

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
STAFF CONFERENCE ROOM, 1<sup>ST</sup> FLOOR  
JULY 2, 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, July 2, 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, 2<sup>ND</sup> FLOOR  
JULY 2, 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 June 18, 2012.

**B. ACTION ITEMS:**

**Item 2:** [Z-FY-12-45](#) - Hold a public hearing to discuss and recommend action on a rezoning from Agricultural District (AG) to Urban Estate District (UE) on 6.196 ± acres, situated in the S.P. Terry Survey, Abstract 812, Bell County, Texas, located north of the intersection of Rocky Lane and King's Cove. (Applicant: Brad Dusek)

**C. REPORTS**

**Item 3:** 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 June 28, 2012.



Lacy Borgeson, TRMC  
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, JUNE 18, 2012  
5:00 P.M.  
WORK SESSION**

**PLANNING AND ZONING MEMBERS PRESENT**

Chair Derek Martin

**COMMISSIONERS:**

David Jones  
H. Allan Talley  
Bert Pope  
Chris Magaña

Will Sears  
Mike Pilkington  
Greg Rhoads  
James Staats

**PLANNING AND ZONING MEMBERS ABSENT:**

**STAFF PRESENT:**

Kim Foutz, Asst. City Manager, Acting Planning Dir  
Trudi Dill, Deputy City Attorney  
Beverly Zendt, Senior Planner  
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 opened the work session at 5:03 p.m., assigned the invocation and pledge, and asked Ms. Beverly Zendt, Senior Planner, to proceed.

Chair Martin stated Ms. Kim Foutz would be late to the meeting and asked that the Commission start with Mac Haik case and then the City case. Ms. Foutz would go over her cases when she arrived.

Ms. Zendt introduced herself to the Commissioners and began presenting the Mac Haik I-35 Appeal information. The subject property is located at 3207 S. General Bruce Drive and is an existing vehicle sales business. The applicant is doing a renovation project involving some demolition and some construction of new buildings for a total of approximately 15,000 square feet. A thorough landscape plan, building elevations, etc. have been provided along with several requests for appeals.

Commissioner Pilkington stated he was working on this project and needed to know if he should recuse himself. Ms. Trudi Dill, Deputy City Attorney, stated yes.

Ms. Zendt stated this property was located in the I-35 Corridor Overlay district in the Freeway Retail Commercial Sub-District and includes a total of 15,090 square feet of new and existing construction. Current and future use of this property is and will be vehicle sales.

This would involve complete demolition of the existing showroom and existing service and parts building. A substantial landscape buffer between the building and General Bruce Drive will be installed. The appeals requested center around the landscaping and architectural requirements for the district. This specific district does have special accommodations for vehicle inventory lots and strict requirements for parking areas and parking lots.

The new sales building (showroom) will be set back 120 feet and the new parts building will be set back approximately 110 feet.

These changes are occurring due to the I-35 expansion.

Item 8 brings forth six new text amendments. 1) addition of requirement for site plan and review procedures and submission standards—commercial and multi-family; 2) delete extra language regarding enclosure for major vehicle repair; 3) clarify language regarding access and circulation; 4) addition of curb and gutter for off-street parking; 5) amend required water and wastewater mains; and 6) eliminate developer cost participation requirements on streets adjacent to subdivisions.

A letter of support from TABA was received and given to the Commissioners in their packet.

Ms. Foutz added that theoretically perimeter street fees are suppose to pay for the impact of the development on the surrounding streets and helps the City to build to capacity. The City is giving this up and will have to rely on the Capital Improvement Program (CIP) in order to meet the street needs.

The City Manager and City Attorney were part of the internal staff discussions on this matter.

An example of an impact fee are fees that developers pay as they come in and are platting lots. It is not limited to just street fees but include water, wastewater, etc. It is similar to a financing mechanism for the development community because a City usually fronts the money to do major extensions for a development and the fees are paid as the lots are developed.

Commissioner Pope asked what the trade off was for this and Ms. Foutz stated better planning. Developments can come in in small pieces and it may be difficult to plan street system, parks, schools, etc., since it is difficult to see the overall plan to make sure it comes together. The stakeholders have agreed in philosophy that we can have a required preliminary plat and it has to show all of the phases. It could possibly have vesting implications due to multiple phases but it would be of great help to Staff.

Ms. Foutz stated there was no change on the right-of-way dedication. City Council has been very firm on this and have preserved the aspect.

Ms. Tammy Lyerly stated Item 2 was a residential replat and a portion of Residences of D'Antoni's Crossing No. 2. Three residential lots are being combined into two residential lots and creating a street. This requires a public hearing and the applicant is not asking for any exceptions to the UDC. P&Z will be the final authority.

Item 4 is an ETJ plat and the applicant is asking for exceptions to fire hydrants and park fees. City Council will be the final authority on July 5<sup>th</sup>.

Item 3 is a final plat and is a one block, one lot, nonresidential subdivision and the applicant is asking for perimeter street fees exception.

Item 5 is a two part item. Lamar Advertising is losing several sites along I-35 due to the expansion. The applicant is requesting relocation for two billboards and state regulations require the properties have some form of commercial zoning in order to get a permit. The relocation properties are zoned Agricultural (AG). The applicant is requesting Light Industrial (LI) but Staff is recommending denial of LI and recommending a more favorable Commercial (C) zoning for the properties. Ms. Foutz spoke with Lamar Advertising and they were acceptable to the C zoning and on behalf of the owner, however, no confirmation has yet been received from the owner of the property.

A Conditional Use Permit (CUP) for alcoholic beverages, more than 50% and less than 75%, is requested for B-Dell's Fire & Ice Restaurant. Positive feedback has been received on this request.

There being no further discussion, Chair Martin adjourned the meeting at 5:33 P.M.

**PLANNING AND ZONING COMMISSION  
JUNE 18, 2012  
5:30 P.M.**

**PLANNING AND ZONING MEMBERS PRESENT**

Chair Derek Martin

**COMMISSIONERS:**

David Jones  
H. Allan Talley  
Bert Pope  
Chris Magaña

Will Sears  
Mike Pilkington  
Greg Rhoads  
James Staats

**PLANNING AND ZONING MEMBERS ABSENT:**

**STAFF PRESENT:**

Kim Foutz, Asst. City Manager, Acting Planning Dir  
Trudi Dill, Deputy City Attorney  
Beverly Zendt, Senior Planner  
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, June 14, 2012 at 11:45 a.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 5:40 P.M.

Invocation by Vice-Chair Staats; Pledge of Allegiance by Commissioner Rhoads.

**A. CONSENT ITEMS**

**Item 1: Approval of Minutes:** Work session and the regular meeting of May 7, 2012.

Minutes approved by general consent.

**B. ACTION ITEMS**

**Item 2: P-FY-12-21** – Hold a public hearing to consider and take action on the Final Plat of Residences at D’Antoni’s Crossing # 4, a 1.002 ± acre 2-lot residential subdivision, being a replat of Lots 3, 4, and 5 of Block 2 of Residences at D’Antoni’s Crossing # 2,

located along the north intersection of Venice Parkway and Naples Drive (Applicant: Carl Pearson for Bobby Arnold).

Ms. Tammy Lyerly, Planner, stated this was a residential replat which required a public hearing. The developer is not asking for any exceptions to the Unified Development Code (UDC), so P&Z is the final authority.

DRC deemed this plat administratively complete on June 11, 2012. The property is zoned Single Family Three (SF-3) and is a replat of Lots 3, 4, and 5 of Block 2 of the Residences of D'Antoni's #2. The proposal is to reduce three residential lots to two residential lots along with the creation of a new local street which proposes 50 feet of right-of-way. The remaining two lots would increase in size. These lots are at the intersection of Venice Parkway and Naples Drive and will be located on the new street designated Sienna Circle.

The property will have available sewer and water.

The purpose of the new street is to allow for future development to the north.

Due to being a residential replat, the property owners within the existing platted property known as the Residences at D'Antoni's Crossing #2 and within 200 feet of the proposed plat were notified by letter. Of the three notices mailed out, one returned in favor and zero in opposition.

Staff recommends approval of the final plat of Residences at D'Antoni's #4.

Chair Martin opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Talley made a motion to approve Item 2, **P-FY-12-21** and Commissioner Rhoads made a second.

*Motion passed: (9:0)*

**Item 3: P-FY-12-22** - Consider and take action on the Final Plat of West Adams Addition, a 1.620 ± acres, 1-lot, 1-block nonresidential subdivision, with developer's requested exception to Section 8.5.1 of the Unified Development Code requiring perimeter street fees, located at the southwest corner of West Adams Avenue and South Kegley Road. (Applicant: Vannoy & Associates on behalf of Temple Real Estate Investments.)

Ms. Lyerly stated the developer was requesting exceptions to UDC Section 8.5.1 requiring perimeter street fees and would therefore go to City Council for review.

The subject property is located at West Adams Avenue and south Kegley Road. The plat was deemed administratively complete by DRC on June 5, 2012. The property is zoned Commercial (C) and fronts West Adams Avenue and south Kegley. Kegley is classified as a minor arterial although not built to minor arterial standards and requires perimeter street fees.

There is a two inch water line and 18 inch sewer line available and located in the south Kegley right-of-way. The developer proposes to increase the two inch water line. The plat requires a

15 foot wide utility easement along West Adams Avenue and a 20 foot wide utility easement along south Kegley Road to accommodate future development needs.

Staff recommends approval of the final plat of West Adams Addition subject to City Council approval of developer's requested exceptions to UDC Section 8.5.1 requiring perimeter street fees for south Kegley Road.

Ms. Lyerly stated drive approach standards do exist and the developer would have to abide by them.

Commissioner Rhoads asked about possible widening of Kegley Road. Ms. Kim Foutz, Assistant City Manager and Acting Planning Director, stated Kegley is on the proposed Capital Improvement Program that is currently under consideration by City Council. It does call for improvements and widening along with sidewalks and other features. The timing is uncertain due to a Certificate of Obligation and this is a large streets program. Kegley is one of the greatest needs identified.

Ms. Lyerly stated the developer had 90 feet of right-of-way and for a minor arterial only 70 feet of right-of-way was needed.

Commissioner Sears made a motion to approve Item 3, **P-FY-12-22**, as presented by Staff and Commissioner Talley made a second.

*Motion passed: (9:0)*

**Item 4: P-FY-12-24** - Consider and recommend action on the Final Plat of Sommer Estates, a 10.00 acres ±, 2 -lot, 1-block residential subdivision, with developer's requested exceptions to Sections 8.1.3 and 8.2.7 of the Unified Development Code requiring fire hydrants and Section 8.3.2 of the Unified Development Code requiring a payment of park fees or park land dedication, located at the northwest corner of Luther Curtis Road and Franklin Road, in Temple's northern Extra Territorial Jurisdiction. (Applicant: All County Surveying for Andrew & Rhonda Sommer)

Ms. Lyerly stated this property is located in the northwest corner of the northern area of Temple's ETJ. The developer is requesting exceptions to the UDC so City Council will be the final plat authority.

DRC deemed this plat administratively complete on June 6, 2012. There is no zoning since it lies in the ETJ.

The developer is requesting exceptions to UDC Sections 8.1.3 and 8.2.7 requiring fire hydrants and Section 8.3.2 requiring payment of park fees and parkland dedication. Pendleton Water Supply is the property's water supplier and are able to supply domestic water flow to the property but unable to supply water flow capacity to support fire hydrants. The Troy Volunteer Fire Department is the responder to this property.

The proposed lots would be serviced by septic systems.

The required park fees would be \$450 (\$225 for each residential lot).

The plat is ten acres and being divided down the middle making each lot 5 acres and both for residential purposes.

Staff recommends approval of the final plat of Sommer Estates subject to City Council approval of the developer's requested exceptions to UDC Sections 8.1.3 and 8.2.7 requiring fire hydrants and Section 8.3.2 requiring payment of park fees or parkland dedication.

Vice-Chair Staats made a motion to approve Item 4, **P-FY-12-24**, as presented with the exceptions requested and Commissioner Magaña made a second.

*Motion passed: (9:0)*

**Item 5: Z-FY-12-46-A** - Hold a public hearing to discuss and recommend action on a rezoning from Agricultural District (AG) to Light Industrial District (LI) on 8.273± acres, a part of the S. Bottsford Survey, Abstract Number 118, Bell County, Texas, located at 7300 and 7330 North General Bruce Drive and 7205, 7305 and 7325 Pegasus Drive. (Teresa Lange-Lamar Advertising for A.C. Boston)

**Z-FY-12-46-B** - Hold a public hearing to discuss and recommend action on a rezoning from Agricultural District (AG) to Light Industrial District (LI) on 15.345 ± acres, a part of the S. Bottsford Survey, Abstract Number 118, Bell County, Texas, located at 7590 North General Bruce Drive and 7405 and 7445 Pegasus Drive. (Teresa Lange-Lamar Advertising for A.C. Boston)

Ms. Kim Foutz stated this is a two-part consideration since the properties are adjacent to one another but the submission and data for field notes came in as two separate considerations and have been combined for purposes of the agenda and presentation.

The properties were annexed into the City several years ago and at that time it was utilized for industrial and commercial type uses and continues to be so. The current zoning has not been changed and is still Agricultural (AG).

A picture montage of businesses are shown that are contained on the subject properties which have various commercial uses in addition to vacant land.

The owner is requesting rezoning in order to relocate three billboard signs located on the property. The signs are affected by the I35 expansion project and in order to receive the state permit required to have billboards relocated, it must have commercial zoning. The owner chose to rezone the entire property since it was zoned AG.

The property is located on Temple's north I-35 area right at the City limits line, an RV park is to the south side, and the property has frontage on Pegasus Road.

Surrounding properties include the Mueller building to the north in the Troy ETJ and an RV park to the south which is currently under redevelopment. This particular use is no longer allowed in the I35 Overlay but this park has been grandfathered. Across the highway is vacant land zoned Light Industrial (LI) and the west side has vacant land zoned AG. The frontage is the expressway of I35 and on the other side is Pegasus, a collector road. This area is not on the Trails Master Plan.

The Future Land Use and Character Map designate the area as Suburban-Commercial.

There is a 10 inch water line adjacent to the property but there is no sewer service to the property at this time.

Ms. Foutz gives some of the uses allowed in LI and the Overlay but not in C. LI acts as a transition from other commercial or retail uses and intended to be far away from low to medium density residential.

Staff recommendation is denial for Light Industrial (LI) but does recommend Commercial (C) zoning for this property.

Six notices for Tract A were mailed with zero responses returned in favor or in opposition. Three notices for Tract B were mailed with zero responses returned in favor or in opposition.

Staff recommendation is denial from AG to LI because the request does not meet the intent of the land use and there is no public sewage on site. Staff would support approval for C zoning.

Staff spoke with the applicant, Lamar Advertising, and they indicated C zoning was acceptable. They also indicated on behalf of the owner that C zoning is acceptable; however, no confirmation from the owner has been received.

It was determined that one public hearing for both items would be sufficient and Chair Martin included and read the description of Z-FY-12-46-B for the record.

Chair Martin opened the public hearing.

There being no speakers, the public hearing was closed.

Chair Martin reopened the public hearing to hear from applicant.

Mr. Mat Naegele, Vice President and General Manager of Lamar Advertising, 5110 N. General Bruce Drive, Temple, Texas came to the podium for questions.

Chair Martin asked Mr. Naegele if the rezoning from LI to C was agreeable with Lamar Advertising and Mr. Naegele responded that was correct. Mr. Naegele stated Mr. Boston would prefer to have LI but is agreeable to C.

Chair Martin closed the public hearing.

Commissioner Rhoads made a motion to approve Item 5, **Z-FY-12-46-A** and **Z-FY-12-46-B** from AG to C as requested by Staff and Vice-Chair Staats made a second.

*Motion passed: (9:0)*

**Item 6: Z-FY-12-47** - 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 more than 50% and less than 75% of the gross revenue in a restaurant, on Lot 9, Block 2, Commerce Park Commercial Subdivision, a replat of a portion of Lots 3, 4, 5, & 7,

Block 2, Commercial Park Commercial Subdivision, located at 221 SW H K Dodgen Loop. (Kenny Martin for B-Dells Fire and Ice Grill)

Ms. Foutz stated the posting for this item in one aspect of the paper did not have the words “in a restaurant” and that is the correct posting. Ms. Foutz asked the Commission to make sure in any motion to please clarify that is it not specific to a restaurant use that was inaccurately printed.

This request is for more than 50% alcohol sales but less than 75% in a property zoned Commercial district for a restaurant called B-Dell’s Fire & Ice Grill LP located on the Dodgen Loop. The subject property has previously been a restaurant use. The request is for on premise alcohol in conjunction with a restaurant which is anticipated to open in early July. The alcohol sales are pending the Conditional Use Permit (CUP) and also TABC approval. Seating is approximately 178 and bar seating for 12. Serving hours are typical and within state regulations.

Surrounding properties include Cactus Jack’s Restaurant to the north which is zoned T5 which is in the TMED, vacant property to the south zoned C, to the east is Bum’s Sports Bar zoned C and to the west is vacant property zoned C.

The existing restaurant site plan has only one addition to the property. There are 75 existing parking spaces which exceeds the requirement and an enclosed refuse area to the back of the property. The applicant is proposing a new continuous hedge of bushes in the very front of the property. The limited amount of landscaping is due to little or no land that is not located in the state right-of-way.

The CUP criteria include the following:

The conditional use is compatible with and not injurious to the enjoyment of the surrounding property, and does not significantly diminish or property values within the immediate vicinity;

The establishment of the conditional use does not impede the orderly development and improvement of surrounding vicinity;

The design, location and arrangement of all driveways and spaces provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent development;

Adequate nuisance prevention measures have been taken to control offensive odors, fumes, dust, noise and vibration; and

Directional lighting is provided so as not to disturb or adversely neighboring properties.

Two sets of notices were sent out with the first being the 200 foot notices. Five notices were sent and zero responses were received in favor of or in opposition.

The second set of notices included the 300 foot range which had two responses returned in favor of the proposal.

Staff recommends approval of the CUP for the sale of alcoholic beverages for on premise consumption at more than 50% and less than 75% of the gross revenues.

Chair Martin opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Rhoads made a motion to approve Item 6, **Z-FY-12-47**, as presented by Staff, and Commissioner Sears made a second.

*Motion passed: (9:0)*

**Item 7: Z-FY-12-48** – Consider approving an Appeal of Standards in Sec. 6.7 of the Unified Development Code related to the I-35 Corridor Overlay Zoning District for improvements to an existing vehicle sales establishment located at 3207 South General Bruce Drive (Mac Haik).

Commissioner Pilkington asked to abstain from this item since he has a conflict.

Ms. Beverly Zendt, Senior Planner, stated this item related to the I35 Corridor Overlay District standards as they apply to Mac Haik Dodge located at 3207 S. General Bruce Drive in the freeway retail commercial sub-district.

This project includes a total of 15,890 square feet of new and existing construction with current and future use of the property as vehicle sales.

Site plan is shown and described.

The applicant proposes complete demolition of the showroom and building a new one set back 120 feet from the right-of-way, and complete demolition and construction of a new parts and service room immediately south of the showroom, set back approximately 110 feet from the right-of-way and attached to existing service bays, and improvements to one of two existing buildings in the rear of the property. There will be no improvements to the existing collision center and a stucco veneer will be applied to the existing building on the south end of the property.

Staff and applicant have worked together to develop a strong landscape plan and a landscape buffer will be along General Bruce Drive. Additional landscaping will be throughout the parking and along the southern fence line.

Ms. Zendt describes which buildings will be kept and/or demolished.

Additional elevations are given and a new drive-through is shown being constructed between the new showroom and the new proposed parts and service building.

The general landscape plan includes the buffer along General Bruce Drive and additional landscaping screening for Ira Young. The plan would include berming, trees, shrub beds and terminal landscape islands along the parking.

The appraised property value is \$311,807 and the estimated improvements would be \$2,000,665.00, per the UDC Section 6.7, making the following standards applicable: all standards in the I35 Overlay District, site plan review, tree preservation, parking, screening and wall standards, architectural design, landscape, signs, lighting, and utilities.

Ms. Zendt describes the appeals requested:

The proposed project meets the required site plan review.

A tree preservation plan was not submitted since there were no trees considered for this project.

Parking requirements were met with five per bay or one per 200 square feet.

Parking aisles must be designed to be perpendicular to the front of the building. The applicant has some parking perpendicular to the front with some parking on the north side and back area that is not perpendicular so some of the requirements were partially met. Staff took into account lot dimensions, landscaping requirements and would recommend approval of this appeal.

Wheel stops are required adjacent to all landscaped areas. No wheel stops were presented on the proposed plan, however, where there would be customer parking there was a six foot wide sidewalk provided with curb and gutter. Additionally, wheel stops are not indicated in the inventory parking areas but there is no customer parking in those areas. Although this particular standard was not met, Staff felt the applicant met the intent of the I35 standards and were in agreement with this.

The applicant proposed putting display parking in the landscape buffer at five different locations. Staff recommends approval of this and since it would not be incompatible with the proposed landscape buffer.

Screening and wall standards—The I35 requirement is that no outside storage display or sales, leasing, or operation of merchandise outside the sales area occur unless screening with a continuous solid screen device from off streets and adjacent property lines of residentially zoned property. There is a section of inventory in the back and refuse and storage area that is visible from the multi-family adjacent to the location. The standards are not currently met. Staff recommends the screening be provided in this area to shield the uses.

Landscaping requirements—The I35 requirement is the total landscaped area is 15% of the total site being landscaped. The applicant has provided 11.5% landscaping for the project area. Staff would recommend approval on landscape buffer, parking islands, foundation plantings together which would provide a strong landscape plan for the site.

Landscape buffer—a total of 17 trees are required and 14 were provided in the landscape buffer. Staff recommends approval of this since the amount of trees meet the intent of the I35 Overlay tree requirement and landscape buffer.

Landscape buffer must have a minimum of 60% evergreen trees and only 20% were proposed as evergreens and the balance being deciduous trees. Staff recommends this standard be

met or the applicant gets closer to the 60% standard. With the proposed percentage there would be too many bare trees during several months.

Landscape buffer berms--should not be less than 24 inches. The berms are about 18 inches in height but combined with the proposed plantings provide the adequate shielding and screening to meet the intent of the requirement. Staff would agree with this.

Parking screen--should be two point five to four or five feet high for all parking areas. Multiple berms combined with the plantings along the berms should provide adequate screening along I-35 and Ira Young. Staff would recommend approval of this appeal.

Interior parking islands--one per every 10 spaces. There are no interior islands visible on any customer parking areas which are primarily in the front. There are three total parking areas in the front and those are fairly small and would not benefit from an interior parking island. Staff recommends approval of this appeal.

Terminal parking islands—at the end of each row, minimum of 360 square feet. Terminal parking islands were provided on the front inventory parking but no parking islands were provided on the rear terminal parking. Staff recommends approval as there is adequate shielding from the buffer. The islands that are provided in the front are oriented toward I-35 and provide screening for the inventory islands visible from I-35.

Median islands—every 10 feet in width must be located every third parking bay. These would only apply to parking in the back which is shielded by both structures and the proposed landscaping.

Parking lot islands—must be located at the end of inventory aisles. This standard applies to just the inventory aisles. These inventory islands are well shielded from I-35 by the buffer and the proposed islands on the north side of those terminals.

Architectural standards—all buildings must be architecturally finished on all sides with the same materials detailing features. Staff feels a considerable amount of pre-engineered metal siding is provided on the rear elevations and on the existing service bay building which will not be demolished. There is some additional metal siding on the remaining building on the south end of the property which will not be demolished. The applicant has proposed a stucco veneer on the existing building on the south side of the property. Staff would recommend approval on the screening provided with the adjacent landscape islands, terminal parking islands, for the existing surface space, and the areas along the back end of the property that are primarily metal siding are fairly recessed and not be visible from I-35.

Building entrances must be articulated to define a strong entry presence and must be inset or offset a minimum of six feet. The main building entrance is inset three feet and the secondary building entrance is inset two feet. This requirement has partially been met. Although the entrances are not offset six feet, the building has a strong entry presence and the main entrance is clearly articulated. All buildings must be designed in construction and tri-partite architecture. Some tri-partite elements are incorporated, clean design style, use of windows, others are not. Staff would recommend approval of this.

Windows—must be a minimum of 40% to maximum of 80% per each elevation. The showroom meets this requirement. The secondary parts and service building is 96% stucco

and four percent glass. Approximately 158 feet of the secondary building is uninterrupted stucco with no windows. This will be a parts building and Staff would recommend approval for this. It is one of two standards not met on the parts and service building. No single building material may cover more than 80% of the front of any building but the proposal is for 96% stucco on the parts and service building. Staff recommends the applicant meet the requirements of 80%. Staff discussed alternatives with the applicant.

Windows may not be glazed or reglazed with mirror or reflective glass. The proposal calls for solar greylight 14 glazing which is a smoky but dark glazing for the windows. Staff recommends approval since this building is primarily oriented in a western direction, is consistent with industry standards, and will assist in energy efficiency of the building.

Approved primary accent building materials must be from the approved building materials list. There is a substantial amount of pre-engineered metal paneling and Alucobond which is a high quality metal type material often used in vehicle sales building. Staff recommends approval of these additional materials provided that the recommended screening is in place to shield the pre-engineered metal siding and that the stucco on the existing building is applied.

Staff recommends the appeal request with the following requirements:

Provide 60% evergreen trees in the landscape buffer as opposed to 20%;

Provide a continuous screening device from the multi-family property along the rear property line to include the dumpsters, drainage and visible inventory lots; and

Provide additional material on the service building to meet the standard no more than 80% of the approved material rather than the proposed 96%.

Chair Martin asked about the rear screening Staff is requesting. Ms. Zendt stated the general consensus is that the uses in the back end of the building are visible from both stories of the multi-family property that faces the subject property. The standard calls for a continuous screen but the UDC does not specify what type of material should be used. Staff recommends a vegetative screen or some kind of structural screen.

The applicant has provided for the enclosure of the dumpsters.

Vice-Chair Staats asked why the applicant did not meet the percentage requirements for evergreen trees. Ms. Zendt deferred the question to the applicant.

Commissioner Magaña asked if there were any requirements for storage of tires. Ms. Foutz stated there was a general city requirement that provides tires have to be in an enclosed building but would need to research when that requirement came into place versus when the practice came into effect and whether it was grandfathered. Ms. Foutz stated the tires that are currently there is a Code Enforcement issue that could be looked into.

Commissioner Rhoads asked about the windows on the service area and what Staff's recommendation was regarding more window space. Ms. Zendt stated there were a couple of issues with this building, one being the windows and one being the materials. Staff looked at both of these issues and tried to come up with an easy variation for that stretch of the building which was reducing the stucco from 96% to 80% and mix it up with other materials. Staff did

not request additional windows although the addition of windows would satisfy the material requirements.

Vice-Chair Staats asked if Staff considered a façade pilaster to break up the flow of the building and/or perhaps variation of color. Ms. Zendt stated Staff would be amenable to that type of improvement although it has not been discussed with the applicant. Ms. Foutz stated when Staff is considering exceptions and whether they would be recommended, some form of mitigation is looked for. The dialogue is very open for possibilities. Staff looks to the applicant to provide some options and make recommendations on it. This was not something the applicant wanted to pursue in this case. Ms. Foutz stated everything Ms. Zendt presented regarding Staff's recommended approval, there was a discussion about it, they provided mitigation, and Staff accepted that mitigation. There are only three topics that were not agreed upon: the screening, multi-family and the evergreen tree percentage buffer.

Chair Martin asked the applicant to speak.

Mr. Larry Neal, 4720 Ascot Parkway, Temple, Texas is the architect for the project.

Mr. Duane Harris, General Manager of Mac Haik, 3207 S. General Bruce Drive, Temple, Texas.

Mr. Neal stated there were many meetings regarding the issues in this matter. Mr. Neal stated the owner, Mr. Mac Haik, came to visit at the first landscape plan and he was a bit disturbed about how much landscaping would be done. The I-35 Overlay was described to Mr. Haik for clarification. There are still three items in disagreement. The existing back fence is six feet tall and wooden; the tires are used, being stored in the rear, and picked up twice a month. Mr. Neal stated he has lived in the adjacent apartments and did not have any problems with the view. Mr. Neal asked how the area should be screened and a taller fence was not practical. Repairing the fence where needed would be done.

Mr. Neal stated only one complaint has been made about the site and that was regarding a shed which was eventually removed. They would rather not do anything to the existing wooden fence. Mr. Harris stated there was a four to five elevation drop so if you were on the apartment side, the Mac Hail property is higher. Mr. Neal stated they felt the fence was probably on the property line and perhaps built by the apartments but was unsure. Vice-Chair Staats stated he would not like a double fence situation since it creates more problems.

Mr. Harris stated a few years previously, the apartment manager asked him to cut some of the trees that had grown up between the detention pond and the fence so it would not destroy the fence.

Vice-Chair Staats stated dumpsters and tires were not very attractive from any level.

Commissioner Magaña asked what would be planted back there in the future. Mr. Neal stated they did not plan on putting anything there.

Mr. Neal stated they planned to screen the dumpsters.

Mr. Harris stated the tires are picked up every two weeks. Vice-Chair Staats stated it did not matter if it was every day, they were still out there. Mr. Harris stated they could be put inside

the screening area for the dumpsters. Chair Martin suggested added a couple more feet to the dumpster screening to accommodate the tires.

Mr. Neal stated the evergreen issue was due to their concern about the building being seen when driving through. They would prefer a minimum of oak trees along the front. There are plenty of oak trees along the side and some in front, but most of the oaks are back against the building and not blocking the signage or view. Mr. Neal stated the issue on the deciduous trees was to keep them out of the main area. There are crepe myrtles and other no deciduous trees spread around the site.

Mr. Neal stated an agreement had been reached with Mr. Clem Mikeska to rent some of his property for a portion of the applicant's business. Mr. Harris indicates the area on the map (old Perkins Meat Packing).

Mr. Neal stated the stucco would be light gray (typical Chrysler requirement). The showroom would be a stock standard plan. Mr. Neal stated they were putting landscaping along the front, with a combination of trees and mountain laurel to give some verticality to the long stretch of wall. The screening on the front property is one type of screening and towards the building are other tree screening which break it up.

Mr. Neal stated the problem with more windows was that 80% of the building was a parts/warehouse building.

Discussion about various options for structural changes.

Commissioner Pope stated the applicant has had many requests which have been met or partially met and felt the remaining three issues could be negotiated and worked out. Commissioner Talley agreed with these comments.

Mr. Neal asked the Commission if it was possible to make a motion which would allow the item to go to City Council on July 5<sup>th</sup> and not have to come back before P&Z.

The Commission asked the applicant what they were willing to do in order for the Commissioners to approve this request. Mr. Neal stated they would do the 80%, something Staff would agree with. Mr. Neal stated they did not want evergreens on the front part and the tires would be cleaned up.

Commissioner Pope made a motion to approve Item 7, **Z-FY-12-48**, with the additional requirements requested by Staff. Vice-Chair Staats asked if it was Commissioner Pope's intent that the applicant be required to build an additional fence in the back along the length of the property.

Commissioner Pope restated his motion to approve item 7, **Z-FY-12-48**, with the requirement of providing additional material on secondary building (service building) to meet the standard (no more than 80% of approved material on the front of any building), include enclosure of the tires within the screened area for the dumpsters, and strike the 60% evergreen trees.

Commissioner Magaña made a second.

*Motion passed: (8:0)*

Commissioner Pilkington abstained

**Item 8: Z-FY-12-49** – Hold a public hearing to consider and recommend action on an amendment to Ordinance 2010-4413, Temple Unified Development Code, Articles 3, 5, 7, and 8 of the Unified Development Code to: 1) add requirement for Site Plan and establish review procedures and submission standards related to such requirement; 2) clarify language related to requirement for enclosure of Major Vehicle Repair; 3) clarify language related to Access and Circulation standards; 4) add requirement for Curb and Gutter for off-street parking and landscaping; 5) amend required size of subdivision Water and Wastewater Mains; and 6) eliminate developer cost participation requirements on certain streets adjacent to subdivisions.

Ms. Zendt stated the first amendment was the requirement to submit a site plan for multi-family and commercial projects. Currently, the UDC requires the submission of a site plan for Conditional Use Permits (CUPs), in the TMED Overlay District, and the I-35 Overlay District. Additionally, the UDC calls for a site plan requirement be submitted with Access and Circulation Plans. This does not always happen and creates many unnecessary additional hours of work to make sure they meet the standards. A site plan would greatly facilitate or expedite the development review process.

A site plan would include, but not limited to, having the following components submitted:

- Sidewalks
- Curb cuts
- Utilities
- Landscaping
- Building Locations
- Heights
- Gross floor area
- Refuse containers
- Screening
- Parking and Loading Spaces
- Adjacent development

In addition to other requested items.

This proposed amendment would establish a review process whereby the Planning Director would determine if the application is complete. The Planning Director would notify the applicant in writing if the application is not complete to request additional required information. Once complete, the site plan would be reviewed for City regulation compliance then make a recommendation to the Director of Construction Safety. This site review would be tied to the building permit process and would fall along that time requirement.

The applicant would be required to sign a checklist certifying all of the elements are present on the site plan. The site plan may be submitted concurrently with the building permit or ahead of time to allow Staff to review it.

This amendment would assist Staff in determining if the project conforms to land use policies and regulations Citywide, if it allows compatibility of the project with adjacent land uses, it would allow more timely and efficient review which would prevent delays related to incomplete or insufficient submittals, and reinforce clarification of existing requirements for site plans.

Amendment Two relates to Major Vehicle Repair and the amendment would eliminate unnecessary and inconsistent language allowing for “bay doors to be left open” on buildings enclosing major vehicle repair.

Amendment Three is the elimination of the language “advisory guide” and clarifies that Access and Circulation standards are required, not advisory, in the determination of drive approaches in the City.

Amendment Four calls for curb and gutter in the TMED Overlay and off-street parking in I-35. There is no requirement for curb and gutter for off-street parking for other general development. This amendment would allow curb and gutter be added for all off-street parking, and require six inches of curb and gutter around the perimeter of the parking area and all landscaped islands. This would present a clean and protected landscape area and define the parking areas more.

Amendment Five relates to water and wastewater mains and clarifies the minimum size of water mains and wastewaters mains and makes the language more consistent with previous subdivision standards. This would allow the language to be consistent and concise with the needed flexibility for larger mains.

Amendment Six regarding perimeter street fees would eliminate the requirement that developers pay improvement/construction costs for perimeter streets adjacent to subdivisions. This does retain the right-of-way dedication requirement when the adjacent street has not been built according to design standards, for the classification identified on the Thoroughfare Plan to remain in place with some clarification provided. One additional change calls for the extension of this requirement to future streets identified on the Thoroughfare Plan (the developer must pay for all internal streets). The proposed elimination will be counterbalanced by a new requirement to submit a Preliminary Plat for all development projects of 50 lots or greater.

The Temple Area Builders Association (TABA) is in full support of all of these proposals.

Chair Martin opened the public hearing.

Mr. Pat Patterson, 4212 S. 5<sup>th</sup> Street, Temple, Texas stated several meetings have taken place regarding these amendments between TABA and Staff. TABA is in agreement with all of the proposals and would answer any questions on behalf of TABA.

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

Commissioner Talley made a motion to approve Item 8, **Z-FY-12-49**, and Commissioner Sears made a second.

*Motion passed: (9:0)*

## 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)*

Ms. Foutz stated three plats would be coming forward in the future, along with one rezoning request located out by the lake. Continued discussions with TABA are ongoing for future various UDC amendments and the P&Z Commission will continue to see a flow of text amendments. The Sidewalks Ordinance and Trails Master Plan are currently being discussed. Sidewalks are required in the industrial district/parks and Staff believes some of those requirements need to be removed from the northern industrial park.

Regarding the Trails Master Plan, some of the lines and issues need to be cleaned up. Some of the trails will increase due to the City's proposed streets program so the classifications will reflect the actual infrastructure installed by the City at that time and will clean up some of the connectivity.

Commissioner Sears stated he appreciated and thanked City Staff for all the foresight and willingness to work with the community and was very excited about the way Staff is heading. Ms. Foutz thanked Staff and gave some encouraging remarks. Chair Martin agreed.

There being no further business, Chair Martin adjourned the meeting at 7:34 p.m.

Respectfully submitted,  
Leslie Evans



## PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

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07/02/12  
Item #2  
Regular Agenda  
Page 1 of 5

**APPLICANT / DEVELOPMENT:** Brad Dusek

**CASE MANAGER:** Kim Foutz, Asst City Manager/Acting Planning Director

**ITEM DESCRIPTION:** Z-FY-12-45 Hold a public hearing to discuss and recommend action on a rezoning from Agricultural District (AG) to Urban Estates District (UE) on 6.196 ± acres of land, situated in the S.P. Terry Survey, Abstract No. 812, Bell County, Texas, located north of the intersection of Rocky Lane and King's Cove.

**STAFF RECOMMENDATION:**

Staff recommends approval of a rezoning from AG to UE for the following reasons:

1. The request complies with the Future Land Use and Character Map;
2. The request complies with the Thoroughfare Plan; and
3. A combination of public and private facilities will be available to subject property.

**ITEM SUMMARY:** The developer requests this rezoning to allow development of larger sized residential lots. Once City Council renders a decision on this rezoning request, the developer will proceed with the platting process for the subject property.

**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	
Subject Property	AG	Undeveloped Land	
North	NA	Lake	Lake only

Direction	Zoning	Current Land Use	Photo
South	AG	Single Family Residential	
South	AG	Single Family Residential	
East	AG	Lake	Lake only
West	AG	Vacant	NA

**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)	The subject property is Estate Residential with Estate Residential in all directions	Y
CP	Map 5.2 - Thoroughfare Plan	Proposed access will be a local street. Local streets are not shown on the Thoroughfare Plan	Y
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	Water lines are located along Eagles Landing and a portion of Kings Cove. Water will be extended to the site via these lines. Wastewater is not available at this time. It is anticipated that these properties will be provided wastewater through on-site septic systems as development occurs.	Y
STP	Temple Trails Master Plan Map & sidewalks	The Plan does not reflect a trail in or surrounding the subject property.	Y

CP = Comprehensive Plan    STP = Sidewalk and Trails Plan

**DEVELOPMENT REGULATIONS:**

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

Typical allowed uses include: single family detached dwelling, industrialized housing, cemetery, child care (with CUP), institutions, and utilities. Typical prohibited uses include manufactured home subdivisions, multi-family, patio home, single family attached dwelling, two-family dwelling and most nonresidential development.

UE Urban Estate	Minimum Standards
<b>Min. Lot Area (sq. ft.)</b>	22,500
<b>Min. Lot Width (ft.)</b>	80
<b>Min. Lot Depth (ft.)</b>	125
<b>Max. Height (stories)</b>	3 stories
<b>Min. Yard (ft)</b>	
Front	30'
Side	15' (street side) and 15' (interior)
Rear	10'

**PUBLIC NOTICE:**

4 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, June 27 at 12:00 PM, no notices were returned in favor of and no notices were returned in opposition to the request.

The newspaper printed notice of the Planning and Zoning Commission public hearing on June 21, 2012, in accordance with state law and local ordinance.

**FISCAL IMPACT:** Not Applicable

**ATTACHMENTS:**

Zoning and Location Map  
Future Land Use and Character Map  
Notice Map  
Thoroughfare, Sidewalk, and Trails Plan Map  
Utility & Thoroughfare Plan Map  
Notice Responses

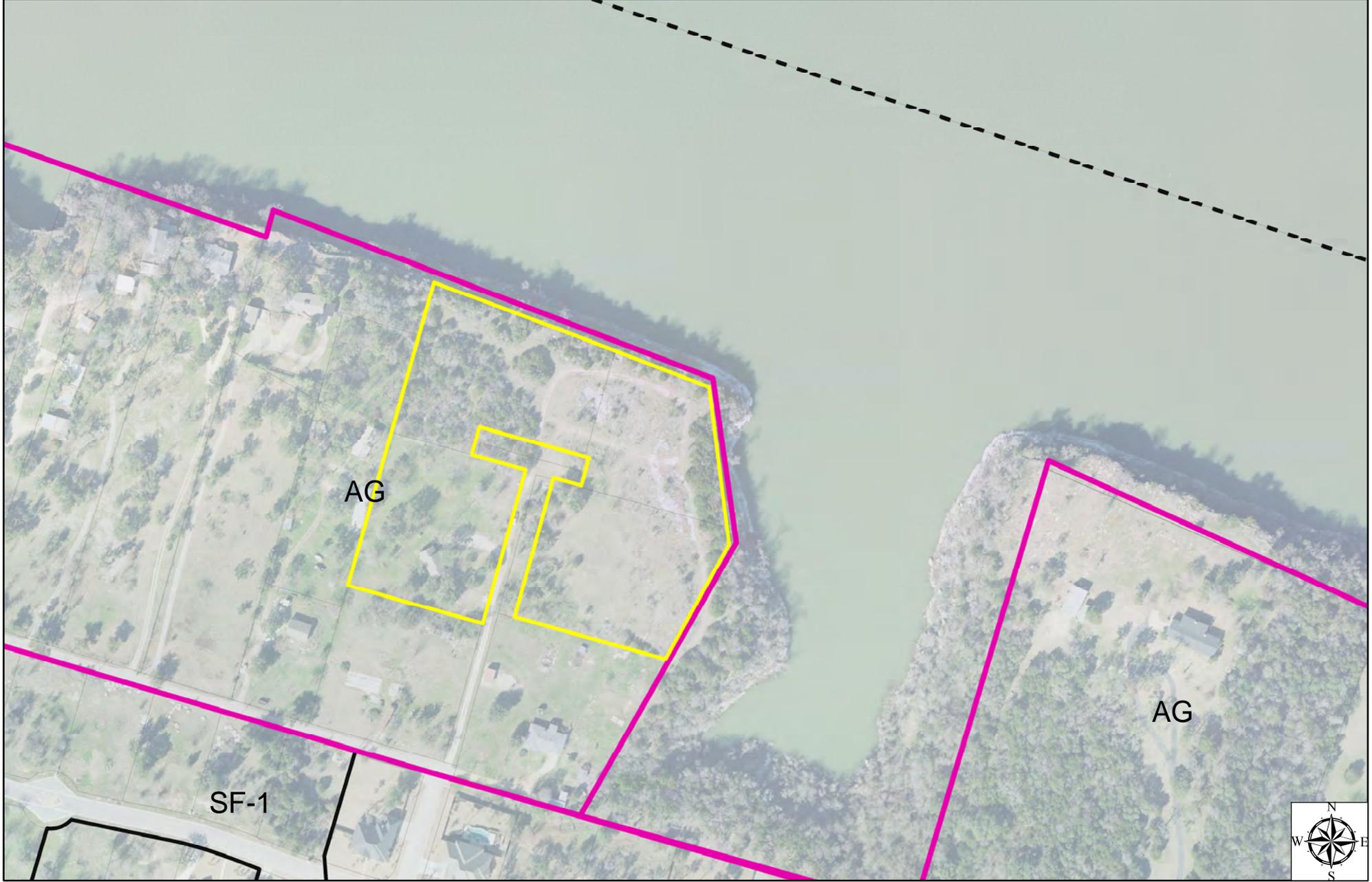


Z-FY-12-45

LOCATION AND ZONING MAP

AG to UE

6.196 Acres



- Case
- Subdivisions
- Temple\_Boundary
- Zoning
- Parcels



5/29/2012  
City of Temple GIS

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

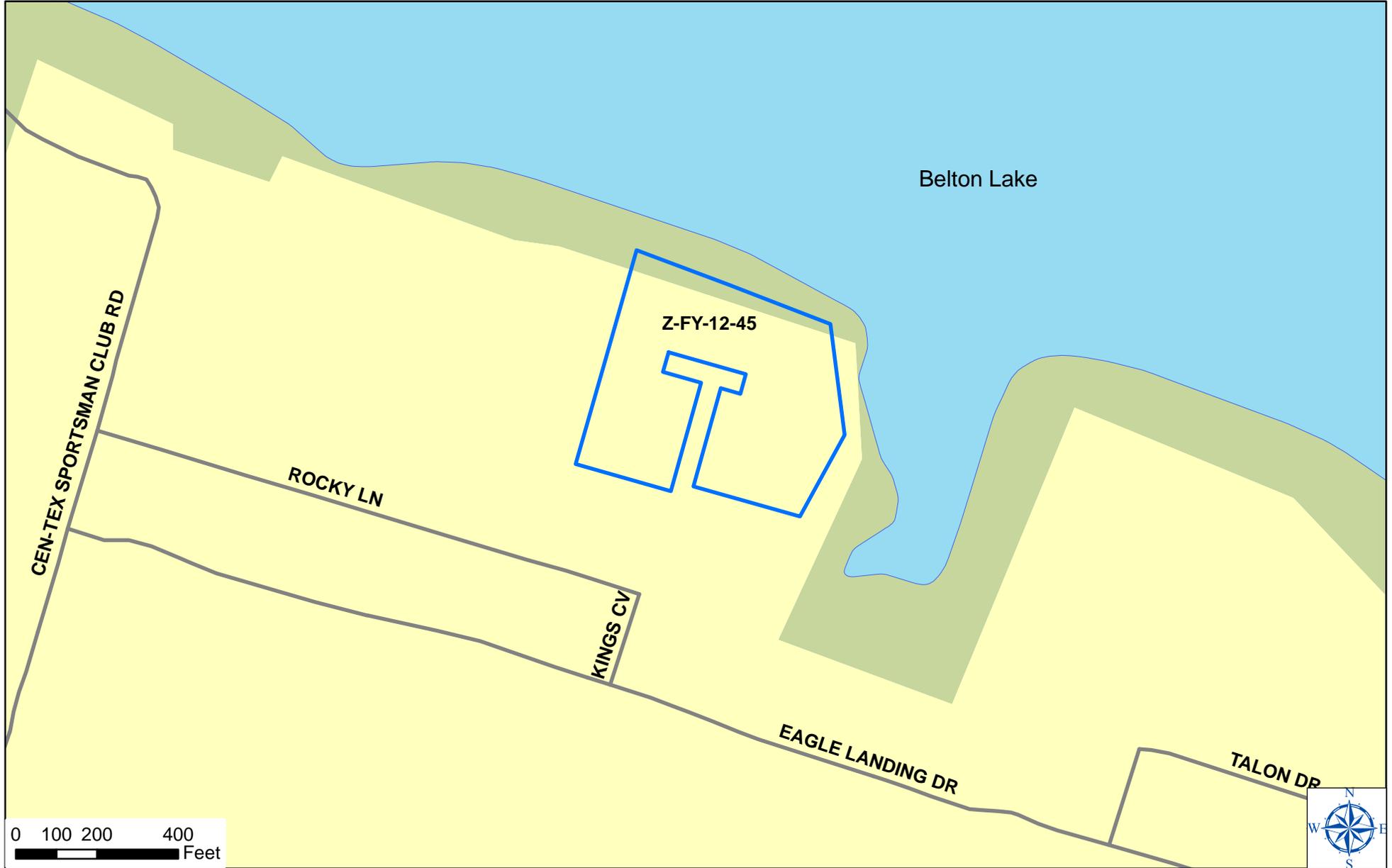


# Z-FY-12-45

FUTURE LAND USE AND CHARACTER MAP

## AG to UE

### 6.196 Acres



### 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   |

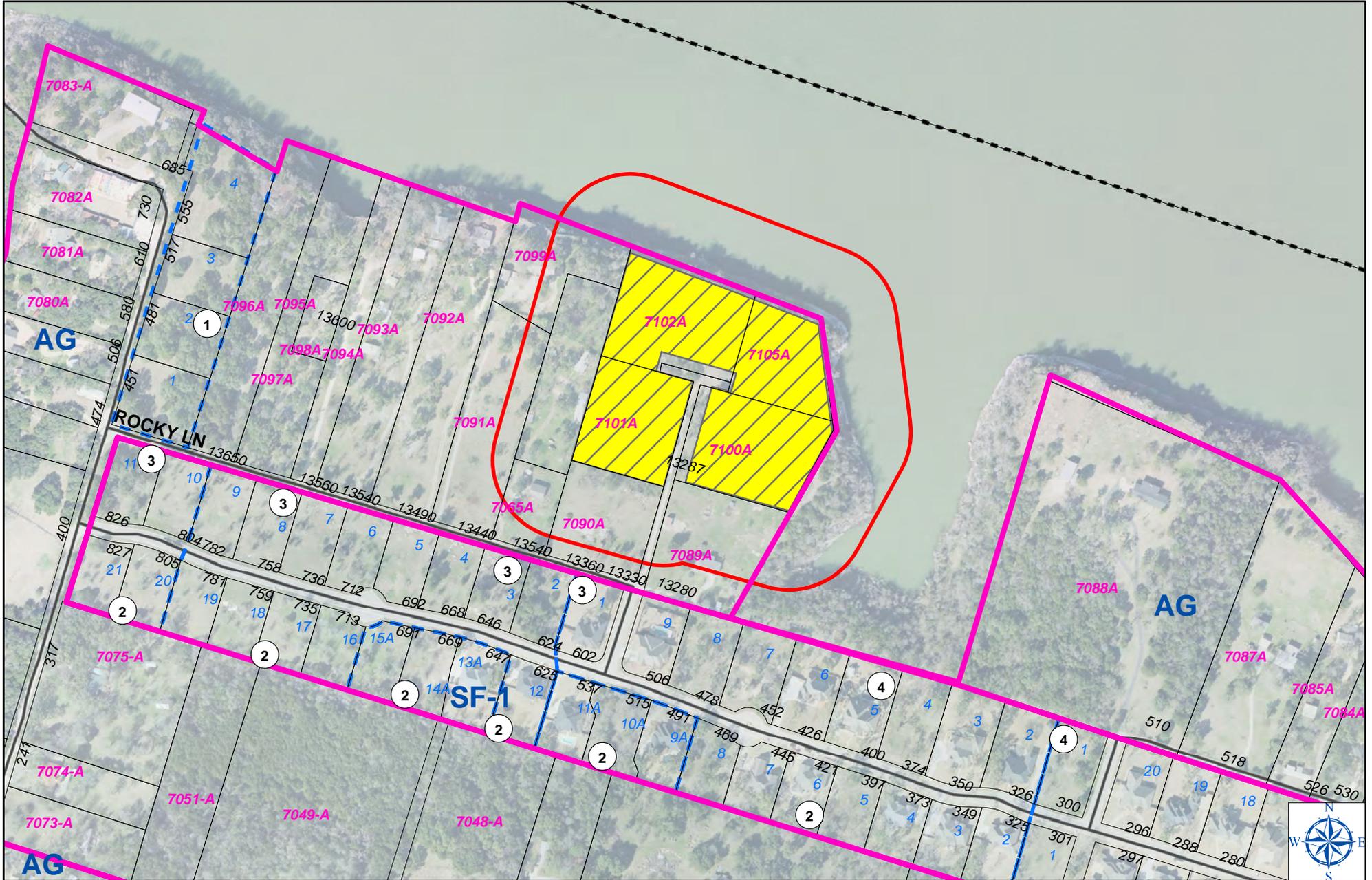
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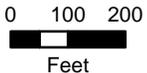
Z-FY-12-45

NOTICES  
AG to UE

6.196 Acres



	Case		Zoning Boundary	<span style="color: magenta;">1234-A</span>	Outblock Number		Block Number
	200' Buffer		Subdivision Boundary	<span style="color: magenta;">1234</span>	Address	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">1</span>	Lot Number



5/29/2012  
City of Temple GIS  
gkeith

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Z-FY-12-45

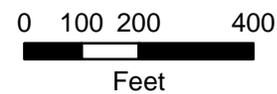
UTILITY MAP

AG to UE

6.196 Acres



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



5/29/2012  
City of Temple GIS

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Trails

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

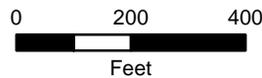
- Under Design/Construction Community-Wide Connector Trail
- Proposed Community-Wide Connector Trail
- Existing Local Connector Trail
- Proposed Local Connector Trail

Thoroughfare

- Expressway
- Major Arterial
- Proposed Major Arterial

- Proposed K-TUTS
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Conceptual Collector

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

Joe Etux Mary Eller  
11645 Betty Lane  
Kaufman, Texas 76514

**Zoning Application Number:** Z-FY-12-45      **Project Manager:** Kim Foutz

**Location:** North of the intersection of Rocky Lane and King's Cove

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:**

we want to keep the Agricultural  
District as is.

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Signature

Roy Eller  
Print Name  
Executive of will

Please mail or hand-deliver this comment form to the address shown below, no later than July 2, 2012

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

**RECEIVED**  
JUN 29 2012  
City of Temple  
Planning & Development

Number of Notices Mailed: 4

Date Mailed: June 21, 2012



# PLANNING AND ZONING COMMISSION AGENDA ITEM

07/02/12  
Item #3  
Regular Agenda  
Page 1 of 2

**APPLICANT:** Planning & Zoning Commission

**CASE MANAGER:** Kim Foutz, Assistant City Manager

**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
<b>P-FY-12-19</b> - Final Plat of The Campus At Lakewood Ranch Phase VIII, a 15.047 ± acres, 19-lot, 3 block residential subdivision, located at the north end of Richland Drive, north of The Campus At Lakewood Ranch Phase VII	DRC 5/07/12	Turley Associates
<b>P-FY-12-23</b> - Consider and take action on the Preliminary Plat of The Oaks At Lakewood, a 19.065 acres ±, 1 block, 38-lot residential subdivision located on the east side of Morgan's Point Road, north of the intersection of West Adams Avenue and Morgan's Point Road	DRC 5/21/12	Jason Carothers
<b>P-FY-12-27</b> - Consider and take action on the Final Plat of Prairie Crossing Addition, a 6.91 ± acres, 33-lot, 2-block, residential subdivision located at the northeast corner of North 8th Street and East Young Avenue	DRC 6/04/12	Friars Ridge Ltd

City Council Final Decisions	Status
<b>Z-FY-12-36:</b> Hold a public hearing to discuss and recommend action on a rezoning from Agricultural District (AG) to General Retail District (GR) on two 0.75 acre tracts of land situated in the John Simmons Survey, A-737, Bell County, Texas, located at 5412 North SH 317. (Sandy Adcock for James Ledger)	APPROVED on 2 <sup>nd</sup> Reading, June 21, 2012

City Council Final Decisions	Status
<p><b>Z-FY-12-38:</b> Hold a public hearing to discuss and recommend action on rezoning from Single Family Two District (SF2) to Single Family Three District (SF3) on Lots 12 and 13, Block 9, Carriage House Village Phase I. (Applicant: Mike Pilkington)</p>	<p>APPROVED on 2<sup>nd</sup> Reading, June 21, 2012</p>
<p><b>Z-FY-12-39:</b> Hold a public hearing to discuss and recommend action on a rezoning from Single Family One District (SF1) to Office One District (O1) on 0.50 ± acres of land out of the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located at 3606 South 5th Street.</p>	<p>APPROVED on 2<sup>nd</sup> Reading, June 21, 2012</p>
<p><b>Z-FY-12-40:</b> Hold a public hearing to discuss and recommend action to an amendment to Ordinance No. 2011-4493, originally approved December 15, 2011, Conditional Use Permit, to reduce the number of security lights from three to two on portions of Lots 11 and 12, Block 22, Original Town Addition, located at 11 East Central Avenue. (Applicant: Howard Leshikar)</p>	<p>APPROVED on 2<sup>nd</sup> Reading, June 21, 2012</p>
<p><b>Z-FY-12-42:</b> Hold a public hearing to discuss and recommend action on a rezoning from Agricultural District (AG) to Neighborhood Service District (NS) on 3.00 ± acres of land and from Agricultural District (AG) to Urban Estates District (UE) on 7.04 ± acres of land, both being part of the Redding Roberts Survey, Abstract No. 692, in the City of Temple, Bell County, Texas, located on the east side of South 31st Street, south of Fox Glen Lane and north of Venice Parkway. (Applicant: Bobby Arnold)</p>	<p>APPROVED on 2<sup>nd</sup> Reading, June 21, 2012</p>
<p><b>Z-FY-12-43:</b> Hold a public hearing to discuss and recommend action on a rezoning from Two Family District (2F) to General Retail District (GR) on Lot 1, Block 15, Freeman Heights Addition, located at 101 South 31st Street. (Applicant: Rudy Garza for Diane Waters)</p>	<p>APPROVED on 2<sup>nd</sup> Reading, June 21, 2012</p>



**PLANNING AND ZONING COMMISSION  
MEETING EVALUATION  
July 2, 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?

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

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**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	P	P	P	P	No Meeting Held	No Meeting Held	P	9	1
Mike Pilkington	P	P	P	P	P	P	P	P	P			P	10	
Allan Talley	P	P	P	P	P	P	P	P	P			P	10	
Derek Martin	P	P	P	P	P	P	A	P	P			P	9	1
Will Sears	P	P	P	A	P	P	P	P	P			P	9	1
Greg Rhoads	A	A	P	P	P	P	P	P	P			P	8	2
David Jones	P	P	P	P	P	P	P	P	P			P	10	
Chris Magaña				P	A	P	P	P	P			P	6	1
Bert Pope					P	P	P	P	A			P	5	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