

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
STAFF CONFERENCE ROOM, 1<sup>ST</sup> FLOOR  
OCTOBER 15, 2012, 5:00 P.M.  
WORK SESSION AGENDA**

No work session will be held on October 15, 2012. The Regular Meeting will begin at 5:00 p.m.

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
CITY COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR  
OCTOBER 15, 2012, 5:00 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 September 17, 2012.

**B. ACTION ITEMS**

**C. REPORTS**

**Item 2:** Receive brief overview from Senior Planner, Beverly Zendt, on the Texas American Planning Association Conference held in Ft. Worth, Texas on October 3-5, 2012.

**Item 3:** Receive and discuss the [Planning Director's Report](#) containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code.

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 10:15 AM, on October 12, 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, SEPTEMBER 17, 2012  
5:00 P.M.  
WORK SESSION**

**PLANNING AND ZONING MEMBERS PRESENT**

Chair Derek Martin

**COMMISSIONERS:**

David Jones  
H. Allan Talley  
Bert Pope  
Chris Magaña

Will Sears  
Mike Pilkington  
James Staats

**PLANNING AND ZONING MEMBERS ABSENT:**

Greg Rhoads

**STAFF PRESENT:**

Autumn Speer, Dir. of Community Services  
Trudi Dill, Deputy City Attorney  
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 5:03 p.m. and asked Ms. Autumn Speer, Director of Community Services, to proceed.

Ms. Speer stated a plat for Campus at Lakewood Ranch located outside the city limits was on the Consent Items. This property will be annexed shortly.

Chair Martin arrived and assigned the Invocation and Pledge.

Ms. Speer stated the Action items consisted of a rezoning for SF2 to 2F district. A preliminary plat will be maintained on the duplexes on those existing lots.

Item 4 is a rezoning for Valley Ranch Subdivision from PD-UE to PD-SF1. There is some opposition to the increased density. Valley Ranch is a two part subdivision south of 93 and west of Dubose Road. The eastern side is platted and built and the western side is platted but the applicant is proposing an increase in density and lots. Staff

recommends approval of the zoning change regarding the lots but denies the requested rural street standards.

Item 5 is a preliminary plat for the Oaks at Lakewood with an exception request for a jogged intersection which Staff approves. This item needs to be discussed first and Vice-Chair Staats stated he would need to abstain.

Item 6 is an update to amend the Citywide Trails Master Plan.

Item 7 is an update for the Citywide Thoroughfare Plan.

The Directors Report was given.

There being no further discussion, Chair Martin adjourned the meeting at 5:10 P.M.

**PLANNING AND ZONING COMMISSION  
SEPTEMBER 17, 2012  
5:30 P.M.**

**PLANNING AND ZONING MEMBERS PRESENT**  
Chair Derek Martin

**COMMISSIONERS:**

Will Sears	James Staats
H. Allan Talley	Mike Pilkington
David Jones	Randy Harrell
Patrick Johnson	

**PLANNING AND ZONING MEMBERS ABSENT:**

Greg Rhoads

**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, September 13, at 1:15 p.m. in compliance with the Open Meetings Law.**

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

Chair Martin called Meeting to Order at 5:31 P.M.

Invocation by Chair Martin; Pledge of Allegiance by Commissioner Magaña.

Chair Martin called for nominations for Chair. Commissioner Sears nominated Vice-Chair Staats and Commissioner Talley made a second.

*Motion passed: (8:0)*

Commissioner Rhoads absent

Chair Martin called for nominations for Vice-Chair. Commissioner Jones nominated Commissioner Sears and Commissioner Johnson made a second.

*Motion passed: (8:0)*

Commissioner Rhoads absent

New Chair and Vice-Chair were reseated.

Chair Staats thanked Commissioner Martin for his past leadership.

**A. CONSENT ITEMS**

**Item 1: Approval of Minutes:** Work session and the regular meeting of September 4, 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.

Commissioner Talley made a motion to approve the Consent Items and Commissioner Martin made a second.

*Motion passed: (8:0)*

Commissioner Rhoads absent

**B. ACTION ITEMS**

Chair Staats moved Item 5 to the front of the Action Items.

**Item 5: P-FY-12-23:** Consider and make a recommendation on the Preliminary Plat of The Oaks at Lakewood, a 19.065 acres ±, 2 blocks, 37-lot residential subdivision, with a requested exception to Unified Development Code Section 8.2.1.G.2, regarding a threshold of 180 feet for a jogged intersection, located on the east side of Morgan's Point Road, north of the intersection of West Adams Avenue and Morgan's Point Road.

Chair Staats stated he needed to abstain from this Item and asked Vice-Chair Sears to lead the meeting during his absence.

Ms. Tammy Lyerly, Planner, stated the applicant was asking for an exception to UDC so the plat will go forward to City Council for final authority.

The subject property is located just south of the City limit line and south across from Bonnie Lane, and along Morgan's Point Road.

The DRC deemed this plat administratively complete on September 1, 2012 and the property is zoned Single Family-1 (SF-1).

The developer requests an exception to UDC Section 8.2.1.G.2 regarding a threshold of 180 feet for a jogged intersection. The development will have water services provided through a six-inch and eight-inch water lines and wastewater services will be provided through an eight inch wastewater line, forced main, and a lift station located on tract B.

The requested exception deals with the jog in the street centerline. The UDC allows street jogs to centerline offsets of more than 180 feet to be submitted for consideration. In this case, the developer is requesting a street jog of 101.19 feet.

Staff recommends approval of the plat and the requested exception.

Commissioner Talley made a motion to approve Item 5, **P-FY-12-23**, and Commissioner Jones made a second.

*Motion passed: (7:0)*

Chair Staats abstained; Commissioner Rhoads absent

Chair Staats returned to the dais.

**Item 3: 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, situated in the Maximo Moreno Survey, Abstract 14, Bell County, Texas, located between Hartrick Bluff Road and Lowe's Drive, south of Canyon Creek Drive.

Ms. Beverly Zendt, Senior Planner stated the subject property was located between Hartrick Bluff Road and Lowe's Drive also known as the Canyon Ridge Subdivision. The applicant is Clark & Fuller on behalf of McLean Commercial.

The subject property is zoned Single Family-Two (SF-2) and the adjacent tract is zoned Two Family (2F).

The Future Land Use and Character Map designates the property as Auto-Urban Residential which allows for site built homes on smaller lots or higher density.

This item was preliminary platted along with Canyon Ridge Phase I and was not final platted as was the other section. The plat as drawn depicted 140 single family units with an average lot size of 65 feet x 120 feet. The applicant would like to develop in accordance with the preliminary plat but rather than single family homes he proposes two family dwellings. Expected development would be 70 two family dwellings or 140 units.

There is an eight inch water line on the northeast corner available for the property and a ten inch wastewater main on the northwest corner.

Two notices were mailed and zero were returned in favor or opposition.

Staff recommends approval of the zoning request since it complies with the Future Land Use and Character Map, complies with the Thoroughfare Plan and public and private facilities are available for the property.

Chair Staats opened the public hearing.

There being no speakers, the public hearing was closed.

Vice-Chair Sears made a motion to approve Item 3, **Z-FY-12-60**, and Commissioner Martin made a second.

*Motion passed: (8:0)*

Commissioner Rhoads absent

**Item 4: 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.

Ms. Zendt stated in 2004 the Planned Development Urban Estates (PD-UE) zoning was approved upon voluntary annexation of both tracts of land. A preliminary plat was submitted for this tract and the tract located to the east. The tract to the east has been built in conformance with the PD-UE standards and is currently developed. The applicant is requesting a zoning change for the remaining tract from PD-UE to Planned Development Single Family-One (PD-SF-1).

Surrounding properties include Agricultural (AG) to the north, to the east across Dubose Road is PD-UE, to the south is residential and AG, and to the west is undeveloped land.

The Future Land Use and Character Map designate this property is Suburban Residential. Originally this property was proposed for 56 residential lots. The new proposal is for 94 residential lots, which is a 67% increase in density. The original PD called for an average ½ acre lot size and the proposed PD-SF-1 identifies minimum lot size of approximately 10,802 square feet or .248 acres. The original PD-UE had a density of approximately 1.37 dwelling units per acre and the new proposed density would be 2.39 dwelling units per acre.

The applicant has proposed a rural street width of 22 feet of pavement and two feet ribbon curve with the approved PD and would like to stay the same recommendation for the PD-SF-1.

This preliminary plat was submitted in July 2012 and is what the PD is being based on. The applicant intends to build larger sized lots that what is required with the SF-1 zoning. The minimum lot size is 10,802 square feet as opposed to straight SF-1 with a minimum standard lot size of 7,500 square feet. The proposed largest lot size would be 22,433 square feet which is almost one-half acre.

Public utilities are available to serve the property with an eight-inch water line along FM 93 and a ten-inch wastewater main.

A local connector is proposed along FM 93 adjacent to the commercial tracts. The trail will probably be constructed at the same time the commercial tracts are developed and Dubose has existing right-of-way for the other section of the trail to be constructed in the future.

Nine notices were mailed: one respondent was in favor, three respondents were in opposition, and two courtesy notices were in opposition.

Staff recommends approval of the zoning request from PD-UE to PD-SF-1 since it is consistent with the submitted conceptual plan with the defined minimum lot size of 10,802 square feet rather than 7,500 square feet.

Staff recommends disapproval of the proposed 22 feet pavement width for interior streets. Originally the pavement width was approved for the PD-UE when the density was below two units per acre. The Unified Development Code (UDC) states when the density goes above two dwelling units per acre, a local width is required so Staff recommends 31 feet street standard.

Chair Staats opened the public hearing.

Mr. Jim Howe, 7353 W. Adams, Temple, Texas, represents the developer of Valley Ranch Subdivision. Mr. Howe asked for additional time in order to make his slide presentation.

Mr. Howe stated Valley Ranch is a locally owned master planned community. The request is to be zoned to PD-SF-1 for the west portion of the property and to retain the rural street design for the streets. The Valley Ranch Subdivision is located off of FM 93 and west of 31<sup>st</sup> Street. This is a 107 acre property.

The front portion of the property is set aside for Commercial (C) with nine undeveloped lots. There is a city park that is also a City storm water structure.

Valley Ranch was approved in 2004 with a total of 107 acres, mixed use, with 126 one-half acre lots zoned Urban Estates (UE). Originally it was designed for septic service since there was no sewer at that location, and designed with a rural street design with 28 foot collector street (Dubose Road) and 24 foot wide local streets (*Staff stated 22 feet*). Drainage is by grassy open swales, there are nine commercial lots, and a park.

Mr. Howe stated it was originally designed for septic service as opposed to public sewer and all of the engineering was completed for the subdivision when the City was able to bring sewer to the area and to serve Valley Ranch, the school and neighboring area. It was decided to stay with the proposal for one-half acre lots which are served by public sewer.

Mr. Howe commented the builders have been telling him that buyers are resisting large lots due to the costs involved. Another concern is drought water rationing. TBG Partners was hired and created a revised plan which downsized the lots from one-half acre to one-third acre (average lot size 105 feet x 135 feet) and improved the traffic flow/circulation by replacing the cul-de-sacs. Rural street design stayed with the same width as Phases I and II and a green space was added.

Mr. Howe gave more dimensional information, showed pictures of similar home designs intended for the development, and spoke about road widths. Mr. Howe stated they would like to be able to continue the road street designs as created in Phases I and II without parking restrictions.

Mr. Howe stated Staff is recommending approval of the rezoning but disapproves of the rural street design and would like to go to a standard 31 foot street with an underground storm water system. Mr. Howe's response to this is that the rural street design is consistent with Phases I and II; the density for the subdivision goes to 1.17 lots per acre, not 2.39; Dubose is a collector street, 28 feet wide, and constructed to standards; local streets 24 feet rural street design has less impervious cover than 31 foot streets that are for storm water; traffic flow is improved; and parking with 50 feet setbacks from the street provides ample off street parking. The covenants for the subdivision prohibit parking for extended periods on the streets, day or night. Storm water pollution is being managed by vegetative swales instead of using concrete pipes.

Mr. Howe stated there was precedent for what is being requested. The City approved a West Temple subdivision with SF-2 zoning with a rural street design of 22 feet, no ribbon curbs, a density of 4.15 lots per acre with an average lot size of 65 feet by 125 feet, and no parking restrictions with 34 foot setbacks.

Mr. Howe asked that the Commission approve the request.

Ms. Deyette Pauer, 3790 Forrester Road, Temple, Texas, stated her property backed up to the south portion of Valley Ranch addition, Phases III and IV. Ms. Pauer provides a plat copy for the Commission for comparison along with a signed Petition from the residents in Taylors Valley and Evergreen (Phase I and II of Valley Ranch).

Ms. Pauer stated Mr. Howe came to their home six years ago to enlist support for Valley Ranch to all be half acre estate lots on both the east and west side of Dubose Road. Ms. Pauer stated they were in favor of this because of the rural setting. It was Ms. Pauer's understanding this would be the Valley Ranch Mr. Howe intended to develop. Ms. Pauer stated there were now 94 smaller lots (minus a few) from what was originally promised.

Mr. Dale Massie, 3620 Valley Mist Court, Temple, Texas, stated on Monday, July 23, 2012, Mr. Howe met with Mr. Massie and other homeowners of Valley Ranch Subdivision to discuss the development plan for Phase III. Mr. Massie was not aware of a Phase III until this meeting and has lived in Valley Ranch for one year. Presently, the subject property is being used for agricultural purposes until 2013.

Mr. Massie stated Mr. Howe informed them that smaller lots would be more desirable to a greater number of potential homebuyers. In subdividing the property into smaller lots, Mr. Howe showed a general plan of approximately 90 lots, where Phases I and II currently have 70. The homes in Phase III would be built in a similar style in square footage as already exists in Phase I of Valley Ranch. Mr. Massie does not recall if Mr. Howe mentioned what the zoning class would be, but the minimum lot size would be associated with it. No document outlining the restrictive covenants was provided at that time.

Since that meeting, Mr. Massie has learned that the minimum square footage of a zoned UE lot was 22,500 square feet whereas the minimum for SF-1 was 7,500 square feet which he felt was significant. Mr. Massie has also learned that the subject property has undergone two previous zoning changes. Mr. Massie stated it was possible that Phase III of Valley Ranch could become an entirely different subdivision with an entirely different set of covenants and completely different style that currently exists.

Mr. Massie purchased his home with the intent of staying there because of the larger lot environment and rural surroundings.

Mr. Massie asked the Commission to table this request until further study and discussion could take place on what the exact final plan would be.

Mr. Chris Anelundi, 7021 Valley Mist Drive, Temple, Texas, stated his family moved to Temple due to the overcrowding conditions in Killeen. They bought into Valley Ranch early on the commitment that all upcoming surrounding phases would be half acre estate lots like Phase I. The rezoning request was presented to Mr. Anelundi as no one wanted to purchase an estate lot anymore. However, after three years of stagnant development in Phase I, a new house is being framed on estate lots at the rate of about one every two months, eight to ten homes in the last 18 months.

At a recent homeowners meeting, the residents were told that if the property were rezoned, Phase III would have homes of equivalent square footage and exterior materials as Phase I but would be one third of an acre to make them more appealing to buyers.

Mr. Anelundi said he felt if this zone change were approved, traffic will not be the only thing making it difficult to leave his home.

Mr. Anelundi stated it was his understanding that the subject property would continue to be farmed until 2013. That being the case, he asked the Commissioners to please table this item until all affective residents can be given a chance to voice their positions if they choose.

Mr. John Mayo, 6918 Valley Mist Drive, Temple, Texas, stated he has lived in Valley Ranch for five years. Mr. Mayo works for Omega Builders but did not work for them when he purchased his home. One of the reasons they chose Valley Ranch was Mr. Howe's reputation.

Mr. Mayo is in support of the zoning request, however, his biggest concern is that if it is not approved, Mr. Howe might lose interest in developing Phase III and would sell it to an out of town developer, which he feels would be destructive.

Mr. Mayo stated higher density development projects would occur anyway, whether in Valley Ranch or not and was in support of this request.

Mr. Ron Gates, 3454 Forrester Road, Temple, Texas, asked where Mr. Mayo worked and Chair Staats stated Omega.

Mr. Charles Verhigh, 2271 River Ranch Road, Temple, Texas, stated the tail end of Fryer's Creek runs through his property. Over time, Mr. Verhigh said he has lost over an acre of land as a result of water runoff from south Temple and feels this is due to inadequate planning for water runoff. Mr. Verhigh had not seen any water runoff plan or engineering plan for this phase of the development and would like to see what it would be, especially with twice the number of homes being added.

Mr. Verhigh would suggest tabling this item until engineering can assess the impact of water runoff from increasing the number of lots.

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

A representative from Public Works was not in attendance to answer any questions.

Commissioner Talley asked Mr. Howe how he got the information that larger lots were not selling. Mr. Howe stated the information came from feedback from sales people and other builders in the subdivision and was related to other subdivisions as well.

Mr. Howe stated storm water has been an issue and when a plan has been developed it would be submitted when the plat comes through.

Commissioner Magaña asked if this request were approved, what would keep Mr. Howe from building even smaller lots and homes. Mr. Howe stated the PD-SF-1 zoning would restrict the number and size of lots to what is stated and the covenants would require a 2000 foot minimum.

Ms. Pauer asked about the covenants stating a 2,000 square foot minimum and was it accessible to all. Chair Staats responded that the document would be recorded at the Clerk's office and is considered a public document for all. Ms. Pauer stated she would like the item tabled for further investigation.

Ms. Zendt stated the PD-SF-1 is consistent with the submitted preliminary plat locking in the parameters for the development.

Discussion about how Staff determines street width and curbs.

Commissioner Talley asked Mr. Massie what he was looking for if the item were tabled. Mr. Massie stated he would like better reassurance that the preliminary plat and any other plat going forward would not change, especially since it has already gone through previous zone changes. He has not seen the covenants for Phase II or III.

Commissioner Martin stated at this point the subject property conforms to the Future Land Use and Character Map which represents the Single Family One.

Commissioner Jones stated the only issue at hand is the zoning, not the platting. The other issues will go through the Staff and they would answer any questions the public has. He did not think tabling the zoning request would make any difference.

Ms. Autumn Speer, Director of Community Services, stated this is a Planned Development so it is a mixture of zoning and conceptual plans. SF-1 zoning does permit a 7,500 square foot lot. However, Mr. Howe proposes a planned development for SF-1 for the base zoning with a conceptual preliminary plat stipulating lot sizes and layout. Ms. Speer stated there was a preliminary plat that matches the PD in Staff's offices awaiting other information and engineering information from Mr. Howe's engineer. That is a separate process. If, through that process, Mr. Howe cannot address the issues that arise the way it is laid out, Mr. Howe would have to come back and amend the planned development.

Mr. Charles Christ, 3611 Valley Mist Court, Temple, Texas, asked about traffic circulation issues. People like cul-de-sacs because of small children and he wondered if that issue had been addressed.

Ms. Zendt stated the legal notice is published in the newspaper and the 200 foot buffer notices are required by state law. Courtesy notices are sent out but are not required by state law. Land use signs are also placed on properties to alert the public.

Commissioner Talley made a motion to table the item until the next meeting.

Ms. Zendt is asked to repeat the Staff's recommendations for the Commission.

Commissioner Magaña made a second.

Ms. Trudi Dill, Deputy City Attorney, stated the motion should include a time period for returning. Commissioner Talley stated next P&Z meeting scheduled for October 1, 2012.

Chair Staats delayed the vote upon further discussion.

Commissioner Jones stated there has been sufficient time for people to ask questions and get the information and did not feel the extra week or two would make any difference. Commissioner Jones would like to go forward with a motion.

Commissioner Talley stated tabling the item was the wisest thing to do since there are unanswered questions. Commissioner Magaña agreed.

*Motion passed: (3:5)*

Commissioners Harrell, Magana and Talley voted Aye; Commissioners Johnson, Jones, Martin, Vice-Chair Sears and Chair Staats voted Nay; Commissioner Rhoads absent

The motion failed therefore a new motion is needed.

Commissioner Jones made a motion to approve Item 4, **Z-FY-12-50**, as presented by the applicant in addition to adding no parking signs and Commissioner Martin made a second.

Discussion about street width.

*Motion passed: (5:3)*

Commissioners Harrell, Jones, Martin, Vice-Chair Sears, and Chair Staats voted Aye; Commissioners Magaña; Talley and Johnson voted Nay; Commissioner Rhoads absent

**Item 6: Z-FY-12-53:** Hold a public hearing to discuss and recommend action on an amendment to the City Wide Trails Master Plan.

Ms. Zendt stated the Trails Master Plan was originally adopted in 2010. Several cleanups and revisions resulting from revisions to the Thoroughfare Plan, changes related to transportation CIPs, 1<sup>st</sup> and 3<sup>rd</sup> Street overlay, lack of connectivity, etc.

Two comprehensive maps are shown regarding approximately 35 changes. Ms. Zendt covered the largest revisions:

- 1A – Add a 14,370 foot segment along Airport Road;
- 21 – Remove approximately 11,000 feet along Industrial Boulevard;
- 23 – Remove approximately 16,000 square feet of trail along HK Dodgen Loop located in an industrial park;
- 11B – Elimination of 14,000 feet on FM 93 to Fawn Meadows Road;
- 13 – Eliminate 10,000 feet along Case Road; and
- 27 – Adding 30,000 feet to the Outer Loop (Lower Troy/HK Dodgen Loop).

Staff recommends approval of these amendments to the Trails Plan and adopt the new Plan.

Chair Staats opened the public hearing.

There being no speakers, the public hearing was closed.

Vice-Chair Sears made a motion to approve Item 6, **Z-FY-12-53**, as recommended by Staff and Commissioner Jones made a second.

*Motion passed: (8:0)*

Commissioner Rhoads absent

**Item 7: Z-FY-12-54:** Hold a public hearing to discuss and recommend action on an amendment to Ordinance 2008-4230, the City of Temple Comprehensive Plan, Chapter 5, to amend the Thoroughfare Plan Map.

Ms. Zendt stated the Thoroughfare Plan required a few cleanups with regard to changes in available funding, changing road patterns, city growth, right-of-way availability, and road realignments. The Thoroughfare Plan was adopted in 2008 and part of the Comprehensive Plan *Choices '08*, a companion document to Chapter 5, Transportation, and serves as the guide for roadway network, expansion, and improvements.

Some of the larger realignments/reclassifications include the following:

Kegley Road – currently proposed as a minor arterial. Staff recommends it be reclassified as a proposed collector.

As a future minor arterial, the proposed Outer Loop would provide sufficient parallel capacity and north/south connectivity. Staff recommends it be reclassified as a proposed collector.

Tarver Road – currently a minor arterial. Staff recommends it be reclassified as a proposed collector.

Tarver Road – from SH 317 to the Hills of Westwood also be reclassified as a collector.

South Pea Ridge Road – proposed as a minor collector. Staff recommends it be reclassified to existing collector.

Chair Staats opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Johnson made a motion to approve Item 7, **Z-FY-12-54**, and Commissioner Harrell made a second.

*Motion passed: (8:0)*

Commissioner Rhoads absent

## **C. 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)***

There being no further business, Chair Staats adjourned the meeting at 7:24 p.m.

Respectfully submitted,  
Leslie Evans



## PLANNING AND ZONING COMMISSION AGENDA ITEM

10/15/12  
Item #3  
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
<b>P-FY-12-31</b> - 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	Pending	Gary Freytag for Lexington Holdings
<b>P-FY-12-35</b> - 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 10/24/12	Jason Carothers
<b>P-FY-12-36</b> - 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.	Pending	All County Surveying
<b>P-FY-12-38</b> - Consider and recommend action on the Final Plat of Westfield Development Phase IX, a 3.741 ± acres, 4-lot, non-residential subdivision, located on the north side of Honeysuckle Drive, across from Westfield Development, Phase IV.	DRC 10/03/12	Kiella Development
<b>P-FY-13-03</b> - Consider and take action on the final plat of Trinity Evangelical Lutheran Addition, a 2.97 ± acres, 1-block, 3-lots residential subdivision, located on the north side of Marlandwood Road, east of Aster Drive. (All County Surveying for Trinity Evangelical Lutheran Church)	DRC 10/24/12	All County Surveying

<p><b>P-FY-13-02</b> - Consider and take action on the Final Plat of Waters Dairy Addition, a 1.401 ± acres, 1-lot, 1- block non residential subdivision, located at the southeast corner of South 31st Street and Waters Dairy Road. (Applicant: Stripes LLC for Henry Kiper Allen, Jr, Irvin McCreary Allen and Raye Virginia Allen Cucelo)</p>	<p>DRC 10/24/12</p>	<p>Stripes LLC</p>
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<p><b>City Council Final Decisions</b></p>	<p><b>Status</b></p>
<p><b>Z-FY-12-57:</b> Consider adopting an ordinance authorizing an amendment to Ordinance 2010-4413, Temple Unified Development Code, Article 7.5, "Signs", to establish procedure to request a Conditional Use Permit for off-premise signs relocating due to proposed state right-of-way requirements.</p>	<p>APPROVED ON 2<sup>nd</sup> READING ON SEPTEMBER 20, 2012</p>
<p><b>Z-FY-12-56:</b> Consider adopting an ordinance authorizing a Conditional Use Permit to allow an off-premise sign relocation closer than 1,500 feet from another off-premise sign at 5275 S General Bruce Drive.</p>	<p>APPROVED ON 2<sup>nd</sup> READING ON SEPTEMBER 20, 2012</p>
<p><b>Z-FY-12-58:</b> Consider adopting an ordinance authorizing a rezoning 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.</p>	<p>APPROVED ON 1<sup>st</sup> READING ON SEPTEMBER 20, 2012; APPROVED ON 2<sup>ND</sup> READING ON OCTOBER 4, 2012</p>
<p><b>Z-FY-12-59:</b> Consider adopting an ordinance authorizing a rezoning 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.</p>	<p>APPROVED ON 1<sup>st</sup> READING ON SEPTEMBER 20, 2012; APPROVED ON 2<sup>ND</sup> READING ON OCTOBER 4, 2012</p>
<p><b>Z-FY-12-50:</b> Consider adopting an ordinance authorizing a rezoning from PD Planned Development-Urban Estates District (PDUE) 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>APPROVED ON 1<sup>ST</sup> READING ON OCTOBER 4, 2012</p>
<p><b>Z-FY-12-53:</b> Consider adopting an ordinance amending the Citywide Trails Master Plan.</p>	<p>APPROVED ON 1<sup>ST</sup> READING ON OCTOBER 4, 2012</p>
<p><b>Z-FY-12-54:</b> Consider adopting an ordinance amending Ordinance 2008-4230, the Choices '08, City of Temple Comprehensive Plan, Chapter 5, to amend the Thoroughfare Plan Map.</p>	<p>APPROVED ON 1<sup>ST</sup> READING ON OCTOBER 4, 2012</p>
<p><b>Z-FY-12-60:</b> Consider adopting an ordinance authorizing a rezoning from Single Family Two District (SF-2) to Two Family District (2F) on 16.451± acres, situated in the Maximo Moreno Survey, Abstract 14, Bell County, Texas located between Hartrick Bluff Road and Lowe's Drive, south of Canyon Creek Drive.</p>	<p>DENIED ON 1<sup>ST</sup> READING ON OCTOBER 4, 2012</p>



**PLANNING AND ZONING COMMISSION  
MEETING EVALUATION  
October 15, 2012**

**Rating Scale**

**Excellent    Average    Poor**

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

Excellent	Average	Poor

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

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

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P&Z COMMISSION ATTENDANCE

2012														
	Jan 3	Jan 17	Feb 6	Feb 21	Mar 5	Mar 19	Apr 2	Apr 16	May 7	May 21	June 4	June 18	P	A
James Staats	P	P	P	P	A	P	P	P	P	No Meeting Held	No Meeting Held	P	9	1
Mike Pilkington	P	P	P	P	P	P	P	P	P			P	10	
Allan Talley	P	P	P	P	P	P	P	P	P			P	10	
Derek Martin	P	P	P	P	P	P	A	P	P			P	9	1
Will Sears	P	P	P	A	P	P	P	P	P			P	9	1
Greg Rhoads	A	A	P	P	P	P	P	P	P			P	8	2
David Jones	P	P	P	P	P	P	P	P	P			P	10	
Chris Magaña				P	A	P	P	P	P			P	6	1
Bert Pope					P	P	P	P	A			P	5	1

	July 2	July 16	Aug 6	Aug 20	Sept 4	Sept 17	Oct 1	Oct 15	Nov 5	Nov 19	Dec 4	Dec 17	P	A
James Staats	A	P	P	P	P	P							13	2
Mike Pilkington	P	P	P	P									14	
Allan Talley	P	P	P	P	P	P							15	
Derek Martin	P	P	P	A	P	P							13	2
Will Sears	A	A	P	P	P	P							12	3
Greg Rhoads	A	P	A	P	P	A							10	5
David Jones	P	P	P	P	P	P							15	
Chris Magaña	A	P	P	P	P	P							10	2
Bert Pope	P	P	P	P									9	1
Randy Harrell					P	P							2	
Patrick Johnson					P	P							2	

not a Board member