

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
1<sup>st</sup> FLOOR CONFERENCE ROOM, SUITE 105  
JUNE 3, 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, June 3, 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  
JUNE 3, 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 May 20, 2013.

**B. ACTION ITEMS**

**Item 2:** [P-FY-13-29](#) – Consider and recommend action on the Final Plat of The Groves At Lakewood Ranch, a ± 43.560 acre, 63 lot, 7 block residential subdivision, with a developer requested exception to Section 8.3.1A of the Unified Development Code related to the payment of required park fees, being out of the John J. Simmons Survey, Abstract 737, Bell County, Texas located on the north side of West Adams Road (FM 2305), west of Starlight Drive and East of St. Andrews Place. (Applicant: John Kiella)

**C. REPORTS**

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

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 3:15 PM, on May 31, 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  
MAY 20, 2013  
5:30 P.M.**

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

**COMMISSIONERS:**

|                 |                 |
|-----------------|-----------------|
| Will Sears      | H. Allen Talley |
| Patrick Johnson | Randy Harrell   |
| David Jones     | Greg Rhoads     |

**PLANNING AND ZONING MEMBERS ABSENT:**

|              |              |
|--------------|--------------|
| Derek Martin | Chris Magaña |
|--------------|--------------|

**STAFF PRESENT:**

Beverly Zendt, Interim Director of Planning  
Trudi Dill, Deputy City Attorney  
Mark Baker, Planner  
Mary Maxfield, Planning Tech  
Tiffany Miles, Planning Intern  
Leslie Evans, Administrative Assistant

**The agenda for this meeting was posted on the bulletin board at the Municipal Building, May 16, 2013 at 11:30 a.m. in compliance with the Open Meetings Law.**

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

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

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

**A. CONSENT ITEMS**

**Item 1: Approval of Minutes:** Work session and the regular meeting of May 16, 2013.

Approval by general consent.

**B. ACTION ITEMS**

**Item 2: P-FY-13-28** – Consider and take action on the Final Plat of TRI-Supply Subdivision, an 11.33 ± acres, 1-lot, 1-block, nonresidential subdivision, located at the southeast corner of Range Road and NW H K Dodgen Loop. (Applicant: All County Surveying for TEDC)

Mr. Mark Baker, Planner, stated the P&Z Commission is the final authority since no exceptions were requested by the applicant. The purpose of the final plat is to initially plat 11.33 acres for conveyance and development.

DRC administratively deemed the plat complete as of May 13, 2013. The property is zoned Light Industrial (LI).

According to the Thoroughfare Plan Northwest H K Dodgen Loop is designated as a major thoroughfare and provides the minimum of 80 foot right-of-way and 60 foot pavement and Range Road is designated as a collector and provides 50 foot right-of-way and 36 foot pavement. Normally arterial and collector streets trigger requirements for a minimum six foot wide sidewalk. Since the subject property is within the Northwest Industrial Park, per the Unified Development Code (UDC) Section 8.2.3 D, no sidewalks will be required.

A six-inch water line is available on the west side of the property along Range Road and wastewater services will be provided through an extension of a six-inch sewer line on Range Road. The extension of the sewer line is the trigger for the plat coming before P&Z and no public hearing is required.

Staff recommends approval of the final plat of Tri-Supply Subdivision.

Commissioner Talley made a motion to approve Item 2, P-FY-13-28, and Commissioner Jones made a second.

*Motion passed: (7:0)*

Commissioners Magaña and Martin absent

**Item 3: P-FY-13-24** - 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. (Applicant: Victor Turley for John Kiella)

Ms. Beverly Zendt, Interim Director of Planning, stated the P&Z Commission is the final authority on this plat since the applicant has not requested any exceptions.

DRC reviewed the plat on April 24, 2013 and Staff held an additional Parks meeting on May 6<sup>th</sup> to update an existing agreement for the existing preliminary platted area. The property consists of multiple zonings.

This request amends the previous preliminary plat of the Hills of Westwood which was approved in 2002. The new amended plat will result in the increase of 104 acres to the existing preliminary plat for a total of 141 lots.

The increase will require three entrances to the development per the design criteria as well as a 19 foot wide emergency entrance. An adjacent six-foot wide sidewalk will be provided along the emergency entrance.

Water will be provided through a six-inch and eight-inch water line and wastewater will be provided through an eight-inch and six-inch sanitary sewer line.

A future additional entrance will be located on the north end of the southeast section of the amended area and the emergency service entrance will have a gate for the purpose of access for emergency service vehicles.

An existing agreement related to parks on this preliminary plat is satisfactory to both the applicant/developer and Staff.

A playground in the amount of approximately \$40,000 will be in Von Rosenberg Park. The first part of the playground was built prior to the occupancy of the 89<sup>th</sup> home built after March 28, 2011. Thirty-five of these 89 are now occupied. Completion of the playground will be installed prior to the occupancy of the 178<sup>th</sup> home built after March 28, 2011 within the eastern portion of the plat. The playground along with the improvements made within the private park adjacent to Von Rosenberg Park will fulfill the parkland dedication requirements for the western portion of the Hills of Westwood comprised of approximately 447 single family lots.

Park fees will be paid for the eastern portion of the Hills of Westwood and comprised of approximately 311 single family lots and adjoining Old Waco Road at a rate of \$225 per dwelling. Park fees collected will be used to further Von Rosenberg Park per the approved Parks Master Plan.

Staff recommends approval of the Amended Master Preliminary Plat for the Hills of Westwood.

Commissioner Talley asked if Parks would be taking over the park area once everything was done. Ms. Zendt stated Von Rosenberg Park was a private park but would defer to the Parks Department for clarification.

Ms. Kim Mettenbrink, Parks Planner, 414 Roseway, Salado, Texas stated this is a situation of a private park next to a public park. Once 178 homes are occupied that playground will be built in the public portion of that parkland.

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

Commissioner Rhoads made a motion to approve Item 3, **P-FY-13-24**, and Vice-Chair Sears made a second.

*Motion passed: (7:0)*

Commissioners Magaña and Martin absent

**Item 4: P-FY-13-25** - Consider and take action on the Final Plat of BUC-EE's Subdivision, a 29.659 ± acres, 1-lot, 1-block nonresidential subdivision, located at the southeast corner of the intersection of North General Bruce Drive and NE H K Dodgen Loop. (Applicant: Arch Aplin III for Frank Mayborn Enterprises, Inc.)

Ms. Zendt stated the P&Z Commission is the final authority on this item as there are no requested exceptions.

The subject property is zoned Commercial (C) in the I-35 Overlay Industrial Sub-district and is being developed for a 60,000 convenience travel center.

There is an existing ten foot wide Southwest Pipeline easement located on the north side of the subject tract and an electrical distribution telephone easement. Additional public utility easements will be dedicated at such time that the City completes design and those will be dedicated via separate instruments.

A 12 inch water line will be extended from Pegasus Drive across I-35 to serve the subject site. A new 12 inch sanitary sewer main will be extended from the existing Troy lift station north of the existing tract. A relocation of an existing force main located north of the subject tract from I-35 frontage and will serve the subject tract and all adjacent tracts. All utilities will be extended by means of off-site easements to be acquired and recorded at a later date.

The proposed water and sewer configuration have been designed to allow the extension of utilities to serve multiple tracts of the east side of I-35 in an effort to facilitate development on this part of I-35 which is currently not served.

The plat was deemed administratively complete on May 13, 2013 and Staff recommends approval of the final plat of Buc-ee's Number 35 Subdivision.

No public hearing is required.

Vice-Chair Sears made a motion to approve Item 4, **P-FY-13-25** as presented, and Commissioner Jones made a second.

*Motion passed: (7:0)*

Commissioners Magaña and Martin absent

**Item 5: Z-FY-13-20** – Hold a public hearing to discuss and recommend action on a zone change from Agricultural District (AG) to General Retail District (GR) on 1.00 ± acres, being a portion of the Daniel Meador Survey, Abstract Number 577, situated in the City of Temple, Bell County, Texas located at 8744 Airport Road. (Applicant: Lina Chtay for Mary Conlon)

Ms. Zendt stated this item would go forward to City Council for first reading on June 20 and second reading on July 11, 2013.

This is a request for a future meat market that is being relocated due to the I-35 expansion. The subject property has an existing vacant building and the applicant proposes to resurface the area and remodel the building's interior. Once the property is rezoned, it is open to the full range of uses allowed under General Retail (GR).

Adjacent to the subject property is GR to the north and side and Agricultural (AG) to the east and west.

Surrounding land uses include undeveloped land and nonresidential uses (AG) to the west, bar and dance hall (GR) to the south, undeveloped land to the east (AG), and a package store (GR) to the north.

Allowed and prohibited uses are given.

A GR district should be located at the intersection of major arterials and to provide total on-site traffic maneuvering within the confines of the property.

A six-foot wide sidewalk will be required due to the property's redevelopment per UDC Section 7.3. For existing development in areas identified for sidewalks, it is required when the improvements to the area are greater than 50 percent of the assessed value of the property. There is an existing sidewalk located in the general area.

The Future Land Use and Character Map designate the area as Agricultural which is not consistent with the request from the applicant.

The Thoroughfare Plan designates Airport Road as a major arterial which support most commercial and retail developments.

There is an existing six-inch water line available to serve the site. An eight-inch sewer line lies east of the property along Airport Road which would be extended to the site.

Four notices were mailed out: two were received in favor and zero in opposition.

Staff recommends approval of the zone change request for the following reasons:

The request does not comply with the Future Land Use and Character Map, but it is consistent with the adjacent General Retail Districts to the east and west;

The request complies with the Thoroughfare Plan; and

Public and private facilities are available to the subject property.

Chair Staats opened the public hearing.

There being no speakers, the public hearing was closed.

Vice-Chair Sears made a motion to approve Item 5, **Z-FY-13-20**, as presented, and Commissioner Talley made a second.

*Motion passed: (7:0)*

Commissioners Magaña and Martin absent

**Item 6: Z-FY-13-21** – Hold a public hearing to consider and recommend action on a zone change from Agricultural District (AG) to General Retail District (GR) on ± 1.296 acres of land situated in the Nancy Chance Survey, Abstract 5, Bell County, Texas, located on the west side of Old Waco Road, south of West Adams Avenue. (Applicant: Shane Wood for H.A. Procter)

Ms. Zendt stated this item would go to City Council for first reading on June 20 and second reading on July 11, 2013. The property is currently zoned AG and surrounding properties include AG, GR and SF-3.

The Future Land Use and Character Map designate the area as Suburban-Commercial which is appropriate for office, retail and other service uses near residential neighborhoods.

Allowed and prohibited uses are given.

Dimensional requirements are given.

The Thoroughfare Plan designates Old Waco Road as a future major arterial but is currently built to rural width. West Adams is a current major arterial.

A four-inch water line is available and a ten inch sewer line is available to serve the site.

A ten foot wide sidewalk will be required. This will be reviewed at a later time.

Three notices were mailed out. One notice was received in favor.

Staff recommends approval of the request for the following reasons:

Although the proposed request does not fully comply with the Future Land Use and Character Map, the proximity to West Adams Avenue and the scale of the rezoning would permit only smaller General Retail uses compatible with the area;

The request complies with the Thoroughfare Plan; and

Public facilities are available to serve the subject property.

Commissioner Rhoads asked what the business would be and Ms. Zendt stated it would be an exercise gym.

Chair Staats opened the public hearing.

There being no speakers, the public hearing was closed.

Vice-Chair Sears made a motion to approve Item 6, **Z-FY-13-21**, as presented, Commissioner Talley made a second.

*Motion passed: (7:0)*

Commissioners Magaña and Martin absent

## **C. REPORTS**

**Item 7:** 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 6:05 p.m.

Respectfully submitted,  
Leslie Evans

**PLANNING AND ZONING COMMISSION  
MONDAY, MAY 20, 2013  
5:00 P.M.  
WORK SESSION**

**PLANNING AND ZONING MEMBERS PRESENT**

Chair James Staats

**COMMISSIONERS:**

|                 |                 |
|-----------------|-----------------|
| Will Sears      | H. Allen Talley |
| Patrick Johnson | Randy Harrell   |
| David Jones     | Greg Rhoads     |

**PLANNING AND ZONING MEMBERS ABSENT:**

|              |              |
|--------------|--------------|
| Derek Martin | Chris Magaña |
|--------------|--------------|

**STAFF PRESENT:**

Beverly Zendt, Interim Director of Planning  
Trudi Dill, Deputy City Attorney  
Mark Baker, Planner  
Mary Maxfield, Planning Technician  
Tiffany Miles, Planning Intern  
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. Beverly Zendt, Interim Director of Planning, to proceed.

The Director's Report was given:

Valley Ranch will be coming forward on June 17, 2013 and the plat and rezoning will go to City Council on July 11.

Final Plat of Temple Bible Church was reviewed DRC on May 6 and is still pending.

Buc-ee's will be a Planned Development.

Final Plat of Groves at Lakewood Ranch will go to DRC on May 22 and involves residential, commercial and multi-family subdivisions.

Final Plat of Scott & White memorial Hospital will go to DRC in June.

BRV Addition and Brazos Bend have had revisions come in on them and will be coming to P&Z in the near future.

City Council status given.

I-35 standards for Golden Corral (lighting exception) were approved with a small reduction in the lighting. All other exceptions were approved.

Highlands rezoning was approved at first reading. No members of the community showed up at the meeting.

The Commerce Street billboard was approved. City Council asked Staff to make a policy determination regarding billboards that might be at the corner of the Loop and I-35 and if the sign were oriented in one specific direction, does that mean the sign is on the Loop, or if oriented the other way is the sign on the freeway. It was determined that on those areas that front both, the address would be looked at first and next would be the street it was addressed on (and how it was accessed via the Loop or I-35) and lastly orientation would be reviewed.

Amendments related to UDC for Social Service facilities were approved at second reading. City Council asked Staff to have a meeting with those agencies updating them on their status and how they should proceed in the future.

Ms. Zendt presented the case for P-FY-13-24 Amended Master Preliminary Plat for the Hills of Westwood. It is a 201 ± acre, 500 lot subdivision located on the east side of South Pea Ridge Road and north of Hogan Road. The applicant is Victor Turley for John Kiella and no exceptions have been requested making P&Z the final authority.

DRC reviewed this on April 21, 2013. An initial Parks meeting was held on May 6 and the plat was deemed administratively complete on May 14, 2013. There are multiple zonings of SF-2, SF-3, and O-2 along Old Waco Road.

The proposed Amended Master Preliminary Plat proposes 519 lots and amends the preliminary plat of the Hills of Westwood approved in 2002 which consisted of 378 lots, 11 blocks and 96 acres. This is an increase of 104 acres and 141 lots.

The increase requires three entrances into the development, per the Design Criteria-Residential Subdivision Entrances.

A six foot wide sidewalk would be provided along the emergency entrance.

Water will be provided via six and eight inch water lines and wastewater services will be provided via a six inch and eight inch sanitary sewer lines. Many lots have already been developed with in the approved plat area with utility service.

The two entrances serving the southeast portion are enhanced entrances (Copperfield and Heronswood) which exceed the required standards. A future entrance will be located on the north end of the subdivision. The Fire Marshall asked for a provision of an emergency access entrance with a removable gate and that has been provided by the developer.

A playground in the total value of \$40,000 will be built in the Von Rosenberg Park. The first part of the playground will be built prior to the occupancy of the 89<sup>th</sup> home. Thirty-five of the 89 homes have been completed. This is part of an agreement with the developer. Completion of this playground will be installed prior to the occupancy of 178<sup>th</sup>

home built after March 2011 within the eastern portion of this plat. The playground, along with other improvements made within the private park adjacent to Von Rosenberg Park will fulfill the parkland dedication requirements for the western portion of the Hills of Westwood comprised of approximately 447 family lots.

Park fees will be paid for the eastern portion comprised of approximately 311 single family lots adjoining Old Waco Road at \$225 per dwelling. Park fees will go to further development of the Von Rosenberg Park.

Staff recommends approval of the Amended Master Preliminary Plat of the Hills of Westwood.

Brief discussion about Buc-ee's easements and landscaping.

There being no further discussion, Chair Staats adjourned the meeting at 5:22 P.M.



## PLANNING AND ZONING COMMISSION AGENDA ITEM

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06/03/2013  
Item #2  
Regular Agenda  
Page 1 of 3

**APPLICANT / DEVELOPMENT:** Kiella Land Development

**CASE MANAGER:** Mark Baker, Planner

**ITEM DESCRIPTION:** P-FY-13-29 Consider and recommend action on the Final Plat of The Groves At Lakewood Ranch, a  $\pm$  43.560 acre, 63 lot, 7 block residential subdivision, with a developer requested exception to Section 8.3.1A of the Unified Development Code related to the payment of required park fees, being out of the John J. Simmons Survey., Abstract 737, Bell County, Texas located on the north side of West Adams Road (FM 2305), west of Starlight Drive and East of St. Andrews Place.

**STAFF RECOMMENDATION:** Staff recommends approval of the Final Plat for the Groves at Lakewood Ranch subject to the following condition:

1. That the applicant provide a preliminary plat within 12 months of plat approval for all contiguous phases of development in accordance with the Unified Development Code Section 3.6.5 to include but not limited to detailed information relating to anticipated: drainage, street and utility layout.

Staff recommends approval of the requested exception to Section 8.3 of the Unified Development Code relating to parks fees subject to the following conditions

1. That all park improvements, in the value of \$12,835, be made prior to submission of an application for building permit for the single-family portion of the plat.
2. That a letter be provided by the developer, prior to the submission of an application for a building permit for the single-family portion of the plat, providing the following information:
  - What the park fees were used for within the existing Lakewood Ranch Park; and
  - Documentation demonstrating that the value of completed improvements is equal to or greater than the required park fee of \$12,835.

**ITEM SUMMARY:** The Development Review Committee reviewed the Final Plat for the Groves at Lakewood Ranch on May 22, 2013. The plat was deemed administratively complete on May 30, 2013.

The Final Plat for the Groves at Lakewood Ranch, a 63-lot, 7 block, residential subdivision is located on West Adams Road (FM 2305) west of Starlight Drive and east of St. Andrews Place. The developer is proposing 57 single-family residential lots within the Single Family-1 (SF-1) zoning district; 5 non-residential lots along West Adams Ave. within the Neighborhood Services (NS) zoning district; and  $\pm$ 12.9 acres of multi-family development within the Multi-Family 2 (MF-2) zoning district.

A 12" wastewater line is available to serve the property on the south (along FM 2305) and will be extended in proposed Public Utility Easements (PUE's) to serve both commercial and residential lots within the subdivision and along the public right-of-way to the northern property boundaries. The area west of the proposed Clinite Grove Blvd. is served by a lift station and force mains. The force mains will discharge to a 12" gravity main on the east side of Clinite Grove Blvd. A 14" waterline is available to serve the site on the south (along FM 2305) and will be extended and will be extended along the public right-of-way to the northern property boundaries.

The storm water will be conveyed via underground pipes that eventually discharge to the southwest where the flow will be collected in an existing box culvert. The existing culvert discharges to the south of FM 2305, where drainage continues to flow in existing public drainage easements to a quarry approximately 500 feet to the south. As Texas Department of Transportation (TxDOT) facilities may be affected, TxDOT is currently reviewing development and drainage plans related to this project. The developer is coordinating with TxDOT and anticipates final approval of the drainage plan from TxDOT prior to consideration by City Council. The City's Public Works Department has reviewed the post-development flows and the accompanying calculations analysis and has found the analysis acceptable.

The subject property will be accessed directly from West Adams Ave, by a proposed Collector Street, Clinite Grove Blvd, which provides the minimum 55' ROW and 36' pavement. It should be noted that Clinite Grove Blvd will be developed with a narrowing arterial section with an enhanced entryway but will function as a collector street. Clinite Grove Blvd will require a 4' wide sidewalk on one side. Additionally other proposed streets in the subdivision are identified as local streets and provide the minimum 50' ROW and 31' pavement width. Proposed streets will be extended at such time as additional phases to the north are developed.

Per UDC Section 3.6.5 – the applicant is required to submit a preliminary plat for:

- All development projects where the subdivision constitutes a unit of a larger tract or group of tracts that is 100 acres or larger under common ownership or control; and
- All development projects where the subdivision is planned for multiple phases.

The developer has indicated that a Preliminary Plat will be provided within 12 months of final plat approval. The preliminary plat will provide information relating to contiguous tracts north of the subject tract under common ownership/ control. The applicant has provided the following information relating to the future utility and street configuration:

- The area north of the existing Lakewood Ranch and the Highlands is approximately 64 acres and will be developed as single family lots ranging in size from 10,000 S.F. to more than 1 acre as a part of the Campus at Lakewood Development. Detention is proposed for this 64 acre

tract and will occur upstream of the Highlands development and will not only serve the future Campus at Lakewood Ranch development but will also mitigate existing problems within the Highlands development.

- Clinite Grove Boulevard will serve as a collector that will eventually connect with the E. Cedar Crest Lane in the Windmill Farms Subdivision (existing) to the east. It is anticipated that E Cedar Crest Lane will continue to be extended west and will likely intersect with streets projecting north from the Groves at Lakewood Ranch and with the anticipated Lakewood Ranch Drive, a future collector street.

The developer has requested an exception to UDC Section 8.3 related to how required park fees are paid. The request is that required park fees would be paid to the homeowners association (HOA) who would have authority to decide how the fees would be paid. Staff is supportive of this exception with the following conditions:

1. That all park improvements, in the value of \$12,835, be made prior to submission of an application for building permit for the single-family portion of the plat.
2. That a letter be provided by the developer, prior to the submission of an application for a building permit for the single-family portion of the plat, providing the following information:
  - What the park fees were used for within the existing Lakewood Ranch Park; and
  - Documentation demonstrating that the value of completed improvements is equal to or greater than the required park fee of \$12,835.

**FISCAL IMPACT:** Not Applicable

**ATTACHMENTS:**

Final Plat  
Utility Plan  
Requested Exception (Description & Justification)

| CURVE | LENGTH | RADIUS  | CHORD                 |
|-------|--------|---------|-----------------------|
| C1    | 8.21   | 710.00  | S 03°21'13" W, 8.21   |
| C2    | 45.87  | 530.00  | S 01°12'21" W, 45.87  |
| C3    | 343.78 | 1072.81 | S 28°58'17" W, 344.38 |
| C4    | 316.77 | 982.81  | S 28°58'17" W, 315.40 |
| C5    | 683.56 | 845.00  | N 15°01'49" E, 665.07 |
| C6    | 361.73 | 755.00  | N 24°28'45" E, 358.28 |
| C7    | 108.47 | 755.00  | N 02°50'33" E, 108.38 |
| C8    | 647.16 | 800.00  | N 15°01'49" E, 629.65 |
| C9    | 331.27 | 1027.81 | S 28°58'17" W, 329.84 |
| C10   | 217.35 | 1072.81 | S 25°33'31" W, 216.98 |
| C11   | 128.43 | 1072.81 | S 34°46'32" E, 128.93 |
| C12   | 178.50 | 982.81  | S 24°56'27" W, 178.25 |
| C13   | 138.28 | 982.81  | S 34°10'28" W, 138.16 |
| C14   | 2.22   | 755.00  | N 38°07'14" E, 2.22   |
| C15   | 82.48  | 755.00  | N 34°54'23" E, 82.44  |
| C16   | 87.79  | 755.00  | N 28°26'43" E, 87.74  |
| C17   | 87.79  | 755.00  | N 21°46'59" E, 87.74  |
| C18   | 101.44 | 755.00  | N 14°36'10" E, 101.37 |
| C19   | 409.79 | 800.00  | N 23°31'50" E, 405.32 |
| C20   | 237.37 | 800.00  | N 00°21'21" E, 236.50 |
| C21   | 61.44  | 710.00  | S 01°12'21" W, 61.43  |
| C22   | 53.23  | 710.00  | S 00°52'28" W, 53.22  |
| C23   | 39.28  | 695.00  | S 01°12'21" W, 39.26  |
| C24   | 57.12  | 660.00  | S 01°12'21" W, 57.10  |
| C25   | 54.77  | 175.00  | S 82°18'24" E, 54.55  |
| C26   | 62.60  | 200.00  | S 82°18'24" E, 62.34  |
| C27   | 70.42  | 225.00  | S 82°18'24" E, 70.14  |
| C28   | 106.08 | 600.00  | N 03°47'29" E, 105.94 |
| C29   | 76.65  | 575.00  | N 02°32'43" E, 76.59  |
| C30   | 85.49  | 625.00  | N 02°38'42" E, 85.42  |
| C31   | 248.70 | 625.00  | N 23°14'05" E, 249.99 |
| C32   | 302.05 | 600.00  | N 23°16'40" E, 298.87 |
| C33   | 264.45 | 575.00  | N 24°31'25" E, 262.13 |
| C34   | 20.55  | 50.00   | S 22°10'26" W, 20.41  |
| C35   | 143.72 | 67.50   | N 71°23'51" E, 118.07 |
| C36   | 54.16  | 45.00   | N 72°10'47" E, 50.95  |
| C37   | 24.07  | 20.00   | N 72°10'47" E, 22.64  |
| C38   | 22.46  | 50.00   | N 60°28'20" W, 22.27  |
| C39   | 121.53 | 575.00  | N 31°38'40" E, 121.31 |
| C40   | 142.92 | 575.00  | N 18°28'7" E, 142.55  |
| C41   | 16.15  | 50.00   | N 64°05'06" W, 16.08  |
| C42   | 6.31   | 50.00   | N 51°13'02" W, 6.30   |
| C43   | 58.91  | 67.50   | S 72°36'30" E, 57.06  |
| C44   | 54.57  | 67.50   | N 59°13'43" E, 53.09  |
| C45   | 30.24  | 67.50   | N 23°14'05" E, 29.99  |
| C46   | 23.69  | 625.00  | N 32°51'44" E, 23.68  |
| C47   | 72.68  | 625.00  | N 28°26'43" E, 72.63  |
| C48   | 72.68  | 625.00  | N 21°46'59" E, 72.63  |
| C49   | 79.67  | 625.00  | N 14°48'01" E, 79.61  |
| C50   | 71.51  | 525.00  | N 77°14'31" E, 71.45  |
| C51   | 68.10  | 500.00  | S 77°14'31" E, 68.05  |
| C52   | 64.70  | 475.00  | S 77°14'31" E, 64.65  |
| C53   | 12.92  | 475.00  | S 74°07'11" E, 12.92  |
| C54   | 51.77  | 475.00  | S 78°01'18" E, 51.75  |
| C55   | 36.20  | 525.00  | S 75°18'55" E, 36.19  |
| C56   | 35.31  | 525.00  | S 79°13'02" E, 35.30  |
| C57   | 23.32  | 50.00   | N 86°42'06" W, 23.11  |
| C58   | 13.47  | 50.00   | S 77°14'31" E, 13.43  |
| C59   | 9.85   | 50.00   | N 78°59'02" W, 9.83   |
| C60   | 70.69  | 45.00   | S 28°20'24" E, 63.64  |
| C61   | 31.42  | 20.00   | S 28°20'24" E, 28.28  |
| C62   | 168.99 | 67.50   | S 28°20'24" E, 128.19 |
| C63   | 55.11  | 67.50   | S 76°40'20" E, 53.60  |
| C64   | 54.49  | 67.50   | S 30°59'11" E, 53.03  |
| C65   | 59.39  | 67.50   | S 81°10'45" W, 57.49  |
| C66   | 23.32  | 50.00   | N 30°01'17" E, 23.11  |
| C67   | 5.89   | 50.00   | N 40°00'37" E, 5.88   |
| C68   | 17.43  | 50.00   | N 26°38'55" E, 17.35  |

| LINE | LENGTH | BEARING       |
|------|--------|---------------|
| L1   | 36.10  | N 63°31'09" E |
| L2   | 35.89  | S 24°23'48" E |
| L3   | 71.78  | N 19°44'16" E |
| L4   | 63.25  | N 19°44'16" E |
| L5   | 94.87  | S 19°44'16" W |
| L6   | 150.00 | S 01°16'25" E |
| L7   | 58.05  | N 08°08'38" W |
| L8   | 80.21  | N 08°08'38" W |
| L9   | 6.96   | N 88°43'35" E |
| L10  | 31.96  | N 88°43'35" E |
| L11  | 6.96   | N 88°43'35" E |
| L12  | 81.67  | S 81°08'38" E |
| L13  | 56.13  | S 81°08'38" E |
| L14  | 56.13  | S 81°08'38" E |

| NO.    | NORTHING      | EASTING       |
|--------|---------------|---------------|
| TA-515 | 10384306.7043 | 319783716.75  |
| TA-516 | 10384495.2687 | 319799633.31  |
| TA-517 | 10384966.8901 | 319815874.99  |
| TA-518 | 10385203.3830 | 3198160219.90 |
| TA-519 | 10384997.6805 | 3197961134.22 |
| TA-520 | 10385324.6435 | 3197963220.5  |
| TA-521 | 10385431.2228 | 3197960851.2  |
| TA-522 | 10384638.9377 | 3197823292.7  |
| TA-523 | 10384843.2791 | 3197740951.1  |
| TA-524 | 10385140.2664 | 3197429824.9  |
| TA-525 | 10385437.2537 | 3197518698.8  |

**NOTES:**  
 BL - Building Line  
 UE - Utility Easement  
 DE - Drainage Easement  
 POB - Point of Beginning  
 ● - Block Designation  
 ■ - TxDOT ACCESS DENIAL LINE

Owners: Kiella Development Inc.,  
 John Kiella President and  
 Clintie-Miller, Inc, Edward Clintie,  
 President  
 Total= 43.560 Acres  
 BLOCKS- 7  
 LOTS- 63

Residential lots shall have a 25 foot front building setback line and a 10 foot rear building setback line. Side building setback lines shall be 10% of the lot width with a minimum of 6 feet and a maximum of 7.5 feet. There shall be a 15 foot side building setback line adjacent to street rights-of-way.

A 4' wide sidewalk shall be constructed along one side of Clintie Grove Boulevard.

Park improvements in the value of \$12,835 will be made prior to submission of an application for building permit for the single family portion of this plat.

Landscape easement shown on Lot 1, Block 2 and Lot 1, Block 7 are to be maintained by Lakewood Ranch Home Owners Association.

A blanket Joint Use Cross Access Easement shall be created by separate instrument which will allow for cross access between Lots 1, 2 and 3, Block 1 as shown hereon. This document is of record in Document No. \_\_\_\_\_ Official Public Records of Bell County, Texas.

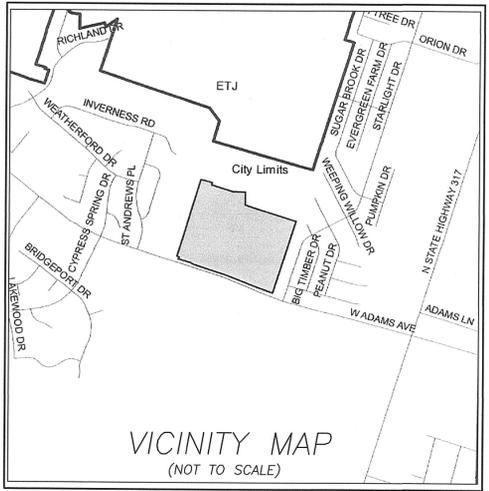
**TAX CERTIFICATE**  
 THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

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

BELL COUNTY TAX APPRAISAL DISTRICT

By: \_\_\_\_\_

This property is not within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 48027C0175E and 48027C0330E, dated September 26th 2008.



STATE OF TEXAS  
 COUNTY OF BELL

KIELLA DEVELOPMENT, INC. AND CLINITE-MILLER, INC., OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE GROVES AT LAKEWOOD RANCH, PHASE I, A SUBDIVISION IN THE CITY OF TEMPLE, TEXAS AND WHOSE NAME IS SUBSCRIBED HEREON, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, AND WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

KIELLA DEVELOPMENT, INC., A TEXAS CORPORATION

JOHN KIELLA, PRESIDENT  
 CLINITE-MILLER, INC., A TEXAS CORPORATION

EDWARD CLINITE, PRESIDENT

STATE OF TEXAS  
 COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013 BY JOHN KIELLA, PRESIDENT OF KIELLA DEVELOPMENT, INC., A TEXAS CORPORATION, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC

STATE OF TEXAS  
 COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013 BY EDWARD CLINITE, PRESIDENT OF CLINITE-MILLER, INC., A TEXAS CORPORATION, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC

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

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

SECRETARY TO PLANNING & ZONING COMMISSION:

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

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

CHAIRPERSON:

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

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

CHAIRPERSON:

STATE OF TEXAS  
 COUNTY OF BELL

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

*Jennifer Ryken*  
 JENNIFER RYKEN, P.E.  
 No. 106277

STATE OF TEXAS  
 COUNTY OF BELL

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

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

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.

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, IN CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_, PLAT RECORDS OF BELL COUNTY, TEXAS.

FINAL PLAT OF:  
**THE GROVES AT LAKEWOOD RANCH  
 PHASE I**

7 BLOCKS, 63 LOTS  
 LOTS 1 thru 2, BLOCK 1  
 LOTS 1 thru 24, BLOCK 2  
 LOTS 1 thru 4, BLOCK 3  
 LOTS 1 thru 12, BLOCK 4  
 LOTS 1 thru 11, BLOCK 5  
 LOTS 1 thru 4, BLOCK 6  
 LOTS 1 thru 6, BLOCK 7

43.560 ACRES  
 OUT OF AND A PART OF THE JOHN J. SIMMONS SURVEY, ABST.#737  
 A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

43.560 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES TRACT SURVEYED APRIL 15, 2013

ENGINEERING • PLANNING • SURVEYING  
 CONSTRUCTION MANAGEMENT

**TURLEY ASSOCIATES, INC.**  
 301 N. 3rd ST. TEMPLE, TEXAS 76501 (254) 773-2400  
 E-MAIL: VTURLEY@AOL.COM (254) 773-3998

FINAL PLAT OF:  
**THE GROVES AT LAKEWOOD RANCH  
 PHASE I**

JOHN J. SIMMONS SURVEY, ABSTRACT No. 737  
 BELL COUNTY TEXAS

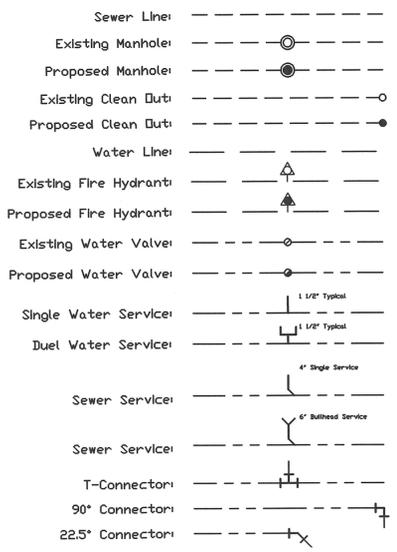
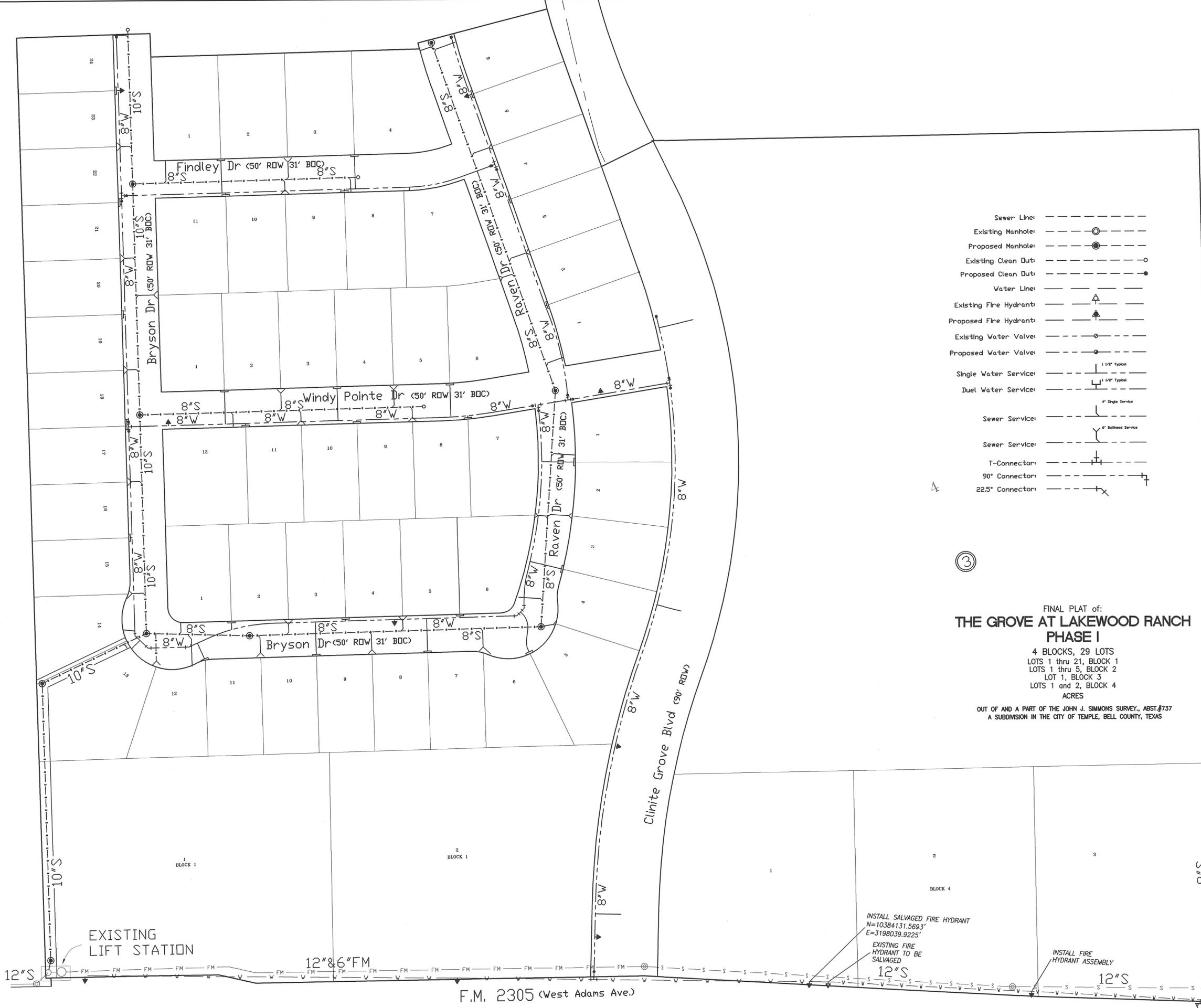
ORDERED BY:  
**KIELLA LAND INVESTMENTS, LTD.**  
 P.O. BOX 1344  
 TEMPLE, TEXAS 76503

| REVISIONS | COMMENTS | MEA |
|-----------|----------|-----|
| 05/24/13  |          |     |

DATE: April 30, 2013  
 DRN. BY: MEA  
 REF.:

FB/LB: DATA COL.  
 JOB NO.: 13-243  
 SHEET 1 OF 1  
 COMPUTER DWG. NO. 13243 FP

**12685-D**  
 FILE NO.



FINAL PLAT of:  
**THE GROVE AT LAKEWOOD RANCH  
 PHASE I**

4 BLOCKS, 29 LOTS  
 LOTS 1 thru 21, BLOCK 1  
 LOTS 1 thru 5, BLOCK 2  
 LOT 1, BLOCK 3  
 LOTS 1 and 2, BLOCK 4  
 ACRES

OUT OF AND A PART OF THE JOHN J. SIMMONS SURVEY, ABST.#737  
 A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS



ENGINEERING • PLANNING • SURVEYING  
 CONSTRUCTION MANAGEMENT

**TURLEY ASSOCIATES, INC.**

301 N. 3rd ST. TEMPLE, TEXAS (254) 773-2400  
 E-MAIL: VDTURLEY@AOL.COM (254) 773-3998



*Jennifer Byrken*  
 5-2-13

UTILITY LAYOUT:  
 THE GROVE AT LAKEWOOD RANCH  
 JOHN J. SIMMONS SURVEY, ABSTRACT #737  
 A SUBDIVISION IN THE  
 BELL COUNTY TEXAS

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

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

DATE: 04/15/2013  
 DRN. BY: TJJ  
 REF.:  
 FIELD BOOK: -  
 JOB NO.: 13-243  
 SHEET 3 OF 23  
 COMPUTER DWG. NO. Utilities.dwg

**12685-D**  
 DRAWING NUMBER





**TURLEY ASSOCIATES, INC.**

301 NORTH THIRD STREET • TEMPLE, TEXAS 76501 • (254) 773-2400  
F-1658 FAX • (254) 773-3998

May 30, 2013

City of Temple  
Attn: Beverly Zendt  
Interim Planning Director  
2 North Main Street  
Temple, TX 76501

RE: The Groves at Lakewood Ranch

Dear Beverly:

On behalf of our client, Turley Associates, Inc. would like to formally request exceptions from the *Unified Development Code* and the *Drainage Criteria and Design Manual* for the above referenced project.

The first exception that is requested regards the park fee requirement. The developer would like to pay the required park fees of \$12,835 to the Lakewood HOA. These funds will be used to make improvements to the existing Lakewood Ranch Park. Improvements will include the creation of a new soccer field. This will consist of importing fill material, compaction, topsoil import and grass seeding. The improvements will also include two new soccer goals. We estimate that these improvements will exceed the above mentioned fees. Improvements to the park will coincide with the construction of the subdivision and will be complete prior to the City's issuance of the first home building permit. Documentation of the improvements and their costs will be submitted with the first home building permit for the Planning Department's review.

We would also like to request an exception to the *Drainage Criteria and Design Manual* requirement of detention and mitigation of increased runoff flow. In lieu of a detention pond the developer would like to discharge directly to an existing box culvert that conveys water under FM 2305 and discharges to the south. The water that is conveyed flows to the south into an existing quarry. The quarry has several existing ponds within the property. Drainage analysis supporting this request will be submitted to the Engineering Department for their review.

We appreciate your consideration on these matters and are available at your convenience to discuss these items or answer any questions.

Sincerely,

**TURLEY ASSOCIATES, INC.**

Jennifer Ryken, P.E.  
Project Engineer



# PLANNING AND ZONING COMMISSION AGENDA ITEM

6/03/13  
Item #3  
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>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>PZC 6/17/13</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>CC 7/11/13</p>  | <p>Gary Freytag</p>                        |
| <p><b>P-FY-13-13</b> Consider and take action on the Final Plat for Brazos Bend Subdivision, a + 5.50 acre, 20-lot, Office Two (O2) residential subdivision, being part of the Nancy Chance Survey, abstract 5, Bell County, Texas being the remainder of a called 5.50 acre tract conveyed to Extraco Banks, NA, custodian of the Todd Scott IRA in Document No. 2011-00041131, Official Public Records of Real Property, Bell County, Texas. The property is located at 510 Old Waco Road, on the west side of Old Waco Road, north of Brandon Drive.</p> | <p>DRC 6/05/13</p> | <p>All County Surveying</p>                |
| <p><b>P-FY-13-30</b> - Consider and take action on the Preliminary Plat of Brayson Crossing, a 6.008 ± acres, 9-lot, 1-block residential subdivision, located in the western E.T.J., at the northeast corner of FM 439 and Sparta Loop.</p>                                                                                                                                                                                                                                                                                                                 | <p>DRC 6/05/13</p> | <p>Mitchell &amp; Associates</p>           |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                        |                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------------|
| <p><b>Z-FY-13-22</b> Hold a public hearing to consider and recommend action on a zone change from Commercial District (C) to Planned Development (Commercial) District (PD(C) on 29.659± acres of land out of the Uri Holbrook Survey, Abstract No. 1009, City of Temple, Bell County, Texas, being a portion of that 99.30 acre tract of land conveyed to Frank Mayborn Enterprises by deed in Volume 1858, Page 292 of the Deed Records of Bell County, Texas, located at the southeast corner of North General Bruce Drive and NE H K Dodgen Loop.</p> | <p>P&amp;Z 6/17/13</p> | <p>Arch Aplin III</p>   |
| <p><b>Z-FY-13-23</b> Hold a public hearing to discuss and recommend action on a zone change from Light Industrial District (LI) to Central Area District (CA) on Lot 1, Block 34, Temple Original, located at 201 South Main Street.</p>                                                                                                                                                                                                                                                                                                                  | <p>P&amp;Z 6/17/13</p> | <p>Francisco Vidana</p> |
| <p><b>Z-FY-13-24</b> Hold a public hearing to consider and recommend action on a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption more than 75% of the gross revenue in a bar on Lot 1, Block 34, Temple Original, located at 201 South Main Street.</p>                                                                                                                                                                                                                                                        | <p>P&amp;Z 6/17/13</p> | <p>Francisco Vidana</p> |
| <p><b>Z-FY-13-25</b> Hold a public hearing to discuss and recommend action on a zone change from Office One District (O1) to General Retail District (GR) on 1.317± acres being a part of Lot 2, Block 1, Joshlin Subdivision an addition to the City of Temple, Bell County, Texas according to the plat recorded in Cabinet D, Slide 351-A of the plat records of Bell County, Texas, located at 6768 West Adams Avenue, west of Holy Trinity Catholic High School and east of Hilliard Road.</p>                                                       | <p>P&amp;Z 6/17/13</p> | <p>Nathan Streett</p>   |
| <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>                                                                                                                                                                                                                                                    | <p>DRC 6/05/13</p>     | <p>Ronald Carroll</p>   |

| <p><b>City Council Final Decisions</b></p>                     | <p><b>Status</b></p> |
|----------------------------------------------------------------|----------------------|
| <p>No City Council meeting held since last P&amp;Z meeting</p> |                      |



**PLANNING AND ZONING COMMISSION  
MEETING EVALUATION**

June 3, 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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