

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
STAFF CONFERENCE ROOM, 1ST FLOOR
SEPTEMBER 4, 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 Tuesday, September 4, 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
SEPTEMBER 4, 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 August 20, 2012.

Item 2: [P-FY-12-19](#): Consider and take action on the 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. (Applicant: Turley Associates for Kiella Development)

Item 3: [P-FY-12-33](#): Consider and take action on the Final Plat of Village of Sage Meadows Phase VI, a 15.12 ± acres, 66-lot, 3-block residential subdivision, located on the south side of Tarver Drive, across from Green Pasture Drive. (Applicant: BSP Engineers for K B Homes Lone Star Inc).

B. ACTION ITEMS

Item 4: [P-FY-12-29](#): Hold a public hearing to consider and take action on the Final Plat of Nathans Addition Phase 2, a 0.257 ± acre, 2-lot, 1-block residential subdivision being a replat of Lot 8 Block G, Nathans Addition located along the southeast corner of Avenue C and South 22nd Street at 1202 and 1204 East Avenue C.

Item 5: [Z-FY-12-58](#): Hold a public hearing to discuss and recommend action on a zone change from Heavy Industrial District (HI) to Multiple Family Two District (MF-2) on

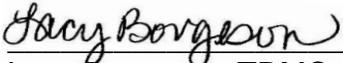
12.163 ± acres, being a part of land situated in the Redding Roberts Survey, Abstract No. 692, Bell County, Texas, located at 3000 South General Bruce Drive.

- Item 6:** [Z-FY-12-59](#): Hold a public hearing to discuss and recommend action on a zone change from Agricultural District (AG) to General Retail District (GR) on 1.053 ± acres out of the Nancy Chance Survey, Abstract No 5, Bell County, Texas, located at 3408 and 3410 South Kegley Road.
- Item 7:** [Z-FY-12-52](#): Hold a public hearing to discuss and recommend action on an amendment to Ordinance 2010-4413, Temple Unified Development Code, Articles 3, 7, and 8 of the Unified Development Code to: 1) add requirement for a preliminary plat for certain subdivision projects; 2) eliminate language relating to the numbering of lots and blocks 3) insert reference to new drainage standards; 4) establish conditions for waiver of fire hydrants in the Extraterritorial Jurisdiction (ETJ); 5) establish conditions for waiver of dedication of parkland in the ETJ; 6) eliminate requirements for the construction of certain sidewalks in Industrial Parks; and amend cost sharing for construction costs of certain sidewalks.

REPORTS

- Item 8:** 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 3:00 PM, on August 30, 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, AUGUST 20, 2012
5:00 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Vice-Chair James Staats

COMMISSIONERS:

David Jones
H. Allan Talley
Bert Pope

Will Sears
Mike Pilkington
Greg Rhoads

PLANNING AND ZONING MEMBERS ABSENT:

Derek Martin
Chris Magaña

STAFF PRESENT:

Autumn Speer, Dir. of Community Services
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, Vice-Chair Staats opened the work session at 5:00 p.m., assigned the Invocation and Pledge, and asked Ms. Autumn Speer, Director of Community Services, to proceed.

Ms. Speer stated the Agenda needed to reflect holding a public hearing for Item 3, which was inadvertently omitted. This item will allow Lamar Advertising the ability to ask for a CUP for billboards when relocating signs due to the TxDOT expansion for everything north of the Loop.

Ms. Speer explains the color coded stars on the map shown to the Commission. Green stars represent signs Lamar owns, yellow stars indicate are other businesses and the red stars reflect all signs affected by the TxDOT expansion that cannot be put back on the property. Lamar has 64 signs on I35, 18 are affected and possibly more.

Temple has a set of specific requirements for billboards: 1,500 foot spacing between signs, setback requirements, height and area requirements. TxDOT will allow signs to be put back at 500 foot intervals. Temple's Ordinance does not necessarily allow for this distance but wanted to provide Lamar an opportunity to request something other than the 1500 foot requirement, which would pertain to each side of the subject billboard.

Item 4 is the actual CUP request from Lamar to put a relocated sign 1340 feet on one side and 800 feet on the other side from the next sign. This does not meet the minimum spacing so Lamar is asking for the CUP to allow the sign.

Discussion about spacing of signs.

Ms. Speer stated 19 signs would be affected. Commissioner Rhoads stated this was a huge revenue stream for Lamar.

Commissioner Talley asked about relocation of signs and what is incurred. Ms. Speer stated 'unable to relocate' could mean a variety of things such as appropriate zoning, spacing issues, owner objection of renewal, utility lines, etc.

Billboards are only allowed on the Loop and I35 so several more CUPs will be coming forward. City Council will be the final authority.

Holiday Inn has issued opposition to the request so a supermajority vote at City Council will be required.

Ms. Speer went over the Director's Report.

There being no further discussion, Vice-Chair Staats adjourned the meeting at 5:15 P.M.

**PLANNING AND ZONING COMMISSION
AUGUST 20, 2012
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT

Vice-Chair James Staats

COMMISSIONERS:

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

PLANNING AND ZONING MEMBERS ABSENT:

Derek Martin

STAFF PRESENT:

Autumn Speer, Dir. of Community Services
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, August 16, 2012 at 3:00 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.

Vice-Chair Staats called Meeting to Order at 5:30 P.M.

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

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of August 6, 2012.

Vice-Chair Staats stated he would like to thank Commissioners Pope and Pilkington for their service, time and wisdom while serving on the P&Z Commission for the last six years since this was their last meeting.

Minutes approved by general consent.

Item 2: P-FY-11-42 – Consider and take action on the Final Plat of Lake Pointe Phase I, a 7.42± acre, 42-lot residential subdivision, located on the south side of Prairie View Road, east of North State Highway 317 and west of Dewberry Lane.

No public hearing is required for this Item.

Commissioner Sears made a motion to approve Consent Items.

Motion passed: (8:0)
Chair Martin absent

B. ACTION ITEMS

Item 3: Z-FY-12-57 – Hold a public hearing to discuss and recommend action on a Code Amendment to allow CUP request for off-premise sign relocating due to proposed state right-of-way requirements.

Ms. Autumn Speer, Director of Community Services, stated this was a Staff initiated request for a text amendment to Article 7 regarding off-premise sign relocation. Due to TxDOT acquisition of I35 right-of-way, many of the billboards are being affected. Staff met with Lamar Advertising numerous times and it was decided if Lamar is unable to meet all the City requirements, they can come before P&Z and City Council to have those items considered.

Several requirements need to be considered for billboards: spacing, zoning, height, and area. The minimum spacing required is 1,500 feet between signs on each side, setback 20 feet from property line, size is 14 feet by 48 feet, and height is 42.5 feet.

When relocating a sign due to TxDOT expansion, the existing relocation standards include no permit fee, the setback is reduced to five feet, use the same type of pole, and area of the existing billboard should be the same or smaller. TxDOT will only allow a minimum of 500 feet between signs.

The proposed amendment states:

If the proposed off premise sign does not meet all city standards including minimum spacing, area, height and setback, an applicant must receive approval of a Conditional Use permit for the new location.

Staff recommends approval of this proposal and City Council public hearing will be held on September 6, 2012.

Vice-Chair Staats opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Talley made a motion to approve Item 3, **Z-FY-12-57**, and Commissioner Rhoads made a second.

Motion passed: 8:0
Chair Martin absent

Item 4: Z-FY-12-56 – Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow an off-premise sign on Lot 1, Block 1, Bird Creek Valley Commercial Phase VII, located at 5275 South General Bruce.

Ms. Speer stated this request was for relocating a sign by Lamar Advertising.

Lamar Advertising currently has 117 signs in the City with 64 signs located on I35. Nineteen signs are not able to relocate; however, some have already been taken down. Thirteen signs are north of the Loop and 6 of those are not permitted back. There are 29 from Loop to Loop and 13 of those are not permitted back. Twenty-two signs are south of the Loop and there is no effect on these.

The subject sign is a 14 foot x 48 foot monopole, the setback is 20 feet from the right-of-way, and the zoning is Commercial (C). The spacing is 822 feet to the south and 1,314 feet to the north so the CUP is only for the spacing.

Aerial locations are shown and explained.

All of the surrounding properties of the subject billboard are zoned C and appropriate for off-premise signs. Off-premise signs are allowed in the C, Heavy Industrial (HI) and Light Industrial (LI) zoning districts.

Three notifications were mailed out and one was received in opposition to the request. Due to the limited amount of properties owners on this site, it will require a supermajority vote from City Council.

Staff recommends approval of this request.

Commissioner Jones asked how visible the Holiday Inn sign would be once the Lamar sign is up. Ms. Speer stated an analysis was not done on this. The Holiday Inn sign is taller than the Lamar sign.

Ms. Speer stated TxDOT will not allow any off-premise signs to be spaced closer than 500 feet. There are specific rules regarding new off-premise signs. This is a specific circumstance for Lamar due to the forced relocation.

Vice-Chair Staats opened the public hearing.

Mr. Mat Naegele, Lamar Advertising, 5110 N. General Bruce Drive, Temple, stated Lamar was not trying to add any signs to the City, just maintain the current inventory. Due to the forced relocation by TxDOT, the signs need to go somewhere. This is one of the better signs for Lamar.

In the past five to ten years, Lamar has been aggressively dismantling signs giving them a current credit of 23. Their goal is to reduce the number of outdoor structures in all cities they operate in.

Mr. Naegele explained it was not that easy to find new locations for the signs due to the criteria they need to meet: zoning, setbacks, power lines/utilities/easement restrictions, spacing, and a

willing landowner who would allow the structure on the property. Other issues include paying rent and selling the sign.

The subject structure generates revenue of approximately \$30,000 a year and is a two-sided sign.

Commissioner Pilkington asked if the Lamar sign was lower than the Holiday Inn sign and Mr. Naegele stated his sign was 42.5 feet to the top and has been told it was lower.

Commissioner Talley asked the applicant if he has spoken with Mr. Patel of the Holiday Inn. Mr. Naegele stated no, his contact in the past has been Mr. Botka (*spelled phonetically*) who owned the hotel and some property to the north. Mr. Naegele would be happy to met with him and discuss the matter.

There being no further speakers, Vice-Chair Staats closed the public hearing.

Commissioner Sears made a motion to approve Item 4, **Z-FY-12-56**, and Commissioner Talley made a second.

Motion passed: 8:0

Chair Martin absent

C. REPORTS

Item 6: 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)***

Vice-Chair Staats once again thanked Commissioners Pope and Pilkington for their service. Commissioner Talley also thanked them for their guidance over the years.

There being no further business, Vice-Chair Staats adjourned the meeting at 5:54 p.m.

Respectfully submitted,

Leslie Evans



PLANNING AND ZONING COMMISSION AGENDA ITEM

09/04/12
Item #2
Consent Agenda
Page 1 of 1

APPLICANT / DEVELOPMENT: Kiella Development, Inc.

ITEM DESCRIPTION: P-FY-12-19 Consider and take action on the 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. (Applicant: Turley Associates for Kiella Development)

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of The Campus at Lakewood Ranch Phase VIII.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of The Campus at Lakewood Ranch Phase VIII on June 6, 2012. As of August 30, 2012, the plat has not been deemed administratively complete.

The Final Plat of The Campus at Lakewood Ranch Phase VIII is a 19-lot single-family residential subdivision. The developer proposes landscape islands in both of the proposed roads. Representatives from the Fire Department have been working with the developer's engineer to insure adequate maneuvering around the proposed landscape islands.

Although the west portion of the proposed plat is currently within the ETJ of Morgan's Point Resort, the plat reflects the west portion as City of Temple ETJ because the two cities are considering a land swap. The pending agreement will require City Council approval.

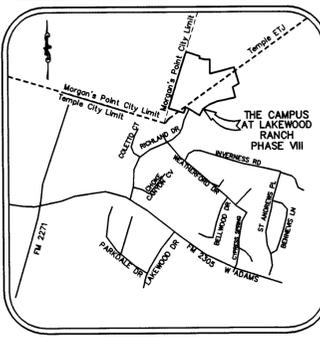
Water services will be provided through proposed 6-inch water lines. The developer proposes septic system for this development.

The Planning and Zoning Commission is the final plat authority since the applicant has not requested any exceptions to the Unified Development Code. This plat will also go through the plat approval process for the Commissioner's Court of Bell County.

FISCAL IMPACT: Required park fees are \$1,125 (\$225 per new residential dwelling) for this plat.

ATTACHMENTS:

Plat



I, THE UNDERSIGNED, A REGISTERED SANITARIAN IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION, AND ITS WASTEWATER UTILITY SYSTEM HAS BEEN REVIEWED FOR COMPLIANCE WITH APPLICABLE STATE AND OTHER REGULATIONS GOVERNING SUCH SYSTEMS AND IS HEREBY APPROVED FOR INSTALLATION AS INDICATED.

APPROVED: _____ DATE: _____
TITLE: _____

I HEREBY, CERTIFY THIS PLAT WAS APPROVED THIS _____ DAY OF _____, 2012 BY THE BELL COUNTY COMMISSIONERS COURT, AND MAY BE FILED FOR RECORD IN THE DEED RECORDS OF BELL COUNTY BY THE COUNTY CLERK.

COUNTY JUDGE _____

WITNESS MY HAND THIS _____ DAY OF _____, 2012

NOTARY PUBLIC _____

FILED FOR RECORD THIS _____ DAY OF _____, 2012 A.D., IN CABINET _____, SLIDE _____, PLAT RECORDS OF BELL COUNTY, TEXAS.

COUNTY CLERK _____

"IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF BELL COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BELL COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OF EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES IN THIS PLAT. FLOOD PLAN DATA, PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT."

CITY OF TEMPLE MONUMENT EL=706.26
 CENTERLINE P.I. ALUM. MONUMENT TA-239 THE CAMPUS AT LAKEWOOD RANCH, PHASE V
 BENCHMARK EL=688.72
 R.R. SPIKE SET IN NORTHEAST SIDE OF POWER POLE +/- 125' WEST OF CENTERLINE CYPRESS SPRING AND +/- 5' NORTH OF NORTH RIGHT-OF-WAY FM 2305.
 THIS PROJECT IS REFERENCED TO THE CITY OF TEMPLE COORDINATE SYSTEM, AN EXTENSION OF THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.
 ALL COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NUMBER 506 THE THETA ANGLE AT SAID CITY MONUMENT IS 01°29'04" THE COMBINED CORRECTION FACTOR (CCF) IS 0.999852 PUBLISHED CITY COORDINATES ARE X=5,198,199.05 Y=10,383,950.33 THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING IS N40°34'10"W, 4363.57 FEET

NOTES:
 LOCAL COLLECTOR RICHLAND DRIVE - 948 LF.
 1.654 ACRES TOTAL (R.O.W.)
 0.444 ACRES IN BELL COUNTY
 1.210 ACRES IN CITY OF TEMPLE
 LOCAL STREET WINSBORO WAY - 758 LF.
 0.931 ACRES IN BELL COUNTY (R.O.W.)

MONUMENT TABLE		
MON.	NORTHING	EASTING
TA507	10387505.13	3195267.96

LINE TABLE		
LINE	LENGTH	BEARING
L1	70.00	N 61°21'27" W
L2	24.31	N 41°44'37" E
L3	21.58	N 16°28'48" E
L4	57.03	N 17°54'49" E
L5	17.25	N 43°58'38" W
L6	19.52	N02°48'14" W
L7	10.15	S52°47'23" W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	TANGENT
C1	96.35	410.00	S 21°54'37" W 96.13'	48.40'
C2	7.41	550.00	S 31°29'44" W 7.41'	3.71'
C3	96.38	550.00	S 36°54'6" W 96.26'	48.31'
C4	157.74	520.00	S 37°19'58" W 157.14'	79.48'
C5	133.07	490.00	S 38°53'22" W 132.66'	66.95'
C6	91.22	490.07	S 52°0'8" W 91.09'	45.74'
C7	102.68	520.00	S 51°40'46" W 102.51'	51.51'
C8	68.54	550.22	S 53°45'56" W 68.49'	34.31'
C9	66.43	1182.92	N 55°43'46" E 66.42'	33.22'
C10	91.12	469.93	N 51°46'57" E 90.98'	45.70'
C11	41.15	1181.84	N 53°7'29" E 41.15'	20.58'
C12	131.87	345.00	S 63°4'47" W 131.06'	66.75'
C13	293.13	389.10	S 69°44'11" W 286.25'	153.92'
C14	146.67	435.00	S 54°37'7" W 145.98'	74.04'
C15	10.41	470.00	N 45°35'37" E 10.41'	5.20'
C17	119.83	345.01	S 83°58'47" W 119.23'	60.52'
C18	148.41	435.00	S 74°3'6" W 147.69'	74.93'
C19	148.19	405.00	N 75°32'49" E 147.36'	74.93'
C20	55.85	405.00	N 89°58'47" E 55.81'	27.97'
C24	92.94	435.00	S 89°56'45" W 92.76'	46.65'
C25	61.32	344.96	S 89°1'31" E 61.24'	30.74'
C26	130.20	344.98	N 75°4'13" E 129.43'	65.88'
C27	28.33	405.00	S 63°03'39" W 28.33'	14.17'
C28	47.77	473.00	N 64°3'38" E 47.75'	23.91'
C29	15.91	1368.79	S 64°35'54" W 15.91'	7.96'
C30	21.08	1382.94	S 64°41'45" W 21.08'	10.54'
C31	84.68	1322.94	S 62°53'26" W 84.66'	42.35'
C32	119.66	275.00	S 27°31'12" E 118.72'	60.79'
C33	272.85	250.00	S 12°42'39" E 259.51'	151.80'
C34	242.07	225.00	S 12°15'56" E 230.56'	134.24'
C35	127.00	275.00	S 1°49'25" E 125.88'	64.65'
C36	34.31	275.00	S 14°58'53" W 34.29'	17.18'
C37	173.66	525.00	S 81°28'40" E 172.87'	87.63'
C38	226.12	473.29	N 80°38'16" E 223.98'	115.26'
C39	104.45	861.99	N 52°59'37" E 104.38'	52.29'
C40	206.73	400.50	S72°24'30" W 204.44'	105.72'
C41	14.99	5.00	S28°14'37" E 9.97'	69.15'
C42	185.71	379.50	S79°54'41" W 183.86'	94.75'
C43	176.34	370.50	N80°17'42" E 174.68'	89.88'
C44	14.44	5.00	N16°05'10" W 9.92'	39.28'
C45	98.68	379.50	N88°37'02" E 98.40'	49.62'
C46	62.01	400.50	N88°22'07" W 61.94'	31.07'
C47	29.53	250.00	S40°35'37" E 29.51'	14.78'
C48	31.34	10.00	N50°26'42" E 19.99'	
C49	132.86	254.00	S24°22'15" E 131.35'	67.99'
C50	9.06	3.00	S84°08'42" W 5.99'	48.63'
C51	141.09	246.00	S18°45'18" E 139.16'	72.54'



STATE OF TEXAS
COUNTY OF BELL
KIELLA DEVELOPMENT, INC. OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE CAMPUS AT LAKEWOOD RANCH, PHASE VIII A SUBDIVISION WITH 4.958 ACRES IN THE CITY OF TEMPLE AND 10.089 ACRES IN THE ETJ OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

THE OWNER ACKNOWLEDGES THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT; INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

KIELLA DEVELOPMENT, INC.
A TEXAS CORPORATION

JOHN KIELLA, PRESIDENT

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2012 BY JOHN KIELLA, PRESIDENT OF KIELLA DEVELOPMENT, INC. A TEXAS CORPORATION, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC _____

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

SECRETARY TO PLANNING & ZONING COMMISSION: _____

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: _____

TAX CERTIFICATE
THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS _____ DAY OF _____, 2012.
BELL COUNTY TAX APPRAISAL DISTRICT

BY: _____

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY, THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT:

Jennifer Ryken
JENNIFER RYKEN
NO. 106277

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.

Michael E. Alvis
MICHAEL E. ALVIS, R.P.L.S.
NO. 5402

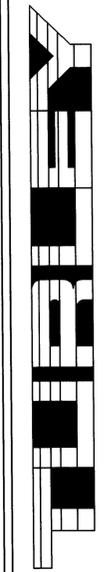
FINAL PLAT FOR: THE CAMPUS AT LAKEWOOD RANCH PHASE VIII

19 Lots, 3 Blocks
LOTS 1-7, BLOCK 9
LOTS 6-10, BLOCK 7
LOTS 1-7, BLOCK 8

15.047 ACRES
4.958 ACRES CITY OF TEMPLE
10.089 ACRES IN THE ETJ OF THE CITY OF TEMPLE, BELL COUNTY

A SUBDIVISION IN THE CITY OF TEMPLE AND IN THE ETJ OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS

15.047 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT



ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.
301 N. 3rd ST. TEMPLE, TEXAS 76501
E-MAIL: VDTURLEY@AOL.COM

(254) 773-2400
(254) 773-3998

FIRM # - 1658

FINAL PLAT OF:
THE CAMPUS AT LAKEWOOD RANCH PH VIII
15.047 ACRES
GEORGE W. LINDSEY SURVEY, ABSTRACT #513
A SUBDIVISION WITH 4.958 ACRES IN THE CITY OF TEMPLE AND 10.089 ACRES IN THE ETJ OF THE CITY OF TEMPLE, BELL COUNTY, TEXAS

DEVELOPED BY:
KIELLA DEVELOPMENT, INC.
P.O. BOX 1344
TEMPLE, TEXAS 76503

REVISIONS		
5/9/12	DRC COMMENTS	JFB
8/30/12	COUNTY COMMENTS	JFB

DATE: APRIL 6, 2012
DRAWN BY: JFB
REF.: 96339,9736-D
11624-D

LEVEL BOOK -
JOB NO.: 08-381
SHEET 1 OF 1
COMPUTER DWG. NO. 08-381 PLAT.DWG

12512-D
DRAWING NUMBER



PLANNING AND ZONING COMMISSION AGENDA ITEM

09/04/12
Item #3
Consent Agenda
Page 1 of 1

APPLICANT / DEVELOPMENT: BSP Engineers, Inc. for K.B. Homes Lone Star Inc.

CASE MANAGER: Tammy Lyerly, Planner

ITEM DESCRIPTION: P-FY-12-33 Consider and take action on the Final Plat of The Village of Sage Meadows Phase VI, a 15.12 ± acres, 66-lot, 3-block, residential subdivision located on the south side of Tarver Road, across from Green Pasture Drive.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of The Village of Sage Meadows Phase VI.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of The Village of Sage Meadows Phase VI on August 22, 2012. It was deemed administratively complete on August 29, 2012.

The Final Plat of The Village of Sage Meadows Phase VI is a 66-lot residential subdivision proposed for single-family development. The proposed plat complies with the property's Planned Development Single Family Three District (PD-SF-3).

Water and Wastewater services will be provided through proposed 8-inch water and 8-inch sanitary sewer lines within proposed street rights-of-way. A new storm sewer and storm sewer inlet will be installed in the proposed Sagebrush Drive right-of-way and connected to an existing 18-inch storm sewer pipe to the east.

The Planning and Zoning Commission is the final plat authority since the applicant has not requested any exceptions to the Unified Development Code.

FISCAL IMPACT: Required park fees are \$14,850 (\$225 per new residential dwelling) for this plat.

ATTACHMENTS:

Plat

STATE OF TEXAS
COUNTY OF BELL

THAT, KB HOME LONE STAR, INC., BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VILLAGE OF SAGE MEADOWS, PHASE VI, WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

By: John Zinsmeyer
Vice President, Land Development
KB HOME Lone Star, Inc. a Texas corporation
1811 Burnet Road
Austin, Texas 78758

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ZINSMEYER, 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 THE _____ 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 TO THE PLANNING AND ZONING COMMISSION _____

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER 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 AS SHOWN HEREON.

ANTHONY D. BEACH, P. E.
Registration Number 64801

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 AS SHOWN HEREON.

CHARLES C. LUCKO, R.P.L.S. DATE SURVEYED: JULY 2011
REGISTRATION NO. 4636

NOTES

- Storm drainage shall be designed in accordance with the City of Temple's drainage ordinances.
- Tract C, E, F, G, K & O (Landscape Tracts) will be owned and maintained by the Homeowners Association.
- There is a 10' utility easement across the front (street side) of all lots unless otherwise noted.
- Front Setbacks - A 15' minimum building setback, but a 20' minimum setback is required to the garage to accommodate driveway parking that minimizes the likelihood of parked vehicles from encroaching on public ROW.
- A 5' sidewalk is required along the east side of Sagebrush Dr.
- This project is referenced to the City of Temple Coordinate System, an extension of the Texas Coordinate System of 1483, Central Zone. All distances are horizontal surface distances unless noted and all bearings are grid bearings. All coordinates are referenced to City Monument No. 181. The theta angle at City Monument No. 181 is 01°29'30". The combined correction factor (CCF) is 0.999853. Grid distance = surface distance X CCF. Geodetic north = Grid north + theta angle. Reference tie from City monument No. 181 to the Point of Beginning of the 15.12 Acre tract is 5 46°45'01" W 3010.14 feet. Published City coordinates for project reference point 181 are N = 10363.02813 E = 3202.66544.
- This property is found on the FIRM Flood Insurance Rate Map No. 46021C0330E, Effective Date September 26, 2008 and is located in Zone "X".

RECORDATION INFORMATION:

PLAT RECORDED IN CABINET _____ SLIDE _____ PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION RECORDED IN INSTRUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS FILED THIS THE _____ DAY OF _____, 2012.

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 currently no 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

FINAL PLAT of VILLAGE OF SAGE MEADOWS PHASE VI WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

Being part of the Baldwin Robertson Survey, Abstract No. 17, Bell County, Texas.

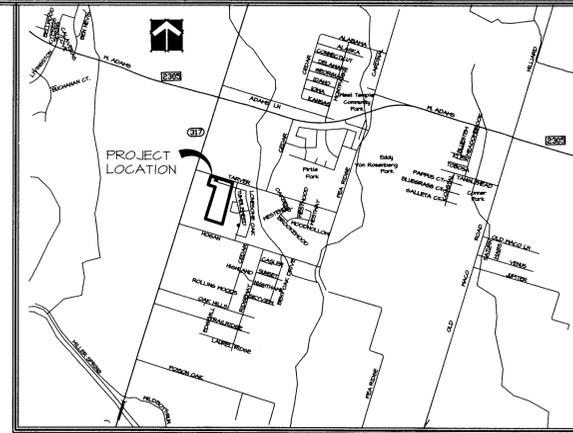
This plat is to accompany a metes and bounds description of the herein shown 15.12 acre tract.

OWNER:

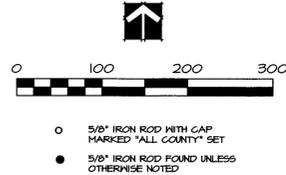
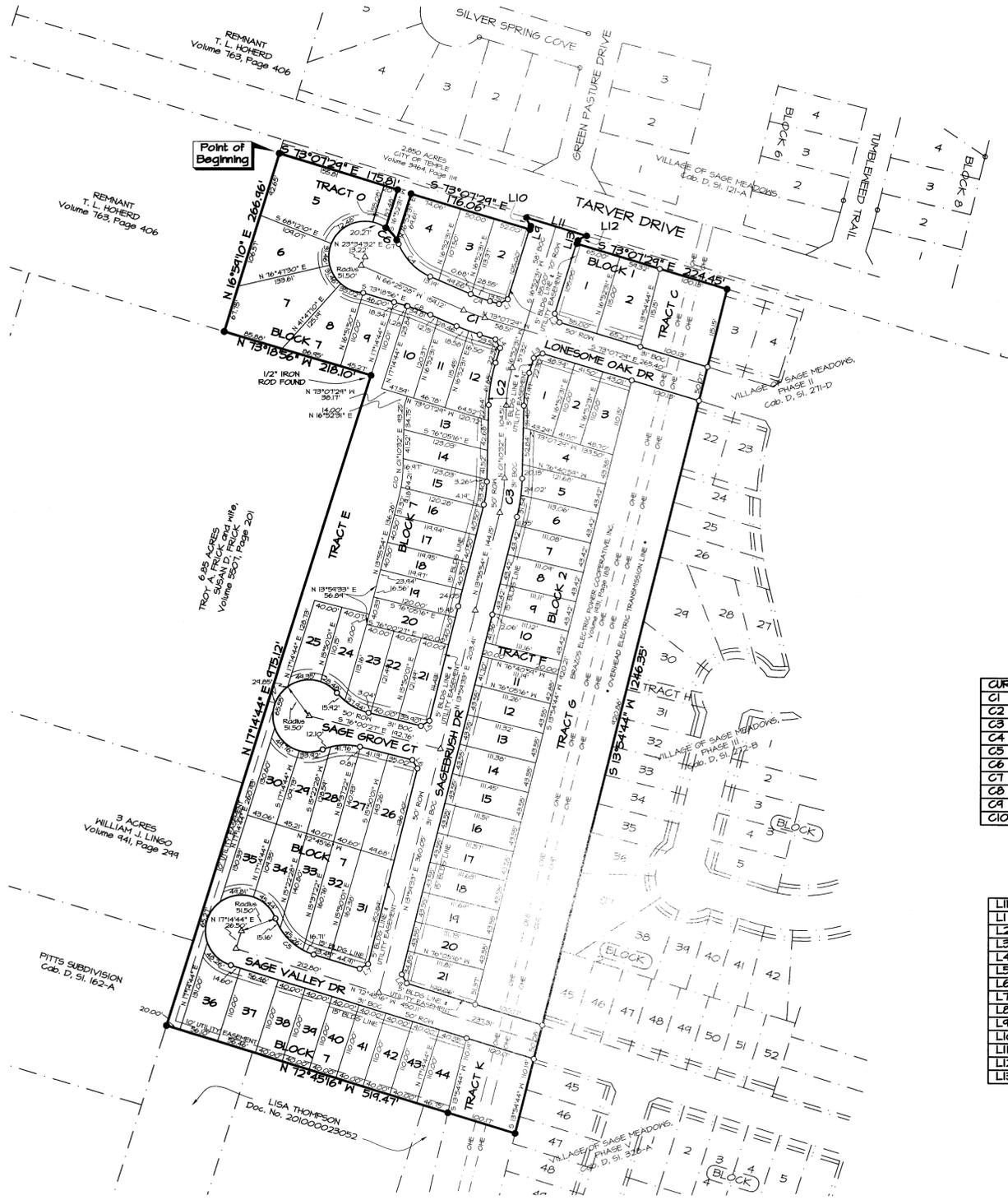
KB HOME Lone Star, Inc.
a Texas Corporation
1811 Burnet Road
Austin, Texas 78758

LOTS - SIXTY-SIX (66)
BLOCKS - THREE (3)
LANDSCAPE TRACTS - SIX (6)
AREA - 15.12 ACRES

ACTUAL LOT CORNERS WILL BE PLACED AS SHOWN UPON THE COMPLETION AND ACCEPTANCE OF ROAD AND UTILITY CONSTRUCTION WORK.



VICINITY MAP
n.t.s.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	275.00'	32.16'	32.14'	N 69°46'28" W	06°42'02"
C2	200.00'	54.80'	54.63'	N 09°01'31" E	15°41'54"
C3	225.00'	50.04'	44.44'	N 07°33'13" E	12°45'22"
C4	85.00'	66.53'	64.85'	N 44°00'01" E	44°50'54"
C5	85.00'	77.51'	74.90'	N 46°36'41" W	52°17'04"
C6	51.50'	23.60'	23.34'	S 41°52'40" E	26°15'14"
C7	51.50'	6.45'	6.44'	N 25°04'47" W	07°10'26"
C8	300.00'	36.08'	36.06'	N 69°52'12" W	06°53'28"
C9	250.00'	24.24'	24.22'	N 69°46'28" W	06°42'02"
C10	150.00'	33.40'	33.33'	N 07°33'13" E	12°45'22"

LINE	BEARING	DISTANCE
L1	S 61°52'31" W	14.14'
L2	S 28°07'24" E	14.14'
L3	S 61°52'31" W	14.14'
L4	N 28°07'24" W	14.14'
L5	S 58°54'33" W	14.14'
L6	N 31°00'21" W	14.14'
L7	S 60°31'08" W	13.74'
L8	N 29°22'52" W	14.54'
L9	N 16°52'30" E	5.00'
L10	N 28°07'24" W	14.14'
L11	S 13°07'24" E	40.01'
L12	S 61°52'24" W	14.15'
L13	S 16°52'33" W	5.00'

REVISIONS:

FINAL PLAT of
**VILLAGE OF SAGE MEADOWS
PHASE VI**
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

ALL COUNTY SURVEYING, INC.
1503 South 21st Street, Temple, Texas 76504
(254) 718-2212 FAX (254) 714-1608
Tx FIRM Lic. No. 10029600

Plot Date: August 24, 2012

Survey completed	July 2011
Scale:	1" = 100'
Job No.	995164
Dwg No.	995164 PH VI
Drawn by	DMF
Surveyor	CCL #4636



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

09/04/12
Item #4
Regular Agenda

APPLICANT / DEVELOPMENT: Turley Associates on behalf of Lorenzo Martinez

CASE MANAGER: Beverly Zendt, Senior Planner

ITEM DESCRIPTION: P-FY-12-29 Hold a public hearing to consider and take action on the Final Plat of Nathans Addition Phase 2, a 0.257 ± acre, 2-lot, 1-block residential subdivision being a replat of Lot 8 Block G, Nathans Addition located along the southeast corner of Avenue C and South 22nd St. at 1202 and 1204 East Avenue C.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of Nathans Addition Phase 2 on July 23, 2012. The plat was deemed administratively complete on August 29, 2012.

The Final Plat of Nathans Addition Phase 2 is a 2-lot, 1-block residential subdivision located at the southeast corner of Avenue C and South 22nd St. at 1202 and 1204 East Avenue C. There are two separate existing homes located on the subject property. The applicant would like to provide individual lot and block designations for each of the two homes constructed on the original Lot 8, Block G, of Nathans Addition. The replat will establish property boundaries consistent with the current residential development scheme. The subject property is in the Mixed Use Special District (MU). Both existing structures encroach into the required 15' setback and both structures were granted a variance to setback requirements by the Zoning Board of Adjustment on August 16, 2012.

The subject property is bordered by East Avenue C and South 22nd Street. Both local streets provide adequate pavement width and right-of way to support existing development. The subject property is served by an existing 6" water line on both the south and west boundary of the property. The property is served by an existing 6" sewer line on the east boundary of the property. Sewer service has been extended from 1204 East Avenue C to 1202 East Avenue C by means of a dedicated private easement.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Nathans Addition Phase 2.

PUBLIC NOTICE:

Staff mailed notices to 16 property owners within 200 feet of the subject property. As of 2:00 pm on August 30, 2012, no response letters were received either in support or in opposition to the requested replat. The newspaper printed notice of the public hearing on August 19, 2012, in accordance with state law and local ordinance.

FISCAL IMPACT: Park fees in the sum of \$225 will be required for the creation of one new residential lot.

ATTACHMENTS:

Plat
Zoning Board of Adjustment Order



CASE NUMBER B-FY-12-05

THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF TEMPLE, TEXAS

Before the Zoning Board of Adjustment of the City of Temple, the above referenced case was called for hearing on the Wednesday, 5th day of August 2012.

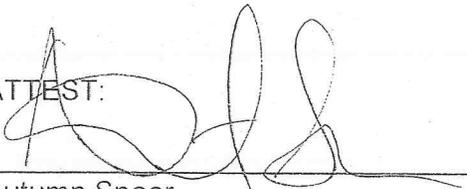
The Chair of the Zoning Board of Adjustment having announced that there were at least five (5) members of the Board present at the time the hearing was commenced, all evidence having been submitted to the Board in accordance with law and the Board having made such inquiry as seemed desirable and necessary to it and after the case having been publicly deliberated as required by law, it is therefore, accordingly:

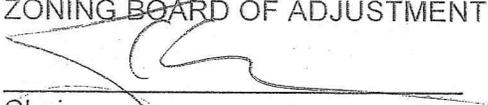
- I. FOUND THAT the necessary circumstances exist, those being:
 - a) there are special circumstances existing on the property related to surrounding conditions and location that do not generally apply to other properties in the same area and in the same zoning district;
 - b) a variance is necessary to permit the same rights and the use of this property presently enjoyed by other properties in the vicinity;
 - c) the granting of the variance on this property will not adversely affect the land use pattern outlined in the Comprehensive Plan or Area Plans;
 - d) the variance will be of no material detriment to the public welfare nor injury to the use, enjoyment or value of property in the vicinity; and
 - e) the variance does not violate the intent of the Zoning Ordinance nor its amendments.

- II. ORDERED THAT a variance be granted to allow:
 1. Residence at 1204 East Avenue C to encroach approximately 10.83 feet into the required 15 feet front setback with an actual setback of 4.17 feet;
 2. Residence at 1202 East Avenue C to encroach approximately 12.8 feet into the required 15 feet front setback providing an actual setback of approximately 2.2 feet.

Signed this the 15th day of August 2012.

4 Votes for, and Votes opposed.

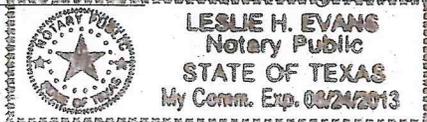
ATTEST:

 Autumn Speer
 Secretary to the Zoning Board of Adjustment

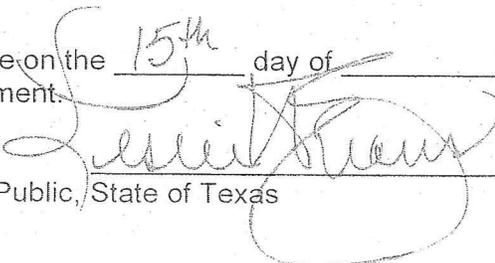
ZONING BOARD OF ADJUSTMENT

 Chair
 APPROVED AS TO FORM:

 Trudi Dill, Deputy City Attorney

STATE OF TEXAS §
COUNTY OF BELL §

This instrument was acknowledged before me on the 15th day of , August 2012, by Scott Maxwell Chair, Zoning Board of Adjustment.




 Notary Public, State of Texas



PLANNING AND ZONING COMMISSION AGENDA ITEM

09/04/12
Item #5
Regular Agenda
Page 1 of 6

APPLICANT / DEVELOPMENT: RDO Properties for James and Sheila Mohler

CASE MANAGER: Tammy Lyerly, Planner

ITEM DESCRIPTION: PUBLIC HEARING - Z-FY-12-58 Hold a public hearing and make a recommendation for a zone change from Heavy Industrial District (HI) to Multiple Family Two District (MF-2) on 12.163±acres, being a part of land situated in the Redding Roberts Survey, Abstract No. 692, Bell County, Texas, located at 3000 South General Bruce Drive.

STAFF RECOMMENDATION: Conduct a public hearing and recommend denial of the ordinance for a zone change from HI to MF-2.

Staff recommends denial of Z-FY-12-58, the requested zone change to MF-2 District for the following reasons:

1. The request does not comply with the Future Land Use and Character Map;
2. The request does not comply with the Thoroughfare Plan Map; and
3. The incompatibility between surrounding Light and Heavy Industrial uses and potential residential uses this zone change would allow.

ITEM SUMMARY: The applicant requests this zone change to allow future development of an apartment complex. The property's current HI District does not allow apartments or any type of residential uses due to incompatibility between heavy industrial uses and residential uses. A zone change from HI to MF-2 would allow the following uses, but is not limited to those listed:

Residential uses

Single Family Attached
Single Family Detached
Duplex
Apartment
Home for the Aged

Nonresidential uses

Hotel or Motel
Fire Station
Park or Playground
Child Care/Day Care Center with a C.U.P.
Halfway House with a C.U.P.

Some uses prohibited in the MF-2 District include: restaurant, patio home, recreational vehicle park, HUD-Code manufactured home subdivision or land lease community, golf course, mini-storage warehouse, and food or beverage sales store, among others.

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	HI	Undeveloped	
North	C	Sammons Park Golf Course	
			

Direction	Zoning	Current Land Use	Photo
South	HI and C	Undeveloped and Retail Uses	
			
East	LI	Residential, Commercial, and Industrial Uses	
			

Direction	Zoning	Current Land Use	Photo
			
West	C	Undeveloped	

COMPREHENSIVE PLAN COMPLIANCE:

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

Document	Policy, Goal, Objective or Map	Site Conditions	Compliance?
CP	Map 3.1 - Future Land Use and Character	The future land use and character map designates the entire property as Auto-Urban Commercial. This designation is appropriate for the majority of areas identified for commercial use, generally concentrated at intersections versus strip development along the major road. The minimum site area is commonly 10,000 square feet but may be larger for multi-tenant buildings and centers, such as the Bird Creek Crossing Shopping Center to the south.	No
CP	Map 5.2 - Thoroughfare Plan	The property's only access is from West Avenue K, a narrow paved road without curb and gutter. The Thoroughfare Plan designates West Avenue K as a local street.	No
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities.	There is an 8-inch sewer line along the West Avenue K right-of-way. A 24-inch sewer line runs through the west side of the property. A 6-inch sewer line borders the northwest corner of the property. A 27-inch water line runs along the West Avenue K right-of-way and along the applicant's north property line. A 2-inch water line runs along a portion of the West Avenue right-of-way.	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.	Staff questions the compatibility of any type of residential use on this property due to adjacent HI, LI zoning districts and their potential land uses. The properties across the street on the east TxDOT side of West Avenue K are subject to TxDOT land acquisitions due to the widening of IH-35. Extending the interstate closer to the property's frontage complicates compatibility for residential uses on this property.	No
STP	Trails Master Plan Map	The Sidewalk and Trails Plan calls for local connectors in this area.	N/A

* = See Comments Below CP = Comprehensive Plan STP = Sidewalk and Trails Plan

DEVELOPMENT REGULATIONS:

The Multiple Family Two District (MF-2) permits more modest sized dwelling units and an increased number of units within the multiple-family complex, allowing approximately 20 units per acre in buildings three to four stories in height. If fully developed, a maximum of 340 units could be developed. The MF-2 District should be designed for a higher density use of the land with amenities and facilities such as major thoroughfares, parks, transit and utilities close by and adequate for the volume of use.

STAFF ANALYSIS:

The requested zone change from HI to MF-2 is not a reasonable request in this area. West Avenue K is designated as a local street, and is not adequately built to handle the volume of traffic created by this type of user. Additional infrastructure would be required. According to the purpose statement for

MF-2 development, West Avenue K is not suitable for the potential traffic volume that would be generated by MF-2 uses.

Multiple-family uses as well as potential residential uses that may be allowed by the request MF-2 District are not compatible with surrounding Heavy Industrial, Light Industrial, and Commercial Districts.

The future widening of IH-35 will bring the interstate closer to the applicant's property frontage and complicate compatibility with the applicant's proposed residential uses and surrounding nonresidential uses.

PUBLIC NOTICE:

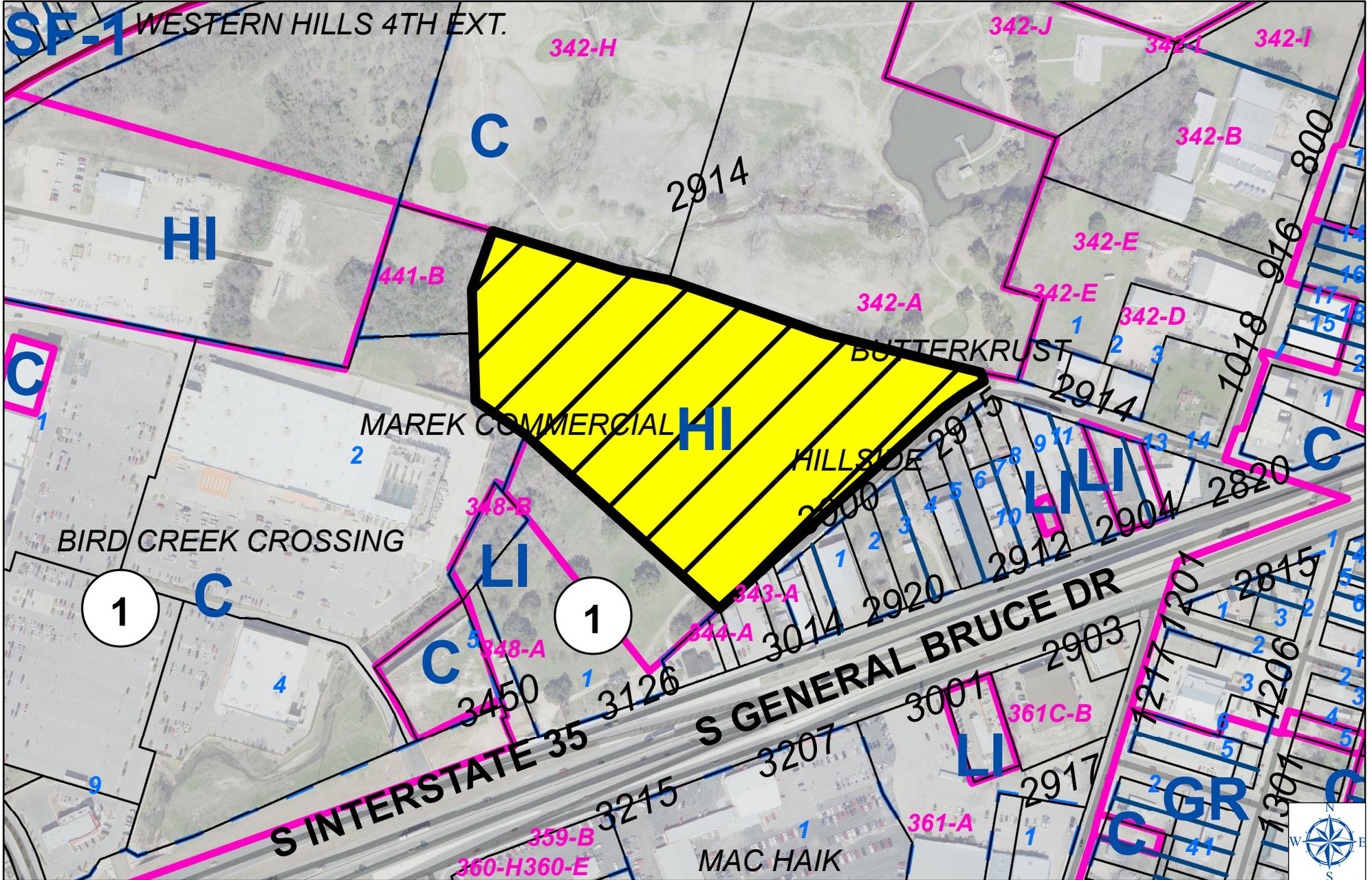
Thirteen notices of the Planning and Zoning Commission public hearing were sent out to property owners within 200 feet of the property in question, as required by State law and City Ordinance. As of Thursday, August 30, 2012, at 3:30 PM, no notices were returned in favor of the request and none were returned in opposition to the request.

The newspaper printed notice of the Planning and Zoning Commission public hearing on August 24, 2012, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

- Aerial & Zoning Map
- Land Use and Character Map
- Utility & Thoroughfare Plan Map
- Notice Map



Case Z-FY-12-58



Zoning

Outblock Number

Block Number

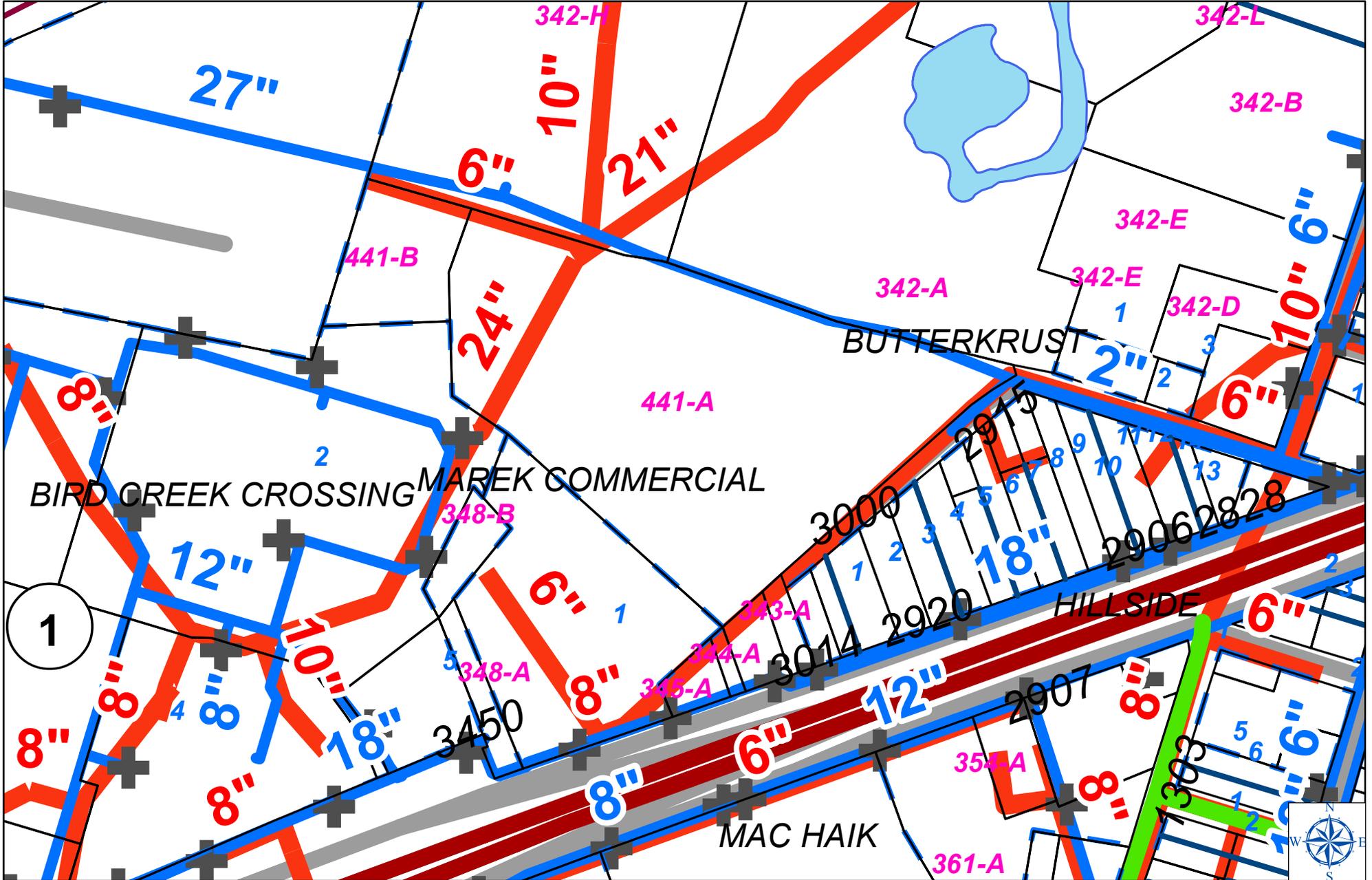


Subdivision

Address

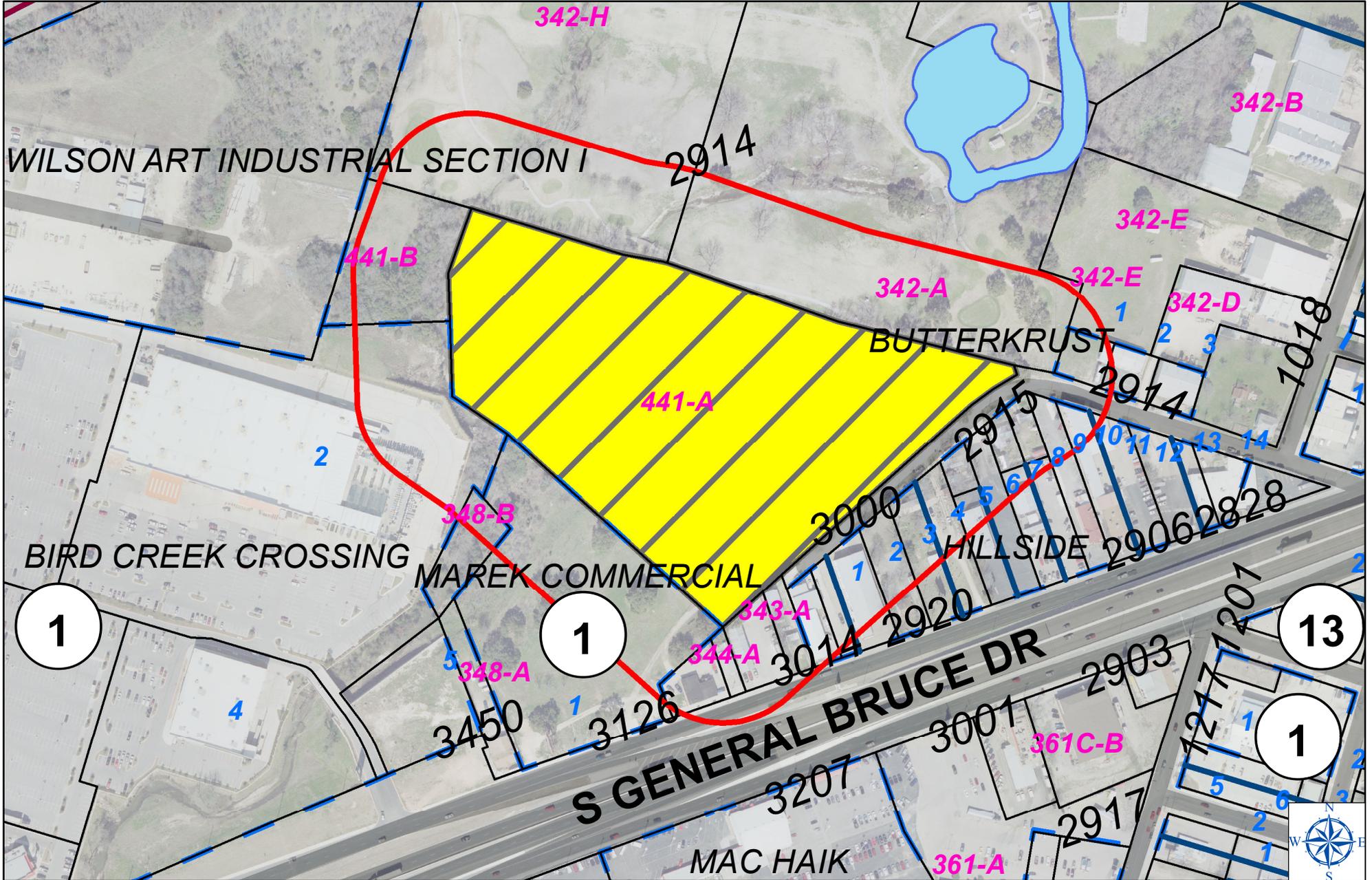
Lot Number

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.



- | | | | |
|-----------------|----------------|-------------------------|-------------------------|
| Case Z-FY-12-58 | Water Line | Proposed Major Arterial | Proposed Minor Arterial |
| Fire Hydrant | Expressway | Proposed K-TUTS | Collector |
| Sewer Line | Major Arterial | Minor Arterial | Conceptual Collector |

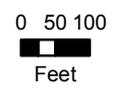
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



-  Case
-  200' Buffer
-  Subdivision

Outblock Number
 Address 1234-A
 1234

Block Number
 Lot Number ①
 1



8/15/2012
 City of Temple GIS
 tlyerly

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.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

09/04/12
Item #6
Regular Agenda
Page 1 of 6

APPLICANT/ DEVELOPMENT: Russell T. Schneider on behalf of Kody Shed.

CASE MANAGER: Beverly Zendt AICP, Senior Planner

ITEM DESCRIPTION: **Z-FY-12-59** Hold a public hearing to discuss and recommend action on a zone change from Agricultural District (AG) to General Retail District (GR) on 1.053 ± acres out of the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located at 3408 and 3410 South Kegley Road.

ITEM SUMMARY: The developer requests this rezoning to utilize the existing residential structure as a retail establishment.

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	Residential	

Direction	Zoning	Current Land Use	Photo
North	AG	Package Shipping	

Direction	Zoning	Current Land Use	Photo
South Across Charter Oak	C	Automobile Service and Sales/ Storage Facility	

Direction	Zoning	Current Land Use	Photo
East (East across Kegley)	AG	Light Industrial	

Direction	Zoning	Current Land Use	Photo
East (East across Charter Oaks and Kegley)	C	Gas Station	

Direction	Zoning	Current Land Use	Photo
West (Outside City Limits)	-	Undeveloped Residential	

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 has been identified as Auto- Urban Commercial which calls for commercial uses that serve large areas.	Y
CP	Map 5.2 - Thoroughfare Plan	The subject property is situated on the corner of South Kegley Road and Charter Oak – both built as Collector Streets. Proposed access will be from South Kegley Road.	Y
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	The subject property is served by an 8" water line. A 6" wastewater line is accessible across South Kegley Road.	Y
STP	Temple Trails Master Plan Map & sidewalks	The plan has identified a proposed community-wide connector along the west side of the subject property.	Y

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

DEVELOPMENT REGULATIONS:

According to the City of Temple Comprehensive Plan, an Auto-Urban Commercial future land use designation is appropriate for commercial use generally concentrated at intersections (vs. strip centers along major roads). The General Retail District is the standard retail zoning district and allows most commercial uses intended to serve larger service areas and not just neighborhoods. Allowed uses include but are not limited to:

- Retail sales,
- Restaurants,
- Grocery Stores,
- Departments Stores,
- Offices, and
- Residential uses but not multi-family.

Light to heavy industrial are generally prohibited in this district. Prohibited uses include but are not limited to:

- Building Material Sales,
- Cleaning, dyeing, or laundry plat,
- Laboratory manufacturing,
- Heavy machinery, sales, storage, repair, and
- Storage warehouses.

The subject property is located at the intersection of South Kegley Road and Charter Oak Drive both built as Collector Streets. Charter Oak has been identified as a proposed future Minor Arterial on the Thoroughfare Plan. Sufficient capacity exists for the proposed use.

Dimensional standards are as follows:

Article 4: Zoning Districts																					
Sec. 4.6. Nonresidential Dimensional Standards																					
Unless otherwise specified in Sec. 4.4 or Sec. 5.3, nonresidential uses must be developed in accordance with the tables below.																					
Type of Use	AG	UE	SF-1	SF-2	SF-3	SFA-1	SFA-2	SFA-3	TH	2F	MF-1	MF-2	MF-3	O-1	O-2	NS	GR	CA	C	LI	HI
Min. Lot Area (sq. ft.)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Min. Lot Width (ft.)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Min. Lot Depth (ft.)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Min. Front Yard Setback(ft.)	50	50	25	25	15	25	15	15	15	25	25	25	25	25	25*	15	15	See 4.4.4F.1.d*			
Min. Side Yard Setback(ft.)	20	20	20	20	20	20	20	20	20	20	20	20	20	5	5*	10	10	0*	0*	0*	0*
Min. Side (Corner)Yard Setback(ft.)	15	15	15	15	15	15	15	15	15	15	15	15	15	15	10*	10	10	0*	10	10	10
Min. Rear Yard Setback(ft.)	10	10	10	10	10	10	10	10	10	10	10	10	10	0*	0*	0*	0*	0*	0*	0*	0*
Max. Building Coverage (%)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Max. Height (stories)	3	3	2	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	3	4	10	45	ALH	2 ½	3	ALH	ALH	ALH	ALH

ALH = Any Legal Height not prohibited by other laws -- = Use not permitted NA = Use permitted but standard does not apply * = See Sec. 4.4, Measurements and Special Case

Due to the proposed change in use from residential to commercial, the property will need to be brought into compliance with specific codes, including but not limited to parking, buffer fence or hedge, landscaping, sidewalk/trail, and signage.

STAFF RECOMMENDATION:

Surrounding land uses and the overall character of the surrounding area are compatible with the proposed change of zoning. Staff recommends approval of a rezoning from AG to GR 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.

PUBLIC NOTICE:

Five notices of the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. Three courtesy notices were sent to property owners outside the city limits within 200-feet of the subject property. As of Thursday August 30 at 12:00 PM, one notice was returned in support of the proposed change of zoning.

The newspaper printed notice of the Planning and Zoning Commission public hearing on August 24, 2012, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

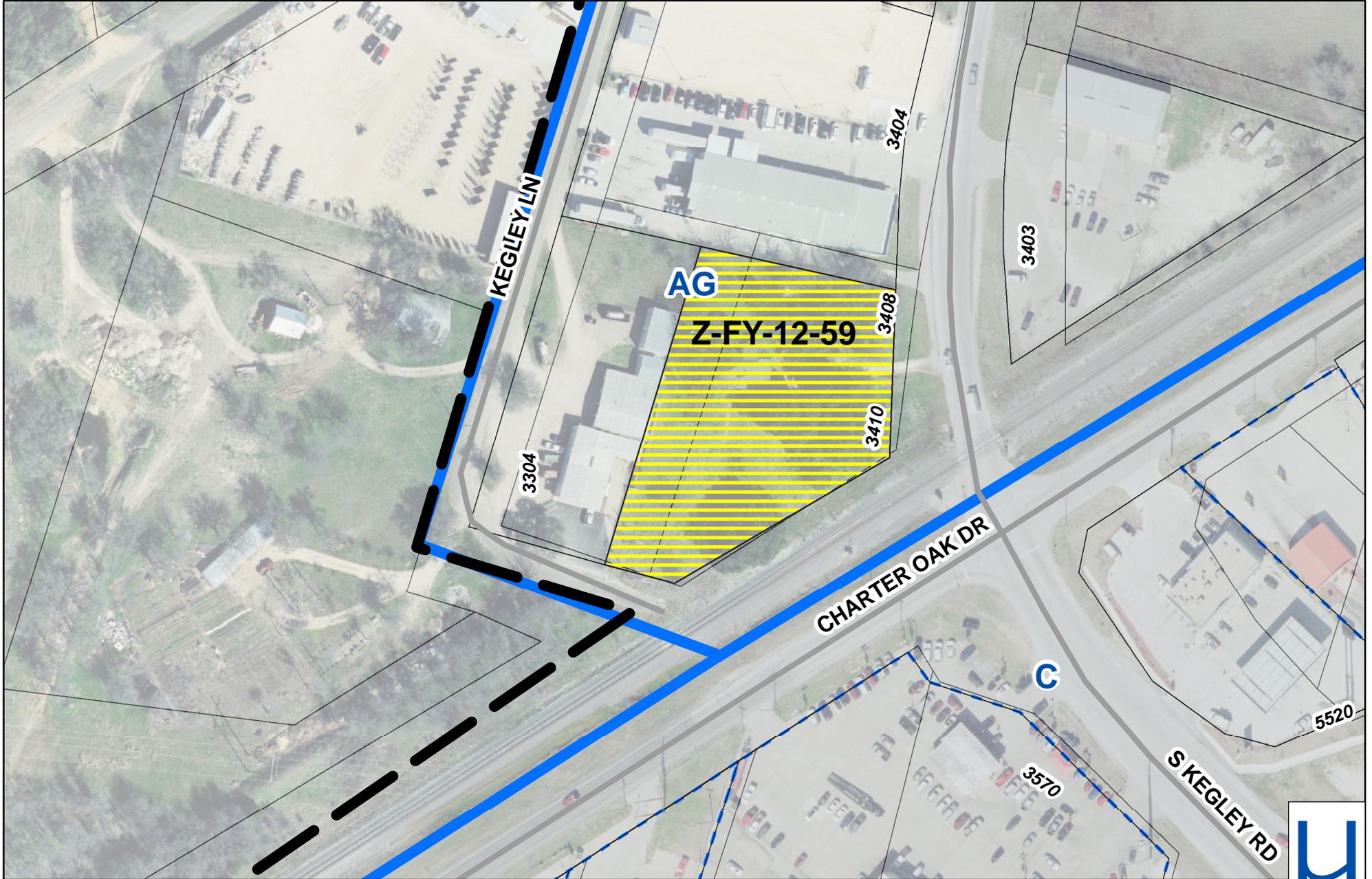
Zoning and Location Map
Future Land Use and Character Map
Notice Map
Courtesy Notice Response Letter
Thoroughfare, Sidewalk, and Trails Plan Map/Utility & Thoroughfare Plan Map



Z-FY-12-59

Z-FY-12-59
Change of Zoning AG to GR

3408 & 3410
S. Kegley Road



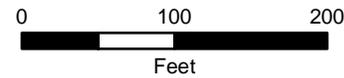
Case



Temple_Boundary



Zoning



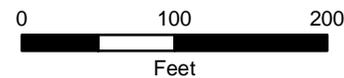
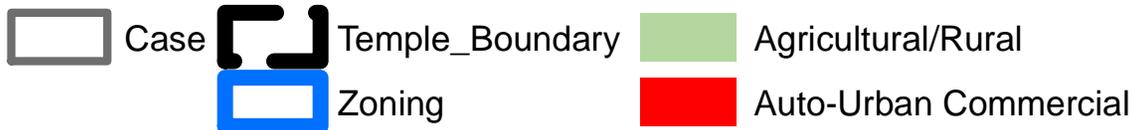
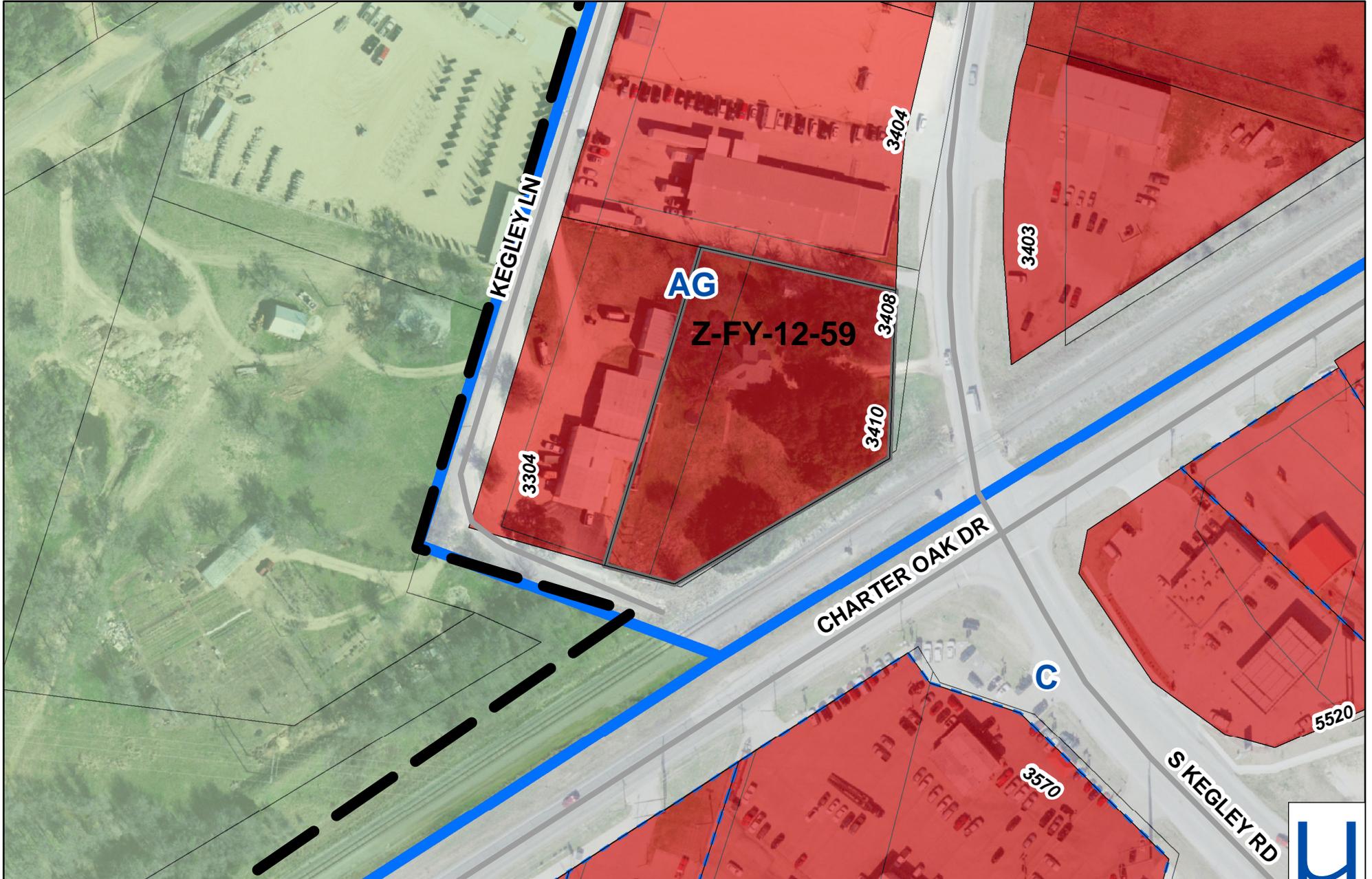
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



Z-FY-12-59

Future Land Use and Character

3408 & 3410
S. Kegley Road



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.

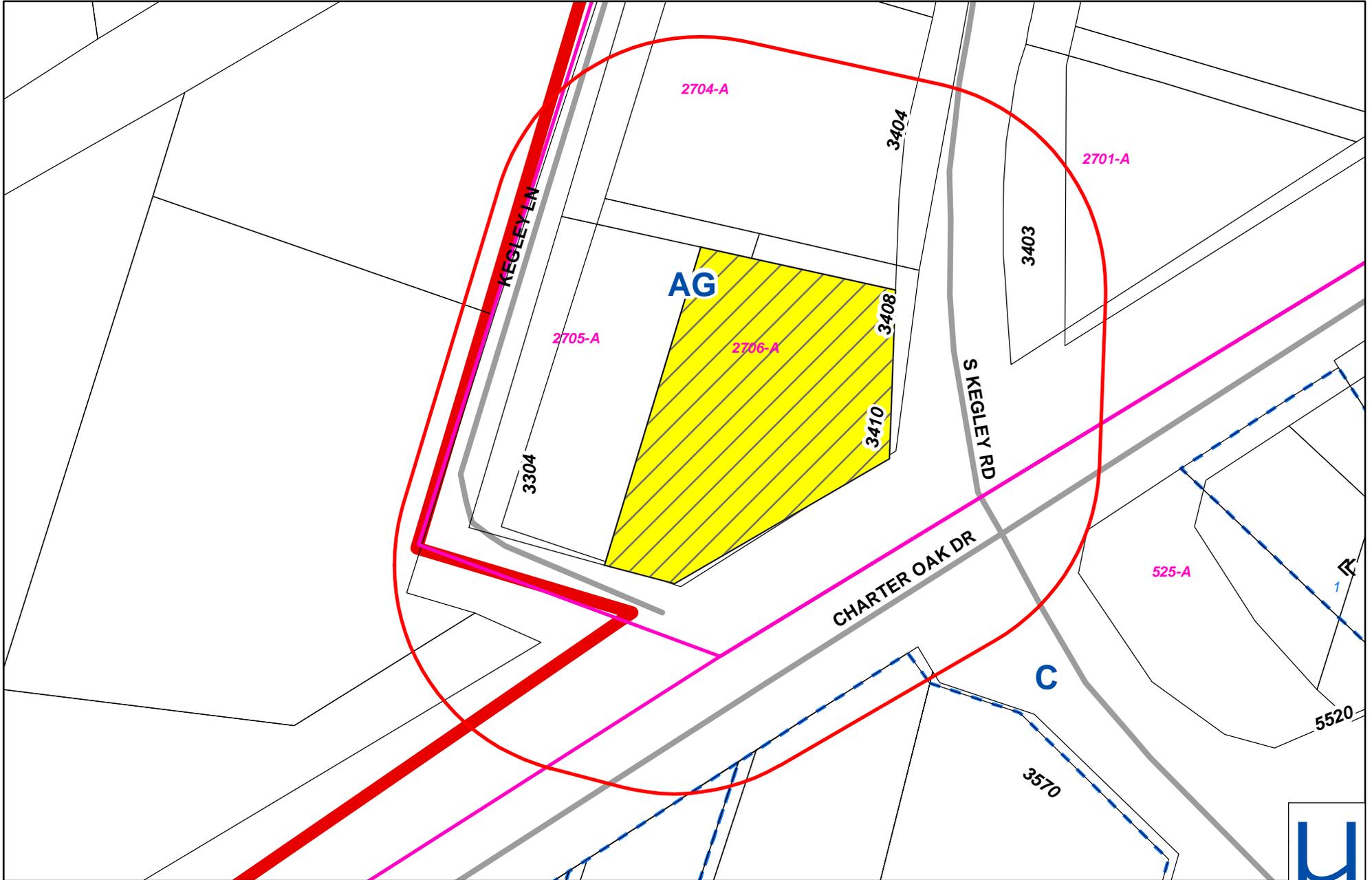




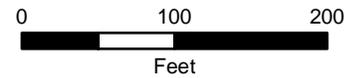
Z-FY-12-59

200' Buffer Map

3408 & 3410 S. Kegley Road



	Case		Zoning		200' Buffer
	Temple_Boundary		Address		



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.



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

Martin Etux Janice Janczak
3149 Kegley Lane
Temple, Texas 76502

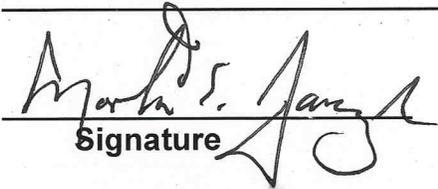
Zoning Application Number: Z-FY-12-59 **Project Manager:** Beverly Zendt

Location: 3408 and 3410 South Kegley Road

We have identified your property as being adjacent to a proposed zone change which is the area shown in hatched marking on the attached map. Although your property is outside the Temple City Limits, this letter is sent as a courtesy

Comments:

WE MOST STRONGLY SUPPORT THIS PROPOSED ZONING
CHANGE.


Signature

MARTY JANCZAK
Print Name

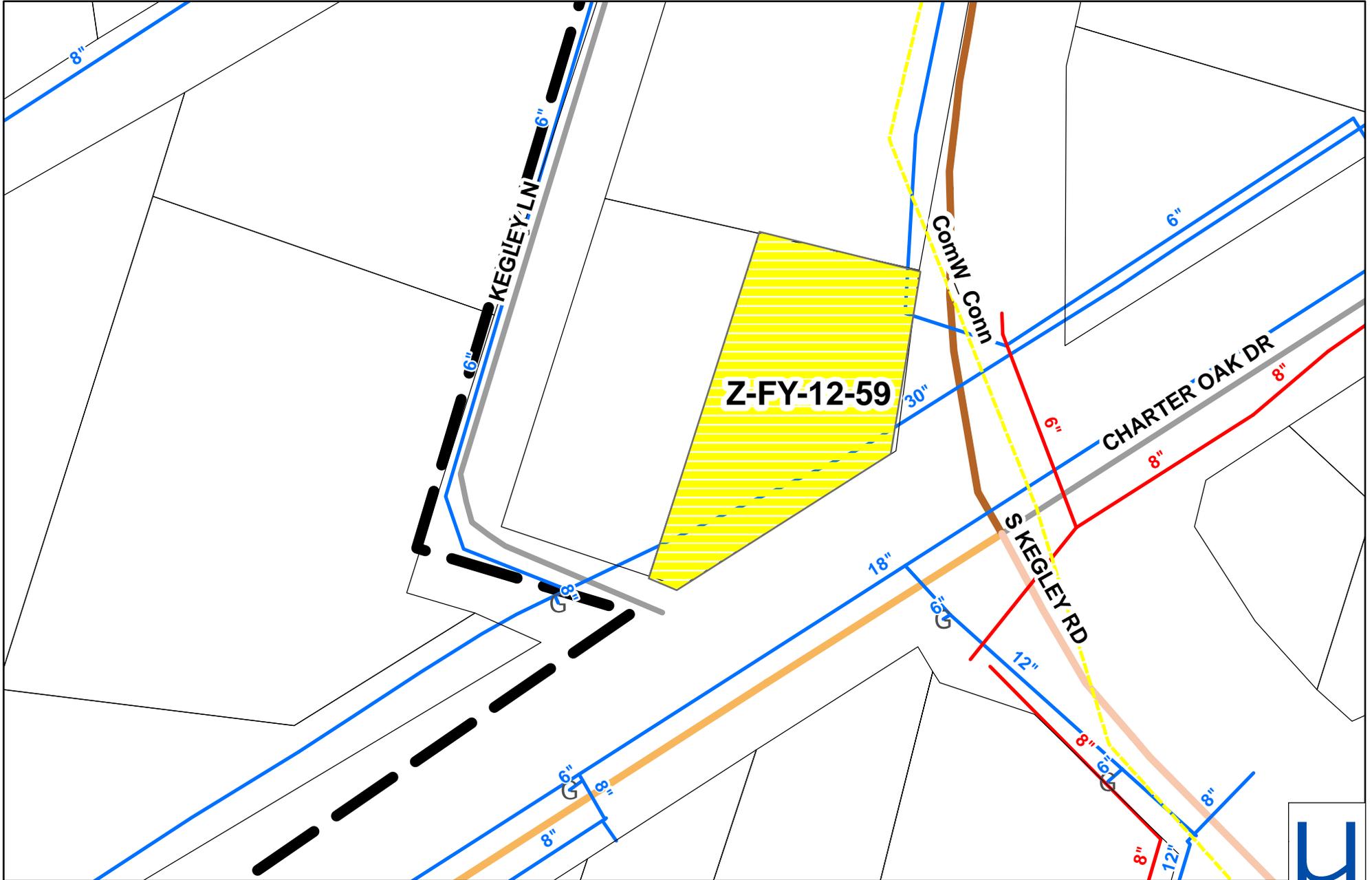
Please mail or hand-deliver this comment form to the address shown below, no later than September 4, 2012

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

Number of Notices Mailed: 3

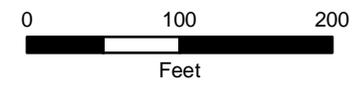
Date Mailed: August 23, 2012

RECEIVED
AUG 28 2012
City of Temple
Planning & Development



- Sewer Line
- Water Line
- Minor Arterial
- Proposed Collector
- Proposed Minor Arterial

- G Fire Hydrant
- Temple_Boundary



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.



PLANNING & ZONING COMMISSION ITEM MEMORANDUM

09/04/2012
Item #7
Regular Agenda
Page 1 of 3

APPLICANT: City of Temple

DEPT. /DIVISION SUBMISSION & REVIEW: Autumn Speer, Director of Community Services

ITEM DESCRIPTION: **Z-FY-12-52:** Hold a public hearing to discuss and recommend action on an amendment to Ordinance 2010-4413, Temple Unified Development Code, Articles 3, 7, and 8 of the Unified Development Code to: 1) add requirement for a preliminary plat for certain subdivision projects; 2) eliminate language relating to the numbering of lots and blocks 3) insert reference to new drainage standards; 4) establish conditions for waiver of fire hydrants in the Extraterritorial Jurisdiction (ETJ); 5) establish conditions for waiver of dedication of parkland in the ETJ; 6) eliminate requirements for the construction of certain sidewalks in Industrial Parks; and amend cost sharing for construction costs of certain sidewalks.

BACKGROUND: Staff has prepared the following text amendments to clarify and update certain Sections of the Unified Development Code.

The purpose of this package of amendments to the text of the Unified Development Code (UDC) is to:

1. **Article 3:** Add requirement for a preliminary plat for certain subdivision projects; and eliminate language relating to the numbering of lots and blocks;
2. **Article 7:** Create new section for sidewalks in General Development Standards and move related sidewalk items from other sections to the new Sidewalk section;
3. **Article 8:** Insert reference to new storm water management standards;
4. **Article 8:** Establish conditions for the waiver of fire hydrants in the Extraterritorial Jurisdiction (ETJ);
5. **Article 8:** Establish conditions for the waiver of dedication of parkland in the ETJ; and
6. **Article 8:** Eliminate requirements for the construction of sidewalks in Industrial Parks and amend cost sharing requirements for some residential projects.

PRELIMINARY PLAT REQUIREMENT (ATTACHMENT 1): This proposed amendment modifies Article 3 of the UDC. This requirement will allow staff to better assess and plan for the future infrastructure and public service needs of larger multi-phased projects by:

- Requiring an applicant to submit a preliminary plat showing the proposed layout of the entire project where a proposed development project constitutes a unit of a larger tract or group of tracts under common ownership to be platted in separate Final Plat phases; and
- Requiring an applicant to submit a preliminary plat for the subdivision of land into 50 lots or greater.

Currently, the UDC recommends, but does not require, that a Preliminary Plat include a layout of the entire project for multi-phased projects platted in separate Final Plat phases. Additionally, the UDC does not clearly require a Preliminary Plat for any development project. The proposed text amendment will require the submittal of a preliminary plat when 50 or more lots are created and if the project is a unit of a larger tract or group of tracts under common ownership, a layout of the entire area must also be submitted. The amendment will provide clear guidance to development professionals and allow staff the opportunity to take a more comprehensive and proactive approach when planning for future public facilities, utilities, streets, and other related community services. The proposed requirement is presented to counterbalance the earlier elimination of perimeter street fees approved by City Council on July 5, 2012. Where that item eliminated one development requirement, this item provides a new requirement that will allow better comprehensive planning on the part of city staff.

Additionally, this item will eliminate language relating to the numbering of blocks for multi-phased projects. The existing language is inconsistent with the current submittal practice.

ARTICLE 7 - SIDEWALKS (ATTACHMENT 2): This proposed amendment modifies Article 7 of the UDC. This amendment will create a separate section for Sidewalks under General Development Standards. This amendment consolidates sidewalk requirements triggered by certain applications for a building permit. Requirements for the provision of sidewalks for new plats will remain in Article 8: Subdivision Design and Improvements. Language related to sidewalk waiver procedures has been added directing the applicant to the appropriate section addressing criteria and procedures for sidewalk waivers.

REFERENCE TO STORMWATER MANAGEMENT REQUIREMENTS (ATTACHMENT 3): This proposed amendment modifies Article 8 of the UDC. On July 19, 2012 City council adopted a Post Construction Ordinance (Ord. 2112-4547). This ordinance set minimum storm water management requirements and controls for all construction activity disturbing one acre of land or more. The ordinance was adopted as part of Chapter 27 of the Municipal Code of Ordinances and works in concert with other storm water management requirements to include those that pertain to illicit discharge, temporary erosion, and sedimentation control. The addition of this reference alerts development professionals to new storm water management requirements located in both Chapter 27 of the Municipal Code of Ordinances and Section 9 of the Drainage Criteria and Design Manual.

PROVISION OF FIRE HYDRANTS IN THE EXTRATERRITORIAL JURISDICTION (ATTACHMENT 4): This proposed amendment modifies Article 8 of the UDC. The proposed amendment would eliminate the requirement for the provision of fire hydrants in the City's Extraterritorial Jurisdiction when a proposed plat:

- Is not served by City of Temple water;
- Is not in the City's Fire District; and
- The City has set for plans to annex the area proposed for platting in the City's Municipal Annexation Plan.

Additional language has been included related to requests for exceptions not addressed by this amendment. This requirement will eliminate the need for City Council approved exceptions when the unique circumstances of the development make it impractical, cost prohibitive, or unnecessary to provide fire hydrants.

DEDICATION OF PARKLAND IN THE ETJ (ATTACHMENT 5): This proposed amendment modifies Article 8 of the UDC. Similar to Attachment 4, the proposed amendment would eliminate the requirement for the dedication of parkland in the City's Extraterritorial Jurisdiction when:

- The area proposed for development is more than one mile from the existing city limits;
- The proposed subdivision will create fewer than nine lots; and
- The City has set for plans to annex the area proposed for platting in the City's Municipal Annexation Plan.

Additional language has been included related to requests for exceptions not addressed by this amendment. Again this requirement will eliminate the need for City Council approved exceptions when the unique circumstances of the development make it either impractical or unnecessary dedicate park land.

CONSTRUCTION OF SIDEWALKS IN INDUSTRIAL PARKS AND ELIMINATE COST SHARING FOR THE CONSTRUCTION OF CERTAIN SIDEWALKS (ATTACHMENT 6): These proposed amendments modify Article 8 of the UDC. Amendments include an elimination of the requirement that developers provide sidewalks in certain both the Southeast and Northwest Industrial parks. The existing requirement to provide trails in accordance with the adopted Master Trails Plan will remain in place for those industrial areas where the Master Trails Plan calls for a trail.

This item also eliminates the requirement that developers pay construction costs for sidewalks on portions of property developed for single-family residential use that adjoin an arterial street, or a county, state, or federally maintained highway. Currently the UDC calls for the sharing of sidewalk construction costs for portions of property developed for single-family residential uses that adjoin an arterial street and calls for the developer to pay all costs for sidewalks for single-family residential projects that adjoin a county, state or federally maintained highway.

Amendments to Article 8 work in tandem with amendments to Article 7 addressing sidewalk requirements both in the platting and development phases of a project.

PUBLIC NOTICE: The newspaper printed notice of the Planning and Zoning Commission public hearing on August 24, 2012, in accordance with state law and local ordinance.

STAFF RECOMMENDATION: Staff recommends approval of the proposed amendments.

FISCAL IMPACT: NA

ATTACHMENTS:

[Attachment 1: Article 3 – Preliminary Plat Requirement](#)

[Attachment 2: Article 7 – General Development Standards - Sidewalks](#)

[Attachment 3: Article 8 – Stormwater Management Requirements](#)

[Attachment 4: Article 8 – Fire Hydrants in the ETJ](#)

[Attachment 5: Article 8 – Dedication of Parkland in the ETJ](#)

[Attachment 6: Article 8 – Sidewalks in Industrial Parks and Cost Sharing](#)

Sec. 3.6 Subdivision Plat Review

3.6.1 Applicability

- A. Pursuant to the authority granted in Chapter 212 of the Local Government Code, the owner of a tract of land located within the City limits or in the extraterritorial jurisdiction who divides the tract in two or more parts must have a plat prepared in order to lay out:
 - 1. A subdivision;
 - 2. Lots; or
 - 3. Streets, alleys, squares, parks or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts.
- B. A division of a tract under this subsection includes a division regardless of whether it is made:
 - 1. Using a metes and bounds description in a deed of conveyance;
 - 2. In a contract for a deed, by using a contract of sale or other executory contract to convey; or
 - 3. Using any other method.

3.6.2 Exemptions from Required Plat

The following actions do not require development review under these subdivision provisions:

- A. A division of land into lots all of which are five acres or more in the City limits and 10 acres or more in the ETJ, where each lot has public street access and no public improvement is being dedicated;
- B. Establishment of a cemetery complying with all state and local laws and regulations;
- C. Acquisition of land for a governmental purpose by dedication, condemnation or easement; or
- D. Partitions of land among co-tenants by a court.

3.6.3 ~~Where Subdivision is Unit of a Larger Tract~~ **Multi-Phased Projects**

- A. ~~It is recommended that where the~~ If -proposed- subdivision constitutes a proposed development project constitutes a unit of a larger tract or group of tracts under common ownership ~~that will ultimately be that is intended to be subsequently subdivided as additional units of the same~~ platted in separate Final Plat phases subdivision, the Preliminary Plat ~~may- must~~ be accompanied by a layout of the entire area project, showing the tentative proposed layout of streets and blocks.

B. An applicant may obtain approval of a Final Plat phase subdivision, provided that the Preliminary Plat meets all the requirements with reference to such phase portion or section in the same manner as is required for a complete single plat project. ~~addition.~~

B.C. ~~In~~ When the name for a multi-phased project is incorporated in a subdivision name designated by Final Plat, the subdivision name must be numbered or otherwise distinguished so that each platted subdivision has a unique name. the event a subdivision is approved in phases, each Final Plat of each phase is to carry the name of the entire subdivision, but is to be distinguished from each other section by a distinguishing phase number. Block numbers must run consecutively and names must be consistent throughout the entire subdivision, even though such subdivision may be finally approved in sections.

3.6.4 Preliminary Plat

A. Applicability

A preliminary plat is required for the subdivision of land into 50 lots or greater, whether platted at once or in phases.

A.B. Review Process

1. Development Review Committee Review and Determination of Completeness

The Development Review Committee must review the submitted application and determine whether the application is administratively complete or not. Such determination should include comments relative to the proposed Preliminary Plat’s compliance with Article 8 of this UDC, the Comprehensive Plan, the Design and Development Service Manual, other master plans and applicable State Laws.

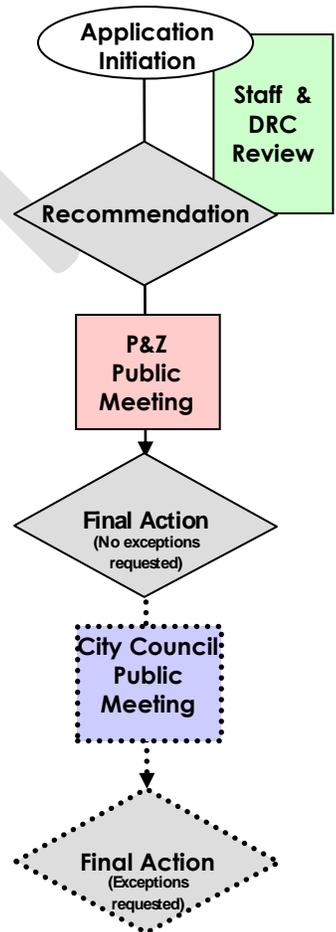
2. Planning Director Review

The Planning Director must review the submitted application and make a recommendation to the Planning and Zoning Commission. Such recommendation should include comments relative to the proposed Preliminary Plat’s compliance with the Comprehensive Plan, the Design and Development Standards Manual, other master plans and applicable state laws.

3. Planning and Zoning Commission Final Action

- a. If no exceptions to the subdivision design and improvements standards found in Article 8 have been requested as set forth in Sec. 3.6.6 below, the Planning and Zoning Commission must hold a public meeting and approve, approve with conditions or deny the Preliminary Plat. A conditional approval can include the requirements and specific changes the Planning and Zoning Commission determines necessary for the Preliminary Plat to comply with this UDC, or the conditional approval can be specifically given by the

Temple, Texas Unified Development Code



Article 3: Development Review Procedures

Sec. 3.6 Subdivision Plat Review

Commission as an expression of approval of the layout submitted on the preliminary plat as a guide to the installation of streets, water, sewer and other required improvements and utilities and to the preparation of the final or recorded plat.

- b. If exceptions to the subdivision design and improvements standards found in Article 8 have been requested as set forth in Sec. 3.6.6 below, the Planning and Zoning Commission must hold a public meeting and make a recommendation to the City Council.
- c. Approval of a Preliminary Plat does not constitute automatic approval of the Final Plat.

DRAFT

Article 7 – General Development Standards Table of Contents

Sec. 7.1.	Performance Standards.....	7-1
Sec. 7.2.	Access and Circulation.....	7-5
<u>Sec 7.3</u>	<u>Sidewalks.....</u>	<u>7-10</u>
Sec. 7.37.4	Landscaping.....	<u>7-11</u>
Sec. 7.47.5	Off-Street Parking and Loading.....	<u>7-14</u>
Sec. 7.57.6	Signs	<u>7-23</u>
Sec. 7.6.7.7	Screening and Buffering.....	<u>7-69</u>
Sec. 7.7.7.8	Building Exterior Materials.....	<u>7-78</u>

Sec. 7.2. Access and Circulation

7.2.1 Applicability

- A. The following access and circulation standards must be utilized in the determination of drive approaches in the City of Temple. These standards address factors including curb cut placement, width, angle, number of approaches per tract and other elements as appropriate to provide adequate and safe access between private property and the public street system in the City.

[Ord. 2012-4545]

- B. Notwithstanding the provisions of this Section, the Texas Department of Transportation requires access points on state-maintained roads to conform to its access management policies.

7.2.2 Site Plan Required

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

7.2.3 General

- A. If a change in curb cuts or an additional curb cut is proposed which would result in an additional conflict with these regulations, the Planning and Zoning Commission must determine the appropriateness of the request.
- B. The City may impose a more restrictive standard than contained in this Section, in conjunction with review of a subdivision plat, if anticipated development under these standards will result in a dangerous or unsafe condition to the public.
- C. The linear feet of property frontage determines the maximum number of drive approaches allowed under this Section, as shown in the tables in Secs. 7.2.5 and 7.2.6. Platting or replatting that reduces the property frontage may result in a reduction in the number of permitted drive approaches according to the standards in such tables.
- D. In conjunction with curb cuts approved under this Section, medians, signage, striping or other traffic control devices may be required to be installed at the time of permit approval or at some time in the future as needed for public safety or welfare.
- E. Commercial and Industrial drive approaches as set forth in Secs. 7.2.5 and 7.2.6 must be set at an angle of between 45 and 90 degrees from an abutting two-way public street right-of-way or private access easement. One-way egress or ingress drive approaches may be reduced to an angle of 30 degrees.
- F. Curb radii for intersections of public streets and alleys are set forth in the table in subsection 8.2.1G. **Error! Reference source not found.**
- G. Where access to properties is desired at more frequent intervals than these standards permit, the property owner may install service roads or acceleration/ deceleration lanes after the applicable authorities, including the Director of Public Works and the Texas Department of Transportation, review and approval such plans.

7.2.4 Residential Drive Approaches

- A.** A drive approach for a Residential Use listed in the use table in Sec 5.1 is prohibited on arterial streets, unless the lot fronts on an arterial street on a final plat approved prior to February 19, 1987.
- B.** Joint access curb cuts are encouraged where lots are less than 50 feet in width.
- C.** The minimum corner clearance of a residential curb cut is 15 feet.
- D.** The minimum radius for a residential curb cut is two and one-half feet.
- E.** Where a circular residential driveway is proposed for a corner tract, both curb cuts must meet the minimum corner clearance of 15 feet as set forth in paragraph C above.
- F.** Please see the Design and Development Standards Manual for curb cut standard details.

7.2.5 Commercial Drive Approaches

- A.** A drive approach for the following commercial uses listed in the use table in Sec. 5.1 must conform to the standards in the table below:
 - 1.** Agricultural Uses;
 - 2.** Commercial Uses;
 - 3.** Education and Institutional Uses;
 - 4.** Office Uses;
 - 5.** Overnight Accommodations;
 - 6.** Recreational & Entertainment Uses;
 - 7.** Restaurant Uses;
 - 8.** Retail Sales & Service Uses;
 - 9.** Transportation and Related Uses;
 - 10.** Utility and Service Uses;
 - 11.** Vehicle Sales and Service Uses.

Property Frontage (ft)	A		B	C	D		E
	Curb Return Radii (ft)		Suggested Min. Island Width (ft.)	Min. Corner Clearance Min. (ft.)	Two-way Curb Cut Width (ft)		Maximum Number of Two-Way Curb Cuts Per Frontage
	Min.	Max.			Min.	Max.	
Up to 100	2.5	30	10	15	24	45	2
101-200	2.5	30	15	15	24	45	3
201-300	2.5	30	20	20	24	45	4
301-400	2.5	30	25	20	24	45	5
401-500	2.5	30	30	20	24	45	6
501-600	2.5	30	35	20	24	45	7
601 and up	The Planning and Zoning Commission reviews curb cuts for commercial tract sizes in excess of 600 feet						

- B.** Maximum drive approach widths and maximum number of drive approaches may be used only where the frontage is sufficient to achieve minimum corner clearance, curb return radii and suggested minimum island width. The width of the combined curb cuts must not exceed 50 percent of the lot frontage.
- C.** One-way access curb cuts are permitted, but may not be less than 15 feet in width. The combination of one-way curb cut widths must not exceed the maximum width for a two-way curb cut based on lot frontage.
- D.** A minimum edge clearance of five feet must be provided, unless a joint access drive approach is provided.
- E.** Joint access curb cuts are encouraged where lots are less than 100 feet in width.

7.2.6 Industrial Drive Approaches

- A.** A drive approach for Industrial Uses and Natural Resource Storage and Extraction Uses set listed in the use table in **Error! Reference source not found.** must conform to the tandards in the table below.

Property Frontage (ft)	A		B	C	D		E
	Curb Return Radii (ft)		Suggested Min. Island Width (ft.)	Min. Corner Clearance Min. (ft.)	Two-way Curb Cut Width (ft)		Maximum Number of Two-Way Curb Cuts Per Frontage
	Min.	Max.			Min.	Max.	
Up to 200	15	50	15	15	35	50	3
201-400	15	50	20	15	35	50	5
401-600	15	50	25	15	35	50	7
601-800	15	30	30	15	35	50	9
801-1,000	15	30	35	15	35	50	11
1,001 and up	The Planning and Zoning Commission reviews curb cuts for industrial tract sizes in excess of 1,001 feet						

- B. Maximum drive approach widths and maximum number of drive approaches may be used only where the frontage is sufficient to achieve minimum corner clearance, curb return radii and suggested minimum island width.
- C. One-way access curb cuts are permitted, but may not be less than 25 feet. The combination of one-way curb cut widths must not exceed the maximum width for a two-way curb cut based on lot frontage.

~~7.2.7 — Sidewalks~~

~~Sidewalks built in accordance with the standards in Sec. 8.2.3 are required adjacent to a collector street, minor arterial or major arterial if:~~

- ~~A. A new building or structure is built requiring a Building Permit as set forth in Sec. 3.13; or~~
- ~~B. The cost to remodel an existing structure is by 50 percent or more of the assessed value of the property per the current tax rolls.~~

Section 7.3. Sidewalks

7.3.1 Applicability This section has been moved from Sec. 7.2.7.

Sidewalks built in accordance with the standards in Sec. 8.2.3 are required adjacent to a collector street, minor arterial or major arterial if:

- A. A new building or structure is built requiring a Building Permit as set forth in Sec. 3.13; or
- B. The cost to remodel an existing structure is 50 percent or more of the assessed value of the property per the current tax rolls.

7.3.2 Sidewalks Not Required

Sidewalks are not required:

- A. For a new single-family dwelling where all adjacent properties are developed and where no sidewalks have been provided on adjoining property. ~~Where an applicant is requesting a Building Permit for a single-family dwelling unless there are sidewalks on adjoining property or the Director of Public Works reasonably determines the extension of sidewalks to property adjoining the single lot will occur within five years;~~ **This section has been moved from Sec. 8.2.3.**
- B. For property located within an Industrial Parks as set forth in Sec. 8.2.3.

Waiver of Sidewalk Requirements

The Director of Community Services may exercise discretion to waive all or a portion of the requirement that a sidewalk be constructed as a condition of a Building Permit in accordance with the procedures in Sec.3.10.

8.2.7 Water and Wastewater

A. Size of Water Mains

Water mains must be a minimum of six inches in diameter. The following items will be taken into account in determining if a larger water main is needed:

1. The recommendation of the design engineer for the developer;
2. Peak demands for domestic and irrigation use of water;
3. Fire protection and hydrant coverage; and
4. Growth and development possibilities for the area.

B. Size of Wastewater Lines

Wastewater lines must be a minimum of six inches in diameter. The following items will be taken into account in determining if a larger wastewater line is needed:

1. The recommendation of the design engineer for the developer;
2. Peak demands; and
3. Growth and development possibilities for the area.

[Ord. 2012-4545]

C. Wastewater Clean Outs

1. Full-size clean outs may be used in place of manholes at the end of cul-de-sacs where
 - a. Wastewater mains run in a straight line;
 - b. A maximum of three service lines converge at one point; and
 - c. The distance from the proposed cleanout to the nearest manhole is less than 500 feet.
2. Each home or building drain must be provided with a clean out near the junction of the building drain and building sewer, in accordance with Chapter 7, Article 21, Plumbing Code, of the Code of Ordinances and the Design and Development Standards Manual. A wastewater yard line clean out must be installed at the junction of the wastewater yard line and the City service line.

D. Time of Construction

Water and wastewater lines, including short and long taps, must be installed during the construction phase of the subdivision. The subdivider must bring all valves and manholes within the subdivision boundary to grade prior to final acceptance.

E. Fire Hydrants

Fire hydrants may be used in lieu of flushing valves at the end of cul-de-sacs so long as there are sufficient hydrants located at intersections to meet the spacing criteria in Chapter 12, Fire Prevention and Protection, of the Code of Ordinances.

F. On-Site Sewage Facilities

1. A subdivision with a proposed on-site sewage facility must not be approved if adequate wastewater service is available within 500 feet of the property line of the subdivision or if the subdivision contains one or more lots that are less than 22,500 square feet in area.
2. The Planning and Zoning Commission may approve a subdivision with on-site sewage facilities containing lots that are less than 22,500 but more than 15,000 square feet in area if:
 - a. Such subdivision predominantly contains either the Altoya, Bastrop, Lewisville, Mendard or Venas soil series; and
 - b. The owner or developer of the subdivision demonstrates by convincing evidence that due to soil type, volume of sewage, topography, building size, density, percolation tests, design of the on-site sewage facility and other relevant factors that a smaller lot area will create no public health, safety or welfare problems to residents of the subdivision or to surrounding property owners or residents.
3. In no event may such a subdivision be approved containing lots which that are less than 15,000 square feet in size.

8.2.8 Drainage and Storm Sewers

- A. Drainage structures must be designed and constructed in accordance with the Drainage Criteria and Design Manual and in such locations and of such size and dimensions to adequately serve the subdivision and associated drainage area as demonstrated on a submitted Drainage Plan. The developer is responsible for all costs for the installation of the drainage system required to accommodate the needs of the subdivision being developed, to include the carrying of existing water entering or leaving the subdivision.
- A.B. All construction activity disturbing one acre of land or more or any proposed activity in a Creek Buffer Zone (CRZ) , must comply with the minimum storm water management requirements and controls established in Chapter 27 of the Municipal Code of Ordinances and described in Section 9 of the Drainage Criteria & Design Manual.
- B.C. In new subdivisions, the developer must provide all the necessary easements and rights-of-way required for drainage structures, including storm sewer and open or paved channels.

Article 8 Subdivision Design and Improvements

Sec. 8.1. General Provisions

8.1.1 Authority

The provisions of this Article are adopted pursuant to the City Charter and under the authority of Chapters 211 and 212 of the Local Government Code. Subdivisions located in whole or in part in extraterritorial jurisdiction (ETJ) of the City are subject to an interlocal agreement with Bell County under Chapter 242 of the Local Government Code.

8.1.2 Applicability

- A. Unless otherwise stated, the standards of this Article apply if a property is proposed to be subdivided in accordance with the procedures set forth in Sec. 3.6, Sec. 3.7 or Sec. 3.8. This Article is administered in coordination with all other applicable local, state or federal ordinances, codes, standards and regulations. The provisions in this Article are also administered in conjunction with the Comprehensive Plan, Design and Development Standards Manual, Drainage Criteria Manual, Citywide Trails Master Plan and the Water and Sewer Master plan.
- B. Plat approval is not required for a division of land into two or more parts for the sole purpose of securing a loan, so long as all of the land remains in the same ownership.

8.1.3 Type of Improvements Required

- A. The applicant must provide the following improvements, of adequate width and size, in accordance with the standards of this UDC, the Design and Development Standards Manual, Chapter 12, Fire Prevention and Protection, of the Code of Ordinances and any state or federal requirements:
 - 1. Building setback lines;
 - 2. Public streets and alleys;
 - 3. Sidewalks;
 - 4. Easements;
 - 5. Blocks and lots;
 - 6. Water, wastewater and drainage facilities;
 - 7. Fire hydrants;
 - 8. Street lights;
 - 9. Parks;
 - 10. Other public places or facilities.

B. Fire Hydrants in the Extraterritorial Jurisdiction

Fire Hydrants will not be required in the City's Extraterritorial Jurisdiction (ETJ) if all the following conditions are applicable:

- I. The proposed plat is not within the City's fire district;

2. The City does not provide water service to the area proposed for platting; and

3. The City has not set forth plans to annex the area proposed for platting in the City's Municipal Annexation Plan.

Other exceptions to the requirement to provide fire hydrants in the ETJ will be considered in accordance with the requirements and procedures provided in Sec. 3.6.6.

C. The City does not repair, maintain, install or provide private streets, facilities or improvements.

8.1.4 Compliance with Exceptions

If a subdivision has been granted an exception to the standards in this Article in accordance with the procedures set forth in Sec. 3.6.6 then the subdivision must comply with all conditions and requirements of the exception where these vary with this Article. In all other instances the subdivision must comply with the requirements of this Article. No City Maintenance

A. The City does not repair, maintain, install, provide, or issue permits for any streets or public services in any subdivision for which a Final Plat has not been approved and filed for record in accordance with Sec. 3.6.5, nor in which the standards contained in or referred to in this Article have not been complied with in full. If an exception to the standards in this Article has been granted in accordance with the procedures set forth in Sec. 3.6.6 then the repairs, maintenance, installation and provision of streets or public utility services must be in accordance with the specific requirements of the exception as set forth in the resolution granting the exception.

B. The City does not repair, maintain, install or provide private streets, facilities or improvements.

Sec. 8.3. Park Land Dedication

8.3.1 Requirements for Park Land Dedication

A. General Requirements

1. Whenever an approved residential Final Plat is filed of record with the County Clerk of Bell County, such plat must contain a clear fee simple dedication of an area of land to the City for park purposes. Such area must equal one acre for each 133 proposed dwelling units. As far as practical, all dedications of lands must be in a single parcel.
2. All plats must show the area proposed to be dedicated under this Section. The payment of cash may meet the parkland dedication that this Section requires when this Section permits or requires.
3. The City Council declares the development of an area smaller than three acres for the public park purposes as impractical. Therefore, if a Preliminary Plat proposes fewer than 399 units resulting in a required dedication of less than three acres, the developer is required to pay cash instead of dedicating land. A plat showing dedication of less than three acres must not be approved unless the City Council, upon recommendation of the Planning and Zoning Commission, approves an exception to this requirement in accordance with Sec. 3.6.6.
4. Where an area of less than five acres is required to be dedicated, the Planning and Zoning Commission may accept the dedication or require payment of cash instead of land dedication in the amount that Sec. 8.3.2 requires if it determines that sufficient park area is already in the public domain and in the area of the proposed development, or if it determines that expanding or improving existing parks would better serve the parkland recreational needs of the area.
5. The dedication that this Section requires must be made by the filing of the Final Plat clearly showing such parkland dedication or contemporaneously by separate instrument unless additional dedication is required subsequent to the filing of the Final Plat. If the actual number of completed dwelling units exceeds the figure upon which the original dedication is based, such additional dedication is required, and must be made by payment of cash instead of the land dedication in the amount provided that paragraph 1 requires above, or by the conveyance of an entire numbered lot to the City.
6. Before any dedication of parkland or payment of cash instead of land dedication may be required, the Planning and Zoning Commission must find at the public meeting at which the subdivision is considered for final approval, that the dedication of park land or payment of cash instead of land dedication for future development of parks bears a substantial relation to the health, safety and general welfare of the community and that the subdivision causes a need for the park improvement. In order to determine whether or not the need or benefit is sufficient to require the dedication, such factors as the size of lots in the subdivision, the economic impact of the subdivision, density of population, the amount of private parkland contained in the subdivision, and the amount of open land that the subdivision consumes must be considered. The Director of Parks and Leisure Services must be informed of all new subdivisions that are submitted for

approval and of all existing subdivisions that are submitted for replatting, expansion or redevelopment. The Planning and Zoning Commission must seek the advice of the Director of Parks and Leisure Services, or may refer the matter to the Parks and Leisure Services Board before considering the subdivision for final approval and passing on the need for park dedication.

7. If payment of cash instead of land dedication is determined to be appropriate, the Director of Parks and Leisure Services must determine the location of the park where the funds will be spent within 90 days of the final acceptance of the completed subdivision.
8. When the Temple Housing Authority or Habitat for Humanity is the developer of a subdivision, park dedication requirements (land or cash) may be waived, and the City must provide or obtain park land, or fund the park fee, to assure provision of neighborhood park facilities for the subdivision.

B. Prior Dedication or Absence of Prior Dedication

1. Credit may be given for dedication of land or cash paid instead of land dedication that was dedicated or paid pursuant to the previously existing zoning ordinance or subdivision ordinance of the City.
2. If a dedication requirement arose prior to the passage of this section, the ordinance in effect at the time such obligation arose controls that dedication requirement, except that additional dedication is required if the actual density of the dwelling units constructed on the property is greater than the former assumed density. Additional dedication is required only for the increase in density and must be based on the ratio set forth in paragraph A. I of this subsection.
3. At the discretion of the Planning and Zoning Commission, any former gift of parkland to the City that any provision of the City Code, the previously existing zoning ordinance or other applicable laws did not require, may be credited on a per acre basis toward eventual parkland dedication requirements imposed on the donor of such land. The Planning and Zoning Commission may, if requested, consider the recommendation of the Parks and Leisure Services Board, in exercising its discretion under this Section.

C. General Requirements in the Extraterritorial Jurisdiction (ETJ)

Park land Dedication will not be required in the City's Extraterritorial Jurisdiction (ETJ) if all of the following conditions are applicable:

1. The area proposed for development is more than one mile from the existing city limits;
2. The proposed subdivision will create fewer than nine lots; and
3. The City has not set forth plans to annex the area proposed for development in the City's Municipal Annexation Plan.

Other exceptions to the requirement to provide fire hydrants in the ETJ will be considered in accordance with the requirements and procedures provided in Sec. 3.6.6.

8.2.3 Sidewalks

A. Purpose

The purpose of this subsection is to provide safe, continuous pedestrian access along arterial and collector streets, for linking residential areas, neighborhood services, retail services and public facilities.

B. Where Required

1. Sidewalks must be provided in the public street right-of-way, along both sides of arterial streets and along one side of collector streets.

~~2. Sidewalks are not required:~~

~~a. Where an applicant is requesting a Building Permit for a single-family dwelling unless there are sidewalks on adjoining property or the Director of Public Works reasonably determines that extension of sidewalks to property adjoining the single lot will occur within five years; Moved to proposed Sec 7.3.2~~

~~b. Where the subject property is proposed for single-family residential use in the UE, Urban Estates zoning district Moved to D. below~~

~~3.2.~~ The location of new sidewalks along a collector street must be in the established pattern, or as the Director of ~~Public Works-Community Services~~ determines, considering available public street right-of-way and existing or future infrastructure, or, all factors being equal, along the north and east sides of the collector. Sidewalks must be built in accordance with the Design and Development Standards Manual.

C. Dimensional and Construction Standards

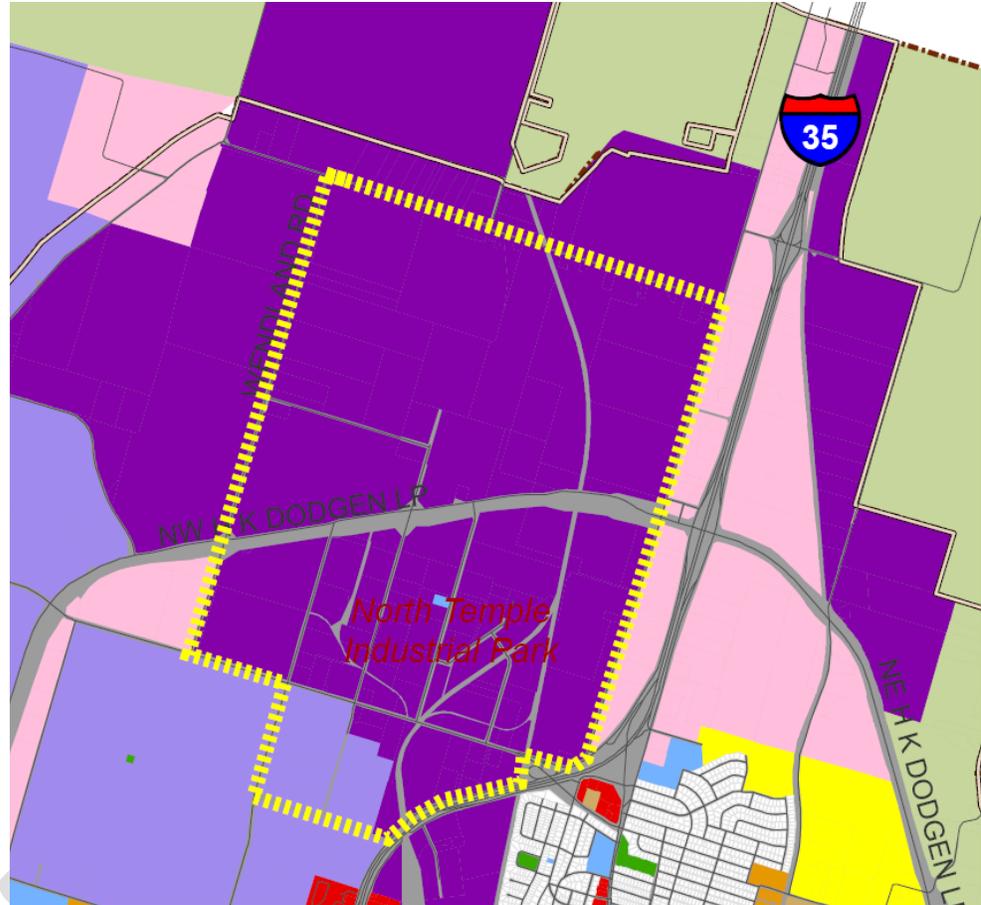
1. Sidewalks along local ~~(if provided)~~ and collector streets must be a minimum of four feet wide.
2. Sidewalks along arterial streets must be a minimum of six feet wide.
3. Sidewalks must be built in line with existing sidewalks. In the absence of an adjoining sidewalk, the edge of the sidewalk closest to the street must be a minimum of two feet from the curb. This section should not be construed to prohibit paving the area between the sidewalk and the street.
4. Sidewalks must be built in accordance with the Design and Development Standards Manual.
5. Construction plans must be submitted with the Building Permit application. Required sidewalks must be constructed before the Director of Construction Safety issues a Certificate of Occupancy.

6. Obstructions including, but not limited to utility poles and signs are not permitted in sidewalks.

D. Sidewalk Not Required

Sidewalks are not required:

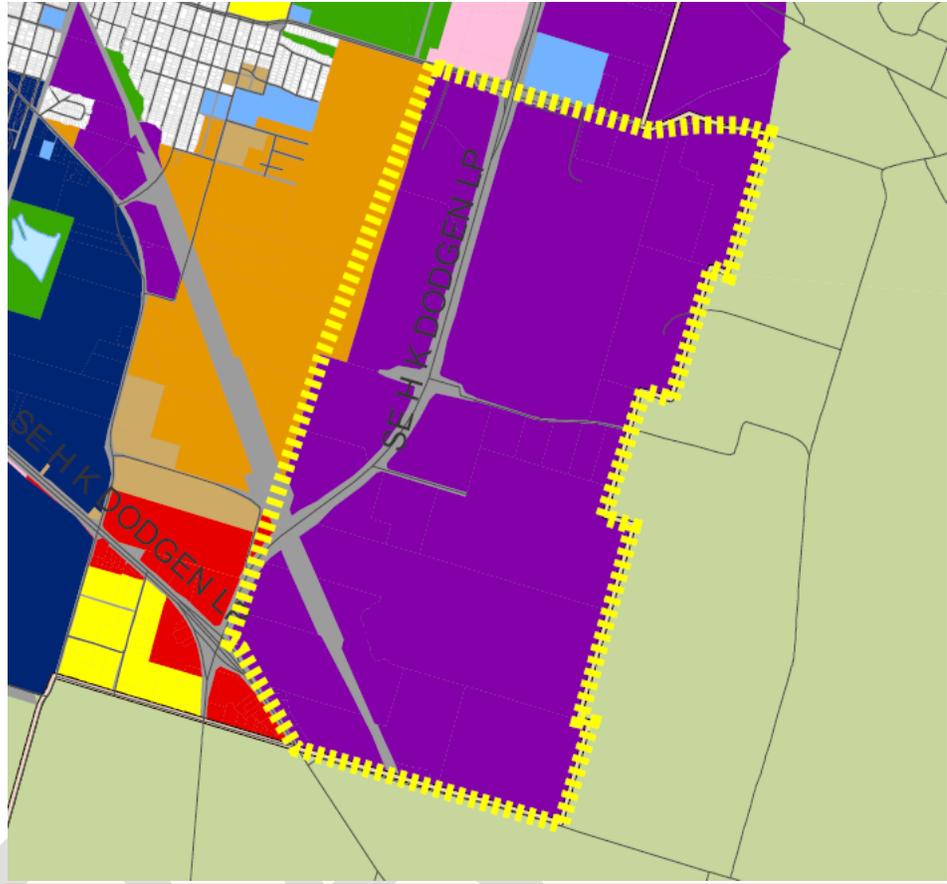
1. Where the subject property is proposed for single-family residential use in the UE, Urban Estates zoning district. **This section has been moved from Sec. B above.**
2. Where the subject property is located along streets within Industrial Parks described below:
 - a. Northwest Industrial Park - for the purposes of this Section, the Northwest Industrial Park consists of properties within or fronting on the boundary depicted below and formed by:
 - i. Moore's Mill Road from Wendland Road to Pegasus Drive;
 - ii. Pegasus Drive from Moore's Mill Road to North General Bruce Drive;
 - iii. North General Bruce Drive from Pegasus Drive to Enterprise Road;
 - iv. Enterprise Road from North General Bruce Drive to Eberhardt Road;
 - v. Eberhardt Road from Enterprise Road to Industrial Boulevard;
 - vi. Industrial Boulevard from Eberhardt Road to Wendland Road; and
 - vii. Wendland Road from Industrial Boulevard to Moore's Mill Road.



- b. Southeast Industrial Park- for the purposes of this Section, the Southeast Industrial Park consists of properties within or fronting on the boundary depicted below and formed by:
- i. East Avenue H from one-half mile west of the western H. K. Dodgen Loop right-of-way line to easternmost city limit line;
 - ii. The easternmost city limit line from East Avenue H to Farm to Market Road 3117;
 - iii. Farm to Market Road 3117 from the easternmost city limit line to the eastern State Highway 36 right-of-way line;
 - iv. The eastern State Highway 36 right-of-way line from the southern city limit line to the eastern H.K. Dodgen Loop right-of-way line;
 - v. A straight line from the eastern State Highway 36 right-of-way line to one-half mile west of the western H.K. Dodgen Loop right-of-way line.

Temple, Texas Unified Development Code

Effective 12/16/10 • Last Amended 07/19/12



D.E. Cost Sharing for Sidewalks

1. On portions of property developed for single-family residential use that adjoin an arterial street, or a county, state, or federally maintained highway, the developer must build an arterial width sidewalk. The City will bear the cost of sidewalk construction and will reimburse the developer at the time the sidewalk improvements are accepted by the City. Reimbursement will be based on a market rate reviewed at least once annually by the City. the City and applicant must share the cost of sidewalk construction. The City must reimburse the developer the difference in cost between a collector street sidewalk and an arterial street sidewalk at the time the City accepts the sidewalk improvements.
2. On portions of property developed for single-family residential use that adjoin a county, state or federally maintained highway, the applicant must build an arterial width sidewalk, and of those portions of sidewalk adjoining such county, state or federally maintained highway.

E.F. Waiver of Sidewalk Requirements

The Director of Community Services may exercise discretion to waive sidewalk requirements ~~all or a portion of the requirement that a sidewalk be constructed as a condition of a Building Permit~~ in accordance with the procedures in Sec.3.10.

DRAFT



PLANNING AND ZONING COMMISSION AGENDA ITEM

09/04/12
Item #8
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	Applicant
P-FY-12-23 - 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 9/05/12	Jason Carothers
P-FY-12-31 - Consider and take action on the Preliminary Plat of Valley Ranch Phases III & IV, a 44.234 ± acre, 94-lot residential subdivision, located at the southeast corner of FM 93 and Dubose	DRC 7/23/12	Gary Freytag for Lexington Holdings
P-FY-12-34 - Consider and take action on the final plat of Enterprise Business Park, Phase IV, a 8.144 ± acre 2-lot, 1 block, nonresidential subdivision, located along the west side of Lucius McCelvey Drive, south of the intersection with Industrial Boulevard.	DRC 9/05/12	All County Surveying
P-FY-12-35 - Consider and take action on the Final Plat of The Ranch At Woodland Trails, a 11.843 ± acres, 20-lot, 2-block, residential subdivision located at the corner of Canyon Trail and Bench Mark Trail, west of FM 2271, in Temple’s western ETJ.	DRC 9/05/12	Jason Carothers
P-FY-12-36 - Consider and take action on the Final Plat of King’s Cove, a 7.024 ± acres, 5-lot, 1-block residential subdivision, located north of the intersection of Rocky Lane and King’s Cove.	DRC 9/05/12	All County Surveying
Z-FY-12-53 - Code Amendment to Update Trails Master Plan	PZC 9/17/12	COT
Z-FY-12-54 – Code Amendment to update Thoroughfare Plan	PZC 9/17/12	COT

<p>Z-FY-12-60 - Hold a public hearing to discuss and recommend action on a zone change from Single Family Two District (SF-2) to Two Family District (2F) on 16.451 ± acres out of the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located between Hartrick Bluff Road and Lowe's Drive, south of Canyon Creek Drive.</p>	<p>PZC 9/17/12</p>	<p>Clark & Fuller</p>
<p>Z-FY-12-50 - Hold a public-hearing to discuss and recommend action on a zone change from PD Planned Development-Urban Estates District (PD-UE) to Planned Development -Single Family-1 District (PD-SF-1) on 39.3± acres of land, being part of the William Frazier Survey, Abstract #310 located south of FM 93 along the west side of Dubose Road.</p>	<p>PZC 9/17/12</p>	<p>Gary Freytag</p>

<p>City Council Final Decisions</p>	<p>Status</p>
<p>Z-FY-12-55 - Consider adopting an ordinance authorizing an amendment to Ordinance 2010-4413, Temple Unified Development Code, Article 7.5 "Signs" to amend requirements for State and National Flags in nonresidential zoning districts.</p>	<p>APPROVED ON 1st READING ON AUGUST 16, 2012</p>
<p>Z-FY-12-51 - Consider adopting a resolution authorizing an appeal of Section 6.7.5.G, "Signs", of the Unified Development Code related to standards in the I-35 Corridor Overlay Zoning District for a vehicle sales establishment currently under construction at 7455 South General Bruce Drive.</p>	<p>APPROVED ON 1st READING ON AUGUST 16, 2012</p>



**PLANNING AND ZONING COMMISSION
MEETING EVALUATION
September 4, 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	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	A	P	P	P									12	2
Mike Pilkington	P	P	P	P									14	
Allan Talley	P	P	P	P									14	
Derek Martin	P	P	P	A									12	2
Will Sears	A	A	P	P									11	3
Greg Rhoads	A	P	A	P									10	4
David Jones	P	P	P	P									14	
Chris Magaña	A	P	P	P									9	2
Bert Pope	P	P	P	P									9	1
Randy Harrell														
Patrick Johnson														

not a Board member