

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
SEPTEMBER 16, 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 16, 2013.
2. Introduction of New P&Z Commissioners
3. PZC Zoning 101 Presentation by Jonathan Graham, City Attorney.
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).

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
CITY COUNCIL CHAMBERS, 2ND FLOOR
SEPTEMBER 16, 2013, 5:30 P.M.
REGULAR MEETING AGENDA**

1. _____ Invocation
2. _____ Pledge of Allegiance
3. _____ Introduction of New Commissioners

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 September 3, 2013.

B. ACTION ITEMS

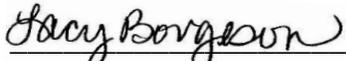
Item 2: [P-FY-13-43](#): Consider and take action on the Final Plat of Westfield Development Phase X, a 10.703 ± acres, 56-lot, 4-block residential subdivision, located on the east side of North Pea Ridge Road, across from Georgia Avenue in Hilldell Estates. (Applicant: John Kiella)

Item 3: [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.

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)*

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 11:00 AM, on September 13, 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
SEPTEMBER 3, 2013
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT
Chair Will Sears

COMMISSIONERS:

James Staats Chris Magaña
David Jones Patrick Johnson

PLANNING AND ZONING MEMBERS ABSENT:

Greg Rhoads

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
Phillip Melton, Planning Intern
Leslie Evans, Administrative Assistant

The agenda for this meeting was posted on the bulletin board at the Municipal Building, August 30, 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 Sears called Meeting to Order at 5:33 P.M.

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

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of August 19, 2013.

Approval by general consent.

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)

Mr. Mark Baker, Planner, stated this item would go to City Council for first reading on October 3rd and a second reading for October 17, 2013.

The Future Land Use and Character Map designate this property as Suburban-Residential. There is an eight-inch water line and a six-inch sewer line available in Carriage House Drive and a 24-inch sewer line available on the eastern side of the property.

The zone change is needed for a multi-phase subdivision plat, approximately 60.30 ± acres and 194 lots. The zone change portion consists of approximately 25.83 ± acres of those 60 acres. The preliminary plat cannot proceed until after the second City Council reading of the zone change which is October 17th, based on the current timeline, the plat, if ready, could be before the P&Z Commission as early as October 21st meeting.

Surrounding properties consist of undeveloped land and scattered single family residences to the south and east, undeveloped land and Oaks at Westwood and Southern Draw Subdivisions to the north, and Carriage House Villages Subdivision to the west.

The property is identified as Suburban-Residential district primarily for mid-sized single-family lots. The SF-2 zoning requires a minimum of 5,000 square feet per lot and is the third largest single family lot sized designation. The SF-2 zoning does comply with the Future Land Use and Character Map.

Single Family-Two (SF-2) allowed and prohibited uses are cited.

A comparison of the Development Regulations is shown for Agricultural (AG) and SF-2.

Sidewalks are required along collector streets per Unified Development Code (UDC) Section 8.2.3. Oak Hills Drive and Carriage House Drive are functioning and being designed to meet collector standards.

Five notices were mailed out and zero were returned in favor or opposition.

Staff recommends approval of the request 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.

Chair Sears opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Staats made a motion to approve Item 2, **Z-FY-13-32**, and Commissioner Jones made a second.

Motion passed: (5:0)

Commissioner Rhoads 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, Chair Sears adjourned the meeting at 5:41 p.m.

Respectfully submitted,
Leslie Evans

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

PLANNING AND ZONING MEMBERS PRESENT

Chair Will Sears

COMMISSIONERS:

James Staats
Patrick Johnson

Chris Magaña
David Jones

PLANNING AND ZONING MEMBERS ABSENT:

Greg Rhoads

STAFF PRESENT:

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

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

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

With a quorum present, Chair Sears opened the work session at 5:06 p.m. and asked Ms. Kim Foutz, Assistant City Manager and Acting Director of Planning, to proceed.

Ms. Foutz stated training is needed by the City Attorney, Mr. Jonathan Graham, for the newly appointed Commissioners which is why they are not in attendance. Training sessions will be scheduled for the next few weeks with the P&Z Commissioners, City Attorney and Ms. Foutz.

In order to provide a good work shop, Ms. Foutz asked the Commissioners if they would be agreeable to coming to the next two or three workshops about 15 minutes earlier. The Commissioners were in agreement.

Ms. Foutz stated Phillip Melton, Planning Intern, is working on several text amendments. The last legislative session changed some notice requirements to the

school districts. If a rezoning is occurring for a residential or multi-family property, a notice must be sent to the appropriate school district informing them of the request. This represents many of Planning's cases.

Minor Thoroughfare Plan changes will be forthcoming, most of which are administrative. A more thorough review will need to take place of the Thoroughfare Plan and other changes may need to be made but this is not part of the text amendments coming forward.

Ms. Foutz commented that when the 1st and 3rd Street overlay was created, the downtown section was omitted creating a gap. The City needs to add this downtown section into the overlay.

On the I-35 Overlay, there is a provision that states that all sides of every building have to have 40 to 80 percent windows. In most cases, the back of certain businesses do not want windows so the City would like to change this to state just the front and sides only.

Ms. Foutz stated there were code references within the Unified Development Code that were incorrect or contained broken links and these are being revised.

Off-Street Parking was located in a section that did not seem appropriate. Further review will determine where this section should go.

In conjunction with the Thoroughfare Plans, the City Manager has asked Staff to look at the street classifications and the right-of-way requirements. The City, through its Capital Improvement Program (CIP), is putting more improvements in and along the streets. Originally the right-of-way was adequate, however, with bike lanes, sidewalks and various elements being added, there is not enough right-of-way. This matter will be reviewed in detail.

Other items will come back independently:

The Brayson Crossing plat was approved by P&Z. The County informed the City they would deny the plat when it got to them. A meeting was held with County officials to discuss this matter. Some of the Interlocal agreement language may be renegotiated and comparison of the Ordinances will be needed to discover what language in conflict. The City has no standards for private roads and the County does. The County will not accept a private road on a plat. Brayson is scheduled to go back to City Council on September 5th and they will be looking at it. The County has indicated they would not decline the plat this time, until all of the Interlocal agreements can be worked through and everything is married up. The City Attorney will be leading this project.

Currently Temple has a pyramid type of zoning structure and a number of residential uses are allowed under C, GR, and possibly LI, which is causing adjacency issues. Concerns are arising at the City Council level. An overview with City Council and P&Z, if desired, will be held to show where this activity is occurring. The land use table needs to be reviewed to mitigate these issues.

Discussion about other miscellaneous revisions.

Ms. Foutz explained Mr. Melton was working on putting a street CIP profile together and would provide a copy of this profile to the P&Z Commissioners when it is completed. Staff will provide an overview of it during a future workshop, as well as a presentation on the Reinvestment Zone projects and goals.

Ms. Foutz stated the Director's Report contained mostly pending cases previously discussed.

Chair Sears assigns the Invocation and Pledge.

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



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

09/16/13
Item #2
Regular Agenda
Page 1 of 1

APPLICANT / DEVELOPMENT: Victor Turley for John Kiella

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: 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.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Westfield Development Phase X.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of Westfield Development Phase X on September 4, 2013. The proposed plat was deemed administratively complete on September 11, 2013.

This proposed final plat is a continuation of the existing Westfield Development. It agrees with the Westfield Development 2nd Amended Master Preliminary Plat.

City Council granted an exception to UDC Section 8.2.3 for the required 4-foot wide sidewalk along North Pea Ridge Road, a collector, for the Westfield development with Resolution #2012-6535-R. Since the approved C.I.P. calls for a 6'-8' wide sidewalk along North Pea Ridge Road, a note is reflected on the plat stating: "A 6'-8' wide sidewalk along North Pea Ridge Road will be installed by the City of Temple".

Water services will be provided through 8-inch water lines. Wastewater services will be provided through 8-inch sanitary sewer lines.

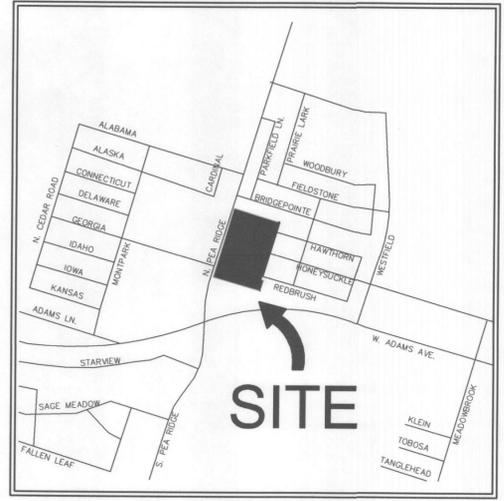
Park fees in the sum of \$12,600 (\$225 per single family lot created) are required for this development.

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

FISCAL IMPACT:

ATTACHMENTS:

Plat



VICINITY MAP (Not to Scale)

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	3.70	1005.39	N88°13'33"W, 3.70
C2	13.25	25.00	S88°34'07"W, 13.10
C3	32.55	20.00	S29°37'19"E, 29.07
C4	73.24	45.00	S29°37'19"E, 65.42
C5	181.41	67.50	S29°37'19"E, 131.54
C6	13.25	25.00	N32°11'16"E, 13.10
C7	66.75	67.50	S19°02'32"E, 64.06
C8	51.50	67.50	S31°08'52"E, 50.26
C9	37.08	67.50	S68°44'36"E, 36.61
C10	26.08	67.50	N84°27'07"E, 25.92
C11	31.42	20.00	S62°00'11"W, 28.28
C12	70.69	45.00	S62°00'11"W, 63.64
C13	177.17	67.50	S62°00'07"W, 130.52
C14	13.17	25.00	N01°54'21"E, 13.02
C15	13.17	25.00	S57°54'03"E, 13.02
C16	29.61	67.50	S00°37'25"E, 29.38
C17	50.14	67.50	S33°13'28"W, 48.99
C18	45.00	67.50	S73°36'18"W, 44.18
C19	49.00	67.50	N66°29'59"W, 47.93
C20	3.42	18.63	S44°15'18"E, 3.42

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00	S13°45'12"W
L2	25.45	S76°14'48"E

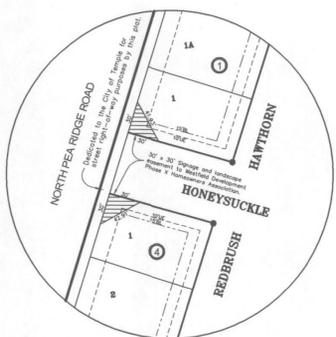


EXHIBIT "A"
30' x 30' Signage and landscape easements to Westfield Development Phase X Homeowners Association.

NOTES:
 BL - Building Line
 UE - Utility Easement
 DE - Drainage Easement
 POB - Point of Beginning
 (1) - Block Designation

Owners: Kiella Development Inc., John Kiella President Total=10.703 Acres

Residential lots shall have a 20 feet front building setback line unless otherwise shown hereon and a 10 feet rear building setback line. Side building setback lines shall be 5 feet. There shall be a 15 feet side building setback line adjacent to street rights-of-way.

This property is not within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 48027C0335E, dated September 26th 2008.

A 6'-8" wide sidewalk along North Pea Ridge Road will be installed by the City of Temple.

Utility companies have been provided a final plat and utility plan for review.

Residential lots shall have no access off of Pea Ridge Road.

ALL BOUNDARY CORNERS ARE 1/2" IRON ROD WITH CAP MARKED "RPLS 2475" SET UNLESS NOTED OTHERWISE.

BENCHMARK = CITY OF TEMPLE MONUMENT No. 4004 - ELEVATION = 633.41

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 COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NUMBER 4004 THE THETA ANGLE AT SAID CITY MONUMENT IS 01°30'24" THE COMBINED CORRECTION FACTOR (CCF) IS 0.999884 PUBLISHED CITY COORDINATES ARE X=3,206,128.30 Y=10,383,154.18 THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING IS N05°42'31"W, 895.76 FEET.

STATE OF TEXAS
 COUNTY OF BELL

KIELLA DEVELOPMENT, INC., OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS WESTFIELD DEVELOPMENT, PHASE X, A SUBDIVISION IN THE CITY OF TEMPLE, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, AND WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

KIELLA DEVELOPMENT, INC., A TEXAS CORPORATION

JOHN KIELLA, PRESIDENT

STATE OF TEXAS
 COUNTY OF BELL

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

NOTARY PUBLIC

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

DATED THIS _____ DAY OF _____, 2013.

SECRETARY TO PLANNING & ZONING COMMISSION:

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

DATED THIS _____ DAY OF _____, 2013.

CHAIRPERSON:

STATE OF TEXAS
 COUNTY OF BELL

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

Jennifer Ryken
 JENNIFER RYKEN, P.E.
 No. 186277



STATE OF TEXAS
 COUNTY OF BELL

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

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



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

DATED THIS _____ DAY OF _____, 2013.

BELL COUNTY TAX APPRAISAL DISTRICT

BY: _____

FINAL PLAT of:
WESTFIELD DEVELOPMENT
PHASE X
 4 BLOCKS, 56 LOTS

LOTS 1 thru 13, BLOCK 1
 LOTS 1 thru 7 & 20 thru 26, BLOCK 2
 LOTS 1 thru 7 & 20 thru 26, BLOCK 3
 LOTS 1 thru 14, BLOCK 4

0.193 acres dedicated to the City of Temple for street right-of-way purposes by this plat

10.703 ACRES
 OUT OF AND A PART OF THE BALDWIN ROBERTSON LEAGUE SURVEY, ABST.#17
 A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

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

FILED FOR RECORD THIS _____ DAY OF _____, 2013, IN YEAR _____, PLAT # _____, PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT # _____, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

ENGINEERING • PLANNING • SURVEYING
 CONSTRUCTION MANAGEMENT

TURLEY ASSOCIATES, INC.
 301 N. 3rd ST.
 TEMPLE, TEXAS 76501
 E-MAIL: VDTURLEY@AOL.COM

(254) 773-2400
 (254) 773-3998

FINAL PLAT of:
WESTFIELD DEVELOPMENT
PHASE X
 BALDWIN ROBERTSON LEAGUE SURVEY, ABST.#17
 BELL COUNTY TEXAS

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

REVISIONS

09/05/13	COMMENTS	MEA

DATE: AUGUST 12, 2013
 DRN. BY: MEA
 REF.:

FB/LB: DATA COL.
 JOB NO.: 13-378
 SHEET 1 OF 1
 COMPUTER DWG. NO. 13378 FP

12727-D
 FILE NO.





PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

Item #3
Regular Agenda
Page 1 of 3

DEPT. /DIVISION SUBMISSION & REVIEW:

Kim Foutz/ Assistant City Manager/Interim Planning Director

ITEM DESCRIPTION: PUBLIC HEARING - Z-FY-13-31 Hold a public hearing to discuss and recommend action on an amendment to Ordinance 2008-4230, the *Choices '08*, City of Temple Comprehensive Plan, Chapter 5, to amend the Thoroughfare Plan Map.

STAFF RECOMMENDATION:

Staff recommends approval of an amendment to Ordinance 2008-4230, the *Choices '08*, City of Temple Comprehensive Plan, Chapter 5, Thoroughfare Plan Map.

ITEM SUMMARY: On September 4, 2008, the City of Temple adopted the *Choices '08*, City of Temple Comprehensive Plan. With that plan, the City adopted a Thoroughfare Plan Map, a companion document to Chapter 5 which addressed transportation. The Thoroughfare Plan Map is intended as a guide for roadway network expansion and improvement. Care was taken in the development of the plan to ensure that designated routes follow existing roadway alignments, parcel boundaries, and topography as much as possible. Nevertheless, available funding, changing development patterns, city growth, right-of-way availability, and subsequent roadway realignments necessitate occasional revisions to ensure the map reflects current and projected transportation patterns and connectivity. Planning staff has worked closely with Public Works staff and area stakeholders to identify changes which impact the overall transportation network. In developing these recommendations staff reviewed the following:

- The city's Transportation Capital Improvement Plan project list;
- the Reinvestment Zone Number One Master Plan; and
- Local development activity.

The following table summarizes the proposed amendments to the Thoroughfare Plan Map identified by staff:

Thoroughfare Plan Proposed Amendments/Corrections

#	Name/ Classification	Action	Segment Description	Reason for Change
1	North Pea Ridge Road – Identified as an existing Collector	Reclassified as a proposed Collector	Section from Prairie View Road to FM 2305	This has not yet been improved
2	Prairie View Road Identified as an existing Minor Arterial	Reclassified as a proposed Minor Arterial	Entire length	This has not yet been improved
3	Hogan Road – Identified as an existing Collector	Reclassified as a proposed Collector	From SH 317 to Pea Ridge Road	This road has not yet been improved
4	North Pea Ridge Existing Collector	Reclassified as a proposed Collector	Section from Prairie View Road to Airport Road	This has not yet been improved
5	Mouser Road – Identified as an existing and proposed Minor Arterial	Reclassified as a proposed Collector	From Airport Road to Old Howard Road	Unimproved local road, will serve as a Collector in the future.
6	Case Road – Identified as existing Collector	Reclassified as a Local Street	Entire Length	This does not function (nor is it constructed) as a Collector.
7	McLane Parkway Local Street	Reclassified as an existing Collector	From Old Howard Road to NW HK Dodgen Loop	Functions and constructed as Collector
8	Hilliard Road – Identified as a proposed Major Arterial	Reclassified as a Major Arterial	Section from FM 2305 to just past the intersection of Central Pointe Road	This section has already been constructed.
9	Westfield – Proposed Minor Arterial	Reclassified as a Minor Arterial	From FM 2305 to Stonehollow Dive	This section has already been constructed.
10	Central Pointe Parkway Proposed Minor Arterial	Reclassified as a Minor Arterial	Section from Hilliard Road midway to Airport Trail	This section has already been constructed.
11	Avenue U- Identified as a Local Road	Added Extension/ Connection as a Collector	Proposed as a Collector from 1 st Street to Scott and White Boulevard	Adopted as part of Reinvestment Zone Plan
12	13 / 17th St – Identified as a Local Road	Added Extension/ Connection as a Collector	Proposed as a Collector from Avenue T to HK Dodgen Loop	Adopted as part of Reinvestment Zone Plan
13	Scott and White Boulevard- Proposed Collector	Removed	Section from Avenue R to South HK Dodgen Loop	North-South connectivity realignment along 13 th /17 th St. Existing S&W Blvd will remain
14	New Segment-	Added as a proposed Collector	From Old Howard Road to McLane Parkway	New unnamed segment
15	New Segment	Added as a proposed Collector	From Old Howard Road to Wendland Road	New unnamed segment

Additionally, consistent with the attached letter from the Temple Area Builders' Association, staff would also like to recommend annual review and evaluation of the Thoroughfare Plan to ensure that it accurately represents current and projected transportation patterns and needs. Staff recommends that the Thoroughfare Plan map be updated annually to reflect changes brought about by development and related adopted plans.

FISCAL IMPACT:

None

ATTACHMENTS:

[Thoroughfare Plan Map- Existing](#)

[Thoroughfare Plan Map- Proposed Changes](#)

[Thoroughfare Plan- with Revisions](#)

[TABA Letter of Support](#)



Existing Thoroughfare Plan

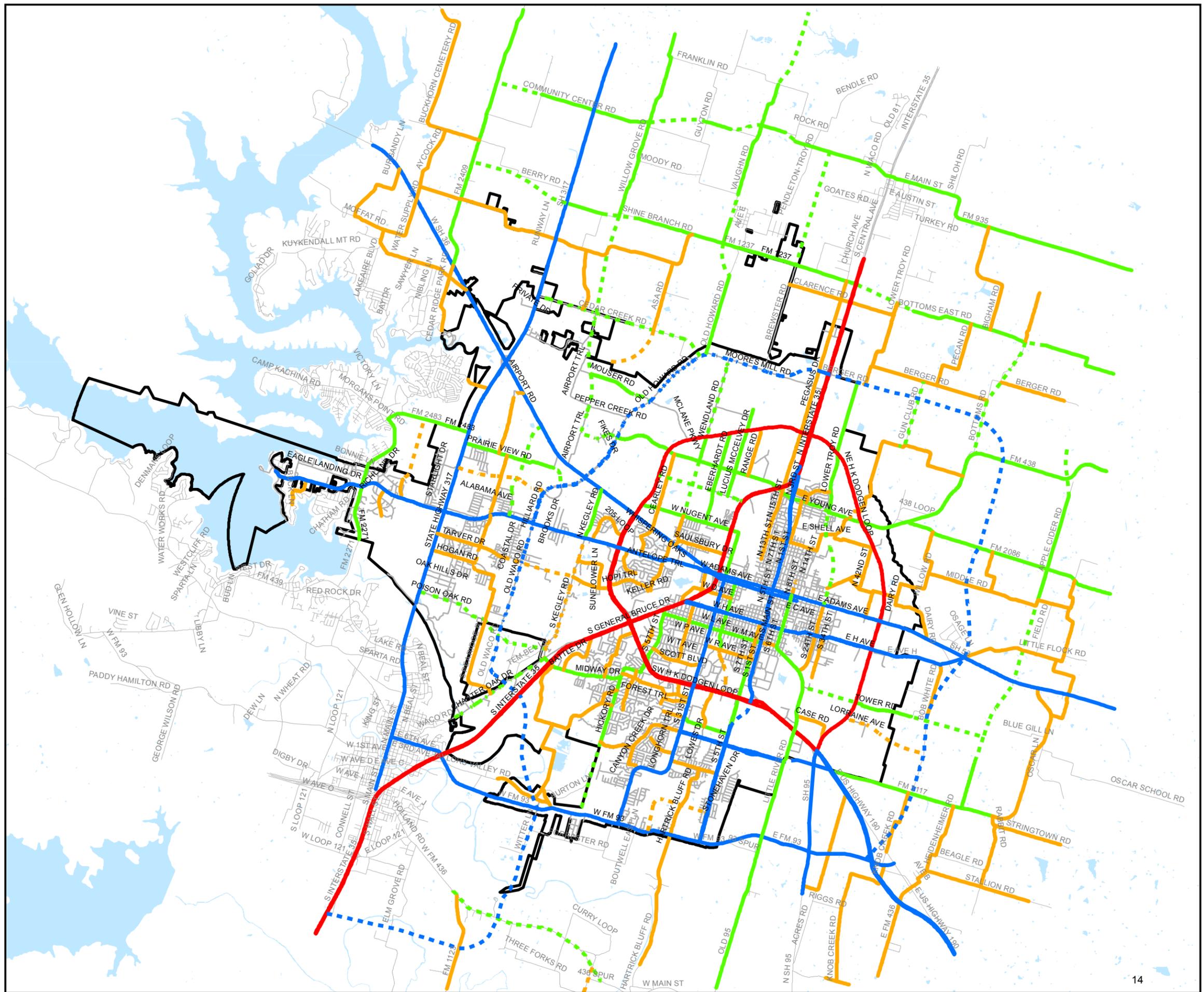
THOROUGHFARE CLASS

- Expressway
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Proposed Collector
- Temple City Limits



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

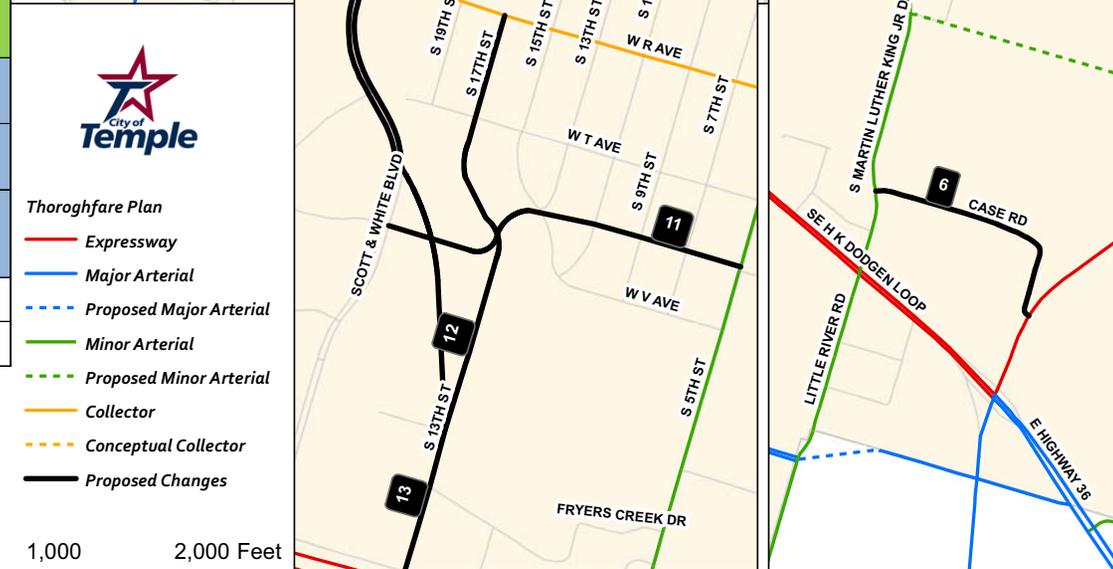
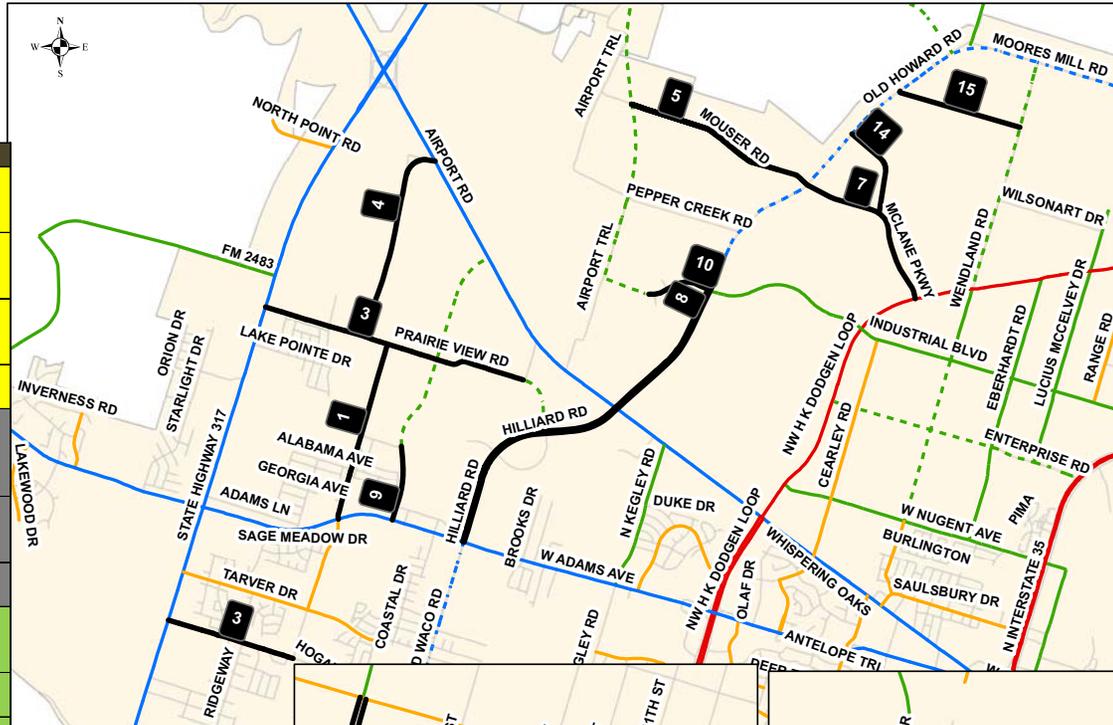
City of Temple
GIS Department
7/26/2013



Proposed Thoroughfare Plan Update

Thoroughfare Plan Proposed Amendments/Corrections

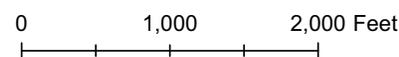
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8	Hilliard Road – Identified as a proposed Major Arterial	Reclassified as a Major Arterial	Section from FM 2305 to just past the intersection of Central Pointe Road	This section has already been constructed.
9	Westfield – Proposed Minor Arterial	Reclassified as a Minor Arterial	From FM 2305 to Stonehollow Dive	This section has already been constructed.
10	Central Pointe Parkway Proposed Minor Arterial	Reclassified as a Minor Arterial	Section from Hilliard Road midway to Airport Trail	This section has already been constructed.
11	Avenue U – Identified as a Local Road	Added Extension/Connection as a Collector	Proposed as a Collector from 1 st Street to Scott and White Boulevard	Adopted as part of Reinvestment Zone Plan
12	13 / 17th St – Identified as a Local Road	Added Extension/Connection as a Collector	Proposed as a Collector from Avenue T to HK Dodgen Loop	Adopted as part of Reinvestment Zone Plan
13	Scott and White Boulevard - Proposed Collector	Removed	Section from Avenue R to South HK Dodgen Loop	North-South connectivity realignment along 13 th /17 th St. Existing S&W Blvd will remain
14	New Segment-	Added as a proposed Collector	From Old Howard Road to McLane Parkway	New unnamed segment
15	New Segment	Added as a proposed Collector	From Old Howard Road to Wendland Road	New unnamed segment




City of Temple

Thoroughfare Plan

- Expressway
- Major Arterial
- - - Proposed Major Arterial
- Minor Arterial
- - - Proposed Minor Arterial
- Collector
- - - Conceptual Collector
- Proposed Changes

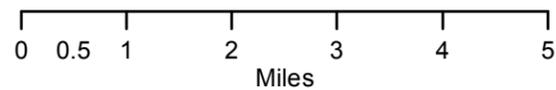




Proposed Thoroughfare Plan

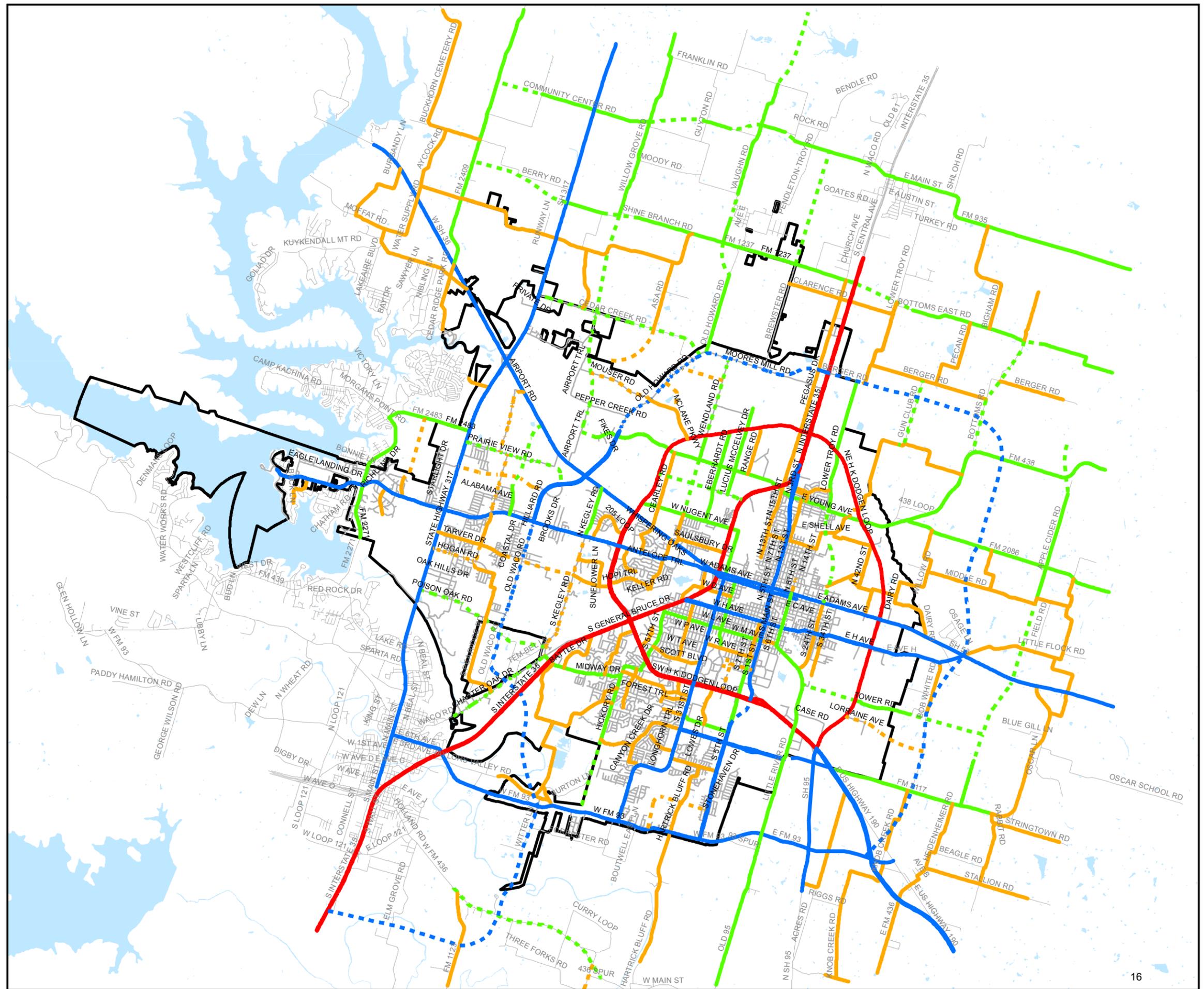
THOROUGHFARE CLASS

-  Expressway
-  Major Arterial
-  Proposed Major Arterial
-  Minor Arterial
-  Proposed Minor Arterial
-  Collector
-  Proposed Collector
-  Temple City Limits



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

City of Temple
GIS Department
7/26/2013





July 11, 2013

Beverly Mesa-Zendt
Assistant Director of Planning
City of Temple

RE: Proposed Thoroughfare Plan Update

Dear Beverly:

Thank you for the overview you provided regarding the Temple Thoroughfare Plan (Map) to our group. You made it clear that the current Map is somewhat dated and needs to be updated to bring it in line with what is currently on the ground.

We are glad to be able to help you outside our normal vetting practice on this issue as we believe that the changes that you are making are necessary and will do no harm to the local building community. Therefore, on behalf of the subcommittee that met with you today including TABA President Will Sears, Mike Pilkington, John Kiella, Jason Carothers, David Patterson, and myself; TABA would like to provide you with this letter supporting your efforts to complete the Map update before you end your career with the City of Temple.

Further, we propose that updates to the Map occur on a more frequent basis. An annual update is what we would recommend until a process can be developed to allow for maps to be updated as road projects are completed or re-classified.

During our discussion, it seemed that there may also be a need to explore the addition of a new designation to the types of roads that are classified as part of the Thoroughfare Plan. TABA would be amenable to working with the City to explore the possibility of adding a classification to bridge the gap between a "collector" road and an "arterial" road. During the discussion, it seemed some "collector" roads in the City are carrying traffic more suited to "arterials". We offer our assistance in working with the City to figure out how to resolve this issue.

Thanks again for the meeting. Please do not hesitate to contact me at 254-773-0445, should you have any questions.

Sincerely,

Troy Glasson
Executive Officer
Temple Area Builders Association



PLANNING AND ZONING COMMISSION AGENDA ITEM

9/16/13
Item #4
Regular Agenda
Page 1 of 3

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. (<i>Joshlin is now called G2K-North</i>)	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 Hildell Estates.	DRC 9/03/13	John Kiella
Z-FY-13-35 - Hold a public hearing to discuss and recommend action on a zone change from General Retail District (GR), Single-Family Two District (SF-2), and Planned Development (GR) District (PD-GR) on 29.953 ± acres of land situated in the Nancy Chance Survey, Abstract No. 5, City of Temple, Bell County, Texas, located at the southeast corner of West Adams Avenue and Old Waco Road.	PZC 10/07/13	Michael Beevers for Bill Barge
Z-FY-13-34 - 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 less than 75% of the gross revenue for the Longhorn Steakhouse, on Lot 2, Block 1, Gateway Center, located at 4507 South General Bruce Drive.	DRC 9/25/13	LuAron McCormack for Jim Powell
P-FY-13-46 - Consider and take action on the Preliminary Plat of Shiloh Terrace Phase Four, a 27.84 ± acre, 42-lot, 2-block, residential subdivision located on the north side of Sparta Road, west of Water Works Road in Temple's Western E.T.J.	DRC 9/25/13	Robert Mitchell for James Herring
P-FY-13-45 - Consider and take action on the Final Plat of Gillmeister Addition Phase Two, a 5.582 ± acre, 3-lot, 1-block nonresidential subdivision located along the southwest corner of Gillmeister Lane and South General Bruce Dr.	DRC 9/25/13	All County Surveying for Leonard Gillmeister
Z-FY-13-33 - Hold a public hearing to discuss and recommend action on a zone change from Light Industrial District (LI) to Heavy Industrial District (HI) on ± 28.217 acres, being part of the Nancy Ferguson Survey, Abstract No. 322, Bell County, Texas, located on the south side of Industrial Boulevard, adjacent to and east of the AT& SF Railroad.	PZC 10/07/13	David Neman

<p>P-FY-13-44 - Consider and take action on the Final Plat of The Ranch At Woodland Trails Phase II, a ± 13.545 acre, 20-lot, 1-block, residential subdivision, located west of Canyon Trail and west of FM 2271, located in Temple's western E.T.J.</p>	<p>DRC 9/25/13</p>	<p>Jason Carothers</p>
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<p>City Council Final Decisions</p>	<p>Status</p>
<p>Z-FY-13-27: Consider adopting an ordinance authorizing a zoning change from Agricultural District (AG) to Single Family Dwelling 1 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>APPROVED at 2nd reading on September 5, 2013</p>
<p>Z-FY-13-26: Consider adopting an ordinance authorizing 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.</p>	<p>APPROVED at 1st reading on September 5, 2013</p>
<p>P-FY-13-30: Consider adopting a resolution approving the Preliminary Plat of Brayson Crossing, a 6.008 ± acres, 9-lot, 1-block residential subdivision with a requested exception to Unified Development Code related to Park Land Dedication; and Fire Apparatus Access Roads, located in the western E.T.J., at the northeast corner of FM 439 and Sparta Loop.</p>	<p>APPROVED at 1st reading on September 5, 2013</p>



**PLANNING AND ZONING COMMISSION
MEETING EVALUATION
September 16, 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	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	P	A	P	A	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	P								12	2
Allan Talley	P	P	P	P									11	2
Derek Martin	P	A	A	P									7	6
Will Sears	P	P	P	P	P								12	2
Greg Rhoads	P	P	P	P	A								10	4
David Jones	P	P	P	P	P								13	1
Chris Magaña	P	P	P	P	P								10	4
Randy Harrell	P												11	1
Patrick Johnson	A	P	P	P	P								10	4
Thomas Rehak					*									
Omar Crisp					*									
Blake Pitts					*									

not a Board member

Comm. Harrell resigned

* New Commissioners appointed 9/2013