

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
STAFF CONFERENCE ROOM, 3<sup>rd</sup> FLOOR  
APRIL 15, 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, April 15, 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  
APRIL 15, 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 April 1, 2013.

**Item 2:** [Approval of Minutes](#): Special Called Meeting of March 26, 2013.

**B. ACTION ITEMS**

**Item 3:** [P-FY-13-23](#) - Consider and take action on the Final Plat of Kenny B's GC Addition, a 2.03 ± acres, 1-lot, 1-block nonresidential subdivision, located on the east side of South General Bruce Drive, north of Tristan Lane. (Applicant: Justin Fuller for A. Lloyd Thomas)

**Item 4:** [Z-FY-13-16](#) - 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, parking, screening and wall standards, architectural standards, signs, and lighting. (Justin Fuller for Golden Corral Development)

**Item 5:** [Z-FY-13-13](#) - Hold a public hearing to consider and recommend action on a zone change from Agricultural District (AG) to Single Family One District (SF-1) for lots 1-3 and Lots 5-20, Block 1, and all of Blocks 2 – 5, The Highlands

Phase 1, located on the north side of West Adams Avenue, west of Windmill Farms Subdivision. (City-Initiated)

**C. REPORTS**

**Item 6:** Receive and discuss the [Planning Director's Report](#) containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code. ***(continued, if not completed in Work Session)***

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 11:00 AM, on April 12, 2013.

  
\_\_\_\_\_  
Lacy Borgeson, TRMC  
City Secretary

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

I certify that this Notice of Meeting Agenda was removed by me from the outside bulletin board in front of the City Municipal Building at \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_, 2013. Title \_\_\_\_\_.

**PLANNING AND ZONING COMMISSION  
MONDAY, APRIL 1, 2013  
5:00 P.M.  
WORK SESSION**

**PLANNING AND ZONING MEMBERS PRESENT**

Vice-Chair Will Sears

**COMMISSIONERS:**

H. Allan Talley  
David Jones  
Greg Rhoads

Chris Magaña  
Randy Harrell

**PLANNING AND ZONING MEMBERS ABSENT:**

James Staats  
Patrick Johnson

Derek Martin

**STAFF PRESENT:**

Beverly Zendt, Interim Dir. of Planning  
Trudi Dill, Deputy City Attorney  
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, Vice-Chair Sears opened the work session at 5:03 p.m. and asked Ms. Beverly Zendt, Interim Director of Planning, to proceed.

Ms. Zendt gave the Director's Report:

Preliminary Plat for Valley Ranch Phases III and IV may be coming forward shortly. The applicant is submitting a revised plat for review which will be the site plan for the zoning case.

BRV Addition is still pending revisions by the applicant.

Scott & White Memorial Hospital is pending.

Final Plat of Porter Addition is an administrative plat.

Highlands Phase I will have a neighborhood meeting on Tuesday, April 2<sup>nd</sup>. This is for a rezoning from AG to SF1 which is how the development is constructed.

UDC appeals for Golden Corral will probably come forward on April 15<sup>th</sup>. Lighting details are being worked out.

Kenny B's GC rezoning will be coming forward.

Rezoning for Vineyard Christian Fellowship Church is scheduled for May 6<sup>th</sup>.

Status of City Council cases is given.

Ms. Zendt gives a presentation for Lamar billboard sign relocation. This is for a CUP for relocation of an off-premise billboard located less than 2,000 feet from another off-premise sign both to the north and to the south. The proposed location is 1611 Commerce Street, which is part of the entrance to Bird Creek Crossing. This item will go on to City Council for first reading on May 2<sup>nd</sup> and second reading on May 16<sup>th</sup>.

Ms. Zendt stated Sections 7.5.11 B, standards for off-premise signs, and 7.5.11 L govern additional standards for off-premise sign of relocation resulting from TxDOT right-of-way acquisition.

Basic requirements: 2,000 feet on each side of the sign located on the Loop, must be located in C, LI and HI only, basic requirements for size and area, height, and setbacks. The number is limited to the number in place on March 7, 2002.

Section 7.5.11 provides standards for relocation and must meet all of city standards except there are a few exceptions related to I-35, no permit fee is required, has to be five feet from the right-of-way, and must keep the same number of poles and same materials without enlarging the sign face. Signs which do not meet the requirements must be approved with a CUP. If it does not meet zoning requirements, that requires a rezoning.

All standards have been met except the spacing requirements. It is approximately 1,477 feet from the proposed off-premise sign located at Creekside Planned Development area (pending City Council decision).

Staff reviews the average spacing for an area and this area would allow for four signs. Currently there are four signs on the west side and the east has two signs (including Creekside sign still pending).

Staff recommends disapproval of the CUP for this sign for the following reason:

When a spacing irregularity occurs on one side, but it does not exceed the average spacing, Staff would recommend approval. In this case, there is a significant spacing irregularity on both sides. Two thousand feet is required--on one side there is 1,341 feet and the other side is 1,477 feet.

Staff understands the other sign is still pending and could be disapproved. The P&Z Commission needs to make a recommendation that would affect how City Council has to vote on this issue. Staff, in anticipation of that lack of information, has recommended disapproval based on the potential pending sign that would create the irregularity to the south.

P&Z has three options:

Based on current information available, the sign that could be potentially sited at that location creating what is considered to be a cluster of signs at that location;

Recommend approval or disapproval; or

Table the item until the outcome of the pending sign is known.

Commissioner Magaña asked what was holding up the other sign. Ms. Zendt stated on the first reading one individual who opposed it was not able to attend the meeting. This individual planned on attending the second reading but there was some confusion about whether the item would be on the agenda. When it was finally decided to be on the agenda, the opposing individual was not available to attend. City Council felt they would like to wait to hear all objections and decided tabled the item until everyone was available to attend the meeting.

Vice-Chair Sears asked if this particular sign is more designed for I-35 than the Loop. Mr. Mat Naegele stated this sign is not designed for I-35 or the overpass. This is a much smaller sign, 253 square feet, and faces parallel to I-35. Ms. Zendt stated the standard is 368 square feet. Mr. Naegele stated the sign would be in front of and to the side of Action Auto, by BJ's and geared towards the stop light.

One more opposition letter to the sign came in after the P&Z packet was sent out.

Opposition is based on the total land area and in this case it was approximately eight percent (need 20 percent to trigger).

Discussion about pending billboard waiting on City Council.

Mr. Baker stated the replat of the CEFCO #23 subdivision is taking existing land, replatting it, and splitting it to create two lots located on Kegley and Adams.

There being no further discussion, Vice-Chair Sears adjourned the meeting at 5:27 P.M.

**PLANNING AND ZONING COMMISSION  
APRIL 1, 2013  
5:30 P.M.**

**PLANNING AND ZONING MEMBERS PRESENT**  
Vice-Chair Will Sears

**COMMISSIONERS:**

H. Allan Talley                      Chris Magaña  
David Jones                          Randy Harrell  
Greg Rhoads

**PLANNING AND ZONING MEMBERS ABSENT:**

James Staats                      Derek Martin  
Patrick Johnson

**STAFF PRESENT:**

Beverly Zendt, Interim Dir. of Planning  
Trudi Dill, Deputy City Attorney  
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, March 27, 2013 at 5:10 p.m. in compliance with the Open Meetings Law.**

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

Vice-Chair Sears called Meeting to Order at 5:32 P.M.

Invocation by Commissioner Jones; Pledge of Allegiance by Commissioner Magaña.

**A. CONSENT ITEMS**

**Item 1: Approval of Minutes:** Work session and the regular meeting of March 18, 2013.

Approved by general consent.

**B. ACTION ITEMS**

**Item 2: P-FY-13-18** – 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, nonresidential subdivision, being a Replat of Lot 1, Block 1 CEFCO #23 Subdivision, located at the northwest

corner of North Kegley Road and West Adams Ave and addressed as 5606 and 5510 West Adams Ave.

Mr. Mark Baker, Planner, stated the applicant was Turley Associates and P&Z is the final plat authority since there are no requested exceptions.

The purpose of the replat is to add .9 acres of a 32 acre tract and a one acre tract to Lot 1, Block 1 of the CEFKO #23 Subdivision and then split it into two lots and one block with a gross acreage of 3.9 acres.

DRC deemed this plat administratively complete on March 27, 2013, the property is zoned General Retail (GR) and Commercial (C), and the plat proposes two nonresidential lots within the 3.9 ± acres.

Water will be provided through a 14-inch water line along West Adams Avenue and an eight-inch along North Kegley Road. Wastewater services will be provided through a 15-inch sanitary sewer line in West Adams and an eight-inch on North Kegley Road. Both Kegley Road and Adams Avenue are identified as major and minor arterials, respectively.

As arterials, both roads provide the minimum 70 foot right-of-way and 49 foot pavement. North Kegley requires a six foot concrete sidewalk. Although a six foot sidewalk in place on West Adams Avenue, the Unified Development Code (UDC) calls for the construction of a six foot concrete sidewalk. Sidewalk construction would be triggered by the issuance of a building permit for any new development.

A public hearing is required by law and the newspaper published notice of this public hearing on March 16, 2013 in accordance with state law.

Staff recommends approval of this final plat for CEFKO #23.

Commissioner Rhoads asked for clarification on the sidewalks. Mr. Baker stated a sidewalk would be required along North Kegley. There is an existing six foot asphalt sidewalk along North Adams but is required to be in concrete. Both of these sidewalks would be triggered by the building permit process.

Vice-Chair Sears opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Talley made a motion to approve Item 2, **P-FY-13-18**, and Commissioner Jones made a second.

*Motion passed: (6:0)*

Chair Staats and Commissioners Johnson and Martin absent

**Item 3: Z-FY-13-15:** - Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow an off-premise sign (billboard) relocation closer than 2,000 feet from another off-premise sign at 1611 Commerce Street. (Lamar Advertising for Robert Giniwicz)

Mr. Mark Baker, Planner, stated this item would go forward to City Council on May 2, 2013 for first reading and May 16, 2013 for second reading.

Sections 7.5.11 B and 7.5.11 L of the UDC address off-premise signs and relocations resulting from TxDOT right-of-way acquisitions. Section 7.5.11 B-D of the UDC standards state the minimum spacing on the Loop is 2,000 feet and must be located in a Commercial (C), Light Industrial (LI) or Heavy Industrial (HI) district. The proposed sign is 11 by 23 feet, approximately 252 square feet; the maximum height is 35 feet and would be set back 78 feet from the right-of-way.

Section 7.5.11 L sets standards necessitated by TxDOT right-of-way acquisition. The relocated sign must meet all City standards. In cases where they do not meet the requirements, a Conditional Use Permit (CUP) is required.

All requirements have been met except spacing. There is a sign to the north approximately 1,341 feet and a proposed sign approximately 1,477 feet to the south. The current proposed sign would not increase the total number of signs permitted, but the spacing issue creates a clustering of signs. This proposed sign would also be located in a City Entry Sub-district of the I-35 Overlay District, which is the most restrictive overlay.

Four notices were sent out. One response was received in opposition after the packet was sent out. Percentage of the total land area came to approximately eight percent. The concerns for the opposition were based on the number of signs in the area.

Staff recommends disapproval of the CUP since the spacing requirements between the two signs are not being met.

The applicant has a presentation for the P&Z Commission.

Commissioner Talley asked if the person(s) who sent in the opposition were landowners or residents in the neighborhood. Mr. Baker stated it was not a residential property.

Vice-Chair Sears opened the public hearing.

Mr. Mat Naegele, 5110 N. General Bruce Dr., Temple, Texas, introduced Teresa Lange, his co-worker. Mr. Naegele stated the number of off-premise signs is not increasing within the city limits. With TxDOT widening I-35, it is causing Lamar to relocate their signs which is not easy. They do not ask for exceptions unless there is a hardship that is out of their control. Mr. Naegele stated they are abiding by the rules of TxDOT and TxDOT relaxes the rules of spacing on a state maintained highway to 500 feet to promote Lamar to relocate the signs and not go the route of condemnation. Lamar does not want to lose the signs; they want to continue doing business. Mr. Naegele asked the Commission to help them move the signs. The signs would be spaced approximately 1,300 feet apart and TxDOT only requires 500 feet from relocation.

Mr. Naegele stated this is a much smaller sign than what is coming from the relocation spot. The previous sign was 42 feet wide and 13 feet tall and Lamar is voluntarily reducing the size by half to accommodate the property because a big sign does not belong there. It will only have one side (not two) at a stoplight crossing. The proposed size area will be 253 square feet opposed to the previous 516 square feet. The sign will have a monopole instead of the five

wooden poles as previously and only 35 feet to the top of the sign. Mr. Naegele stated they would take extra steps to make the sign as attractive as possible.

Action Glass is aware of the situation and has an agreement with Lamar for the sign.

Commissioner Rhoads asked if Action Glass sells the property what would happen and Mr. Naegele stated the lease stays with the property for the duration of the lease.

Mr. Naegele stated lease durations could be five years and some were 30.

Ms. Lange gave a slide presentation to the Commission covering the same information previously stated. The spacing would be 1,341 feet which Lamar felt was a comfortable number. The sign is 35 feet overall height and would be much shorter than most signs.

Ms. Lange stated the grassy area to the left of Action Auto is objecting to the sign.

The sign is 78 feet from the right-of-way which exceeds the requirements, it is in a Light Industrial (LI) district, the setbacks are met, and they are providing a monopole instead of the five wooden poles.

Ms. Lange stated they would not block Action Glass on premise sign and would move it where needed in order to not block it.

Vice-Chair Sears closed the public hearing.

Commissioner Talley stated he normally does not oppose Staff recommendation, however, Lamar is trying to move their signs (25) and finding the right place is not easy. Mr. Talley asked if it was wise to approve this now or table the item to get the best benefit for the applicant.

Commissioner Talley made a motion to approve Item 3, **Z-FY-13-15**, and Commissioner Harrell made a second.

*Motion passed: (6:0)*

Chair Staats and Commissioners Johnson and Martin 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, Vice-Chair Sears adjourned the meeting at 6.02 p.m.

Respectfully submitted,  
Leslie Evans

# **SPECIAL CALLED MEETING**

## **PLANNING AND ZONING COMMISSION MARCH 26, 2013 5:00 P.M.**

### **PLANNING AND ZONING MEMBERS PRESENT**

Chair James Staats

### **COMMISSIONERS:**

Allan Talley	Derek Martin
Patrick Johnson	Will Sears
Randy Harrell	

### **PLANNING AND ZONING MEMBERS ABSENT:**

Randy Harrell	Greg Rhoads
David Jones	

### **STAFF PRESENT:**

Beverly Zendt, Interim Director of Planning  
Trudi Dill, Deputy City Attorney  
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, March 20, 2013 at 4:20 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 5:01 P.M.

Invocation by Commissioner Johnson; Pledge of Allegiance by Commissioner Talley.

#### **A. ACTION ITEMS**

**Item 1: P-FY-13-22:** Hold a public hearing to consider and take action on the Final Plat of Panda Power Plant Project, a 258 ± acre, four lot, one block, non-residential subdivision, being a replat of Panda Temple Power Project, located east of SE H K Dodgen Loop, south of Panda Drive and north of FM 3117, at 2892 Panda Drive. (Applicant: All County Surveying for Panda Temple Power)

Ms. Beverly Zendt, Interim Director of Planning, stated this was a nonresidential subdivision located east of H.K. Dodgen Loop. P&Z will be the final action for this plat since there are no exceptions.

This is a replat of Panda Temple Power project and there are a couple of noteworthy differences: there is a 12.61 acre tract added to the north boundary and an approximately four acre tract conveyed to the City for utility purposes.

Additional subdivision has occurred and it is now four lots in anticipation of future ownership which will go to Panda Temple Power LLC, Panda Temple Power II, LLC, and Oncor Electric. This configuration of ownership is needed for purposes of establishing this industrial site.

Passage easements have been provided in order to ensure access to all the new lots from Panda Drive.

A 15-inch wastewater line is currently serving the site. There is an existing 12-inch water line which was extended with the last plat from Lorraine Drive to the Panda site. This use requires multiple water lines. There is an additional proposed 12-inch water line along with an additional 16-inch effluent water line directed from Dosier Farm Wastewater Treatment Plant for the purposes of cooling and evaporation and some of the required processes.

Staff recommends approval of this final plat.

Chair Staats opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Talley made a motion to approve Item 1, **P-FY-13-22**, and Vice-Chair Sears made a second.

*Motion passed: (6:0)*

Commissioners Magaña, Rhoads and Jones absent

There being no further, business, Chair Staats adjourned the meeting at 5:07 p.m.

Respectfully submitted,  
Leslie Evans



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

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4/15/13  
Item #3  
Regular Agenda  
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**APPLICANT / DEVELOPMENT:** Justin Fuller for A. Lloyd Thomas

**ITEM DESCRIPTION:** P-FY-13-23 Consider and take action on the Final Plat of Kenny B's GC Addition, a 2.03 ± acres, 1-lot, 1-block nonresidential subdivision, located on the east side of South General Bruce Drive, north of Tristan Lane.

**STAFF RECOMMENDATION:** Staff recommends approval of the Final Plat of Kenny B's GC Addition.

**ITEM SUMMARY:** The Development Review Committee reviewed the Final Plat of Kenny B's GC Addition on April 3, 2013. As of April 8, 2013, the plat was deemed administratively complete.

The Final Plat of Kenny B's GC Addition is a 1-lot, 1-block nonresidential subdivision proposed on the east side of South General Bruce Drive, on the north side of Tristan Lane.

Water services will be provided through an 8-inch line connecting to an existing 8-inch line along the east right-of-way of South General Bruce Drive. A 15-foot wide off-site easement has been provided for a proposed 6-inch sanitary sewer extension to the southeast for connection to an existing manhole south of Tristan Lane.

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

**FISCAL IMPACT:**

**ATTACHMENTS:**

Plat  
Topo/Utility Sheet

# FINAL PLAT of KENNY B'S GC ADDITION

WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

Being part of the George Givens Survey, Abstract No. 345, Bell County, Texas, and being a portion of that called 28.935 acre tract described as Tract One, in a deed to ASTON DEVELOPMENT, LTD., of record in Volume 6085, Page 644 of the Official Public Records of Real Property of Bell County, Texas.

This plat is to accompany a metes and bounds description of the herein shown 2.03 acre tract.

STATE OF TEXAS  
COUNTY OF BELL

THAT ASTON DEVELOPMENT, LTD., OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **KENNY B'S GC ADDITION**, 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.

ASTON DEVELOPMENT, LTD.  
A Texas Limited Partnership  
Aston Management, LLC, General partner

By: \_\_\_\_\_  
Kiran V. Bhakta, Member

STATE OF TEXAS  
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KIRAN V. BHAKTA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013.

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 \_\_\_\_\_, 2013.

CHAIRPERSON \_\_\_\_\_ SECRETARY, PLANNING & ZONING \_\_\_\_\_

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.

JUSTIN FULLER, P. E.  
Registration Number 100183

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*  
CHARLES C. LUCKO, R.P.L.S.  
REGISTRATION NO. 4636

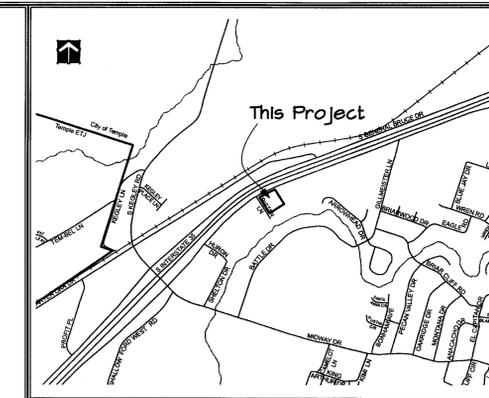


Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48021C0335E, dated September 26, 2008, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This Flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.

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 No. 120. The theta angle at City Monument No. 120 is 01°30'27". The combined correction factor (CCF) is 0.999857. Grid distance = Surface distance X CCF. Geodetic north = Grid north + theta angle. Reference tie from City monument No. 120 to the northeast corner of this 2.03 acre tract is N 78°53'37" E, 88.05 feet. Published City coordinates for project reference point 120 are N. = 10,310,127.64 E. = 3,212,715.55

LOTS - ONE (1)  
BLOCKS - ONE (1)  
AREA - 2.03 ACRES

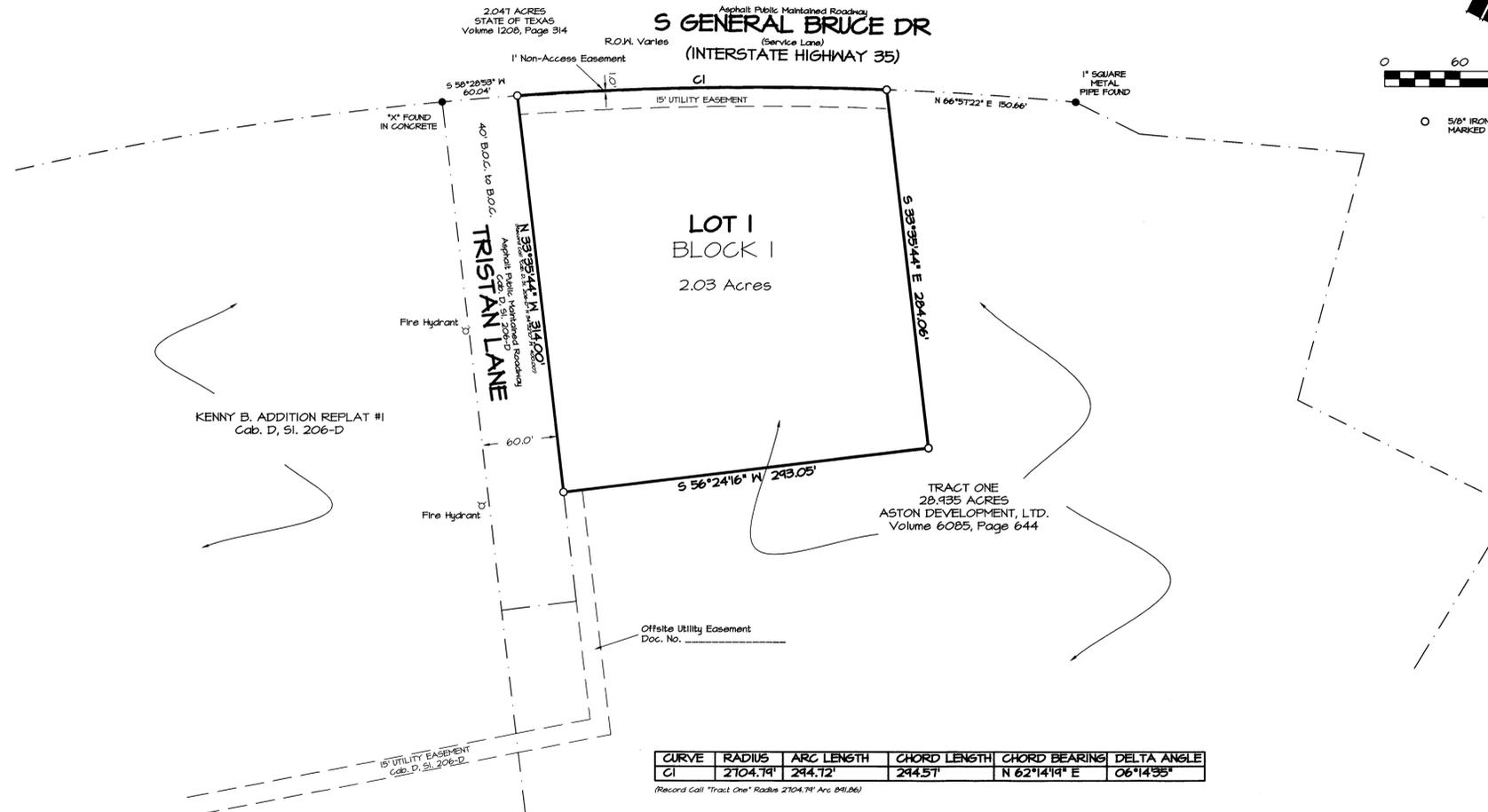
OWNER:  
Aston Development LTD.  
A Texas Limited Partnership  
6610 Springwood Court  
Temple, Texas 76502



VICINITY MAP  
Not to Scale



5/8" IRON ROD WITH CAP  
MARKED "ALL COUNTY" SET



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2704.71'	244.72'	294.51'	N 62°14'19\" E	06°14'35\"

(Record Call "Tract One" Radial 2704.71' Arc 841.86')

**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 \_\_\_\_\_, 2013 A. D.

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

**RECORDATION INFORMATION:**

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

DEDICATION RECORDED IN INST. NO. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS FILED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

REVISIONS:

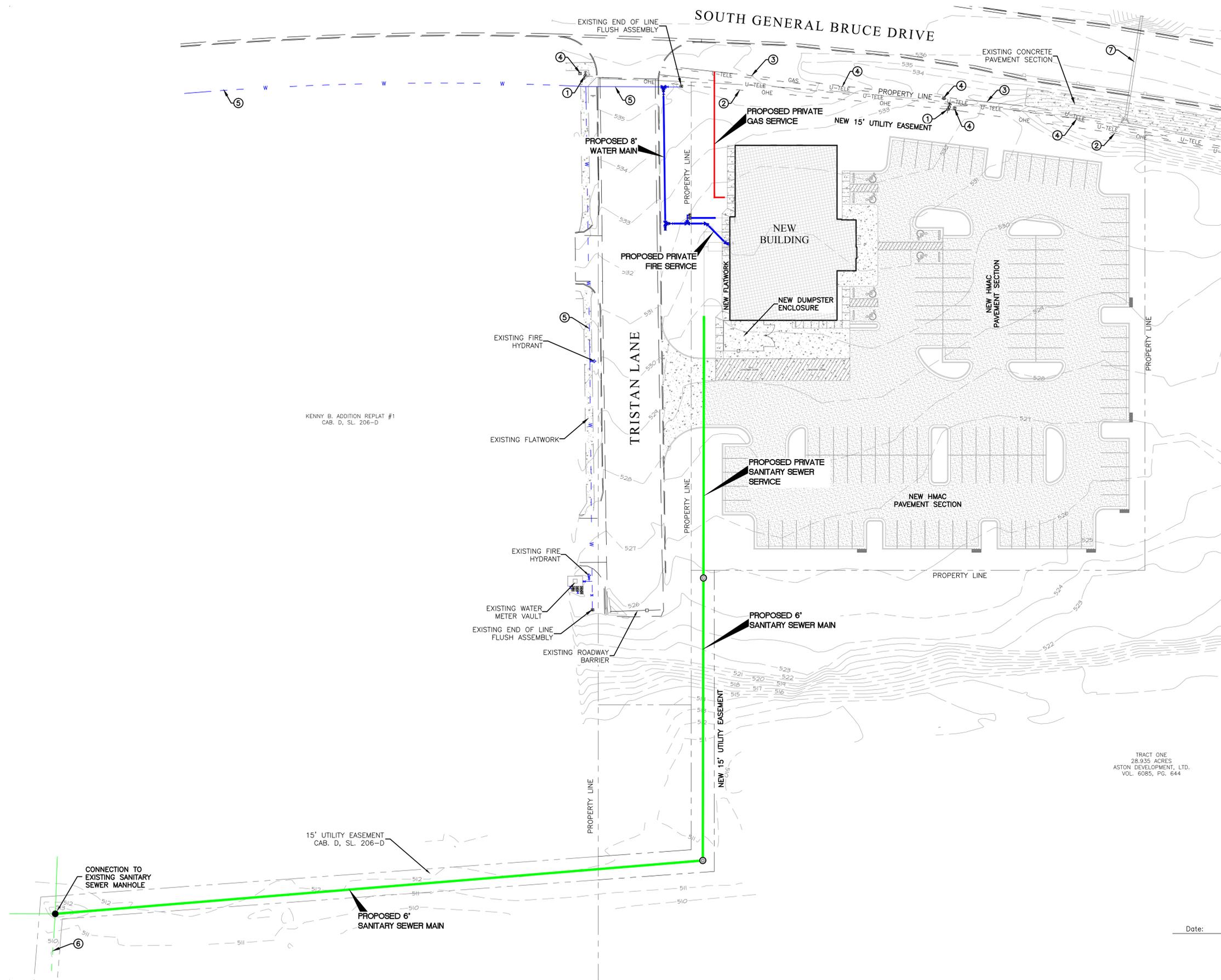

FINAL PLAT of  
**KENNY B'S GC ADDITION**  
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

**ALL COUNTY SURVEYING, INC.**  
1909 South 21st Street, Temple, Texas 76504  
(254) 778-2272 FAX (254) 774-7608  
TX Firm Lic No. 10023600

Copyright 2013 All County Surveying, Inc.

Survey completed	02-22-13
Scale:	1" = 30'
Job No.	130102
Dwg No.	130102P
Drawn by	DMF
Surveyor	CCL #4636

Plot Date: March 12, 2013



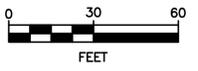
KENNY B. ADDITION REPLAT #1  
CAB. D. SL. 206-D

TRACT ONE  
28.935 ACRES  
ASTON DEVELOPMENT, LTD.  
VOL. 6085, PG. 644



- LEGEND**
- PROPOSED 4' DIA. MANHOLE
  - EXISTING SANITARY SEWER MANHOLE
  - PROPOSED WATER MAIN / SERVICE
  - PROPOSED SANITARY SEWER MAIN / SERVICE
  - PROPOSED GAS SERVICE

- KEYED NOTES** ①
1. CAUTION!!! EXISTING POWER POLE/LIGHT POLE
  2. CAUTION!!! OVERHEAD ELECTRIC
  3. CAUTION!!! EXISTING GAS LINE
  4. EXISTING TELEPHONE/FIBER OPTIC
  5. EXISTING WATER MAIN/METER
  6. EXISTING SANITARY SEWER
  7. EXISTING STORM SEWER



Date: \_\_\_\_\_ Revisions: \_\_\_\_\_  
Remarks: \_\_\_\_\_

**DRAWING STATUS**

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ENGINEER P.E. 100163, CLARK & FULLER, P.L.L.C. FIRM  
NO. F-10384.

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ISSUED FOR CONSTRUCTION CAN BE CONSIDERED COMPLETE.

FOR CONSTRUCTION  
FINAL DRAWINGS

**KENNY B'S GC  
ADDITION**  
TEMPLE, TEXAS



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254.899.0899 www.clarkfuller.com F-10384

**TOPO-UTILITY PLAN**

Project No:	121360.00
Plot Date:	4-10-13
Drawn By:	DGR
Designed By:	JBF

**1**



# PLANNING AND ZONING COMMISSION AGENDA ITEM

4/15/2013  
 Regular Agenda  
 Item 4  
 Page 1 of 8

**APPLICANT:** Justin Fuller, Clark and Fuller on behalf of Aston Management, LLC/Golden Corral

**CASE MANAGER:** Beverly Zendt AICP, Interim Director of Planning

**ITEM DESCRIPTION:** Z-FY-13-16 – 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, parking, screening and wall standards, architectural standards, signs, and lighting.

**ITEM SUMMARY:** The project is located in the I-35 Corridor Overlay District in the Freeway Retail/Commercial Sub-District. The site is currently being developed for the purpose of siting a Golden Corral restaurant. The applicant proposing a new 8,035 structure on an approximate two acre site. The new restaurant will seat approximately 314 people.

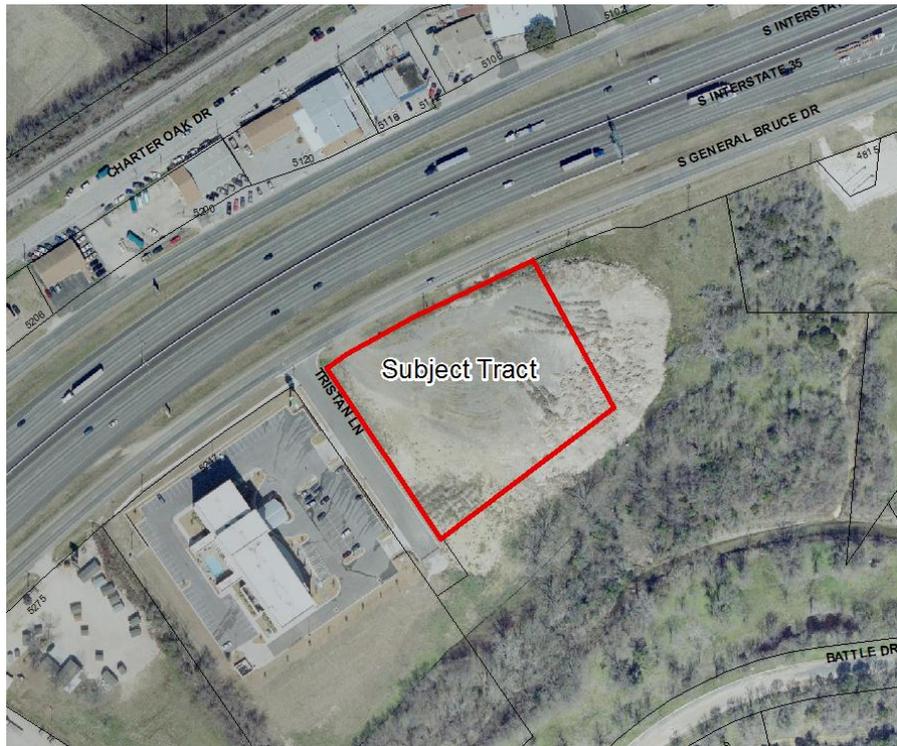
In accordance with Article 6 of the Unified Development Code relating to Interstate 35 Corridor Overlay, all new construction is required to conform to the standards of the I-35 Overlay District in accordance with the table below.

Development Type	Site Plan Review	Tree Preservation	Parking	Screening and Wall Standards	Architectural Design	Landscape	Signs	Lighting	Utilities
<b>New construction</b>	✓	✓	✓	✓	✓	✓	✓	✓	✓

The following list summarizes all standards that are applicable.

- Site Plan Review
- Tree Preservation
- Parking
- Screening and Wall Standards
- Architectural Design
- Landscape
- Signs
- Lighting
- Utilities

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 operational needs of the applicant.



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?	Staff Comments
<b>SITE PLAN REVIEW</b>			
Applicant has submitted site plans for review on this project.			
<b>TREE PRESERVATION</b>			
No protected species on site			
<b>PARKING (GENERAL)</b>			
<p>The following is a summary of those parking standards the applicant has met:</p> <ul style="list-style-type: none"> <li>• Curb and gutter provided around perimeter of all parking and landscape areas</li> <li>• Parking to the rear and side of building is preferred</li> <li>• Parking must be planned so that vehicles are not required to back out of parking spaces directly into a public or private street.</li> <li>• No parking is allowed in the landscape buffer</li> <li>• Parking aisles must be designed to be perpendicular to the front of the building</li> <li>• Parking spaces that face and are adjacent to a building utilize wheel stops</li> <li>• Required parking spaces (1 for every 3 seats)</li> </ul>			
Parking spaces that face and are adjacent to a building utilize wheel stops	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. <b>Staff recommends approval.</b>
Wheel stops are required adjacent to all landscaped areas. Wheel stops are required adjacent to all sidewalks, except for raised sidewalks at least 6 feet in width (8 feet if parking spaces front both sides)	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. <b>Staff recommends approval.</b>
<b>SCREENING AND WALL STANDARDS</b>			
<p>The following is a summary of those screening and wall standards the applicant has met:</p> <p>No storage in connexes, shipping containers or portable buildings</p> <p>Roof mounted equipment must be screened from a vantage point of 6' above finished grade.</p> <p>Refuse storage/compacters/vehicle loading and unloading must not be clearly visible at eye level from any public street or located within 100' of any public street.</p>			
All ground mounted service equipment must be located at the rear of buildings (unless rear faces I-35), integrated into the building	Gas and Electric Meters on Tristan Lane	<u>NOT MET</u> APPEAL REQUESTED	Substantial landscaping and buffering should impede visibility to meters. <b>Staff recommends approval of appeal.</b>

I-35 Requirements Freeway Retail/Commercial Sub-District	Proposed	Standard Met?	Staff Comments
envelope, or enclosed service area			
Loading Zones and Mechanical Equipment must not be clearly visible at eye level from any public street	Service Doors on Tristan Lane. Loading Zone at Main Entry on Tristan Lane.	<u>NOT MET</u> APPEAL REQUESTED	Loading includes service related deliveries that will not occur during hours of operation. Full landscape buffer provided on both Tristan Lane I-and 35 side will provide screening. <b>Staff recommends approval of appeal.</b>
<b>LANDSCAPE (GENERAL)</b>			
<p>The following is a summary of those landscape standards the applicant has met:</p> <ul style="list-style-type: none"> <li>• A total of 15% of the total site area must be landscaped with living approved trees, shrubs, and groundcovers. (30.4% provided)</li> <li>• All landscape areas irrigated and maintained</li> <li>• No drainage facilities are planned in landscape areas</li> <li>• Vegetation used to soften the appearance of walls</li> <li>• 20% Required landscape buffer has native grass beds or wildflowers</li> <li>• Areas not covered by building or pavement must be landscaped</li> <li>• Plants have been selected from the drought tolerant list</li> <li>• Parking screen of hedge row/earthen berm, or retaining wall 2.5' to 4' high for all parking areas visible from public view.</li> <li>• Landscape buffer (size) required adjacent to any public street ROW- 25 ft. front and adjacent to public street (10 ft. rear ;10 ft. interior side; 20 ft. street side) – provided <b>25' on I-35; 23' on Tristan ; turfed areas at min 10' on interior and rear sides</b></li> <li>• Interior parking islands 1 per every 10 spaces minimum 170 sq ft (one 3" tree required in each) non- inventory. 6 required – 6 provided. Interior island sizes are 178 sf for perimeter, and 347 sf for interior double.</li> </ul>			
Foundation plantings are required within a planting area of 6" width along 70% of the length of any façade visible to the public.	I-35 side- 100% Entry façade- 62% percent Tristan Lane side – 0 % Interior side not visible from street- 0% Total :54% foundation plantings provided. Bed width: Entry façade, 48% of the	<u>NOT MET</u> APPEAL REQUESTED	Staff recommends approval of appeal. Foundation plantings combined with plantings along walkway creates a comprehensive landscape effect at the base of building. <b>Staff recommends approval of appeal.</b>

I-35 Requirements Freeway Retail/Commercial Sub-District	Proposed	Standard Met?	Staff Comments
	length is a narrower 3'-4" bed, and 14% is 6 ft. or wider.		
Landscape buffer plantings- (for street side buffers) 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	<p>Landscape area along General Bruce Drive approx. 295' of linear frontage requires 9/10 (9.8) large 3" caliper trees. Provided equivalent of 8 :</p> <ul style="list-style-type: none"> <li>• 7 large (canopy) trees 3" caliper</li> <li>• 5 small (ornamental) trees</li> </ul> <p>Landscape area along Tristan Lane approx. 314' of linear frontage requires 10 -3" caliper trees. No trees in buffer adjacent to street. Applicant has provided buffer adjacent to building. Provided equivalent of 8 :</p> <ul style="list-style-type: none"> <li>• 7 large (canopy) trees 3" caliper</li> <li>• 6 small (ornamental) trees</li> </ul>	<u>PARTIALLY MET</u> APPEAL REQUESTED	Substantial compliance proposed. Applicant has provided buffers in compliance with ordinance. Landscape plan calls for a diversity of plantings in the buffers and includes shrubs, ornamental trees, and large canopy trees. Overall landscaping plan will create a full and visually diverse landscape effect for the subject site. <b>Staff recommends approval of appeal.</b>
Required landscape buffer must have a minimum of 60% evergreen trees	Total 54% evergreen trees in the buffer (General Bruce Drive) (7 of 11) Total 63% evergreen trees in the buffer/ foundation (Tristan Lane) (7 of 12)	<u>PARTIALLY MET</u> APPEAL REQUESTED	Site has considerable evergreen landscaping/substantial compliance. <b>Staff recommends approval of appeal.</b>
Minimum 2" tall berm must be installed in 50% of the buffer area	24"- 30" berm provided in 42 % of total buffer area for both Tristan Lane and I-35 frontage.		Applicant has provided berms for over 5,148 SF of required 12,233 landscape buffer area and a total of 609 linear feet of frontage. Substantial buffering has been provided for this site. . <b>Staff recommends approval of appeal.</b>

I-35 Requirements Freeway Retail/Commercial Sub-District	Proposed	Standard Met?	Staff Comments
Terminal parking islands at the end of each row minimum 360 SF; two- 3" caliper tree required in each	Terminal Islands provided for all parking bays; varying from 261-415SF per. Required – 22 - 3" caliper trees ; - 11 -3" caliper provided;	<u>PARTIALLY</u> APPEAL REQUESTED	Overall area for combined islands provides substantial compliance. Trees have been combined with shrubs adding visual interest and variety and creating a fully landscaped parking area. <b>Staff recommends approval of appeal.</b>
<b>ARCHITECTURAL</b>			
<p>The following is a summary of those architectural standards the applicant has agreed to meet:          All buildings must be architecturally finished on all sides with same materials, detailing and features.          All buildings must incorporate no less than 3 architectural elements.          All buildings must be designed and constructed in tri-partite architecture          Color of structures must be earth-tone in hue. (Planning Dir. may approve 10% variation).          Windows must not be glazed or re-glazed with mirrored or reflective glass.          Building entrances must be articulated and defined to present a strong entry presence. Must be inset or offset by min 6'. Front foyer is articulate 9'.          No single building material may cover more than 80% of the front of any building.</p>			
Windows must be a minimum of 40% up to a maximum of 80% of each building elevation	South –rear- 10% West – 14% East 8% North- front – 20%	<u>NOT MET</u> APPEAL REQUESTED	Overall compliance in landscaping and building configuration allows this site to present well from I-35. <b>Staff recommends approval of this appeal.</b>
Must select from list of approved building materials (max 90%; min 70%) Stone, Architectural metal, brick, stucco, granite, marble, painted tilt wall and accent materials (max 30% and min 10%) (UDC 6.7.9 D. 3.g) cast stone, wood, glass block, tile, granite, marble, textured or patterned	<u>North --Primary Entrance</u> Stone 39% Hardie Siding -36% Hardie Stucco -25% <u>West -I-35</u> Stone 39% Hardie Siding – 27% Hardie Stucco 34% <u>East – Side</u>	MEETS	Proposed Fiber –Fibrous masonry siding has been approved as an primary material - two types are proposed: Hardie Siding (wood like finishg) and Hardie Stucco (stucco finish).  Staff has asked that applicant utilize largest commercially available Hardie Stucco panels to simulate a stucco finish rather than a siding finish. All seams should be eliminated or minimized to create a smooth face finish. No lap siding.

I-35 Requirements Freeway Retail/Commercial Sub-District	Proposed	Standard Met?	Staff Comments
concrete	Stone 30% Hardie Siding –52% Hardie Stucco 16% <b>Rear</b> –South Tristan Stone 39% Hardie Siding – 48% Hardie Stucco 13 %		
LIGHTING			
<b>The applicant has agreed to meet all lighting standards with the following exceptions:</b>			
Maximum allowable total lumens generated on each parcel are 80,000 lumens per net acre with full-cutoff lighting. Parcels less than one net acre are allowed full-cutoff lumens in a portion equal to the parcel's portion of a net acre.	2 acre site – allows for 160,000 lumens Applicant proposing 1,100,000 lumens.	NOT MET	Staff is seeking greater compliance on this item as the subject side is situated adjacent to an existing hotel– Illuminating Engineering Society/International Dark Sky Association’s Model Ordinance recommends 5 lumens per SF of hardscape for commercial corridors where moderate to high lighting is needed. Total lumens allowed under this standard - 435,600. Other considerations: <b><u>Average Foot Candle Illuminations: (Source RUUD Lighting Inc; Spectrum Lightng Austin; Rabroker &amp; Ass. PC Temple)</u></b> McDonalds- 6-12 FC Culvers= 2-4 FC HEB- 4-6 FC Best Buy 3-4 FC Burger King- 8 FC Typical Commercial Strip Center 4-5 Golden Corral 10-15 FC <b>Staff is requesting that the lighting meet an 8 average</b>

I-35 Requirements Freeway Retail/Commercial Sub-District	Proposed	Standard Met?	Staff Comments
<p>The maximum illumination at 10 feet inside an adjacent nonresidential parcel or on a public roadway, or beyond, must not exceed 0.1 horizontal foot-candles or 0.1 vertical foot-candles.</p>	<p>MEET STANDARDS</p>	<p>MEETS</p>	<p style="color: red; text-align: center;"><b>FC maximum standard for this site.</b></p> <p>Applicant has reduced pole height and adjusted lighting configuration to achieve compliance with this standard. Applicant has already provided a 17% reduction in total average FC to meet this requirement.</p>
<p>SIGNS</p>			
<p>The applicant has agreed to meet all sign requirements with no requested appeals.</p>			
<p>UTILITIES</p>			
<p>The applicant has agreed to meet all utility requirements with no requested appeals.</p>			

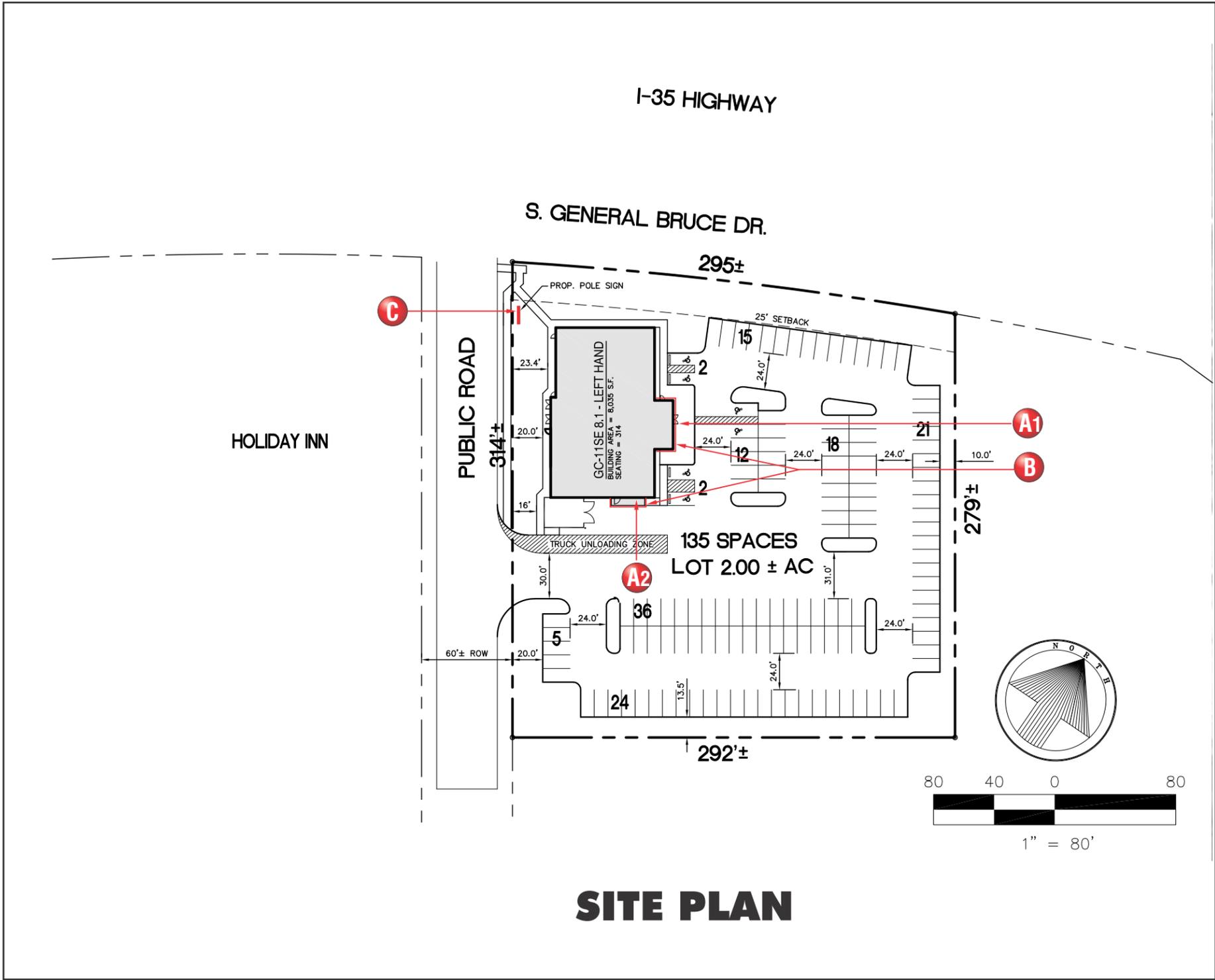
**STAFF RECOMMENDATION:** Staff recommends approval all appeals with the following exception:

- The applicant reduce the overall average foot candle s

**FISCAL IMPACT:** Not Applicable.

**ATTACHMENTS:**

- SITE LAYOUT PLAN
- SIGN RENDERING
- LANDSCAPE PLAN
- BUILDING ELEVATIONS



**SITE PLAN**

**FEDERAL HEATH**  
**SIGN COMPANY**  
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 Tampa, FL - Daytona Beach, FL - Orlando, FL

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Revisions:  
 R1 BW 3/22/13 Add planter & revise pole cover on pylon sign (C).

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: \_\_\_\_\_  
 Landlord Approval/Date: \_\_\_\_\_

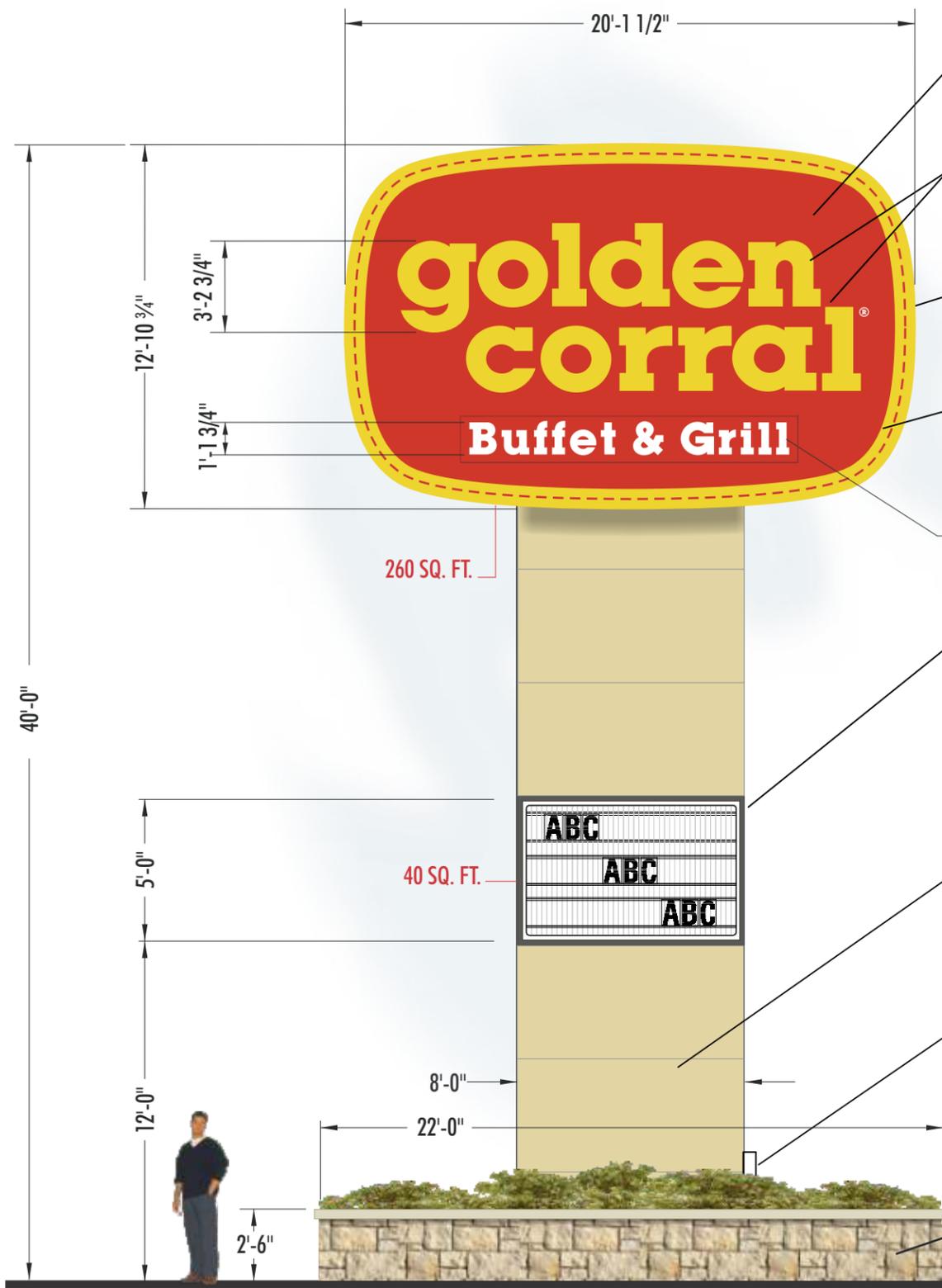
Account Rep: DEE WALLACE  
 Project Manager: MARY MCKENZIE  
 Drawn By: J. CARPENTER

**UL** Underwriters Laboratories Inc. **nec** ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS  
 ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:  
  
 5101 S. GENERAL BRUCE DR.  
 TEMPLE, TX 76502

Job Number: **23-18060-10**  
 Date: **MARCH 11, 2013**  
 Sheet Number: **1** of **5**  
 Design Number: **23-18060-10-R1**

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- NOTE: All Exposed Screw Heads, Tube Support Bases and Glass Housings are to be Painted to Match Surface where they are mounted.
- Face Background - .080 Flat Alum. panels stud mounted to angle frame w/VHB tape (butt seams)  
Painted Red Akzo Nobel  
#SIGN8677 with Gloss  
Clear Coat
  - Golden Corral - 3" Deep Open Channel -.063/.080 Alum. - Clear Red Triple Tube Neon-13mm  
Painted Yellow Akzo Nobel  
#SIGN40062 with Gloss  
Clear Coat
  - 3" Deep Border Channel - .050 Alum and Sign Filler  
Painted Bronze Akzo Nobel  
#AKZO12ALU-43313  
(Clear Coat - Matte Finish)
  - 8" Wide face border w/ Clear Red Single Tube Neon -15mm  
Painted Yellow Akzo Nobel  
#SIGN40062 with Gloss  
Clear Coat
  - Buffet & Grill-  
1 1/2" Deep Red Rev. Pan Channel .080 Alum. w/Routed Copy and White Poly Back-up  
H.O. Fluorescent Internal Illumination
  - Sign Cabinet -  
Painted Bronze Akzo Noble  
#AKZO12ALU-43313  
(Clear Coat - Matte Finish)  
Faces to be White Poly Formed with 3" Planked Bkg'd  
10"on 11" Flat Changeable Copy (by Brinkley Sign Co. 1-800-251-3125)  
H.O. Fluorescent Illumination

120V - 20 AMP CIRCUIT ELECTRICAL PRIMARY TO SIGN LOCATION AND THE FINAL HOOK-UP TO BE BY CUSTOMERS G.C. ELECTRICIAN. NUMBER OF CIRCUITS PER SIGN TO BE PER FH REQUIREMENTS.  
ALL BRANCH CIRCUITS, INCLUDING GROUND AND NEUTRAL, TO BE DEDICATED TO SIGNS ONLY AND NOT SHARED WITH OTHER LOADS.

STANDARD INSTALL IS TO BE DIRECT PIPE EMBEDMENT INTO CONCRETE FOOTING PER FH ENGINEERING SPECS.

SIGN TYPE **C** **NON-STANDARD D/F GROUND SIGN**  
SCALE: 3/16" = 1'-0"  
300 SQ. FT. SIGN

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**Building Quality Signage Since 1901**

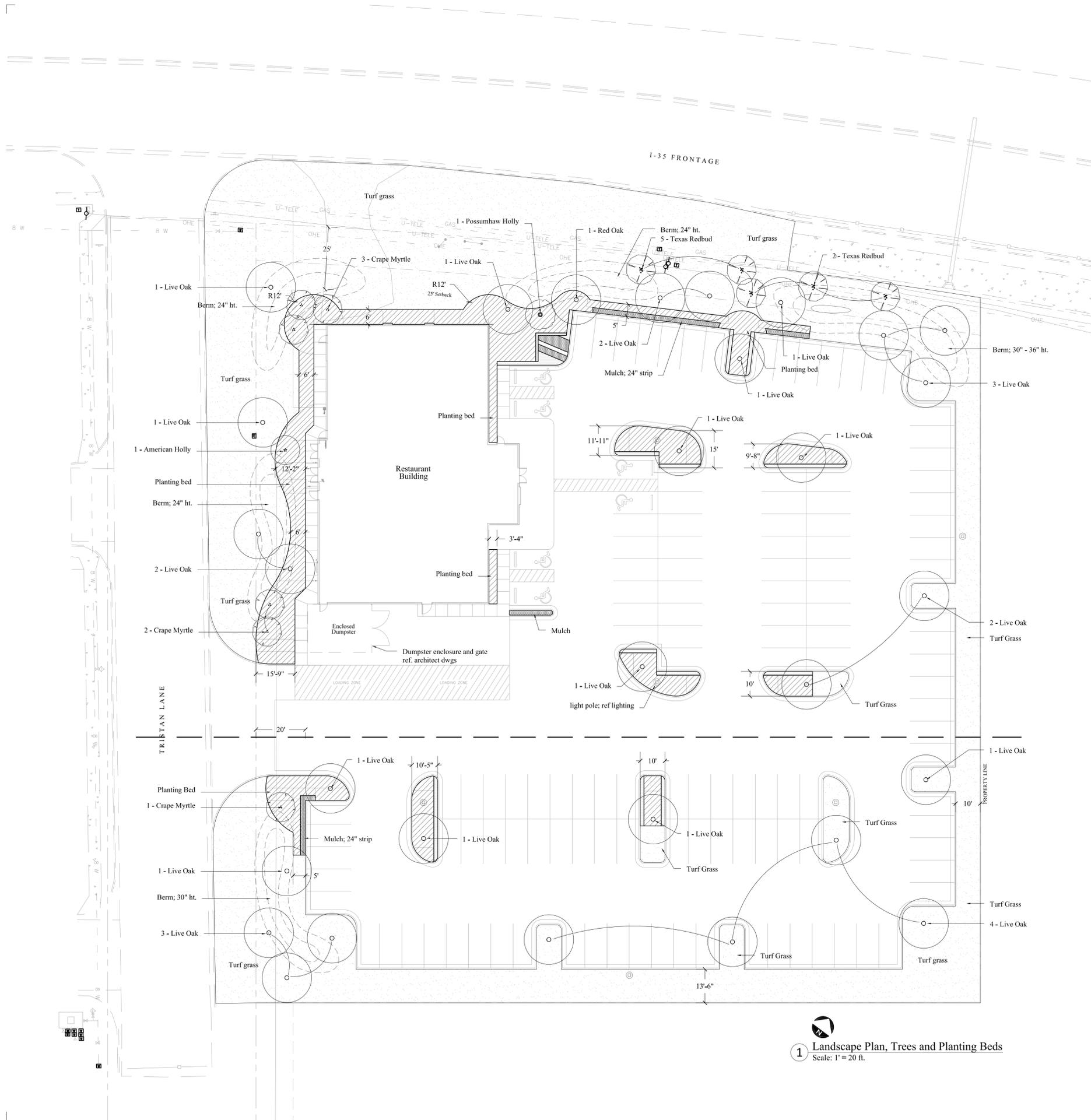
Revisions:  
R1 BW 3/22/13 Add planter & revise pole cover on pylon sign (C).  
R1 JDR 4/10/13 Revise pylon height & Pole cover T/M Bldg (C).  
Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.  
Client Approval/Date: \_\_\_\_\_  
Landlord Approval/Date: \_\_\_\_\_

Account Rep: DEE WALLACE  
Project Manager: MARY MCKENZIE  
Drawn By: J. CARPENTER  
UL Underwriters Laboratories Inc. ncc  
ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS  
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:  
**golden corral**  
Buffet & Grill  
5101 S. GENERAL BRUCE DR.  
TEMPLE, TX 76502

Job Number: 23-18060-10  
Date: MARCH 11, 2013  
Sheet Number: 5 Of 5  
Design Number: 23-18060-10-R1

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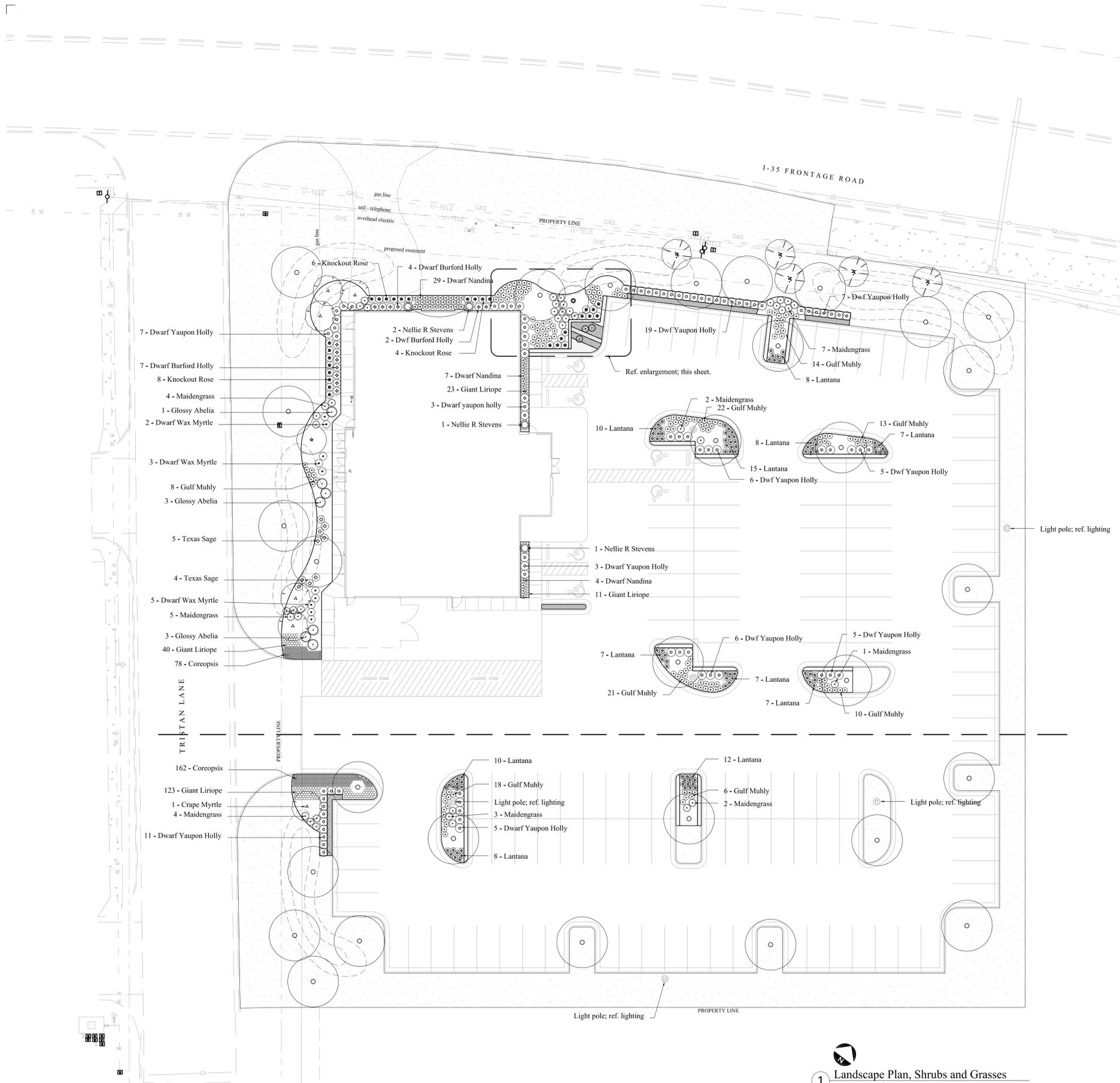


**1** Landscape Plan, Trees and Planting Beds  
Scale: 1" = 20 ft.

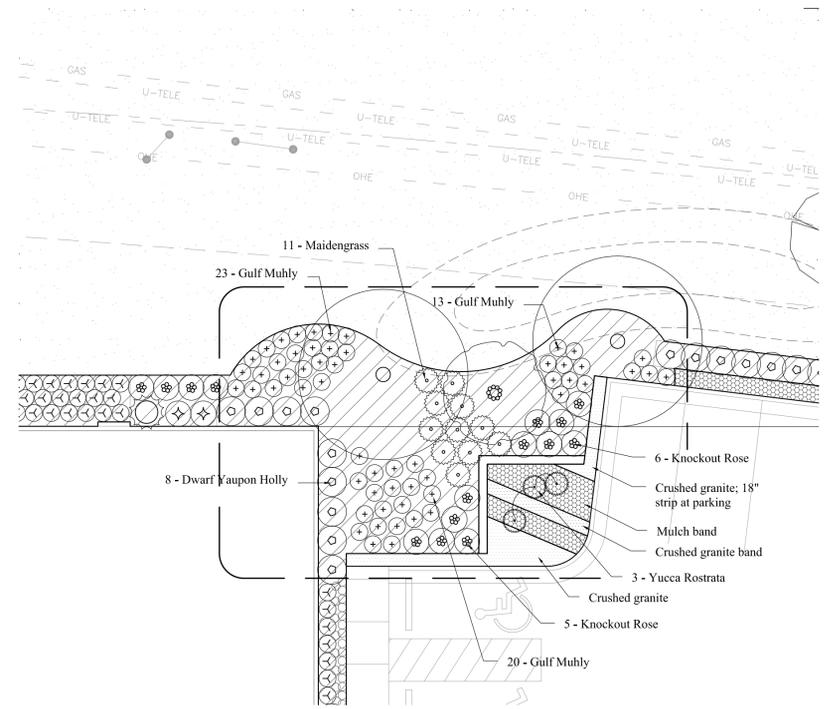
**Tree and Landscape Schedule**

Qty.	Unit	Notes
29	Live oak	Quercus virginiana; 3" cal.
0	Red oak	Quercus buckleyi; 3" cal.
0	Texas mountain laurel	Sophora secundiflora; 6 ft. tall
1	American Holly	Ilex opaca; 4' tall.
6	Crape myrtle	Lagerstroemia indica; 6 ft. tall
5	Texas Redbud	Cercis canadensis var. texensis; 6 ft. tall
1	Possumhaw Holly	Ilex deciduas; 6 ft. tall
X sf	Turf grass	Solid sod; Bermuda or other as chosen by owner.
X sf	Crushed granite	Pink granite; 3" thick with weed barrier
X sf	Mulch bed	Shredded cypress or other as chosen by owner; 3" thick with weed barrier
X sf	Mulch bed	Shredded cypress or other as chosen by owner; 3" thick with weed barrier

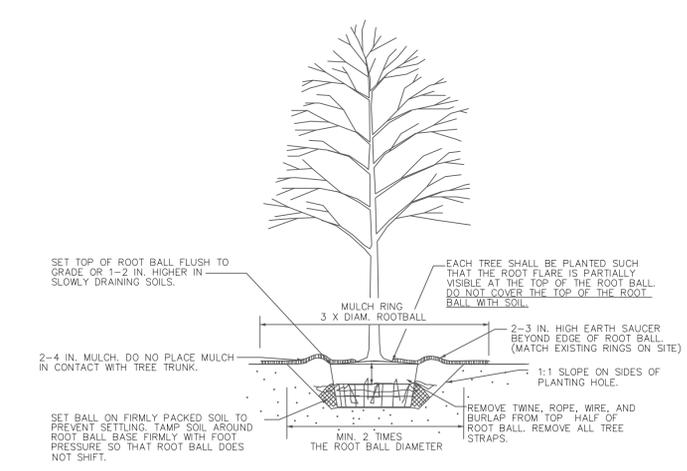
Review Set  
NOT FOR  
CONSTRUCTION



**1 Landscape Plan, Shrubs and Grasses**  
Scale: 1" = 20 ft.



**2 Enlargement Plan**  
Scale: 1" = 10 ft.



**NOTES**

- PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. ALL PRUNING SHALL CONFORM TO ANSI A300 STANDARDS. IMPROPERLY PRUNED TREES MAY BE REJECTED.
- STAKE TREES ONLY WHEN NECESSARY USING STANDARD T-RAIL STAKE, WIRE, AND HOSE SLEEVE PROTECTOR.

**3 Typical Tree Planting**  
Scale: NTS

**Shrub Schedule**

○ X	Glossy Abelia	Abelia grandiflora; 15 gal. or 4' tall.
⊗ X	Nellie R Stevens Holly	Ilex x 'Nellie R. Stevens'; 4' ht.
⊙ X	Knockout Rose	Rosa 'Knock Out'; 5 gal. @ 36" o.c.
⊖ X	Dwarf Wax Myrtle	Myrica pusilla; 5 gal. @ 36" o.c.
⊕ X	Dwarf yaupon	Ilex vomitoria nana; 5 gal. @ 36" o.c.
⊗ X	Dwarf nandina	N. domestica 'Harbour Dwarf'; 5 gal. @ 36" o.c.
⊙ X	Dwf. Burford Holly	Ilex cornuta 'Burfordii'; 5 gal. @ 36" o.c.
⊖ X	Gulf muhly	Muhlenbergia capillaris; 3 gal.
⊕ X	Maidengrass	Miscanthus sinensis; 3 gal.
⊗ 3	Yucca Rostrata	Yucca Rostrata; 36" ht.
⊙ X	Lantana	Lantana urticoides; 1 gal. @ 24" o.c.
⊕ X	Coreopsis	Coreopsis sp.; 4" pot @ 12" o.c. or 1 gal. @ 24" o.c.
⊖ X	Giant liriop	Liriope muscari; 1 gal. @ 12" o.c.
X sf	Turf grass	Solid sod; Bermuda or other as chosen by owner.
X sf	Crushed granite	Pink granite; 3" thick with weed barrier
X sf	Mulch bed	Shredded cypress or other as chosen by owner; 3" thick with weed barrier
X sf	Mulch bed	Shredded cypress or other as chosen by owner; 3" thick with weed barrier





# 13112 GC TEMPLE TX - PROPOSED EXTERIORS

**INRD** national  
restaurant  
designers  
ARCHITECTS & ENGINEERS

2805 Meridian Parkway Durham, NC 27713 (tel) 919.544.0087 (fax) 919.544.9399



## PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

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4/15/13  
Item #5  
Regular Agenda  
Page 1 of 6

**APPLICANT / DEVELOPMENT:** City of Temple

**CASE MANAGER:** Beverly Zendt, Interim Director of Planning

**ITEM DESCRIPTION:** Z-FY-13-13 Hold a public-hearing to discuss and recommend action on a zone change from Agricultural District (AG) to Single Family- One (SF-1) For Lots 1-3 and Lot 5 – 20 Block 1, and all of Blocks 2-5, The Highlands Phase 1, located on the north side of West Adams Avenue, west of Windmill Farms Subdivision.

**ITEM SUMMARY:** In 1996, the City of Temple annexed a 4.67 square mile tract in west Temple that included the Highlands Phase 1 subdivision. Per the Unified Development Code Section 4.2, all territory annexed to the city must be temporarily classified as AG, Agricultural Zoning District, until the City Council establishes a permanent zoning district for the property. The procedure for establishing permanent zoning on annexed territory must conform to the procedures governing standard rezoning. This area, although currently zoned Agricultural, was designed and constructed as a single family neighborhood in the mid-1980's. Lot sizes range from ¼ acre to ½ acre with all uses identified as single family detached residential. This request is being brought forward by the City of Temple to assign a permanent zoning designation to the area that is compatible with the existing development pattern and that is consistent with the Temple Comprehensive Plan/Future Land Use Map.

A “neighborhood meeting” was held on April 2, 2013 in City Council Chambers from at 5:00 p.m. Staff prepared a presentation addressing multiple topics related to the rezoning to include:

- The 1996 Annexation and temporary zoning classification,
- The rezoning process,
- Full schedule for change of zoning process,
- Differences between AG zoning classification and SF-1 zoning classification, and
- Common property owner questions.

Additional questions and comments from property owners related to the following:

- The effect of rezoning on school district designation;
- The extension of city sewer to the subdivision;

- The 1996 Annexation; and
- Surrounding zoning designations.

A revised presentation was posted on the planning page of the city’s website. The revised presentation included new questions raised at the neighborhood meeting.

**SURROUNDING PROPERTY AND USES:**

The following table shows the subject property, existing zoning, and current land uses:

<p><b>Subject Property</b></p>	<p><b>AG</b></p>	<p><b>Single Family Detached homes. Image from St. Andrews at the entrance</b></p>	
<p><b>South across FM 2305</b></p>	<p><b>UE</b></p>	<p><b>Church/ Residential</b></p>	

<p><b>North</b></p>	<p><b>AG</b></p>	<p><b>Undeveloped</b></p>	
<p><b>East</b></p>	<p><b>AG</b></p>	<p><b>Undeveloped</b></p>	
<p><b>West</b></p>	<p><b>UE</b></p>	<p><b>Residential</b></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)	Suburban Residential**	Y
CP	Map 5.2 - Thoroughfare Plan	FM 2305 – Major Arterial** Ben Nevis Lane 30’ wide ; St. Andrew’s Place 40’ wide; Inverness Road 30’ wide	Y
CP	Goal 4.1 - Growth and development patterns should be consistent with the City’s infrastructure and public service capacities	Subject area is served by City of Temple water by means of a 10” water line. Existing lots have onsite sewage (septic) facilities.	Y
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	West Adams Ave has been identified and constructed as a Citywide Spine Trail	Y

CP = Comprehensive Plan STP = Sidewalk and Trails Plan\*\* See explanation below

**Future Land Use and Character Plan (FLUP) (CP Map 3.1)**

The Land Use and Character Map identify this area as Suburban Residential allowing for mid-size single family detached homes identified in the Unified Development Code. According to the Comprehensive Plan, development in this district should feature curvilinear streets, increased open space and vegetation, variation in the building envelope, and larger varied lot sizes. The development pattern of this subdivision is compatible with this land use designation.

**Thoroughfare Plan (CP Map 5.2)**

The Thoroughfare Plan identifies West Adams Ave as a Major Arterial which supports adjacent residential and commercial development. Major arterials can intersect with both collectors and local streets although driveway access is restricted. All streets within the subdivision are built to a local street or local collector street standard.

**Temple Trails Master Plan Map and Sidewalks Ordinance**

West Adams Avenue currently provides a 10’ sidewalk in accordance with Article 8 of the Unified Development Code. No sidewalks are required within the existing residential development.

**DEVELOPMENT REGULATIONS:**

Dimensional standards for both zoning districts are depicted below:

Article 4: Zoning Districts  
Sec. 4.5. Residential Dimensional Standards

4.5.1 Single-Family Detached Dwelling

Type of Use	AG	UE	SF-1	SF-2	SF-3	SFA-1	SFA-2	SFA-3	TH	2F	MF-1	MF-2	MF-3	O-1	O-2	NS	GR	CA	C	LI	HI
Min. Lot Area (sq. ft.)	1 ac.	22,500	7,500	5,000	4,000	5,000	3,000	2,300	4,000	6,000	6,000	5,000	--	6,000	6,000	6,000	5,000	5,000	5,000	--	--
Min. Lot Width (ft.)	100	80	60	50	40	50	30	20	40	50	50	50	--	50	50	50	50	50	50	--	--
Min. Lot Depth (ft.)	150	125	100	100	100	100	100	100	100	100	100	100	--	100	100	100	100	100	100	--	--
Min. Front Yard Setback (ft.)	50	30	25	25	15	25	15	15	15	25	25	25	--	25	25*	15	15	See 4.4.4F.1.d*		--	--
Min. Side Yard Setback (ft.)	15	15	10% of lot width 6 min 7.5 max	5	5	5	5	5	10% width of lot 5 min	5	10% of lot width 5 min		--	10% of lot width 5 min	10% of lot width 5 min*	10% of lot width 5 min				--	--
Min. Side (Corner) Yard Setback (ft.)	15	15	15	15	15	15	15	15	15	15	15	15	--	15	15*	15	15	15	15	--	--
Min. Rear Yard Setback (ft.)	10	10	10	10	10	10	10	10	10	10	10	10	--	10	10	10	10	10	10	--	--
Max. Building Coverage (%) for Rear Half of Lot	50	50	50	50	50	50	50	50	50	50	50	50	--	50	50	50	50	50	50	--	--
Max. Height (stories)	3	3	2	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	3	4	--	3	ALH	2 ½	3	ALH	ALH	--	--

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

**PUBLIC NOTICE:**

On March 25, 2013, 25 notices of the Planning and Zoning Commission public hearing were sent out to property owners within 200' of case Z-FY-13-13 as required by State law and City Ordinance. An additional 48 notices were mailed out to property owners within the boundary of the area being considered for rezoning. As of Wednesday April 11, 2013, three notices (property owners within the rezoning boundary) were returned in favor of the proposed rezoning and three notices (property owners within the rezoning boundary) were returned in opposition to the proposed rezoning. One notice (property owner within the rezoning boundary) was returned expressing neither support nor opposition to the proposed rezoning. An additional three notices (property owners within 200' of the proposed rezoning) were returned in support of the proposed rezoning. One notice (property owners within 200' of the proposed rezoning) was returned expressing opposition to the proposed rezoning and was later retracted by the property owner.

The newspaper printed notice of the Planning and Zoning Commission public hearing on April 4, 2013 in accordance with state law and local ordinance.

**STAFF RECOMMENDATION**

Staff recommends approval of the proposed rezoning for the following reasons:

- The proposed rezoning is compatible with the existing development pattern of the subdivision and provides the owners with an appropriate zoning designation for this residential neighborhood;
- The proposed rezoning is compatible with the Temple Comprehensive Plan/Future Land Use map;
- The proposed rezoning ensures that future changes and transition in this area will be compatible with the existing residential character of the subdivision.

**FISCAL IMPACT:** Not Applicable

**ATTACHMENTS:**

[Zoning and Location Map](#)

[Notice Map](#)

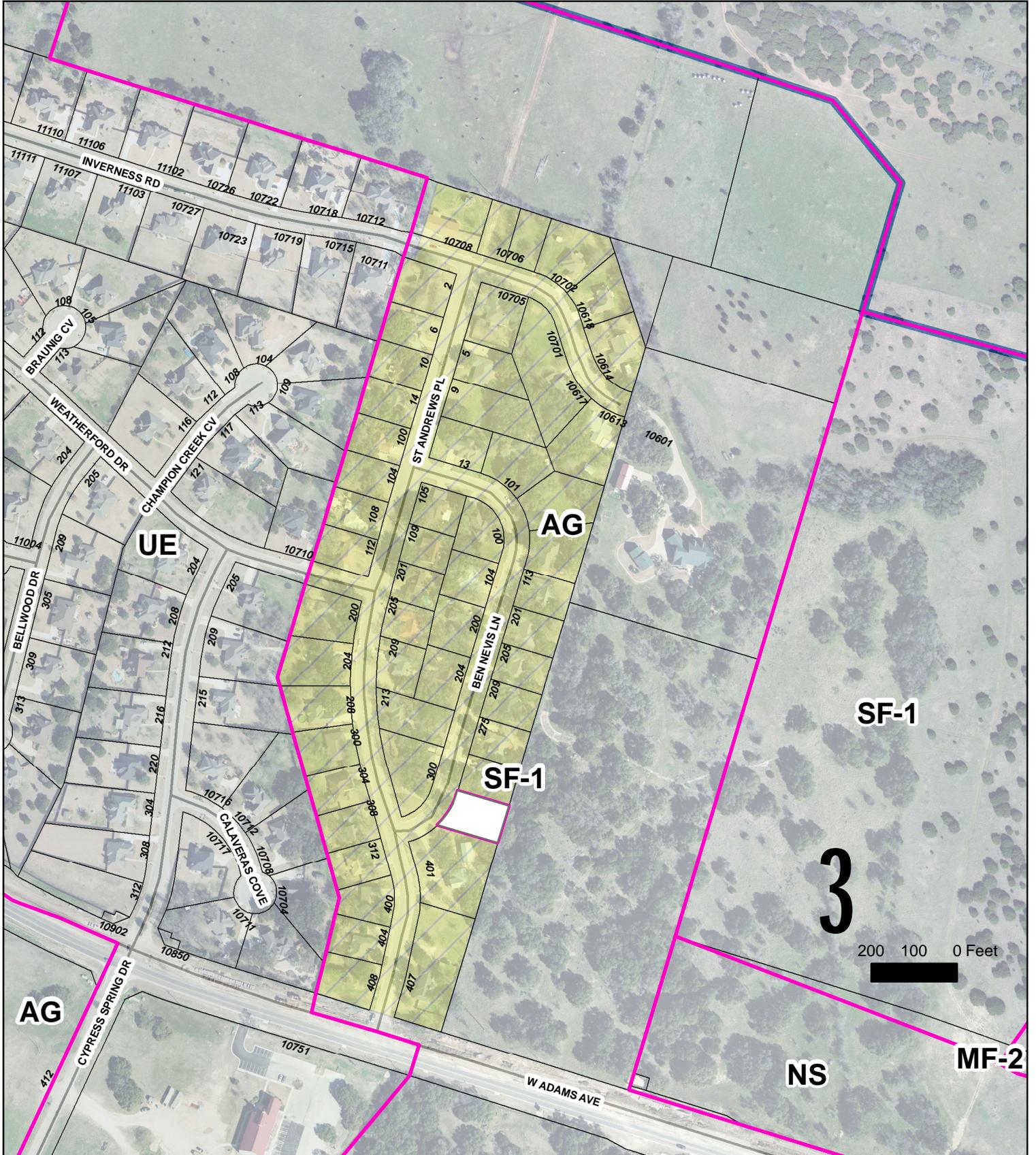
[Response Letters](#)



Z-FY-13-13

# Highlands Phase I Rezoning: Agricultural to Single Family I

Highlands Phase I  
NW W.  
Adams Avenue



Zoning
  Cases 1234 Addresses
  City Limits

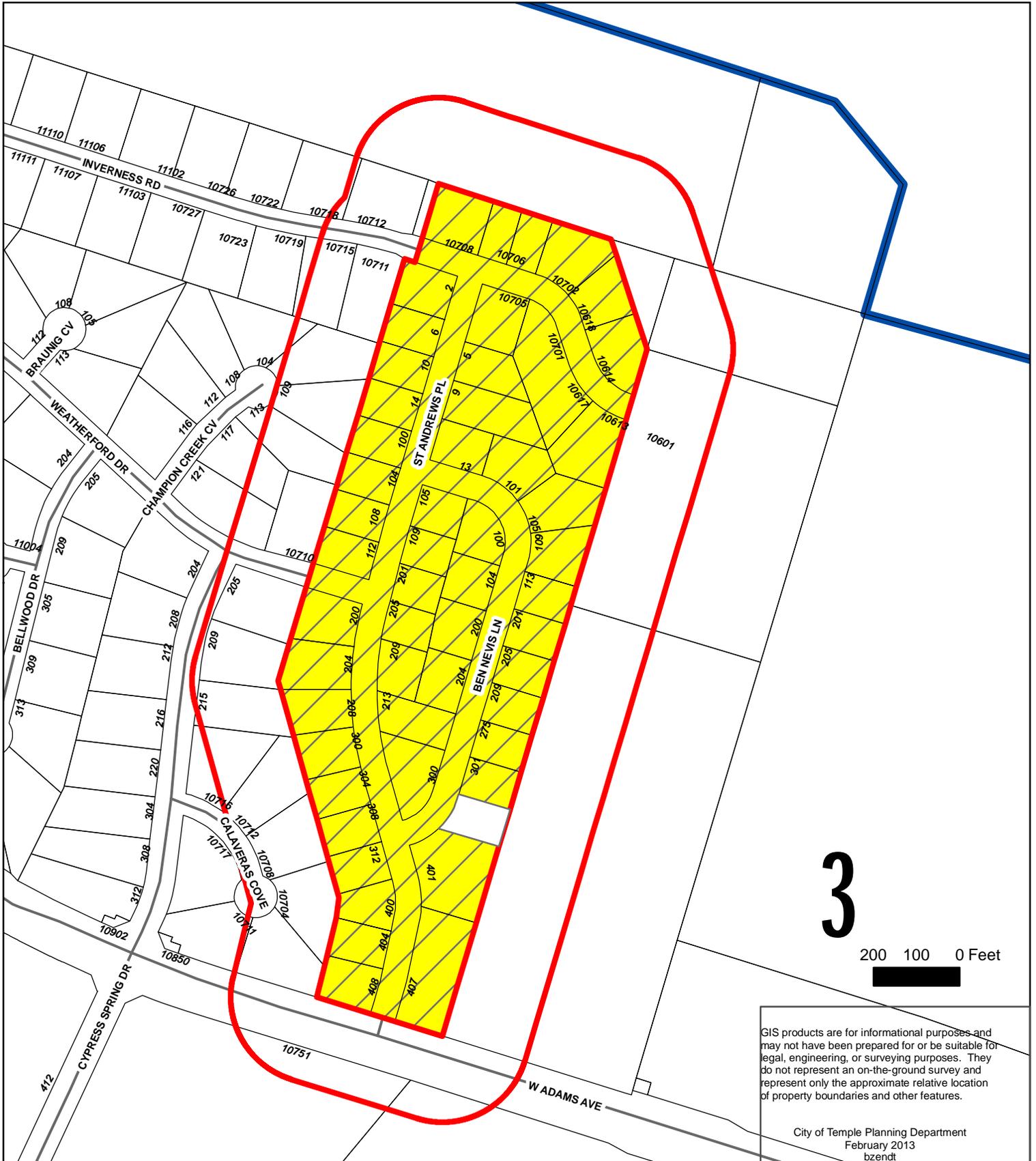
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



Z-FY-13-13

# Highlands Phase I Rezoning: Agricultural to Single Family I

Highlands Phase I  
NW W.  
Adams Avenue



City of Temple Planning Department  
February 2013  
bzndt

Cases\_Buffer
  Cases
 1234Addresses
 TempleSDE.GIS.Temple\_Boundary



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

Bobby M. Bradley  
105 St Andrews Place  
Belton, Texas 76513

**Zoning Application Number: Z-FY-13-13**

**Project Manager: Beverly Zendt**

**Location:** On the north side of West Adams Avenue, west of Windmill Farms Subdivision

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

I recommend  approval      ( ) denial of this request.

**Comments:**

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B.M. Bradley  
**Signature**

3-23-13

B.M. BRADLEY  
**Print Name**

**Please mail or hand-deliver this comment form to the address shown below, no later than April 15, 2013**

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

**RECEIVED**

**MAR 26 2013**

City of Temple  
Planning & Development

Number of Notices Mailed: 48

Date Mailed: March 25, 2013



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

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

**Zoning Application Number:** Z-FY-13-13

**Project Manager:** Beverly Zendt

**Location:** On the north side of West Adams Avenue, west of Windmill Farms Subdivision

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

I recommend  approval      ( ) denial of this request.

**Comments:**

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*Beth Holloway*  
Signature

Beth Holloway  
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than April 15, 2013

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

**RECEIVED**  
MAR 25 2013  
City of Temple  
Planning & Development

Number of Notices Mailed: 48

Date Mailed: March 25, 2013



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

Patrick Etux Rachel Johnson  
2 St Andrews Place  
Belton, Texas 76513

**Zoning Application Number: Z-FY-13-13**

**Project Manager: Beverly Zendt**

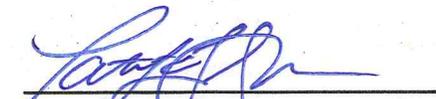
**Location:** On the north side of West Adams Avenue, west of Windmill Farms Subdivision

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

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

**Comments:**

I AGREE W/ THE ZONE CHANGE. IT WOULD BE BENEFICIAL FOR THIS NEIGHBORHOOD TO BE ZONED TO A STANDARD OF OTHER LIKE AREAS. IT GIVES US AS HOMEOWNERS A BETTER DEFINED SCOPE OF WHAT WE CAN/CANT DO WITH OUR HOMES. APPROVAL OF THIS ZONE CHANGE IS THE BEST OPTION FOR OUR NEIGHBORHOOD.

  
\_\_\_\_\_  
**Signature**

Patrick Johnson  
\_\_\_\_\_  
**Print Name**

**Please mail or hand-deliver this comment form to the address shown below, no later than April 15, 2013**

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

**RECEIVED**

**APR 04 2013**

City of Temple  
Planning & Development

Number of Notices Mailed: 48

Date Mailed: March 25, 2013



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

Joel & Donna Weatherford  
404 St Andrews Place  
Belton, Texas 76513

**Zoning Application Number:** Z-FY-13-13

**Project Manager:** Beverly Zendt

**Location:** On the north side of West Adams Avenue, west of Windmill Farms Subdivision

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

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

**Comments:**

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\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Print Name**

**Please mail or hand-deliver this comment form to the address shown below, no later than April 15, 2013**

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

**RECEIVED**  
MAR 28 2013  
City of Temple  
Planning & Development

Number of Notices Mailed: 48

Date Mailed: March 25, 2013



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

David & Pamela Marmon  
Revocable Living Trust  
205 Ben Nevis Lane  
Belton, Texas 76513

**Zoning Application Number:** Z-FY-13-13      **Project Manager:** Beverly Zendt

**Location:** On the north side of West Adams Avenue, west of Windmill Farms Subdivision

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

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

**Comments:**

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*David Marmon*  
*Pamela Marmon*  
**Signature**

DAVID MARMON  
Pamela MARMON  
**Print Name**

**Please mail or hand-deliver this comment form to the address shown below, no later than April 15, 2013**

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

**RECEIVED**  
MAR 28 2013  
City of Temple  
Planning & Development

Number of Notices Mailed: 48

Date Mailed: March 25, 2013



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

Dennis & Dorothy Zacha  
10708 Inverness Road  
Belton, Texas 76513

**Zoning Application Number: Z-FY-13-13**

**Project Manager: Beverly Zendt**

**Location: On the north side of West Adams Avenue, west of Windmill Farms Subdivision**

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

I recommend ( ) approval  denial of this request.

**Comments:**

Annexed = increased taxes  
Rezoning = more increased taxes

Dennis W. Zacha / Dorothy Zacha  
**Signature**

DENNIS W. ZACHA / DOROTHY ZACHA  
**Print Name**

**Please mail or hand-deliver this comment form to the address shown below, no later than April 15, 2013**

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

**RECEIVED**  
**APR 02 2013**  
City of Temple  
Planning & Development

Number of Notices Mailed: 48

Date Mailed: March 25, 2013



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

Oscar Jr. Etux Geraldine Houser  
205 St Andrews Place  
Belton, Texas 76513

Zoning Application Number: Z-FY-13-13

Project Manager: Beverly Zendt

Location: On the north side of West Adams Avenue, west of Windmill Farms Subdivision

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

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

**Comments:**

I Am On The Fence About This MATter. I defer To  
my Neighbors. We WANT To Get Sewer Service here!  
How soon Can That happen?

Oscar J. Houser  
Signature

Oscar J. Houser  
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than April 15, 2013

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

**RECEIVED**

APR 09 2013

City of Temple  
Planning & Development

Number of Notices Mailed: 48

Date Mailed: March 25, 2013



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

David Etux Barbara Hardwick  
10708 Calaveras Cove  
Belton, Texas 76513

**Zoning Application Number:** Z-FY-13-13      **Project Manager:** Beverly Zendt

**Location:** On the north side of West Adams Avenue, west of Windmill Farms Subdivision

The proposed zone change 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:**

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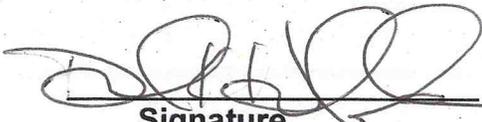
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Signature

  
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than April 15, 2013

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

**RECEIVED**  
APR 08 2013  
City of Temple  
Planning & Development

Number of Notices Mailed: 25

Date Mailed: March 25, 2013



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

James Etux Kimberly Maddox  
205 Cypress Springs Drive  
Belton, Texas 76513

**Zoning Application Number:** Z-FY-13-13      **Project Manager:** Beverly Zendt

**Location:** On the north side of West Adams Avenue, west of Windmill Farms Subdivision

The proposed zone change 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:**

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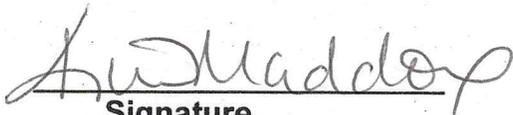
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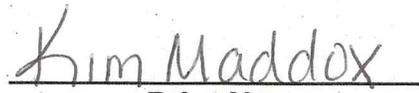
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**Signature**

  
**Print Name**

**Please mail or hand-deliver this comment form to the address shown below, no later than April 15, 2013**

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

**RECEIVED**  
MAR 26 2013  
City of Temple  
Planning & Development

Number of Notices Mailed: 25

Date Mailed: March 25, 2013



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

Clayton Etux Michelle Crews  
117 Champion Creek Cove  
Belton, Texas 76513

**Zoning Application Number:** Z-FY-13-13      **Project Manager:** Beverly Zendt

**Location:** On the north side of West Adams Avenue, west of Windmill Farms Subdivision

The proposed zone change 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:**

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Signature

Clayton Crews  
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than April 15, 2013

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

**RECEIVED**  
APR 04 2013  
City of Temple  
Planning & Development

Number of Notices Mailed: 25

Date Mailed: March 25, 2013



# PLANNING AND ZONING COMMISSION AGENDA ITEM

4/15/13  
Item #6  
Regular Agenda  
Page 1 of 2

**APPLICANT:** Planning & Zoning Commission

**CASE MANAGER:** Beverly Zendt, Interim Director of Planning

**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>Z-FY-13-17</b> Hold a public hearing to discuss and recommend action on a zone change from Agricultural District (AG) to Neighborhood Service District (NS) on 4.196 ± acres, situated in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located at 7425 West Adams Avenue.</p>	PZC 5/06/13	John Kiella for Vineyard Christian Fellowship Church
<p><b>Z-FY-13-19</b> Hold a public hearing to discuss and recommend action on a zone change from General Retail District (GR), Neighborhood Service District (NS), and Two Family District (2F) to General Retail District on Lots 1 – 12, Block 8, Freeman Heights Addition, being an area of + 2.066 acres, located at the southeast corner of South 31st Street and West Central Avenue. (Travis Bousquet for property owners)</p>	PZC 5/06/13	Travis J. Bousquet
<p><b>P-FY-13-25</b> Consider and take action on the Final Plat of BUC-EE's Subdivision, a 29.659 ± acres, 1-lot, 1-block non residential subdivision, located at the southeast corner of North General Bruce Drive and SE H K Dodgen Loop.</p>	DRC 4/24/13	Ash & Associates, LLC
<p><b>P-FY-13-24</b> Consider and take action on the Amended Master Preliminary Plat of The Hills of Westwood, a 201.145 ± acre, 519-lot, 14-block residential subdivision, located on the east side of South Pea Ridge Road, north of Hogan Road.</p>	DRC 4/24/13	Turley Associates, Inc. for John Kiella
<p><b>P-FY-13-21</b> Consider and take action on the Final Plat of Scott and White Memorial Hospital, a 209.04 ± acre 1 lot, 1-block nonresidential subdivision located generally from the main campus to various locations along West Avenue R to south 13th, 15th, 19th Streets to Fryers Creek.</p>	DRC 3/18/13	Ronald Carroll

<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>DRC 4/24/13</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-13-19</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>Pending</p>	<p>Jon Hake for J. Kirk Willard)</p>

<p><b>City Council Final Decisions</b></p>	<p><b>Status</b></p>
<p><b>Z-FY-13-10</b> Hold a public hearing to discuss and recommend action on a zone change form Planned Development District (PD) with specific uses of shopping center and housing development to Commercial District (C) on 0.52 to allow an off-premise sign (billboard) on 0.6483 ± acres, in Bell County, Texas, being part of the Redding Roberts Survey, Abstract Number 692, a part of that 9.173 acres of land described in the Dedication of Creekside Planned Development, a planned development in the City of Temple, Bell County, Texas, being of record in Volume 1528, Page 813, Deed Records of Bell County, Texas, located at 3602 SW H K Dodgen Loop.</p>	<p>APPROVED at 2<sup>nd</sup> Reading on April 4, 2013</p>



**PLANNING AND ZONING COMMISSION  
MEETING EVALUATION  
April 15, 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	Mar 26	Apr 1	Apr 15	May 6	May 20	June 3	June 17	P	A
James Staats	P	No Meeting Held	P	P	P	P	P	A						6	1
Allan Talley	P		P	P	P	P	P	P						7	
Derek Martin	A		P	A	P	P	P	A						4	3
Will Sears	P		A	P	P	A	P	P						5	2
Greg Rhoads	P		P	P	P	A	A	P						5	2
David Jones	P		P	P	P	P	A	P						6	1
Chris Magaña	P		P	A	P	A	A	P						4	3
Randy Harrell	A		P	P	P	P	P	P						6	1
Patrick Johnson	P		P	A	P	P	P	A						5	2
									Special Called Meeting						

	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