATION
March 19, 2012**

Rating Scale

Excellent Average Poor

- 1. What is your overall rating of the P & ZC's Meeting?
- 2. How would you rate the content of the staff's reports?
- 3. How would you rate the clarity of the meeting agenda?
- 4. How would you rate the staff presentation?

Excellent	Average	Poor

5. In what ways did tonight's meeting meet (or not meet) your expectations?

6. Please provide any comments and suggestions that you feel would be useful for the next meeting (content, speakers, materials, resources, etc.).

P&Z COMMISSION ATTENDANCE

2012															
	Jan 3	Jan 17	Feb 6	Feb 21	Mar 5	Mar 19	Apr 2	Apr 16	May 7	May 21	June 4	June 18	P	A	
James Staats	P	P	P	P	A								4	1	
Mike Pilkington	P	P	P	P	P								5		
Allan Talley	P	P	P	P	P								5		
Derek Martin	P	P	P	P	P								5		
Will Sears	P	P	P	A	P								4	1	
Greg Rhoads	A	A	P	P	P								3	2	
David Jones	P	P	P	P	P								5		
Chris Magaña				P	A								1	1	
Bert Pope					P								1		

	July 2	July 16	Aug 6	Aug 20	Sept 4	Sept 17	Oct 1	Oct 15	Nov 5	Nov 19	Dec 4	Dec 17	P	A
James Staats														
Mike Pilkington														
Allan Talley														
Derek Martin														
Will Sears														
Greg Rhoads														
David Jones														
Chris Magaña														
Bert Pope														

 not a Board member