

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
NOVEMBER 4, 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, November 4, 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
NOVEMBER 4, 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 October 22, 2013.

B. ACTION ITEMS

Item 2: [P-FY-13-38](#) – Consider and recommend action on the Preliminary Plat of Carriage House Trails, a 60.31 ± acres, 195 lot, residential subdivision, with a developer requested exception to the Design Criteria – Residential Subdivision Entrances, related to temporary emergency vehicle access and a developer requested exception to Section 8.3.1A of the Unified Development Code related to the payment of required park fees, located along the east side of Carriage House Drive, east of Oak Hills Drive & Trailridge Drive. (Applicant: Jason Carothers)

Item 3: [P-FY-13-41](#) – Hold a public hearing to consider and recommend action on the Final Plat of G2K North, a 7.731 ± acres, 2-lot, 1-block nonresidential subdivision, being a replat of Lot 2, Block 1, Joshlin Subdivision, located on the north side of West Adams Avenue, east of Hilliard Road and west of Holy Trinity High School.

Item 4: [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) with a Conditional Use Permit (CUP) for a Heat Kiln and Wood Chipper on ± 19.68 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 Burlington Northern Santa Fe (BNSF) Railroad. (Applicant: David Neman for Arthur Brashear)

Item 5: [Z-FY-14-01](#) – 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 128.051 ± acres of land being part of the Baldwin Robertson Survey, Abstract 17, Bell County, Texas, located on the east side of SH 317, past the FM 2483 intersection and extending to the west side of North Pea Ridge Road. (Applicant/Property Owner – Gary W. Purser Jr.)

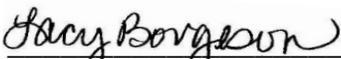
Item 6: [Z-FY-14-02](#) – Hold a public hearing to discuss and recommend action on a zone change from a combination of Light Industrial (LI) and Commercial District (C) to Multiple Family Dwelling One (MF-1) District to Lots 3 and 4, Block 12, Northwest Hills, 1st Extension Replat of Blocks 11 & 12, addressed as 2201 and 2205 Valley Forge Avenue. (Applicant: Pat Dauphinais for Duane Hoffmann)

Item 7: [Z-FY-14-03](#) – Hold a public hearing to discuss and recommend action on a Conditional Use Permit (CUP) to allow the sale of alcoholic beverages for on-premise consumption where sales will be more than 50% and less than 75% of the gross revenue for The Patio On Main Restaurant/Bar, on Lot 15, Block 21, Temple Original, located at 12B South Main Street. (Applicant: James Stewart)

REPORTS

Item 8: 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 10:00 AM, on November 1, 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
TUESDAY, OCTOBER 22, 2013
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT

Chair Will Sears

COMMISSIONERS:

James Staats	Chris Magaña
Patrick Johnson	David Jones
Omar Crisp	Greg Rhoads

PLANNING AND ZONING MEMBERS ABSENT:

Blake Pitts

STAFF PRESENT:

Kim Foutz, Acting Director of Planning
Trudi Dill, Deputy City Attorney
Mark Baker, Planner
Phillip Melton, Planning Intern
Leslie Evans, Administrative Assistant

The agenda for this meeting was posted on the bulletin board at the Municipal Building, October 18, 2013 at 4:50 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 Sears called Meeting to Order at 5:35 P.M.

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

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of October 7, 2013.

Approval by general consent.

B. ACTION ITEMS

Item 2: P-FY-13-47: Consider and recommend action on the Final Plat of Brayson Crossing, a 6.008 ± acres, 9-lot, 1-block residential subdivision, located in the western E.T.J., at the northeast corner of FM 439 and Sparta Loop.

Ms. Kim Foutz, Acting Director of Planning, stated this was a request from Mitchell & Associates on behalf of JRBC Investments. The plat was deemed administratively complete on October 11, 2013 and with the property being located in the ETJ, there are no zoning regulations.

This is a nine lot single family subdivision with proposed private roads on two cul-de-sacs and an expanded entry for fire and emergency access. Proposed six-inch water lines will be provided and the development will be serviced by a septic system.

Tract A consists of two private streets with 20 foot right-of-way with 20 foot pavement widths.

The proposed plat is in agreement with the Preliminary Plat of Brayson Crossing which was approved by City Council on September 5, 2013.

The following exceptions have already been approved with the Preliminary Plat:

Exception to UDC Section 8.3C Park Land Dedication to waive park fees in the \$2,025 park fees; and

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 fourteen feet, instead of the minimum required width of eighteen feet on both sides of an entrance island; and with a condition that private roads be built to Bell County's street construction standards.

Staff recommends approval of the final plat of Brayson Crossing and the P&Z is the final plat authority as there are no additions exceptions being requested.

Vice-Chair Rhoads made a motion to approve Item 2, **P-FY-13-47**, and Commissioner Jones made a second.

Motion passed: (7:0)

Commissioners Pitts absent

Item 3: Z-FY-13-38: Hold a public hearing to consider and recommend action on a zone change from Planned Development-General Retail (PD-GR) to Planned Development-General Retail with Storage on 10.202 acre tract of land situated in the Maximo Moreno Survey, Abstract 14, Bell County, Texas, located on the south side of Waters Dairy Road, adjacent to and east of Stripes Convenience store.

Item was withdrawn by applicant prior to meeting.

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 Sears adjourned the meeting at 5:40 p.m.

Respectfully submitted,
Leslie Evans

**PLANNING AND ZONING COMMISSION
TUESDAY, OCTOBER 22, 2013
4:45 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Chair Will Sears

COMMISSIONERS:

James Staats	Chris Magaña
Patrick Johnson	David Jones
Omar Crisp	Greg Rhoads

PLANNING AND ZONING MEMBERS ABSENT:

Blake Pitts

STAFF PRESENT:

Kim Foutz, Acting Director of Planning
Trudi Dill, Deputy City Attorney
Mark Baker, Planner
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 4:56 p.m. and stated that Action Item 3, Z-FY-13-38, had been withdrawn. Chair Sears then asked Ms. Kim Foutz, Acting Director of Planning, to proceed.

Ms. Foutz stated Item 2, P-FY-13-47, was a final plat and is consistent with the preliminary plat previously approved. The exceptions were handled at City Council level recently and P&Z is the final authority on this item.

Ms. Foutz gave an update on the Director of Planning position. Three candidates were interviewed on October 16th with various people on the interview team consisting of TABA representatives, P&Z Vice-Chair Greg Rhoads, Staff members, and a RZ member. The group wholly recommended one candidate to the City Manager who turned out to be in agreement with the recommendation. The applicant will be coming back to the office for a tour of the community and to meet with civic leaders.

Ms. Foutz gave an update on upcoming projects:

A zone change request on behalf of a pallet company. As mentioned previously, there are not enough categories listed in industrial use so the applicant is going forward with a HI zone request with a CUP. This project would clean up the site which has some issues. A follow up plat, Jencer Addition, will split the tract into two pieces.

Ms. Foutz stressed there are no categories in our zoning uses to match these types of companies creating a need for additional uses.

An applicant would like to take a couple of lots which are zoned LI and C and change it to multi-family for potentially building duplexes. There are several different zonings in the subject area creating a mixed use. When the Comprehensive Plan was done, this area was originally considered as a Conservation district.

Ms. Foutz gave a presentation on the Reinvestment Zone (RZ). Staff had been asked to provide information to the P&Z for help in the decision making process and to keep up to date with plans for the City, what the RZ is working on, and the City's Transportation Capital Improvement Program (TCIP).

A copy of the RZ Plan was given to each Commissioner which outlines all of the projects and describes the many aspects and details of each project.

A map showing the RZ areas is shown. The RZ first started in the northern part of the City and has grown over time on additional initiatives. The City followed the rail since there were other areas to take in and apply resources. The downtown area is part of the RZ along with Synergy Park (Panda), TMED, and the Bioscience Park. The areas are spread throughout in the City but are all special initiatives.

Ms. Foutz briefly covers the roadway projects, rail improvements (spurs), Intertransload Area, and the Airport Park (multi-phase connections). A lot of investment is being put into the Airport for future development and layout. Two grants have been obtained to extend the primary runway and resurfacing of the rest of the runways and taxiways. Additional improvements include signage throughout the airport and enhancements in the parking lot area.

Ms. Foutz stated that all of the hangars were 100 percent full and people have been turned away due to lack of space. The corporate traffic is pretty heavy and the expansion area would potentially hold about seven corporate areas. Fikes would like to have a space at the airport.

The entire airport makeover will be significant and look more professional once everything has been completed.

Amcon will probably be closing within 14 months but TEDC will be marketing their building. The infrastructure will be needed to support it when a new tenant comes in.

At the Bioscience Park (near Airport and Research Parkway) S&W Healthcare Insurance Building built a portion to connect into the trail. The City partnered on another portion to put in hike and bike trails. Now that the connection is in the RZ will go back and install other improvements including irrigation, lighting, and landscaping.

One of the recent initiatives was a Downtown Master Plan. Three day workshops were held with stakeholders in order to gather input on the downtown area. There were three study areas the RZ looked at: Proposed Santa Fe Plaza, Proposed MLK Park, and

Proposed Town City (includes Hawn, Arcadia and Sears buildings). A contract on the Arcadia and the Hawn building has been negotiated for redevelopment.

First Street has been closed down and a proposed walking promenade development in in the works.

The Visitor Center may be turned into a private section coffee shop and potentially doing more events and having food trucks on the weekends.

TMED projects include, but to limited to, improvements to Temple College, monumentation for the area, several roadway projects, and streetscaping.

Ms. Foutz stated most of these projects were started 2013-2014.

Due to time constraints, Chair Sears adjourned the meeting at 5:30 P.M.



PLANNING AND ZONING COMMISSION AGENDA ITEM

11/04/2013

Item #2

Regular Agenda

Page 1 of 3

APPLICANT / DEVELOPMENT: Jason Carothers – Carothers Homes

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: P-FY-13-38 Consider and recommend action on the Preliminary Plat of Carriage House Trails, a 60.31 ± acres, 195 lot, residential subdivision, with a developer requested exception to the Design Criteria – Residential Subdivision Entrances, related to temporary emergency vehicle access and a developer requested exception to Section 8.3.1A of the Unified Development Code related to the payment of required park fees located along the east side of Carriage House Drive, east of Oak Hills Drive & Trailridge Drive.

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat, subject to the following conditions:

1. The proposed trail within the 100' Brazos Electric easement is labeled as a private trail if found acceptable by Brazos Electric for private use and trail alignment and if not acceptable, the label is to be removed and,

Staff recommends disapproval of the requested exception to the Design Criteria – Residential Subdivision Entrances for Carriage House Trails for the following reason:

1. The stub connection does not meet the requirements for an temporary emergency access point and,

Based on past practice within the City of Temple, Staff is recommending approval to the exception to UDC Section 8.3.1 subject to the provisions shown in the attached letter / request for exception provided by the developer, provided all expressed private improvements are made prior to the acceptance of infrastructure for Phase II of this development.

ITEM SUMMARY: The Development Review Committee reviewed the Preliminary Plat for Carriage House Trails subdivision on October 22, 2013. The plat has not been deemed administratively complete.

The Preliminary Plat for Carriage House Trails, a 195-lot, 3-phase, residential subdivision is located along the east side of Carriage House Drive, east of Oak Hills Drive & Trailridge Drive. The developer

is proposing development in 3 phases consisting of 82 lots in Phase 1, 64 lots in Phase 2 and 49 lots in Phase 3.

The subdivision proposes extension of two local streets: Oak Hills Drive and Carriage Drive and proposes ten new local streets:

1. Broken Shoe Trail,
2. Thicket Trail,
3. Rustic Manor Drive,
4. Gun Grove Drive,
5. Split Trail Cove,
6. Salt Mill Hollow,
7. Wagon Gap Road,
8. Cross Timber Cove,
9. Briar Hollow Drive and,
10. Gristmill Drive.

Per the Design Criteria – Residential Subdivision Entrances, since the subdivision proposes more than 150 lots, a third entrance is required. The extensions of Oak Hills and Carriage House Drive do not effectively function as two separate entrances and therefore a third entrance was requested by staff as a stub connection at Briar Hollow Drive for future connection to Poison Oak Road. The alignment of the connection from Briar Hollow Drive to Poison Oak has not been designed.

A 6” wastewater line and an 8” water line are available to serve the property from the west in Carriage House Drive. Both are anticipated to be extended as an 8” wastewater and an 8” water line to serve the proposed subdivision.

Temporary Emergency Access Point: The developer has requested an exception to the Design Criteria Residential Subdivision Entrance / Access Design Standards. The request is specific to the needed temporary emergency access point when more than 2 local street entrance points are needed. All proposed access points are feeding into local streets.

The subdivision is shown to take direct access from Oak Hills Drive, Carriage House Drive and Salt Mill Hollow Drive. The adopted Residential Subdivision Entrance / Access Design Standards require three points of access where more than 151 lots are proposed. Due to its configuration and location within the subdivision, local street entrance points at Oaks Hills Drive and Carriage House Drive function as one access since it serves only 5 lots.

Since this configuration only provides two of the three required access points, at staff’s direction, the applicant has provided a future stub connection at the end of Briar Hollow Drive, by doing so fulfilled the requirement for an access point occurring every 1,000 feet as required by Section 8.2.D4b has been met and the third access point requirement has been partly met but does not meet the requirements of a temporary emergency access point for the subdivision. The stub connection currently does not connect to a local or collector street and no plans for the alignment and timing of such improvements have been finalized. While the applicant has made significant effort to meet the requirements for the third access point, Staff is recommending disapproval of the requested exception for the following reason:

1. The stub connection does not meet the requirements for a temporary emergency access point.

Park Fees: The developer has requested an exception to UDC Section 8.3.1 - Requirements for Park Land Dedication.

The plat would require a minimum 3 acres of public park land or payment of a \$43,650 public park development / acquisition fee without an approved exception. However, the UDC further expresses that a minimum of 1 acre be provided for every 133 homes even when exceptions are considered. Therefore, a minimum 1.5 acres of useable park land should be provided for park use in this 195 lot subdivision.

The preliminary plat is proposed with 7 open space tracts to be maintained by a private homeowners association which will include a developed private park within Tract C, private trails as shown on the plat and a public trail easement. The City will construct a trail in the easement adjacent to and within the Hog Pen Creek floodplain as funds are available to meet the needs of the Citywide Trails Master Plan.

Additionally, the plat shows private trail alignment within the existing 100' Brazos Electric easement which transects the subdivision. The electric easement would incorporate a portion of the rear yard of all lots abutting the easement and the private trail. No formal approval from Brazos Electric has been received by staff or the developer. Therefore, these uses (trail / fences) within the easement may not be allowed by Brazos Electric. If these approvals cannot be achieved, any uses not allowed in the easement must be removed from the plat.

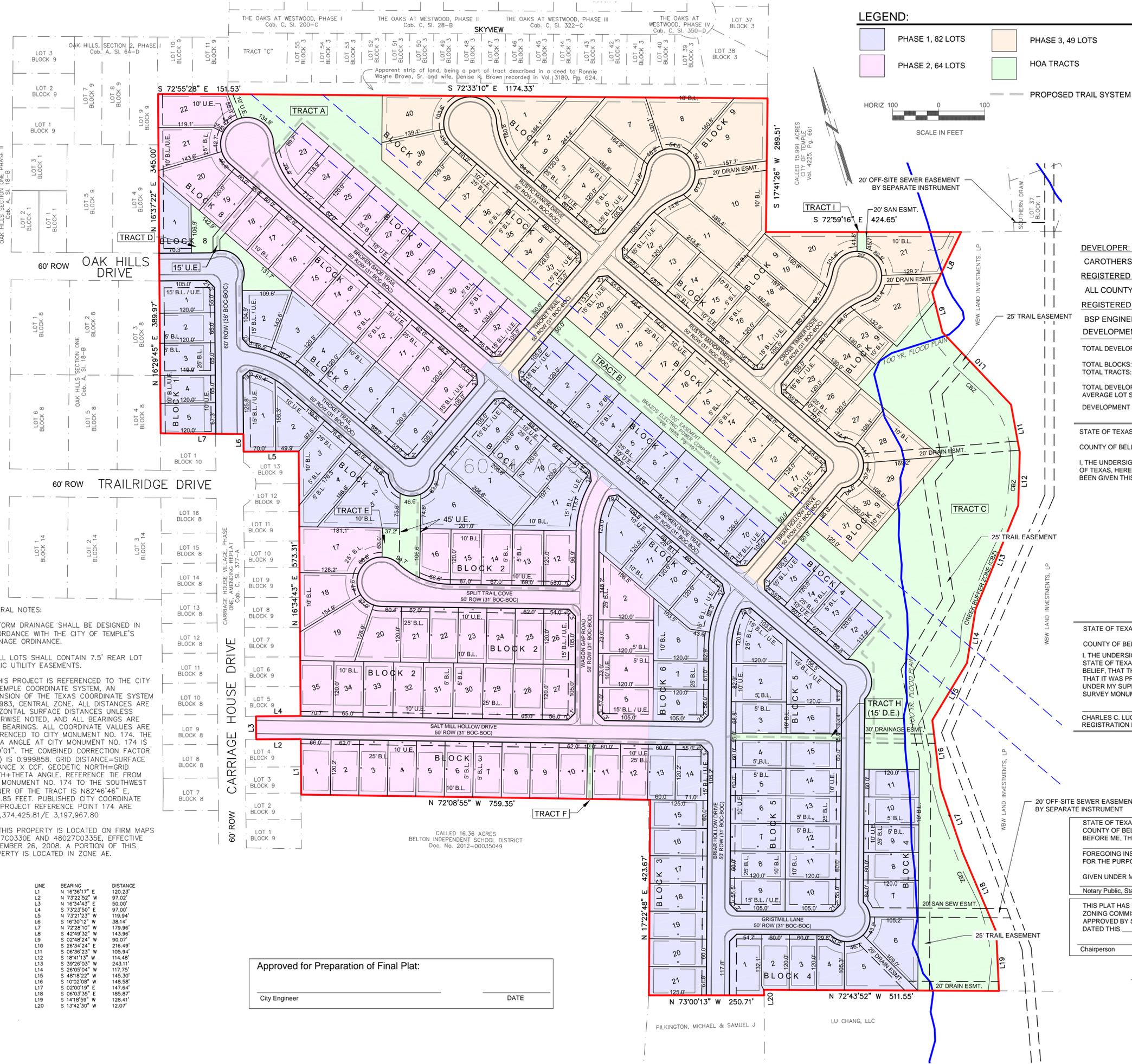
The applicant has indicated that approximately 1½ acres outside the floodplain on Tract C will contain a sport court, pavilion, landscaping and park facilities. These amenities are to be constructed prior to the acceptance of Phase 2, see Letter of Exception, within the ± 6.38 acre Tract "C". This proposal has been found to be acceptable to the Parks and Leisure Services Department.

Based on past practice within the City of Temple, Staff is recommending approval to the exception to UDC Section 8.3.1 subject the provisions shown in the attached letter / request for exception provided by the developer, provided all expressed private improvements are made prior to the acceptance of infrastructure for Phase II of this development.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

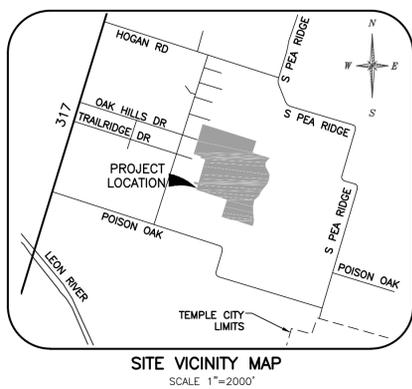
Final Plat
Utility Plan
Requested Exception (Description & Justification)



LEGEND:

- PHASE 1, 82 LOTS
- PHASE 2, 64 LOTS
- PHASE 3, 49 LOTS
- HOA TRACTS
- PROPOSED TRAIL SYSTEM

HORIZ 100 0 100
SCALE IN FEET



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 BLOCKS:	9
TOTAL TRACTS:	7
TOTAL DEVELOPED RESIDENTIAL LOTS:	195
AVERAGE LOT SIZE:	62x120'
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

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 THE ____ 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: _____

- GENERAL NOTES:**
- STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF TEMPLE'S DRAINAGE ORDINANCE.
 - ALL LOTS SHALL CONTAIN 7.5' REAR LOT PUBLIC UTILITY EASEMENTS.
 - 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 IS 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 THE FROM CITY MONUMENT NO. 174 TO THE SOUTHWEST CORNER OF THE TRACT IS N82°46'46" E, 4367.85 FEET. PUBLISHED CITY COORDINATE FOR PROJECT REFERENCE POINT 174 ARE N 10,374,425.81/ E 3,197,967.80
 - THIS PROPERTY IS LOCATED ON FIRM MAPS 48027C0330E AND 48027C0335E, EFFECTIVE SEPTEMBER 26, 2008. A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE.

LINE	BEARING	DISTANCE
L1	N 16°36'17" E	120.23'
L2	N 73°22'52" W	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	38.14'
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" E	216.49'
L11	S 06°36'23" W	105.94'
L12	S 18°41'13" W	114.48'
L13	S 39°28'03" 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	148.58'
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	120.07'

Approved for Preparation of Final Plat:

City Engineer _____ DATE _____

CARRIAGE HOUSE TRAILS
PHASES 1, 2 & 3

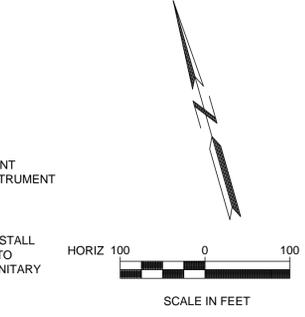
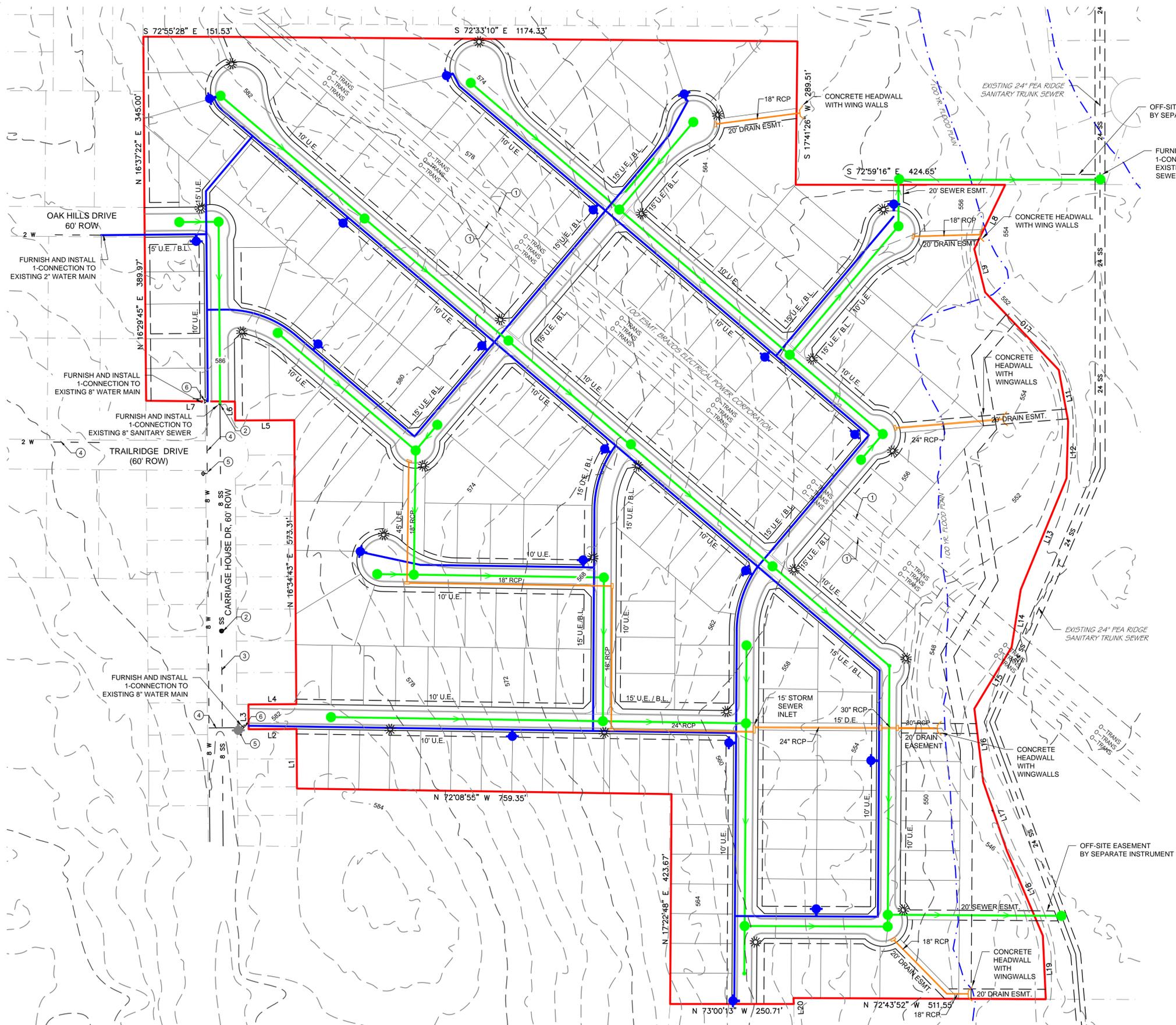
Temple, Texas

PRELIMINARY PLAT



Project No:
122057.00

C1



- LEGEND**
- PROPOSED 4' DIAMETER MANHOLE
 - PROPOSED 8" SANITARY SEWER MAIN
 - < DIRECTIONAL FLOW OF SEWER
 - PROPOSED 8" WATER MAIN
 - PROPOSED STORM SEWER (REFER TO PLAN FOR SIZE)
 - PROPOSED 10' STORM SEWER INLET (UNLESS NOTED OTHERWISE ON PLAN)
 - PROPOSED FIRE HYDRANT
 - ✱ PROPOSED STREETLIGHT (PER ONCOR ELECTRIC)

- KEYED NOTES** ①
1. CAUTION!!! ELECTRIC TRANSMISSION LINES
 2. EXISTING SANITARY SEWER MANHOLE
 3. EXISTING 8" SANITARY SEWER MAIN
 4. EXISTING WATER MAIN
 5. EXISTING FIRE HYDRANT
 6. EXISTING FLUSH VALVE ASSEMBLY

NOTE:
 SYMBOLS SHOWN ARE FOR REPRESENTATION ONLY AND SHOULD ONLY BE USED FOR QUANTITY ESTIMATING, AND SHALL NOT BE USED FOR DETERMINATION OF INSTALLATION LOCATION.

Date:	Revisions	Remarks:

CARRIAGE HOUSE TRAILS

PHASE 1, 2 & 3

Temple, Texas

10/24/2013



Anthony D. Beach
 ENGINEER



TOPO UTILITY PLAN

Project No:
122057.00

C2

Carothers Properties
50 South Wheat Road
Belton, Texas 76513
Tel 254-939-5100 Fax 254-939-5122



OCTOBER 23, 2013

Mark Baker, Planner
City of Temple
2 North Main Street
Temple, Texas 76502

Dear Mr. Baker,

In response to our DRC Meeting yesterday we would like to request the following exceptions to the UDC.

1. Required – 3 Entrances to subdivision. We are asking for an exception to the temporary emergency access due to the fact that there is no current access to the subdivision or feasible access further than the 2 entrances shown on plat. We will keep a stub at Briar Hollow on the south side of development for possible future use.
2. Park Fees. We are requesting an exception to UDC 8.3.1A. We are constructing a sport court and park facilities on approximately 1.5 acres outside flood plain of Tract C (± 6.38 acres). The cost of the sport court is \$30,000. The pavilion, landscaping, and irrigation installation will cost \$28,000. In addition to these park amenities we are constructing trails through the subdivision as shown on the plat. Park construction will be completed prior to the commencement of work on Phase II.

Thank you again for your time this week, and please let me know if you have any further questions or needs from me.

Sincerely,

A handwritten signature in blue ink that reads 'Jason Carothers'. The signature is fluid and cursive, with the first name 'Jason' being more prominent than the last name 'Carothers'.

Jason Carothers

PRESIDENT



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

11/04/13
Item #3
Regular Agenda
Page 1 of 1

APPLICANT / DEVELOPMENT: Nathan Streett for Temple G2K Development and Lisa Joshlin

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: PUBLIC HEARING - P-FY-13-41 Hold a public hearing to consider and recommend action on the Final Plat of G2K North, a 7.731 ± acres, 2-lot, 1-block nonresidential subdivision, being a replat of Lot 2, Block 1, Joshlin Subdivision. located on the north side of West Adams Avenue, east of Hilliard Road and west of Holy Trinity High School.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of G2K North.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of G2K North on September 4, 2013. It was deemed administratively complete on October 11, 2013. The Final Plat of G2K North is a 2-lot, 1-block nonresidential subdivision.

Texas Local Government Code 212.014 (replatting without vacating preceding plat) requires a public hearing for this replat. This proposed plat is a replat of Lot 2, Block 1, Joshlin Subdivision.

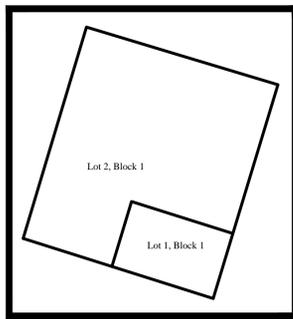
Water and sewer services are available to the proposed subdivision.

The plat contains a note stating a 10-foot wide concrete sidewalk is required along West Adams Avenue. Standard development regulations require a 6-foot wide sidewalk along Major Arterials, such as West Adams Avenue, per UDC Section 8.2.3 Sidewalks. Since a 10-foot wide concrete spine trail is required along the property's frontage along West Adams Avenue, the required 6-foot wide concrete sidewalk will need to be upsized to a 10-foot width, with the City's oversize participation agreement for the additional 4 feet.

The Planning and Zoning Commission is the final plat authority since the applicant has not requested any new exceptions to the UDC.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:
Final Plat



CONFIGURATION OF JOSHILIN SUBDIVISION CABINET A, SLIDE 351-A P.R.B.C.T. (1"-250')

Legend of Abbreviations

P.R.B.C.T.-Plat Records Bell County, Texas
 O.P.R.B.C.T.-Official Public Records Bell County, Texas
 D.R.B.C.T.-Deed Records Bell County, Texas
 CRS-1/2" capped rebar stamped "JPH Land Surveying" set
 MNS-mag nail with metal washer stamped "JPH Land Surveying" set
 *-see note 8
 P.O.B.-Place of Beginning

Surveyor's Notes

1. Basis of Bearings: west line of Lot 2, Block 1 of Joshlin Subdivision an addition in the City of Temple, Bell County, Texas according to the plat recorded on March 19, 2012 in Cabinet D, Slide 351-A of the Plat Records of Bell County, Texas.
2. According to the Flood Insurance Rate Map (FIRM) for Bell County, Texas and Incorporated Areas, Panel 355 of 725, Map Number 48027C0335E, effective date of September 26, 2008 as published by the Federal Emergency Management Agency (FEMA), the subject tract lies within Zone X (unshaded), areas outside the 0.2-percent-annual-chance floodplain.
3. 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 and all bearings are grid bearings. The combined correction factor (CCF) is 0.999853 for this location. Grid distance = Surface distance X CCF. Reference tie from City of Temple Monument Number 188 to the P.O.B. is N 72°53'48" W, 1,961.42 feet. Published City coordinates for the project reference point 188 are N = 10,381,459.02 E = 3,211,709.53
4. Monuments are found, unless marked CRS or MNS.
5. The purpose of this replat is to subdivide Lot 2, Block 1, Joshlin Subdivision into two lots.
6. A 10-foot wide concrete sidewalk is required along West Adams Avenue. Standard development regulations require a 6-foot wide sidewalk along Major Arterials, such as West Adams Avenue, per UDC Section 8.2.3-Sidewalks. Since a 10-foot wide concrete spine trail is required along the property's frontage along West Adams Avenue, the required 6-foot wide concrete sidewalk will need to be upsized to a 10-foot width, with the City's oversize participation agreement for the additional 4 feet.
7. This plat has one block (Block 1) and two lots (Lot 1 & Lot 2).
8. The 15' utility easements on the east and west lines as dedicated by the plat recorded in Cabinet D, Slide 351A of the Plat Records of Bell County, Texas are marked (*).

JPH Land Surveying, Inc.
 807 Bluebonnet Drive, Suite C
 Keller, Texas 76248
 Tel (817)431-4971 www.jphts.com
 TBPLS Firm #100195-00

JPH Job No. 2013.040.002
 © 2013 JPH Land Surveying, Inc. - All Rights Reserved



Client
 CEI Engineering Associates Inc.
 Tri West Plaza
 3030 LBJ Freeway, Suite 100
 Dallas, TX 75234

Owners
 Lisa Joshlin & C.A. Joshlin
 486 Valley Dr.
 Moody, TX 76557-3822

Temple-North G2K Development, LLC
 11609 Kingridge Dr.
 Montgomery, TX 77316

THE STATE OF TEXAS §
 COUNTY OF TARRANT §

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

PRELIMINARY. THIS DOCUMENT IS NOT TO BE RECORDED FOR ANY PURPOSE FOR CITY REVIEW

Jewel Chadd
 Registered Professional Land Surveyor No. 5754
 October 17, 2013

Recordation Information:
 Plat recorded in Cabinet ____, Slide ____, Plat Records of Bell County, Texas

Dedication recorded in instrument number ____ Official Public Records of Real Property of bell County, Texas, filed this the ____ day of ____, 2013.

Affidavit:
 The Tax Appraisal District of Bell County, the taxing authority for all taxing entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owed on the property described by this plat.

Dated this the ____ day of ____, 2013.

Bell County Tax Appraisal District

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 & Zoning Commission of the City of Temple, Texas, and is hereby approved by such commission.

Dated This ____ day of ____, 2013.

Chairperson

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF BELL §
 KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned, being the owner of the land shown on this plat and designated herein as G2K North subdivision, within the City limits of the City of Temple, Bell County, Texas, and whose name is subscribed hereto, hereby dedicate the to 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.

LISA JOSHILIN

Lisa Joshlin

STATE OF TEXAS §
 COUNTY OF BELL §

This instrument was acknowledged before me on the ____ day of ____, 2013, by Lisa Joshlin.

Notary Public, State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF BELL §
 KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned, being the owner of the land shown on this plat and designated herein as G2K North subdivision, within the City limits of the City of Temple, Bell County, Texas, and whose name is subscribed hereto, hereby dedicate the to 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.

TEMPLE NORTH G2K DEVELOPMENT LLC
 a Texas limited liability company

By: _____
 Jim Gunn

Title: _____

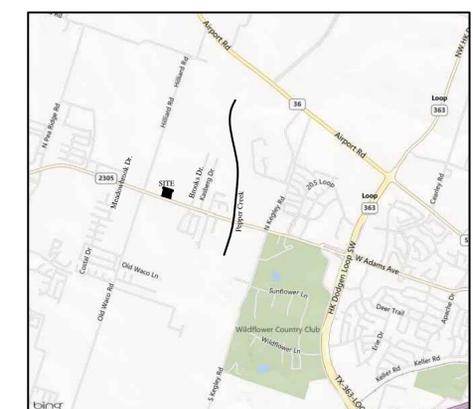
STATE OF TEXAS §
 COUNTY OF BELL §

Before me, 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 expressed.

Given under my hand and seal of office this ____ day of ____, 2013.

Notary Public, State of Texas

Note: please see separately filed dedication with metes & bounds description.



VICINITY MAP
 NOT TO SCALE

FINAL PLAT
G2K NORTH

LOTS 1 & 2, BLOCK 1
 7.731 ACRES

BEING A REPLAT OF

LOT 2, BLOCK 1, JOSHILIN SUBDIVISION
 AN ADDITION IN THE
 CITY OF TEMPLE, BELL COUNTY, TEXAS

CITY CASE NO. PFY-13-41



PLANNING AND ZONING COMMISSION AGENDA ITEM

11/04/13
Item #4
Regular Agenda
Page 1 of 3

APPLICANT/ DEVELOPMENT: David Neman

CASE MANAGER: Phillip Melton, Planning Intern

ITEM DESCRIPTION: Z-FY-13-33 Hold a public hearing to discuss and recommend action on a zone change from Light Industrial (LI) to Heavy Industrial (HI) and a Conditional Use Permit to operate a heat kiln and wood chipper on 19.68 ± acres of the Nancy Ferguson Survey, Abstract No. 322, in Bell County Texas, located at 1407 Industrial Boulevard.

STAFF RECOMMENDATION: Based on the following, staff recommends approval for a zone change from LI to HI with a Conditional Use Permit to operate a heat kiln and wood chipper for the following reasons:

1. The proposed zoning and Conditional Use Permit is consistent with the Future Land Use Map which identifies this area as Industrial;
2. The request complies with the Thoroughfare Plan;
3. The proposed zoning is compatible with the surrounding uses;
4. Public facilities are available to serve the subject property; and,
5. Adequate buffering will be installed

ITEM SUMMARY: The property is located on the south side of Industrial Boulevard adjacent and east of the Burlington Northern Santa Fe Railroad. The property is addressed as 1407 Industrial Boulevard. The applicant is requesting both a zoning change from LI to HI and a Conditional Use Permit to operate a heat kiln and a wood chipper. According to the City of Temple Comprehensive Plan / Future Land Use Plan, the subject property is designated Industrial.

ZONE CHANGE: The applicant is requesting a zone change from LI to HI. HI zoning provides for the most intensive uses within the community and is intended for those industrial uses that may need to be buffered. Lots should be large to contain air, noise, odor, and vibration pollution to a reasonable amount. Residential uses are not allowed and HI zoning is intended to be located away from all residential development.

The HI zoning district allows an asphalt batching plant permitted by right and recycling operations subject to limitations; all other industrial uses would require a conditional use permit. Allowed non-industrial uses include, but are not limited to, offices, restaurants, and retail sales. Prohibited uses

include, but are not limited to, residential uses, hospitals, elementary and secondary schools, and hotels.

CONDITIONAL USE PERMIT: The applicant proposes to establish a business that utilizes a heat kiln and wood chipper. No other uses, other than those permitted by right and those specifically identified in this Conditional Use Permit, are authorized. This use is not listed on the Use Table in the Unified Development Code and would fall under the “Industrial uses other than listed” category which would require a Conditional Use Permit in a Heavy Industrial zoning district. The applicant has also indicated on the site plan that open storage will be utilized on site (see attached site plan for designated open storage area) and privacy fencing is required to buffer the use from adjacent uses. The applicant has submitted a site plan in accordance to UDC Section 3.5.2B.

Unless expressly identified in writing in the ordinance the site must meet all UDC standards. The following conditions for the use are outlined in the Conditional Use Permit ordinance:

Kiln Size: The heat kiln will be limited to 15’ tall and will be located on the east side of the site behind the 90,000 SF building.

Site Clean Up: The subject property currently has multiple deteriorating buildings that will be removed or brought to code as outlined on the site plan. To mitigate additional fire, health and safety risks, debris, such as but not limited, to tires, scrap wood, metal, and other garbage will be removed. The site will be cleaned up and buildings removed or brought to code, as per the site plan, prior to the certificate of occupancy being issued.

Landscaping and Buffering: 3” caliper Live Oak trees will be planted 30’ on center along the southern and east property lines as a buffer for the I35 Corridor as noted on the site plan. A solid wood privacy fence will also be constructed along the southern side and a small portion of the eastern side of the open storage area to screen the site from the I35 Corridor as noted on the site plan.

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

CP	Map 3.1 - Future Land Use and Character (FLUP)	Industrial is identified for the subject property as well as identified in all four directions from the subject property.	Y
CP	Map 5.2 - Thoroughfare Plan	The subject property is located South of Industrial Blvd. and East of the BNSF railroad. It has primary frontage on Industrial Blvd which is identified as a Minor Arterial.	Y
CP	Goal 4.1 - Growth and development patterns should be consistent with the City’s infrastructure and public service capacities	Sufficient utilities are in place to accommodate the proposed use of the property. The property is served by a 14” water line along Industrial Blvd. and an 8” waterline along the east side of the property.	Y

		An 8" sewer line is available to the property from Industrial Blvd.	
STP	Temple Trails Master Plan Map & sidewalks	No existing or proposed trails were identified in the Trails Master Plan Map along the subject property's frontage Industrial Blvd.	Y

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

DEVELOPMENT REGULATIONS: The only established dimensional standards in Heavy Industrial are corner side yard setbacks which must be a minimum of 10'. As per UDC 4.6, the maximum building height may be any legal limit that other laws and ordinances do not prohibit.

Per UDC Section 7.5.4B parking would be required according to whichever is greater of the following parking ratios: 1 parking space per 2 employees or 1 parking space per 1,000 of gross floor area. As the site will have a 90,000 SF building, a minimum of 90 parking spaces would be required, and more would be required if over 180 employees were employed on site.

PUBLIC NOTICE: Six 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 November 1, 2013, 1 notice had been returned in favor of the proposed zone change and Conditional Use Permit and no notices for denial had been received.

The newspaper printed notice of the Planning and Zoning Commission public hearing on October 11, 2013, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

- Site Photos
- Zoning Map
- Future Land Use and Character Map
- Buffer Notification Map
- Returned Property Owner Notices



PROPOSED
LAND USE CASE
Z-FY-13-33
For information, call
(254) 298-5668

Subject Property, from Industrial Blvd.; currently unoccupied



North: Across Industrial Blvd.; industrial use



South: Undeveloped; zoned LI



East: Vacant lot; industrial use



West: BNSF Railroad and undeveloped; zoned LI



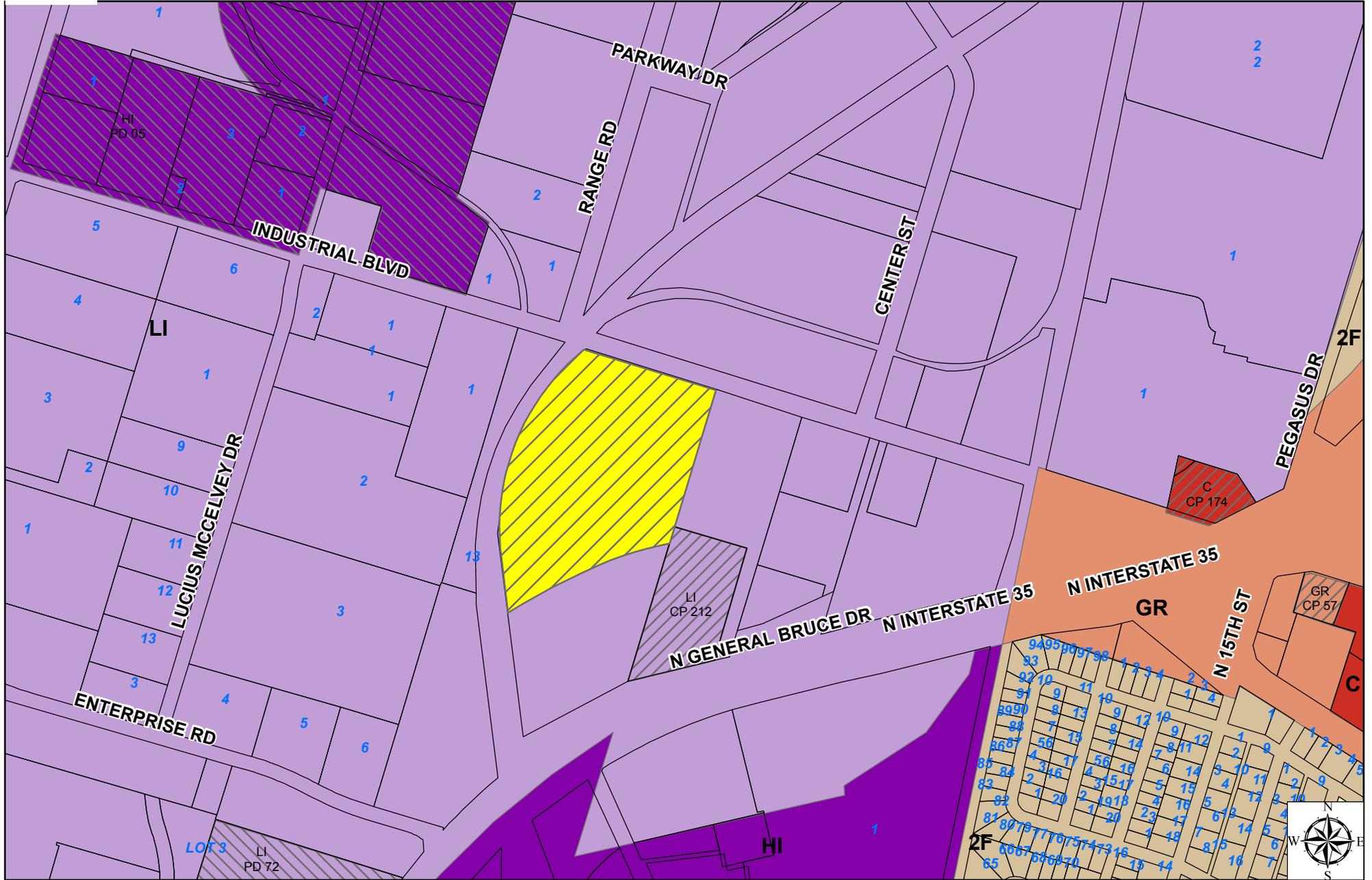
On site: To be demolished



On site: To be brought up to code or demolished



On site: To be cleaned up

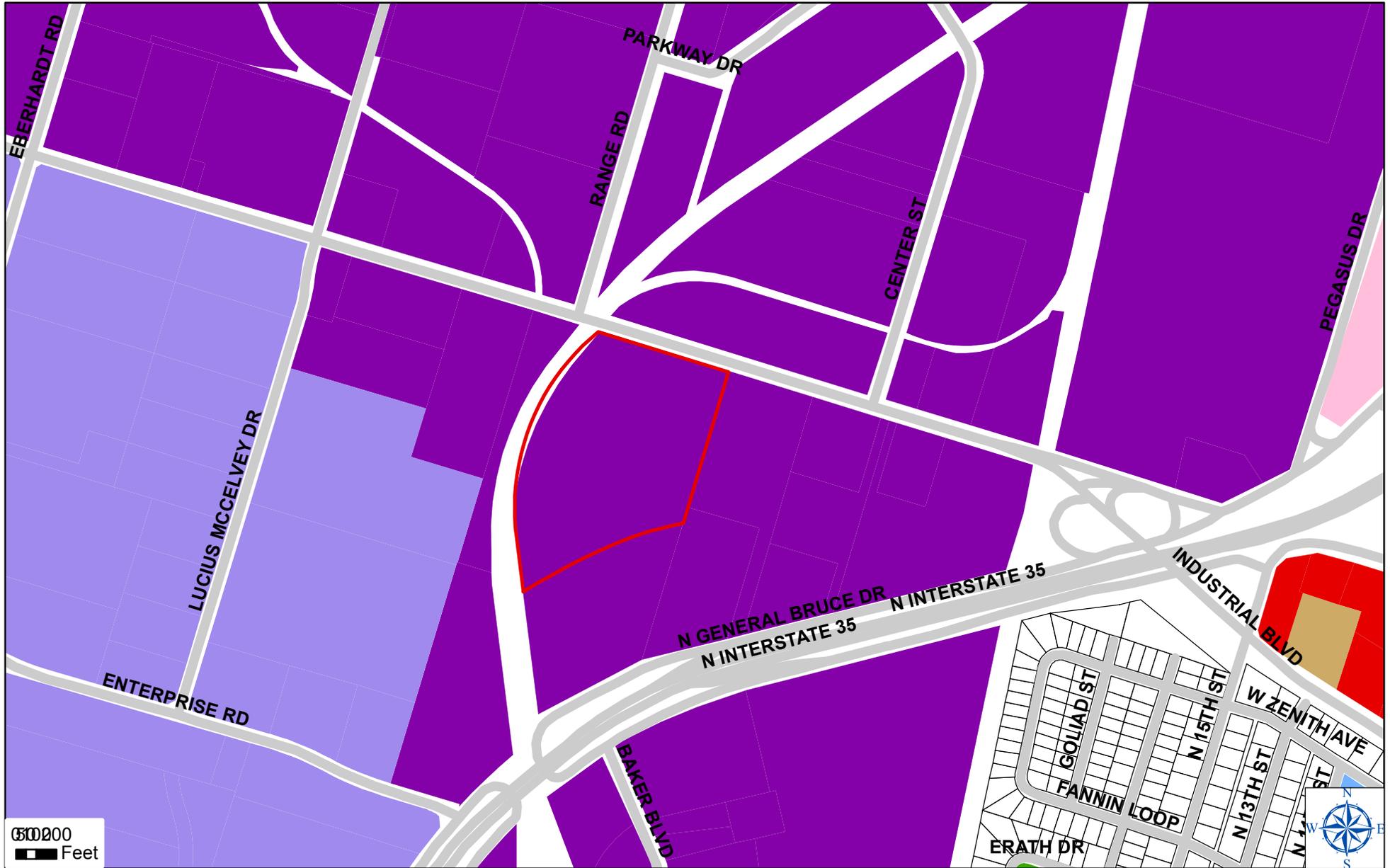


	Case		Subdivisions		1234-A Outblocks		Blocks
	Zoning		Parcel		1234 Addresses		Lots

50000 Feet

10/31/2013
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 as-built ground survey and represent only the approximate relative location of property boundaries and other features.



50000 Feet

Future Land Use

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

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

Fikes Wholesale Inc.
P.O. Box 1287
Temple, Texas 76503-1287

Zoning Application Number: Z-FY-13-33 Project Manager: Phillip Melton

Location: South side of Industrial Boulevard, adjacent to and east of BNSF Railroad

The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice, and provide any additional comments you may have.

I recommend () approval () denial of this request.

Comments:


Signature

JAMES R. FIKES
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than November 4, 2013

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

RECEIVED
OCT 28 2013
City of Temple
Planning & Development



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

11/4/13
Item # 5
Regular Agenda
Page 1 of 4

APPLICANT/ DEVELOPMENT: Gary W. Purser, Jr.

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: Z-FY-14-01 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 128.051 ± acres of land being part of the Baldwin Robertson Survey, Abstract 17, Bell County, Texas, located on the east side of SH 317, past the FM 2483 intersection and extending to the west side of North Pea Ridge Road.

STAFF RECOMMENDATION: Staff recommends denial of the requested zone change to SF-2 District for the following reasons:

1. The request does not comply with the Future Land Use and Character Map;
2. The request complies with the Thoroughfare Plan; and
3. Water facilities are available to the subject property, but the sewer facilities needed for a high density SF-2 residential development are currently not available to the site.
4. The Urban Estates District is a lower density single-family development that is compatible with surrounding rural/residential properties and it agrees with the Future Land Use and Character Map recommendation of Agricultural/Rural.

ITEM SUMMARY: The applicant requests a zone change from Agricultural District (AG) to Single-Family Two District (SF-2). The applicant requests this zone change to allow a residential development. Although there are no sewer facilities available at the site, the applicant's representative indicated the applicant plans to extend sewer to the subject property. The proposed single-family development with a sewer extension would require the platting process.

A rezoning from AG to the SF-2 zoning district would allow the following, but is not limited to: a family or group home, industrialized housing, single-family detached dwelling, place of worship, and farm, ranch, orchard or garden.

Prohibited uses include patio home, single-family attached dwelling, townhouse, duplex, zero lot line dwelling, halfway house, HUD-Code manufactured homes and land lease communities, retail and commercial Uses, among others.

The City of Temple Comprehensive Plan recommends a classification of **Agricultural/Rural** for the subject property. It is intended for those areas within the City limits that do not yet have adequate public facilities and services and may, therefore have on-site utilities. This classification is meant to protect areas in active farm and /or ranch use. According to **Chapter 4, Growth Management & Capacity** of the Comprehensive Plan, a much larger minimum lot size is recommended than the City's current one-acre minimum to manage premature growth in such areas and maintain the rural character. **Residential development at very low intensities is permitted if it is clustered, with significant open space preservation.** Public services would be required at a certain density.

Due to densities associated with SF-2 developments, the applicant's requested SF-2 District does not appear to comply with the property's Agricultural/Rural classification. A requested zone change to Urban Estates District would be more suitable for the property's Agricultural/Rural classification. The Urban Estates District is more ideal for low density residential developments without sewer and is compatible with the adjacent rural/residential properties.

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	Agricultural/Rural	AG	Agricultural/Undeveloped Land
North	Agricultural/Rural	AG	Agricultural/Rural Residential
South	Agricultural/Rural & Suburban Commercial	AG & GR	Agricultural/Rural Residential and Retail
East	Agricultural/Rural	AG	Agricultural/Rural Residential
West	Agricultural/Rural	AG	Agricultural/Rural Residential

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 property is identified as Agricultural/Rural. The applicant's requested Single-Family Two District does not comply with this recommendation. If approved, a zone change to the SF-2 District would require an amendment to the Future Land Use and Character Plan.	No
CP	Map 5.2 - Thoroughfare Plan	The east side of the property fronts North Pea Ridge Road, which is identified as a Collector. The requested SF-2 District is appropriate along Collectors. The applicant will be required to dedicate right-of-way along North Pea Ridge Road through the platting process, per UDC Section 8.2.1 Streets.	Partial

		The west side of the property fronts SH 317, a Major Arterial. Major Arterials are not ideal for single-family lots. UDC Section 8.2.6 Design Standards/Lots: Lots for residential use must not front on or be contiguous at a side lot line to major thoroughfares or expressways.	
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	The nearest water line along the west edge of the subject property is a 2-inch water line located on the adjacent property to the south, along the east right-of-way of SH 317. There is a 16-inch water line across the street along the west right-of-way of SH 317. Sewer facilities are not available on or adjacent to the subject property. The nearest sewer line is located across SH 317 in its west right-of-way, south of FM 2483.	Partial
STP	Temple Trails Master Plan Map & sidewalks	The Temple Trails Master Plan reflects a proposed 6 to 8 foot wide' Community-Wide Connector Trail along the west edge of the subject property along SH 317. 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. A 4-foot wide sidewalk would be required along property's frontage along North Pea Ridge Road.	This will be addressed during the platting and development process (see below)

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

DEVELOPMENT REGULATIONS: Dimensional standards for development in the SF-2 District are as follows:

- Minimum lot size – 5,000 sq. feet
- Minimum Lot Width – 50 feet
- Minimum Lot Depth – 100 feet
- Front Yard Setback – 25 feet
- Side Yard Setback – 5 feet (interior)
- Side Yard Setback – 15 feet (corner)
- Rear Yard Setback – 10 feet

Standard development regulations require a 6-foot wide sidewalk along Major Arterials, such as SH 317, per UDC Section 8.2.3-Sidewalks. Since a 6 to 8-foot wide connector trail is required along the property's frontage at SH 317, the required 6-foot wide sidewalk may need to be upsized to an 8-foot width. A 4-foot wide sidewalk is required along collectors, such as North Pea Ridge Road.

PUBLIC NOTICE:

Thirteen 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 October 31, 2013, no notices were returned in favor of the request and no notices were returned in opposition.

The newspaper printed notice of the Planning and Zoning Commission public hearing on October 24, 2013, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Surrounding Property Photos
Zoning and Location Map
Future Land Use and Character Map
Notification Map

SURROUNDING PROPERTY AND USES:

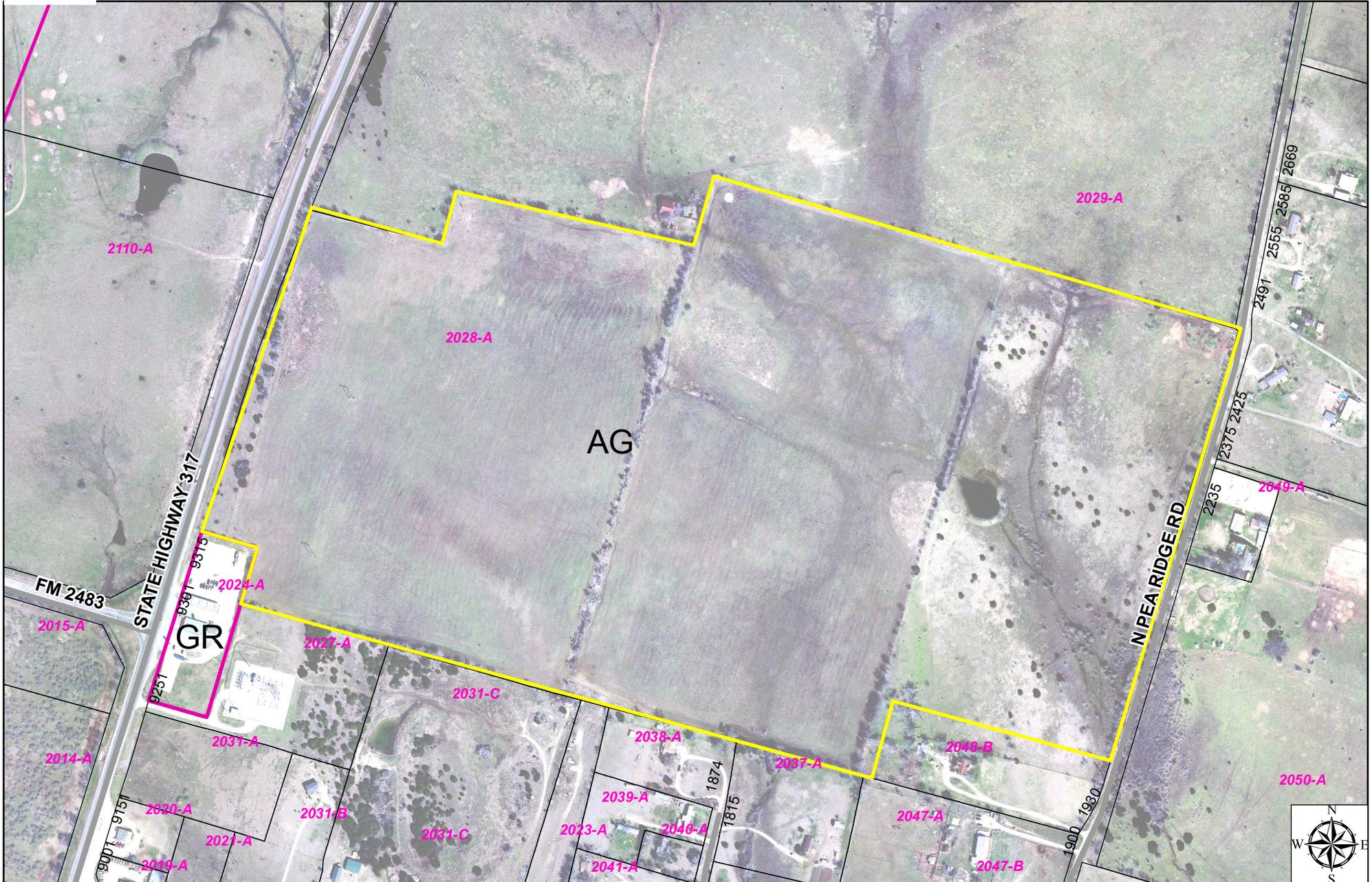
The following table shows the subject property, existing zoning and current land uses:

Direction	Zoning	Current Land Use	Photo
Subject Property	AG	Agricultural/ Undeveloped Land	 <p style="text-align: right;">SH 317</p>
			 <p style="text-align: right;">N Pea Ridge Rd.</p>
East	AG	Agricultural Land/ Rural Residential	 <p style="text-align: right;">N Pea Ridge Rd.</p>

Direction	Zoning	Current Land Use	Photo
West	AG	Agricultural Land/ Rural Residential	
South	AG & GR	Agricultural Land/ Rural Residential and Retail	
			

Direction	Zoning	Current Land Use	Photo
North	AG	Undeveloped Land / Rural Residential	 A photograph of a rural landscape. In the foreground, there are dense green bushes and trees. The middle ground shows a wide, flat green field. In the background, there are more trees and a clear blue sky. A red fence is visible on the right side of the field.

Direction	Zoning	Current Land Use	Photo
North	AG	Undeveloped Land / Rural Residential	 A photograph of a rural landscape. The foreground is filled with dense green bushes and trees. In the middle ground, there is a flat, green field. In the background, a clear blue sky is visible, and a few trees and a fence line can be seen on the horizon.

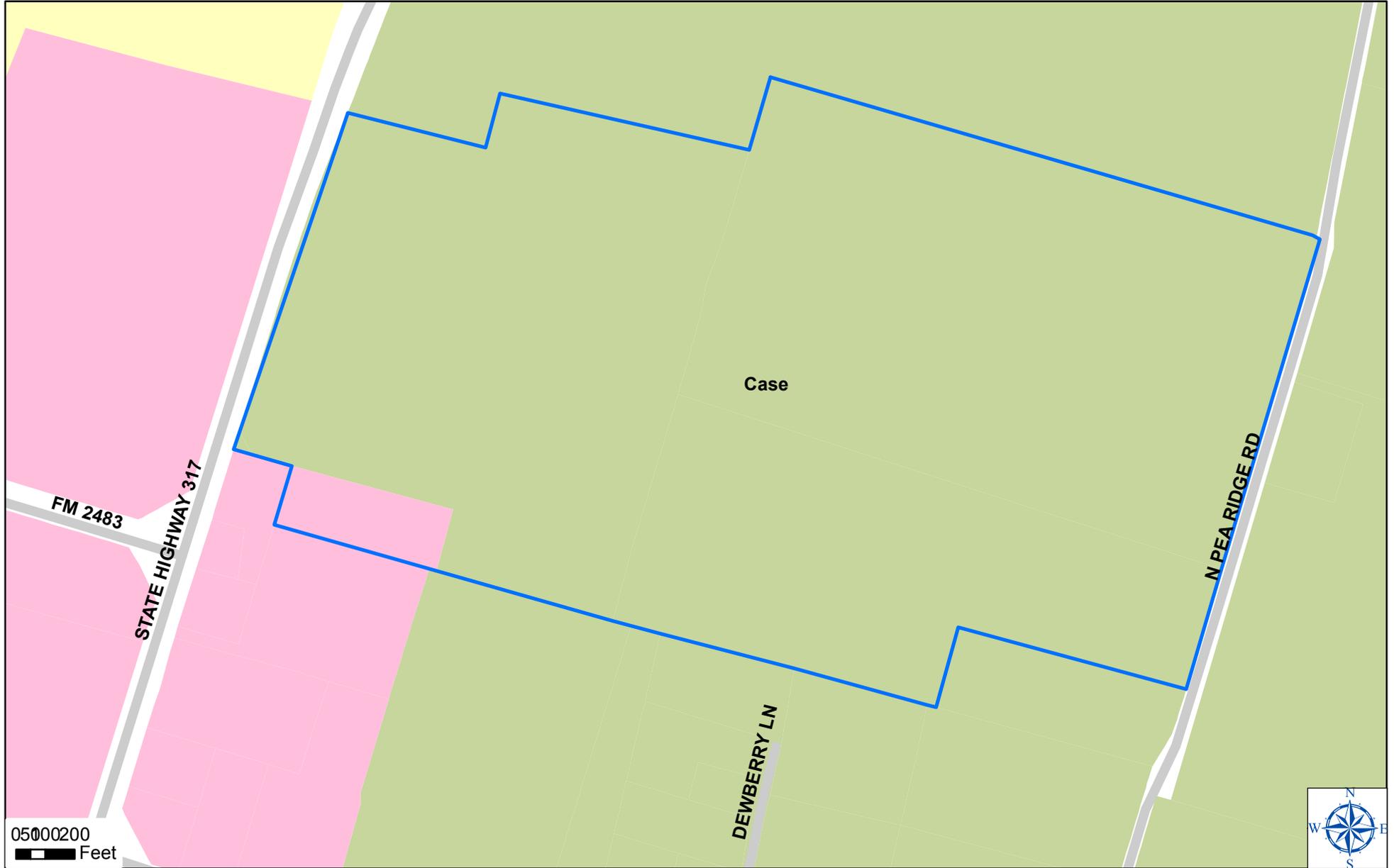


	Case		Subdivisions		1234-A Outblocks		Blocks
	Zoning		Parcel	1234	Addresses		Lots

05000200
 Feet

10/31/2013
 City of Temple GIS

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Future Land Use

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

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- Case
- Water Line
- Fire Hydrant
- Sewer Line

05000200

Feet

10/31/2013
City of Temple GIS

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Trails

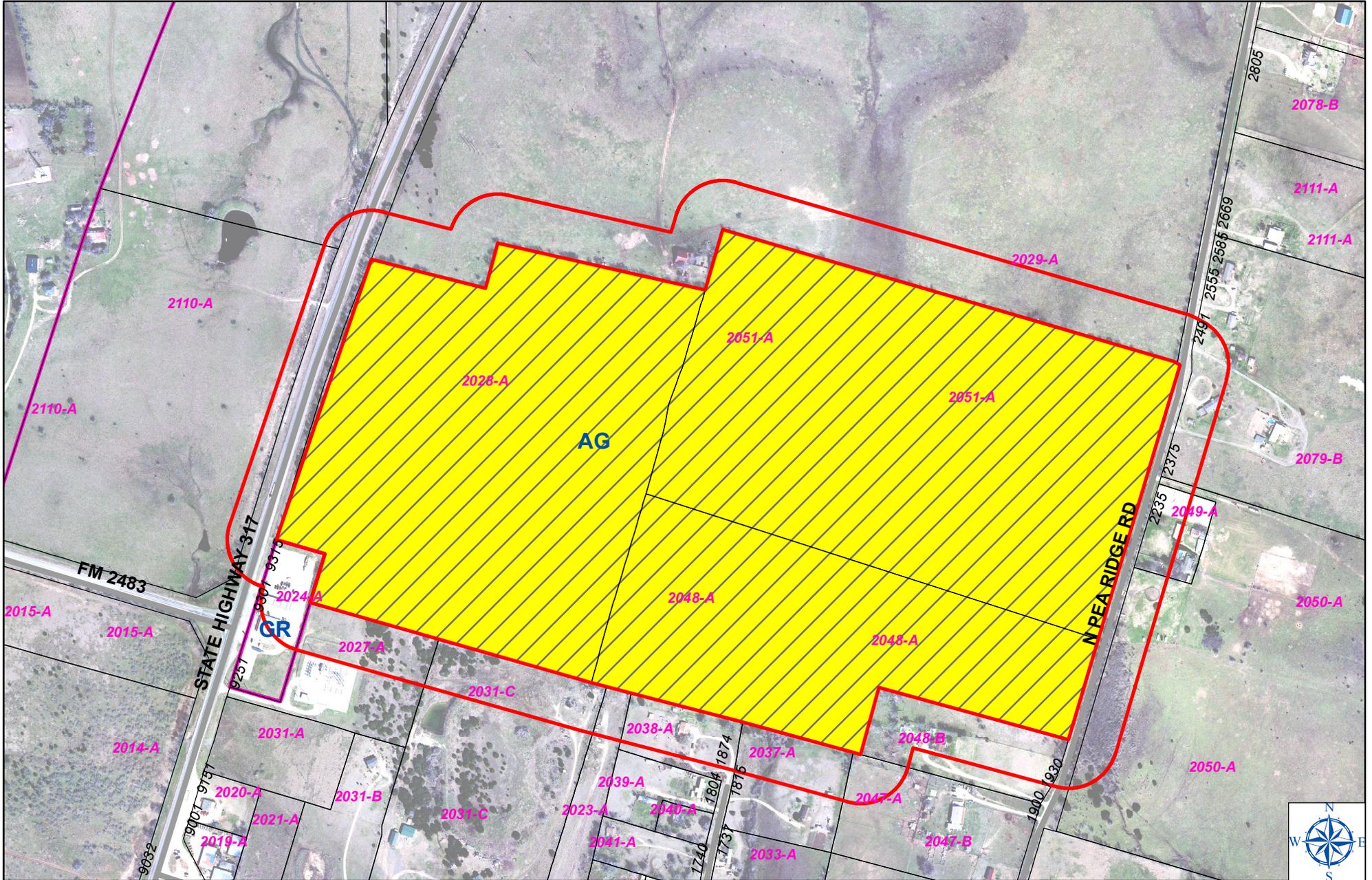
- Existing Citywide Spine Trail
- - Under Design/Construction Citywide Spine Trail
- - - Proposed Citywide Spine Trail
- Existing Community-Wide Connector Trail
- - Under Design/Construction Community-Wide Connector Trail
- - - Proposed Community-Wide Connector Trail
- Existing Local Connector Trail
- - Proposed Local Connector Trail

- - Under Design/Construction Community-Wide Connector Trail
- - - Proposed Community-Wide Connector Trail
- Existing Local Connector Trail
- - Proposed Local Connector Trail

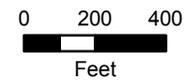
Thoroughfare

- Expressway
- Major Arterial
- - - Proposed Major Arterial

- ■ ■ Proposed K-TUTS
- Minor Arterial
- - - Proposed Minor Arterial
- Collector
- - - Conceptual Collector



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



10/10/2013
 City of Temple GIS
 tlyerly

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



PLANNING AND ZONING COMMISSION AGENDA ITEM

11/04/13
Item #6
Regular Agenda
Page 1 of 3

APPLICANT/ DEVELOPMENT: Pat Dauphinais for Duane Hoffman

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: Z-FY-14-02 Hold a public hearing to discuss and recommend action on a zone change from a combination of Light Industrial (LI) and Commercial District (C) to Multiple Family Dwelling One (MF-1) District to Lots 3 and 4, Block 12, Northwest Hills, 1st Extension Replat of Blocks 11 & 12, addressed as 2201 and 2205 Valley Forge Avenue.

STAFF RECOMMENDATION: Based on the following discussion, staff recommends approval for a zone change from LI and C to MF-1 for the following reasons:

1. Although the proposed zoning does not comply with the Future Land Use Map which identifies this area as Neighborhood Conservation, it is consistent with the adjacent multi-family uses to the north and the west and the multi-family character of the area;
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 Neighborhood Conservation District. The Neighborhood Conservation district is for existing and established residential neighborhoods. The purpose of this district is to establish standards consistent with those at the time of development (i.e. lot size, setbacks etc.) so as to not create nonconforming situations and to ensure that any infill activity or redevelopment maintains the neighborhood character. The surrounding area is primarily developed with variety of duplex, apartment and single family uses with commercial, multi-family, single-family and industrial zoning in place.

This collection of single-family, multi-family, commercial and industrially-zoned parcels have one significant characteristic in common which is the presence of existing multi-family housing units. The requested multi-family zoning allows the continuation of the single-family detached/attached housing units, duplex and apartments and will help protect those uses from the encroachment industrial uses, especially the single-family uses across the street from the subject property. The combination of existing zoning and existing land uses paints a patchwork of non-compliance with the FLUP and any new zoning district will have a degree of non-compliance. The current Light Industrial and Commercial zoning districts do not equally allow the same single family and multi-family uses that the MF-1 district does. Although the zoning request does not fully comply with the FLUP, staff recommends approval as this zoning designation is compatible with the adjacent land use and

will continue some of the multi-family residential pattern of development. If approved, the FLUP will need to be updated.

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

<u>Residential uses</u>	<u>Nonresidential uses</u>
Multiple Family Dwelling (Apartment)	Child Care (Family Home)
Industrialized Housing	Park or Playground
Family or Group Home	Fire Station

Prohibited uses include HUD-Code manufactured homes and land lease communities, All commercial and industrial uses are prohibited, except these uses allowed by an approved conditional use permit. The uses include but are not limited to: temporary asphalt concrete batching plants, a sewage pumping station 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	Neighborhood Conservation	LI	Undeveloped
North	Neighborhood Conservation	2F & SF-3	Existing SF & MF Uses
South	Neighborhood Conservation	LI & C	Peanut Gallery Pre-School
East	Parks and Open Space	LI	Saulsbury Community Garden
West	Neighborhood Conservation	C & MF-2	Existing multi-family uses

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

Policy, Goal, Objective or			
Document	Map		Compliance
CP	Map 3.1 - Future Land Use and Character (FLUP)	Neighborhood Conservation is identified for the subject property as well as identified for the immediate and surrounding area. Although the MF-1 zoning is not a compatible zoning district, the allowed uses are compatible and consistent with the Surrounding uses and zoning designations in the immediate area.	N
CP	Map 5.2 - Thoroughfare Plan	The subject property will take access from Valley Forge Ave which is a local 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 a 6" water line in Valley Forge Ave. Sewer is available through a 6" sewer line in Valley Forge Ave.	Y
STP	Temple Trails Master Plan Map & sidewalks	No existing or proposed trails were identified in the Master Plan Map along the subject property's frontage of Valley Forge Ave.	Y

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

DEVELOPMENT REGULATIONS: Standard residential setbacks for two-family dwellings in the MF-1 district are:

Minimum lot size	-	4,000
Minimum Lot Width	-	60'
Minimum Lot Depth	-	100'
Front Yard Setback	-	25'
Side Yard Setback	-	10% of Lot Width (Min 5')
Corner Side Setback	-	15'
Rear Yard Setback	-	10'

PUBLIC NOTICE: Eleven 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 November 1, 2013 at 4:00 PM, One notice for approval had been received.

The newspaper printed notice of the Planning and Zoning Commission public hearing on October 24, 2013, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Site and Surrounding Property Photos
Zoning and Location Map
Future Land Use and Character Map
Buffer Notification Map
Returned Property Notice

Site & Surrounding Property Photos



Site: Undeveloped - Looking South (Light Industrial & Commercial Zoning)



East: Saulsbury Community Garden (Light Industrial Zoning)



West: Scattered Mixed residential uses (Commercial & Multi Family-2 Zoning)

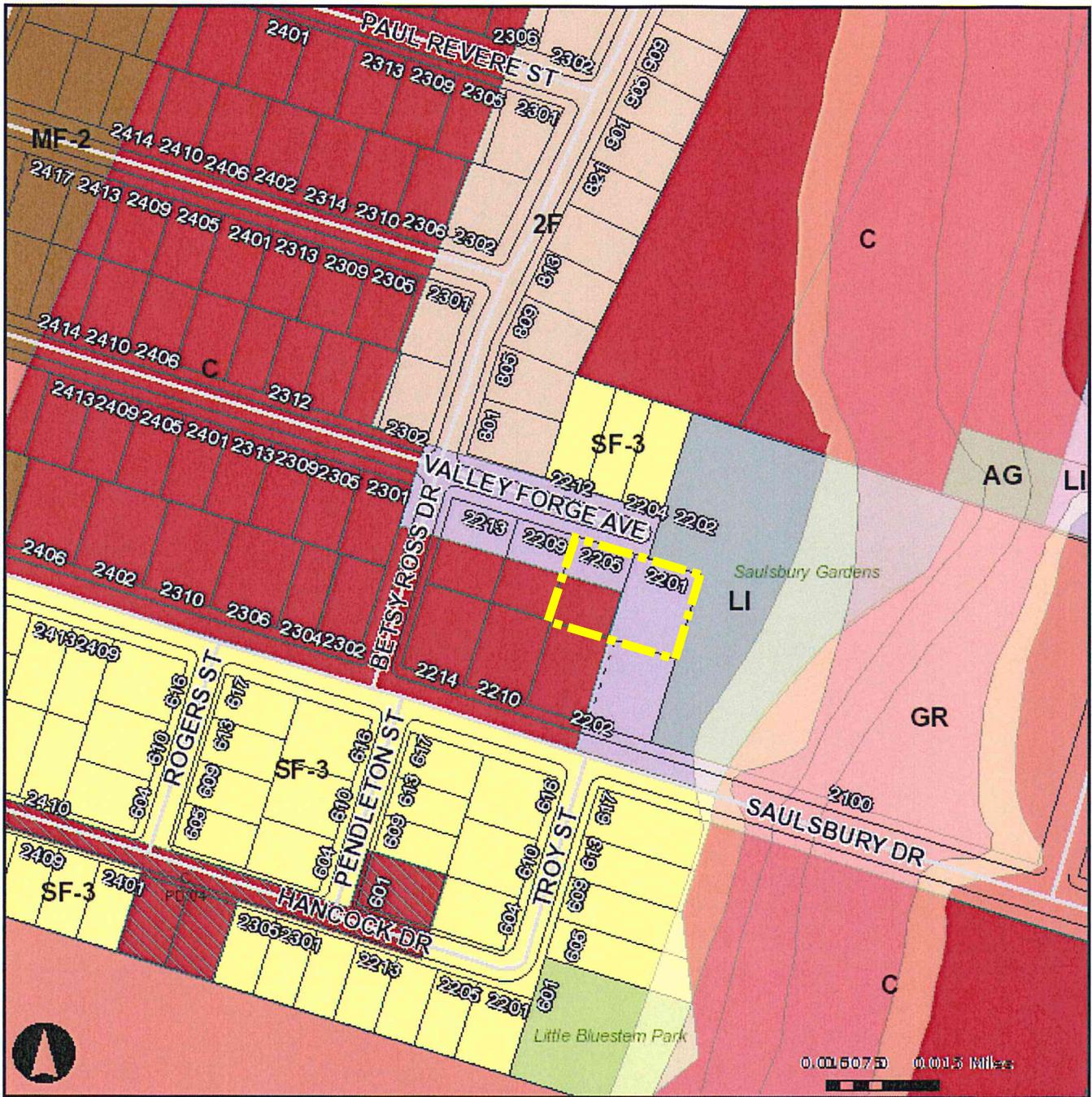


North: Detached Single-Family Homes (Single Family-3 Zoning)



South: Looking south across subject property toward the Peanut Gallery Pre-school (Light Industrial Zoning)

Zoning and Location Map





Future Land Use

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

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



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

Nautilus Holdings LP
P.O. Box 1364
Salado, Texas 76571

Zoning Application Number: Z-FY-14-02

Project Manager: Mark Baker

Location: 2201 and 2205 Valley Forge Avenue

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:

NAUTILUS HOLDINGS LP
By TWIN ACORN, LLC, General Partner
By: _____
Printed Name: _____
Title: _____



Signature

R. A. OLSEN

Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than November 4, 2013

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

RECEIVED
NOV 01 2013
City of Temple
Planning & Development



PLANNING AND ZONING COMMISSION AGENDA ITEM

11/04/2013
Item #7
Regular Agenda
Page 1 of 2

APPLICANT / DEVELOPMENT: James Stewart

CASE MANAGER: Phillip Melton, Planning Intern

ITEM DESCRIPTION: Z-FY-14-03 Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption where sales will be more than 50% and less than 75% of the gross revenue for The Patio On Main Restaurant/Bar, on Lot 15, Block 21, Temple Original Town, located at 12B South Main Street.

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

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

ITEM SUMMARY: The subject property is located on the west side of South Main Street in between Central Avenue and A Avenue. The property is addressed 12B South Main Street. The applicant proposes establishing a business where it is anticipated that less than 75% of the gross revenue will be from the sale of alcoholic beverages with on-premise consumption. The site is developed, built to property lines, and is zoned Central Area (CA). In the CA district, if revenue from beer and wine sales is less than 75% or when all alcoholic beverage sales are below 50%, the use is permitted by right. Since the applicant is proposing sales of alcoholic beverages that will amount to more than 50%, but less than 75%, of the gross revenue, a conditional use permit is required.

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

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

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

Security: The applicant has indicated that security cameras will be provided inside as well as security personnel on site.

Parking: The CA zoning district allows on-street parking. There are a number of opportunities for on-street parking along South Main Street. A public parking lot is also located directly across Main St. from the site that could provide additional parking.

Distance from Sensitive Uses: As provided by UDC Section 5.5.15C, the property is not located within 300 from a place of worship, elementary or secondary school, public hospital, public park, or any residentially zoned or developed lot. The closest distance to any of these listed uses, as measured in a straight, direct line from the property line of the establishment to the nearest property line, is to Fred Springer Park at a distance of approximately 676 feet.

The applicant has provided, as required per UDC Section 3.5.2B, a site plan. Staff has reviewed the use permit and the site plan which were considered by the DRC during their October 21, 2013 meeting. Based on the proposal, no issues were identified during the meeting. The attached site plan will be included in the Ordinance if the conditional use permit is approved by City Council.

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

On-site parking is typically waived in favor of on-street parking per UDC Section 7.5C.

PUBLIC NOTICE: 13 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 November 1, 2013, 2 notices had been returned in favor of the use permit and no notices for denial had been received.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Site Photos

Aerial Map

Floor Plan

Buffer Notification Map

Returned Property Owner Notice



Subject Property, currently unoccupied



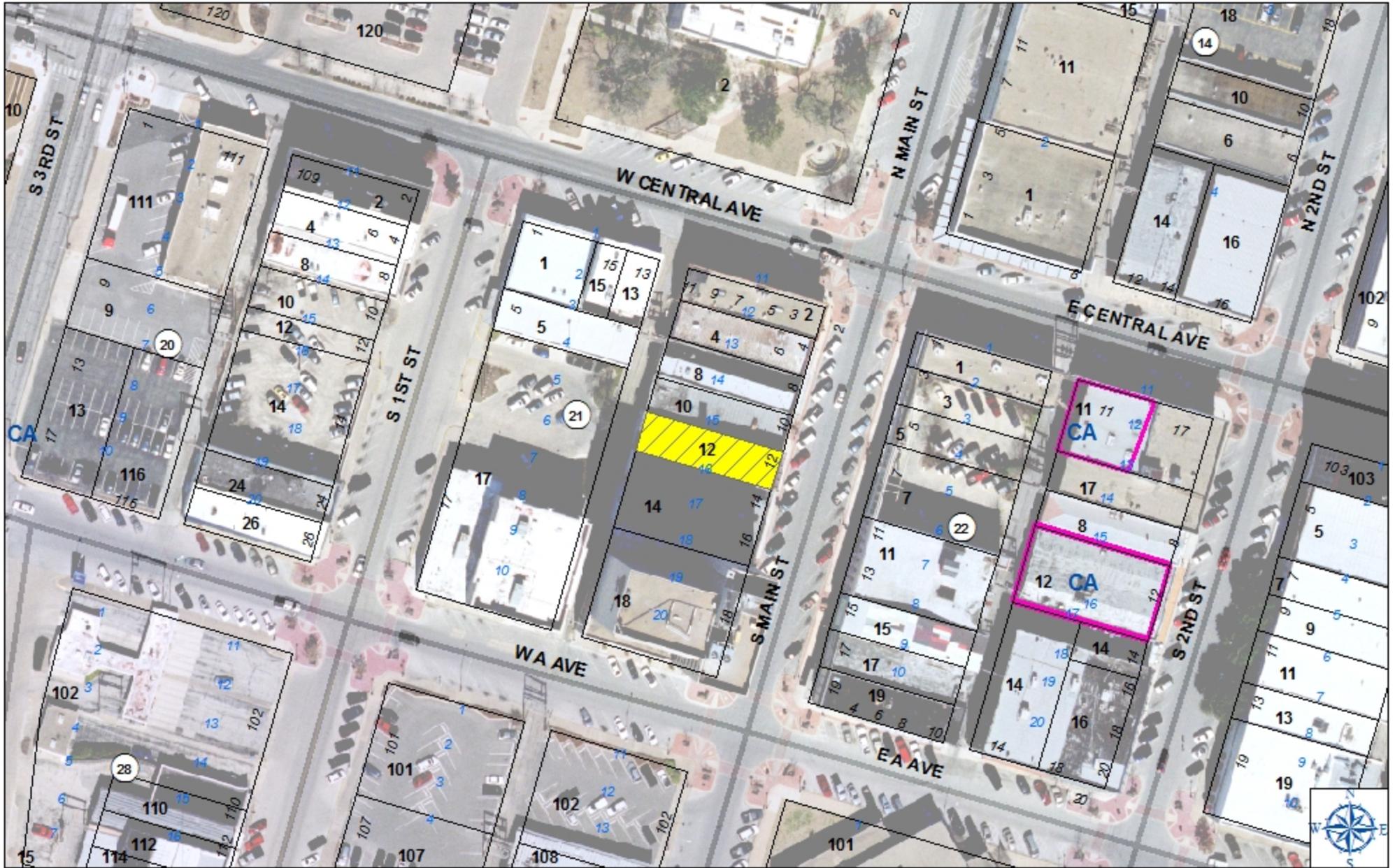
North: Boxing Gym and resturant



South: Unoccupied and the ExtraCo Bank Building



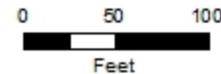
East: Public Parking and an amusement use (Ballroom)



-  Case
-  Zoning
-  Buffer_200

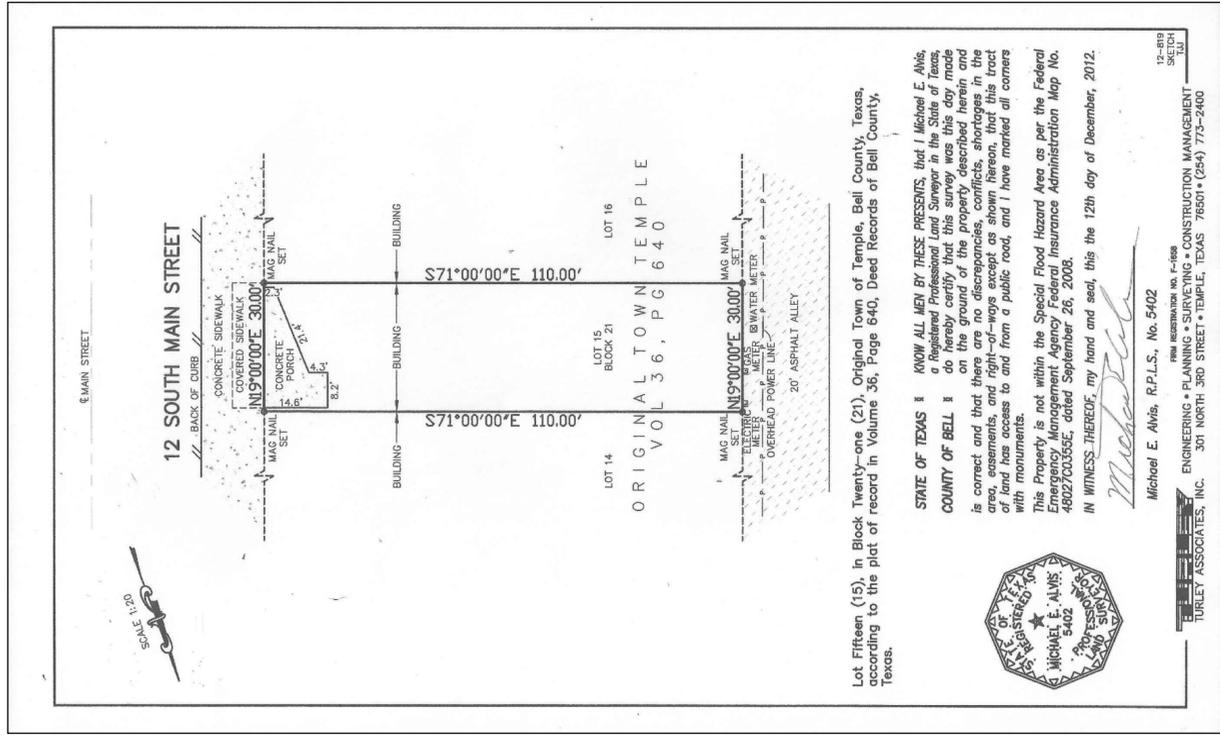
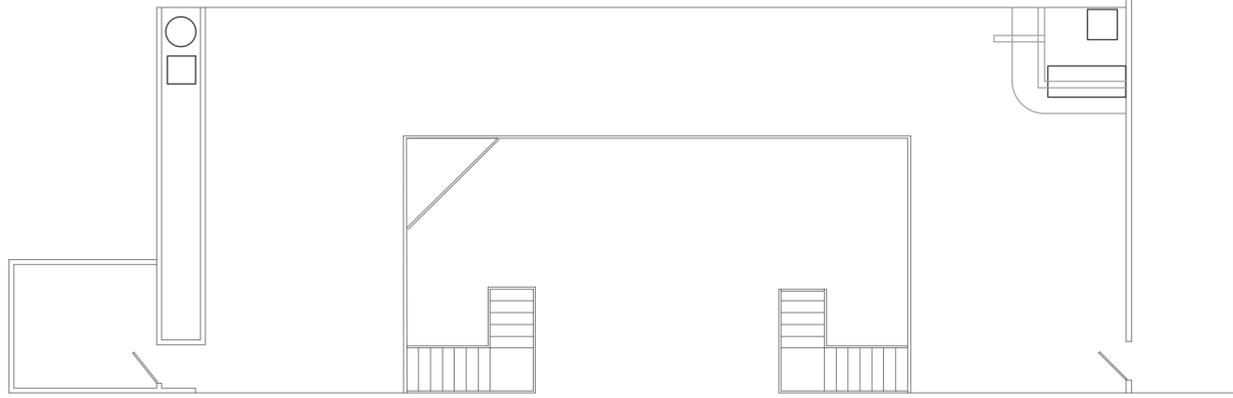
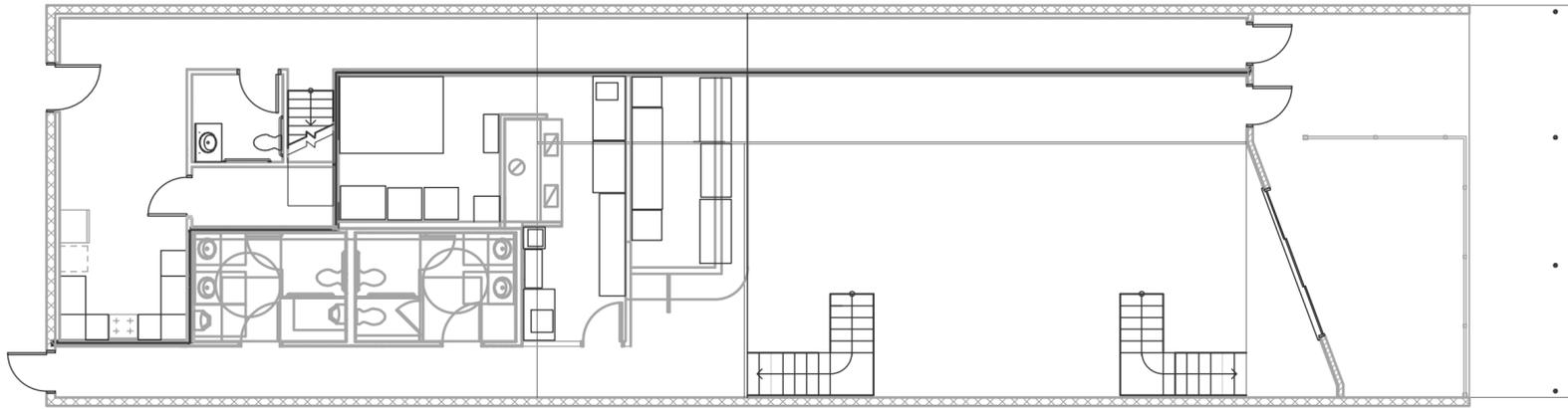
Block Number
Address 1234 **1234-A**

Outblock Number
Lot Number ①



10/25/2013
City of Temple GIS
pmetlon

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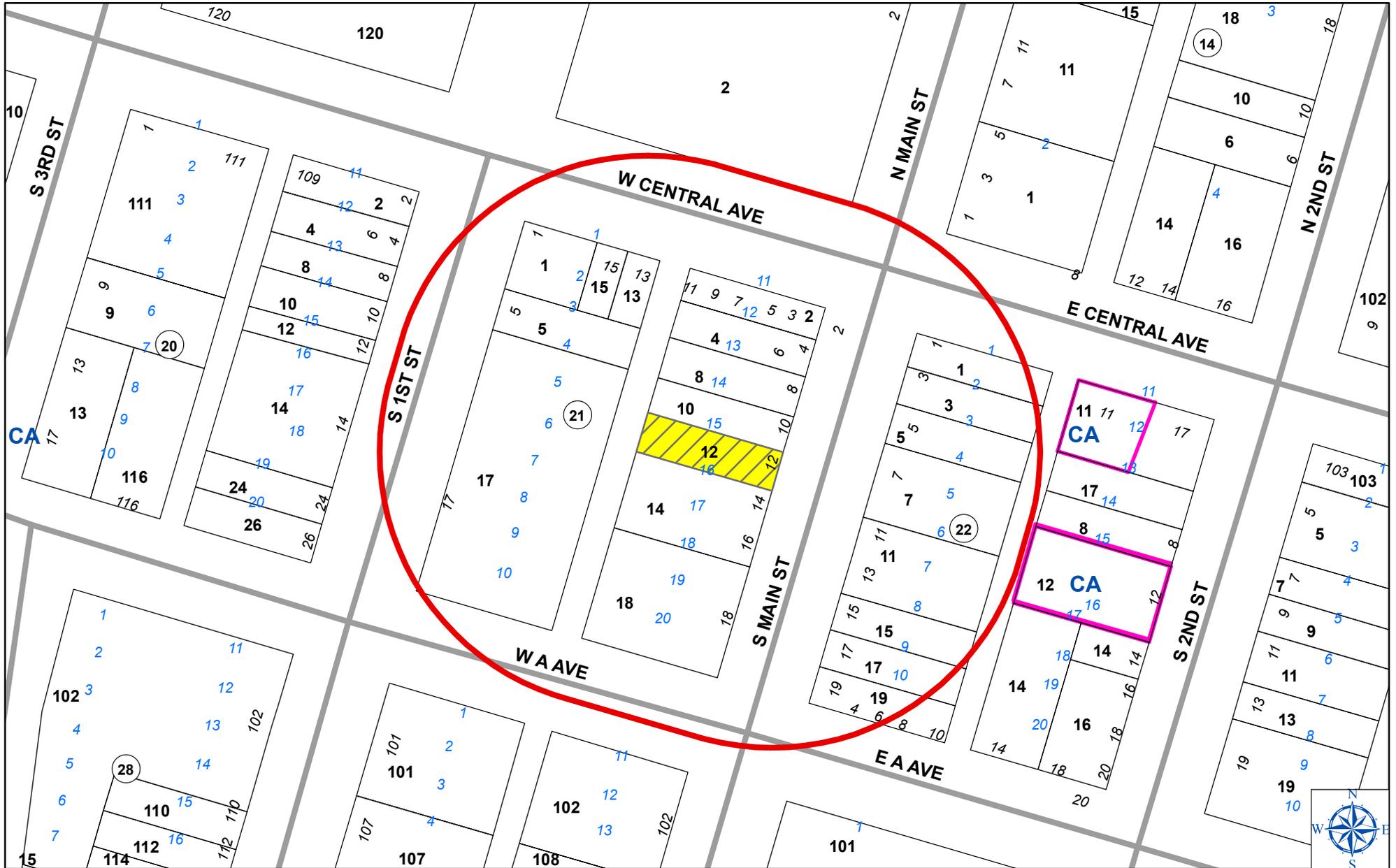
PROJECT: THE PATIO ON MAIN
 12B South Main
 Temple, TX 76501
 (254) 534-0954

DATE: 9/25/2013
 DRAWN BY: JAS
 CHECKED BY: JS

SCALE: 1" / 10'

SHEET: Floor Plan

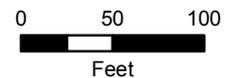
FLOOR PLAN



-  Case
-  Zoning
-  Buffer_200

Block Number
Address 1234-A
1234

Outblock Number
Lot Number ①
1



10/16/2013
City of Temple GIS
pnelton

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 accurate ground survey and represent only the approximate relative location of property boundaries and other features.



**RESPONSE TO PROPOSED
CONDITIONAL USE PERMIT
CITY OF TEMPLE**

Main One South LP
1 South Main Street
Temple, Texas 76701

Zoning Application Number: Z-FY-14-03

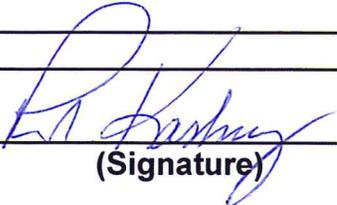
Project Manager: Phillip Melton

Location: 12B South Main Street

The proposed request for a Conditional Use Permit is the area shown in hatched marking on the attached map. The Conditional Use Permit will allow the sale of alcoholic beverages for on-premise consumption in a restaurant. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible Conditional Use Permit for the property described on the attached notice, and provide any additional comments you may have.

I recommend approval () denial of this request.

Comments:



(Signature)

Rick N. Kasberg

(Print Name)

Please mail or hand-deliver this comment form to the address shown below, no later than November 4, 2013.

**City of Temple
Planning Department
Room 201
Municipal Building
Temple, Texas 76501**

RECEIVED
OCT 28 2013
City of Temple
Planning & Development



**RESPONSE TO PROPOSED
CONDITIONAL USE PERMIT
CITY OF TEMPLE**

Temple Economic Development Corp
1 South 1st Street
Temple, Texas 76701

Zoning Application Number: Z-FY-14-03

Project Manager: Phillip Melton

Location: 12B South Main Street

The proposed request for a Conditional Use Permit is the area shown in hatched marking on the attached map. The Conditional Use Permit will allow the sale of alcoholic beverages for on-premise consumption in a restaurant. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible Conditional Use Permit for the property described on the attached notice, and provide any additional comments you may have.

I recommend approval () denial of this request.

Comments:

Karin Jahnke
(Signature)

Karin Jahnke
(Print Name)

Please mail or hand-deliver this comment form to the address shown below, no later than November 4, 2013.

City of Temple
Planning Department
Room 201
Municipal Building
Temple, Texas 76501

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OCT 29 2013
City of Temple
Planning & Development



PLANNING AND ZONING COMMISSION AGENDA ITEM

11/04/13
Item #8
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-13-43 - 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.	DRC 9/03/13	John Kiella
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 Pending	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
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.	DRC 9/25/13 2 nd DRC 10/22/13	Jason Carothers
P-FY-14-01 - Consider and take action on the Final Plat of JENCER Addition, a 28.29 ± acres, 2-lot, 1-block, nonresidential subdivision, located on the south side of Industrial Boulevard, along the east side of the Burlington Northern Santa Fe Railroad, and on the north side of I-35.	DRC 10/22/13 Pending	Chuck Lucko for Arthur Brashier
P-FY-14-03 – Consider and take action on the Final Plat of The Meadows at Creekside, a 41.941 acre, 123 lot, 6 block, residential subdivision, located on the north side of Case Road.	DRC 11/06/13	Corry Herring

<p>P-FY-14-04 - Consider and take action on the Final Plat of Johannsen Estates, a 2.00 ± acres, 1-lot, 1-block, residential subdivision, located on the east side of FM 1123 in Temple's southern Extra Territorial Jurisdiction (ETJ)</p>		<p>All County Surveying for Clyde Sparks</p>
<p>Z-FY-14-04 - Hold a public meeting to consider and recommend action on a zone change from TMED T4 District (T4) to Planned Development (T4) District on Lot 3, Block 7, Eugenia Terrace, addressed as 1605 South 5th Street.</p>	<p>P&Z 11/18/13</p>	<p>Temple Housing Authority</p>
<p>Z-FY-13-36 - Hold a public hearing to discuss and recommend action on an amendment to Ordinance 2010-4413, Temple Unified Development Code, Article 3 to amend notification requirements; Article 4 to amend dimensional standards; Article 6 to amend TMED landscaping requirements; Article 6 to amend I-35 Overlay window requirements; Article 6 to amend the 1st and 3rd Overlay District; and Article 7 to amend off street parking requirements.</p>	<p>P&Z 12/02/13</p>	<p>City Initiated</p>
<p>P-FY-14-05 - Consider and take action on the Final Plat of Fettig Subdivison, a 3.00 ± acre, 3 lot residential subdivision located at the northeast corner of West Adams Avenue and Beaver Loop.</p>	<p>DRC 11/18/13</p>	<p>Monty Clark for Michelle Fettig</p>

<p>City Council Final Decisions</p>	<p>Status</p>
<p>No City Council meetings held since last P&Z on October 22, 2013</p>	



**PLANNING AND ZONING COMMISSION
MEETING EVALUATION**

November 4, 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	A	P	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 22	Nov 4	Nov 18	Dec 2	Dec 16	P	A
James Staats	P	P	P	P	P	P	A	P					16	3
Allan Talley	P	P	P	P									11	2
Derek Martin	P	A	A	P									7	6
Will Sears	P	P	P	P	P	P	A	P					16	3
Greg Rhoads	P	P	P	P	A	A	P	P					14	7
David Jones	P	P	P	P	P	P	P	P					18	1
Chris Magaña	P	P	P	P	P	P	P	P					15	4
Randy Harrell	P												11	1
Patrick Johnson	A	P	P	P	P	P	P	P					15	5
Thomas Rehak					*	P							1	
Omar Crisp					*	P	P	P					3	
Blake Pitts					*	P	P	A					2	1

not a Board member

Comm. Harrell resigned

* New Commissioners appointed 9/2013