

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
SEPTEMBER 3, 2013, 5:00 P.M.
WORK SESSION AGENDA**

Staff will present the following items:

1. Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for Monday, September 3, 2013.
2. Receive and discuss the Planning Director's Report containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code (UDC).

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
CITY COUNCIL CHAMBERS, 2ND FLOOR
SEPTEMBER 3, 2013, 5:30 P.M.
REGULAR MEETING AGENDA**

1. _____ Invocation
2. _____ Pledge of Allegiance

A. CONSENT ITEMS

All items listed under this section, Consent Agenda, are considered to be routine by the Planning & Zoning Commission and may be enacted in one motion. If discussion is desired by the Commission, any item may be removed from the Consent Agenda at the request of any Commissioner and will be considered separately.

Item 1: [Approval of Minutes](#): Work session and the regular meeting of August 19, 2013.

B. ACTION ITEMS

Item 2: [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. (Applicant: Jason Carothers)

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 8:45 AM, on August 30, 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 19, 2013
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT
Chair James Staats

COMMISSIONERS:

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

PLANNING AND ZONING MEMBERS ABSENT:

STAFF PRESENT:

Kim Foutz, Acting Director of Planning and
Assistant City Manager
Trudi Dill, Deputy City Attorney
Tammy Lyerly, Senior Planner
Mark Baker, Planner
Mary Maxfield, Planning Technician
Leslie Evans, Administrative Assistant

The agenda for this meeting was posted on the bulletin board at the Municipal Building, August 16, 2013 at 1:20 p.m. in compliance with the Open Meetings Law.

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

Chair Staats called Meeting to Order at 5:33 P.M.

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

Chair Staats thanked Commissioners Martin and Talley for all their services over the last few years since this was their last meeting.

Chair Staats called for nominations for Chair. Commissioner Martin made a motion to elect Commissioner Sears as Chair and Commissioner Jones made a second.

Motion passed: (8:0)

Chair Staats called for nominations for Vice-Chair. Commissioner Talley made a motion to elect Commissioner Rhoads as Vice-Chair and Commissioner Magaña made a second.

Motion passed: (8:0)

Commissioner Staats thanked the Commissioners and Staff members for all the support and assistance they have provided to him and thanked the public for participating in the meetings.

New Chair and Vice-Chair are seated.

Chair Sears thanked Commissioner Staats for his services over the last year and the rest of the Commissioners for their vote of confidence.

Chair Sears continued with the meeting.

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of August 5, 2013.

Approval by general consent.

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.)

Ms. Tammy Lyerly, Senior Planner, stated this item would go to City Council for first reading on September 19, 2013 and second reading on October 3, 2013.

The subject property is surrounded by existing and future residential uses as well as future office uses to the north. The Future Land Use and Character Map designate a split recommendation for the property. Old Waco Road is on the east side of the property and S. Pea Ridge Road is located on the west side.

Surrounding properties include undeveloped land (future single family residential and office uses) to the north, and rural residential and agricultural uses to the east, south and west.

The General Retail (GR) allowed and prohibited uses are given.

Development and dimensional standards are given for the GR district.

The Future Land Use and Character Map splits the designate of the area as Suburban-Residential (yellow) and Suburban-Commercial (pink). The applicant's request is for GR district does not comply with the Suburban-Residential portion but does comply with the Suburban-Commercial section.

The Thoroughfare Plan designates Old Waco Road as a proposed major arterial and S. Pea Ridge Road as a collector. The applicant would be required to dedicate right-of-way along Old Waco Road during the platting process.

Per the Unified Development Code, Section 8.2.3, Sidewalks, a collector requires a four-foot sidewalk along one side of the road and an arterial requires a six-foot wide sidewalk along both sides. There is a citywide spine trail on the Trails Master Plan for this property and a spine trail requires a 10 foot wide sidewalk. For the six-foot wide sidewalk required along the arterial, the

City has an oversized participation agreement to upgrade the minimum six-foot wide sidewalk up to the 10 foot wide sidewalk required for a spine trail. The City will help with the cost of the additional four feet.

The existing water lines in the area include a 14-inch to the north of the property and a four-inch line and 24-inch line along Old Waco Road. An 18-inch water line is also located along S. Pea Ridge Road. There is an eight-inch sewer line on the opposite side of Old Waco Road. Water and sewer are available to serve the property.

Seven notices were mailed out with one received in favor and one in opposition.

Staff recommendation is for denial of the requested zone change because:

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

The request partially complies with the Thoroughfare Plan; and

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 for the adjacent residential uses.

Chair Sears opened the public hearing.

Mr. Thomas Baird, 15 N. Main Street, Temple, Texas, appeared on behalf of the applicant, Jack Hilliard, and stated the applicant would like to keep his options open. The property would not make a good residential site due to the transmission power lines that goes from north to south cutting the property in half, and the water tower make it not conducive to residential. A better mix would be general retail and office and this zoning would allow more flexibility necessary to maximize the property and development. Mr. Baird asked the Commissioners to support this request.

Commissioner Rhoads asked if the applicant had any idea what he wanted to do with the property and Mr. Baird stated not really, he would like to keep his options open for future development.

Mr. Baird stated he was glad to see the spine trail.

Mr. John Martin, 2813 Sleepy Hollow, Temple, Texas, stated he represented Mr. Hilliard and agreed with Mr. Baird's comments. With the tower in back of the property and the lines above, the property would be better zoned as general retail rather than residential.

Commissioner Staats asked what the easement width of the transmission line was. Mr. Martin did not know but stated this one is a major line. Normally the easement is 100 feet.

Chair Sears closed the public hearing.

Commissioner Talley asked about the staff working with the applicant and if the applicant was open to doing that. Ms. Lyerly stated they have not had a lot of discussions other than

informing the applicant of Staff's recommendation; but when she spoke with Mr. Martin he wanted to market the property for general retail. The various options have not been discussed.

Commissioner Staats made a motion to approve Item 2, Z-FY-13-30, and Commissioner Martin made a second.

Motion passed: (7:1)

Commissioners Magaña voted nay

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)***

Since this was Commissioner Talley's last meeting, he wanted to thank the Staff for their help and assistance during his service and the Commissioners for their help on the Board.

There being no further business, Chair Sears adjourned the meeting at 6:01 p.m.

Respectfully submitted,
Leslie Evans

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

PLANNING AND ZONING MEMBERS PRESENT

Chair James Staats

COMMISSIONERS:

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

PLANNING AND ZONING MEMBERS ABSENT:

STAFF PRESENT:

Kim Foutz, Acting Director of Planning and
Assistant City Manager
Trudi Dill, Deputy City Attorney
Tammy Lyerly, Senior Planner
Mark Baker, Planner
Mary Maxfield, Planning Technician
Leslie Evans, Administrative Assistant

The agenda for this meeting was posted on the bulletin board at the Municipal Building in compliance with the Open Meetings Law.

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

With a quorum present, Chair Staats opened the work session at 5:00 p.m. and asked Ms. Kim Foutz, Acting Director of Planning, to proceed.

Ms. Foutz introduced herself to the Commissioners as the Acting Director of Planning and Assistant City Manager.

Brief discussion regarding elections for Chair and Vice-Chair. Chair Staats asked for Commissioner Sears to be considered for the Chair position and Commissioner Rhoads as Vice-Chair.

Ms. Leslie Evans clarified that elections are held immediately following the Pledge and Invocation in order to seat the new Chair and Vice-Chair.

Ms. Foutz stated training would be provided for new Chairs, Vice-Chairs and P&Z Commissioners. These meetings will be scheduled for everyone in the near future. There are a number of changes that the Chair and Vice-Chair need to be aware of, such as what is an Open Record and the legal ramifications. For instance, some personal emails sent/received on personal equipment, but related to City business, may be considered an open record.

Ms. Foutz stated there was also an opportunity for training at the APA Conference to be held in Galveston October 2-5, 2013. Mark Baker, Planner, will be attending and there is room for a couple of Commissioners to attend the conference. Please contact Ms. Evans if any Commissioner is interested.

Chair Staats stated that new P&Z Commissioners were appointed at the last City Council meeting.

Ms. Foutz stated this is the last meeting for Commissioner Talley and Commissioner Martin. There were three appointments made at the last City Council meeting: Blake Pitts, Omar Crisp, and Thomas Rehak.

Chair Staats stated he has been on the Tree Board for three years and P&Z needs to have a representative on the Tree Board. Chair Staats will complete his term. There is a meeting every quarter which last about 30 minutes. The City has an amazing tree program and excellent arborist.

Ms. Foutz stated Will Sears had been reappointed to the P&Z Commission.

Ms. Foutz gave an update on the Planning Director position. The position has been posted for about three weeks. The City hired Mr. Chris Hartung, a recruiter from Chris Hartung & Associates, to help with the recruitment. The job has been posted on APA, TML, and International City Manager's Association. To date, there are only a few applicants that meet the minimum requirements. The City would like the applicant to have a Masters in Planning and be AICP certified.

The Assistant Planning Director is not currently posted and will be looked at later.

Chair Staats assigns the Invocation and Pledge.

Ms. Foutz gives the Director's Report and stated there are some right-of-way issues with some cases. Current City plan calls for 70 feet of right-of-way dedication on some major arterials. The City's Streets Capital Improvement Program has a lot of plats and zoning cases coming in on those streets. Seventy feet is insufficient to install the quality of the improvements: bike lanes, widening sidewalks for trails, etc. The right-of-way chart is being reviewed and revised.

The rezoning from AG to SF-2 is located on the Outer Loop and the Future Land Use and Character Map has Commercial. This is being worked on so Staff can have a positive recommendation.

Carriage House plat and zone request will be coming forward.

Extreme Cheer, located on the Outer Loop, will be discussing right-of-way as it relates to their plat.

Janke Acres is a plat vacation.

City Council actions were cited. The Boose-Mitchell rezoning case located on S. 5th Street and FM 93 was withdrawn by the applicant.

Commissioner Talley asked if a case were withdrawn, is the applicant allowed to bring it back. Ms. Foutz stated there was a waiting period of six months. Ms. Trudi Dill, Deputy City Attorney, stated most of the time when someone comes back, it has changed and a different plan is involved.

Ms. Foutz stated Brayson Crossing was tabled until September 5th because the County advised the City they would not approve the plat because it did not meet some of the requirements. Discussions are scheduled with the Judge, City Manager, and staff members to talk about authority and the Interlocal agreement interpretations.

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



PLANNING AND ZONING COMMISSION AGENDA ITEM

09/03/13
Item #2
Regular Agenda
Page 1 of 3

APPLICANT/ DEVELOPMENT: Jason Carothers (Carothers Properties LTD)

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: 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.

STAFF RECOMMENDATION: Based on the following discussion, staff recommends approval for a zone change from AG to SF-2 for the following reasons:

1. The proposed zoning is consistent with the Future Land Use Map which identifies this area as Suburban Residential;
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: According to the City of Temple Comprehensive Plan / Future Land Use Plan (FLUP), the subject property is within the designated Suburban Residential District. The Suburban Residential District is for mid-size single family lots, allowing for greater separation between dwellings and more emphasis on green spaces versus the streets and driveways that predominate in an auto-urban setting. The request to a Single Family Dwelling 2 zoning district (SF-2) complies with the FLUP. In addition, the SF-2 zoning designation is compatible with the adjacent land use and will continue the suburban pattern of development.

The subject property is anticipated to be combined with 34.48 ± acres (60.31 ± acres in total) for development as a multi-phased subdivision. The 34.48 ± acre portion currently has SF-2 zoning in place. The preliminary plat is being reviewed by the DRC but cannot proceed until after the 2nd reading of this zone change ordinance by City Council.

Although it is anticipated the property will be developed with detached single-family residences, there are a number of uses that are permitted by right. Those uses include but are not limited to:

Residential uses

Family or Group Home
 Industrialized Housing

Nonresidential uses

Farm or Ranch
 Gas line Regulating Station
 Fire Station

Prohibited uses include HUD-Code manufactured homes and land lease communities, duplexes and apartments. All commercial and industrial uses are prohibited, except these uses allowed by an approved conditional use permit (temporary asphalt concrete batching plants, a petroleum or gas well or a cemetery, crematory or mausoleum).

SURROUNDING PROPERTY AND USES: The following table provides the direction from the property, Future Land Use Plan (FLUP) designation, existing zoning and current land uses:

<u>Direction</u>	<u>FLUP</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	Suburban Residential	AG	Undeveloped
North	Suburban Residential Parks & Open Space	AG & SF-3	Undeveloped & SF Residential (Oaks at Westwood & Southern Draw Subd.)
South	Suburban Residential	AG	Undeveloped & scattered SF residences
East	Suburban Residential	AG	Undeveloped
West	Suburban Residential	AG, SF-1 & SF-2	Undeveloped & SF residences (Carriage House Villages & Oak Hills Subd.)

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

<u>Document</u>	<u>Policy, Goal, Objective or Map</u>	<u>Compliance</u>	
CP	Map 3.1 - Future Land Use and Character (FLUP)	Suburban Residential is identified for the subject property as well as identified for the surrounding area. SF-2 zoning is a compatible zoning district and consistent with the Suburban Residential FLUP designation.	Y
CP	Map 5.2 - Thoroughfare Plan	The subject property will take access from the existing Oak Hills Dr. and a proposed Salt Mill Hollow Dr. Both streets are accessed from Carriage House Dr. Oaks Hills Dr. and Carriage House Dr. function and are proposed to meet the standards of a collector street.	Y
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	Water is available to the subject property through an 8" water line in Carriage House Drive. Sewer is available through a 6" sewer line in Carriage House Dr. and a 24" sewer line on the eastern side of	Y

		the subject property.	
STP	Temple Trails Master Plan Map & sidewalks	Master Plan Map has identified a community connector trail in the Hog Pen Creek corridor within the development. No sidewalks are required along local streets however; sidewalks are required on one side of collector streets per UDC section 8.2.3.	Required (Addressed through Plat)

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

DEVELOPMENT REGULATIONS: Standard residential setbacks in the SF-2 district are:

- Front - 25'
- Side - 5'
- Side (corner) - 15'
- Rear - 10'

PUBLIC NOTICE: Five 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 August 30, 2013 at 12:00 PM, no notices have been received.

The newspaper printed notice of the Planning and Zoning Commission public hearing on August 22, 2013, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

- Subject and Surrounding Property Photos
- Aerial Vicinity Map
- Zoning Map
- Future Land Use and Character Map
- Draft Preliminary Plat
- Buffer Notification Map

Subject & Surrounding Property Photos



Subject Property: Undeveloped (Looking east from Carriage House Drive)



Subject Property: Undeveloped (Looking west from South Pea Ridge Rd.)



North: Undeveloped & Oaks at Westwood & Southern Draw subdivisions



South: Undeveloped & Scattered SF Residences



East: Undeveloped & Scattered SF Residences



West: Carriage House Villages subdivision



Z-FY-13-32

Aerial Vicinity Map

NE of Poison Oak Rd & East of Carriage House Dr.



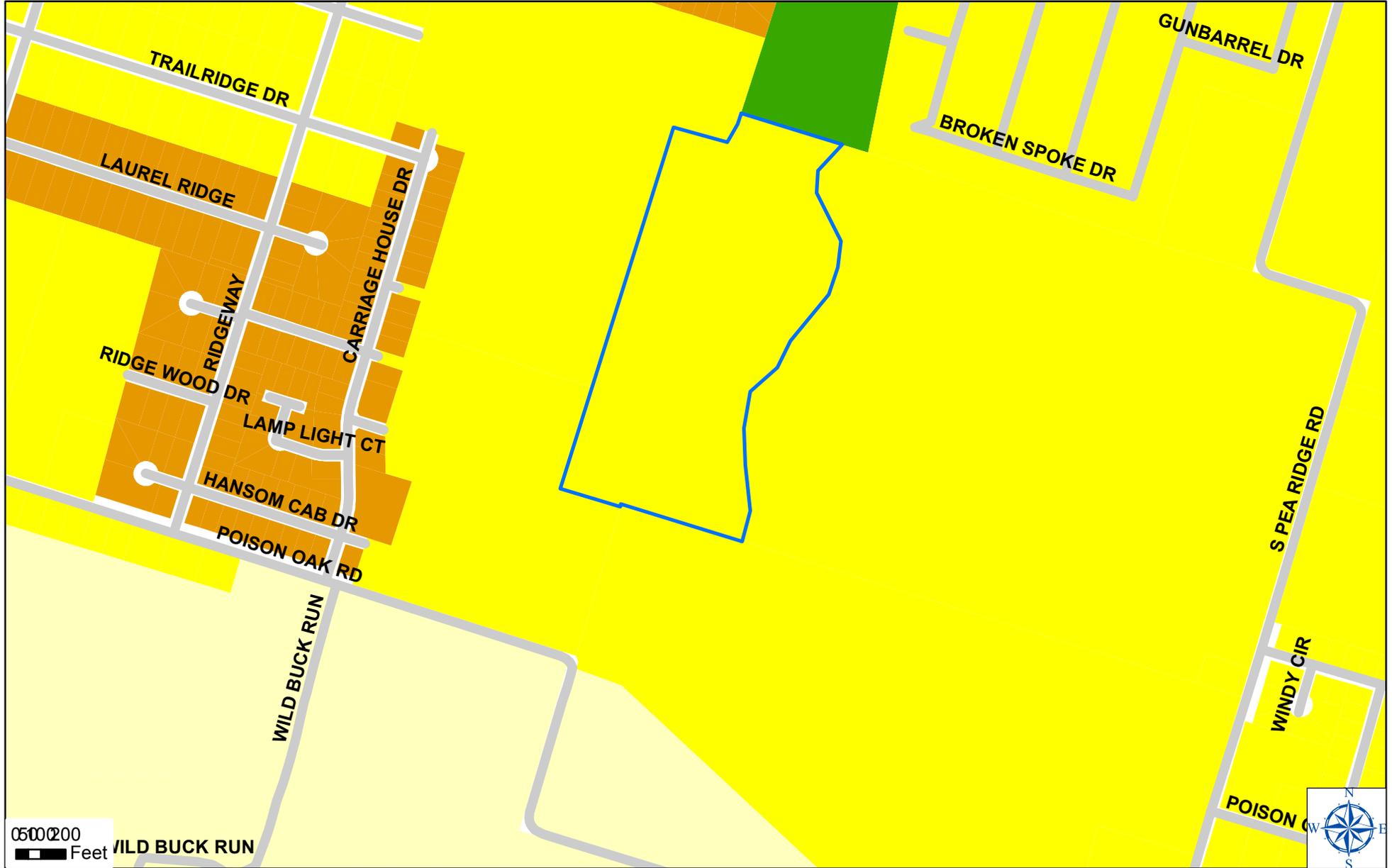
-  Case
-  Subdivisions
-  Zoning
-  TempleSDE.GIS.Survey_Monuments

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 Feet

8/27/2013
 City of Temple GIS

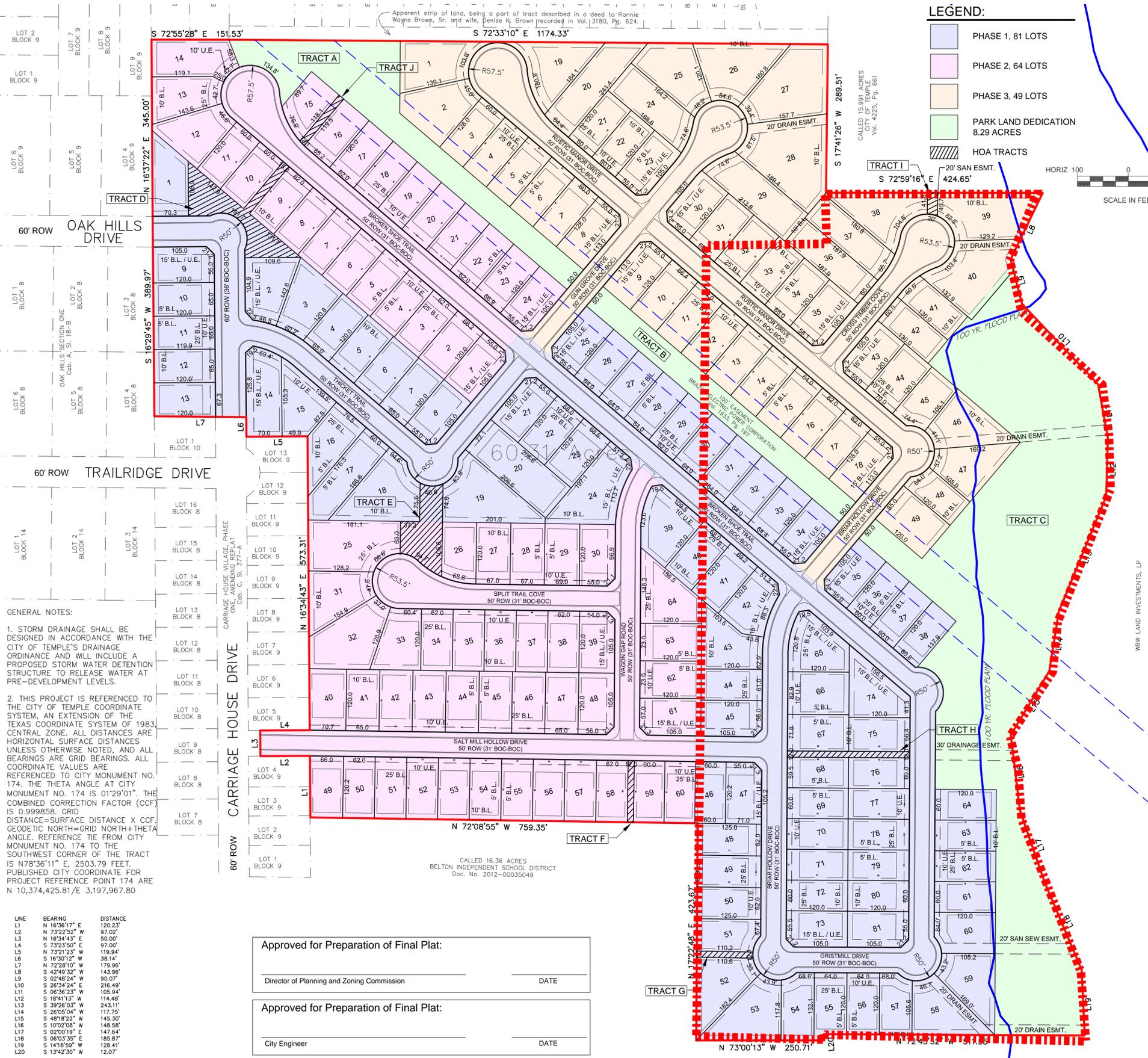
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



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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GENERAL NOTES:

- STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF TEMPLE'S DRAINAGE ORDINANCE AND WILL INCLUDE A PROPOSED STORM WATER DETENTION STRUCTURE TO RELEASE WATER AT PRE-DEVELOPMENT LEVELS.
- 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 OTHERWISE NOTED, AND ALL BEARINGS ARE GRID BEARINGS. ALL COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NO. 174. THE THETA ANGLE AT CITY MONUMENT NO. 174 IS 01°29'01". THE COMBINED CORRECTION FACTOR (CCF) IS 0.999858. GRID DISTANCE=SURFACE DISTANCE X CCF. GEODETIC NORTH=GRID NORTH+THETA ANGLE. REFERENCE TIE FROM CITY MONUMENT NO. 174 TO THE SOUTHWEST CORNER OF THE TRACT IS N78°36'11" E, 2503.79 FEET. PUBLISHED CITY COORDINATE FOR PROJECT REFERENCE POINT 174 ARE N 10,374,425.81 E, 3,197,967.80

LINE	BEARING	DISTANCE
L1	N 16°36'17" E	120.23'
L2	N 73°22'52" E	97.02'
L3	N 16°34'43" E	50.00'
L4	S 73°23'50" E	97.00'
L5	N 73°21'23" W	119.94'
L6	S 16°30'12" W	381.44'
L7	N 72°28'10" W	179.96'
L8	S 42°49'32" W	143.96'
L9	S 02°48'24" W	90.07'
L10	S 26°34'24" W	216.46'
L11	S 06°36'23" W	105.94'
L12	S 18°41'13" W	114.48'
L13	S 39°26'03" W	243.11'
L14	S 26°05'04" W	117.75'
L15	S 48°18'22" W	145.30'
L16	S 10°02'08" W	148.86'
L17	S 02°00'19" E	147.64'
L18	S 06°03'35" E	185.87'
L19	S 14°18'59" W	128.41'
L20	S 13°42'30" W	12.07'

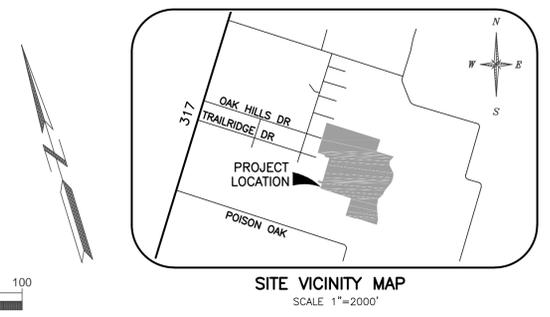
Approved for Preparation of Final Plat:

Director of Planning and Zoning Commission _____ DATE _____

Approved for Preparation of Final Plat:

City Engineer _____ DATE _____

- LEGEND:**
- PHASE 1, 81 LOTS
 - PHASE 2, 64 LOTS
 - PHASE 3, 49 LOTS
 - PARK LAND DEDICATION 8.29 ACRES
 - HOA TRACTS



DEVELOPER:
CAROTHERS EXECUTIVE HOMES

REGISTERED PROFESSIONAL LAND SURVEYOR:
ALL COUNTY SURVEYING, INC.

REGISTERED PROFESSIONAL ENGINEER:
BSP ENGINEERS, INC.

DEVELOPMENT STATISTICS:

TOTAL DEVELOPED AREA:	60.31 Acres
TOTAL DEVELOPED RESIDENTIAL LOTS:	194
AVERAGE LOT SIZE:	62'x120'
DEVELOPMENT ZONING:	SF-2

STATE OF TEXAS
COUNTY OF BELL

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

2013-08-01



Anthony D. Beach
Signature

STATE OF TEXAS
COUNTY OF BELL

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

CHARLES C. LUCKO, R.P.L.S.
REGISTRATION NUMBER 4636

DATE SURVEYED: _____

STATE OF TEXAS
COUNTY OF BELL

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

BY: _____

STATE OF TEXAS
COUNTY OF BELL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2013.

Notary Public, State of Texas

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

DATED THIS _____ DAY OF _____, 2013.

Chairperson _____ Secretary to the Planning and Zoning Commission _____

Date: _____ Revisions: _____
Remarks: _____

**CARRIAGE HOUSE
PHASE 2**

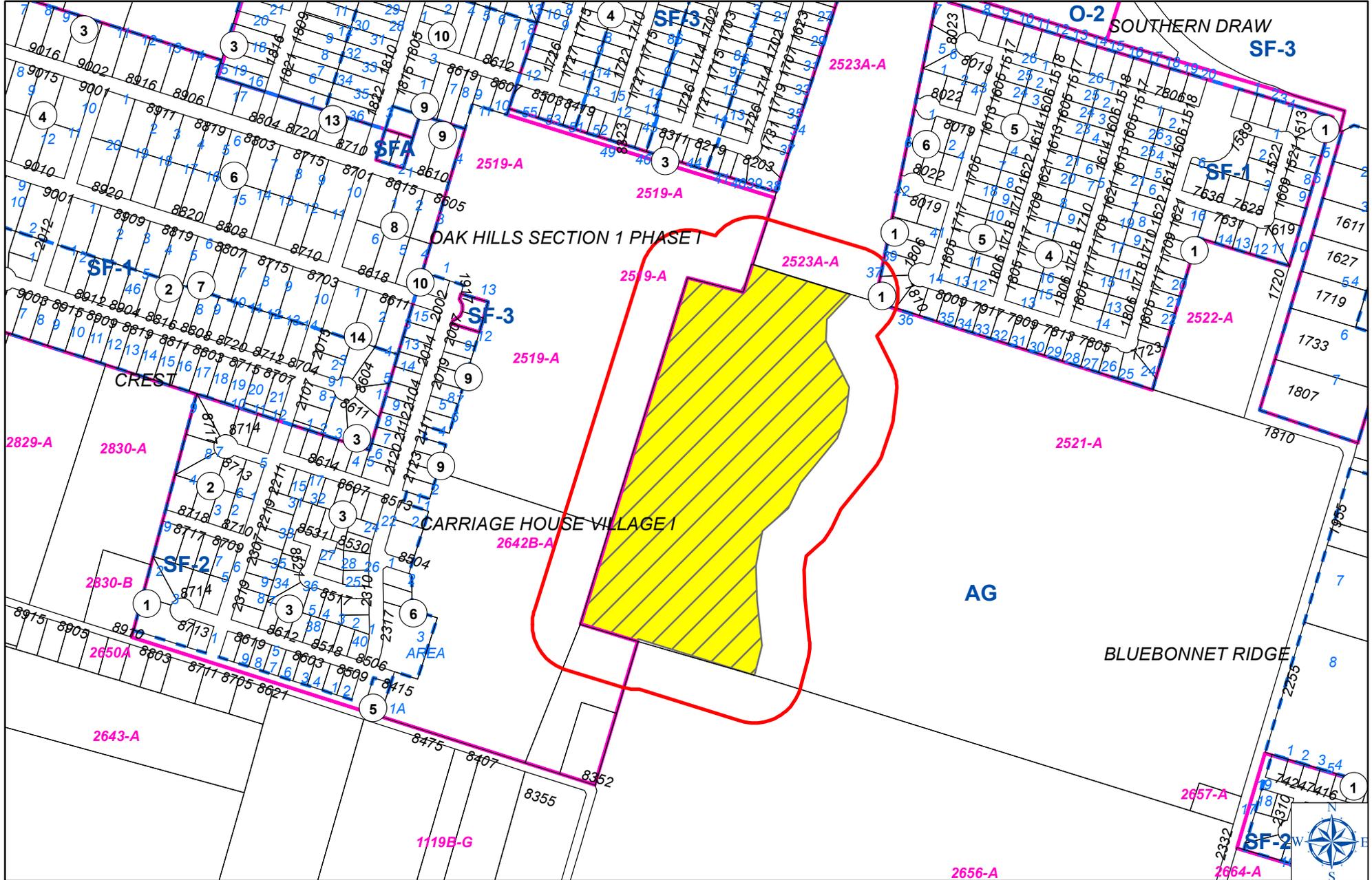
Temple, Texas

PRELIMINARY PLAT

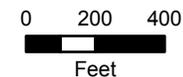


Project No:
122057.00

C1



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



8/12/2013
City of Temple GIS
mbaker

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PLANNING AND ZONING COMMISSION AGENDA ITEM

9/03/13
Item #3
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-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
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.	DRC 7/01/13 2 nd DRC pending	W&B Development
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.	Pending	Glynn Cummings
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.	DRC 9/03/13	Nathan Streett
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 Pending zone change	Jason Carothers
Z-FY-13-31 - Hold a public hearing to discuss and recommend action on an amendment to Ordinance 2008-4230, the Choice '08, City of Temple Comprehensive Plan, Chapter 5, to amend the Thoroughfare Plan.	Pending	City initiated
P-FY-13-43 - Consider and take action on the Final Plat of Westfield Development Phase X, a 10.703 ± acres, 56-lot, 4-block residential subdivision, located on the east side of North Pea Ridge Road, across from Georgia Avenue in Hilldell Estates.		John Kiella

City Council Final Decisions	Status
No meeting held since last P&Z meeting	



**PLANNING AND ZONING COMMISSION
MEETING EVALUATION
September 3, 2013**

Rating Scale

Excellent Average Poor

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

Excellent	Average	Poor

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

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

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	P	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	P									11	2
Allan Talley	P	P	P	P									11	2
Derek Martin	P	A	A	P									7	6
Will Sears	P	P	P	P									11	2
Greg Rhoads	P	P	P	P									10	3
David Jones	P	P	P	P									12	1
Chris Magaña	P	P	P	P									9	4
Randy Harrell	P												11	1
Patrick Johnson	A	P	P	P									9	4

not a Board member

Comm. Harrell resigned