

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
STAFF CONFERENCE ROOM, 3<sup>RD</sup> FLOOR  
MARCH 4, 2013, 5:00 P.M.  
WORK SESSION AGENDA**

Staff will present the following items:

1. Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for Monday, March 4, 2013.
2. Receive and discuss the Planning Director's Report containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code (UDC).

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
CITY COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR  
MARCH 4, 2013, 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 February 19, 2013.

**B. ACTION ITEMS**

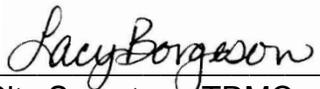
**Item 2:** [P-FY-13-16](#): Consider and make a recommendation on the Final Plat of The Oaks at Lakewood, a 19.065 acres ±, 2 blocks, 37-lot residential subdivision, located on the east side of Morgan's Point Road, north of the intersection of West Adams Avenue and Morgan's Point Road. (Carothers Executive Homes, LLC)

**Item 3:** [2012 Annual Report](#): Receive and discuss the Planning Department's Annual Report.

**C. REPORTS**

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

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 11:00 AM, February 28, 2013.

  
\_\_\_\_\_  
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 \_\_\_\_\_ 2013.  
Name/Title \_\_\_\_\_

**PLANNING AND ZONING COMMISSION  
TUESDAY, FEBRUARY 19, 2013  
5:00 P.M.  
WORK SESSION**

**PLANNING AND ZONING MEMBERS PRESENT**

Chair James Staats

**COMMISSIONERS:**

Will Sears  
H. Allan Talley  
David Jones

Greg Rhoads  
Randy Harrell

**PLANNING AND ZONING MEMBERS ABSENT:**

Chris Magaña  
Patrick Johnson

Derek Martin

**STAFF PRESENT:**

Autumn Speer, Dir. of Planning & Development  
Trudi Dill, Deputy City Attorney  
Beverly Zendt, Assistant Planning Director  
Tammy Lyerly, Senior Planner  
Mark Baker, 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 5:05 p.m. and asked Ms. Autumn Speer, Director of Planning & Development, to proceed.

Ms. Speer stated there were two items on the agenda. A zone change from PD to C zoning on behalf of Lamar Advertising for an off-premise billboard sign and a large group of text amendments. Ms. Beverly Zendt will do the presentation for the billboard to save time in the open meeting.

Ms. Speer presented the Director's Report.

Valley Ranch is still pending.

Final Plat of Brazos Bend is also pending.

Garlyn Shelton signs will be coming forward in March.

Annual Report will be given in March.

City Council cases were all approved.

Ms. Beverly Zendt, Assistant Planning Director, stated the billboard is a zoning request to change from PD with specific uses for a shopping center and housing development to Commercial (C). The location is 3602 SW HK Dodgen Loop and the applicant is Lamar Signs on behalf of Bill Barge. City Council will look at this on March 7<sup>th</sup>.

This PD dates back to 1978 and did not have any underlying zoning. The PD specifically calls out the two uses: shopping center and housing development. There are mini-storage warehouses and multi-family at this location.

Current zoning of PD does not allow for an off-premise sign. The only zoning districts to allow them are C, LI, and HI.

The proposed sign is not digital.

Section 7.5.11 of the UDC gives basic standards for off-premise signs. This particular sign meets all the standards except for zoning. The setback standards are short by approximately 17 to 20 feet; however, the Director of Planning and Development administratively approved this adjustment since it is within ten percent (actually within one percent of the requirement).

Discussion about the actual location and direction of the proposed sign.

Ms. Teresa Lange of Lamar Signs, stated this was a flag style sign and would be located in the grass pretty close to the building owned by Mr. Barge. The sign would be parallel to the security mini-storage sign and perpendicular to the Loop.

Commissioner Jones asked how high above the ground is the bottom of the billboard. Ms. Lange stated the overall height of the sign is 42 feet from the center road grade—the Loop itself, not the access road.

Ms. Lange stated no digital sign would be placed there. This would be a relocation of another sign off of the interstate.

Discussion regarding obstruction of view.

Ms. Lange stated it was their intent to be taller than Mr. Barge's on-premise sign or perhaps add his sign to the Lamar sign.

Commissioner Talley asked if any discussions have been held between Lamar and Mr. Niemeyer and Ms. Lange stated no, this was the first she heard of an objection. The sign pole may be moved if needed in order not to block anyone.

Ms. Speer stated the text amendments were agreed upon and would go through them in the regular meeting.

Ms. Leslie Evans, Administrative Assistant, informed the Commissioners of the new audio system in Council chambers.

There being no further discussion, Chair Staats adjourned the meeting at 5:28 P.M.

**PLANNING AND ZONING COMMISSION  
FEBRUARY 19, 2013  
5:30 P.M.**

**PLANNING AND ZONING MEMBERS PRESENT**  
Chair James Staats

**COMMISSIONERS:**

Will Sears  
H. Allan Talley  
David Jones

Greg Rhoads  
Randy Harrell

**PLANNING AND ZONING MEMBERS ABSENT:**

Chris Magaña  
Patrick Johnson

Derek Martin

**STAFF PRESENT:**

Autumn Speer, Dir. of Planning & Development  
Trudi Dill, Deputy City Attorney  
Beverly Zendt, Assistant Planning Director  
Tammy Lyerly, Senior Planner  
Mark Baker, Planner  
Mary Maxfield, Planning Technician  
Leslie Evans, Administrative Assistant

**The agenda for this meeting was posted on the bulletin board at the Municipal Building, February 13, 2013 at 2:45 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 5:31 P.M.

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

**A. CONSENT ITEMS**

**Item 1: Approval of Minutes:** Work session and the regular meeting of February 4, 2013.

Minutes approved by general consent.

**B. ACTION ITEMS**

**Item 2: Z-FY-13-10** - Hold a public hearing to discuss and recommend action on a zone change from Planned Development with specific uses of shopping center and housing

development to Commercial on 0.52 ± acres of Creekside Planned Development Temple, Bell County, Texas according to the plat recorded in Volume 1528, Page 813, of the real property records of Bell County, Texas, located at 3602 SW H K Dodgen Loop. (Applicant: Lamar Advertising)

Ms. Beverly Zendt, Assistant Planning Director, stated the applicant is Lamar Advertising on behalf of V. W. Barge. City Council will consider this matter on first reading on March 7, 2013 and second reading on March 21, 2013.

The applicant is requesting zoning from Planned Development (PD) for shopping center housing development for the purpose of an off-site premise sign. The current zoning does not permit off-premise signs. The PD dates back to 1978.

Uses on the current PD include multi-family towards the rear, a mini-storage warehouse, and professional office building.

The proposed sign will be set back 17 to 20 feet off of the right-of-way.

The Unified Development Code (UDC) Section 7.5.11 identifies standards for off-premise signs. This proposed sign meets most of the standards but falls short of the spacing requirements by approximately 15 to 18 feet. The Director of Planning and Development has approved an administrative adjustment per Section 3.1.2 of the UDC as it is within ten percent of the requirement. As billboards are only allowed in Commercial (C), Light Industrial (LI) or Heavy Industrial (HI) zoning districts, the applicant is requesting rezoning.

Surrounding uses include additional mini-storage warehouses and multi-family use to the north, PD-GR (Planned Development General Retail) retail and professional uses to the south, PD (professional office) with specific uses to the east, and LI (retail and professional office) to the west.

The Future Land Use and Character Map designate this area as Auto-Urban Commercial. According to the Comprehensive Plan Auto-Urban Commercial is appropriate for commercial uses and is the dominant pattern along H K Dodgen Loop.

The UDC states Commercial districts should permit most retail and commercial land uses and is intended to serve citywide or regional service areas and should be located along major highways and major intersections.

Prohibited uses in Commercial districts include most industrial such as asphalt, concrete batch plants, wrecking yards, refinery or chemical plants to name a few.

Nine notices were mailed out with zero notices received in favor and one notice received in opposition.

Staff recommends approval for the following reasons:

The proposed zoning is consistent with the Future Land Use Map which identifies this area as Auto-Urban Commercial;

The proposed zoning is compatible with the surrounding uses; and

The proposed zoning eliminates a non-conforming use on the subject property providing an appropriate zoning designation for the mini-storage warehouses currently located on the subject tract.

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

Vice-Chair Sears made a motion to approve Item 2, **Z-FY-10-13**, as proposed and Commissioner Rhoads made a second.

*Motion passed: (6:0)*

Commissioners Magaña, Martin, and Johnson absent

**Item 3: Z-FY-13-12** - Hold a public hearing to discuss and recommend action on an amendment to Ordinance 2010-4413, Temple Unified Development Code, in its entirety to address personnel title changes; Article 1 to address purpose, compliance, enforcement and violations; Article 2 to clarify final action Requirements; Article 3 to amend subdivision plat review, add requirements for preliminary plat, amend site plan requirements, clarify appeal processes, amend warrant and variance requirements in TMED; Article 5 to clarify manufactured home requirements; Article 6 to amend landscape requirements for overlay districts and clarify materials in I-35; Article 7 to amend landscape requirements, lighting requirements relating to glare, amend sidewalk Requirements, address wall sign placement for certain facades; and Article 8 to amend general provisions to address fire safety requirements, amend fire and park requirements in ETJ, and amend sidewalk requirements and applicability in Industrial Park.

Ms. Autumn Speer, Director of Planning and Development, stated some of the changes include personnel title changes which read through the entire UDC.

Other changes include:

Article 1, General Provisions were requested by Legal to better prosecute violations of the UDC when Code Enforcement is involved.

Article 2, Development Review Bodies clarifies that the I-35 appeal needs to be included with the final action items for City Council.

Article 3, Subdivision Plat Review had additional general process flow so the application process makes sense and Staff has something to fall back on. Also some preliminary plat requirements were added and when it would be required for larger residential subdivisions. The detailed list of the site plan requirements was amended.

Article 5, the 'Cycle of Life' was clarified on how to determine how large the property has to be for a manufactured home for Planning Staff. The minimum acreage requirement for one manufactured home is one acre and the amendment would make it easier for administration of the UDC.

Article 6, Special Purpose and Overlay Zoning Districts, refers the I-35, TMED and 1<sup>st</sup> and 3<sup>rd</sup> Street Overlays to the new planting list in Article 7 for consistency and to reduce redundancy

with numerous plant lists. It also clarifies tilt wall is a permitted primary material in Freeway Commercial sub-districts.

Article 7, General Development Standards, clarifies sidewalk requirements as they relate to building permits. Also created were general planting criteria to define drought tolerant species appropriate for planting. These were approved by the Tree Care Advisory Board, the Parks Department and the City Arborist. The amendment addresses lighting requirements relating to glare for all zoning districts and addresses wall sign placement for certain façades.

Article 8, Subdivision Design And Improvements, references were added to the City Code Chapter 12, Fire Safety; and adds exceptions for fire hydrants in the ETJ; clarifies sidewalk requirements as they relate to platting and applicability in Industrial Parks; amends cost sharing for sidewalks; and provides an exception for park dedication requirements in the ETJ.

Staff recommends approval of all text amendments.

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

Vice-Chair Sears made a motion to approve Item 3, **Z-FY-13-12**, as proposed, and Commissioner Talley made a second.

*Motion passed: (6:0)*

Commissioners Magaña, Martin, and Johnson absent

## **C. REPORTS**

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

There being no further business, Chair Staats adjourned the meeting at 5:49 p.m.

Respectfully submitted,  
Leslie Evans



## **PLANNING AND ZONING COMMISSION ITEM MEMORANDUM**

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3/4/13  
Item #3  
Regular Agenda  
Page 1 of 2

**APPLICANT / DEVELOPMENT:** Carothers Executive Homes, LLC

**CASE MANAGER:** Tammy Lyerly, Senior Planner

**ITEM DESCRIPTION:** P-FY-13-16 Consider and make a recommendation on the Final Plat of The Oaks at Lakewood, a 19.065 acres  $\pm$ , 2 blocks, 37-lot residential subdivision, located on the east side of Morgan's Point Road, north of the intersection of West Adams Avenue and Morgan's Point Road.

**STAFF RECOMMENDATION:** Staff recommends approval of the Final Plat of The Oaks at Lakewood.

**ITEM SUMMARY:** The Development Review Committee reviewed the Final Plat of The Oaks at Lakewood on February 20, 2013. As of February 26, 2013, the plat was deemed administratively complete.

The Final Plat of The Oaks at Lakewood is a 37-lot, 2-block single family residential subdivision located on the east side of Morgan's Point Road, north of the intersection of West Adams Avenue and Morgan's Point Road.

The proposed plat complies with the property's Single Family One District (SF-1). City Council approved the preliminary plat with an exception to UDC Section 8.2.1.G.2 allowing a street jog with a centerline offset of more than 180 feet on Connor Drive between Lakewood Oaks Boulevard and Camdyn Caye Drive with Resolution #2012-6776-R.

Water will be provided to the subdivision through 6-inch and 8-inch water lines. Wastewater services will be provided through 8-inch wastewater lines, a force main, and a proposed lift station in Tract B. Tract A is a detention pond with drainage being provided through 18-inch and 24-inch storm drains.

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

**FISCAL IMPACT:**

An 8 foot wide trail is to be provided along the east side of Morgan's Point Road by the developer and reimbursed by the City of Temple.

**ATTACHMENTS:**

Plat

STATE OF TEXAS  
COUNTY OF BELL

THAT, CAROTHERS PROPERTIES, LTD., BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE OAKS AT LAKEWOOD, A SUBDIVISION WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

JASON CAROTHERS, PRESIDENT OF J&J CAROTHERS ENTERPRISES, L.L.C., a Texas limited liability company, GENERAL PARTNER

STATE OF TEXAS  
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JASON CAROTHERS, 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2013.

NOTARY PUBLIC, STATE OF TEXAS

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2013.

CHAIRPERSON

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2013.

DIRECTOR OF PLANNING

STATE OF TEXAS  
COUNTY OF BELL

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT I PREPARED ALL DRAINAGE CALCULATIONS AND DESIGNED ALL DRAINS, STREETS, ROADS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF TEMPLE SUBDIVISION REGULATIONS.

JOHN HART BANDAS, P.E.  
Registration Number 86858  
Bandas Engineering, Ltd.  
Firm Registration Number F-3782



STATE OF TEXAS  
COUNTY OF BELL

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

TIMOTHY LANE KENNEDY, R.P.L.S.  
Registration Number 6119

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 owed on the property described by this plat.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2013

By: \_\_\_\_\_  
Bell County Tax Appraisal District

SIDEWALK NOTE \*

An 8 foot wide sidewalk shall be constructed along the East right-of-way of Morgan's Point Road by the developer (funded by the City of Temple). The Homeowners' Association will be responsible for the maintenance of the sidewalk and related landscape. The sidewalk may be curved to miss trees and create landscape interest.

NOTES \*

- 1) 25' FRONT BUILDING SETBACK LINE
2) 7.5' SIDE BUILDING SETBACK LINE
3) 15' STREET SIDE BUILDING SETBACK LINE
4) 10' REAR BUILDING SETBACK LINE
5) THERE IS A 10' P.U.E. CONTIGUOUS TO THE R.O.W. OF INTERNAL STREETS
6) THERE IS A 4' LANDSCAPE MAINTENANCE EASEMENT CONTIGUOUS TO MORGAN'S POINT ROAD FOR THE LENGTH OF THE FRONTAGE AS SHOWN HEREON
7) DRAINAGE EASEMENTS ARE AS SHOWN HEREON
8) THIS PROPERTY IS IN "ZONE X" AND IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48027C0175E DATED SEPTEMBER 26, 2008 LOWEST ELEVATION ON PROJECT IS 664.11'. BELTON LAKE BASE FLOOD ELEVATION IS 626'.
9) MORGAN'S POINT ROAD IS REPORTED TO BE 80 FT +/- IN WIDTH
10) THE DETENTION POND WILL BE MAINTAINED BY THE DRAINAGE DEPARTMENT

This project is referenced to the City of Temple Coordinate System, an extension of the Texas Coordinate System of 1983, Central Zone. All distances are horizontal surface distances unless noted and all bearings are grid bearings. All coordinates are referenced to City Monument Number 3. The combined correction factor is 0.999853. Grid distance = Surface distance X COF. Geoidic north = Grid north + theta angle. Reference tie from City of Temple Monument Number 3 to the southeast boundary corner of the 16.065 Acre Tract is N 60°00'06" W, 36,236.00 feet. Published City coordinates for the project reference point 3 are N = 10368408.89 E = 3225333.77

NOTE \*

Permanent lot corners to be placed after completion of utility construction and will be 1/2" iron rods set with plastic cap marked "Advanced Surveying" unless noted otherwise.

REVISED PLOT DATE: 2-22-2013
Copyright 2013 Advanced Surveying & Mapping, LLC

LEGEND:
1/2" IRON ROD FOUND
5/8" IRON ROD FOUND



Table with 3 columns: LINE#, LENGTH, DIRECTION. Lists 17 line segments with their respective lengths and bearings.

RECORDATION INFORMATION:

PLAT RECORDED IN CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_, PLAT RECORDS OF BELL COUNTY, TEXAS

DEDICATION RECORDED IN INSTRUMENT NUMBER \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS FILED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2013

Scale: 1" = 80'
Job No. 120000
Dwg No. 120000-P
Drawn by TLK
Surveyor TLK #6119

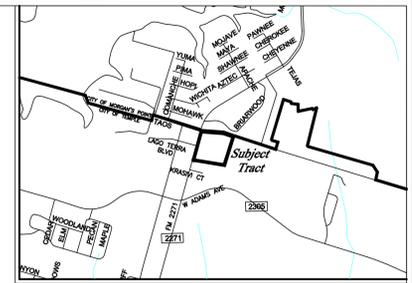
FINAL PLAT OF
THE OAKS AT LAKEWOOD

A SUBDIVISION WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS
19.065 acre tract of land in Bell County, Texas, out of the George Lindsey Survey, Abstract 513, as described in a deed to Carothers Properties, Ltd. in Instrument Number 201100039440, Deed Records of Bell County, Texas (DRBCT), and being the same tract conveyed to the Shobert Family Revocable Trust as recorded in Instrument Number 200900028193, DRBCT.

OWNER:

CAROTHERS PROPERTIES, LTD.
50 SOUTH WHEAT ROAD
BELTON, TEXAS 76513
254-939-5100

TOTAL AREA: 19.065 ACRES
NO. LOTS: 37
NO. BLOCKS: 2
SPECIAL TRACTS: 2
TRACT A: DRAINAGE, DETENTION
TRACT B: LIFT STATION



VICINITY MAP
Not to Scale



FINAL PLAT OF
THE OAKS AT LAKEWOOD

A SUBDIVISION WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

DEVELOPER: CAROTHERS PROPERTIES, LTD.
ENGINEER: BANDAS ENGINEERING, LTD.
SURVEYOR: ADVANCED SURVEYING & MAPPING, LLC

1610 South 31st St., Ste. 102-299
Temple, Texas 76504
254-760-1894 254-760-4633
www.asm-tx.com

Advanced Surveying
& Mapping, LLC

# Annual Report: 2012



**City of Temple Planning Department**  
**February 19, 2013**



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## Introduction

This Annual Report is a summary of development activity within the City of Temple and its Extraterritorial Jurisdiction for Fiscal Year 2012 (Oct. 1 – September 30). The Report also describes the functions, responsibilities, and accomplishments of the following programs:

### **Administration**

Program to professionally staff the Planning & Zoning Commission with Staff reports, exhibits and presentations in public hearings and workshops.

### **Long Range Planning**

Program to assist interagency efforts for the Temple Medical Education District (TMED), SIZ Corridors, and Transportation Planning.

### **Development Planning**

Program to manage the Development Review Committee which includes City Staff review of Plats, Planned Developments, Conditional Use Permits and Street Use Licenses.

### **Staff**

The Planning Department consists of seven full-time positions. The Planning Director, Autumn Speer, along with Assistant Director of Planning, Beverly Mesa-Zendt manages the department. The City's planning team is pictured below.

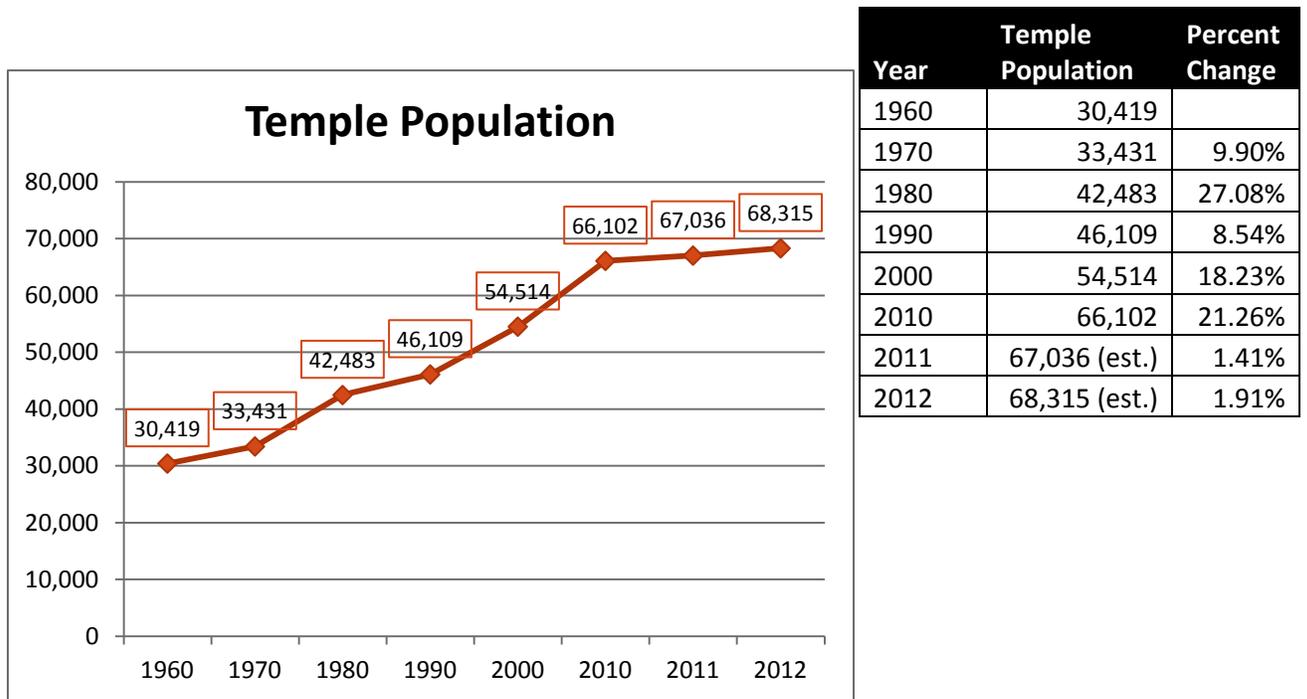
*City of Temple Planning Staff (l to r back row to front) Barbara Morgenroth, Development Service Coordinator; Leslie Evans, Administrative Assistant; Mark Baker, Planner; Mary Maxfield, Planning Technician; Tammy Lyerly, Senior Planner; Beverly Mesa-Zendt, Asst. Director of Planning Autumn Speer, Director of Planning*

## Planning Department Mission Statement

The Planning Department provides professional planning services related to urban growth and development issues to promote quality of place. The Department maintains an updated Comprehensive Plan and Unified Development Code to provide policy recommendations and regulations related to land development. The staff works cooperatively with design professionals, property owners and developers from the concept stage to completion of the project.

## 2010 Census and Current 2012 Population Estimate

The 2010 U.S. Census showed Temple’s population as 66,102. The City’s population estimate for 2012, based on water accounts, was 68,315. The following chart and table shows Temple’s historic growth from 1960 to 2012.



A 21 percent growth rate from 2000 to 2010 is admirable and in line with what the state has experienced overall. Growth rates for the state and for nearby and comparable cities listed in the Choices '08 Comprehensive Plan are as follows.

<b>City</b>	<b>Percent Population Change, 2000-2010</b>
State of Texas	20.6%
Baytown	8.1%
Belton	24.6%
Bryan	16.1%
Georgetown	67.3%
Killeen	47.2%
N. Richland Hills	13.9%
Victoria	3.3%

Additional planning-related data for Temple from the 2010 Census, which compares the City to the state of Texas as a whole, is shown in the table below.

	<b>Temple</b>	<b>Texas</b>
Mean Travel Time to Work	16.1 minutes	24.8 minutes
Homeownership Rate	60.5%	64.8%
Housing Units in multi-unit structures*	31.5%	24.1%
Median Value of Owner-Occupied Units	\$107,100	\$123,500
Persons Per Household	2.67	2.78

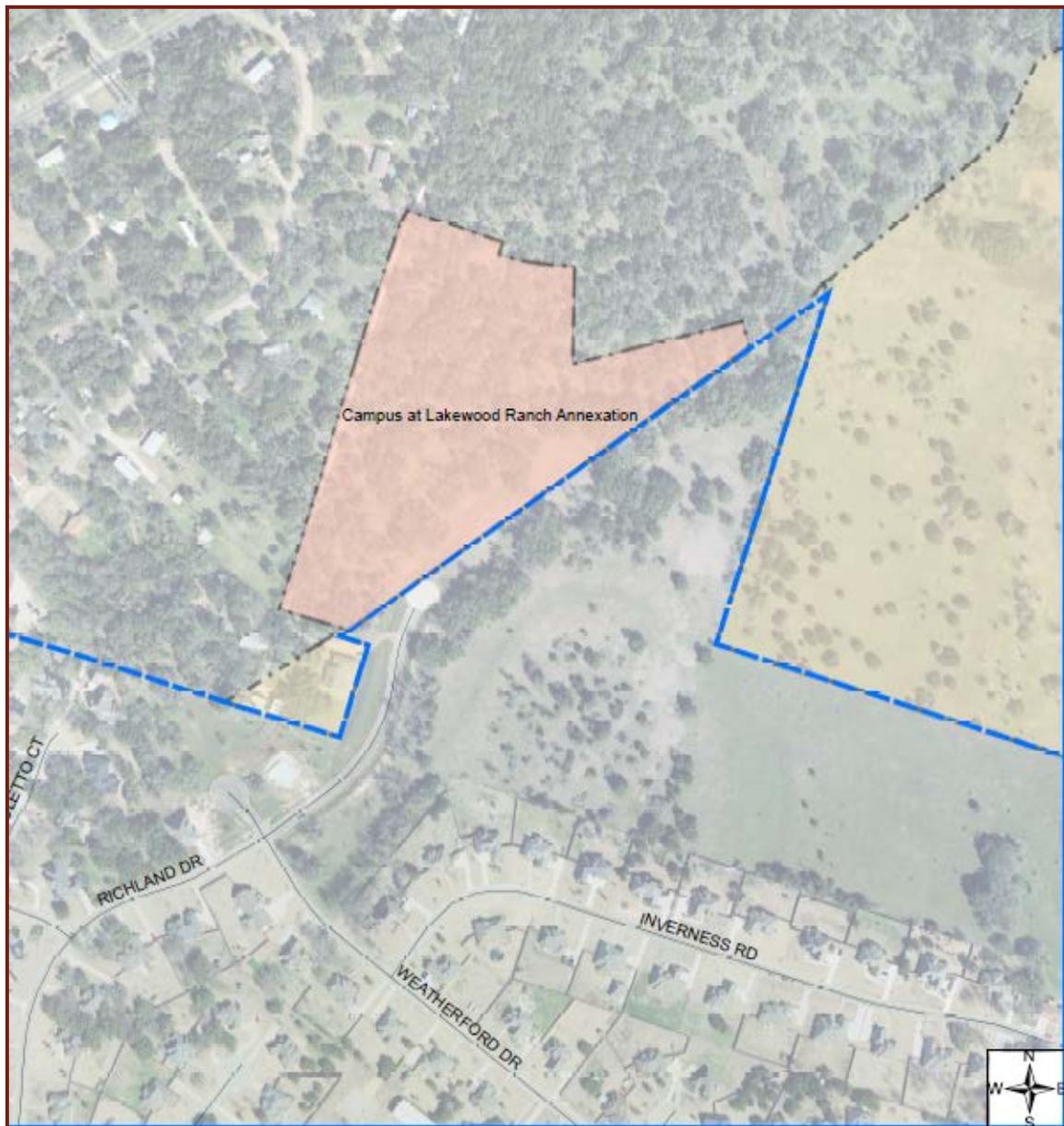
\*Duplexes, triplexes and apartments

This data shows that Temple has a vigorous growth rate. Commuters have a shorter drive to work and a lower homeownership rate than the state-wide average. Temple has more of its housing stock in the form of apartments and duplexes and lower values of owner-occupied homes than the state average. In addition, Temple has a slightly smaller household size than the state average.

## 2012 Year in Review

### Annexations

The City Council approved one annexation for this Fiscal Year in November 2012. The annexation was for 10.00 acres on located at the north end of Richland Drive, north of The Campus at Lakewood Ranch Phase VII. This was a voluntary annexation, proposed by the developer of the Campus at Lakewood who intends to develop additional residential lots. At the publication of this Annual Report, 47,604.74 acres of land and water were within the City's boundaries.



*10-acre annexation approved in November 2012*

## UDC Text Amendments and Comprehensive Plan Amendments

The City Council approved 12 text amendments to the Unified Development Code (UDC) in Fiscal Year 2012. The following table shows the purpose of each approved UDC text amendment.

Case Number	Purpose
Z-FY-12-01	Future Land Use Plan Amendments to address prior year zoning changes
Z-FY-12-04	Creation of the 1 <sup>st</sup> and 3 <sup>rd</sup> Street Overlay
Z-FY-12-05a	Articles 5, 6 and 11 of the Unified Development Code to add "Recreational Vehicle Park" as a Conditional Use in the use tables and to establish a definition
Z-FY-12-05b	Articles 3, 5, 6 and 11 of the Unified Development Code to allow the City Council to add a time limit to the approval of a Conditional Use Permit; add "Transitional Shelter" as Conditional Uses in the use table; increase the setbacks for street trees in the TMED zoning district; amend sidewalk and sign requirements in the Interstate 35 Corridor Overlay zoning district; and to establish definitions related to such standards
Z-FY-12-08	Thoroughfare Plan Amendment - designating existing and future Westfield Boulevard from W Adams to SH 36 as an arterial road and reclassifying N Pea Ridge from W Adams to SH 36 from a minor arterial road to a collector road
Z-FY-12-19	Articles 5, 7, 8 and 11 of the Unified Development Code to add "Kiosk" as permitted uses in the use table of certain zoning districts with specifications; remove "home occupation" as an allowable residential accessory use in the LI and HI zoning districts; Clarify all parking areas must be paved with either asphalt or concrete; Clarify that vehicular backing motions are prohibited into a public street from a parking area on all non-residential sites; Clarify utility poles or other obstructions are not permitted in sidewalks; and to establish or amend definitions related to such uses and standards
Z-FY-12-20	I-35 Appeal Change to require City Council approval
Z-FY-12-49	Articles 3, 5, 7 and 8 of the Unified Development Code to add requirement for development master plan (2) add requirement for Site Plan & establish review procedures & submission standards related to such requirement (3) clarify language related to requirement for enclosure of Major Vehicle repair (4) clarify language related to Access & Circulation standards (5) add requirement for curb & gutter for off-street parking & landscaping (6) amend required size of subdivision water & wastewater mains (7) eliminate developer cost participation requirements on certain streets adjacent to subdivisions (8) establish or amend definitions related to such uses & standards
Z-FY-12-53	Trails Master Plan Amendments
Z-FY-12-54	Choices '08 Thoroughfare Plan Amendments
Z-FY-12-55	Article 7 of the Unified Development Code to remove height restriction for state and national flags
Z-FY-12-57	Article 7 of the Unified Development Code to establish procedures to request CUP for off-premise signs due to relocation

## I-35 Appeals

The Planning Department processed seven I-35 Appeals for Fiscal Year 2011. The following table shows the location, purpose, request and outcome for each rezoning application received in Fiscal Year 2012.

Case Number	Location	Purpose	Staff Rec.	P&Z Rec.	City Council Action
Z-FY-12-03	Johnson Brothers Ford	Landscaping Appeal	Approval with Conditions	Approval	NA
Z-FY-12-18	Longhorn International Trucking; 6043 N General Bruce Drive	Landscaping Appeal	Denial	Approval	NA
Z-FY-12-31	111 N General Bruce Drive	Starbucks Remodel	Approval	Approval	Approval
Z-FY-12-41	111 N General Bruce Drive	Starbucks Sign	Approval	Approval	Approval with 6' base on 40' sign
Z-FY-12-44	2001 West Adams	Old Albertsons remodel	Approval	Approval	Approval
Z-FY-12-48	3207 S General Bruce Drive	Mac Haik Dealership Remodel and New Construction	Approval with Conditions	Approval with Conditions	Approval with Conditions
Z-FY-12-51	7455 S General Bruce Drive	Signs	Approval with conditions	Approval	Approval

## Rezoning

The Planning Department processed 21 Rezoning applications for Fiscal Year 2012, and the City Council approved 19. One application was tabled and remains so; one application was denied at City Council. The following table shows the location, purpose, request and outcome for each rezoning application received in Fiscal Year 2012.

Case Number	Location	Purpose	Zoned		Staff Rec.	P&Z Rec.	City Council Action
			From	To			
Z-FY-12-06	North of Inverness Drive	Residential Development	AG	UE	Approval	Approval	Approval
Z-FY-12-07	SE Corner of Morgans	Residential Development	AG	SF-1	Approval	Approval	Approval

Case Number	Location	Purpose	Zoned		Staff Rec.	P&Z Rec.	City Council Action
			From	To			
	Point Road and City Limits						
Z-FY-12-16	East Side of North Pea Ridge Road South of Stonehollow Drive	Residential Development	SF-2	SF-3	Approval	Approval	Approval
Z-FY-12-21	East side of South Kegley Road, north of the Caddy Shack Golf Range	Commercial Development	AG	C	Approval	Approval	Approval
Z-FY-12-22	1208 and 1219 S 53 <sup>rd</sup> 2702 and 2706 W Avenue M	Expansion of applicant's body shop business	2F, GR	C	Approval	Approval	Approval
Z-FY-12-25	2102 Scott Boulevard	City Initiated	2F	GR	Approval	Approval	Approval
Z-FY-12-29	2007 N 7 <sup>th</sup> Street	Dollar General	SF-1	GR	Approval	Approval	Approval
Z-FY-12-30	N Side of SW H K Dodgen Loop, West of Commerce Street	Multi-family housing	SF-1 and SF-2	MF-2	Approval	Approval	Approval
Z-FY-12-36	5412 S SH 317	Retail Sales Use	AG	GR	Approval	Approval	Approval
Z-FY-12-38	1917 & 1912 Carriage House Village Drive	Reduced front yard setback for existing lot	SF-2	SF-3	Approval	Approval	Approval
Z-FY-12-39	3606 South 5 <sup>th</sup> Street	Office uses	SF-1	O-1	Approval	Approval	Approval
Z-FY-12-42	S. 5 <sup>th</sup> Street	Residences at D'Antoni's Crossing	AG	NS and UE	Approval	Approval	Approval
Z-FY-12-43	101 S 31 <sup>st</sup> Street	Retail Uses	SF-2	GR	Approval	Approval	Approval

Case Number	Location	Purpose	Zoned		Staff Rec.	P&Z Rec.	City Council Action
			From	To			
Z-FY-12-45	North of Intersection of Rocky Lane and Kings Cove	Residential Development	AG	UE	Approval	Approval	Approval
Z-FY-12-46A	7300 and 7330 N General Bruce Drive	Relocate Billboards	AG	LI	Approval	Approval	Approval
Z-FY-12-46B	7405 Pegasus Drive	Relocate Billboards	AG	LI	Approval	Approval	Approval
Z-FY-12-50	FM 93 and Dubose Road	Residential Development	PD U-E	SF-1	Tabled	Tabled	Tabled
Z-FY-12-58	3000 S General Bruce Drive	Multi-family Development	HI	MF-2	Approval	Approval	Approval
Z-FY-12-59	3408 and 3410 S Kegley Road	Retail Development	AG	GR	Approval	Approval	Approval
Z-FY-12-60	West of Hartrick Bluff Road	Duplex Subdivision	SF-2	2F	Approval	Approval	Denied
Z-FY-12-61	Campus at Lakewood North of Richland Road	Residential development	Upon Annexation	UE	Approval	Approval	Approval

### Conditional Use Permits

The Planning Department processed 11 CUP applications for Fiscal Year 2012, and the City Council approved 11. The following table shows the location, purpose, base zoning and outcome for each CUP application received in Fiscal Year 2012.

Case Number	Location	Purpose	Zoning	Staff Rec.	P&Z Rec.	City Council Action
Z-FY-12-09	Rocky Oaks Mobile Home Park 55 Rocky Oaks Drive	CUP for 2 RV's	AG	Approval	Approval	Approval
Z-FY-12-10	Midway Mobile Home Park 4505 Midway Drive	CUP for 2 RV's	MH	Approval	Approval	Approval
Z-FY-12-11	Robins Mobile	CUP for 4 RV's	MH	Approval	Approval	Approval

Case Number	Location	Purpose	Zoning	Staff Rec.	P&Z Rec.	City Council Action
	Home Park 4707 Midway Drive					
Z-FY-12-12	Santa Fe Trails Mobile Home Park 1618 West Avenue H	CUP for 14 RV's	2F and LI	Approval	Approval	Approval
Z-FY-12-17	Livingston Farms Mobile Home Park 1558 N Pea Ridge Road	Cup for 2 RV spaces (5 year time limit 2017)	AG	Approval	Approval	Approval
Z-FY-12-26	4984 FM 93	Bo's Barn Cup (>75% alcohol)	C	Approval	Approval	Approval
Z-FY-12-32	3008 S 31st Street	Smashburger CUP (>75% alcohol)	GR	Approval	Approval	Approval
Z-FY-12-33	5434 205 Loop	Spare Time CUP (>50%&<75% alcohol)	GR	Approval	Approval	Approval
Z-FY-12-40	11 East Central	Amend CUP for 2 security lights instead of 3	CA	Approval	Approval	Approval
Z-FY-12-47	221 SW HK Dodgen Loop	Fire and Ice Grill CUP (>50%&<75% alcohol)	C	Approval	Approval	Approval
Z-FY-12-56	5275 S General Bruce Drive	Lamar Off Premise Sign CUP	C	Approval	Approval	Approval

### Planned Developments

The Planning Department processed three PD applications for Fiscal Year 2012, one approved, one denied at P&Z and withdrawn and the third denied at City Council. The following table shows the location, purpose, base zoning and outcome for each PD application received in Fiscal Year 2012.

Case Number	Location	Purpose	Zoned		Staff Rec.	P&Z Rec.	City Council Action
			From	To			
Z-FY-12-23	7950 N SH 317		Amend PD	Amend PD	Approval	Approval	Approval
Z-FY-12-24	4011 Brooklawn Drive	Multi-Family Development	GR	PD (MF-1)	Approval	Denied	Withdrawn
Z-FY-12-28	3802 S 5 <sup>th</sup> Street	Construction Yard	PD O-2	PD to allow construction	Approval	Approval	Denied

Case Number	Location	Purpose	Zoned		Staff Rec.	P&Z Rec.	City Council Action
			From	To			
				yard			

## Plats

The Planning Department processed 35 subdivision plats for Fiscal Year 2012, including one preliminary plat, 22 final plats, and 11 minor or amending plats. The following table shows the name, location, type of plat, acreage, lot count, and land use for each plat application received in Fiscal Year 2012.

### Residential

Case Number	Subdivision Name	Location	Type of Plat	Acres	# of Lots
P-FY-12-03	Westfield Development Phase VIII	SE corner of Stonehollow Dr & N Pea Ridge Rd	Final	13.336	72-R 1 tract-NF
P-FY-12-04	Heritage Place & Heritage Place Village	S of W Nugent, W of Bird Creek & E of Heritage Place Phase II	2d Amend /Prelim	37.868	212
P-FY-12-05	Lake Pointe Phase II-	SE corner of Intersection of SH 317 and Prairie View Road	Final	132.97	341
P-FY-12-06	West Ridge Village	SW corner of 205 Loop and East Ridge Blvd	Final	3.38	13
P-FY-12-08	Residences at D'Antoni's Crossing # 3	SW corner of Naples Dr & Palermo Pkwy	Admin	0.916	3
P-FY-12-09	Highland Park Estates	N of FM 93, adjacent to Ridgewood Estates	Final	10	30
P-FY-12-15	Residences at D'Antoni's Crossing Phase V	S of Fox Glen Lane & N of Venice Pkwy	Final	11.048	8
P-FY-12-16	Ashworth Hill Addition	E of Denman's Hollow & W of Denman's Loop	Admin	0.564	1
P-FY-12-19	The Campus At Lakewood Ranch Phase VIII	N end of Richland Drive	Final	15.047	19
P-FY-12-21	Residences At D'Antoni's Crossing #4	Along north side of Venice Pkwy & Naples Drive	Final	1.002	2
P-FY-12-23	The Oaks At Lakewood	E side of Morgan's Pointe Rd, N of W Adams	Preliminary	19.065	38
P-FY-12-24	Sommer Estates	NW corner of Luther Curtis Rd & Franklin Rd	Final	10	2
P-FY-12-25	Misty Creek Phase	N side of FM 93, E of	Admin	1.15	2

Case Number	Subdivision Name	Location	Type of Plat	Acres	# of Lots
	III	Residences At D'Antoni's Crossing			
P-FY-12-27	Prairie Crossing Addn	NE corner of N 8th St & E Young Ave	Final	6.91	33
P-FY-12-29	Nathans Addition Phase 2	NE corner of S 22nd St & E Ave C	Final	0.257	2
P-FY-12-31	Valley Ranch Phases 3 & 4	S side of FM 93 along west side of Dubos Rd	Final	44.234	94
P-FY-12-33	Village of Sage Meadows Phase VI	S side of Tarver Dr, across from Green Pasture Drive	Final	15.12	66
P-FY-12-35	The Ranch at Woodland Trails	Corner of Canyon Trail & Bench Mark Trail, W of FM 2271	Final	11.88	20
P-FY-12-36	King's Cove	N of Rocky Lane and King's Cove intersection	Final	7.2	5

Nonresidential

Case Number	Subdivision Name	Location	Type of Plat	Acres	# of Lots
P-FY-12-01	Friendship Plaza	NW corner of W Adams and 205 Loop	Final	11.5	5
P-FY-12-02	Joshlin Subdivision	NW corner of W Adams Ave & entrance to Holy Trinity Catholic High School	Admin	9.23	2
P-FY-12-03	Westfield Development Phase VIII	SE corner of Stonehollow Dr & N Pea Ridge Rd	Final	2.25	72-R 1 tract-NF
P-FY-12-07	Temple (Adams) DTP VI LLC Addition	NE corner of N 16th St & E Adams Ave	Admin	1.27	1
P-FY-12-10	Wildflower Commercial Phase Two	E side of Bright Lane, S side of W Adams Ave	Final	1.417	2
P-FY-12-11	Janke Acres	E side of intersection of Poison Oak Rd & S Pea Ridge Rd	Admin	5.33	1
P-FY-12-12	Diamond Subdivision	SE corner of Midway Drive and South General Bruce Drive	Final	10.39	2
P-FY-12-14	Enterprise	NE corner of	Final	20.076	2

Case Number	Subdivision Name	Location	Type of Plat	Acres	# of Lots
	Business Park Phase III	Enterprise Road & Lucius McCelvey Drive			
P-FY-12-17	Fryers Creek Medical Subdivision	NE corner of S 13th St & SW H K Dodgen Loop	Final	3.72	2
P-FY-12-18	RBA Third Street Subdivision	W side of N 3rd St, & N of intersection of Mayborn Dr & N 7th St	Final	1.289	1
P-FY-12-20	Star of Texas Propane Addition	NE corner of SE H K Dodgen Loop & MKT RR	Concept Plan	0.61	2
P-FY-12-22	West Adams Addition	SW corner of W Adams & S Kegley Rd	Final	1.770	1
P-FY-12-26	3513-RSD Joint Venture Addn	E side of S Gen Bruce Dr adjacent to & N of Don Ringler Dealership	Admin	9.819	1
P-FY-12-30	Temple Bioscience Park Subdivision	S side of Research Pkwy/Hilliard Rd	Final	45.489	11
P-FY-12-32	Medical Park of Temple	N side of Scott Blvd, E of S 37th St	Admin	0.94	1
P-FY-12-34	Enterprise Business Park Phase IV	SW corner of Industrial Blvd & Lucius McCelvey Drive	Admin	8.144	2
P-FY-12-37	Family Dollar	NE corner of N 49th St & W Adams Ave	Sketch Plan	2	1

The following table shows the number of residential and nonresidential lots and acreages that were submitted for Final or Minor Plat review in Fiscal year 2012 and eventually approved.

Type of Plat	Number of Lots and Acres
Residential Lots Final or Minor Platted	925
Nonresidential Lots Final or Minor Platted	47
<b>Total Lots Final or Minor Platted</b>	<b>972</b>

Residential Acres Final Platted	323
Nonresidential Acres Final Platted	133
<b>Total Acres Final or Minor Platted</b>	<b>456</b>

## **Building Permits**

The Planning Department reviewed the following Building Permits, not counting resubmittals with requested revisions, in Fiscal Year 2012.

<b>Permit Type</b>	<b>Number Received</b>	<b>Average Review Time (Days)</b>
Residential – All types	719	2.05
Nonresidential	204	3.46
Signs	133	2.57

## **Miscellaneous Approvals**

In addition to the applications described above, the Planning Department reviewed five abandonment requests, four street use license request and seven variance requests.



# PLANNING AND ZONING COMMISSION AGENDA ITEM

3/04/13  
Item #4  
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><b>P-FY-12-31</b> - Consider and take action on the Preliminary Plat of Valley Ranch Phases III &amp; IV, a 44.234 ± acre, 94-lot residential subdivision, located at the southeast corner of FM 93 and Dubose</p>	<p>Pending</p>	<p>Gary Freytag for Lexington Holdings</p>
<p><b>Z-FY-12-50</b> Hold a public-hearing to discuss and recommend action on a zone change from PD Planned Development-Urban Estates District (PD-UE) to Planned Development -Single Family-1 District (PD-SF-1) on 39.3± acres of land, being part of the William Frazier Survey, Abstract #310 located south of FM 93 along the west side of Dubose Road.</p>	<p>Pending</p>	<p>Gary Freytag</p>
<p><b>P-FY-13-14</b> - Consider and take action on the Final Plat of Trantum Subdivision Phase VIII, a 4.92 ± acres, 3-lot, 1 block non residential subdivision, being a Replat of Lot 2, Block 1 of Trantum Subdivision, Phase II and a portion of Lot 1, Block 1 of Profit Place Addition, in the City of Temple, Bell County, Texas, located on the west side of South General Bruce Drive, east of Profit Place.</p>	<p>P&amp;Z 3/18/13</p>	<p>All County Surveying</p>
<p><b>P-FY-13-17</b> - Consider and take action on the Final Plat of High Crest Phase II, a 36.345 ±, 57-lot, 4-block, residential subdivision, located on east side of Bowles Ranch Road, north of FM 439, in Temple's western ETJ.</p>	<p>DRC 2/19/2013 P&amp;Z TBD</p>	<p>Turley Associates</p>

<p><b>P-FY-13-18</b> Hold a public hearing to consider and take action on the Final Plat of CEFCO #23 Commercial, a 3.009 ± acres, 2-lot, 1 block, non-residential subdivision, being a Replat of Lot 1, Block 1, CEFCO #23 subdivision according to the plat recorded in Cabinet C, Slide 136-B, of the real property records of Bell County, Texas and being a part of the 32.204 + acre tract of land described in a RTC Texas Special Warranty Deed dated November 9, 1992 to Robert J. Kasberg and being of record in Volume 2912, Page 323, of the real property records of Bell County, Texas and being all of that certain 1.003 acre tract of land described in a Warranty deed dated November 3, 2006 from Kasberg Development , Co. to Heartland Resources, Inc., and being of record in Document No. 2006-00052064, of the real property records of Bell County, Texas, located at northwest corner of North Kegley Road and West Adams Avenue and addressed as 5510 W. Adam Ave.</p>	<p>DRC on 3/04/13</p>	<p>Turley Associates</p>
<p><b>P-FY-13-19</b> Consider and take action on the Preliminary Plat of BRV Addition, a 43.00 ± acres, a 139-lot, 6-block residential subdivision, located on the northeast side of SW H K Dodgen Loop, south of Hopi Trail.</p>	<p>DRC on 3/04/13</p>	<p>Jon Hake for J.Kirk Willard)</p>
<p><b>Z-FY-13-15</b> Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow an off-premise sign (billboard) on 0.405 ± acres, being part of the McKinney &amp; Williams Survey, Abstract No. 609, Bell County, Texas, located at 1611 Commerce Street.</p>	<p>P&amp;Z on 4/01/13</p>	<p>Lamar Advertising for Robert Giniewicz</p>

<b>City Council Final Decisions</b>	<b>Status</b>
<p><b>Z-FY-13-07:</b> Consider adopting an ordinance authorizing a rezoning from Planned Development – Office Two (PD-O2) district to General Retail (GR) district on 1.010 + acres of land situated in the Maximo Moreno Survey, Abstract No.14, Bell Country, Texas 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>APPROVED at 2<sup>nd</sup> Reading on February 21, 2013</p>
<p><b>Z-FY-13-08:</b> Consider adopting an ordinance authorizing a Conditional Use Permit to allow an off-premise sign relocation closer than 1,500 feet from another off-premise sign at 1612 North General Bruce Drive.</p>	<p>APPROVED at 2<sup>nd</sup> Reading on February 21, 2013</p>
<p><b>Z-FY-13-11:</b> Consider adopting a resolution authorizing an Appeal of Standards in Sec. 6.7 of the Unified Development Code related to the I-35 Corridor Overlay Zoning District for landscaping, parking, signs, and architectural standards, for Garlyn Shelton Car Dealership at the SE corner of Midway Drive and South General Bruce Drive.</p>	<p>APPROVED at 1<sup>st</sup> Reading on February 21, 2013</p>



**PLANNING AND ZONING COMMISSION  
MEETING EVALUATION  
March 4, 2013**

**Rating Scale**

**Excellent    Average    Poor**

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

Excellent	Average	Poor

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

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

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P&Z COMMISSION ATTENDANCE

2013														
	Jan 7	Jan 22	Feb 4	Feb 19	Mar 4	Mar 18	Apr 1	Apr 15	May 6	May 20	June 3	June 17	P	A
James Staats	P	No Meeting Held	P	P									3	
Allan Talley	P		P	P									3	
Derek Martin	A		P	A									1	2
Will Sears	P		A	P									2	1
Greg Rhoads	P		P	P									3	
David Jones	P		P	P									3	
Chris Magaña	P		P	A									2	1
Randy Harrell	A		P	P									2	1
Patrick Johnson	P		P	A									2	1

	July 1	July 15	Aug 5	Aug 19	Sept 3	Sept 16	Oct 7	Oct 21	Nov 4	Nov 18	Dec 2	Dec 16	P	A
James Staats														
Allan Talley														
Derek Martin														
Will Sears														
Greg Rhoads														
David Jones														
Chris Magaña														
Randy Harrell														
Patrick Johnson														

not a Board member