

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
STAFF CONFERENCE ROOM, 1ST FLOOR
DECEMBER 17, 2012, 5:00 P.M.
WORK SESSION AGENDA**

Staff will present the following items:

1. Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for Monday, December 17, 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
DECEMBER 17, 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 November 19, 2012.

B. ACTION ITEMS

Item 2: P-FY-12-36: Consider and take action on the Final Plat of King's Cove, a 6.464 ± acres, 5-lot, 1-block residential subdivision, located north of the intersection of Rocky Lane and King's Cove. (Applicant: All County Surveying for Edanbra Development)

Item 3: Z-FY-13-01: Hold a public hearing to discuss and recommend action on permanent zoning from Agricultural District (AG) to Planned Development-Single Family One District (PD-SF-1) at 305 Ben Nevis Lane, located on Lot 4, Block 1, The Highlands Phase 1.

Item 4: Z-FY-13-02: Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow an off-premise sign (billboard) on the NW part of Lot 1, Block 1, Hillside Addition, located at 3010 South General Bruce Drive. (Applicant: Lamar Advertising)

- Item 5: Z-FY-13-03:** Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow an off-premise sign (billboard) on 5.71 acres, part of the Nancy S. Ferguson Survey, Abstract No. 222, City of Temple, Bell County, Texas, located at 2502 North General Bruce Drive. (Applicant: Lamar Advertising)
- Item 6: Z-FY-13-04:** Hold a public hearing to discuss and recommend action on a zone change from Agricultural District (AG) to Single Family Three District (SF-3) on 64.073 ± acres and Office Two District (O-2) on 9.665 ± acres, situated in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located on the west side of Old Waco Road, adjacent to Westwood Estates and Hills of Westwood, south of Jupiter Drive.
- Item 7: Z-FY-13-05:** Consider and make a recommendation on an Appeal of Standards in Section 6.7, Unified Development Code related to the I-35 Corridor Overlay Zoning District for landscaping and parking for Texas Roadhouse, located at 624 North General Bruce Drive.
- Item 8: Z-FY-13-06:** Consider and make a recommendation on an Appeal of Standards in Section 6.7, Unified Development Code related to the I-35 Corridor Overlay Zoning District for landscaping and building improvements for Johnson Brothers Ford located at 503 and 615 North General Bruce Drive.

C. REPORTS

- Item 9:** 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 3:15 PM, December 13, 2012.



 City Secretary, TRMC
 City of Temple

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

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.
 Name/Title _____

**PLANNING AND ZONING COMMISSION
MONDAY, NOVEMBER 19, 2012
5:00 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Chair James Staats

COMMISSIONERS:

David Jones
Derek Martin

Randy Harrell
Patrick Johnson

PLANNING AND ZONING MEMBERS ABSENT:

Chris Magaña
Greg Rhoads

Will Sears
H. Allan Talley

STAFF PRESENT:

Beverly Zendt, Assistant Planning Director
Trudi Dill, Deputy City Attorney
Tammy Lyerly, Senior Planner
Mary Maxfield, Planning Technician
Leslie Evans, Administrative Assistant

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

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

With a quorum present, Chair Staats opened the work session at 5:02 p.m and asked Ms. Beverly Zendt, Assistant Planning Director, to proceed.

Ms. Zendt stated that the meeting would be short as items to be considered were limited to those listed on the Consent Agenda, namely, the minutes from the November 5, 2012 meeting and the final plat for Heritage Place Phase IV.

Ms. Zendt reminded the Commissioners that the final plat for Heritage Place is in general agreement with the preliminary plat that was approved on December of 2011. Ms. Zendt further explained that there were some exceptions approved as part of the preliminary plat.

Ms. Zendt provided the Director's Report summarizing upcoming platting and zoning cases anticipated for the month of December. Ms. Zendt concluded the Director's Report. Some discussion followed related to projects located on Scott Boulevard.

There being no further discussion, Chair Staats adjourned the meeting at 5:09 P.M.

**PLANNING AND ZONING COMMISSION
NOVEMBER 19, 2012
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT
Chair James Staats

COMMISSIONERS:

Chris Magaña
Patrick Johnson
Derek Martin

David Jones
Randy Harrell

PLANNING AND ZONING MEMBERS ABSENT:

Greg Rhoads
Will Sears

H. Allan Talley

STAFF PRESENT:

Trudi Dill, Deputy City Attorney
Beverly Zendt, Assistant Planning Director
Mary Maxfield, Planning Technician
Tammy Lyerly, Senior Planner
Leslie Evans, Administrative Assistant

The agenda for this meeting was posted on the bulletin board at the Municipal Building, November 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.

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

Invocation by Commissioner Harrell; Pledge of Allegiance by Commissioner Martin.

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of November 5, 2012.

Minutes approved by general consent.

Item 2: P-FY-13-05 – Consider and take action on the Final Plat of Heritage Place Phase IV, a 13.04 ± acre, 63-lot, 3-block residential subdivision, located on the south side of West Nugent Avenue, west of Abbey Ridge. (Applicant: Turley Associates for John Kiella)

Vote was taken on Consent Items and unanimously approved.

Commissioners Rhoads, Talley and Vice-Chair Sears absent

B. ACTION ITEMS

C. REPORTS

Item 3: Receive and discuss the **Planning Director's Report** containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code.
(continued, if not completed in Work Session)

There being no further business, Chair Staats adjourned the meeting at 5:32 p.m.

Respectfully submitted,
Leslie Evans



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

12/17/12
Item 2
Regular Agenda
Page 1

APPLICANT / DEVELOPMENT: All County Surveying on behalf of Edanbra Development, L.C.

CASE MANAGER: Beverly Zendt, Assistant Planning Director

ITEM DESCRIPTION: P-FY-12-36 Consider and take action on the Final Plat for King's Cove a 6.464 ± acre, 5-lot, 1-block residential subdivision located north of the intersection of Rocky Lane and Kings Cove.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of King's Cove.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of King's Cove on September 3rd and 5th 2012; November 5th and 7th 2012; and November 19th and 21st 2012. The plat was deemed administratively complete on December 6, 2012

The Final Plat of King's Cove is a 5 lot, 1 block residential (Urban Estates) subdivision located just north of the intersection of Rocky Lane and Kings Cove. The applicant is proposing a five lot development to be accessed by means of a 25' private drive. Property owners located along the private drive have shared ownership of the private drive and a perpetual easement for the purposes of ingress and egress established in a partition deed effective March 6, 1981. Partial ownership of the private drive, and the related access easement, will transfer to the Homeowners Association (HOA) when the HOA has been legally established.

The current owner of the subject tract anticipates utilizing the proposed common areas, designated Tracts A, B, and C, to widen the private drive within the subdivision to meet city ROW standards. The owner has agreed to post no-parking signs along the private drive to allow uninhibited access of emergency services vehicles to the proposed lots.

.A one-sixth interest in the private drive runs with title to the 1.40 acre tract at the northwest corner of Rocky Lane and Kings Cove. If this property is ever brought into the Kings Cove development, there would be some potential to upgrade the neck of the private drive and perhaps offer the entire private street to the City as an extension of the public street, Kings Cove.

All lots will be served by an existing 8" waterline currently located in a Utility Easement along the west portion of the private drive. New waterlines will be installed within the development. The applicant is proposing on-site sewage facilities for all lots in the subdivision.

FISCAL IMPACT: N/A

ATTACHMENTS: Plat and Topo/Utility Map

FINAL PLAT of
KING'S COVE
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

Being part of the S. P. TERRY SURVEY, ABSTRACT 812, Bell County, Texas, being a portion of a called 3.61 Acre tract conveyed as "Tract 1" to Brad Dusek in Document No. 2004-00024451, Official Public Records of Real Property, Bell County, Texas, all of a called 1.54 Acre tract conveyed to Edanbra Development, Bell County, Texas, all of a called 1.195 Acre tract conveyed to Brad Dusek in Document No. 2010-00020572, Official Public Records of Real Property, Bell County, Texas, and all of a called 1.868 Acre tract conveyed to Brad Dusek in Document No. 2010-00020572, Official Public Records of Real Property, Bell County, Texas, and all of a called 1.868 Acre tract conveyed to Brad Dusek in Document No. 2010-00020572, Official Public Records of Real Property, Bell County, Texas.

This plat is to accompany a metas and bounds description of the herein shown 6.464 acre tract.

STATE OF TEXAS
COUNTY OF BELL

EDANBRA DEVELOPMENT, L.C., A TEXAS LIMITED LIABILITY COMPANY, OWNER OF A PORTION OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS KING'S COVE, WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, 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.

EDANBRA DEVELOPMENT, L.C.
A TEXAS LIMITED LIABILITY COMPANY

BY:
BRAD DUSEK, PRESIDENT

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD DUSEK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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

STATE OF TEXAS
COUNTY OF BELL

BRAD DUSEK, OWNER OF A PORTION OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS KING'S COVE, WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, 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:
BRAD DUSEK

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD DUSEK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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, PLANNING & ZONING _____

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF KING'S COVE, WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPLE ON THE _____ DAY OF _____ 2012. SAID SUBDIVISION SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF TEMPLE, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____, 2012.

CITY SECRETARY _____

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 THIS PLAT.

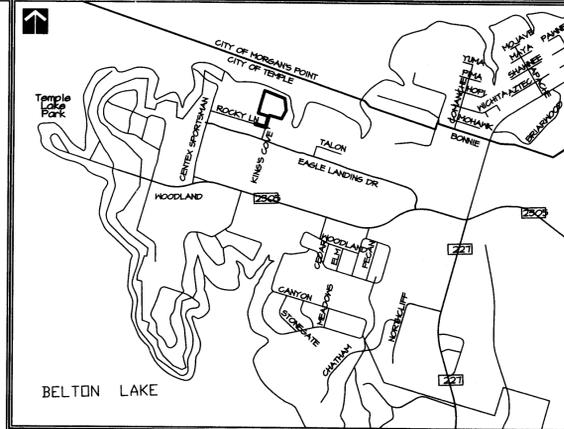
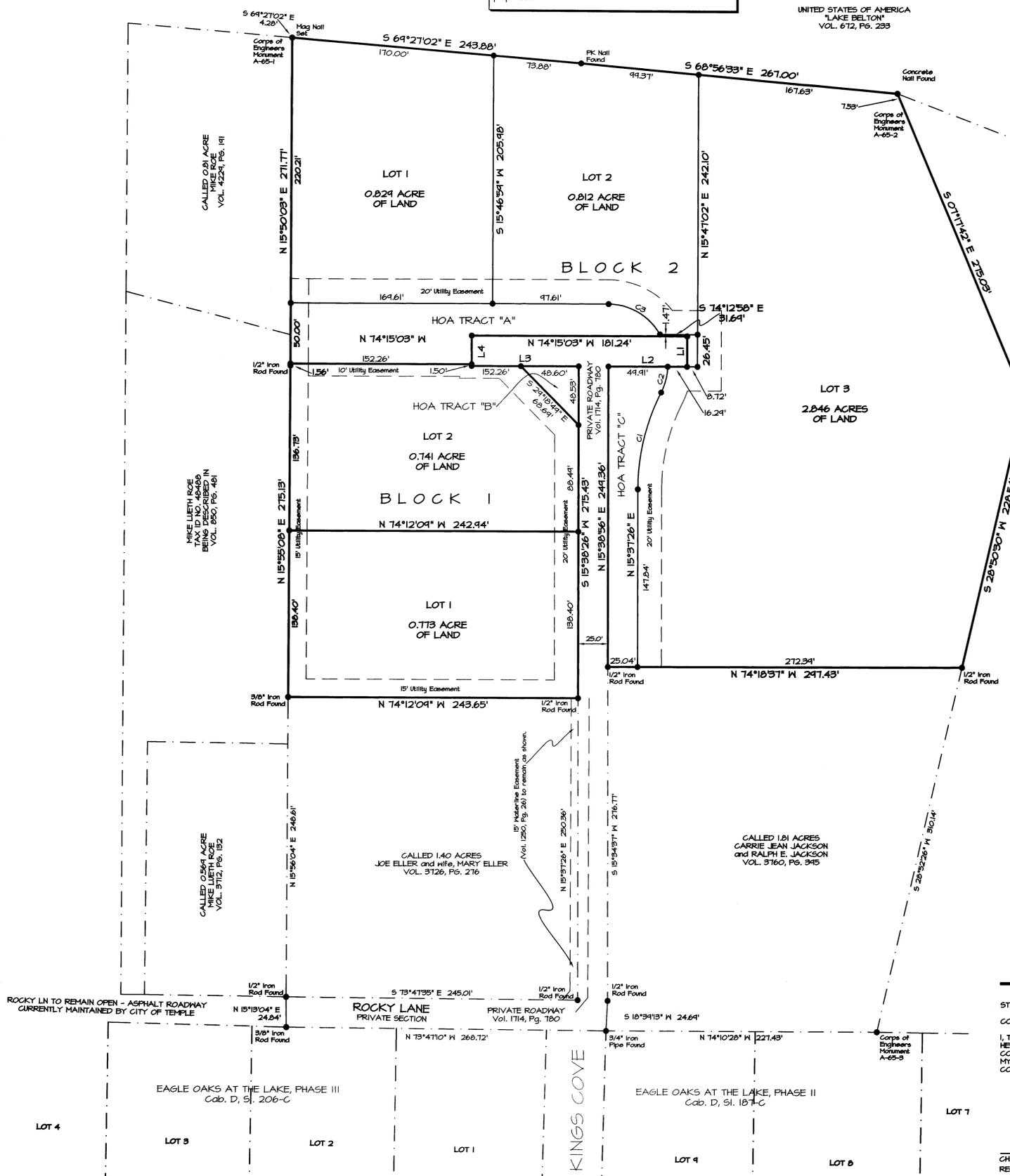
STEVEN KIRKPATRICK, P. E.
Registration Number 105046

This project is referenced to the City of Temple Coordinate System, an extension of the Texas Coordinate System of 1983, Central Zone. All distances are horizontal surface distances and all bearings are grid bearings. All coordinates are referenced to City Monument No. 500. The theta angle at City Monument No. 500 is 01° 28' 27". The combined correction factor (CCF) is 0.999851. Grid distance = surface distance X CCF. Geodetic north = grid north + theta angle. Published City coordinates for City Monument No. 500 are N= 10395.827150 E= 3192.01810. Reference tie from City Monument No. 500 to the northeast corner of said 6.464 acre tract is N 59°26'21" W 4426.57 feet.

SPECIAL HOA ROADWAY TRACT NOTE

Tracts A, B, and C as shown, are parcels that shall be conveyed to the Home Owners Association and are intended to be specifically reserved for roadway purposes and utility purposes.

UNITED STATES OF AMERICA
"LAKE BELTON"
VOL. 612, PG. 283



VICINITY MAP - N.T.S.

LOTS - 5
BLOCKS - 2
TRACTS - 3
AREA - 6.464 ACRES



UNITED STATES OF AMERICA
"LAKE BELTON"
VOL. 612, PG. 285

LINE	BEARING	DISTANCE
L1	N 15°46'23" E	25.00'
L2	S 74°15'54" E	66.20'
L3	S 74°16'20" E	40.26'
L4	S 15°46'23" W	25.00'

CURVE/RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	83.28'	S 24°15'25" E	21°15'56"
C2	50.00'	22.18'	N 30°11'00" E	25°24'41"
C3	50.00'	52.39'	N 44°12'03" W	54°56'11"

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.

By: _____
Bell County Tax Appraisal District

RECORDATION INFORMATION:
PLAT RECORDED IN CABINET _____, SLIDE _____, PLAT RECORDS OF BELL COUNTY, TEXAS
DEDICATION RECORDED IN INSTRUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS
FILED THIS THE _____ DAY OF _____, 2012.

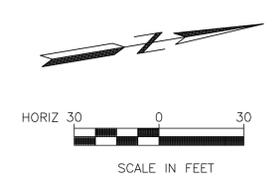
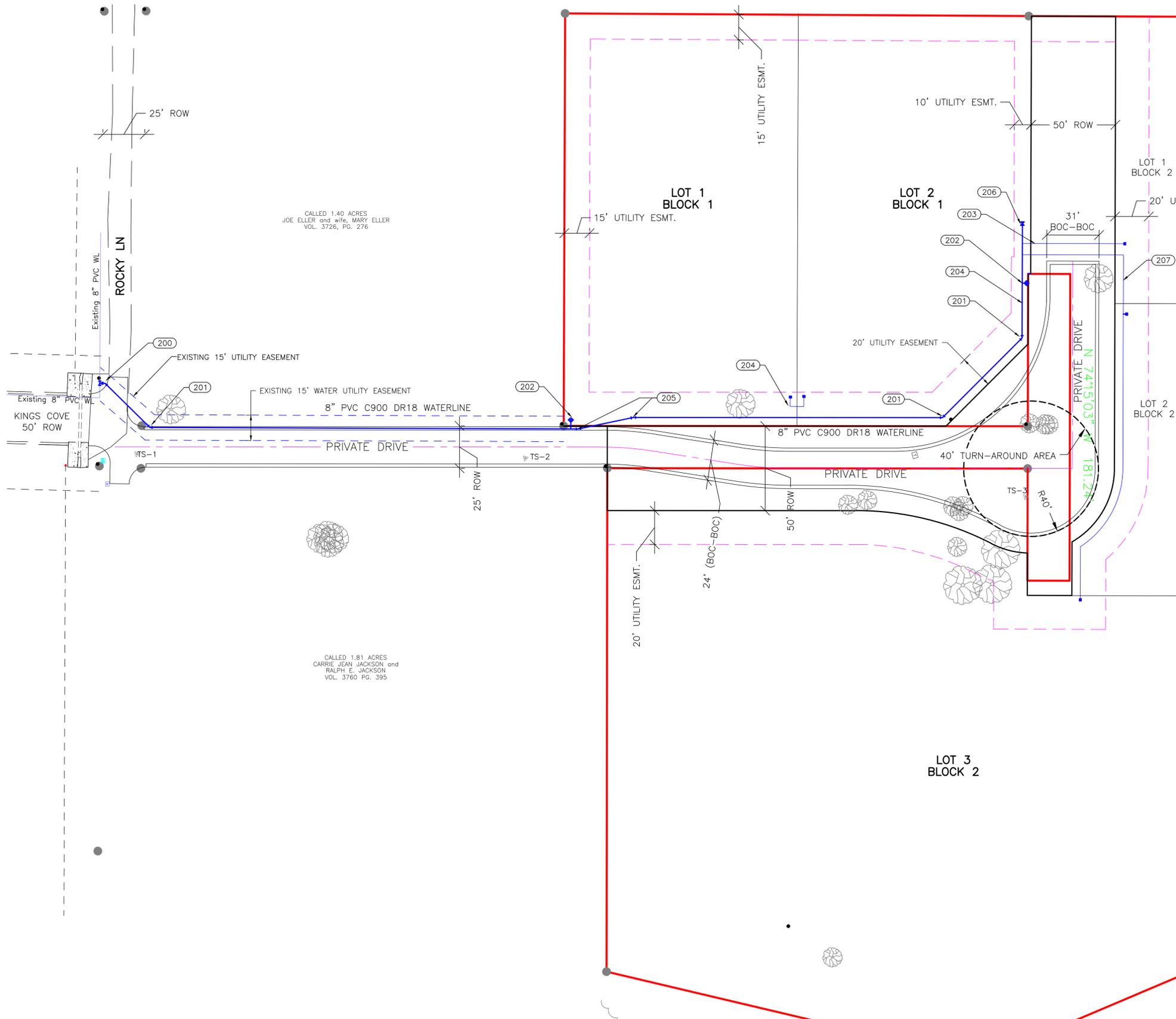
STATE OF TEXAS
COUNTY OF BELL
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND,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

CHARLES C. LUCKO, R.P.L.S.
REGISTRATION NO. 4636
DATE SURVEYED: DECEMBER 17, 2011

FINAL PLAT of
KING'S COVE
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

ALL COUNTY SURVEYING, INC.
1303 South 21st Street, Temple, Texas 76504
(254) 718-2272 FAX (254) 714-7608

Plot date: 12-08-2012
Job No: 110411.2
Date: 08-16-2012
Scale: 1" = 50'
Drawing No: 11041102P
Drawn By: SLM
Checked By: CCL



- KEYED NOTES** ①
1. CAUTION!!! OVERHEAD ELECTRIC
 2. CAUTION!!! ELECTRIC POWER POLE
 3. EXISTING STORM SEWER INLET
 4. EXISTING TELEPHONE BOX
 5. EXISTING SANITARY SEWER MANHOLE
 6. EXISTING 15" SANITARY SEWER MAIN

- LEGEND**
- PROPOSED 8" WATER MAIN
 - PROPOSED 1" WATER SERVICE
 - PROPOSED FIRE HYDRANT

- UTILITY KEYED NOTES:**
- WATER: DOMESTIC
- ②00 FURNISH AND INSTALL
 - (1) CONNECTION TO EXISTING MAIN
 - (1) 8"x8" MJ TEE
 - (1) 8" MJ GATE VALVE
 - (1) 8" MJ 45° BEND
 - (PER PROJECT DETAIL)
 - ②01 FURNISH AND INSTALL
 - (1) 8" MJ 45° BEND
 - (PER PROJECT DETAIL)
 - ②02 FURNISH AND INSTALL
 - (1) STANDARD FIRE HYDRANT ASSEMBLY
 - (PER PROJECT DETAIL)
 - ②03 FURNISH AND INSTALL
 - (1) SINGLE LONG SERVICE
 - (PER PROJECT DETAIL)
 - ②04 FURNISH AND INSTALL
 - (1) SHORT BULLHEAD SERVICE
 - (PER PROJECT DETAIL)
 - ②05 FURNISH AND INSTALL
 - (2) 8" MJ 11.25° BENDS
 - (PER PROJECT DETAILS)
 - ②06 FURNISH AND INSTALL
 - (1) 8" MJ GATE VALVE
 - (PER PROJECT DETAILS)
 - ②07 FURNISH AND INSTALL
 - (1) LONG DOUBLE SERVICE
 - FOR LOTS 2 AND 3 OF BLOCK 2

Date:	Revisions	Remarks:

KINGS COVE SUBDIVISION
EDANBRA DEVELOPMENT
 Temple, Texas



SITE UTILITY PLAN

Project No:
122010.00

C3.0



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

12/17/12
Item # 3
Regular Agenda
Page 1 of 6

APPLICANT/ DEVELOPMENT: Ricky Lewis

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: Z-FY-13-01 Hold a public hearing to discuss and recommend action on permanent zoning from Agricultural District (AG) to Planned Development-Single Family One District (PD-SF-1) at 305 Ben Nevis Lane, located on Lot 4, Block 1, The Highlands Phase 1.

STAFF RECOMMENDATION:

Staff recommends approval of the requested zone change to Planned Development Single Family One District (PD SF-1), **subject to the attached site plan**, 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. Public and private facilities are available to subject property.

ITEM SUMMARY: The applicant's requested zone change from Agricultural District (AG) to Planned Development Single Family One District is to establish permanent zoning within a residential zoning district and to allow a reduced side yard setback on the south property line. If approved, the proposed Planned Development District would have a base zoning of Single Family One (SF-1) and would be subject to the attached site plan.

The property's Agricultural District (AG) requires a side yard setback of 15 feet from the property line. Earlier in the year, the applicant submitted a building permit for a proposed expansion of the existing house resulting in a side yard setback of 5-feet-6-inches from the south property line. The septic system's location in the rear yard prevents the applicant from expanding the house into the rear yard. The building permit was put on hold pending the results of the applicant's variance request for a reduced side yard setback along the south property line.

The applicant's variance request was denied at the November 7, 2011 meeting of the Zoning Board of Adjustment. **This zone change request is the applicant's last attempt to establish a reduced side yard setback for his proposed house expansion.**

This property's plat, The Highlands, Phase I, was platted in 1979. This subdivision was annexed by the City of Temple on January 8, 1997 and given a temporary zoning designation of Agricultural District. The property owners within this subdivision have never pursued permanent residential zone changes for their individual properties.

The recorded plat reflects a 25-foot front yard building setback, which differs from the Agricultural District's more restrictive minimum required 50-foot front yard setback requirement. The plat's recorded 25-foot front yard setback is consistent with the Unified Development Code's (UDC) Single Family One District (SF-1). Although the City of Temple does not enforce restrictive covenants, those of The Highlands Phase I, allow side yard setbacks of 5 feet. **The proposed Planned Development Single Family One District (PD-SF-1) would allow the applicant's reduced yard setbacks, per the attached site plan.**

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	
North	AG	Single Family Residential	

Direction	Zoning	Current Land Use	Photo
South	AG	Single Family Residential	
East	AG	Undeveloped	
West	AG	Single Family Residential	

Direction	Zoning	Current Land Use	Photo
			 <p>Ben Nevis Lane</p>
			 <p>Ben Nevis Lane St. Andrew Place</p>

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 (FLUP)	This property has a Suburban Residential classification. The applicant's requested "base" zoning district of SF-1 for the proposed Planned Development complies with Suburban Residential classification.	Y
CP	Map 5.2 - Thoroughfare Plan	The property fronts Ben Nevis Lane, which is identified as a local street. Local streets are appropriate for single family developments.	Y
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	A 6-inch water line runs along the west right-of-way of Ben Nevis Lane. A fire hydrant is also located on that water line, north of the applicant's property. The property is serviced by a septic system.	Y
STP	Temple Trails Master Plan Map & sidewalks	The Plan does not reflect a proposed trail along Ben Nevis Lane.	Y

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

DEVELOPMENT REGULATIONS:

According to the City of Temple Comprehensive Plan, the Suburban Residential land use classification is characterized by mid-size single family lots, allowing for greater separation between dwellings and more emphasis on green space versus streets and driveways.

The SF-1 zoning district permits single-family detached residences and related accessory structures and provides standard single-family lots and should serve as a transition between larger and smaller lot single family districts.

The following residential uses are **permitted by right** in the proposed **Single Family One (SF-1)** “base” zoning district:

- Industrialized housing; and
- Single Family Detached Dwelling;

Prohibited uses include, single-family attached dwelling, duplex, patio home, townhouse, and apartments, among others.

Dimensional standards are as follows:

- Minimum lot size – 7,500 sq ft
- Minimum Lot Width – 60’
- Minimum Lot Depth – 100’
- Front Yard Setback – 25’
- Side Yard Setback (interior) – 10% of Lot width with 6’ (min.) and 7.5 (max.)
- Side Yard Setback (corner yard) – 15’
- Rear Yard Setback – 10’

Rather than observing the minimum required 7.5-foot side yard setback at the applicant’s south property line, the Planned Development would allow a reduced side yard setback of 5’-6” (5-feet 6-inches) at the south property line. All other setbacks would be consistent with the requirements of the Single Family One District (SF-1).

PUBLIC NOTICE:

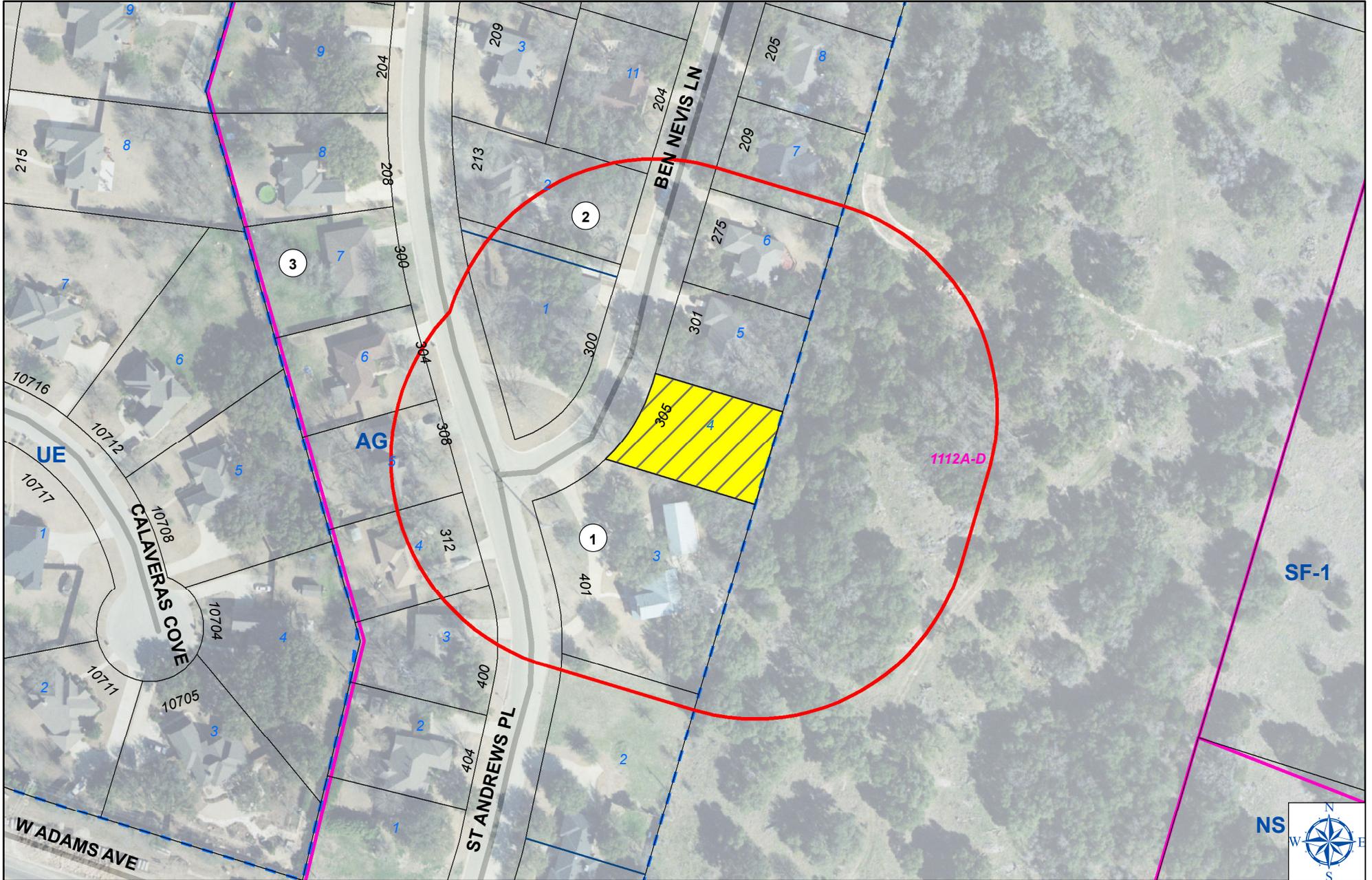
Twenty-three notices of the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of December 13, 2012, one notice was returned in favor of the request and two notices were returned in opposition.

The newspaper printed notice of the Planning and Zoning Commission public hearing on December 6, 2012, in accordance with state law and local ordinance.

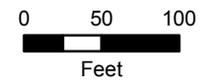
FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Zoning and Location Map
Future Land Use and Character Map
Notification Map
Returned Notices
PD Site Plan

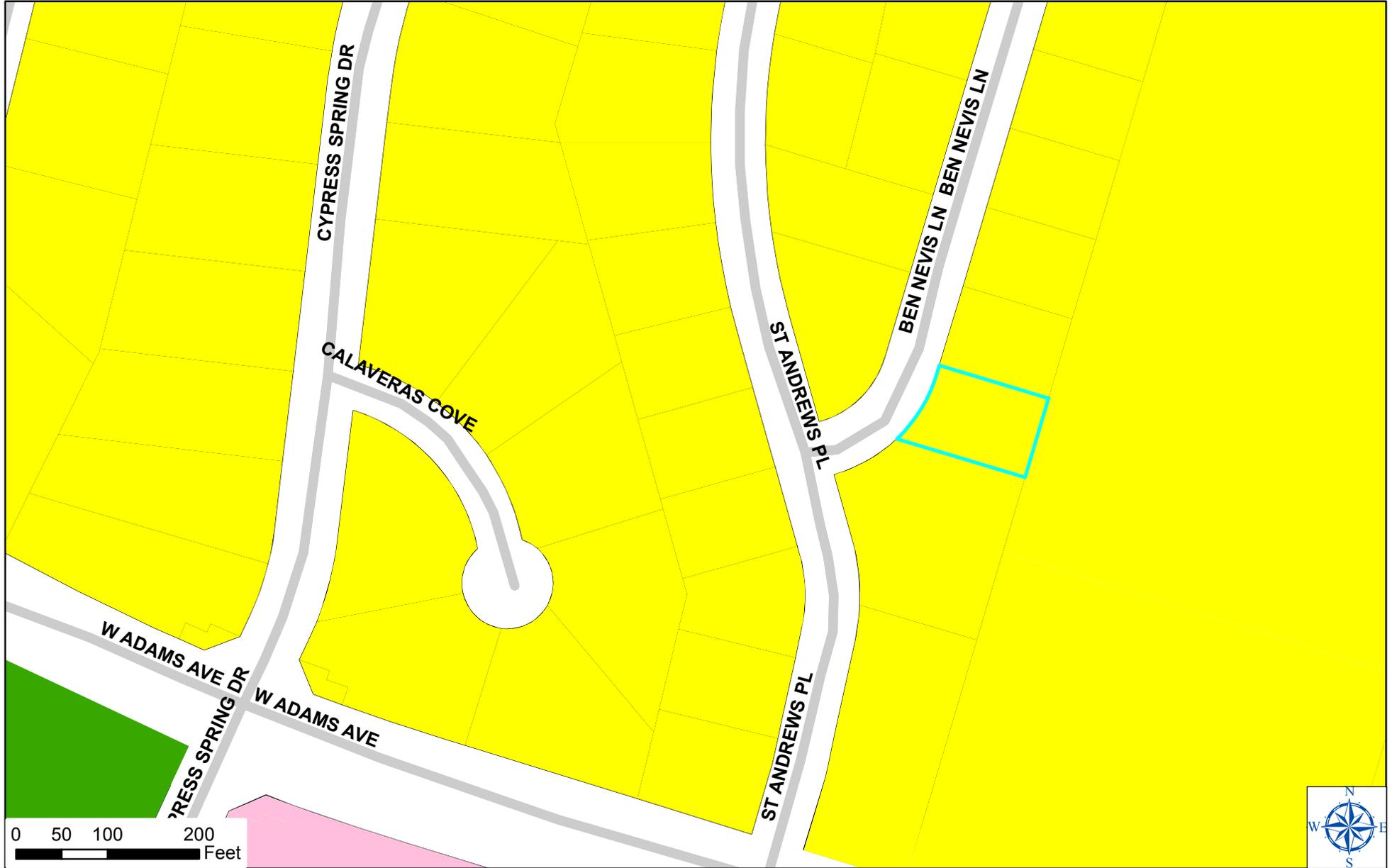


- Case
- Zoning
- 1234-A Outblock Number
- Buffer_200
- Subdivision
- 1234 Address
- Block Number
- Lot Number



11/20/2012
 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.



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

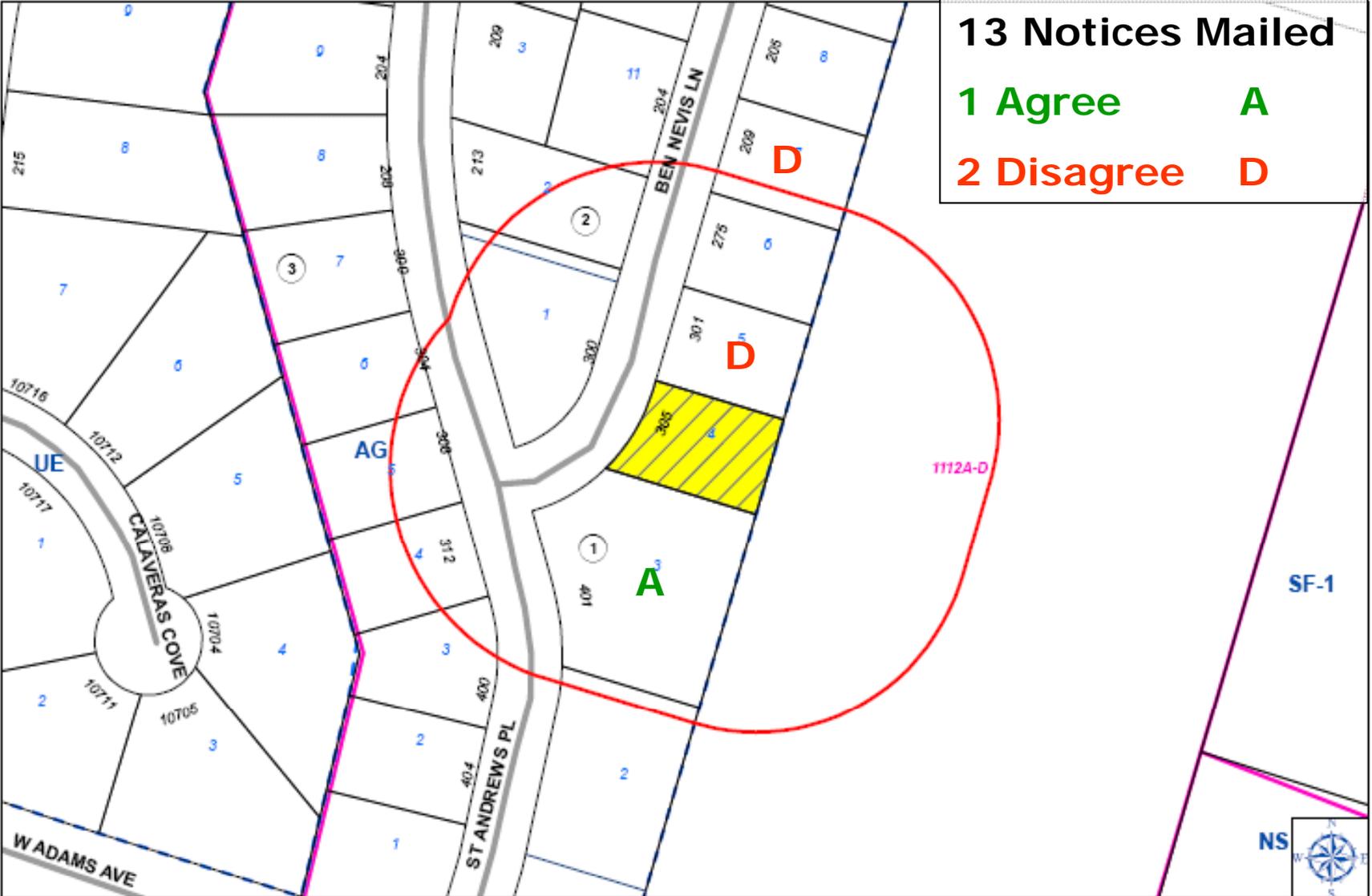
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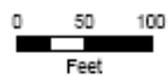
13 Notices Mailed

1 Agree A

2 Disagree D



- Case
- Zoning
- 1234-A Outblock Number
- Block Number
- Buffer_200
- Subdivision
- 1234 Address
- 1 Lot Number



11/20/2012
City of Temple GIS
Tierly

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

Wayne Etux Judith Parker
301 Ben Nevis Lane
Belton, Texas 76513

Zoning Application Number: Z-FY-13-01 **Project Manager:** Tammy Lyerly

Location: 305 Ben Nevis Lane

The proposed zone change to assign permanent zoning after annexation is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice, and provide any additional comments you may have.

I recommend () approval () denial of this request.

Comments:

I have to object to permitting one property owner to obtain permanent zoning, while the City has not established a permanent zoning district of all property owners within the annexed area. It allows a precedence to be set for others to ask for other special zoning district variance.

Wayne Parker
Signature

Wayne Parker
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than December 17, 2012

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

RECEIVED
DEC 10 2012
City of Temple
Planning & Development

Number of Notices Mailed: 13

Date Mailed: December 6, 2012



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

David M. Stirman
209 Ben Nevis Lane
Belton, Texas 76513

RECEIVED

DEC 13 2012

City of Temple
Planning & Development

Zoning Application Number: Z-FY-13-01

Project Manager: Tammy Lyerly

Location: 305 Ben Nevis Lane

The proposed zone change to assign permanent zoning after annexation is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice, and provide any additional comments you may have.

I recommend () approval (X) denial of this request.

Comments:

AS I UNDERSTAND IT, THIS WOULD BE A VIOLATION
OF CITY CODES + OUR DEED RESTRICTIONS. IT WOULD
DEVALUE A HOVR NEIGHBORHOOD TO ALLOW EVERYONE TO
DO THIS. WHY SHOULD ONE BE ALLOWED?

David M. Stirman
Signature

DAVID M. STIRMAN
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than December 17, 2012

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

Number of Notices Mailed: 13

Date Mailed: December 6, 2012



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

Beth Etvir Fayne Holloway
401 St. Andrews Place
Belton, Texas 76513

Zoning Application Number: Z-FY-13-01 **Project Manager:** Tammy Lyerly

Location: 305 Ben Nevis Lane

The proposed zone change to assign permanent zoning after annexation is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice, and provide any additional comments you may have.

I recommend approval () denial of this request.

Comments:

*It would be great to see the Lewis get
to add on & make improvements to their
home.*

Fayne Holloway
Signature

Fayne Holloway
Print Name

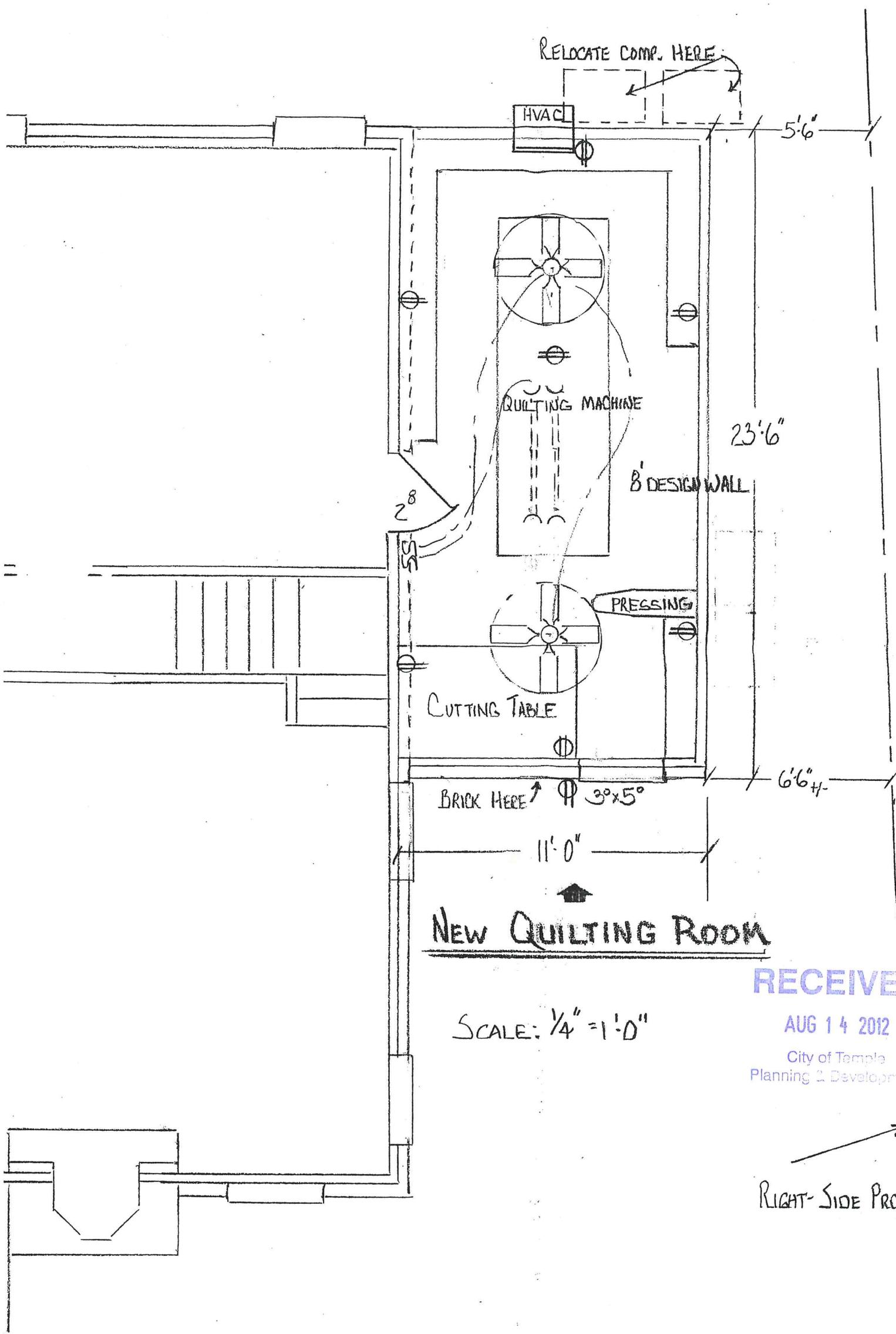
Please mail or hand-deliver this comment form to the address shown below, no later than December 17, 2012

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

RECEIVED
DEC 13 2012
City of Temple
Planning & Development

Number of Notices Mailed: 13

Date Mailed: December 6, 2012



NEW QUILTING ROOM

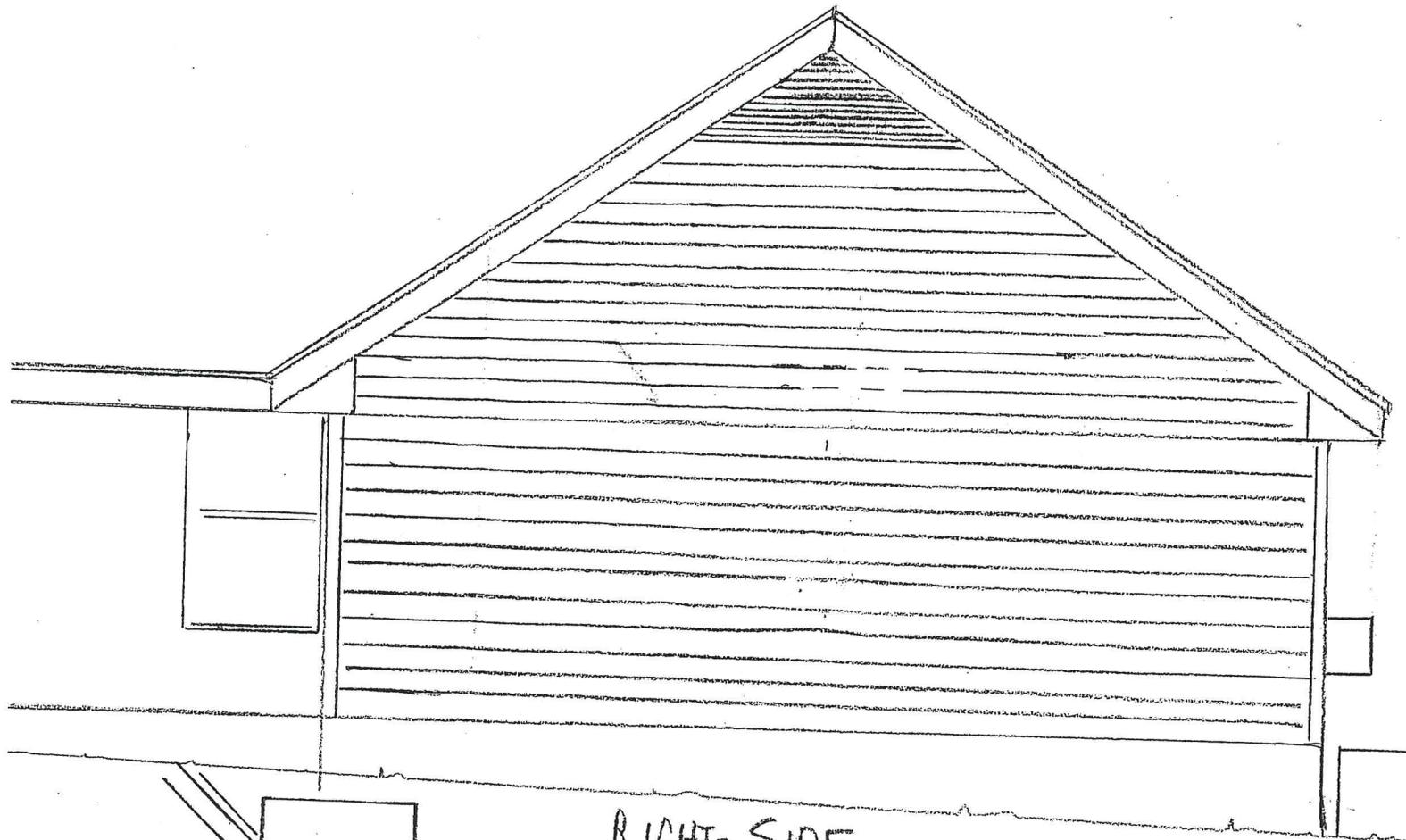
SCALE: 1/4" = 1'-0"

RECEIVED

AUG 14 2012

City of Temple
Planning & Development

RIGHT-SIDE PROPER



RIGHT-SIDE



RECEIVED
AUG 14 2012
City of Temple
Planning & Development

FRONT VIEW



PLANNING AND ZONING COMMISSION AGENDA ITEM

12/17/2012
Item 4
Regular Agenda
Page 1 of 3

APPLICANT/DEVELOPMENT: Lamar Advertising

CASE MANAGER: Beverly Zendt, Assistant Director of Planning

ITEM DESCRIPTION: Z-FY-13-02 Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow an off-premise sign relocation closer than 1,500 feet from another off-premise sign at 3010 S. General Bruce Drive.

STAFF RECOMMENDATION: Staff recommends approval of the requested Conditional Use Permit. Based on current City spacing requirements of 1,500' this area - approximately 1.9 miles from H.K. Dodgen Loop to Airport Rd. - should not exceed 6-7 billboards on each side if an average spacing were calculated. The existing west side (of this area) of I-35 currently has six off-premise signs and the east side of I-35 has seven off-premise signs. The proposed sign location would place a new sign 650' from the closest off-premise sign to the south and approximately 1,650' from the closest off-premise sign to the north. The addition of one off-premise sign in this location will not significantly diminish the spirit of the ordinance and will add no new signs to this area.

ITEM SUMMARY: The UDC limits the number of off-premise signs to the number of signs in existence on March 7, 2002. The UDC provides standards for the erection of replacement signs and for sign relocations necessitated by Texas Department of Transportation (TxDOT) road improvement projects. Specifically Section 7.5.11L of the Unified Development Code (UDC) states,

*If a sign located within the proposed public street right-of-way of a state highway is to be relocated to accommodate a regulated highway project and the Texas Department of Transportation issues a permit for relocation of the sign, the Director of Construction Safety **may** also issue a Sign Permit if the sign meets all current City standards, except that the relocated sign:*

- 1. Does not require payment of a permit fee;*
- 2. May be erected a minimum of five feet from any highway right-of-way line;*
- 3. May be constructed with the same number of poles and same type of materials as the existing sign; and*
- 4. May be erected without enlarging the sign face.*

The I-35 expansion project and the subsequent TxDOT right-of-way acquisition have resulted in the displacement of numerous billboards. Lamar Advertising, the applicant, currently has a billboard

located at 2914 South General Bruce Drive that will be affected by TxDOT right-of-way acquisition. The applicant is proposing relocating the sign 254' to the south to 3010 S. General Bruce Drive.

Section 7.5.11B of the UDC permits the erection of signs only in Commercial, Light Industrial, and Heavy Industrial districts on property fronting on I-35 and on HK Dodgen Loop. The area proposed for relocation is zoned Light Industrial in compliance with this requirement. Section 7.5.11B further establishes requirements for spacing, area, height, and setbacks of new off-premise signs on I-35. The proposed sign will comply with all area and height standards established in this section and with setback and material standards governing TxDOT initiated relocations. The proposal is for the relocation of a 14' x 48' (area) metal, monopole sign setback 17' from the right-of-way (after expansion is complete). The height of the new sign will be no taller than 42.5'.

City staff has maintained the position that if an existing off-premise sign on I-35 must be relocated because of the I-35 expansion, City staff will approve the sign relocation on the same site. If the existing zoning is not correct the City will consider processing a zoning change to allow compliance or a Planned Development if the straight zoning is not a positive option for the City. If the sign cannot be relocated on the same site, the City will consider an alternate location on I-35 if: the correct zoning is in place (Commercial, Light Industrial and Heavy Industrial); the spacing requirements can be met (1,500 feet of another off-premise sign); and dimensional standards are met (total area per face of 672 square feet or less and no more than 42.5' tall). On September 20, 2012, City Council amended the UDC to include a requirement that an applicant obtain a Conditional Use Permit when any of the criteria above cannot be met. Although the proposed sign complies with dimensional and zoning requirements, the proposed location will not be compliant with spacing requirements. The proposed sign will be erected approximately 650' to an existing sign south of the proposed location.

The Conditional Use Permit is required because the 1,500' spacing requirement between off-premise signs is not met. All other requirements have been satisfied.



W/S IH 35, .5miles North Of Loop 363 south



I-35 Corridor - approximate distance between existing and proposed sign locations

PUBLIC NOTICE:

Three notices of the Planning and Zoning Commission public hearing were sent to surrounding property owners. As of Wednesday, December 12, 2012 at 12:00 PM, no notices had been returned either in favor or in opposition to the proposed Conditional Use Permit. The newspaper printed notice of the Planning and Zoning Commission public hearing on December 6, 2012, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

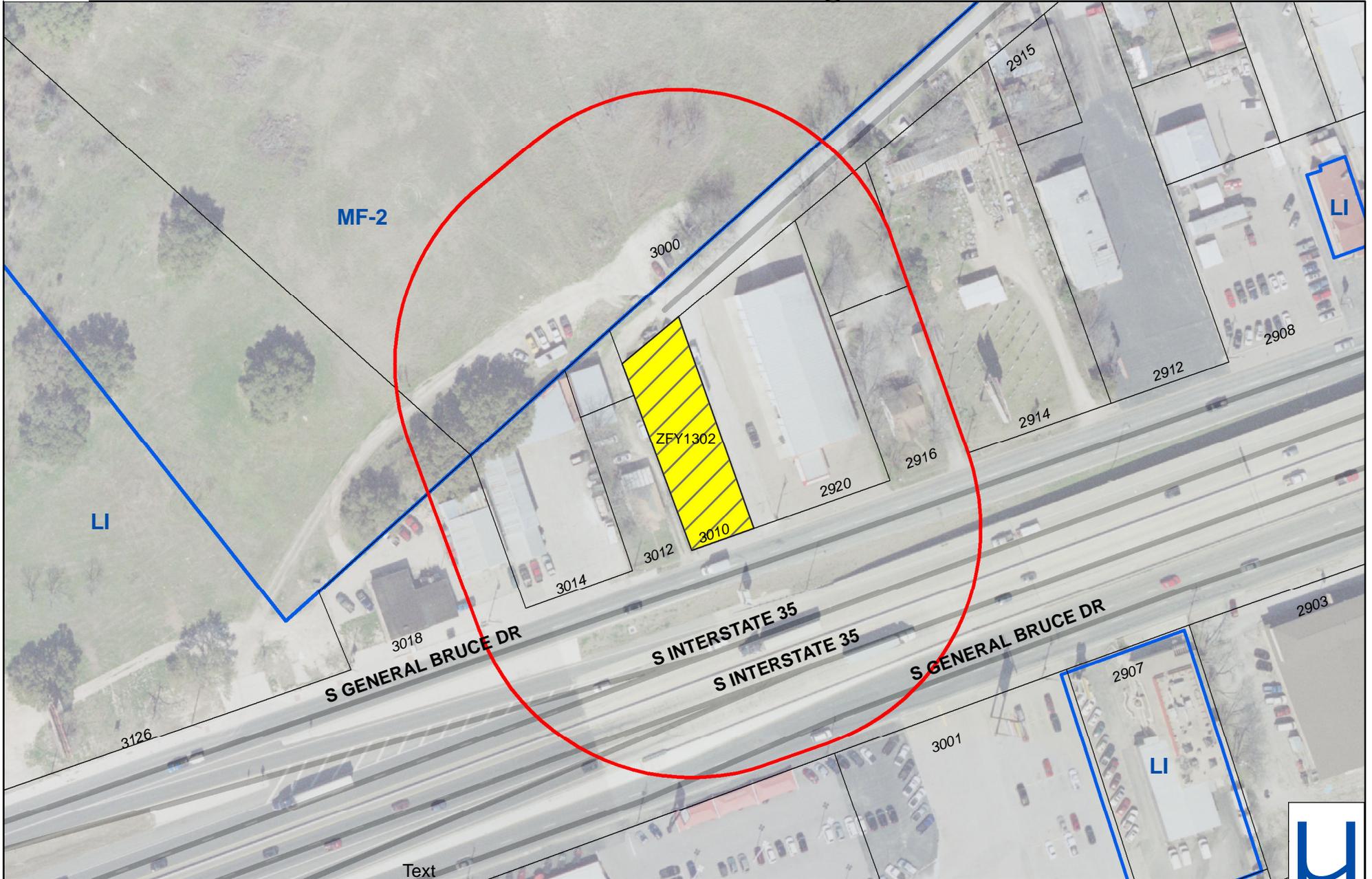
Aerial and Notification Map



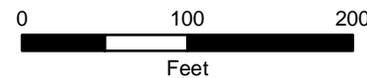
Z-FY-13-02

Conditional Use Permit Request for Off-Premise Sign

3010 South
General Bruce Drive



 Case
  Buffer_200
  Zoning



City of Temple
Planning Department
bzndt

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PLANNING AND ZONING COMMISSION AGENDA ITEM

12/17/2012
Item 5
Regular Agenda
Page 1 of 3

APPLICANT / DEVELOPMENT: Lamar Advertising

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: Z-FY-13-03 Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow an off-premise sign relocation closer than 1,500 feet from another off-premise sign at 2502 N. General Bruce Drive.

STAFF RECOMMENDATION: Staff recommends approval of the requested Conditional Use Permit. Based on current City spacing requirements of 1,500', this area - approximately 3.31 miles, from S. 53rd Street to approximately 680 feet north of Industrial Blvd. - should not exceed 11-12 billboards on each side if an average spacing were calculated. The existing west side of I-35 currently has thirteen off-premise signs, which includes the sign under consideration. The east side of the interstate has eight off-premise signs. The proposed sign location would place a new sign 1200' from the closest off-premise sign to the south and approximately 1,630' from the closest off-premise sign to the north. The addition of one off-premise sign in this location will not significantly diminish the spirit of the ordinance and will add no new signs to this area.

ITEM SUMMARY: The UDC limits the number of off-premise signs to the number of signs in existence on March 7, 2002. The UDC provides standards for the erection of replacement signs and for sign relocations necessitated by Texas Department of Transportation (TxDOT) road improvement projects. Specifically Section 7.5.11L of the Unified Development Code (UDC) states,

*If a sign located within the proposed public street right-of-way of a state highway is to be relocated to accommodate a regulated highway project and the Texas Department of Transportation issues a permit for relocation of the sign, the Director of Construction Safety **may** also issue a Sign Permit if the sign meets all current City standards, except that the relocated sign:*

- 1. Does not require payment of a permit fee;*
- 2. May be erected a minimum of five feet from any highway right-of-way line;*
- 3. May be constructed with the same number of poles and same type of materials as the existing sign; and*
- 4. May be erected without enlarging the sign face.*

The I-35 expansion project and the subsequent TxDOT right of way acquisition have resulted in the displacement of numerous billboards. Lamar Advertising, the applicant, currently has a billboard

located at 2810 South General Bruce Drive that will be affected by the TxDOT right-of way acquisition. The applicant is proposing relocating the sign approximately 2.86 miles to the north to 2502 North General Bruce Drive. Both locations are on the west side of I-35. It should be noted that the measurement is taken along the highway corridor alignment and not a straight line as the figure depicts.

Section 7.5.11B of the UDC permits the erection of signs only in Commercial, Light Industrial, and Heavy Industrial districts on property fronting on I-35 and on HK Dodgen Loop. The area proposed for relocation is zoned Light Industrial in compliance with this requirement. Section 7.5.11B further establishes requirements for spacing, area, height, and setbacks of new off-premise signs on I-35. The proposed sign will comply with all area and height standards established in this section and with setback and material standards governing TxDOT initiated relocations. The proposal is for the relocation of a 14' x 48' (area) metal, twin I-beam sign, setback 17' from the right-of-way (after expansion is complete). The relocated sign will be constructed with the same type of materials as the existing sign but will replace the two poles with a monopole. The height of the new sign will be no taller than 42.5'.

City staff has maintained the position that if an existing off-premise sign on I-35 must be relocated because of the I-35 expansion, City staff will approve the sign relocation on the same site. If the existing zoning is not correct the City will consider processing a zoning change to allow compliance or a Planned Development if the straight zoning is not a positive option for the City. If the sign cannot be relocated on the same site the City will consider an alternate location on I-35 if: the correct zoning is in place (Commercial, Light Industrial and Heavy Industrial); the spacing requirements can be met (1,500 feet of another off-premise sign): and dimensional standards are met (total area per face of 672 square feet or less and no more than 42.5' tall). On September 20, 2012, City Council amended the UDC to include a requirement that an applicant obtain a Conditional Use Permit when any of the criteria above cannot be met. Although the proposed sign complies with dimensional and zoning requirements, the proposed location will not be compliant with spacing requirements. The proposed sign will be erected approximately 1200' feet north of an existing off-premise sign.

The Conditional Use Permit is required because the 1,500' spacing requirement between off-premise signs is not met. All other requirements have been satisfied.





I-35 Corridor (approximate distance between existing and proposed locations)

PUBLIC NOTICE:

Three notices of the Planning and Zoning Commission public hearing were sent to surrounding property owners. As of Wednesday, December 12, 2012 at 12:00 PM, 2 notices had been returned. One notice was returned in favor and one notice was returned in opposition. The newspaper printed notice of the Planning and Zoning Commission public hearing on December 6, 2012, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

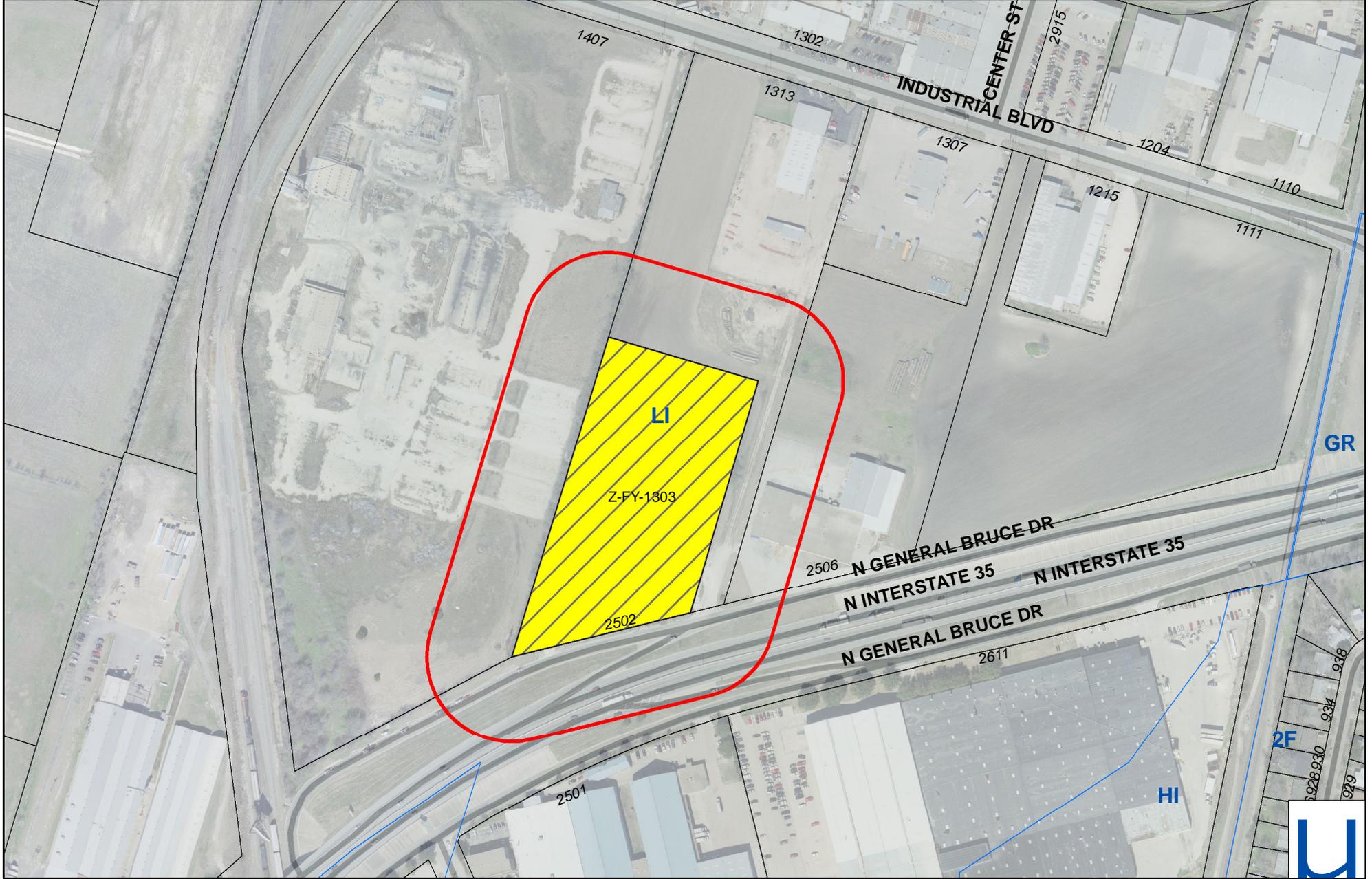
- Aerial and Notification Map
- Adjacent Property Owner Letters



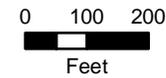
Z-FY-13-03

Conditional Use Permit Request Lamar Billboard

2502 North
General Bruce Drive



 Case
  Buffer_200
  Zoning
 1234 Address



bzendt
 City of Temple
 Planning Department
 11-26-12

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**RESPONSE TO PROPOSED
CONDITIONAL USE PERMIT
CITY OF TEMPLE**

Cloud Construction Company Inc.
P.O. Box 667
Temple, Texas 76503

RECEIVED

DEC 07 2012

Zoning Application Number: Z-FY-13-03

Project Manager: Beverly Zandt

Location: 2502 North General Bruce Drive

A request for a Conditional Use Permit has been submitted to the City of Temple. The area proposed for a Conditional Use Permit is shown in hatched marking on the attached map. The Conditional Use Permit will allow relocation of an existing off-premise sign (billboard). Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the proposed Conditional Use Permit for the property described on the attached notice, and provide any additional comments you may have.

I recommend approval () denial of this request.

Comments:

Perry Cloud
(Signature)

Perry Cloud
(Print Name
PRESIDENT)

Please mail or hand-deliver this comment form to the address shown below, no later than December 17, 2012.

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

RECEIVED
DEC 11 2012
City of Temple
Planning & Development

Number of Notices Mailed: 3

Date Mailed: December 6, 2012



**RESPONSE TO PROPOSED
CONDITIONAL USE PERMIT
CITY OF TEMPLE**

H. Wayne & Barbara Chupik
2413 Spring Lane, Unit A
Austin, Texas 78703

Zoning Application Number: Z-FY-13-03

Project Manager: Beverly Zendt

Location: 2502 North General Bruce Drive

A request for a Conditional Use Permit has been submitted to the City of Temple. The area proposed for a Conditional Use Permit is shown in hatched marking on the attached map. The Conditional Use Permit will allow relocation of an existing off-premise sign (billboard). Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the proposed Conditional Use Permit for the property described on the attached notice, and provide any additional comments you may have.

I recommend () approval denial of this request.

Comments:

WE ARE NOT IN FAVOR OF THIS PROPOSED
CONDITIONAL USE PERMIT
* PLEASE READ ATTACHED COMMENTS

H. Wayne Chupik
Barbara Chupik
(Signature)

BARBARA & Wayne
(Print Name CHUPIK)

Please mail or hand-deliver this comment form to the address shown below, no later than December 17, 2012.

City of Temple
Planning Department
Room 201
Municipal Building
Temple, Texas 76701

Number of Notices Mailed: 3

Date Mailed: December 6, 2012

**RESPONSE TO PROPOSED
CONDITIONAL USE PERMIT
CITY OF TEMPLE**

Zoning Application Number: Z-FY-13-03

Location : 2502 North General Bruce Drive

Project Manager: Beverly Zendt

COMMENTS cont'd

Our response would have been easier if more specific information had been provided; such as EXACT LOCATION and SIZE of Billboard, on proposed property.

The property we own is within Buffer Zone of "case" property, to the EAST on I-35 frontage road (2506 North General Bruce Drive)

We contend that Billboard/signage makes any adjacent properties LESS DESIRABLE and will affect the value of our property ADVERSELY.

It looks as though the other 2 properties involved will not have the same exposure as ours.

There is a good reason the City of Temple does not allow any NEW Billboards we concur!!

Sorry that we cannot be present to comment on this Conditional Use Permit, personally, but would appreciate your consideration of our comments in your deliberations.

Regards,

H Wayne & Barbara Chupik
2413 Spring Lane, Unit A
Austin, Tx 78703
512-334-9198

12/12/12



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

12/17/12
Item # 6
Regular Agenda
Page 1 of 7

APPLICANT/ DEVELOPMENT: John Kiella

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: Z-FY-13-04 Hold a public hearing to discuss and recommend action on a zone change from Agricultural District (AG) to Single Family Three District (SF-3) on 64.073 ± acres and Office Two District (O-2) on 9.665 ± acres, situated in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located on the west side of Old Waco Road, adjacent to Westwood Estates and Hills of Westwood, south of Jupiter Drive.

STAFF RECOMMENDATION:

Staff recommends approval of the requested zone change to SF-3 District for the following reasons:

1. The request does not comply with the Future Land Use and Character Map, but is consistent with the adjacent SF-3 District in the Hills of Westwood development;
2. The request complies with the Thoroughfare Plan; and
3. Public facilities will be available to subject property.

Staff recommends approval of the requested zone change to O-2 District 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. Public facilities will be available to subject property.

ITEM SUMMARY: The applicant's request involves dividing this property, currently zoned Agricultural District (AG), into two zoning districts. The applicant's requested zone change to Single Family Three District (SF-3) would allow development of single family dwellings within the interior of the subject property. The applicant's requested zone change to Office Two District (O-2) would allow development of office related uses only along the property's frontage on Old Waco Road.

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	Agricultural and Undeveloped Land	
			 <p data-bbox="906 989 954 1016">Site</p> <p data-bbox="959 1083 1182 1115">Old Waco Road</p>
			

Direction	Zoning	Current Land Use	Photo
North	AG	Agricultural and Rural Residential	 <p data-bbox="1052 688 1279 722">Old Waco Road</p>
South	AG	Undeveloped Land and Rural Residential	
			

Direction	Zoning	Current Land Use	Photo
East	AG	Agricultural and Rural Residential	
West	SF3	Undeveloped Land and Single Family 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	Site Conditions	Compliance
CP	Map 3.1 - Future Land Use and Character (FLUP)	The east half of the subject property along Old Waco Road is identified as Suburban Commercial. The applicant's requested O-2 District is in compliance. The west half of the property is identified as Suburban Residential. The applicant's requested SF-3 District is more characteristic of urban densities, and does not comply with the low-density characteristics of Suburban Residential. But, the requested SF-3 would be a continuation of the adjacent SF-3 District to the west in the Hills of Westwood development.	Y (partly)
CP	Map 5.2 - Thoroughfare Plan	The property fronts Old Waco Road, which is identified as a Major Arterial. The requested office uses are appropriate along major arterials.	Y

CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	A 14-inch water line runs along the south property line. A 4-inch water line runs along the east property line along Old Waco Road. There are no sewer lines on the subject property, but there are 8-inch sewer lines west of the property in the Hills of Westwood development.	Y
STP	Temple Trails Master Plan Map & sidewalks	The Plan reflects a proposed Citywide Spine Trail along the east edge of the subject property along Old Waco Road. Sidewalks will be required.	Y

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

DEVELOPMENT REGULATIONS:

According to the City of Temple Comprehensive Plan, the Suburban Residential land use classification is characterized by mid-size single family lots, allowing for greater separation between dwellings and more emphasis on green space versus streets and driveways.

Although the requested SF-3 District does not fit the characteristics of the Suburban Residential land use, it is consistent with the adjacent SF-3 zoning district to the west in the Hills of Westwood development.

The SF-3 zoning district permits single-family detached residences and related accessory structures and provides single-family development at **urban densities** in locations well served by public utilities and roadways. The district should have adequate thoroughfare access and be relatively well connected with community and neighborhood facilities such as schools, parks, and shopping areas and transit services.

The following residential uses are **permitted by right** in the **proposed Single Family Three (SF-3)** zoning district:

- Industrialized housing;
- Single Family Detached Dwelling;
- Place of worship; and
- Fire Station

Prohibited uses include Home for the aged, apartment, patio home, single-family attached dwelling, duplex, and townhouse, among others.

Dimensional standards are as follows:

- Minimum lot size – 4,000 sq ft
- Minimum Lot Width – 40'
- Minimum Lot Depth – 100'
- Front Yard Setback – 15'
- Side Yard Setback (interior) – 5'
- Side Yard Setback (corner yard) – 15'
- Rear Yard Setback – 10'

According to the City of Temple Comprehensive Plan, the Suburban Commercial land use is appropriate for office, retail and services uses adjacent to and abutting residential neighborhoods and in other areas where the community's image and aesthetic value is to be promoted, such as at "gateways" and high-profile corridor locations. Therefore, it limits the floor area ratio and requires a higher landscape surface ratio than in the Auto Urban Commercial district. To maintain the suburban character and achieve higher quality development, design standards should be integrated into the zoning ordinance.

The O-2 zoning district permits a variety of low, mid and high rise office development. Apartments are allowed. Buildings in the O-2 District may be built to any legal height. Office buildings over 40 feet in height must provide additional yard space.

The O-2 zoning district is intended to allow for office uses in an area that is primarily business or high density residential. This district provides for professional, financial, medical and other office services and may include corporate offices and major employment centers. Uses in this district generally have low traffic generation characteristics and do not require high visibility to conduct business.

A rezoning from the AG to the O-2 zoning district would allow many uses that would not have been allowed before. Those uses include, but are not limited to, the following:

Residential uses

Single Family Attached
Single Family Detached
Townhouse
Duplex
Triplex

Nonresidential uses

Office
Home for the aged
Hospital
Hotel or motel
Restaurant

Prohibited uses include building material sales, contractor storage or equipment yard, mini-storage warehouse, welding or machine shop, and alcohol beverage sales for off-premise consumption in beer and wine store or package store, among others.

PUBLIC NOTICE:

Twenty-three notices of the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of December 12, 2012, no notices were returned in favor of the request and no notices were returned in opposition.

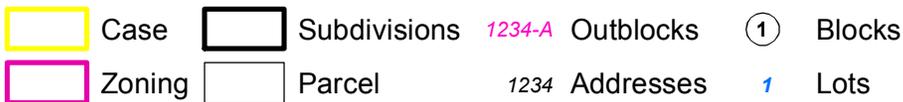
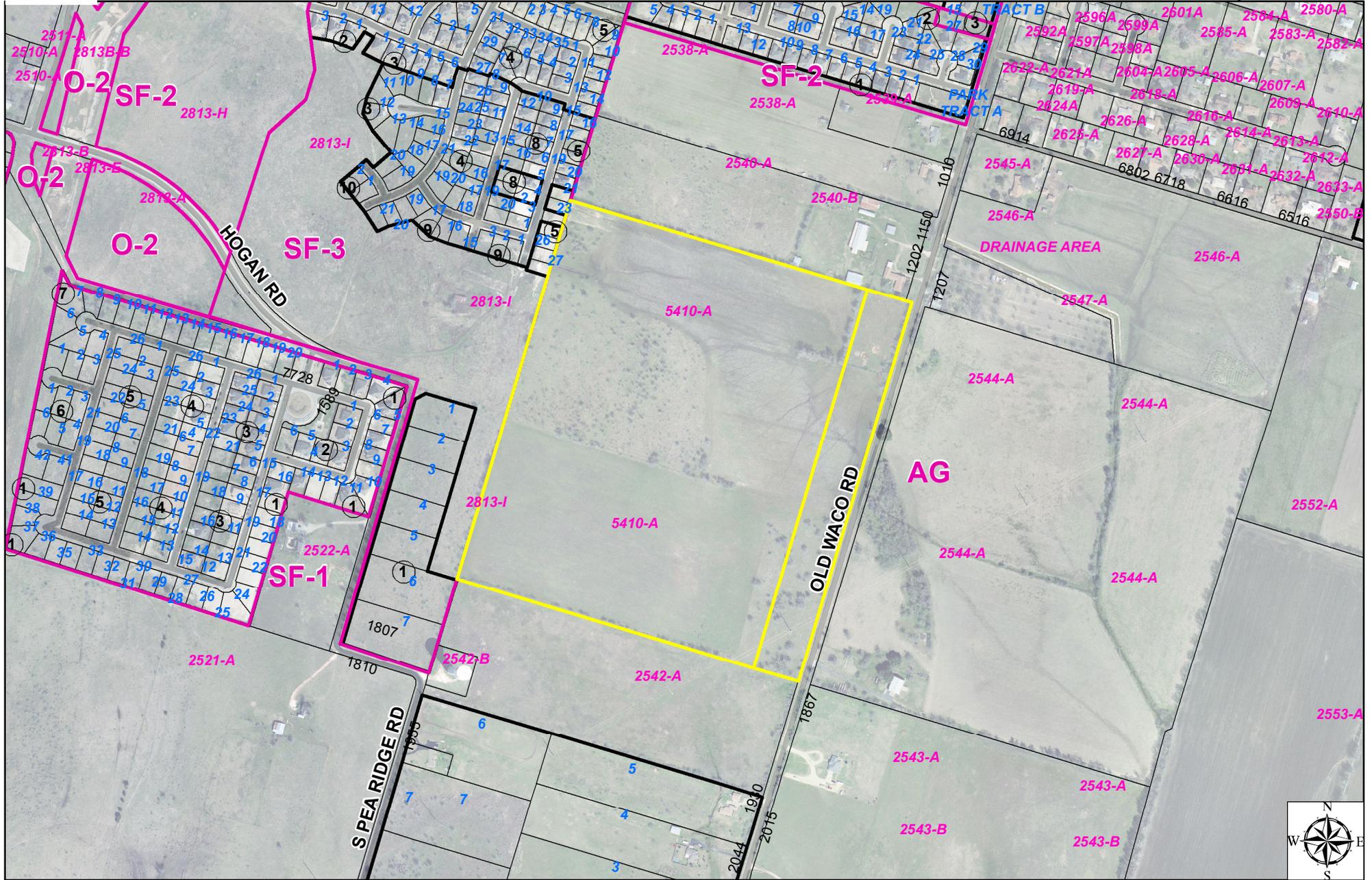
The newspaper printed notice of the Planning and Zoning Commission public hearing on December 6, 2012, in accordance with state law and local ordinance.

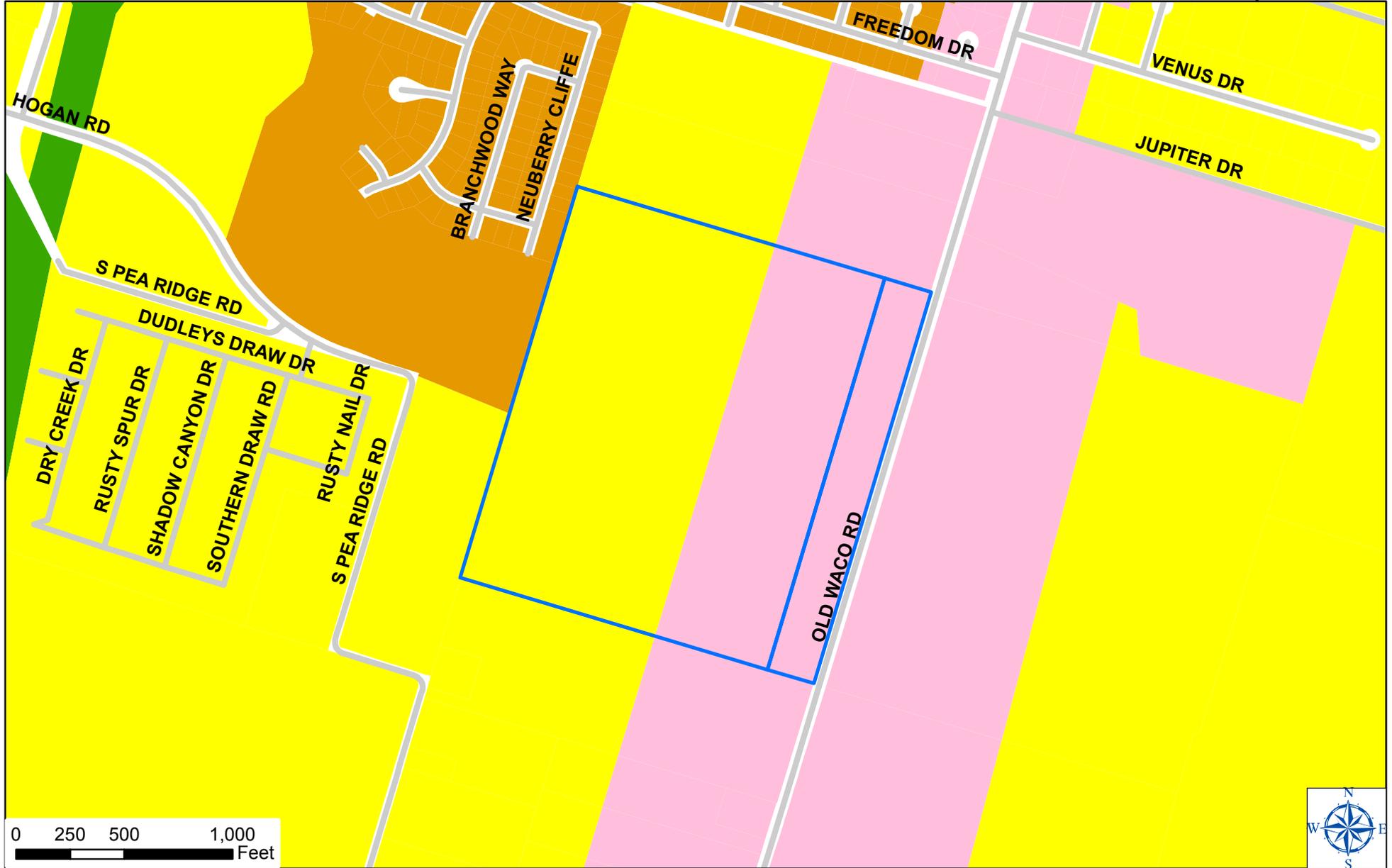
FISCAL IMPACT: Not Applicable

ATTACHMENTS:

[Zoning and Location Map](#)

Future Land Use and Character Map
Notification Map
Returned Notices

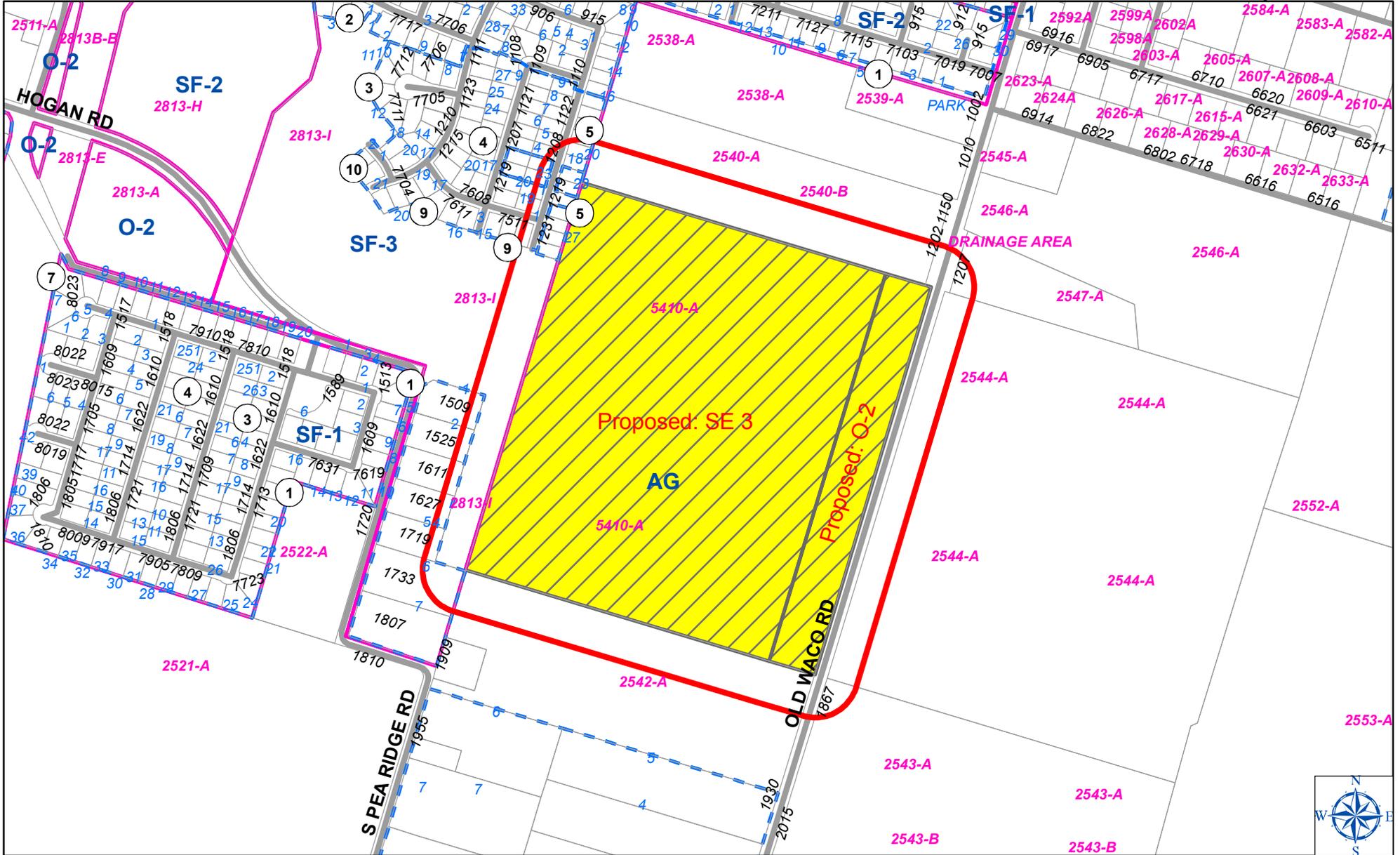




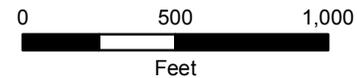
Future Land Use

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

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- Case
- 200' Buffer
- 1234-A Block Number
- Outblock Number
- Subdivision
- Zoning
- 1234 Address
- Lot Number



11/21/2012
City of Temple GIS
gkeith

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PLANNING AND ZONING COMMISSION AGENDA ITEM

12/17/12
Item 7
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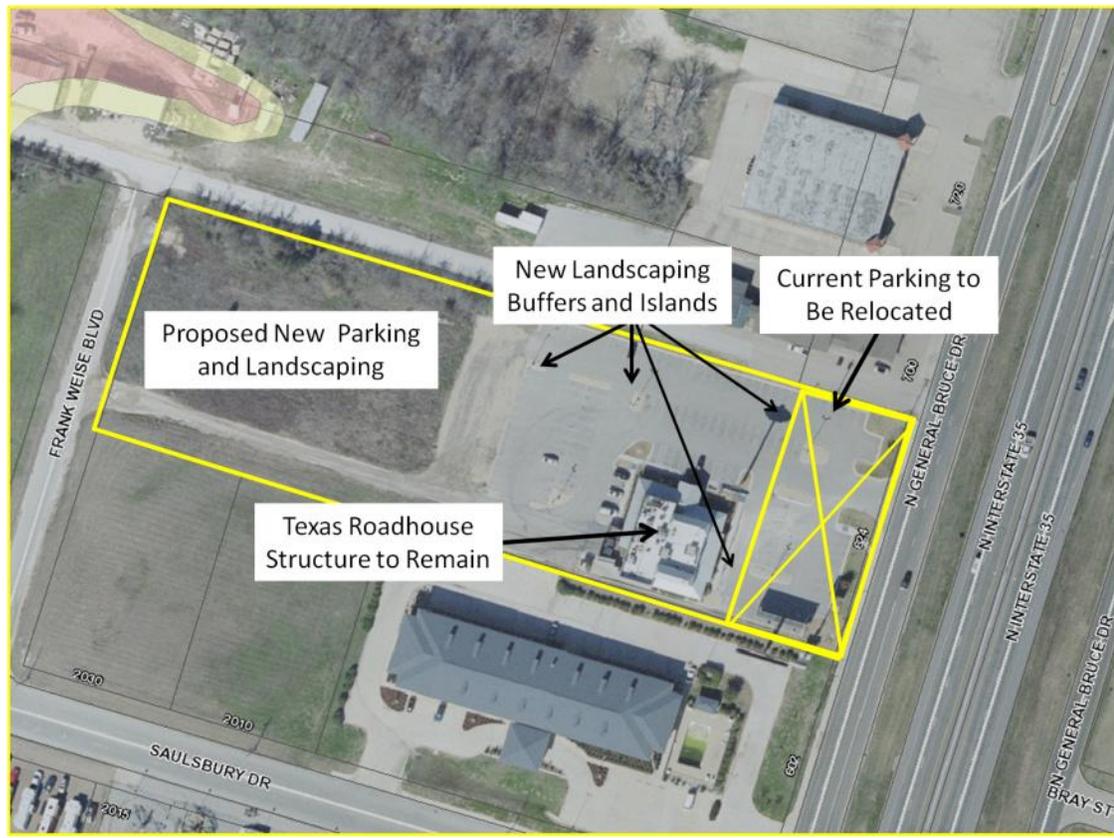
APPLICANT: Dawn Schaffran, GreenbergFarrow on behalf of Roadhouse of Temple LTD.

CASE MANAGER: Beverly Zendt AICP, Assistant Director of Planning

ITEM DESCRIPTION: Z-FY-13-05 – Consider and make a recommendation on an Appeal of Standards in Sec. 6.7 of the Unified Development Code related to the I-35 Corridor Overlay Zoning District for landscaping and parking improvements for Texas Roadhouse, located at 624 North General Bruce Drive.

ITEM SUMMARY: The project is located in the I-35 Corridor Overlay District in the Freeway Retail/Commercial Sub-District. As a result of the I-35 Expansion Project, the property owner, Road House of Temple LTD., will lose approximately 107' of frontage (depth) and approximately 23,968 sq. ft. of property along I-35. Fifty-two parking spaces and related landscape improvements are currently located in the area proposed for condemnation necessitating a new parking and landscaping configuration for the site. Specifically, the applicant proposes the following changes/improvements:

- The addition of 54 new parking spaces on the undeveloped section of the west side (rear) of the property;
- New landscaped parking islands adjacent to new parking on the west side (rear) of property;
- A new \pm 960 SF landscape buffer/plantings located along the north side of driveway entrance;
- A new \pm 3,078 SF landscape buffer in the front of building extending to the ROW;
- New terminal parking islands located adjacent to existing parking on the north side (side) of property; and
- The relocation of two existing light poles from the front parking area to the rear parking area.



In accordance with Article 6 of the Unified Development Code relating to Interstate 35 Corridor Overlay, all new construction is required to conform to the standards of the I-35 Overlay District. The estimated value for improvements related to landscaping and parking is \$200,000. According to the Bell County Tax Appraisal District, the total assessed value of the property is \$916,776. The cost of improvements is approximately 21% of the total current value per the current tax roll. According to Section 6.7.3 of the Unified Development Code all new construction must comply with I-35 Overlay District standards. Additional standards are applicable per I-35 Overlay District improvement value thresholds.

Development Type	Site Plan Review	Tree Preservation	Parking	Screening and Wall Standards	Architectural Design	Landscape	Signs	Lighting	Utilities
New construction	✓	✓	✓	✓	✓	✓	✓	✓	✓
Increase in gross floor area of 10%-24% or modifications with a cost equal to 10%-24% of the assessed value of improvements per the current tax roll	✓	✓		✓		✓			

The following list summarizes all standards that are applicable.

- Site Plan Review
- Tree Preservation
- Parking
- Screening and Wall Standards
- Landscape
- Lighting

The applicant has worked with City Staff to develop a plan that meets the spirit and intent of the I-35 Overlay District. Staff has worked with the applicant to balance the City's overall goals for this important corridor with the planned site reconfiguration and related improvements resulting from the I-35 expansion project.

The applicant desires to pursue a request for relief from complying with all standards in the form of this appeal.

I-35 Requirements Freeway Retail/Commercial Sub-District	Proposed	Standard Met?	Mitigation/ Rationale for Exception
SITE PLAN REVIEW			
Applicant has submitted site plans for review on this project.			
TREE PRESERVATION			
Two trees with calipers greater than 6" are located within the 100 year flood zone (flood plain). Parks Department has advised Planning Department that the trees are not protected species per UDC 6.7.5.			
PARKING (GENERAL)			
<p>The following is a summary of those parking standards the applicant has met:</p> <ul style="list-style-type: none"> • Curb and gutter provided around perimeter of all parking and landscape areas • Parking to the rear and side of building is preferred • Parking must be planned so that vehicles are not required to back out of parking spaces directly into a public or private street. • No parking is allowed in the landscape buffer 			
Parking aisles must be designed to be perpendicular to the front of the building	Most parking is parallel to the front of building	<u>PARTIALLY MET</u> APPEAL REQUESTED	Parking visible from I-35 meet requirements. All other non-compliant parking is in the rear of the structure. Staff recommends approval.
Wheel stops are required adjacent to all landscaped areas.	Curb and gutter provided, no wheel stops	<u>NOT MET</u> APPEAL REQUESTED	Stand up curb is provided and will be maintained by the owner as needed. Staff recommends approval.
SCREENING AND WALL STANDARDS			
Applicant has met all requirements.			
LANDSCAPE (GENERAL)			
<p>The following is a summary of those landscape standards the applicant has met:</p> <ul style="list-style-type: none"> • Foundation plantings are required within a planting area a minimum of 6' in width and 70 % of length of any visible façade • All landscape areas irrigated and maintained • No drainage facilities are planned in landscape areas • Vegetation used to soften the appearance of walls 			
15% of the total site must be landscaped	15% of developed site is landscaped	<u>PARTIALLY MET</u> APPEAL REQUESTED	15% of the developed site is landscaped. Undeveloped portion will be left in a natural undeveloped vegetated state. Staff recommends approval.
Landscape buffer (size) required 25 ft. front and	Landscape buffer north of driveway entrance is 16'X60' (± 960SF) Landscape buffer south of driveway entrance is 22.8' X	<u>PARTIALLY MET</u> APPEAL	Building setbacks /site configuration options are limited due to TxDOT taking. Approx. 22.8' between the building and the ROW will remain. Reduced frontage and new site configuration

I-35 Requirements Freeway Retail/Commercial Sub-District	Proposed	Standard Met?	Mitigation/ Rationale for Exception
adjacent to public street 10 ft. rear ;10 ft. interior side; 20 ft. street side	135" (± 3,078 SF)	REQUESTED	presents challenges to expansive vegetated landscape in close proximity to structure. Proposed buffer meets the spirit of the ordinance. Staff recommends approval.
Landscape buffer plantings- One min. 3" caliper canopy tree must be planted for every 30' of frontage along public ROW. If power lines are present four ornamental trees may be substituted for one canopy tree	Landscape area in front of building is approx. 7' wide will be extended to an approx. width of 22.8' (up to ROW). Total 199' of applicable frontage (approx 64' north side of drive way entrance & 135' of on the south side) Required: six 3" caliper trees. Existing: foundation plantings throughout Leucophyllum, Nandina , Spiraea , 8 mature Ligustrum shrubs and 1 mature Crape Myrtle on south side buffer Proposed: north side buffer: two- 2.5" caliper canopy & three - 2" caliper ornamental south side buffer: two – 3" caliper canopy and three- 2" caliper ornamental	<u>PARTIALLY MET</u> APPEAL REQUESTED	6 canopy trees are required – Applicant has proposed a total of four canopy trees and seven ornamental trees in landscape buffer. Proposed buffer will provide a full landscaped effect and will greatly complement the existing mature landscaping in foundation beds. Staff recommends approval. Proximity of landscape buffer to the structure and building sign presents challenges to expansive vegetative landscape buffer. Applicant has provided a strong landscape plan that will complement existing plantings located in the foundation beds along the front of the building. Staff recommends approval.
Required landscape buffer must have a minimum of 60% evergreen trees	5 trees provided in the landscape buffer are evergreen – all others are deciduous. Total 45% evergreen trees in the buffer	<u>PARTIALLY MET</u> APPEAL REQUESTED	Existing mature Ligustrum presents as ornamental evergreen trees along the front (east) portion of the building contributing to the overall landscaping effect. Existing landscaping combined with total new evergreens will present a strong year-round attractive landscaped area for the site. Staff recommends approval.
Required landscape buffer berms not less than 24" covering 50% of buffer	No berms provided	<u>NOT MET</u> APPEAL REQUESTED	Reduced frontage and existing site configuration presents challenges to expansive landscape berm in close proximity to building. Staff recommends approval.
Parking screen of hedge row 2.5' to 4' high for all parking	New landscape buffer proposed just north of entrance and new terminal	<u>PARTIALLY MET</u> APPEAL	New landscape buffer on the north side of property and new terminal parking island will provide sufficient and much

I-35 Requirements Freeway Retail/Commercial Sub-District	Proposed	Standard Met?	Mitigation/ Rationale for Exception
areas visible from public view	parking island proposed for existing parking. Landscape features include Red Oak and Sumac (parking island) and Crape Myrtles, and Chinese Pistache (Buffer).	REQUESTED	improved screening for existing parking on entrance (north) side of the building. Staff recommends approval.
Interior parking islands 1 per every 10 spaces minimum 170 sq ft (one 3" tree required in each) non-inventory.	One interior island provided; proposed 54 spaces require five interior islands. One 2.5" caliper tree provided in single proposed.	<u>PARTIALLY APPEAL REQUESTED</u>	Proposed landscaping is sufficient for new customer parking located in the rear of building. Parking does not exceed 12 spaces for any single parking row. Overall landscaping plan sufficient. Staff recommends approval.
Terminal parking islands at the end of each row minimum 360 SF; two- 3" caliper tree required in each	Terminal islands are provided at end of all new proposed parking rows. Parking Islands are 565 SF and 693 SF. Two parking islands have two 2.5" caliper trees. All others have one 3" caliper tree and shrub plantings.	<u>PARTIALLY APPEAL REQUESTED</u>	Applicant has exceeded square footage requirements for all new terminal parking islands. Additionally, applicant has added new parking islands to existing parking. Shrub cover combined with trees achieves a fully landscaped effect for parking areas. Staff recommends approval.
Median islands minimum 10' in width must be located after every third parking bay (3" tree required every 30' on center)	Parking buffer (landscape island) provided along the 4 th parking bay in rear of property. Approx 126' of island provides four 3" caliper trees, one 2.5" ornamental tree, and turf.	<u>PARTIALLY APPEAL REQUESTED</u>	A landscaped island has been provided along the 4 th new parking bay in the rear of site creating a substantially landscaped parking area to the rear of the building meeting the spirit of regulations related to landscaping in parking areas. Staff recommends approval.
LIGHTING			
Applicant has requested an appeal for all applicable standards related to the relocation lighting poles (will relocate from front parking lot to back parking lot).		<u>PARTIALLY APPEAL REQUESTED</u>	Lighting poles will be installed in new rear parking to match existing poles already in place. Lighting to the west of property (rear of site) is less visible and should present an overall consistent look. Staff recommends approval.

STAFF RECOMMENDATION: Staff recommends approval of this appeal request.

FISCAL IMPACT: Applicant is investing over \$200,000 in landscaping and parking improvements.

ATTACHMENTS: [SITE LAYOUT PLAN](#); [LANDSCAPE PLAN](#)

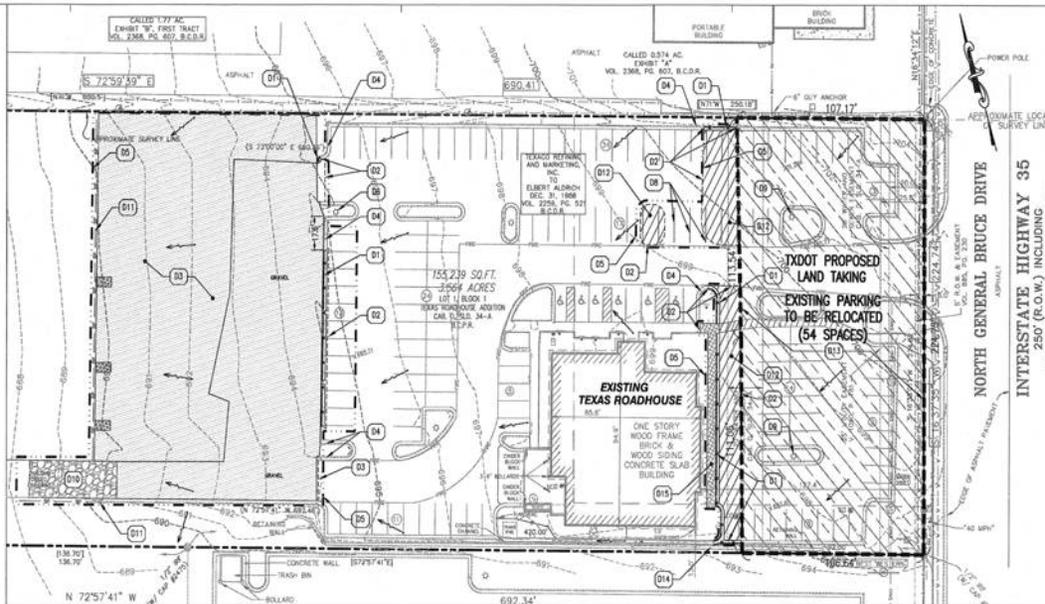
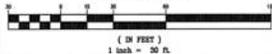
GENERAL DEMOLITION NOTES:

1. ANY DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE TOWN, COUNTY AND STATE, AND/OR GOVERNING BODY'S STANDARDS.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION AND MAINTAINED AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION.
3. THE PURPOSE OF THE DEMOLITION DRAWING IS TO DENOTE THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BEGINS AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
4. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL COORDINATE WORK TO ENSURE ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.
6. THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DECOMMISSION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.
8. UPON DISCOVERY OF ANY UNDERGROUND TANKS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. NO REMOVAL OF TANKS SHALL OCCUR UNTIL AUTHORIZED BY OWNER.
9. BUILDING AND APPOINTMENTS DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL HE HAS FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
10. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DANGEROUS MATERIALS AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL TOWN, STATE, AND FEDERAL LAWS AND ORDINANCES.
11. ALL MATERIAL, EXCEPT THAT BELONGING TO A PUBLIC UTILITY COMPANY OR OWNED FOR SERVICE, SHALL BECOME PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER OF WATER, ELECTRIC, OR GAS METERS WHEN THE METERS ARE READY FOR REMOVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH LOCAL REQUIREMENTS. DISCONNECT TRANSFORMERS AS REQUIRED FOR BUILDING DEMOLITION.
12. AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, THE FINAL GRADE OF EXISTING IN DEMOLITION AREAS SHALL BE CONSTRUCTED TO PRESENT A NEAT, WELL DRAINED APPEARANCE, AND TO PREVENT WATER FROM DRAINING UNNECESSARILY AND ADJACENT PROPERTIES. CONTRACTOR SHALL GRADE SITE TO EXISTING STORM DRAINAGE SYSTEM TO REMAIN ON SITE.
13. EXISTING TREES TO REMAIN SHOULD BE PROTECTED FROM DAMAGE DURING DEMOLITION, RELOCATION AND CONSTRUCTION.

GENERAL SITE NOTES:

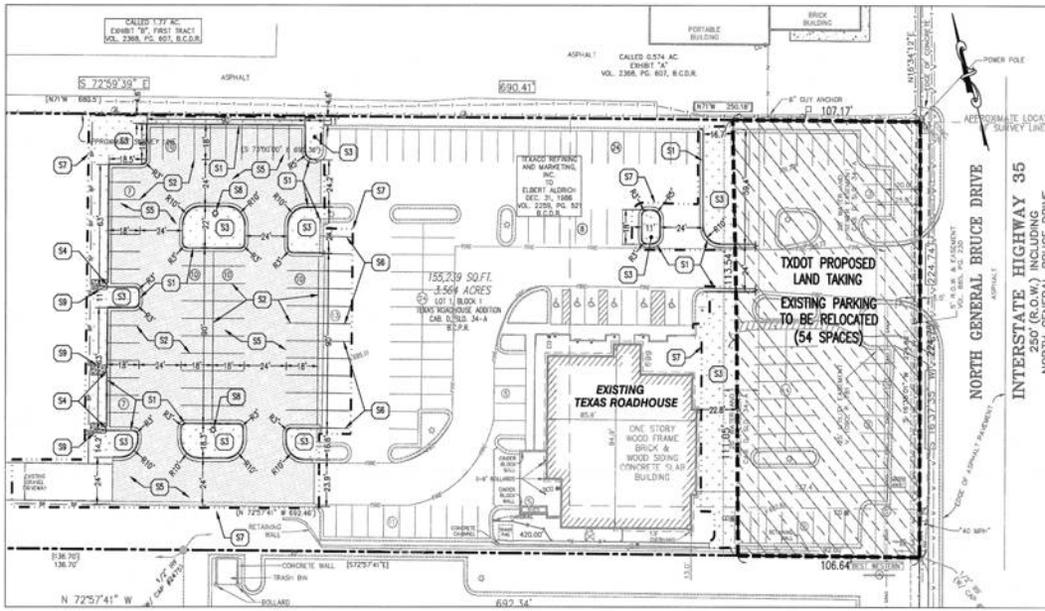
1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLAN AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLAN, OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED AND MAINTAINED TO MEET ALL FEDERAL, STATE AND LOCAL CODES.
6. NOTIFY THE MUNICIPAL INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM HARM, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
9. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL, INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
10. ALL STREET SURFACES, DRAINAGES, CURBS AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
11. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.

GRAPHIC SCALE



DEMOLITION PLAN

SCALE: 1" = 30'



SITE LAYOUT PLAN

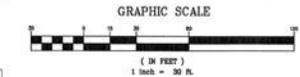
SCALE: 1" = 30'

DEMOLITION PLAN KEYNOTES

- (D1) REMOVE EXISTING CURB & GUTTER (4.250 FT TOTAL).
- (D2) SAW CUT EXISTING PAVEMENT/CURB/SIDEWALK TO CREATE CLEAN STRAIGHT EDGE
- (D3) CLEAR AND REMOVE ORGANIC MATERIALS, UNSATURABLE SOILS AND FILL WITH SUITABLE APPROVED FILL MATERIAL, CONCRETE OR GRADE AREA ACCORDING TO GRADING PLAN FOR BRITANNIUM CONCRETE INSTALLATION.
- (D4) EXISTING CURB & GUTTER TO REMAIN. PROTECT THROUGH CONSTRUCTION.
- (D5) LIMITS OF CONSTRUCTION/ DISTURBANCE. (33,550 SF)
- (D6) EXISTING LIGHT POLES TO REMAIN. PROTECT THROUGH CONSTRUCTION.
- (D7) EXISTING CONCRETE SIDEWALK TO REMAIN. PROTECT FROM CONSTRUCTION ACTIVITIES.
- (D8) EXISTING STRIPING TO BE REMOVED
- (D9) EXISTING SITE LIGHTING FIXTURES TO BE RELOCATED TO NEW PARKING AREA
- (D10) PROPOSED TEMPORARY CONSTRUCTION EXIT TO BE INSTALLED PRIOR TO DEMOLITION ACTIVITIES. (SEE DETAILS)
- (D11) APPROXIMATE LOCATION OF PROPOSED TEMPORARY SILT FENCE TO BE INSTALLED PRIOR TO DEMOLITION ACTIVITIES. (SEE DETAILS. (225 LF)
- (D12) REMOVE EXISTING PAVEMENT
- (D13) TPOOF LAND TAKING AREA. COORDINATION OF UTILITY RELOCATION AND LAYOUT PENDING FINAL TPOOF CUT-OF MAP DESIGN
- (D14) EXISTING RETAINING WALL TO REMAIN. PROTECT FROM CONSTRUCTION.
- (D15) EXISTING CONCRETE SIDEWALK TO BE REMOVED. (465 SF).

DEMOLITION LEGEND:

- (D3) CLEAN AND GRADE AREA ACCORDING TO GRADING PLAN & PER GEOTECHNICAL REPORT.
- (D10) TEMPORARY CONSTRUCTION EXIT
- (D12) PAVEMENT REMOVAL
- (D14) CONCRETE SIDEWALK TO BE REMOVED
- (D15) TPOOF PROPOSED LAND TAKING
- (---) LIMITS OF CONSTRUCTION/ DISTURBANCE
- (X) EXISTING CURB TO BE REMOVED.
- (---) SAW CUT LINE
- (---) PROPOSED SILT FENCE
- (---) SURFACE WATER RUNOFF FLOW DIRECTION



SITE LAYOUT PLAN KEYNOTES

- (S1) TYPE 2 CONCRETE CURB & GUTTER (SEE DETAIL)
- (S2) 4" PAINTED PARKING STALL STRIPING (TYPICAL/MATCH EXIST. COLOR)
- (S3) IRRIGATED LANDSCAPED AREA. (SEE LANDSCAPE PLAN FOR DETAILS)
- (S4) 2" WIDE CURB OPENING.
- (S5) LIGHT DUTY BRITANNIUM CONCRETE PAVEMENT.
- (S6) 80-STRIVE EXISTING 13 SPACES WITH 4" PARKING STALL STRIPING (MATCH EXIST. COLOR)
- (S7) LIMITS OF CONSTRUCTION/ DISTURBANCE.
- (S8) PROPOSED NEW LOCATION FOR EXISTING SITE LIGHTING FIXTURES RELOCATED FROM THE EXISTING PARKING AREA IN THE FRONT OF THE LOT
- (S9) RP-RAP FOR EROSION CONTROL AT CURB OPENINGS

PROPOSED LEGEND:

- (---) PROPERTY LINE
- (---) LIMITS OF DISTURBANCE
- (---) CONCRETE CURB & GUTTER
- (S3) LANDSCAPE AREA (SEE LANDSCAPE PLAN FOR DETAILS)
- (S4) TPOOF PROPOSED LAND TAKING
- (S9) RP-RAP FOR EROSION CONTROL AT CURB OPENINGS
- (S5) FLEXIBLE PAVEMENT SECTION
 - * 3" ASPHALTIC CONCRETE. (TPOOF SPEC. ITEM 340)
 - * 1" SURFACE COURSE TYPE 9, 2" BINDER TYPE 9
 - * 4"-8" APPROPRIATE FLEX BASE MATERIALS. (TPOOF SPEC. ITEM 347)
 - * 4" HYDRATED LIME STABILIZED SUBGRADE. (TPOOF SPEC. ITEM 280)
- (S6) ROAD PAVEMENT SECTION (TPOOF SPEC. ITEM 360)
 - * 5" PORTLAND CEMENT CONCRETE PAVEMENT THICKENED TO 6" ON ENTRANCES AND SWAMPSTER AREA.
 - * 4" LIME TREATED PAVEMENT SUBGRADE.

NOTE:

1. CONTRACTOR TO PROVIDE OWNER WITH 2 ALTERNATIVE BIDS: (1) THE FIRST USING CONCRETE PAVEMENT IN THE REAR PARKING LOT AND FLEXIBLE PAVEMENT IN FRONT LOT (2) THE SECOND ALTERNATIVE IS USING ASPHALT PAVEMENT THROUGHOUT THE LOT. THE OWNER WILL MAKE THE FINAL DECISION PRIOR TO CONSTRUCTION.
2. REFER TO THE GEOTECHNICAL REPORT PREPARED BY GILES ENGINEERING ASSOCIATES, INC. ON 9-23-2012 (PROJECT # 40-048004) FOR ADDITIONAL INFORMATION.

GreenbergFarrow

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ISSUE/REVISION RECORD
DATE DESCRIPTION
11/29/11 PERMIT SET
11/29/11 REVISION PERMIT SET



PROFESSIONAL IN CHARGE
JOHN ROUSSEAU, P.E.
PROJECT MANAGER
GREG BLUMITZ
QUALITY CONTROL
STEPHEN POWERS, P.E.
DRAWN BY
ANDREW PINNELL

PROJECT NAME
TEXAS ROADHOUSE

TEMPLE TEXAS
624 N GENERAL BRUCE DR.

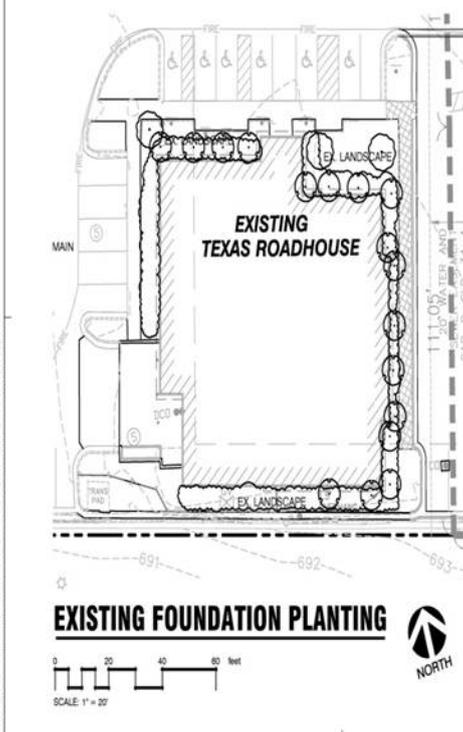
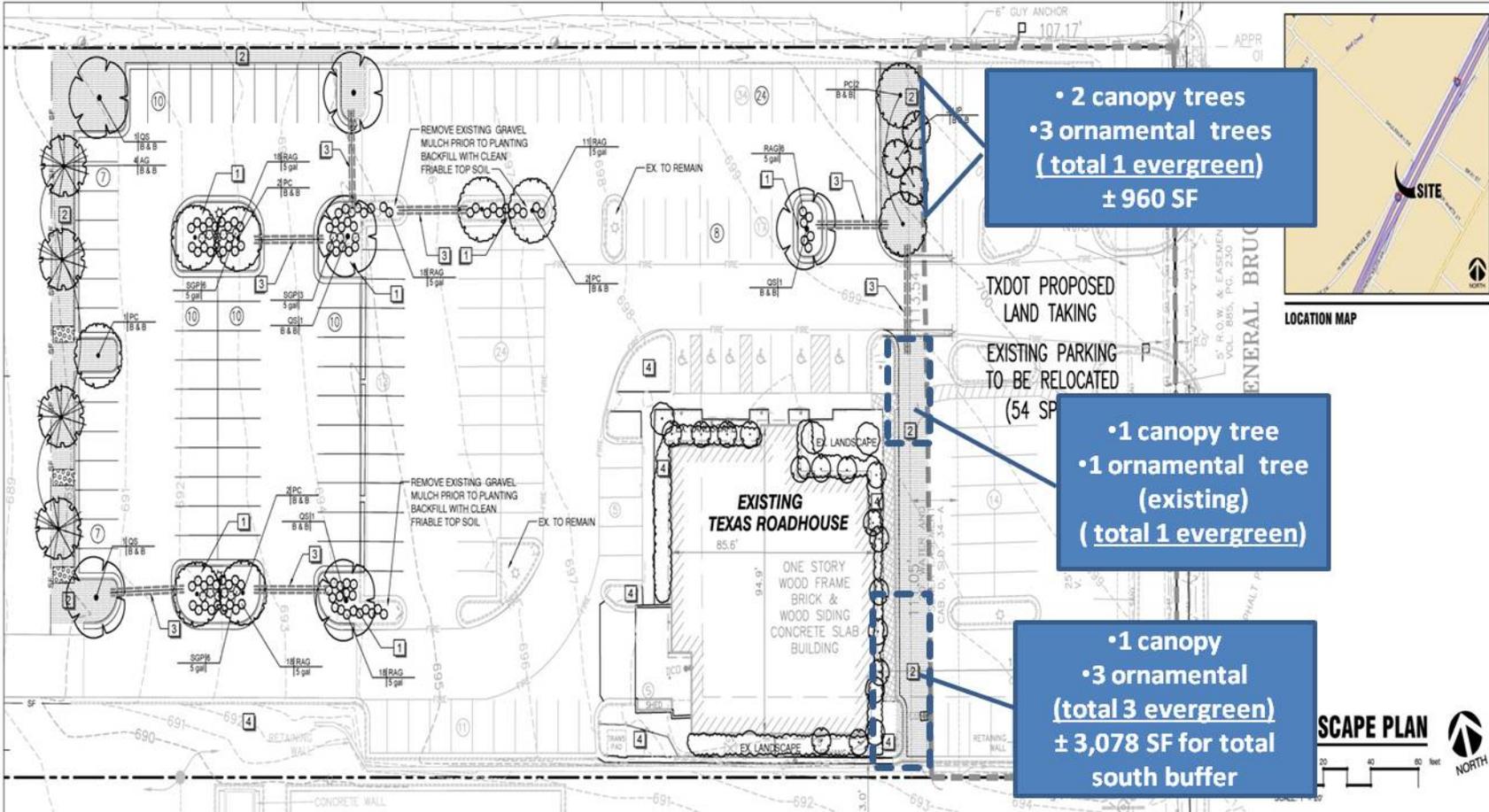


PROJECT NUMBER
201202840
SHEET TITLE

SITE LAYOUT AND DEMOLITION PLAN

SHEET NUMBER
C1.01

NOT ISSUED FOR CONSTRUCTION



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
	AG	4	<i>Acer grandidentatum</i> FULL BRANCHING, STRONG LEADER	Bigtooth Maple	B & B	3' Cal	12-15 Ht.
	LIP	3	<i>Lagerstroemia indica</i> 'Pink Velvet' FULL BRANCHING	Crape Myrtle	B & B	2' Cal	8 Ht. Min.
	PC	9	<i>Pistacia chinensis</i> FULL BRANCHING	Chinese Pistache	B & B	2.5' Cal	12-15 Ht.
	OS	6	<i>Quercus shumardii</i> FULL BRANCHING, STRONG LEADER	Shumard Red Oak	B & B	3' Cal	12-15 Ht.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HEIGHT	SPREAD
	RAG	89	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal		24" Spr. Min.
	SGP	15	<i>Salvia greggii</i> 'Pink'	Pink Autumn Sage	5 gal		24" HT. MIN.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.		
	CD	5,965 sf	<i>Cynodon dactylon</i>	Bermuda Grass	sod		

EXISTING PLANT SCHEDULE

	LIQUSTRUM SPP.	17	
	LAGERSTROMIA SPP.	3	
	LILICOPHYLLUM SPP.		
	NANDINA SPP.		
	SPIRAEA SPP.		

GENERAL NOTES:

- LANDSCAPE CONTRACTOR TO EXTEND IRRIGATION SYSTEM TO NEW LANDSCAPE AREAS. IRRIGATION COMPONENTS INSTALLED TO BE IN CONFORMANCE WITH CITY OF TEMPLE, TEXAS CITY STANDARDS. IRRIGATION SYSTEM IS TO BE IN CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. NEW IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF ALL NEW PLANTED AREAS ON SITE. IF SPRAY SYSTEM IS INSTALLED AVOID SPRAYING WATER ONTO BUILDING.
- PRIOR TO SUBMITTAL OF BID LANDSCAPE CONTRACTOR TO REVIEW EXISTING CONDITIONS TO DETERMINE THE EXTENT OF EXISTING IRRIGATION AND TYPE OF SYSTEM ON SITE. SUBMITTAL OF BID IS EVIDENCE THAT THIS ONSITE REVIEW HAS OCCURRED.
- PRIOR TO DEMOLITION/CONSTRUCTION CONTRACTOR IS TO CAP EXISTING SYSTEM BEFORE REMOVAL OF PORTION OF IRRIGATION SYSTEM TO BE AFFECTED BY THE NEW BUILDING ADDITION. REMAINDER OF IRRIGATION SYSTEM ON SITE IS TO REMAIN OPERATIONAL DURING THE ENTIRE CONSTRUCTION PROCESS. IF FOR ANY REASON THE SYSTEM WILL NOT BE OPERATIONAL CONTRACTOR IS TO TAKE SPECIAL CARE TO MAKE SURE EXISTING PLANT MATERIAL IS WATERED DURING DRY PERIODS OR TIMES OF EXTENDED HEAT.
- CONTRACTOR IS TO REPAIR ANY LAWN AREAS DAMAGED DURING CONSTRUCTION WITH MATERIAL COMMON TO SITE AND LOCALITY BY SOODING.

MAINTENANCE OF LANDSCAPING:

THE OWNER, TENANT, OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM WEEDS AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	3" DEPTH CEDAR MULCH ON WEED BARRIER IN ALL ISLANDS TYPICAL UNLESS OTHERWISE NOTED ON PLAN.	
2	ALL LAWNS ARE TO BE ESTABLISHED WITH BY SOODING WITH VARIETY COMMON TO LOCALITY.	
3	IRRIGATION SLEEVE 3" DIAMETER (TYPICAL) CONTRACTOR TO PROVIDE IRRIGATION DESIGN PER TEXAS ROADHOUSE STANDARDS. COORDINATE WITH CIVIL AND PLUMBING PLANS.	
4	ANY DAMAGE TO EXISTING LANDSCAPE TO BE REPAIR TO ITS ORIGINAL CONDITION WITH LIKE TYPE AND SIZE OF EXISTING PLANT MATERIAL AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO TEXAS ROADHOUSE.	



PLANNING AND ZONING COMMISSION AGENDA ITEM

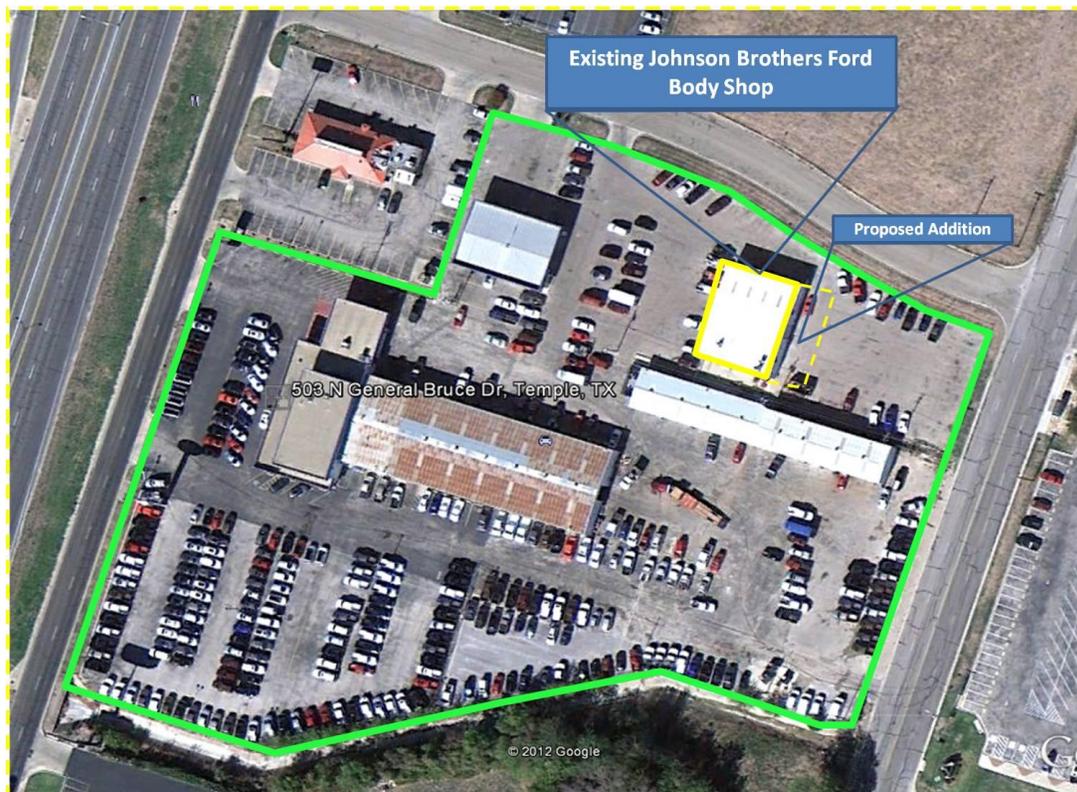
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Item #8
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APPLICANT: Greg P. Lewis and Sylvia McGowan, Lewis Design Group on behalf of JJA Properties LP.

CASE MANAGER: Beverly Zendt AICP, Assistant Director of Planning

ITEM DESCRIPTION: Z-FY-13-06 –Consider and make a recommendation on an Appeal of Standards in Sec. 6.7 of the Unified Development Code related to the I-35 Corridor Overlay Zoning District for landscaping and building improvements for Johnson Brothers Ford located at 503 and 615 North General Bruce Drive.

BACKGROUND: The project is located in the I-35 Corridor Overlay District in the Freeway Retail/Commercial Sub-District. The applicant is proposing a 2,156 SF addition to the existing body shop bringing the overall square footage of the body shop to 8,228 SF. Additional improvements include landscaping improvements along Jack White Blvd. and 31st St.



In accordance with Article 6 of the Unified Development Code relating to Interstate 35 Corridor Overlay, all new construction is required to conform to the standards of the I-35 Overlay District. The estimated value for proposed building improvements is \$168, 097. According to the Bell County Tax Appraisal District, the total assessed value of the property is \$790,434. The cost of improvements is approximately 21% of the total current value per the current tax roll. According o Section 6.7.3 of the Unified Development Code all new construction must comply with I-35 Overlay District standards. Additional standards are applicable per I-35 Overlay District improvement value thresholds.

Development Type	Site Plan Review	Tree Preservation	Parking	Screening and Wall Standards	Architectural Design	Landscape	Signs	Lighting	Utilities
New construction	✓	✓	✓	✓	✓	✓	✓	✓	✓
Increase in gross floor area of 10%-24% or modifications or a cost equal to 10%-24% of the assessed value of improvements per the current tax roll	✓	✓		✓		✓			

The following list summarizes all standards that are applicable to this project.

- Site Plan Review
- Tree Preservation
- Screening and Wall Standards
- Landscape
- Architectural design (new construction only)

The applicant has worked with City Staff to develop a plan that meets the spirit and intent of the I-35 Overlay District. Staff has worked with the applicant to balance the City’s overall goals for this important corridor with the applicant’s plans for this site. Staff has taken into account the scope of this modest project when evaluating and making a recommendation on the range of appeals requested by the applicant. Staff has worked to ensure that recommendation for required improvements are proportional to the total proposed project taking into account the overall low assessed value of this 5.4 acre site and proposed value of improvements.

The applicant desires to pursue a request for relief from complying with all standards in the form of this appeal.

I-35 Requirements Freeway Retail/Commercial Sub-District	Proposed	Standard Met?	Mitigation/ Rationale for Exception
SITE PLAN REVIEW			
Applicant has submitted site plans for review on this project.			
TREE PRESERVATION			
Not applicable (not in flood plain area and no 6" caliper trees).			
SCREENING AND WALL STANDARDS			
<p>The following is a summary of those screening and wall standards the applicant agreed to meet or has already met:</p> <ul style="list-style-type: none"> • No storage in connexes, shipping containers or portable buildings. • Loading zones and mechanical equipment must not be clearly visible at eye level from any public street • All ground mounted service equipment must be located at the rear of buildings (unless rear faces I-35), integrated into the building envelope, or enclosed service area • All ground mounted service equipment must be located at the rear of buildings • Roof mounted equipment must be screened from a vantage point of 6' above finished grade • Garage and service bays must be located to rear of building or on side not visible to traffic flow on abutting side of I-35. • Refuse storage/compactors/vehicle loading and unloading must not be clearly visible at eye level from any public street or located within 100' of any public street. 			
LANDSCAPING			
<p>The following is a summary of general landscape requirements the applicant has met:</p> <ul style="list-style-type: none"> • No drainage facilities planned for landscape areas 			
All landscape areas are proposed to be irrigated	Not compliant — none provided; no new improvements proposed	<u>NOT MET APPEAL REQUESTED</u>	<i>Staff recommends that all new landscaping meets this requirement.</i>
Areas not covered by building or pavement must be landscaped	Not compliant — none provided; no new improvements proposed	<u>NOT MET APPEAL REQUESTED</u>	Compliance would require substantial cost and the demolition of many existing elements already in place. <u>Staff recommends approval of appeal.</u>
Foundation plantings are required within a planting area a minimum of 6' in width and 70 % of length of any visible façade	Not compliant – none provided; no new improvements proposed	<u>NOT MET APPEAL REQUESTED</u>	Compliance would require substantial cost and the demolition of existing elements already in place. <u>Staff recommends approval of appeal.</u>
15% of the total site must be landscaped	2%	<u>NOT MET APPEAL REQUESTED</u>	Compliance would require substantial cost and the demolition of existing elements already in place. <u>Staff recommends approval of appeal.</u>

I-35 Requirements Freeway Retail/Commercial Sub-District	Proposed	Standard Met?	Mitigation/ Rationale for Exception
Vegetation must be used to soften the appearance of walls – min 5 gal. shrubs planted every 30" on center	Not compliant – none provided; no new improvements proposed	<u>NOT MET</u> APPEAL REQUESTED	Compliance would require substantial cost and the demolition of existing elements already in place. Staff recommends approval of appeal.
Meandering sidewalks a minimum of five feet in width are required in accordance with City standards within the landscape buffer the entire length of the street frontage in the following locations. Along any street in the Civic Sub-District; and Along any street that intersects or runs immediately parallel with I-35, if the Trails Master Plan recommends a sidewalk adjacent to the property.	Required community-wide connector identified on the Master Trails Plan along 31 st St.	<u>NOT MET</u> APPEAL REQUESTED	Only 5' available in buffer along 31 st Street. Limited space presents challenges to meet both sidewalk and landscape buffer requirements. Staff recommends approval of appeal.
Landscape buffer size: 25 ft. front and adjacent to public street 10 ft. rear (20 ft. adjacent to residential) 10 ft. interior side 20 ft. street side	I-35- NA Jack White – 17.9' 31st St – 5'	<u>PARTIALLY</u> APPEAL REQUESTED	General Bruce Drive – Planting will not be permitted in TxDOT ROW. Providing a buffer within the property boundary would require significant reconstruction of existing site to include parking along front. Staff recommends approval of appeal. Jack White Blvd. - A sufficient landscape buffer has been provided along in the 17.9' available buffer adjacent to the street. Staff recommends approval of appeal. 31st St - Only 5' of buffer is available without demolition and reconstruction of existing rear property boundary. Staff recommends approval of appeal.
Landscape buffer plantings- One min. 3" caliper canopy tree must be planted for every 30' of frontage along public ROW. If power lines are present four ornamental trees may be	General Bruce Drive – 152' of frontage) 5 trees required - no trees provided	<u>PARTIALLY</u> MET APPEAL REQUESTED	General Bruce Drive - Planting will not be permitted in TxDOT ROW. Providing a buffer within the property boundary would require significant reconstruction of existing site to include parking along front.

I-35 Requirements Freeway Retail/Commercial Sub-District	Proposed	Standard Met?	Mitigation/ Rationale for Exception
substituted for one canopy tree – 25’ front, 10 ft. rear, 10 ft interior side, 20ft street side. Must be not be planted in intervals but in clusters.	<u>Jack White Blvd</u> – 352’ of frontage – 11 canopy trees required – 3 canopy trees and 1 ornamental tree provided <u>31st St.</u> – 112’ of frontage- 4 canopy trees required - 2 ornamental trees provided		<u>Staff recommends approval of appeal.</u> <i>Jack White Blvd. – staff recommends an additional 4 canopy trees (3” caliper) or ornamental equivalent maintaining evergreen percentage requirements.</i> <u>31st St.</u> - Staff recommends approval of the landscape plan as presented. Limited space (5’) prohibits expansive landscape buffer. <u>Staff recommends approval of appeal.</u>
Required landscape buffer must have a minimum of 60% evergreen trees	Total of 6 ornamental trees provided – 4 evergreen (66%)	<u>MET STANDARD</u>	<i>Staff recommends that this standard be maintained with the addition of any new trees.</i>
Required landscape buffer berms not less than 24” covering 50% of landscape buffer area	No berms provided	<u>NOT MET APPEAL REQUESTED</u>	Limited space available presents challenges to meet both sidewalk and landscape requirements. <u>Staff recommends approval of appeal.</u>
Parking screen of hedge row 2.5’ to 4’ high for all parking areas, fuel pumps pr vehicle drive-thru visible from public view	Native grasses provided in landscape buffer to create vegetative screen	<u>PARTIALLY MET APPEAL REQUESTED</u>	Additional plantings in landscape buffer will have a screening effect for parking visible from Jack White. <u>Staff recommends approval of appeal.</u>
Interior parking islands 1 per every 10 spaces minimum 170 sq ft (one 3” tree required in each) non- inventory.	Not compliant – – none provided; no new improvements proposed	<u>NOT MET APPEAL REQUESTED</u>	Compliance would require substantial cost and the demolition of existing elements already in place. <u>Staff recommends approval of appeal.</u>
Terminal parking islands at the end of each row minimum 360 sq ft ; two- 3” caliper tree required in each	Not compliant – – none provided; no new improvements proposed	<u>NOT MET APPEAL REQUESTED</u>	Compliance would require substantial cost and the demolition of existing elements already in place. <u>Staff recommends approval of appeal.</u>
Median islands minimum 10’ in width must be located after every third parking bay (3” tree required every 30’ on center)	Not compliant – – none provided; no new improvements proposed	<u>NOT MET APPEAL REQUESTED</u>	Compliance would require substantial cost and the demolition of existing elements already in place. <u>Staff recommends approval of appeal.</u>

I-35 Requirements Freeway Retail/Commercial Sub-District	Proposed	Standard Met?	Mitigation/ Rationale for Exception
Architectural Design			
All buildings must be architecturally finished on all sides with same materials, detailing and features- higher level of finish on primary facades. Facades not visible from the street may reflect only similar colors if screened with single row of trees planted along the building or in the landscape buffer on offset 30' centers in min. 10' landscape edge where 50% of trees are evergreen.	Existing building and addition will have metal cladding. Both are visible from both Jack White Blvd. and 31 st St.	<u>NOT MET</u> <u>APPEAL</u> <u>REQUESTED</u>	Landscape buffer – per staff recommendation – on Jack White and 31 st St. should significantly screen proposed body shop/ addition. <i>Staff recommends approval pending approval of landscape recommendations for buffer.</i>
All buildings must incorporate no less than 3 architectural elements. > 50,000 SF must incorporate 5 elements; > 100,000 SF 7 elements (UDC 6.7.D2c)	New building is 8,228 SF Not compliant – no new improvements proposed	<u>NOT MET</u> <u>APPEAL</u> <u>REQUESTED</u>	Compliance would require substantial cost and the demolition of existing elements already in place. Addition is consistent with larger structure already constructed. Staff recommends approval of appeal.
All buildings must be designed and constructed in tri-partite architecture.	Not compliant – no new improvements proposed	<u>NOT MET</u> <u>APPEAL</u> <u>REQUESTED</u>	Compliance would require substantial cost and the demolition of existing elements already in place. Addition is consistent with larger structure already constructed. Staff recommends approval of appeal.
Windows must be a minimum of 40% up to a maximum of 80% on each building elevation.	No windows (some sky lighting) proposed	<u>NOT MET</u> <u>APPEAL</u> <u>REQUESTED</u>	Compliance would require substantial cost and the demolition of existing elements already in place. Addition is consistent with existing building. Staff recommends approval of appeal.
Color of structures must be earth-tone in hue. (Planning Dir. may approve 10% variation).	Not compliant – no new improvements proposed	<u>NOT MET</u> <u>APPEAL</u> <u>REQUESTED</u>	Compliance would require substantial cost and the demolition of existing elements already in place. Addition is consistent with larger structure already constructed. Staff recommends approval of appeal.
No more than three materials for facades of	One material provided-	<u>MET</u>	

I-35 Requirements Freeway Retail/Commercial Sub-District	Proposed	Standard Met?	Mitigation/ Rationale for Exception
buildings	metal cladding		
No single building material may cover more than 80% of the front of any building (except for on-site service or utility structures).	Metal cladding proposed throughout	<u>NOT MET</u> APPEAL REQUESTED	Compliance would require substantial cost and the demolition of existing elements already in place. Addition is consistent with larger structure already constructed. <u>Staff recommends approval of appeal.</u>
Windows must not be glazed or re-glazed with mirrored/ reflective glass.	No new windows proposed	<u>MET</u>	
Must select from list of approved building materials (max 90%; min 70%) and accent materials (max 30% and min 10%) (UDC 6.7.9 D. 3-g)	Not compliant - metal cladding proposed throughout	<u>NOT MET</u> APPEAL REQUESTED	Compliance would require substantial cost and the demolition of existing elements already in place. Addition is consistent with larger structure already constructed. <u>Staff recommends approval of appeal.</u>

STAFF RECOMMENDATION:

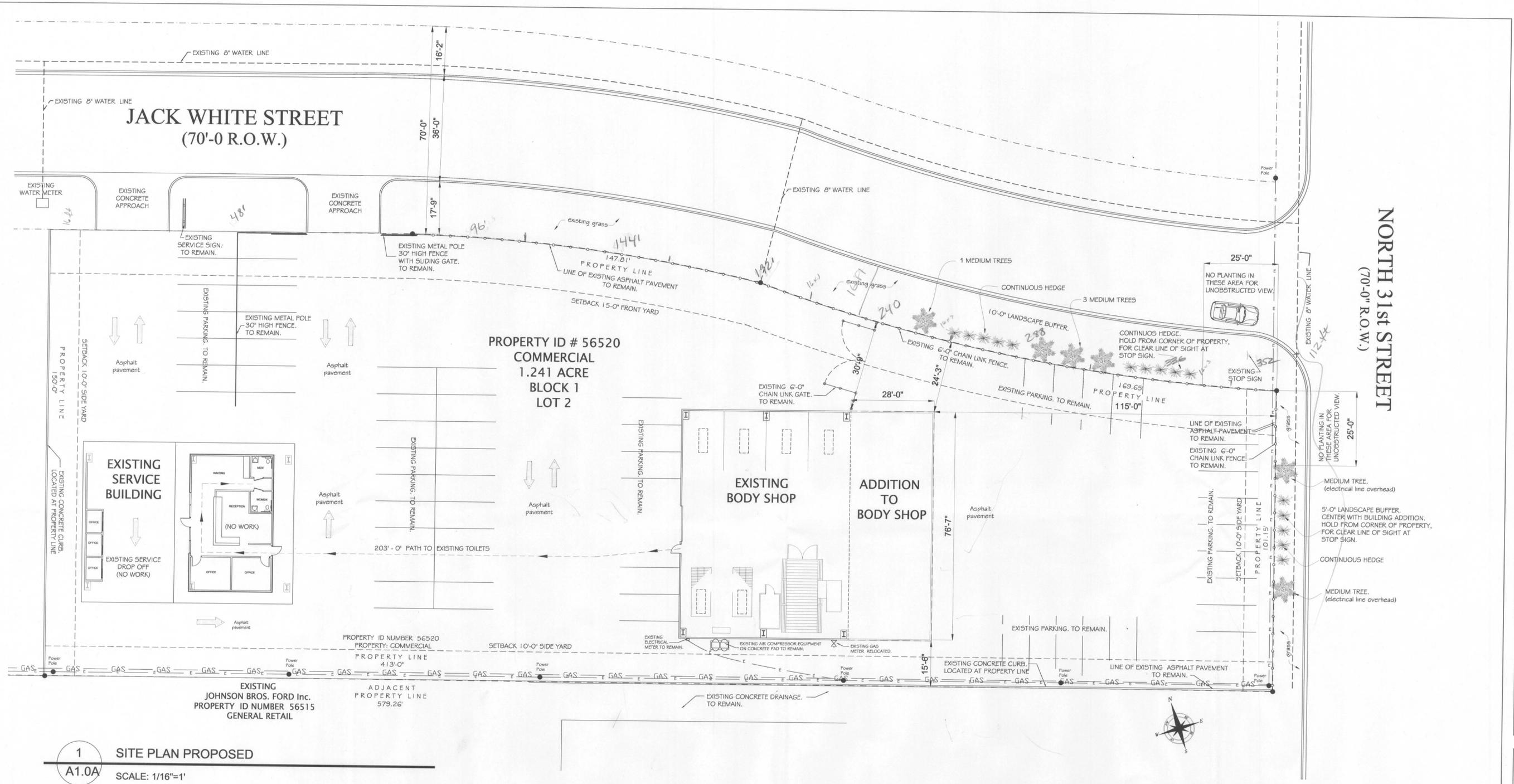
Staff recommends approval of all appeals with the following conditions:

1. That the applicant provide a minimum of four additional canopy trees for a total of seven canopy trees (or ornamental equivalent) in the landscape buffer along Jack White Boulevard and meet evergreen percentage requirements with the addition of these trees.
2. Staff recommends that all new landscaping areas be irrigated per standard.

FISCAL IMPACT: An additional \$168,087 of improvements to existing structure.

ATTACHMENTS:

- SITE LAYOUT PLAN
- LANDSCAPE PLAN



Johnson Bros. Ford Inc.
 503 North General Bruce Dr
 Temple, Texas 76504

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FILE NAME:
 DRAWN BY:
 SMC GPL
 REVISIONS:
 November 20, 2012
 DATE:
 November 28, 2012

SHEET No.
A1.0A

1 SITE PLAN PROPOSED
 A1.0A SCALE: 1/16"=1'

General Site Construction Notes:

- All site conditions and dimensions shall be verified by the G.C. prior commencement of any construction.
- Any discrepancies from the existing conditions and this set of construction documents shall be brought to the attention of the Owner and/or Architect and resolved prior to construction.
- All utilities (ie electrical, mechanical, plumbing, etc..) shall be thoroughly investigated, located and approved by the Architect prior to construction.
- All work shall meet or exceed applicable State and local building codes.
- All phases of construction shall be carried out in a professional manner and disruption to the Owners shall be kept to a minimum. The site shall be maintained clean and reasonably free of debris.
- The General Contractor shall not remove any trees or planting within the site without prior approval from the Owner, other than what may be show to be removed within these documents.
- All necessary land clearing of trees, stumps etc... shall be the responsibility of the G.C. and shall be included in the bids.
- G.C. shall verify all spot / grading elevations with the Architect prior to final grading.

PROVIDED LANDSCAPING CALCULATION:

New addition is 26% of total under roof area.
 Linear Street frontage = 630 L.F.
 $630 \times 26\% = 164$ L.F. of landscaping to be provided.
 To include 6 medium trees and continuous hedges

NOTE:
 All trees and plants shall be drought tolerant species.
 Coordinate with City of Temple Arborist.

CITY OF TEMPLE - LANDSCAPING REVIEW

Medium Trees Required by City of Temple.
 Species approval shall be from City of Temple ordinance list.
 Shrubs Required will be a Minimum 3-gallon size.
 Species approval shall be from City of Temple ordinance list.
 All exterior lights facing residential districts shall shine downward.
 Ground cover and /or Grass in remaining areas not covered by impervious surfaces. Species approval shall be from City of Temple ordinance list.
 May use non-vegetative materials (mulch, washed gravel, rock, sand or other decorative covers). With approval from City of Temple ordinance list.

LANDSCAPING KEY LEGEND:

- SH-1/SH-2 MEDIUM TREE
Medium Tree per Unified Development Code Sec. 6.7.5
- grass NEW LAWN GRASS
- CL CONTINUOUS LANDSCAPING SCREEN
HEDGE, NATIVE GRASSES, per Unified Development Code Sec. 6.7.9 / Item F / 3. Garage and Services Bays

Planning and Zoning
 Review Documents
 Not for
 Bidding or Construction.



PLANNING AND ZONING COMMISSION AGENDA ITEM

12/17/12
Item #9
Regular Agenda
Page 1 of 2

APPLICANT: Planning & Zoning Commission

CASE MANAGER: Autumn Speer, Director of Planning & Development

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-12-31 - 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	Pending	Gary Freytag for Lexington Holdings
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.	Pending	Gary Freytag
P-FY-13-03 - Consider and take action on the final plat of Trinity Evangelical Luthern 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)	Pending	All County Surveying
P-FY-13-02 - 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)	2 nd DRC 12-20-12	Stripes LLC

<p>Z-FY-13-07 - Hold a public hearing to consider and recommend action on a zone change from Planned Development (Office Two) District (PD-O2) to General Retail District on 1.010 ± acres of land situated in the Maximo Moreno Survey, Abstract No. 14, Bell county, Texas and being a part of land described as Lot 2, Block 1, Country Lane Addition, Phase II, recorded in Cabinet D, Slide 196-B, plat records of Bell County, Texas, located at 1497 Country View Lane.</p>	<p>PZC 1-07-13</p>	<p>Kenneth H. Mitchell</p>
<p>P-FY-13-08 - Consider and take action on the Final Plat of Cloud Family Properties, a 11.04± acres 3-lot, 1-block nonresidential subdivision located at the southwest corner of Industrial Boulevard and the B.N. & S.F. Railroad. (Applicant: Perry Cloud)</p>	<p>2nd DRC 12-20-12</p>	<p>Perry Cloud/Paul Maples</p>
<p>Z-FY-13-09 – Consider and make a recommendation on an Appeal of Standards in Section 6.7, Unified Development Code related to the I-35 Corridor Overlay Zoning District for Gateway Center, located at 4501 South General Bruce Drive.</p>	<p>PZC 1-07-13</p>	<p>Bullish Resources Inc.</p>
<p>P-FY-13-11 - Consider and take action on the Final Plat of Gateway Center, 29.60 ± acre, 4-lot, 1-block, non-residential subdivision, located on the east side of South General Bruce Drive, north of Gillmeister Lane.</p>	<p>DRC 12-20-12</p>	<p>All County Surveying</p>
<p>Z-FY-13-08 –Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow an off-premise sign (billboard) on 3.43± acres, part of the A.G. Moore Survey, Abstract # 596, City of Temple, Bell County, Texas, located at 1612 North General Bruce Drive</p>	<p>PZC 1-07-13</p>	<p>Lamar Advertising</p>

<p>City Council Final Decisions</p>	<p>Status</p>
<p>Z-FY-12-61 – Consider adopting an ordinance authorizing a permanent zoning upon annexation to Urban Estates District (UE) consisting of 10.089± acres of land, proposed for The Campus at Lakewood Ranch Phase VIII, located at the north end of Richland Drive, north of The Campus at Lakewood Ranch Phase VII</p>	<p>APPROVED at 2nd Reading on December 6, 2012</p>



**PLANNING AND ZONING COMMISSION
MEETING EVALUATION
December 17, 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	P	P	No Meeting Held	P	P	P	No Meeting Held		15	2		
Mike Pilkington	P	P	P	P											14	
Allan Talley	P	P	P	P	P	P			P	P		A			17	
Derek Martin	P	P	P	A	P	P			P	A		P			14	3
Will Sears	A	A	P	P	P	P			P	P		A			14	3
Greg Rhoads	A	P	A	P	P	A			P	P		A			12	5
David Jones	P	P	P	P	P	P			A	P		P			16	1
Chris Magaña	A	P	P	P	P	P			P	P		P			12	2
Bert Pope	P	P	P	P											9	1
Randy Harrell					P	P			P	A		P			3	1
Patrick Johnson					P	P		P	P	P			4			

not a Board member