

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM, 1ST FLOOR
JUNE 17, 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 17, 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, 2ND FLOOR
JUNE 17, 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 June 3, 2013.

B. ACTION ITEMS

Item 2: [P-FY-12-31](#): Consider and take action on the Revised Preliminary Plat of Valley Ranch Addition, a 39.3 ± acre, 94-lot residential subdivision with a requested exception to Unified Development Code Section 8.2.1., allowing the use of Local Rural Streets with 50-foot wide rights-of-way and 28-foot wide streets (back of curb to back of curb), located at the southwest corner of FM 93 and Dubose Road.

Item 3: [Z-FY-13-22](#): Hold a public hearing to consider and recommend action on a zone change from Commercial District (C) to Planned Development – Commercial (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 99.39 acre tract of land conveyed by deed and recorded 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.

Item 4: [Z-FY-13-25](#): Hold a public hearing to discuss and recommend action on a zone change from Office One District (O-1) 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, located at 6768 West Adams Avenue, west of Holy Trinity Catholic High School and east of Hilliard Road.

Item 5: [Z-FY-13-23](#): Z-FY-13-23 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, Original Town of Temple, County of Bell, Texas, according to the map or plat recorded in volume 36, page 640 of the real property records of Bell County, Texas. The subject property is located at 201 South Main Street.

Item 6: [Z-FY-13-24](#): Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption where sales will be more than 75% of the gross revenue for Vidana's Place, on Lot 1, Block 34, Original Town of Temple, County of Bell, Texas, according to the map or plat recorded in volume 36, page 640 of the real property records of Bell County, Texas. The subject property is located at 201 South Main Street.

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)***

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 11:50 AM, on June 14, 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
JUNE 3, 2013
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT
Vice-Chair Will Sears

COMMISSIONERS:

David Jones Chris Magaña
Randy Harrell Patrick Johnson

PLANNING AND ZONING MEMBERS ABSENT:

H. Allan Talley Derek Martin
James Staats Greg Rhoads

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
Tiffany Miles, Planning Intern

The agenda for this meeting was posted on the bulletin board at the Municipal Building, May 31, 2013 at 3:15 p.m. in compliance with the Open Meetings Law.

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

Vice-Chair Sears called Meeting to Order at 5:30 P.M.

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

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of May 20, 2013.

Approval by general consent.

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)

Mr. Mark Baker, Planner, stated City Council would be the final authority on this plat since the applicant has requested an exception to the UDC. City Council first reading will be July 11, 2013.

This plat was deemed complete by DRC on May 30, 2013. The subject property contains three zoning districts: Neighborhood Services (NS), Multi-Family-Two (MF-2) and Single Family-One (SF-1). This project consists of a 67 lot, 7 block subdivision which proposes 57 single family residential lots, five non-residential lots, and ± 12.9 acre multi-family development.

Clinite Grove Boulevard is designated as a collector street and Bryson Drive, Findley Drive, Windy Pointe Drive, Raven Drive, and Keller road are all designated as local streets.

Water will be provided through a 14 inch line on the south side along FM 2305 and wastewater services will be provided through a 12 inch line on the south side along FM 2305.

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

- a. 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
- b. 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 applicant has requested an exception relating to Unified Development Code (UDC) Section 8.3, relative to how park fees are paid. The request is that the required park fees will be paid to the Homeowners Association who would have authority to decide how the fees would be paid. Staff supports this request 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:
 - a. What the park fees were used for within the existing Lakewood Ranch Park; and
 - b. Documentation demonstrating that the value of completed improvements is equal or greater than the required park fee of \$12,835.

In the justification letter attached to the report packet, there is a reference to the exception to the Drainage Criteria and Design Manual. This is not an exception to the UDC, but rather a request to waive the requirements for on-site detention. This was discussed in more detail in the report related to discharge of drainage across or under FM 2305 through a box culvert and downstream to a quarry approximately 500 feet south of the subject property. Public Works has reviewed the post development flows and accompanying calculation analysis and has found the analysis acceptable.

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, and;

Staff Recommends approval of the requested exception to Section 8.3 of the UDC relating to park 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 and;
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:
 - a. What the park fees were used for within the existing Lakewood Ranch Park; and,
 - b. Documentation demonstrating that the value of completed improvements is equal or greater than the required park fee of \$12,835.

A public hearing is not required for this plat.

Vice-Chair Sears asked if the applicant was in agreement the conditions proposed and Mr. Baker replied he believed so. The applicant was present to answer any questions.

Mr. John Kiella, 11122 Whiterock Dr., Temple, Texas, stated he was in agreement with Staff.

Commissioner Johnson asked what park was being upgraded and Mr. Kiella stated it was the one across the street with the soccer field, pool, and playground. It is a private park but is used by the whole community. Mr. Kiella talked with the Parks Department and stated Mr. Cicora said he did not have a park in the area to put the money in to so the other park should be used and improved.

Commissioner Jones made a motion to approve Item 2, **P-FY-13-29**, and Commissioner Magaña made a second.

Motion passed: (5:0)

Commissioners Talley, Rhoads, Martin and Chair Staats absent

C. REPORTS

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

There being no further business, Vice-Chair Sears adjourned the meeting at 5:42 p.m.

Respectfully submitted,
Leslie Evans

**PLANNING AND ZONING COMMISSION
MONDAY, JUNE 3, 2013
5:00 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Vice-Chair Will Sears

COMMISSIONERS:

David Jones
Randy Harrell

Chris Magaña
Patrick Johnson

PLANNING AND ZONING MEMBERS ABSENT:

H. Allan Talley
James Staats

Derek Martin
Greg Rhoads

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
Tiffany Miles, Planning Intern

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 5:05 p.m. and asked Ms. Beverly Zendt, Interim Director of Planning, to proceed.

Ms. Zendt stated the Planning Department has been having a steady intake and caseload of work. Several submittals came in on the last submittal and building seems to be picking up in the area.

The Director's Report was given:

Preliminary Plat for Valley Ranch, Phases III and IV, and the corresponding PD will go simultaneously to City Council. This will come before P&Z on June 17, 2013. This will go with the rezoning to City Council.

Final Plat of Brazos Bend Subdivision went to DRC on June 3rd and may require another DRC.

Preliminary Plat of Brayson Crossing located in the ETJ went to DRC on June 3rd. This may require another DRC.

The PD for Buc-ee's has all the necessary exhibits, notifications have been completed, and the site is proposed to be developed similar to the one located in New Braufels. This item will come before P&Z on June 17th.

A zone change request for the downtown area for a sports bar/lounge/karaoke club with greater than 75 percent alcohol of their revenue. A CUP will also be required.

A zone change request for a Dollar General store west of Trinity Catholic High School and east of Hilliard Road.

Final Plat of Scott & White Memorial Hospital went to DRC on June 3rd and will be coming to P&Z in the future.

There has been no City Council meeting since the last P&Z meeting so there is no new case status.

Ms. Zendt gave a summary of the only action item on the agenda.

The Groves at Lakewood Ranch is a 43 acre subdivision and partially zoned GR, MF and NS. Previously, there were amendments to the UDC that addressed preliminary platting. Staff worked closely with TABA to develop requirements for the UDC for preliminary platting which was recently adopted by City Council. A preliminary plat is required for subdivisions involving 100 acres or greater which have contiguous common ownership or control or multi-phase projects are involved. The Groves is the first case to test this requirement to make sure it met all the criteria.

The Groves would generally trigger a preliminary plat but the applicant agreed to submit a preliminary plat within the next 12 months, subject to approval.

Staff recommends approval of the plat with the condition that a preliminary plat is issued with 12 months as agreed.

Due to the various issues this item brought up, this section of the UDC may be revised again.

The applicant has asked that the park fees be allowed to be put into the HOA for Lakewood Ranch Subdivision (across 2305) for improvements to that park.

There are two parts to this item: a recommendation to approve the plat with the condition of a preliminary plat being provided within 12 months; and Staff recommends the exception to the park fees with the conditions stated in the Commissioner's packet.

Vice-Chair Sears assigns the invocation and pledge.

There being no further discussion, Vice-Chair Sears adjourned the meeting at 5:18 P.M.



PLANNING AND ZONING COMMISSION AGENDA ITEM

06/17/13
Item #2
Regular Agenda
Page 1 of 2

APPLICANT / DEVELOPMENT: Omega Community Builders, Inc.

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: P-FY-12-31 Consider and take action on the Revised Preliminary Plat of Valley Ranch Addition, a 39.3 ± acre, 94-lot residential subdivision with a requested exception to Unified Development Code Section 8.2.1., allowing the use of Local Rural Streets with 50-foot wide rights-of-way and 28-foot wide streets (back of curb to back of curb), located at the southwest corner of FM 93 and Dubose Road.

STAFF RECOMMENDATION: Staff recommends approval of the Revised Preliminary Plat of Valley Ranch Addition, subject to City Council's approval of the developer's requested exception to Unified Development Code Section 8.2.1., regarding the use of Local Rural Streets.

ITEM SUMMARY: The Development Review Committee reviewed the Revised Preliminary Plat of Valley Ranch Addition July 25, 2012 and April 24, 2013. It was deemed administratively complete on June 12, 2013.

The Revised Preliminary Plat of Valley Ranch Addition is a 94-lot, 5-block, single family residential subdivision located at the southwest corner of FM 93 and Dubose Road, a county road within the E.T.J. Only approximately 500 feet of Dubose Road from the south right-of-way of FM 93 is within the City Limits of Temple.

This proposed plat is an amendment to the existing Preliminary Plat of Valley Ranch Addition approved by City Council on July 1, 2004 with Resolution 2004-4086-R. The existing Preliminary Plat of Valley Ranch Addition was approved with a combination of 135 residential and non-residential lots on 95.847 acres.

The Revised Preliminary Plat of Valley Ranch Addition proposes to amend only the residential portion of Valley Ranch Addition on the west side of Dubose Road. The amendment proposes 94 single-family lots, an increase of 38 lots from the 56 single-family lots originally approved by Resolution 2004-4086-R in this section of the development. The results are a 67% increase in density within the amended area with an average density of 2.39 lots per acre.

This density increase triggers the requirement of Local Street standards, instead of the Local Rural Street standards established for Valley Ranch Addition on the east side of Dubose Road. **The applicant requests an exception to Unified Development Code Section 8.2.1., to allow the use of Local Rural Streets with 50-foot rights-of-way and 28-foot wide streets (back of curb to back of curb).**

The applicants are also pursuing a zone change from Planned Development Urban Estates (PD-UE) to Planned Development Single Family One (PD-SF-1) with zoning case Z-FY-12-50. Both requests will be tracking together at City Council. The submitted plat is consistent with the site plan attached to the companion zoning case Z-FY-12-50.

The developer's park land dedication for Valley Ranch Addition increases \$8,550 (38 additional lots at \$225 each). This increase will be satisfied by the following:

- Dedication to the City of an additional 0.973 acres of land (Parcels "D" and "E") for parkland.
 - The additional acreage will become a greenbelt within the subdivision providing Valley Ranch residents' access to/from the park with access to future residents of adjacent property (west) and ultimately connecting to Central Texas Christian School and any future trails system beyond.
- Credit for land dedication of \$5,838.00 (50% of \$12,000 per acre value times 0.973 acres)
 - Developer will invest an additional \$2,712.00 in Valley Ranch Addition park improvements (\$8,550.00 - \$5,838.00= \$2,712.00)
- Developer Commitment – Playground and Land Dedication:
 - The additional park land will be dedicated to the City when surrounding property is final platted.
 - The developer will complete the Valley Ranch Addition park improvements prior to final acceptance of the initial phase of revised preliminary plat

Water will be provided to the subdivision through proposed 6-inch and 8-inch water lines. Wastewater services will be provided through proposed 6-inch and 8-inch wastewater lines and an existing 10-inch wastewater line.

City Council is the final plat authority since the applicant requests an exception to the Unified Development Code.

FISCAL IMPACT:

ATTACHMENTS:

Letter of Requested Exception
Plat

Valley Ranch

Amended Rezoning/Replat Request

Requested Zoning:

- **‘PD-SF1’ - Planned Development - Single Family 1**
- **Limit to 94 total Lots within rezoned PD-SF1 section**
 - Lot Density: 2.39 homes/acre at maximum number of lots at Replat Area and 1.71 homes/acre for total Valley Ranch Subdivision
 - Lot Size: Average 14,232 sf (exceeds SF1 requirements by 90%)

Requested Exceptions:

- **Streets – Rural Street Standard**
 - Local: **Rural Local Street, 50’ ROW & 28’ BC-BC without Parking Restrictions**
 - Exemption justifications:
 - Housing Density: Low (1.71 Homes/Acre for Valley Ranch Subdivision)
 - Local Streets: Continuity with prior phases
 - Drainage, Open (grass-lined swales): Provides continuity with prior phases and facilitates Post Construction Ordinance objectives.
 - Filtration – Grass-lined swales filter Stormwater and traps solid particles, a Post Construction Ordinance objective
 - Velocity and flow rate Down stream – Reduced by grass filtration.
 - Maintenance – Swales become yard area maintained by homeowners.
 - Stormwater Chokes & Flooding - Elimination of curb inlets and underground storm drain reduces potential for choked drains, flooding, roadway hazard and property damage.
 - Driveways and Parking:
 - Front Building Setback - 30’
 - Driveway Length:
 - Front Entry Garage – 43’ Minimum
 - Side Entry Garage – Greater than 43’
 - Exceeds SF-1 Minimum - 25%
 - Additional setback would facilitate parking
 - Conforms with Phases I & II front setbacks

Valley Ranch- Proposed

After careful consideration of the factors affecting slow new home sales, the home builder, developer, and engineer researched alternatives to the Valley Ranch preliminary plat and came to the following conclusions:

1. **Evergreen** (East side of Dubose Road) Phase II lots, due to the proximity with Phase I homes, will continue to develop as originally planned.
2. **Fairfield** (West side of Dubose Road) lot sizes should be reduced to overcome buyer resistance to large lot initial construction and future maintenance (Fence, irrigation, initial landscape, watering costs, fertilizer, mowing, landscape replacement due to drought conditions, etc...). The following must be approved by the City of Temple to facilitate the change:
 - a. **Rezone** Fairfield section from Planned Development Urban Estate ‘PD-UE’ to Planned Development Single Family 1 ‘PD-SF1’.
 - b. **Amend Preliminary Plat** with reduced lot sizes exceeding ‘PD-SF1’ minimums.

Comparison of the Proposed plat amendment with PD-SF1

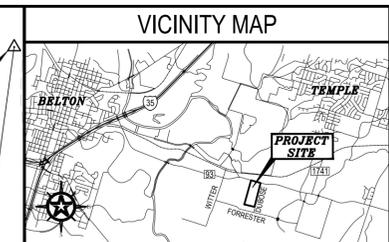
UDC Lot Requirement	Single Family 1 (‘SF1’)	Proposed Modified Preliminary Plat	Exceed SF1 Minimums
Square Footage	7,500sf	Average 14,233sf	90%
Front Building Setback	25’	30’	20%
Front Building Setback (cul-de-sac)	15’	25’	67%

- c. **Street & Street Lights** – Revise to conform to proposed rezoning & plat amendment
- d. **Water System** – Revise to conform to proposed plat amendment
- e. **Waste Water System** – Revise to conform to proposed plat amendment
- f. **Storm Water System** – Revise to conform to proposed plat amendment
- g. **Entrance** – The lighted boulevard entrance with masonry monuments, landscaping, and automatic irrigation will be maintained by the Valley Ranch Property Owners’ Association. The existing Valley Ranch ‘Beautification Agreement’ will be amended to include the extension of Dubose Road to the South.
- h. **Park Land** – The Developer contributed, by dedication to the City, 8+ acres during Phase I and II plat approvals to serve as a combination park and detention area. The Developer proposes to dedicate an additional 0.973 acres of parkland and invest an additional \$2,712.00 in the playground which is to be prior to final acceptance of the initial phase of the revised Preliminary Plat.
- i. **Utilities** – Utility companies, TXU, Southwestern Bell Telephone, Time-Warner Cablevision, and Centro-Vision are being furnished copies of the proposed revision to the preliminary plat for design and location of easements to serve Valley Ranch Fairfield section lots with electric, phone and TV cable services.
- j. **Homes** – The new price point is \$180,000 to \$300,000 (original was \$150,000 to \$200,000).

VALLEY RANCH ADDITION REVISED PRELIMINARY PLAT

LOTS 5-57, BLOCK 1, LOTS 1-10, BLOCK 2, LOTS 1-10, BLOCK 3, LOTS 1-11, BLOCK 4 AND LOTS 1-10, BLOCK 5
BEING A PORTION OF THE CALLED 44.234 ACRE TRACT DESCRIBED IN A DEED TO LEXINGTON HOLDINGS, LTD. RECORDED IN VOLUME 5572, PAGE 849, OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, TO THE CITY OF TEMPLE, BELL COUNTY, TEXAS

EDWARD D. MAREK
REMAINDER - FIRST TRACT
9.773 ACRES
VOLUME 1788, PAGE 230
D.R.B.C.T.



LEGEND	LOT INFO
○ = 12" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET	TOTAL SUBDIVISION ACREAGE = 39.3 ACRES
△ = CITY OF TEMPLE MONUMENT	TOTAL RESIDENTIAL LOT ACREAGE = 30.460 ACRES
() = DEED CALL	TOTAL NUMBER OF RESIDENTIAL LOTS = 94
D.R.B.C.T. = DEED RECORDS OF BELL COUNTY, TEXAS	TOTAL NUMBER OF BLOCKS = 5 BLOCKS
P.R.B.C.T. = PLAT RECORDS OF BELL COUNTY, TEXAS	
O.P.R.B.C.T. = PLAT RECORDS OF BELL COUNTY, TEXAS	

SURVEYOR'S NOTES

- PHASING WILL BE DETERMINED DURING FINAL PLATTING PROCESS.
- FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED: VALLEY RANCH, REVISED PRELIMINARY PLAT, TO THE CITY OF TEMPLE, BELL COUNTY, TEXAS.
- THE CONTOURS SHOWN HEREON ARE BASED ON AERIAL PHOTOGRAPHY PERFORMED BY SANBORN ON DECEMBER 19, 2003 AND ARE BASED ON CITY OF TEMPLE MONUMENT NO. 141.
- RECORD OWNER: LEXINGTON HOLDINGS, LTD. AS RECORDED IN VOLUME 5572, PAGE 849 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.
- 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. 141. THE THETA ANGLE AT CITY MONUMENT NO. 141 IS 01°30'27". THE COMBINED CORRECTION FACTOR (CCF) IS 0.99999. GRID DISTANCE = SURFACE DISTANCE X CCF. GEODETIC NORTH = GRID NORTH + THETA ANGLE. REFERENCE THE FROM CITY MONUMENT NO. 141 TO THE NORTHEAST CORNER OF THE 39.279 ACRE TRACT IS S 30°49'47" E, 194.42 FEET. PUBLISHED CITY COORDINATES FOR PROJECT REFERENCE POINT 141 ARE N 10°34'42.00" E, 52,212.989.81
- THE APPROXIMATE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON FIELD SURVEY INFORMATION, UTILITY LOCATOR MARKINGS AND EXISTING UTILITY AS-BUILT DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. ALL UTILITIES MUST BE FIELD VERIFIED BEFORE PERFORMING ANY WORK.
- THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE THE SURVEYOR CERTIFIES THAT EASEMENTS THAT HE HAS BEEN ADVISED OF HAVE BEEN ADDRESSED HOWEVER, THE SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES, EITHER OF RECORD OR NOT OF RECORD, WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.
- FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NOTE: THIS PROPERTY IS IN FEMA "OTHER AREAS" ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 480270349E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS TRACT WILL, OR WILL NOT, FLOOD, NOR DOES IT CREATE ANY LIABILITY IN SUCH EVENT ON THE PART OF THIS SURVEYOR OR COMPANY.

EXPLANATION OF FEMA ZONE: FEMA "OTHER AREAS" ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

OWNER/DEVELOPER

OMEGA COMMUNITY BUILDERS, INC.
P.O. BOX 1908
TEMPLE, TEXAS 76703-1908

JAMES I. HOWE, VICE PRESIDENT
DATE _____

SURVEYOR:
Mark Paul Bell
WALKER PARTNERS
600 AUSTIN AVENUE, SUITE 20
WACO, TEXAS 76701
DATE 06/11/13

ENGINEER:
Jacob Bell
WALKER PARTNERS
600 AUSTIN AVENUE, SUITE 20
WACO, TEXAS 76701
DATE 06/11/13

CITY CERTIFICATION

RECOMMENDED FOR PRELIMINARY APPROVAL:

CITY ENGINEER AND/OR DIRECTOR OF PUBLIC WORKS _____ DATE _____

APPROVED FOR PREPARATION OF FINAL PLAT:

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

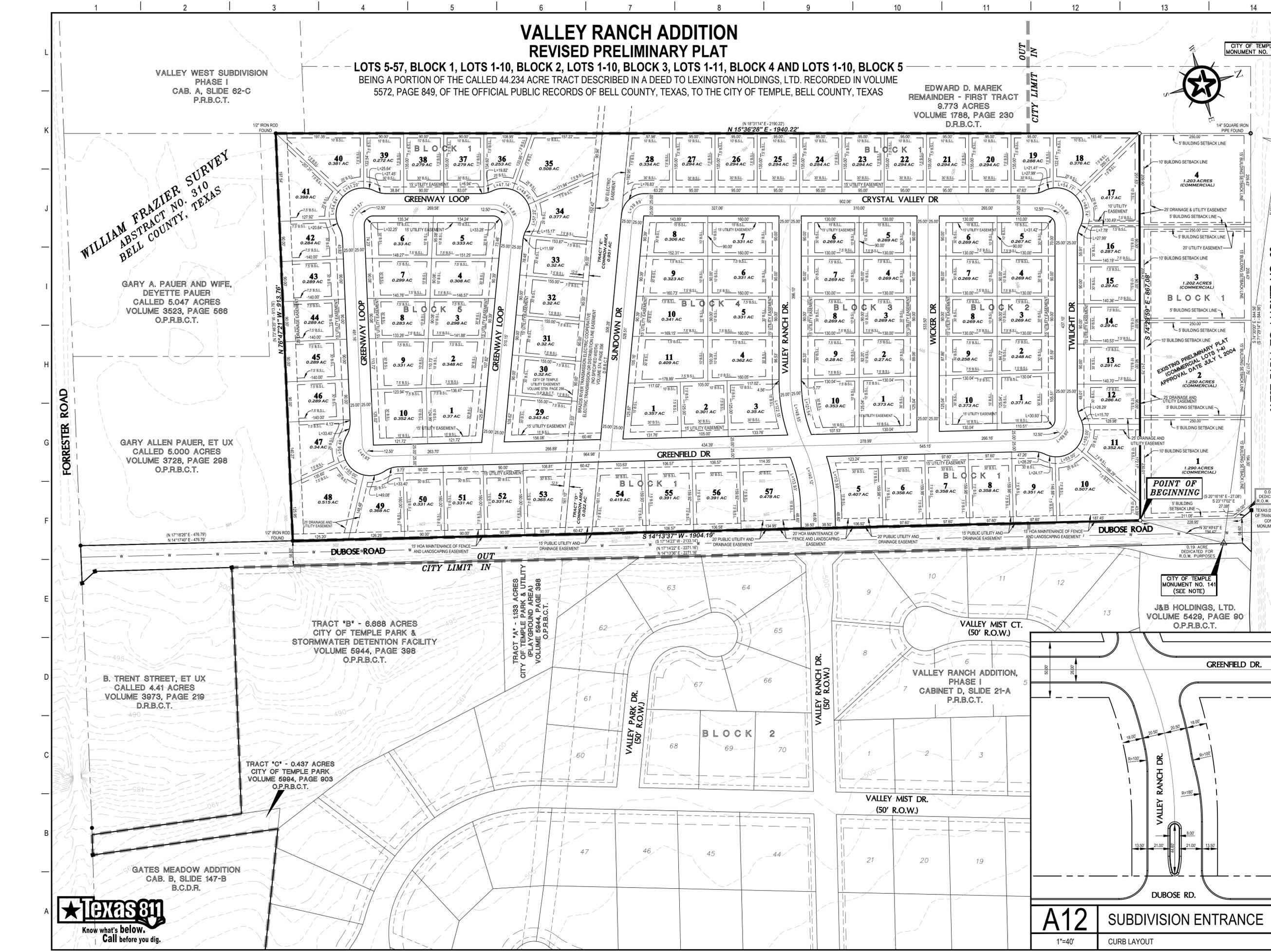
APPROVED FOR PREPARATION OF FINAL PLAT:

CITY SECRETARY _____ DATE _____

0 50 100 200
GRAPHIC SCALE (FEET)

Walker Partners
ENGINEERS • SURVEYORS
600 AUSTIN AVENUE, SUITE 20 • WACO, TEXAS 76701
PHONE: 1-254-741-1402 • T.E.P.L. REGISTRATION NO. 8053

PLAT NUMBER	01-0221
PROJECT NUMBER	1-02078
DRAWN BY/CHECKED BY	MPP/KRH
FIELD NOTE NO.	1-02078-FN-02
DRAWING NAME	1-02078PRELIM.DWG
DRAWN DATE	06/15/2012
SHEET NUMBER	1 of 2



WILLIAM FRAZIER SURVEY
ABSTRACT NO. 310
BELL COUNTY, TEXAS

GARY A. PAUER AND WIFE,
DEVETTE PAUER
CALLED 5.047 ACRES
VOLUME 3523, PAGE 586
O.P.R.B.C.T.

GARY ALLEN PAUER, ET UX
CALLED 5.000 ACRES
VOLUME 3728, PAGE 298
O.P.R.B.C.T.

TRACT 'C' - 0.437 ACRES
CITY OF TEMPLE PARK
VOLUME 5894, PAGE 903
O.P.R.B.C.T.

TRACT 'B' - 6.688 ACRES
CITY OF TEMPLE PARK &
STORMWATER DETENTION FACILITY
VOLUME 5844, PAGE 308
O.P.R.B.C.T.

TRACT 'A' - 1.183 ACRES
CITY OF TEMPLE PARK & UTILITY
(PLAYGROUND AREA)
VOLUME 5844, PAGE 308
O.P.R.B.C.T.

B. TRENT STREET, ET UX
CALLED 4.41 ACRES
VOLUME 3973, PAGE 219
D.R.B.C.T.

GATES MEADOW ADDITION
CAB. B, SLIDE 147-B
B.C.D.R.



A12 SUBDIVISION ENTRANCE
1"=40'
CURB LAYOUT



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

6/17/13
Item 3
Regular Agenda
Page 1 of 6

APPLICANT / DEVELOPMENT: Arch Aplin III, Buc-ee's Ltd.

CASE MANAGER: Beverly Zendt, Interim Planning Director

ITEM DESCRIPTION Z-FY-13-22: Hold a public hearing to consider and recommend action on a zone change from Commercial District (C) to Planned Development –Commercial (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 99.39 acre tract of land conveyed by deed and recorded 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.

STAFF RECOMMENDATION: Staff recommends approval of the requested zone change to Planned Development – Commercial (PD-C) for the following reasons:

- Although the proposed development is not consistent with the future land use designation, the lack of residential development in this area and the existing Commercial zoning designation of the subject tract and surrounding tracts to the east, west and south suggest the likelihood of commercial development in this general area over time. Additionally, the subject property is located at the intersection of two expressways, I-35 and HK Dodgen Loop and is appropriate for commercial development.
- The request complies with the Thoroughfare Plan; and
- Public facilities will be available to subject property.

ITEM SUMMARY:

The applicant is requesting a zone change from Commercial to Planned Development-Commercial for the purpose of constructing a 60,000 SF Buc-ee's travel/convenience center located on the southeast corner of I-35 and NE HK Dodgen. The development will occur on a 29 acre site and will provide a total of 829 parking spaces and 88 fueling locations (pumps). Because of the unique development requirements of the proposed project, the applicant is requesting rezoning the property to Planned Development-Commercial (PD-C) and is meeting all General Development standards with some additional consideration given to I-35 Overlay District standards. The developer has proposed

the following development components more fully depicted in the attached development plan documents (site plan, landscape plans, sign detail; and building elevations/plan view).

Landscaping

A total of 15% of the total site are will be landscaped. The developer has submitted a complete landscape plan fully depicted in the attached development plans proposing, but not limited to, the following improvements:

- A total of 40 interior and terminal parking islands with 80- 3" caliper Shumard Oaks (2 each) enhanced with pavers and either Asian Jasmine ground cover (interior and terminal) and bordered with Knock Out Roses (terminal);
- A I-35 landscape buffer approximately 20' in depth with 25-1.5" caliper Natchez Crape Myrtles and 13-1.5" caliper Muskogee Crape Myrtles;
- A landscape buffer on the north property line approximately 20' in depth with 5-1.5" caliper Natchez Crape Myrtles, 10-1.5" caliper Muskogee Crape Myrtles, and 9- 3" caliper Southern Live Oaks;
- A landscape buffer along south property lines with 12-3" caliper Mexican Sycamores and 6-1.5" caliper Muskogee Crape Myrtles; and
- 6-1.5" caliper Muskogee Crape Myrtles at the east entrance.

Building Materials and Architecture

The developer has submitted a full elevation plans and building plan view. The proposed building is modeled after Buc-ee's #22 located in New Braunfels. The developed has proposed a portico style entrance on the primary (main) and side (north and south) entrances that are offset 21'. Additional 5' offsets are provided along the primary (front) façade of the building. The primary materials used will include:

- Stone
- Concrete tilt wall
- Exterior insulation and finishing system (EIFS), and
- Aluminum (frames).

Building materials will be provided in accordance with the following percentages:

East (rear of building)

Aluminum Frames and 1" insulated Glazing = 2.88%

Stone = 2.88%

EIFS paint on concrete tilt wall= 91.53%

H.M. doors = 2.44%

North (left side from front of building)

Stone = 57.72%

EIFS = 35.39%

Aluminum Frames and 1" insulated Glazing = 9.3%

South (right side from front of building)

Stone = 55.42%
 EIFS = 35.21%
 Aluminum Frames and 1" insulated Glazing = 9.3%

West (front of building)

Aluminum Frames and 1" insulated Glazing = 11.68%
 Stone = 63.32%
 EIFS = 30%
 Building entrances will be offset approximately 18'

Screening and Buffering

Trash compactor areas will be enclosed and will be 100 % stone on all 3 sides, gate to enclosure is heavy gage metal, color to match EIFS building colors.

Signage

A 100' pole sign featuring the Buc-ee's logo is proposed consistent with their corporate standard and similar to the sign located at Buc-ee's #22 in New Braunfels.

SURROUNDING PROPERTY AND USES:

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

Location	Zoning	Current Use	Photo
Subject Property	C	Undeveloped	
North Across NE HK Dodgen Loop	AG	Undeveloped	

Location	Zoning	Current Use	Photo
East	C	Undeveloped	
South	C	Undeveloped	
West across I-35	C	Commercial Uses: Convenience Store/ Fuel Station, drive-thru restaurant	

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	Compliance?
CP	Map 3.1 - Future Land Use and Character (FLUP)	N*
CP	Map 5.2 - Thoroughfare Plan	Y*
CP	Goal 4.1 - Growth and development patterns should be	N*

	consistent with the City's infrastructure and public service capacities	
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	Y*

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

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

The Land Use and Character Map identify this area as Suburban Commercial which is appropriate for retail and services adjacent to residential neighborhoods and in other areas where the community's image and aesthetic value is to be promoted, such as "gateways" and high profile corridor locations. Although the proposed development is not consistent with the future land use designation, the lack of residential development in this area and the existing Commercial zoning designation of the subject tract and surrounding tracts to the east, west and south suggest the likelihood of commercial development in this general area over time. Additionally, the subject property is located at the intersection of two expressways, I-35 and HK Dodgen Loop and is appropriate for commercial development which is intended to serve citywide or regional service areas and should be located along major highways and at the intersections of major thoroughfares and highways.

***Thoroughfare Plan (CP Map 5.2)**

The Thoroughfare Plan identifies both Interstate 35 and North HK Dodgen Loop as expressways. Both expressways provide sufficient capacity to accommodate the proposed use.

***Availability of Public Facilities (CP Goal 4.1)**

The City is extending utilities to this site and to multiple adjacent tracts in an effort to facilitate economic development along the east side of I-35 in this general area. The site will be served by a new off-site 12" water main extended from Pegasus Rd. and across Interstate-35. A new 12" sanitary sewer main will be extended from the existing Troy lift station north of the subject tract. An existing force main, located north of the subject tract, will be relocated from the I-35 frontage road to serve the subject tract.

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

The Trails Master Plan does not call for a trail in this general area. The city does not require sidewalks along expressway development unless specifically called for in the Trails Master Plan.

DEVELOPMENT REGULATIONS:

The attached development plan documents shall determine the applicable development standards for this site. Per UDC Section 3.4.3., in approving a Planned Development and the related development plans, a standard may not be modified unless the UDC expressly permits such modification. Uses are limited to those identified in the development plans attached herein.

PUBLIC NOTICE:

One notice of the Planning and Zoning Commission public hearing was sent out to property owners within 200-feet of case Z-FY-12-22 as required by state law and local ordinance. As of Wednesday June 12, 2013, one notice was returned in support of the requested zone change. The newspaper printed notice of the Planning and Zoning Commission public hearing on June 6, 2012, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

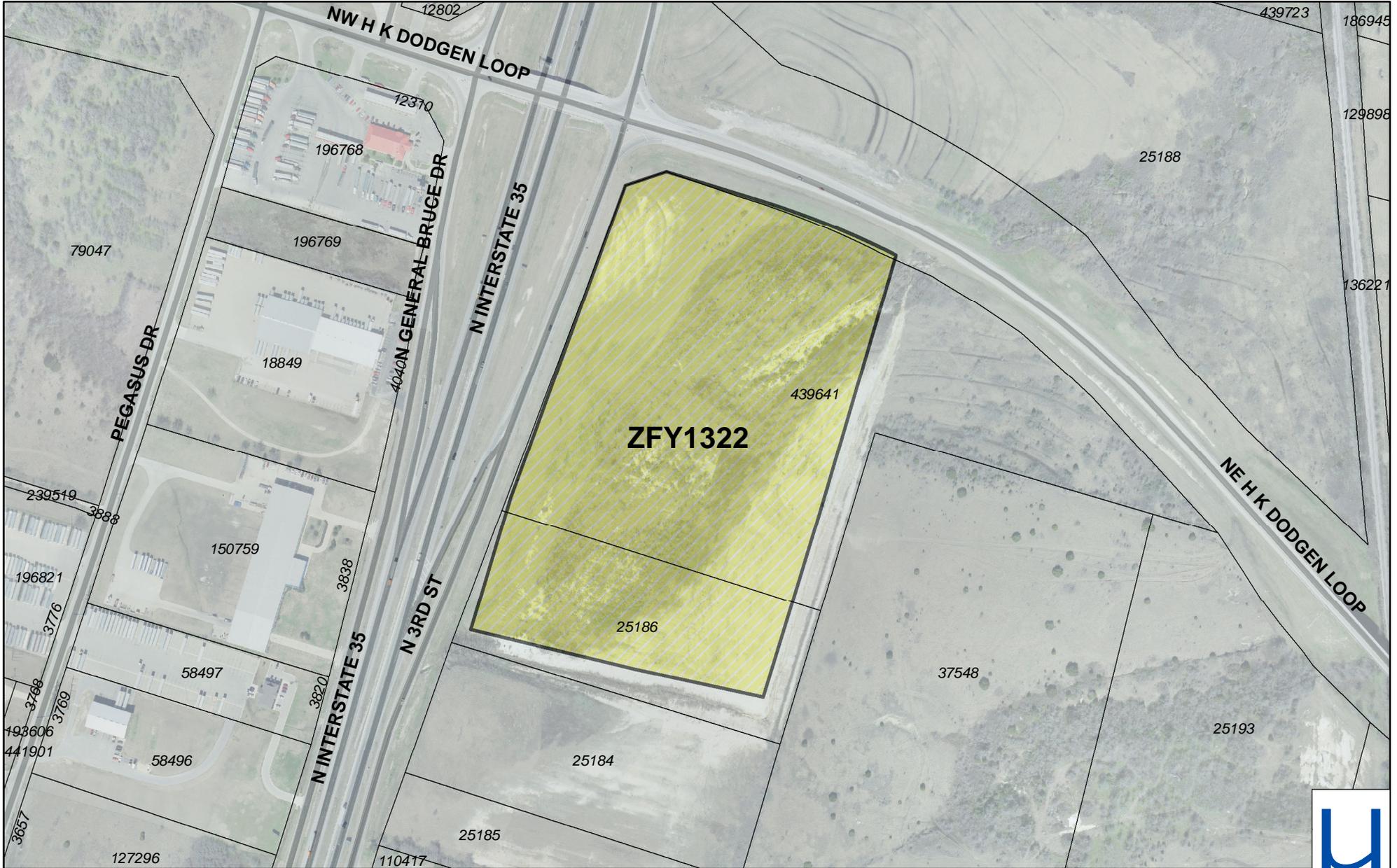
Zoning and Location Map
Surrounding Property Owner Notification Map
Site Plan
Landscape Plans
Building Elevations
Sign Detail
Utility Layout
Property Owner Responses



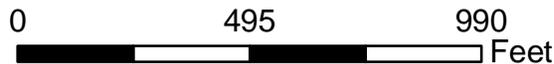
Z-FY-13-22

Zone Change Request: Commercial to Planned Development-Commercial

Southeast corner of intersection of
N General Bruce Drive and
NE HK Dodgen Loop



Address 1234



6/13/2013
City of Temple GIS
bzndt

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.

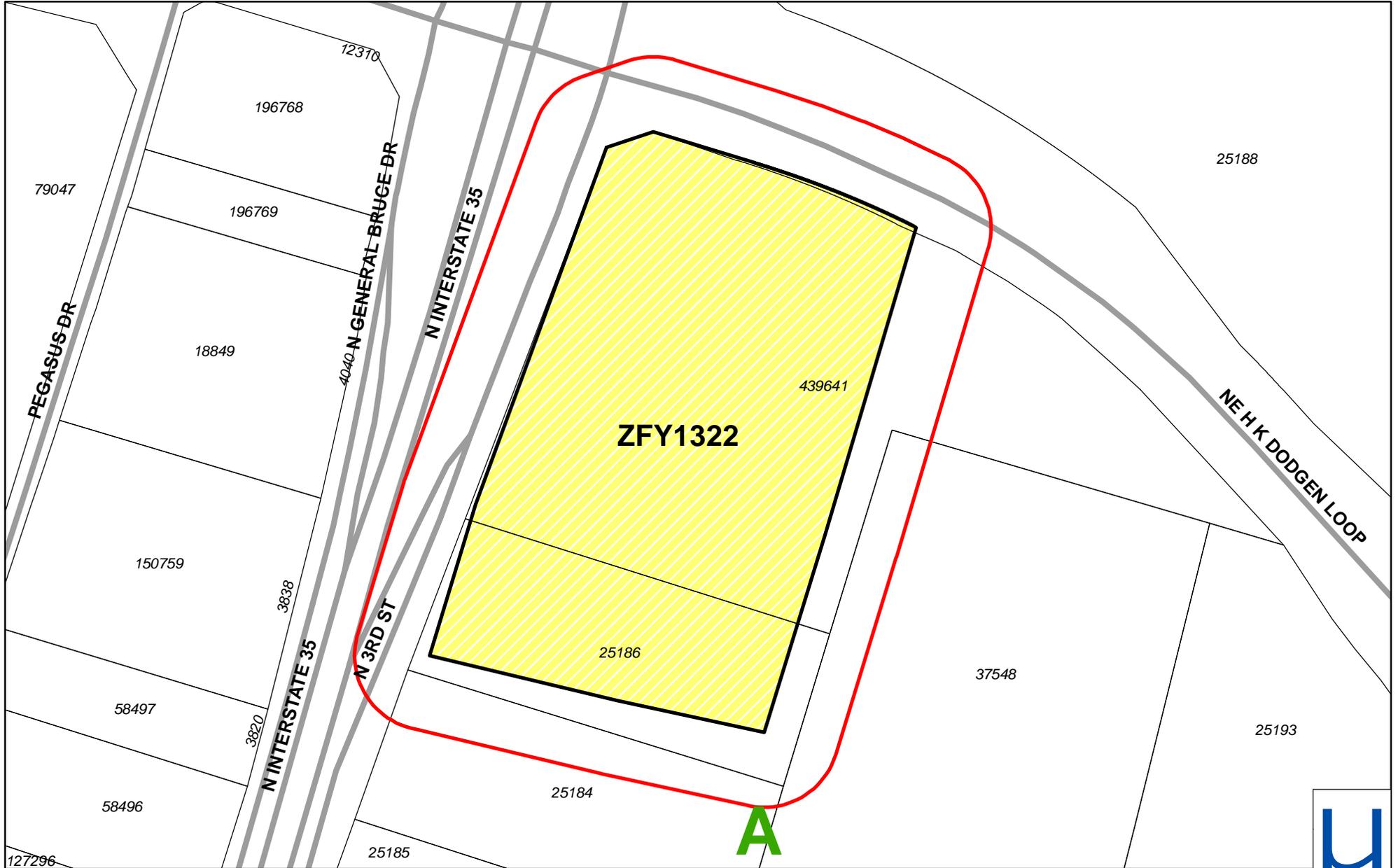




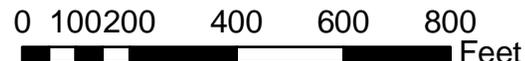
Z-FY-13-22

Zone Change Request: Commercial to Planned Development-Commercial

Southeast corner of intersection of
N General Bruce Drive and
NE HK Dodgen Loop



200' Notification Buffer
 Case 1234 Address



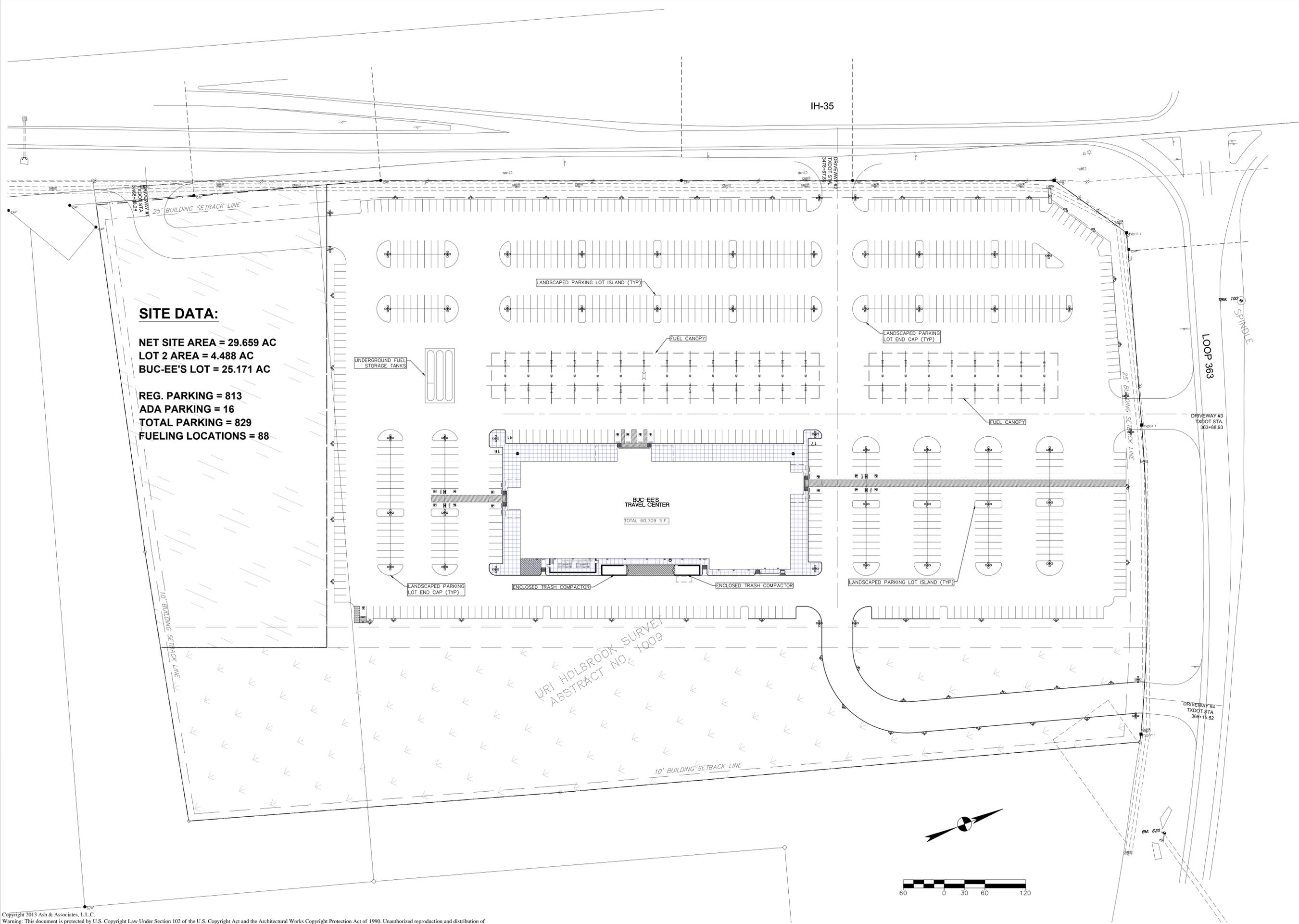
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.

City of Temple GIS
bzendt

SITE DATA:

NET SITE AREA = 29.659 AC
 LOT 2 AREA = 4.488 AC
 BUC-EE'S LOT = 25.171 AC

REG. PARKING = 813
 ADA PARKING = 16
 TOTAL PARKING = 829
 FUELING LOCATIONS = 88



NO.	REVISION	APPL.	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID S. RATOLIFF #97351 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

Surveying: 100847-00
 Engineering: F-13483
 Architecture: TX20240

142 JACKSON LANE
 SAN MARCOS, TEXAS 78666
 (512) 392-1719
 FAX (512) 392-1928
 ashassociates.net

ASH & ASSOCIATES
 SURVEYING - ENGINEERING - ARCHITECTURE
 "SERVING THE COMMUNITY OF TEXAS"

DRAWING INFORMATION

DESIGNED BY: DSR	DATE: 05-09-2013
DRAWN BY: DSR	PROJECT NO: 12-4227
APPROVED BY: HC	PLOT SCALE: 1" = 60'
FILE NAME: BUC-EE'S #35	

SITE LAYOUT

BUC-EE'S - TEMPLE
 IH-35 @ LOOP 363, TEMPLE, BELL COUNTY, TEXAS
 BUC-EE'S, LTD.

DRAWING
 EXH-CN1
 SHEET:
 OF

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OVERALL LANDSCAPE PLAN
CITY SUBMITTAL

BUC-EE'S #35
TEMPLE, TEXAS

REVISIONS

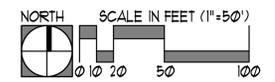
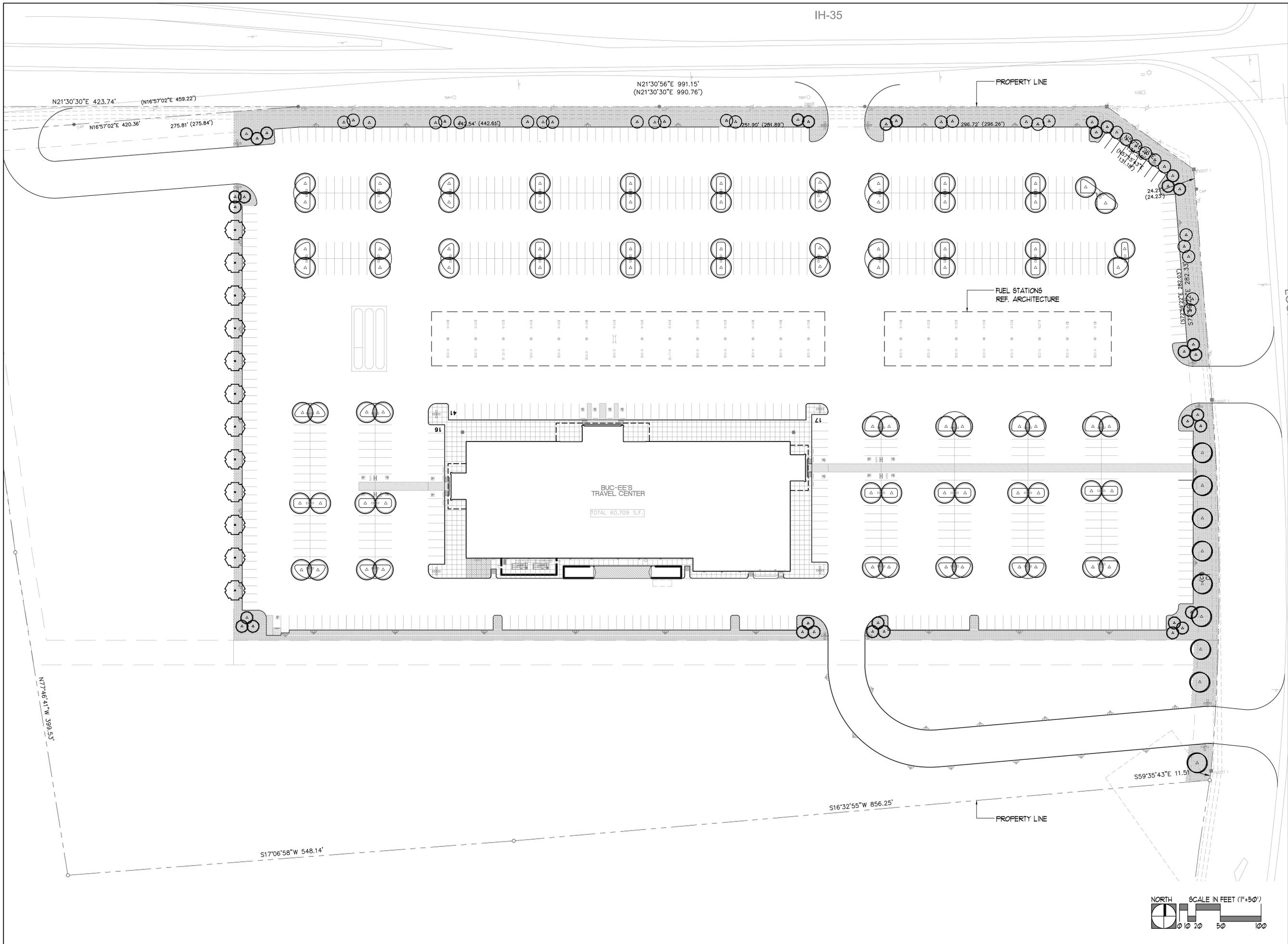
SCALE:	1"=50'-0"
DRAWN BY:	JET
CHECKED BY:	MRF
APP. BY:	AQC
PROJECT NO.:	230-13-01A
DATE:	5/9/2013

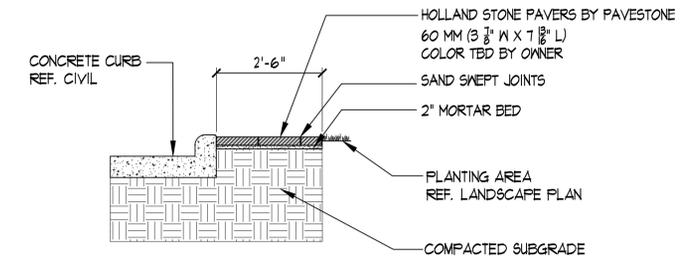


SHEET:

L1.0

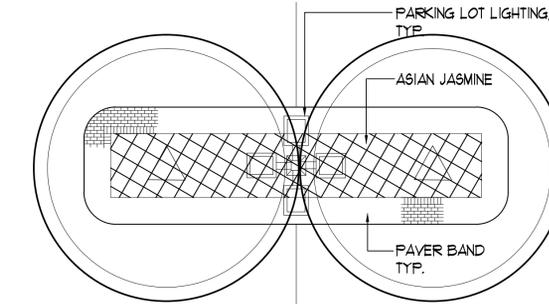
OF





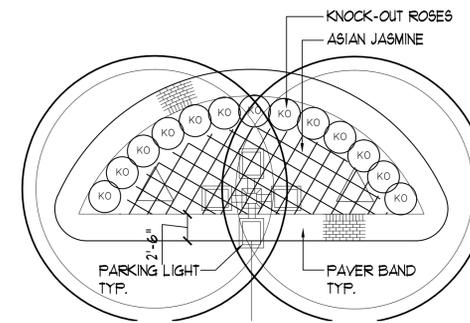
1 PAVER STEP-OUT
DETAIL

SCALE:
1/2" = 1'-0"



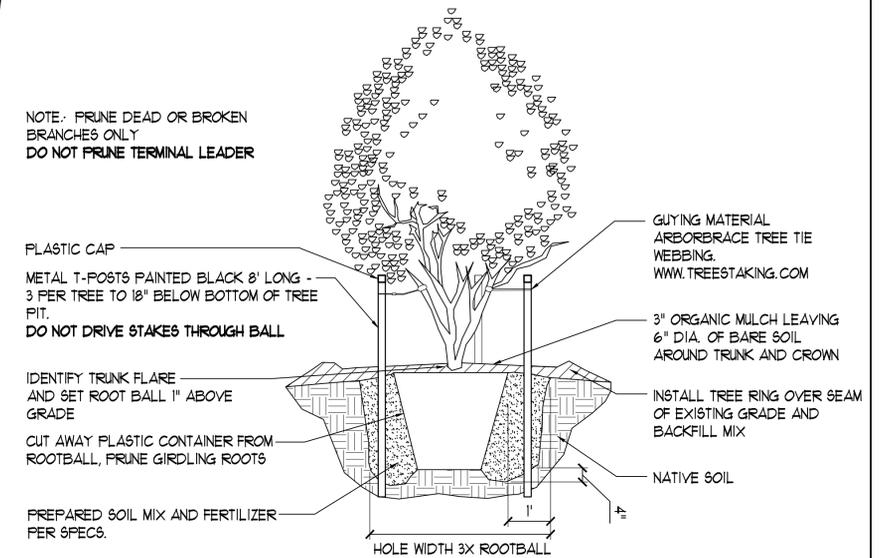
3 PARKING ISLAND
PLAN

SCALE:
1/8" = 1'-0"



4 PARKING END CAP
PLAN

SCALE:
1/8" = 1'-0"



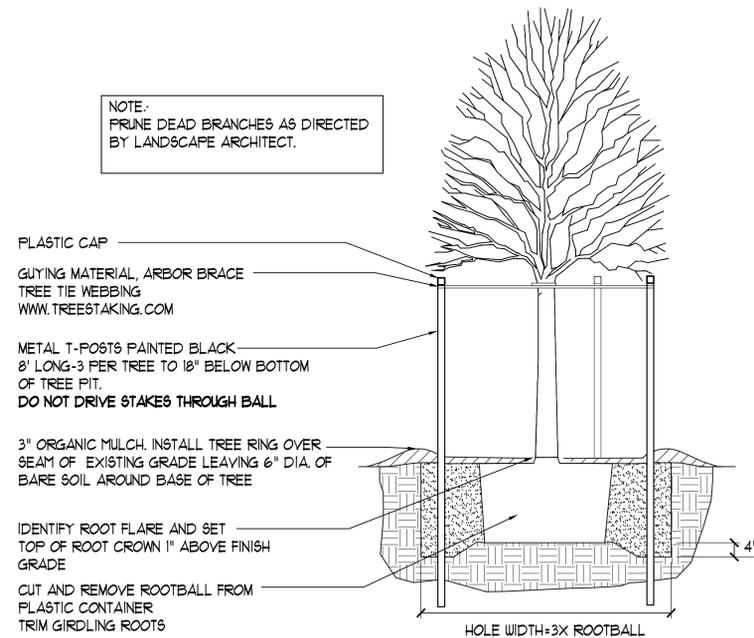
2 MULTI-TRUNK TREE - CONTAINER
DETAIL

SCALE: NTS

NOTE: PRUNE DEAD OR BROKEN BRANCHES ONLY
DO NOT PRUNE TERMINAL LEADER

NOTE: REMOVE SUCKERS

NOTE:
PRUNE DEAD BRANCHES AS DIRECTED BY LANDSCAPE ARCHITECT.



5 CANOPY TREE - CONTAINER
DETAIL

SCALE: NTS

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CALIPER	HEIGHT	NOTES
	12	MEXICAN SYCAMORE / PLATANUS MEXICANA	100 GAL	4" CAL.	16'-18' HT.	
	35	MUSKOGEE GRAPE MYRTLE / LAGERSTROEMIA INDICA X 'MUSKOGEE'	B&B	1.5" CAL.	6' HT. MIN.	SINGLE TRUNK
	30	NATCHEZ GRAPE MYRTLE / LAGERSTROEMIA INDICA FAURIEI 'NATCHEZ'	B&B	1.5" CAL.	6' HT. MIN.	SINGLE TRUNK
	80	SHUMARD OAK / QUERCUS SHUMARDII	65 GAL	3" CAL.	12'-14' HT.	
	9	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA	65 GAL	3" CAL.	12'-14' HT.	
GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	SEED	72,735 SF	BERMUDA SOD / CYNODON DACTYLON 'TIF 419'	SOD		

BUC-EE'S #35

IH-35 @ LOOP 363
Temple, Texas

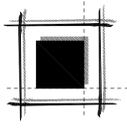
BUC-EE'S



a Development of

Buc-ee's Ltd.

327 FM 2004
Lake Jackson, TX 77566
TEL: (979) 230-2920 FAX: (979) 230-xxxx



LEVINSON • ALCOSER ASSOCIATES, L.P.

1177 W. Loop South, Suite 900 Houston, Texas 77027
Tel: 713.787.0000 Fax: 713.850.8250

Architecture • Planning • Engineering
Interior Design • Landscape Architecture

REVISIONS



06/12/2013

TAS COMMENTS:

Issued for REVIEW: 12 JUNE 2013

Issued for BID:

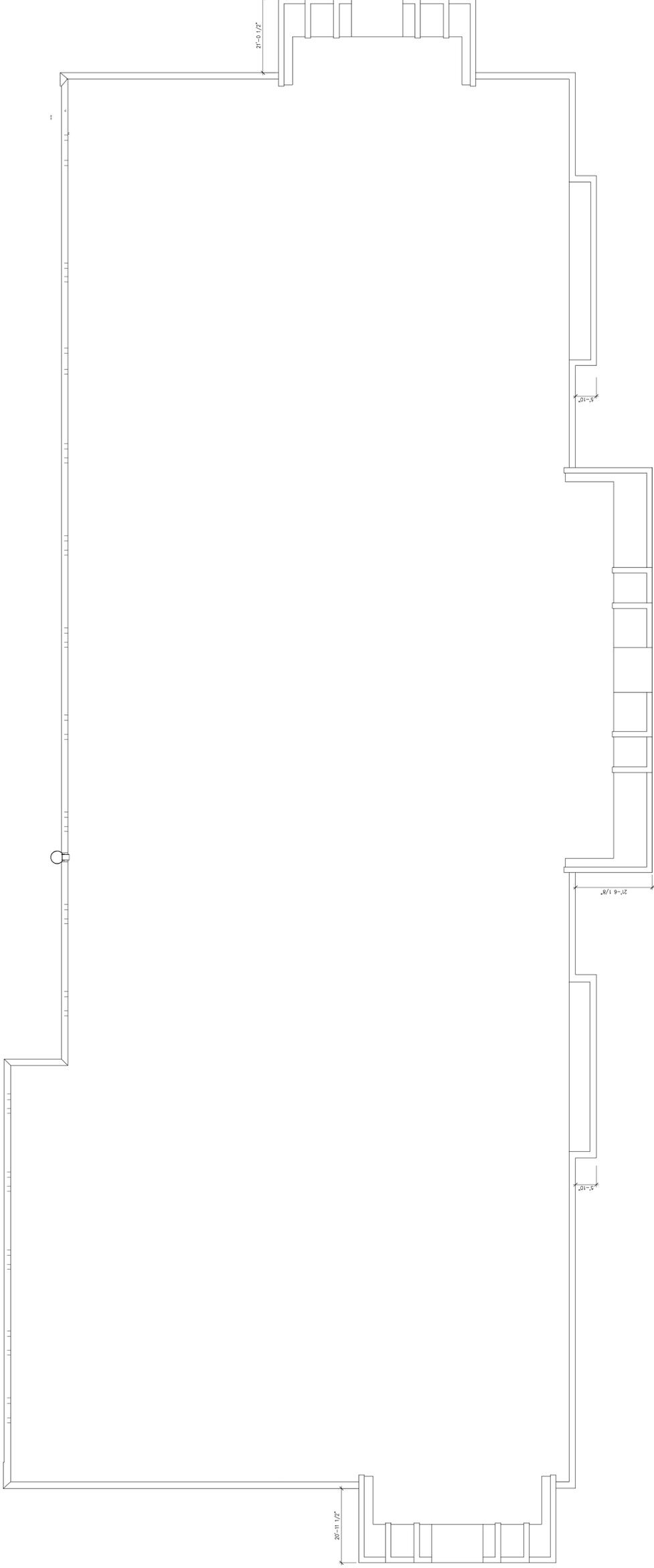
Issued for PERMIT:

A5.0

OVERALL ROOF PLAN

LAA Project Number: 2013-151.000

#35 - TEMPLE



1 OVERALL ROOF LINE PLAN

A5.0 SCALE: 1/16" = 1' - 0"

PLAN
NORTH

490.625 SQ FT

BUCEE'S LOGO FACING LEFT



NOTE: OPPOSITE SIDE LOGO

25'-0"

BUCEE'S LOGO FACING RIGHT



25'-0"

100'-0"

73'-0"

← STREET SIDE



www.southwestsigns.com
(210) 648-3221 / 800-927-3221

PRESENTATION DRAWING

Client:

Buc-ee's

Client's Location:

Temple, TX

Sales Rep: Greg B.

Project Manager: JTB

PM Approval:

Date: 5.9.13

Drawn By: JTB

Revision:

Scale: 1/16" = 1'-0"

Work Order# 33873-001 of 1

Sign Description:

Manufacture & Install (1) ONE
D/F main ID.

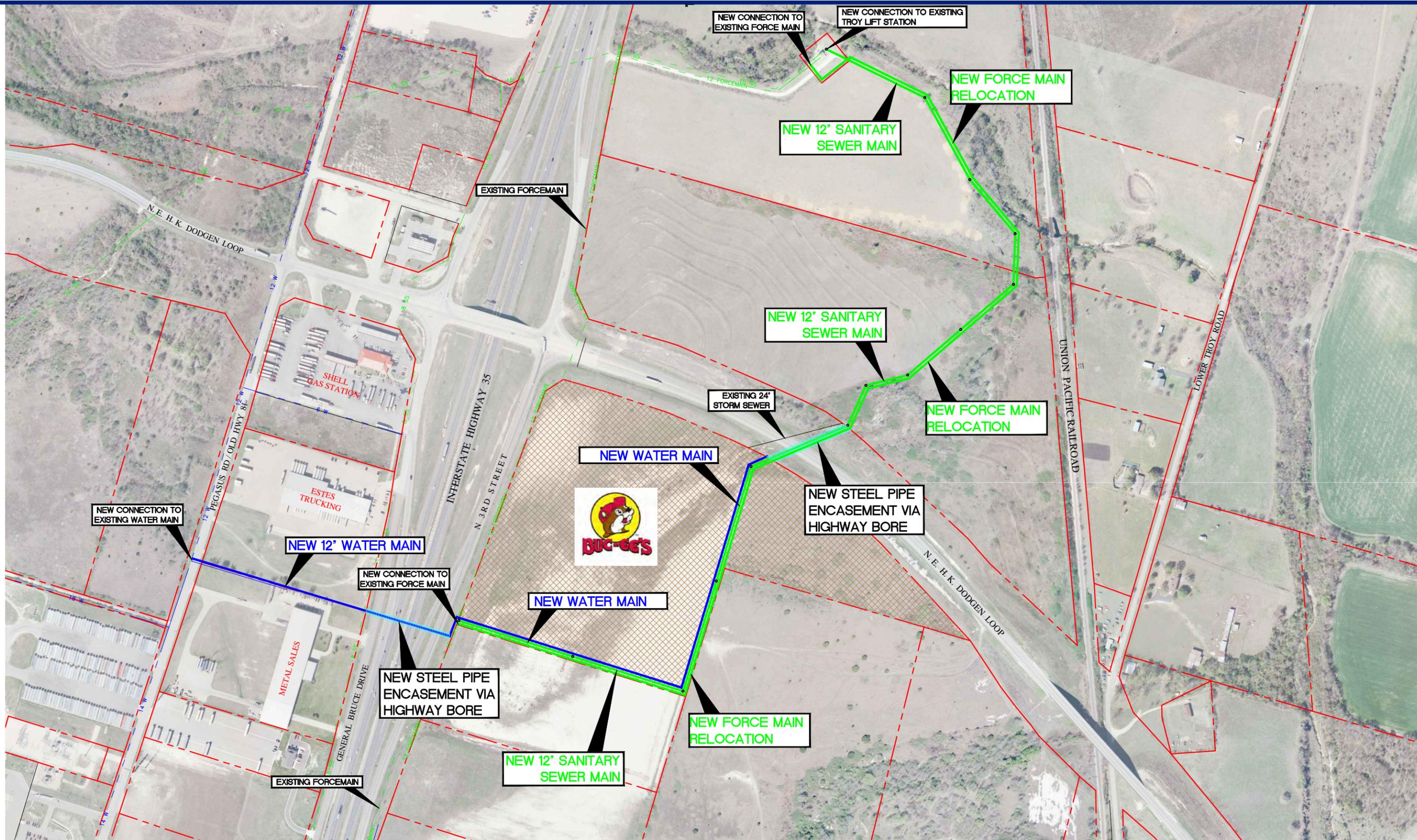
Please note that actual steel
size will be determined by
structural engineer

Underwriters
Laboratories Inc.,

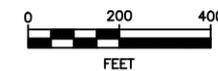
**Primary wires provided by customer.
Sign voltage based upon 120v.**

THIS IS AN ORIGINAL UN-PUBLISHED
DRAWING CREATED BY SWS SIGNS. IT
IS SUBMITTED FOR YOUR PERSONAL
USE IN CONJUNCTION WITH A PROJECT
BEING PLANNED FOR YOU BY SWS SIGNS.
IT IS NOT TO BE SHOWN TO ANYONE
OUTSIDE YOUR ORGANIZATION, NOR IT IS
TO BE USED, REPRODUCED, COPIED OR
EXHIBITED IN ANY FASHION.

Customer Approval:



**PROPOSED BUC-EE'S
RETAIL DEVELOPMENT
WATER AND SEWER EXTENSIONS**





**RESPONSE TO PROPOSED
ZONE CHANGE REQUEST
CITY OF TEMPLE**

A Lloyd Thomas
18 North 3rd Street
Temple, Texas 76501

Zoning Application Number: Z-FY-13-22 **Project Manager:** Beverly Mesa-Zendt

Location: SE corner of North General Bruce Drive and NE H K Dodgen Loop

The proposed rezoning 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:


Signature

A. Lloyd Thomas
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than June 17, 2013

**City of Temple
Planning Department
Room 102
Municipal Building
Temple, Texas 76501**

RECEIVED
JUN 10 2013
City of Temple
Planning & Development

Number of Notices Mailed: 1

Date Mailed: June 6, 2013



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

6/17/13
Item # 4
Regular Agenda
Page 1 of 5

APPLICANT/ DEVELOPMENT: Nathan Streett for Temple G2K Development

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: Z-FY-13-25 Hold a public hearing to discuss and recommend action on a zone change from Office One District (O-1) 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, located at 6768 West Adams Avenue, west of Holy Trinity Catholic High School and east of Hilliard Road.

STAFF RECOMMENDATION: Staff recommends approval of the requested zone change to GR District for the following reasons:

1. The request complies with the Future Land Use and Character Map;
2. The request complies with the Thoroughfare Plan; and
3. Public facilities are available to the subject property.

ITEM SUMMARY: The applicant requests a zone change from Office One District (O-1) to General Retail District (GR).

According to the City of Temple Comprehensive Plan, the property's current Suburban Commercial land use classification is characterized by extensive landscaping and/or open space. The architectural style of buildings, building materials, roof, signage and lighting also all contribute to a suburban character. The requested GR District complies with this land use classification.

The requested GR zoning district is the standard retail district and allows most retail uses including retail sales, restaurants, grocery stores, department stores, or offices and residential uses except apartments. The GR zoning district is intended to serve larger service areas than neighborhoods. This district should be located at the intersection of major arterials and should provide total on-site traffic maneuvering such that traffic entering and exiting the facility should have room to turn, stack and park within the confines of the retail facility. Adjoining zoning districts should be carefully selected to reduce environmental conflicts.

Although the applicant has indicated the intention to utilize the site for a retail site, a rezoning from the Office One to the GR zoning district would allow many uses by right that would not have been allowed before. Those uses include, but are not limited to, the following:

Residential uses

- Boarding or rooming house
- Recreational vehicle park
- Convent or monastery
- Hotel or motel

Nonresidential uses

- Discount or department store
- Restaurant
- Food or beverage sales store without fuel sales
- Alcoholic beverage sales for on-premise consumption of beer and wine only less than 75% revenue from alcohol

Prohibited uses include HUD-Code manufactured homes and land lease communities, apartments, boat sales or storage, welding or machine shop, storage warehouse, and building material sales, among others. All industrial uses are prohibited, except recycling collection locations.

SURROUNDING PROPERTY AND USES:

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

Direction	Zoning	Current Land Use	Photo
Subject Property	O-1	Undeveloped Property	
			

Direction	Zoning	Current Land Use	Photo
East	GR	Medical Clinic	
West	AG	Undeveloped Land	
South	GR	Undeveloped Land	

Direction	Zoning	Current Land Use	Photo
North	O-1 and MF-1	Private School	

COMPREHENSIVE PLAN COMPLIANCE:

The proposed rezoning relates to the following goals, objectives or maps of the Comprehensive Plan and Sidewalk and Trails Plan:

Document	Policy, Goal, Objective or Map	Site Conditions	Compliance
CP	Map 3.1 - Future Land Use and Character (FLUP)	The applicant's property is identified as Suburban Commercial. The applicant's requested GR District complies with this recommendation.	Y
CP	Map 5.2 - Thoroughfare Plan	The property fronts West Adams Avenue, which is identified as a major arterial. The requested GR district is appropriate along major arterials.	Y
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	The subject property has 14-inch, 4-inch, and 6-inch water lines along West Adams Avenue. A 2.5-inch water line borders the property's west property line. An 18-inch sewer line exists east of the property. An 18-inch sewer line also exists along the south right-of-way of West Adams Avenue.	Y
STP	Temple Trails Master Plan Map & sidewalks	The existing Citywide spine trail abuts the subject property's south property line along the north right-of-way line of West Adams Avenue.	Y

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

DEVELOPMENT REGULATIONS: Dimensional standards for **nonresidential** development in the GR District are as follows:

- Minimum lot size – N/A
- Minimum Lot Width – N/A
- Minimum Lot Depth – N/A
- Front Yard Setback – 15 feet
- Side Yard Setback – 10 feet
- Rear Yard Setback – 0 feet (10 feet adjacent to residential zoning)

PUBLIC NOTICE:

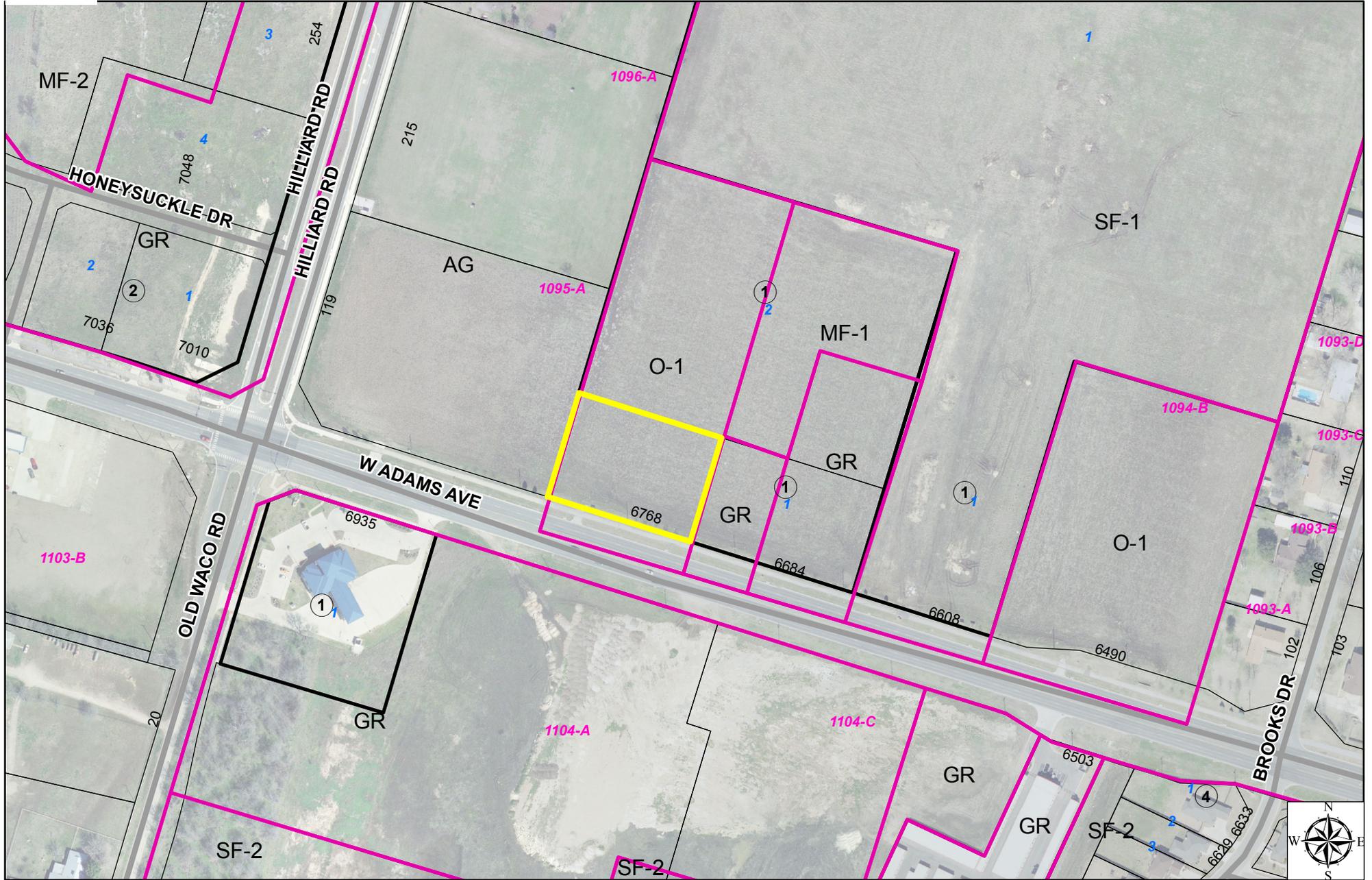
Four notices of the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of June 10, 2013, no notices were returned in favor of the request and no notices were returned in opposition.

The newspaper printed notice of the Planning and Zoning Commission public hearing on June 6, 2013, in accordance with state law and local ordinance.

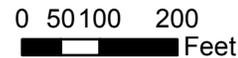
FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Zoning and Location Map
Future Land Use and Character Map
Notification Map

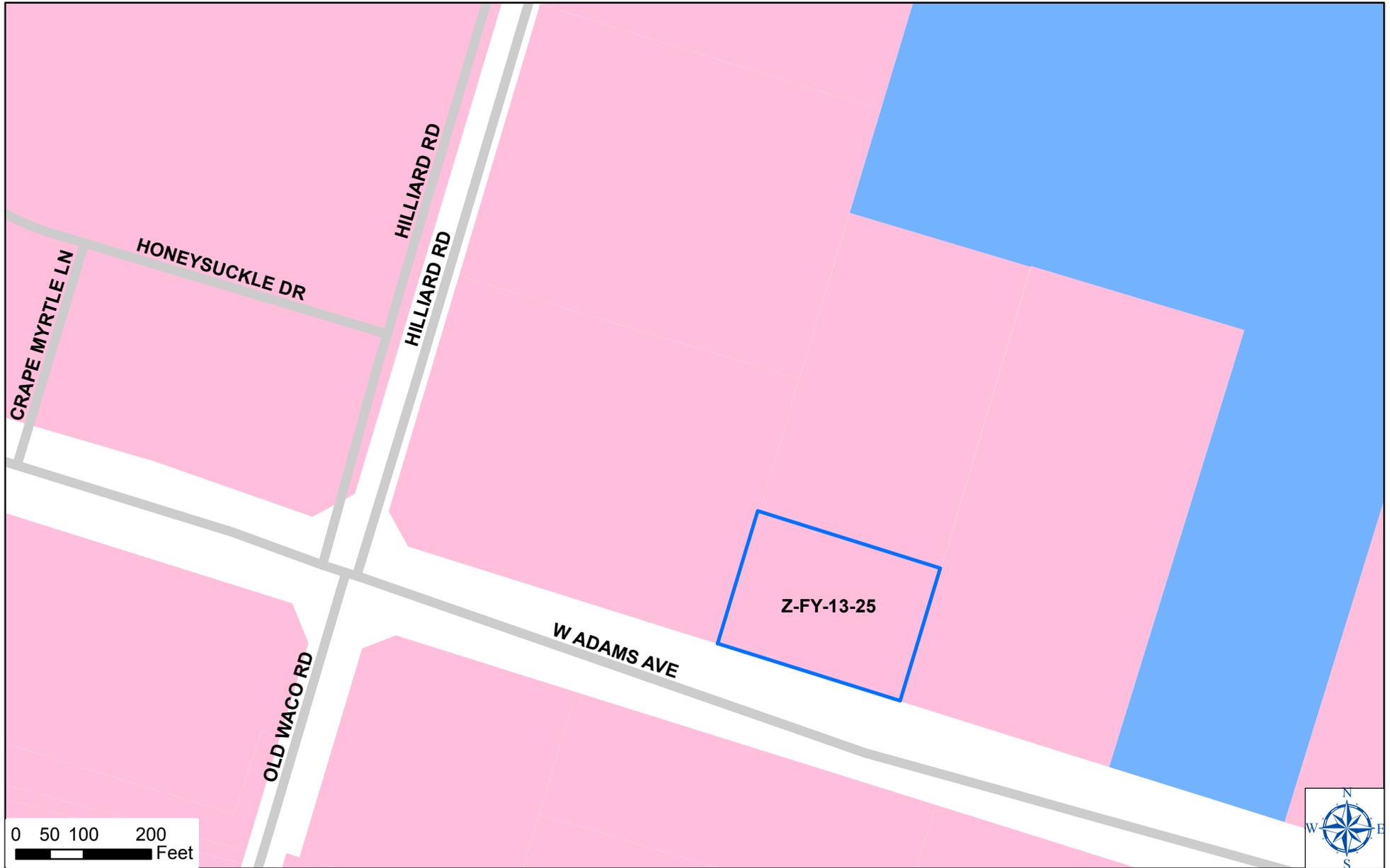


	Case		Subdivisions		1234-A Outblocks		Blocks
	Zoning		Parcel		1234 Addresses		Lots



5/21/2013
City of Temple GIS

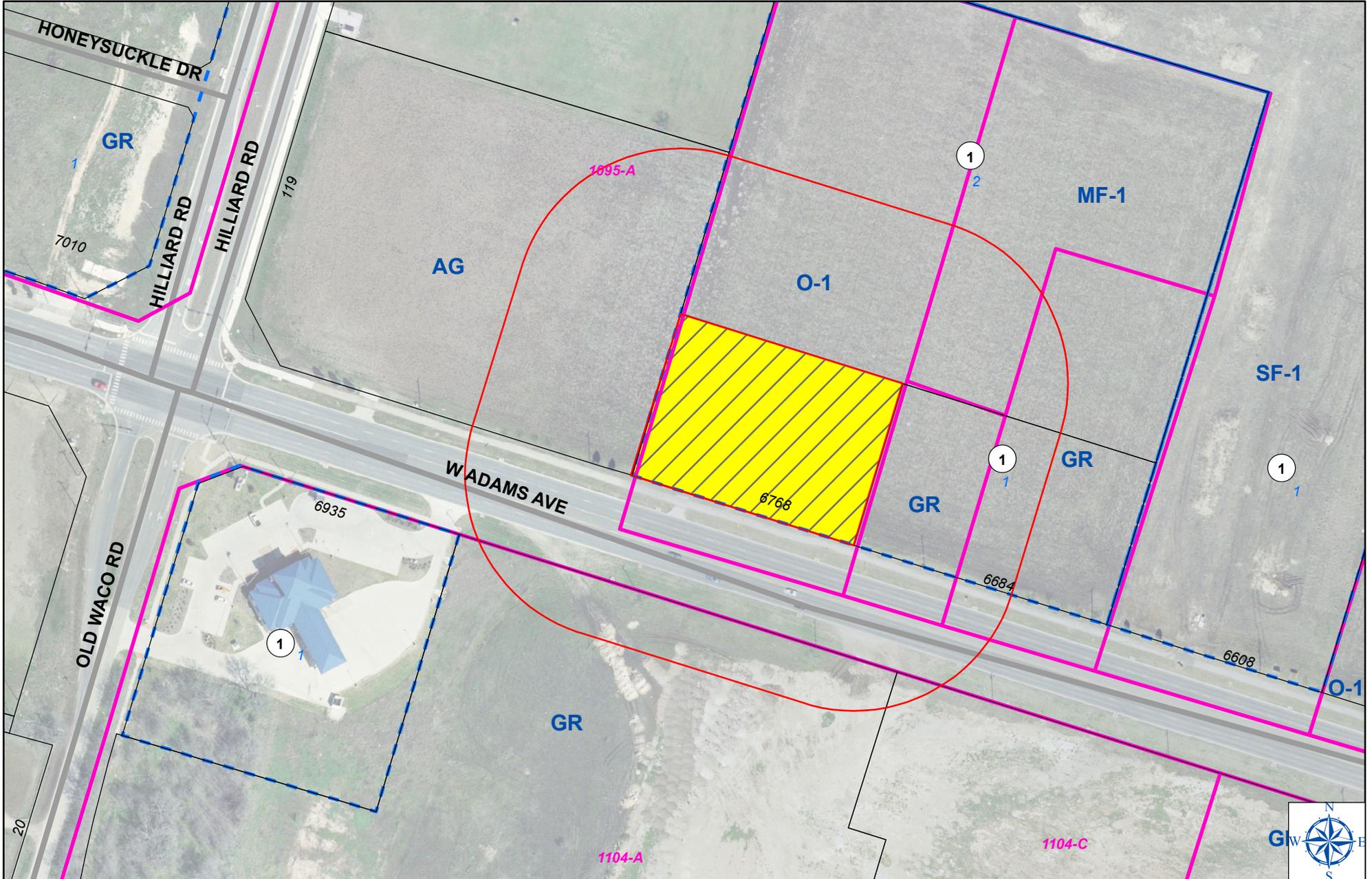
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Future Land Use

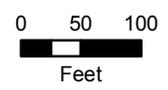
- | | | | | |
|---------------------------|-------------------------|-----------------------|-----------------------------------|----------------------|
| Neighborhood Conservation | Auto-Urban Residential | Auto-Urban Commercial | Temple Medical Education District | Public Institutional |
| Estate Residential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

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.



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

	Block Number
	Lot Number



5/23/2013
 City of Temple GIS
 tlyerly

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





PLANNING AND ZONING COMMISSION AGENDA ITEM

06/17/13
Item #5
Regular Agenda
Page 1 of 5

APPLICANT/ DEVELOPMENT: Francisco Vidana

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: Z-FY-13-23 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, Original Town of Temple, County of Bell, Texas, according to the map or plat recorded in volume 36, page 640 of the real property records of Bell County, Texas. The subject property is located at 201 South Main Street.

STAFF RECOMMENDATION: Based on the following discussion, staff recommends approval for a zone change from LI to CA for the following reasons:

1. The proposed zoning is consistent with the Future Land Use Map which identifies this area as Urban Center;
2. The request complies with the Thoroughfare Plan;
3. The proposed zoning is compatible with the surrounding uses; and
4. Public facilities are available to serve the subject property.

ITEM SUMMARY: The subject property is located on the SE Corner of South Main Street and East "B" Ave. The property is addressed as 201 South Main Street. The applicant has requested CA zoning to gain relief from the parking requirement of the Light Industrial (LI) zoning district. In this case, if the zoning is approved, a counter-part, conditional use permit (Z-FY-13-24) to establish a sports bar has been submitted for consideration. It is anticipated that the business will generate more than 75% of its revenue from the sale of alcohol with on-site consumption.

According to the City of Temple Comprehensive Plan / Future Land Use Plan, the subject property is within the designated Urban Center District. The Urban Center District is for the immediate downtown area, providing for the most intensive site development within the community. In addition to buildings devoted entirely to office, commercial or service uses (including commercial lodging), buildings should be allowed - and encouraged - to include a mix of ground floor retail or service uses with upper-floor residential use. Off-street parking requirements are also typically eliminated in favor of on-street parking and/or structured parking (public or private). While encompassing a larger area, the Central Area (CA) zoning district is the predominant zoning district of the downtown core within the Urban Center designation of the Future Land Use Plan.

Since the CA district is the predominant zoning district within the downtown core most commercial, retail and office uses are allowed.

The variety of permitted uses may include offices, retails sales, restaurants, grocery stores and department stores. Other uses may include but are not limited to: storage warehouse, welding or machine shop, an indoor/outdoor flea market or a temporary carnival/ circus. Examples of conditional uses may include but not limited to: a temporary asphalt or concrete batch plant, petroleum or gas well, cemetery, crematorium, mausoleum or a sewage pumping station or a business which generates more than 75% of its revenue from the sales of alcohol with on-premise consumption. Prohibited uses include the most restrictive residential uses and the most intensive industrial uses.

The CA district is generally bordered by the following streets: North 10th Street (western border), East French Street (northern border), North & South 10th Street (eastern border) and “B” Ave (southern border). There are several individual parcels which have expanded the CA designation south of “B” Ave and are within Block 34 of Temple Original subdivision. This is the same subdivision block as the subject parcel.

SURROUNDING PROPERTY AND USES: The following table shows the subject property, existing zoning and current land uses:

Direction	Zoning	Current Land Use	Photo
Subject Property	LI	Currently Unoccupied	

Direction	Zoning	Current Land Use	Photo
North (Across East "B" Ave)	CA	W.R. Poage Federal Building	
South Across West "C" Ave)	LI	Currently Unoccupied, Service and Industrial Uses	

Direction	Zoning	Current Land Use	Photo
East	CA & LI	Restaurant & Service Uses	
West (Across South Main Street)	LI	Service Uses	

COMPREHENSIVE PLAN COMPLIANCE: The proposed rezoning relates to the following goals, objectives or maps of the Comprehensive Plan and Sidewalk and Trails Plan:

CP	Map 3.1 - Future Land Use and	Urban Center is identified for the subject	Y
----	-------------------------------	--	---

	Character (FLUP)	property as well as identified in all four directions from the subject property.	
CP	Map 5.2 - Thoroughfare Plan	The subject property is located at the SE Corner of South Main Street and East "B" Ave but has primary frontage on South Main Street. Both identified as Local Streets.	Y
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	Sufficient utilities are in place to accommodate the proposed use of the property. The property is served by 6" water lines in both South Main Street and East "B" Ave and a 2" in the alley. A 6" sewer line is available to the property in the alley.	Y
STP	Temple Trails Master Plan Map & sidewalks	No existing or proposed trails were identified in the Master Plan Map along the subject property's frontage of South Main Street and East "B" Ave.	Y

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

DEVELOPMENT REGULATIONS: Although there are dimensional standards for residential uses in the CA zone, there are no established dimensional standards for non-residential uses. As per UDC 4.6, the maximum building height may be any legal limit that other laws and ordinances do not prohibit. The subject property is currently developed with a building footprint which extends to the property line on all sides.

On-site parking is typically waived in favor of on-street parking per UDC Section 7.5.C however, residential uses and other than multi-family uses are required to provide a minimum one parking space per dwelling unit.

PUBLIC NOTICE: Nine notices of the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of Friday June 14, 2013 at 9:00 AM, 1 notice had been returned in favor of the proposed zone change and 1 notice for denial had been received.

The newspaper printed notice of the Planning and Zoning Commission public hearing on June 6, 2013, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

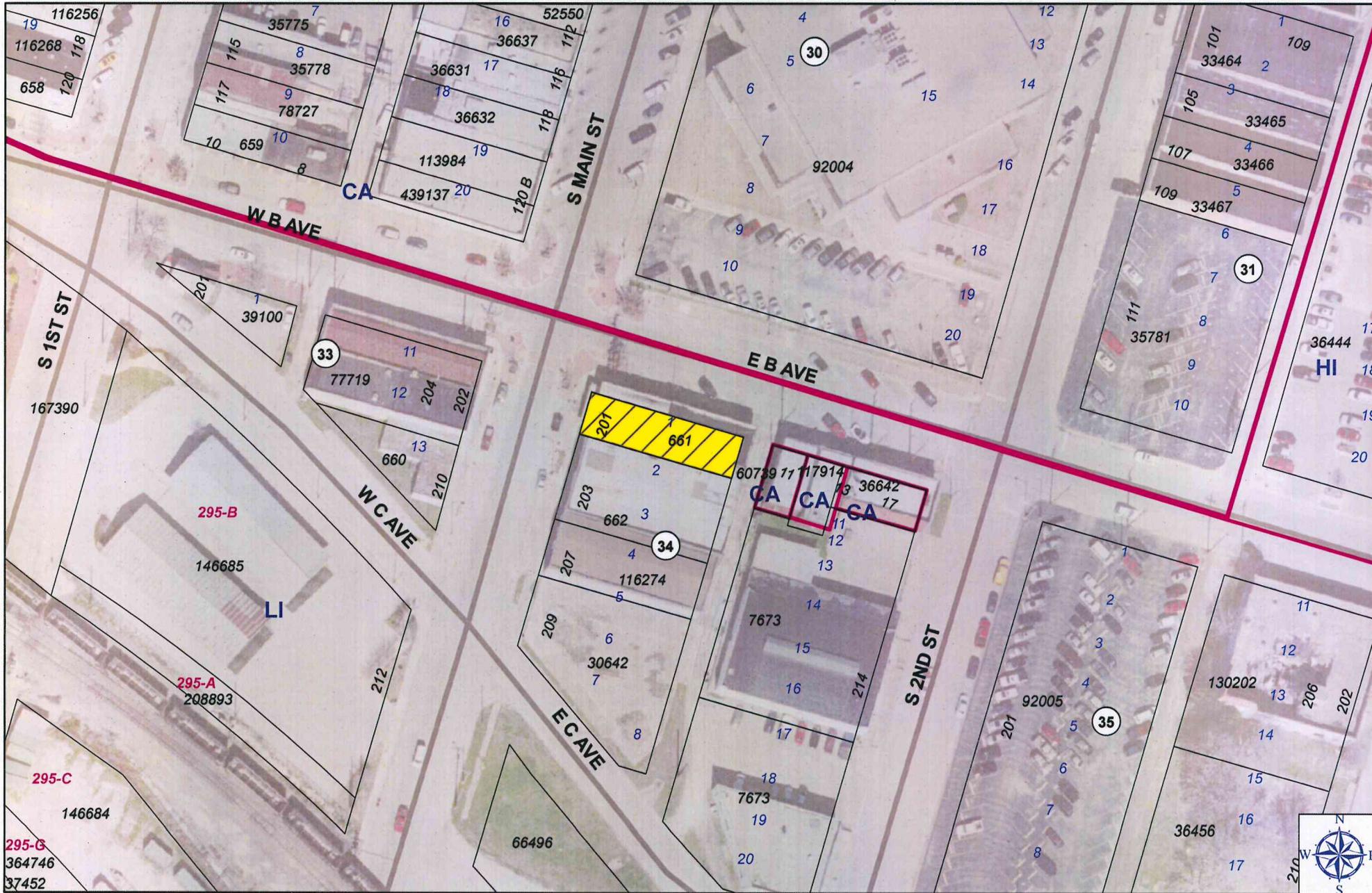
- Zoning and Aerial Location Map
- Future Land Use and Character Map
- Buffer Notification Map
- Returned Property Owner Notices



Z-FY-13-23

Zone Change LI to CA

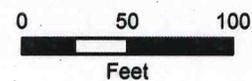
201 S. Main Street



 Case
 Zoning
 Subdivision

Outblock Number
 1234-A
 Address
 1234

Block Number
 ①
 Lot Number
 1



6/10/2013
 City of Temple GIS
 mbaker

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.



Future Land Use

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

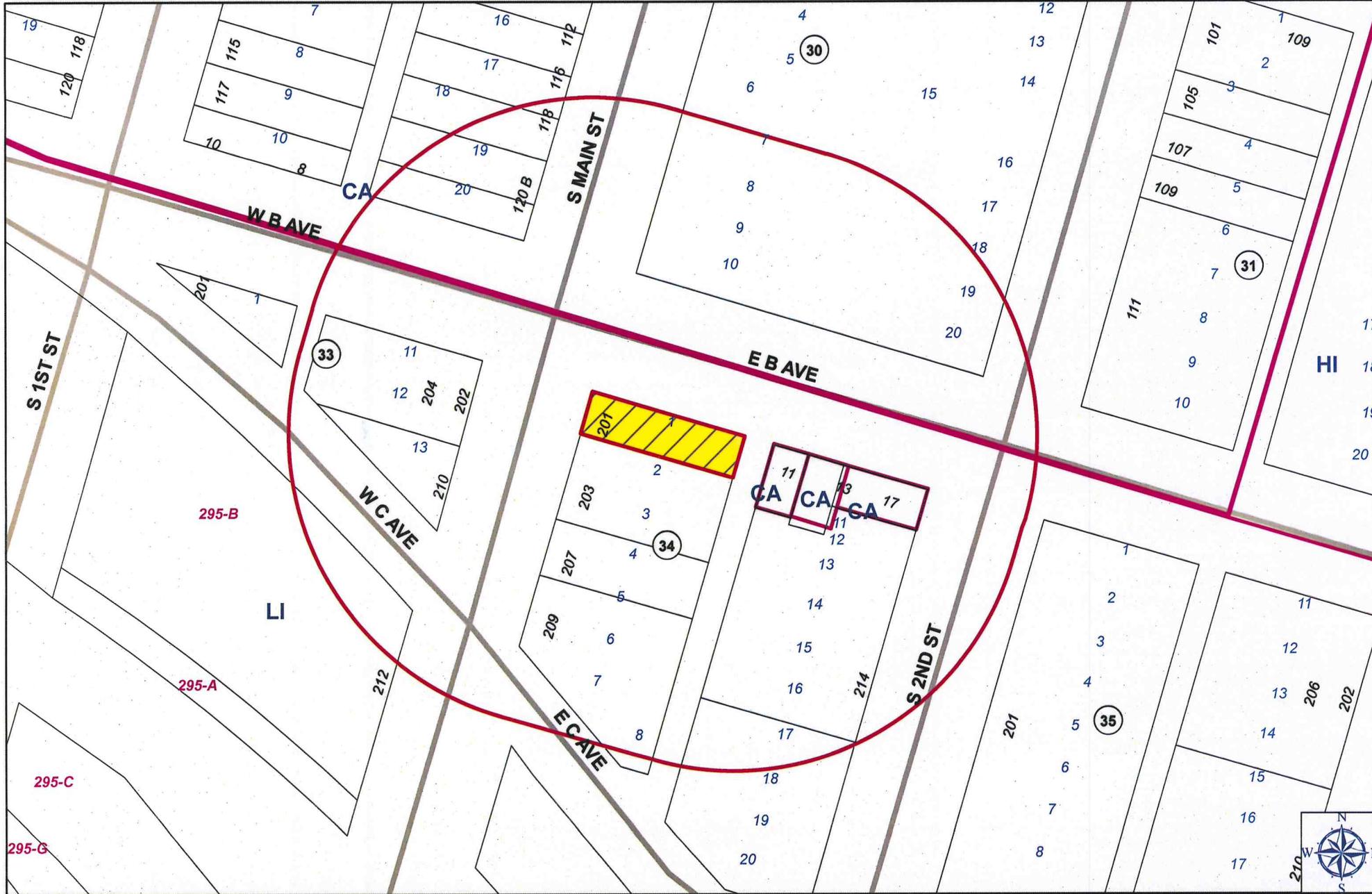
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.

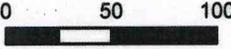


Z-FY-13-23

Zone Change LI to CA

201 S. Main Street



 Case	 Zoning	Outblock Number	① Block Number		5/29/2013 City of Temple GIS mbaker	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.
 200' Buffer	 Subdivision	Address 1234-A 1234	① Lot Number 1			



**RESPONSE TO PROPOSED
ZONE CHANGE R
CITY OF TEMPE**

Address correction
requested from 219 to.
correct address is
210 S Main St
Thank
You!

Joe Everett
210 South Main Street
Temple, Texas 76501

Zoning Application Number: Z-FY-13-23

Project Manager: Mark Baker

Location: 201 South Main Street

The proposed rezoning 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:

Joseph M. Everett
Signature

Joseph M. Everett
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than June 17, 2013

City of Temple
Planning Department
Room 102
Municipal Building
Temple, Texas 76501

RECEIVED
JUN 12 2013
City of Temple
Planning & Development

Number of Notices Mailed: 9

Date Mailed: June 6, 2013



**RESPONSE TO PROPOSED
ZONE CHANGE REQUEST
CITY OF TEMPLE**

Joseph Etux Willie Mae Murray
2311 Fox Glen Lane
Temple, Texas 76502

Zoning Application Number: Z-FY-13-23

Project Manager: Mark Baker

Location: 201 South Main Street

The proposed rezoning 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:

My main concern from past experience and time a bar or lounge opened near my husband I would often times get beer cans, beer bottles or just beer bottles that I would have to pick up and dispose of before I could park my vehicle.

Joseph Murray

Signature

JOSEPH MURRAY
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than June 17, 2013

**City of Temple
Planning Department
Room 102
Municipal Building
Temple, Texas 76501**

RECEIVED
JUN 14 2013
City of Temple
Planning & Development

Number of Notices Mailed: 9

Date Mailed: June 6, 2013



PLANNING AND ZONING COMMISSION AGENDA ITEM

06/17/2013
Item #6
Regular Agenda
Page 1 of 6

APPLICANT / DEVELOPMENT: Francisco Vidana

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: Z-FY-13-24 Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption where sales will be more than 75% of the gross revenue for Vidana's Place, on Lot 1, Block 34, Original Town of Temple, County of Bell, Texas, according to the map or plat recorded in volume 36, page 640 of the real property records of Bell County, Texas. The subject property is located at 201 South Main Street.

STAFF RECOMMENDATION: Staff recommends approval of the requested Conditional Use where more than 75% of the gross revenue will be from the sale of alcoholic beverages with on-premise consumption for the following reasons:

1. The request is compatible with the Future Land Use and Character Map;
2. The request complies with the Thoroughfare, Plan;
3. Public facilities are available to serve the property; and
4. The applicant has demonstrated compliance with the specific standards in Section 5.3.15 of the UDC.

ITEM SUMMARY: The subject property is located on the SE Corner of South Main Street and East "B" Ave. The property is addressed as 201 South Main Street. The applicant, Francisco Vidana, proposes establishing a business where it is anticipated that more than 75% of the gross revenue will be from the sale of alcoholic beverages with on-premise consumption. The applicant has submitted this application simultaneously with an application for a zone change from LI to CA. In the CA district, if revenue from beer and wine sales is less than 75% or when all alcoholic beverage sales are below 50%, the use is permitted by right. Since the applicant is proposing sales of alcoholic beverages that will amount to more than 75% of the gross revenue, a conditional use permit will be required.

Mr. Vidana has indicated that this will be a family-run business with an emphasis on sporting events. Business hours are anticipated to be Wednesday and Thursday from 4 pm to 12 am and Fridays and Saturdays from 4 pm to 1 am. Business hours may be expanded as special events warrant. Along with several projectors and television screens available for viewing such events, two billiard tables will be available for use by patrons. In addition, opportunities for karaoke, DJ and/or dancing are anticipated. The building footprint measures approx 30' X 110' (3300 S.F.) where accommodations for 10 to 15 tables as well as a wrap-around counter are planned.

Establishments with alcoholic beverage sales for on-premise consumption are subject to the standards in Section 5.3.15 of the UDC. A number of the standards applicable to this property have been identified and are discussed as follows:

Traffic Generation / Area Overcrowding: The property is developed and has been used previously as a bar/tavern. Although there are several businesses operating in the immediate area, it is not anticipated that there will be a substantial increase to traffic generation or overcrowding.

Licensing from Texas Alcoholic Beverage Commission: The applicant must comply with applicable licensing and permit provisions of the Alcoholic Beverage Code. This will be required within 6 months from the date of the issuance of the conditional use permit.

Security: The applicant has indicated that security lighting and security cameras will be provided both inside and outside as well as security at the front entrance to check identification. In addition, the applicant has indicated that an investment will be made to train and supervise employees to provide attentive and friendly service.

Parking: The CA zoning district allows on-street parking. There are a number of opportunities for on-street parking along South Main Street and West/East "B" Ave. It is also noteworthy that business hours will occur during times when many of the surrounding businesses will be closed and so patrons would not be competing for on-street parking spaces.

Distance from Sensitive Uses: As provided by UDC Section 5.5.15C, the property is not located within 300 from a place of worship, elementary or secondary school, public hospital, public park, or any residentially zoned or developed lot. The closest distance to any of these listed uses, as measured in a straight, direct line from the property line of the establishment to the nearest property line, is to Fred Springer Park at a distance of approx 381 feet.

The applicant has provided a narrative, a floor plan and as required per UDC Section 3.5.2B, a site plan. Staff has reviewed the use permit and the site plan which were considered by the DRC during their May 29, 2013 meeting. Based on the proposal, no issues were identified during the meeting. The attached narrative, site and floor plan will be included in the Ordinance, if the conditional use permit is approved by City Council.

SURROUNDING PROPERTY AND USES: The following table shows the subject property, existing zoning and current land uses:

Direction	Zoning	Current Land Use	Photo
Subject Property	LI	Currently Unoccupied	
North (Across East "B" Ave)	CA	W.R. Poage Federal Building	

Direction	Zoning	Current Land Use	Photo
<p>South Across West "C" Ave)</p>	<p>LI</p>	<p>Currently Unoccupied, Service and Industrial Uses</p>	
<p>East</p>	<p>CA & LI</p>	<p>Restaurant & Service Uses</p>	

Direction	Zoning	Current Land Use	Photo
West (Across South Main Street)	LI	Service Uses	

DEVELOPMENT REGULATIONS: Although there are dimensional standards for residential uses in the CA zone, there are no established dimensional standards for non-residential uses. As per UDC 4.6, the maximum building height may be any legal limit that other laws and ordinances do not prohibit. The subject property is currently developed with a building footprint which extends to the property line on all sides.

On-site parking is typically waived in favor of on-street parking per UDC Section 7.5.C however, residential uses and other than multi-family uses are required to provide a minimum one parking space per dwelling unit.

PUBLIC NOTICE: Nine notices of the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of Friday June 14, 2013 at 9:00 AM, no notices had been returned in favor of the use permit and one notice for denial had been received.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

- Use Narrative
- Aerial Map
- Site Plan

Floor Plan
Buffer Notification Map
Returned Property Owner Notice

Vidana's Place

201 S, Main St. Temple, TX

I Francisco Vidana would like to request for an Conditional Use Permit (CUP). Vidana's Place strives to be the premier sports theme club in downtown Temple, TX. Management will be controlled by Francisco Vidana, Stella Vidana, and Francisco J. Vidana. Our goal is to be a step ahead of the competition. We want our customers to have more fun during their leisure time. Our main clientele that we aim for will be the sport fanatics. It will be a business opened Wednesdays, Thursdays, Fridays, and Saturdays in the beginning. Wednesdays and Thursdays hours of operation will be 4 p.m. – 12 a.m. while Friday and Saturdays will be opened from 4 p.m. – 1 a.m. Depending on sporting events and business it will be possible that we will be open other days as well. We will provide projectors and televisions with more sporting events than some other places. We will also have two Billiard tables as well as a sectioned off dance floor. In the dance floor section there is an open stage that could be possibly used for open karaoke or DJ. Vidana's place will have roughly around 10-15 tables as well as a high standing ledge rapped around the inside to give more room for people to enjoy themselves and company. As for food and drinks we will serve beer and sodas and some snacks to get rid of the small hunger. We are anticipating 75% or more of generated sales from alcohol. The ages allowed in the club will be 18 & up. For those who are under the age of 21 will be provided with an "X" or either a wrist band acknowledging that they will not be served alcohol once inside the building. We will have security at the door checking ID's as well as security inside controlling and patrolling. Vidana's place will also have security cameras inside and outside of the building for any issues as well as alarms to control activity after hours. Also, the building will contain four lights on the outside controlled by photocell on and timer off. In order to maintain a unique image the Company will provide attentive and friendly service for its customers as well as its surrounding businesses. We will also invest in the training and supervision of its employees.

Francisco Vidana (Master Electrician)

Cell:(254)913-9968

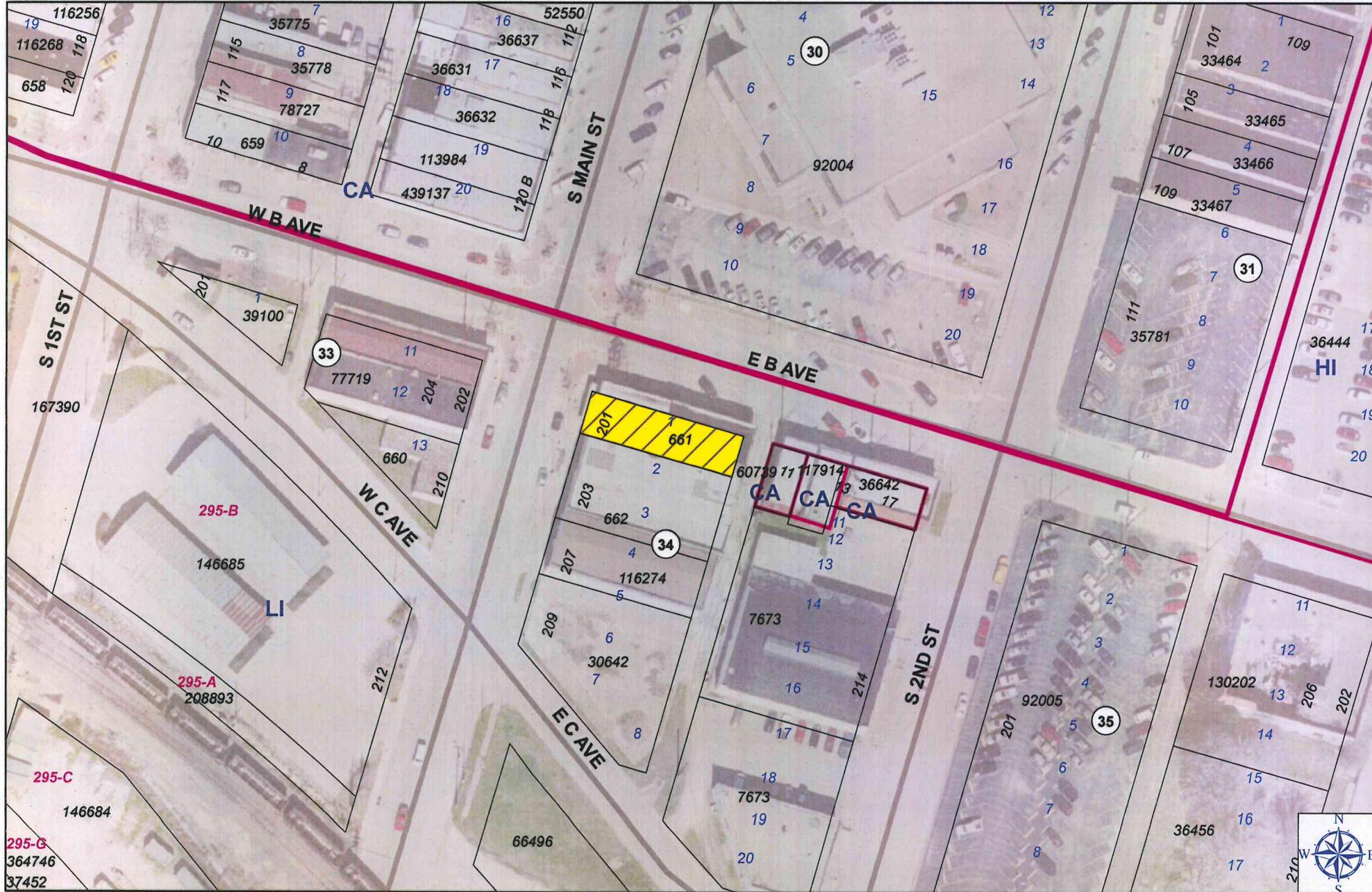
Home:(254)771-0804



Z-FY-13-24

Conditional Use Permit More Than 75% Sales from Alcohol

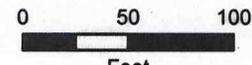
201 S. Main Street



 Case
  Zoning
  Subdivision

Outblock Number
 1234-A
 Address
 1234

Block Number
 ①
 Lot Number
 1



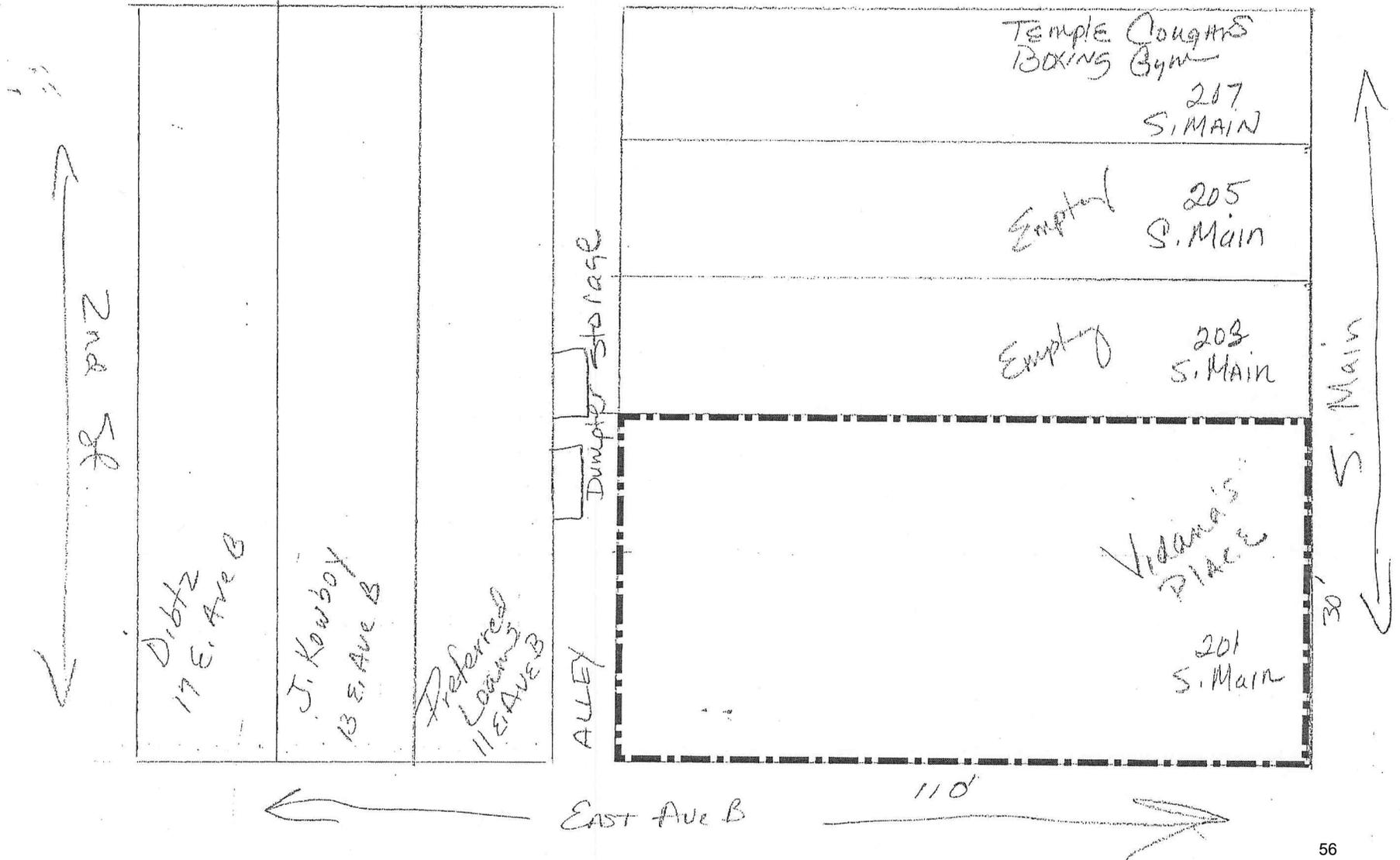
6/10/2013
City of Temple GIS

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SOUTH

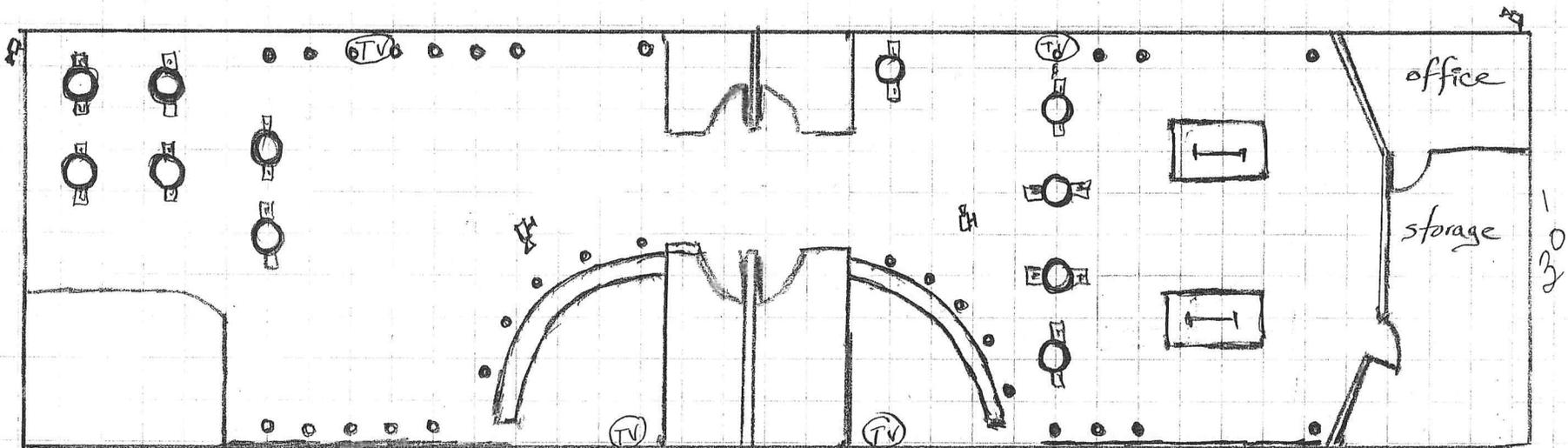


Site Plan



scale $\frac{1}{4}'' = 3'0''$

201 S MAIN ST



110'

30'

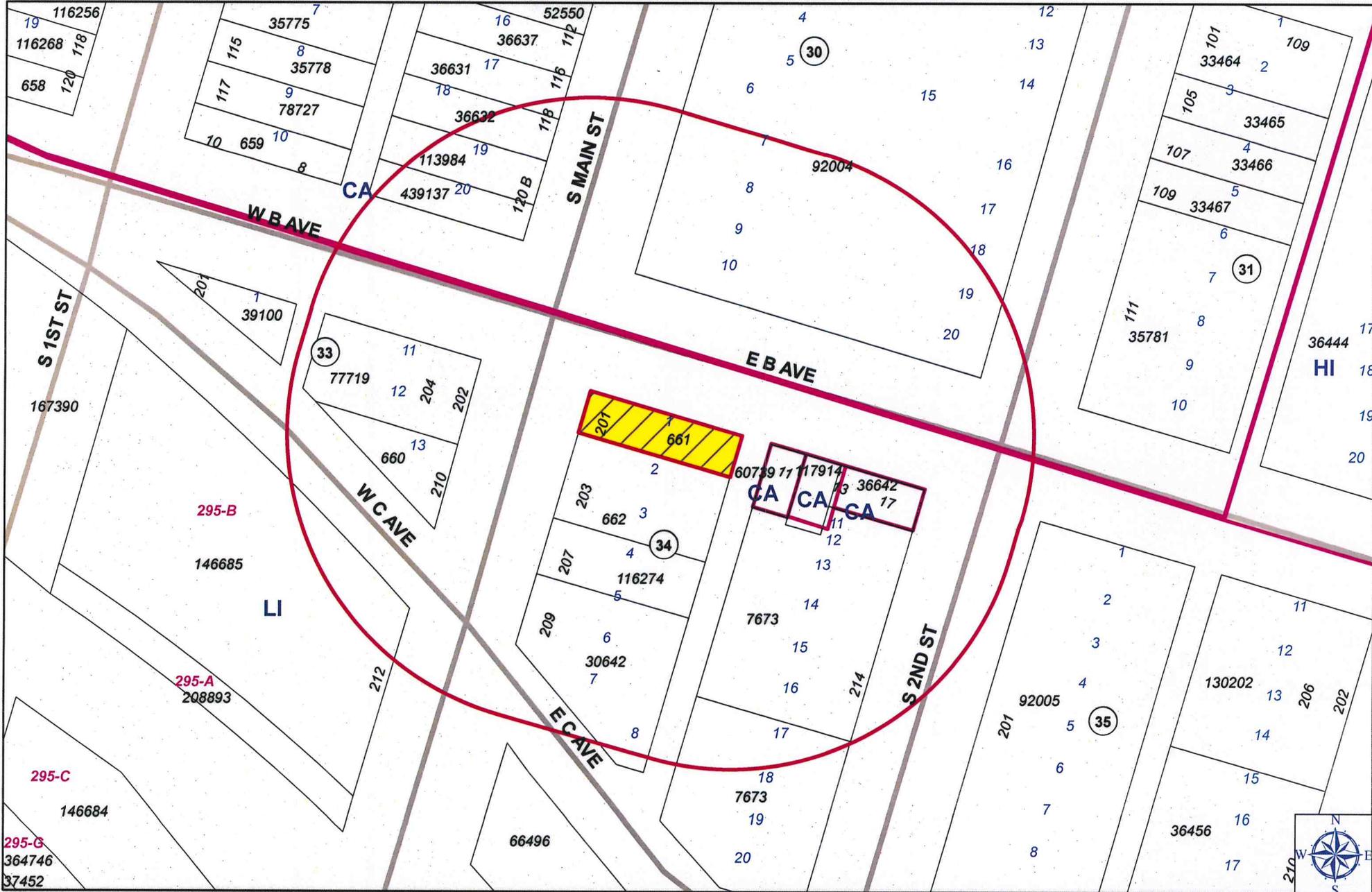
- = stools
- ☉ = Table and 2 chairs
- ☐ = pool tables with light above
- 📷 = Security Camaras.



Z-FY-13-24

Conditional Use Permit More Than 75% Sales from Alcohol

201 S. Main Street



Case



Zoning

Outblock Number



Block Number



200' Buffer



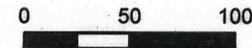
Subdivision

1234-A
1234

Address

1

Lot Number



6/10/2013
City of Temple GIS

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RESPONSE TO PROPOSED
CONDITIONAL USE PERMIT
CITY OF TEMPLE

Joseph Etux Willie Mae Murray
2311 Fox Glen Lane
Temple, Texas 76502

Zoning Application Number: Z-FY-13-24

Project Manager: Mark Baker

Location: 201 South Main Street

The proposed request for a Conditional Use Permit is the area shown in hatched marking on the attached map. The Conditional Use Permit will allow the sale of alcoholic beverages for on-premise consumption more than 75% of the gross revenue in a bar. 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 Conditional Use Permit for the property described on the attached notice, and provide any additional comments you may have

I recommend () approval

(X) denial of this request.

Comments:

*My main concern, from past experience
anytime a bar or lounge opened near my
building I would often times get beer cans
spilling beer bottles or just beer bottles
that I would have to pick up and dispose
of before I could park my vehicles.*

Joseph Murray
Signature

JOSEPH MURRAY
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than June 17, 2013

City of Temple
Planning Department
Room 102
Municipal Building
Temple, Texas 76501

RECEIVED

JUN 14 2013

City of Temple
Planning & Development



PLANNING AND ZONING COMMISSION AGENDA ITEM

6/17/13
 Item #7
 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>Z-FY-13-26 - Hold a public hearing to consider and recommend action on zone change from Commercial District (C) to Light Industrial District (LI) or Heavy Industrial District (HI) with a Conditional Use Permit to allow a wireless tower to be located on 0.02 ± acres out of Lot 2, Block 1, Glendale Park, Section VI at 2615 South 37th Street and Tract A, Block 3, Glendale Park Section III, at 2707 South 37th Street</p>	P&Z 7/01/13	Christopher T. Nixon
<p>Z-FY-13-27 - Hold a public hearing to discuss and recommend action on a zone change from Agricultural District (AG) to Single Family One District (SF-1) on 17.65 ± acres, being part of the S.P. Terry survey, Abstract No. 812, in Bell County, Texas, located on the north side of FM 2305 east of Arrowhead Point Road.</p>	P&Z 7/17/13	Brad Dusek
<p>P-FY-13-32 - Consider and take action on the Final Plat of Wyndham Hill Addition Phase III, a 15.534 ± acres, 60-lot, 5-block residential subdivision, located on the west side of South 5th Street, west of Wyndham Hill Parkway. (Gary Freytag for Belfair Development, Inc.</p>	DRC 6/17/13	Gary Freytag
<p>P-FY-13-31 - Consider and take action on the Final Plat of Central and 31st Addition, a 2.066 ± acre, 1-lot, 1-block nonresidential subdivision, located at the southeast corner of South 31st Street and West Central Avenue</p>	DRC 6/17/13	Jeff Mallet

P-FY-13-33 - Consider and take action on the Final Plat of Ramcon Subdivision, a 2.432 ± acres, 2-lot, 1-block non residential subdivision, located at the northwest corner of South 37th Street and Everton Drive.	DRC 7/01/13	Carl Pearson
P-FY-13-13 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.	DRC 6/05/13 Pending	All County Surveying
P-FY-13-30 - 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.	DRC 6/05/13 Pending	Mitchell & Associates
P-FY-13-21- 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	DRC 6/05/13 Pending	Ronald Carroll

City Council Final Decisions	Status
Z-FY-13-13: Consider adopting an ordinance authorizing a zoning 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.	APPROVED at 2 nd Reading on June 6, 2013
Z-FY-13-19: Consider adopting an ordinance authorizing 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.	APPROVED at 1 st Reading on June 6, 2013
Z-FY-13-17 Consider adopting an ordinance authorizing a zone change from Agricultural District (AG) to Neighborhood Service District (NS) on 4.916 ± acres, situated in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located on the south side of West Adams Avenue, at 7425 West Adams Avenue.	APPROVED at 1 st Reading on June 6, 2013



**PLANNING AND ZONING COMMISSION
MEETING EVALUATION**

June 17, 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?

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