

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
AUGUST 19, 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, August 19, 2013.
2. Elections for Chair and Vice-Chair positions.
3. Discuss Texas APA Conference training to be held in Galveston, TX in October.
4. Receive and discuss the Planning Director's Report containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code (UDC).
5. Update on Planning Director search.

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
CITY COUNCIL CHAMBERS, 2ND FLOOR
AUGUST 19, 2013, 5:30 P.M.
REGULAR MEETING AGENDA**

1. _____ Invocation
2. _____ Pledge of Allegiance
3. _____ Election of Chair and Vice-Chair

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 August 5, 2013.

B. ACTION ITEMS

Item 2: [Z-FY-13-30](#): Hold a public hearing to discuss and recommend action on a zone change from Agricultural District (AG) to General Retail District (GR) on 21.59 ± acres part of the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located on the west side of Old Waco Road and the east side of South Pea Ridge Road, east of Westwood Estates. (Applicant: John Martin for Jack P. Hilliard, Jr.)

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 1:20 PM, on August 16, 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
AUGUST 5, 2013
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT
Chair James Staats

COMMISSIONERS:

Will Sears	Chris Magaña
Greg Rhoads	David Jones
Patrick Johnson	H. Allan Talley

PLANNING AND ZONING MEMBERS ABSENT:

Derek Martin

STAFF PRESENT:

Trudi Dill, Deputy City Attorney
Tammy Lyerly, Senior Planner
Mark Baker, Planner
Tiffany Miles, Planning Intern
Leslie Evans, Administrative Assistant

The agenda for this meeting was posted on the bulletin board at the Municipal Building, August 2, 2013 at 8:45 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 5:03 P.M.

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

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of July 15, 2013.

Approval by general consent.

B. ACTION ITEMS

Item 2: P-FY-13-35: Consider and take action on the Final Plat of Hills of Westwood Phase V, a 16.402 ± acre, 64-lot, 4-block residential subdivision, located at the northeast corner of Hogan Road and Southern Draw Drive.

Ms. Tammy Lyerly, Senior Planner, stated the applicant is not asking for exceptions to the Unified Development Code (UDC) and the P&Z Commission will be the final authority.

DRC deemed this plat administratively complete on July 25, 2013. The proposed plat is in agreement with the Amended Master Preliminary Plat of Hills of Westwood and the property is zoned Single Family-Three (SF-3). The plat proposes 64 lots with a gated entry proposed for

Westwood Hills Boulevard and Hogan Road. Hogan Road is a collector and requires a four foot wide sidewalk, which is noted on the plat.

Water will be provided through existing and proposed six-inch and eight-inch water lines. Wastewater services will be provided through existing and proposed six-inch and eight-inch sanitary sewer lines.

The existing Hills of Westwood private pool and future Von Rosenberg Park public playground will serve this portion of the Hills of Westwood. The playground will be installed once 89 lots are developed beginning on March 29, 2011, as agreed upon and noted in the agreement letter from the developer dated the same date.

This plat is a continuation of the existing Hills of Westwood which borders the north right-of-way of Hogan Road, just west of Old Waco Road.

Staff recommends approval of the final plat of Hills of Westwood Phase V.

Commissioner Talley made a motion to approve Item 2, **P-FY-13-35**, and Commissioner Rhoads made a second.

Motion passed: (7:0)

Commissioner Martin absent

Item 3: Z-FY-13-26: Hold a public hearing to consider and recommend action on a Conditional Use Permit to allow a freestanding personal wireless cell tower in an existing Commercial District, 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.

Ms. Lyerly stated this item will go forward to City Council for first reading on September 5th and September 19th 2013 for second reading.

The applicants are asking for a Conditional Use Permit (CUP) for a freestanding personal wireless cell tower. The use is allowed on the property's existing Commercial (C) district but only for collocation for personal wireless service facilities. The applicant is pursuing the CUP because they are proposing a new freestanding cell tower.

Although the applicant owns two adjacent pieces of property; the request is only for one cell tower that would be located over the property line of both parcels.

This request is brought about due to Verizon Wireless network capacity failures in and around Scott & White Hospital and the inability to collocate. The proposal is for a 120 foot tall monopole cell tower with equipment shelter. The applicants have a letter from the FAA for determination of no hazards to air navigation.

Surrounding properties include commercial and service uses to the west, commercial, restaurant, and hotel uses to the south, commercial uses to the north, and restaurant, hotel and retail uses to the east.

The Future Land Use and Character Map designate this area as Auto-Urban Commercial. The use is compatible.

Sixteen notices were mailed out to a 500 foot buffer as required by the UDC. One notice was returned in favor and three were received in opposition.

The applicants' exhibits were shown and described to the Commissioners.

Ms. Lyerly described the concrete wall and fence which would also have three strands of barbed wire on top to deter people from climbing the structure. This is allowed in the UDC.

In order to approve a CUP for a personal wireless cell tower, some design standards have to be met:

A. In accordance with UDC Section 5.4.5, A. Boundary and Use Setbacks:

1. Guy or guy anchors for a facility must not be closer than 20 feet to a bounding property line.

Staff note: The proposed freestanding monopole does not have a guy or guy anchors.

2. The distance between the base of a self-supported tower and the property line of any residential zoning district or use must not be less than 3 times the height of the tower structure.

Staff note: The proposed tower is located in the Commercial zoning district and is surrounded by commercial and retail uses.

B. In accordance with UDC Section 5.4.5, B. Security Screening Fence:

1. A solid, wood or masonry fence, a minimum of eight feet in height, must completely enclose the base of every tower.

Staff note: The site plan proposes an eight foot high fence enclosed around the tower base and equipment shelter.

2. In a residential zoning district or on property that abuts a residential zoning district or use, a solid wood or masonry fence, a minimum of eight feet in height, must completely enclose all mechanical equipment and accessory structures.

Staff note: The request is in the Commercial District, but does comply.

3. A security screening fence for a facility built or permitted after May 17th, 2001, may not be less than six feet is height.

Staff note: This request proposes an eight foot high wood fence.

4. A security fence must be built to discourage unauthorized access to facilities by climbing.

Staff note: The applicants propose an eight foot high fence topped with three strands of barbed wire, as allowed by UDC Section 7.7.5 D.

5. External and internal gates and doors that provide access to a facility must be equipped with a self-locking or self-latching mechanism for purposes of preventing unauthorized access.

Staff note: The site plan reflects compliance with this requirement.

6. Screening is not required for a facility located on a building that is not designed or built primarily to support the facility, if the ancillary equipment, including but not limited to the equipment enclosure, is not visible from an abutting property line or public street right-of-way.

Staff note: The site will be screened with an eight foot high wood fence.

- C. In accordance with UDC Section 5.4.5, Security Screening:
1. As much of the total facility as possible must be screened or located so as to not be visible from prevalent views.

Staff note: The proposed tower base and equipment shelter will be screened by an eight foot high wood fence.

2. Landscaping must be continuously maintained in a healthy, growing condition and be trimmed as necessary to comply with ordinances governing height of grass, corner sight obstruction and street and sidewalk obstruction.

Staff note: Verizon assures staff a maintenance technician will be responsible for the site.

D. Collocation

A new freestanding tower is not permitted unless the applicant demonstrates to the satisfaction of the approving authority that existing, permitted or proposed alternative support structures cannot accommodate the proposed facilities for the following reasons:

1. Height is not sufficient to meet the applicant's engineering requirements;
2. Structural strength is not sufficient to support applicant's proposed facilities and cannot be reinforced in accordance with engineering requirements;
3. Other aspects of structure do not meet applicant's technical design requirements;
4. Electromagnetic interference would result from collocation;
5. Fees or costs for sharing or adapting are unreasonable; any cost that is less than the cost to construct and develop a new tower is presumed to be reasonable;
6. Owners of alternative structures are unwilling to accommodate the applicant's needs within 30 days after the date such owners received applicant's written request; or
7. Other factors render alternative support structures unsuitable.

Staff note: The applicant has submitted a letter regarding the inability to collocate.

Staff recommendation for this request is approval of the requested Conditional Permit for the following reasons:

The request complies with the Future Land Use and Character Map;

The request complies with the Thoroughfare Plan;

Public facilities are available to the subject property; and

The applicant has demonstrated compliance with the design standards in Section 5.4.5 of the UDC.

Chair Staats opened the public hearing.

Mr. Andy Kampen, KGI Wireless, 805 Los Cimas Parkway, Austin, Texas, stated he was representing Verizon tasked with finding suitable locations to meet their network needs. This project is called the Scott & White (S&W) project. The problem that Verizon Wireless is having

is a network capacity problem in and around the S&W Hospital. The capacity problem is creating so much stress on Verizon's network (amount of traffic) and has caused multiple dropped calls with emergency problems, etc. The first solution to this problem was to try to work out a collocation agreement with S&W and put antennas on the rooftop of the hospital. S&W's ultimate determination was not to allow Verizon to collocate on their rooftop. Mr. Kampen stated S&W gets multiple inquiries from companies to collocate.

Mr. Kampen stated the closest they could get to the hospital would be to work with land owned by S&W. When S&W was approached with this idea they said no and did not want to work with KGI on a tower to support their hospital. The next best solution to achieve KGI's goal was to work west and south of the hospital and get as close as possible. Properties were canvassed for the proper fit and ability to support the tower and support S&W.

Vice-Chair Sears asked for confirmation of the base size and Mr. Kampen stated typically the bases are three and a half to four feet wide. Mr. Kampen explained the pole was a single pole with no guy wires which supports itself and has to pass structural engineering for rated wind speeds. Monopoles can be anywhere from 60 to 180 feet tall.

Commissioner Talley asked about one letter in opposition that stated it would be hazardous to the health and safety of the citizens. Mr. Kampen stated it was not. The height in which the antennas are, one would have to be standing directly in front of an active antenna for a period of 12 minutes of direct radiation. From a radio frequency (RF) perspective, there is no hazard.

Chair Staats asked about the denial response letter received from S&W and what his opinion was. Mr. Kampen stated from his perspective that he had just heard about it. In KGI's dealings with S&W, S&W had not been very cooperative in working with KGI in trying to facilitate their needs. S&W would not let them collocate on the roof or use adjacent properties. KGI approached S&W about the Hilton Garden Inn and perhaps putting a pole in at the corner of that property but S&W said no and did not state any reason.

Chair Staats closed the public hearing.

Commissioner Talley made a motion to approve Item 3, **Z-FY-13-26**, and Commissioner Magaña made a second.

Motion passed: (7:0)

Commissioner Martin absent

C. REPORTS

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

There being no further business, Chair Staats adjourned the meeting at 6:03 p.m.

Respectfully submitted,
Leslie Evans

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

PLANNING AND ZONING MEMBERS PRESENT

Chair James Staats

COMMISSIONERS:

Will Sears	Chris Magaña
Greg Rhoads	David Jones
Patrick Johnson	H. Allan Talley

PLANNING AND ZONING MEMBERS ABSENT:

Derek Martin

STAFF PRESENT:

Trudi Dill, Deputy City Attorney
Tammy Lyerly, Senior Planner
Mark Baker, Planner
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 5:01 p.m. and asked Ms. Tammy Lyerly, Senior Planner, to proceed.

Ms. Lyerly stated there were two items on the agenda:

The final plat of Hills of Westwood Phase V. This section agrees with the previously approved Master preliminary plat.

A CUP for a Verizon Wireless cell tower. This would be located by the strip center behind Johnnie's Cleaners on 37th and Everton. Two responses were received in opposition and one response had concerns about the flight plan in the area due to S&W's helicopter. The applicant has a letter from FAA clearing them of any obstacles or hazards. S&W was unable to give the applicant access to their building for any type of collocation. The property is zoned Commercial and cell towers are allowed; however, only through collocation. The applicant is asking for a free standing tower instead of collocation.

Collocation is the act of several companies locating from the same pole or tower.

Cell towers are allowed in the Commercial zoning district but new freestanding poles or towers require a CUP. This pole would be 120 feet tall and meets the cell tower standards.

Ms. Lyerly gives the Director's Report:

The final plat for S&W Memorial Hospital is for the entire replatting of the S&W campus.

The final plat of Lake Pointe Phase III is waiting on applicant revisions. A second DRC is pending.

A zone change from AG to GR located near S. Pea Ridge and Old Waco Road (near the water tower on Pea Ridge).

A zone change from AG to SF-2 located south of Poison Oak Road and near S. Pea Ridge and Old Waco Road.

City Council status is given.

Buc-ee's was approved on second reading.

Valley Ranch zone change was approved (PD-UE to PD-SF-1) on second reading. The plat for Valley Ranch was tabled due to drainage concerns. Some of the property owners in the area have acquired someone to look at the drainage study and have future meetings and discussions with the applicant and engineer.

A zone change from LI to CA for 201 S. Main Street was approved at second reading.

A CUP for 201 S. Main Street for the sale of alcoholic beverages, on-premise consumption, with sales more than 75% of the gross revenues was approved at the second reading.

A zone change from O-1 to GR located at 6768 W. Adams Avenue just west of Holy Trinity Catholic High School was approved at second reading.

Chair Staats asked when the South 5th/FM 93 zone change would be coming to City Council and Ms. Lyerly stated August 15th.

There being no further discussion, Chair Staats adjourned the meeting at 5:12 P.M.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

8/19/13
Item # 2
Regular Agenda
Page 1 of 8

APPLICANT/ DEVELOPMENT: John Martin for Jack P. Hilliard Jr.

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: Z-FY-13-30 Hold a public hearing to discuss and recommend action on a zone change from Agricultural District (AG) to General Retail District (GR) on 21.59 ± acres, part of the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located on the west side of Old Waco Road and the east side of South Pea Ridge Road, east of Westwood Estates.

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

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

Staff would like to work with the applicant in a proposal for partial residential and partial General Retail with enhanced buffering:

ITEM SUMMARY: The applicant requests a zone change from Agricultural District (AG) to General Retail District (GR).

According to the City of Temple Comprehensive Plan, **the property's Suburban Residential land use classification on the west half of the applicant's property** is characterized by mid-size single family lots, allowing for greater separation between dwellings and more emphasis on green space versus streets and driveways. **The applicant's requested GR District does not comply with the property's Suburban Residential land use classification.**

The property's Suburban Commercial land use classification on the east half of the applicant's property is appropriate for office, retail and services uses adjacent to and abutting residential neighborhoods and in other areas where the community's image and aesthetic value is to be promoted, such as at "gateways" and high-profile corridor locations. Therefore, it limits the floor area ratio and requires a higher landscape surface ratio than in the Auto Urban Commercial district. **To**

maintain the suburban character and achieve higher quality development, design standards should be integrated into the zoning ordinance.

The 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.**

A rezoning from the AG 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

- Single Family Detached
- Duplex
- Home for the Aged
- Townhouse

Nonresidential uses

- Office
- Restaurant
- Hotel or Motel
- Food or Beverage sales store without fuel sales

Prohibited uses include HUD-Code manufactured homes and land lease communities, boat sales or storage, welding or machine shop, storage warehouse, and building material sales, among others.

SURROUNDING PROPERTY AND USES:

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

Direction	Zoning	Current Land Use	Photo
Subject Property	AG	Undeveloped Land	

Direction	Zoning	Current Land Use	Photo
			
East	AG	Agricultural Land/ Rural Residential	
West	AG and SF-3	Agricultural Land/ Rural Residential	

Direction	Zoning	Current Land Use	Photo
			
South	AG	Agricultural Land/ Rural Residential	

Direction	Zoning	Current Land Use	Photo
			
			
			

Direction	Zoning	Current Land Use	Photo
North	SF3 and O-2	Undeveloped Land	

COMPREHENSIVE PLAN COMPLIANCE:

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

Document	Policy, Goal, Objective or Map	Site Conditions	Compliance
CP	Map 3.1 - Future Land Use and Character (FLUP)	The east half of the subject property along Old Waco Road is identified as Suburban Commercial. The applicant's requested GR District is in compliance. However , the west half of the property is identified as Suburban Residential. The applicant's requested GR District does not comply with this recommendation. If approved, a zone change to the GR District would require an amendment to the Future Land Use and Character Plan.	Partial
CP	Map 5.2 - Thoroughfare Plan	The property fronts Old Waco Road, which is identified as a proposed major arterial. The requested GR district is appropriate along major arterials. The applicant will be required to dedicate right-of-way along Old Waco Road through the platting process, per UDC Section 8.2.1 Streets. The southwest corner of the applicant's property fronts South Pea Ridge Road, which is classified as a collector. GR districts are appropriate along collectors.	Partial
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	An 18-inch water line runs along the west side of the property. A 14-inch water line runs along the north property line. A 24-inch water line runs along the east property line along Old Waco Road. An 8-inch and 12-inch sewer line exists to the east of the property, along the east right-of-way	Yes

		of Old Waco Road.	
STP	Temple Trails Master Plan Map & sidewalks	The Temple Trails Master Plan reflects a proposed 10' Citywide Spine Trail along the east edge of the subject property along Old Waco Road. Per UDC section 8.2.3, sidewalks are required on both sides of arterials and one side of collector streets. Sidewalks are required to be installed at the time of development and will be noted on the plat. The combined sidewalk and trail will be constructed as part of the overall Old Waco Road improvement project.	No (see below)

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)

Dimensional standards for **residential** development in the GR District are as follows:

- Minimum lot size – 5,000 Sq. Ft.
- Minimum Lot Width – 50 feet
- Minimum Lot Depth – 100 feet
- Front Yard Setback – 15 feet
- Side Yard Setback – 10% of lot width with 5-foot min.
- Side Yard Setback (corner) – 15 feet
- Rear Yard Setback – 10 feet

Standard development regulations require a 6-foot wide sidewalk along Major Arterials, such as Old Waco Road, per UDC Section 8.2.3-Sidewalks. Since a 10-foot wide spine trail is required along the property's frontage at Old Waco Road, the required 6-foot wide sidewalk will need to be upsized to a 10-foot width. A 4-foot wide sidewalk is required along collectors, such as South Pea Ridge Road.

PUBLIC NOTICE:

Seven 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 August 16, 2013, one notice was 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 August 7, 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
Response letter



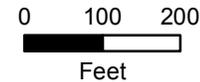
Z-FY-13-30

AG to GR

Old Waco Road



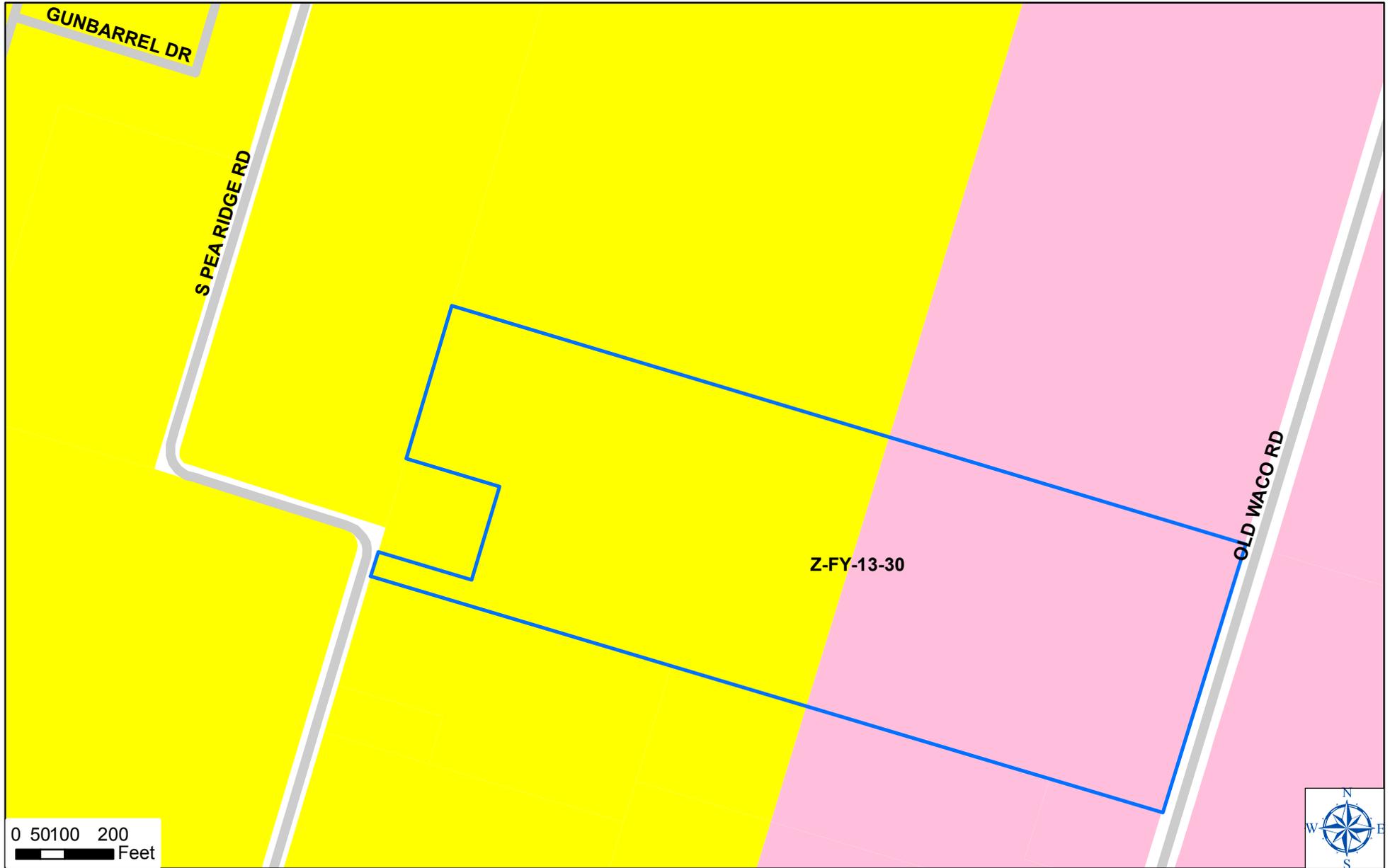
- Case
- Parcel
- Expressway
- Proposed K-TUTS
- Collector
- Subdivisions
- Major Arterial
- Minor Arterial
- Conceptual Collector
- Zoning
- Proposed Major Arterial
- Proposed Minor Arterial



7/25/2013
City of Temple GIS



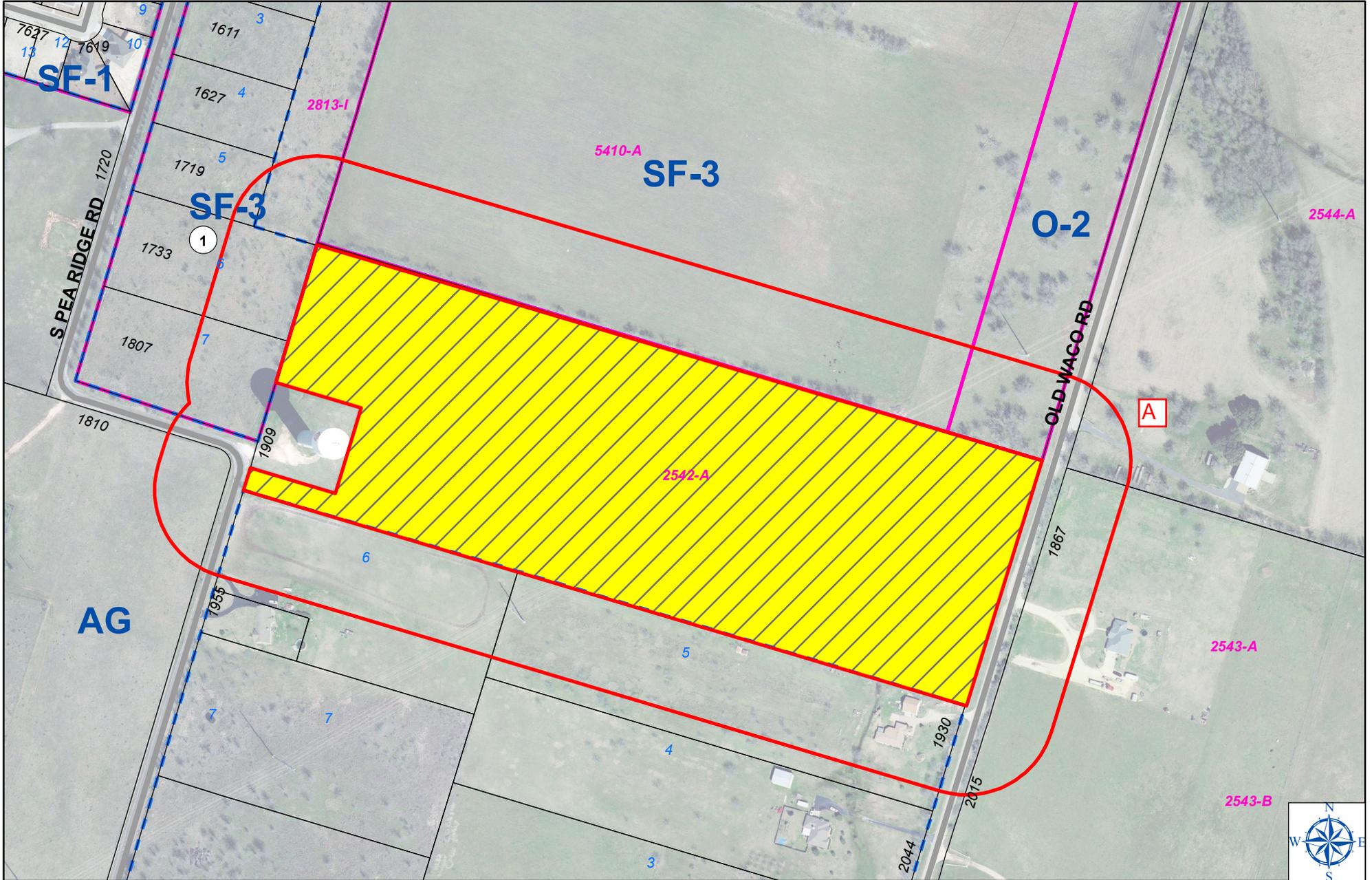
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



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

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



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.



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

Richard Etux Gloria Jackson
3101 Oaklawn Drive
Temple, Texas 76502

Zoning Application Number: Z-FY-13-30 Project Manager: Tammy Lyerly

Location: West side of Old Waco Road and the east side of South Pea Ridge Road, east of Westwood Estates

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:

Gloria Jackson
Signature

Gloria JACKSON
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than August 19, 2013

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

RECEIVED

AUG 15 2013

City of Temple
Planning & Development

Number of Notices Mailed: 7

Date Mailed: August 7, 2013



PLANNING AND ZONING COMMISSION AGENDA ITEM

8/19/13
Item #4
Regular Agenda
Page 1 of 2

APPLICANT: Planning & Zoning Commission

CASE MANAGER: Kim Foutz, Acting 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>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</p>	<p>DRC 6/05/13 Pending</p>	<p>Ronald Carroll</p>
<p>P-FY-13-34 - Consider and take action on the Final Plat of Lake Pointe Phase III, a 66.87 ± acres, 343-lot, 10-block residential subdivision, located on the southwest corner of Prairie View Road and North Pea Ridge Road.</p>	<p>DRC 7/01/13 2nd DRC pending</p>	<p>W&B Development</p>
<p>Z-FY-13-29 - Hold a public hearing to discuss and recommend action on a zone change from Agricultural District (AG) to Single Family-Two District (SF-2) on 32.02 ± acres, being part of the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located South of Poison Oak Road, between South Pea Ridge Road and Old Waco Road.</p>	<p>Pending</p>	<p>Glynn Cummings</p>
<p>P-FY-13-41 - Consider and take action on the Final Plat of Joshlin Subdivision, Lts 2R1 and 2R2, Block 1, a ± 7.731 acre, 2-lot, 1-block nonresidential subdivision, located on the north side of West Adams Avenue, east of Hilliard Road and west of Holy Trinity High School.</p>	<p>DRC 9/03/13</p>	<p>Nathan Streett</p>
<p>Z-FY-13-32 Hold a public hearing to consider and recommend action on a zone change from Agricultural District (AG) to Single-Family Dwelling 2 District (SF-2) on 25.83 ± acres, being part of the Baldwin Robertson Survey, Abstract 17, Bell County, Texas, generally located northeast of Poison Oak Road and east of Carriage House Drive.</p>	<p>PZC 9/03/13</p>	<p>Jason Carothers</p>

P-FY-13-40 - Consider and take action on the Final Plat of Extreme Cheer, Temple, a 1.296 ± acres, 1-lot, 1-block, nonresidential subdivision, located on the west side of Old Waco Road, south of FM 2305.	DRC 8/19/13	All County Surveying for H.A. Procter
P-FY-13-29 - Consider and take action on the First Amending Plat of Janke Acres, a 4.143 ± acres, 1-lot, 1-block residential subdivision, located on the east side of South Pea Ridge Road, south of Poison Oak Road in Temple's southwestern ETJ.	DRC 8/19/13	Jennifer Ryken for Kenneth & Sherry Janke
P-FY-13-38 - Consider and take action on the Preliminary Plat of Carriage House 2, a 60.31 ± acres, 194-lot, 194 lots, ?-block residential subdivision, located on the along the east side of Carriage House Drive, east of Oak Hills Drive & Trailridge Drive.	DRC 8/19/13	Jason Carothers

City Council Final Decisions	Status
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.	APPROVED at August 15, 2013 meeting
P-FY-13-30 - Consider and recommend action on the Preliminary Plat of Brayson Crossing, a 6.008 ± acres, 9-lot, 1-block residential subdivision with a requested exception to Unified Development Code Section 8.3 C: Park Land Dedication: General Requirements in the Extraterritorial Jurisdiction to waive park fees and a requested exception to Chapter 12 of the Code of Ordinances, Section 12-10, Fire Apparatus Access Roads, to allow a private apparatus access road that has a combined pavement and concrete ribbon curb width of no less than thirteen feet, instead of the minimum required width of eighteen feet on both sides of an entrance island, located in the western E.T.J., at the northeast corner of FM 439 and Sparta Loop. (Applicant: Mitchell & Associates for JRBC Investments LLC)	TABLED until September 5, 2013

P&Z COMMISSION ATTENDANCE

2013																
	Jan 7	Jan 22	Feb 4	Feb 19	Mar 4	Mar 18	Mar 26	Apr 1	Apr 15	May 6	May 20	June 3	June 17	P	A	
James Staats	P	No Meeting Held	P	P	P	P	P	A	P	P	P	A	P	9	2	
Allan Talley	P		P	P	P	P	P	P	P	A	P	A	P	9	2	
Derek Martin	A		P	A	P	P	P	A	P	P	A	A	P	6	5	
Will Sears	P		A	P	P	A	P	P	P	P	P	P	P	9	2	
Greg Rhoads	P		P	P	P	A	A	P	P	P	P	A	P	8	3	
David Jones	P		P	P	P	P	A	P	P	P	P	P	P	10	1	
Chris Magaña	P		P	A	P	A	A	P	P	P	P	A	P	7	4	
Randy Harrell	A		P	P	P	P	P	P	P	P	P	P	P	10	1	
Patrick Johnson	P		P	A	P	P	P	A	P	A	P	P	P	8	3	
							Special Called Meeting									

	July 1	July 15	Aug 5	Aug 19	Sept 3	Sept 16	Oct 7	Oct 21	Nov 4	Nov 18	Dec 2	Dec 16	P	A
James Staats	P	P	P										11	2
Allan Talley	P	P	P										11	2
Derek Martin	P	A	A										7	6
Will Sears	P	P	P										11	2
Greg Rhoads	P	P	P										10	3
David Jones	P	P	P										12	1
Chris Magaña	P	P	P										9	4
Randy Harrell	P												11	1
Patrick Johnson	A	P	P										9	4

not a Board member

Comm. Harrell resigned



**PLANNING AND ZONING COMMISSION
MEETING EVALUATION
August 19, 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.).
