

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
PLANNING CONFERENCE ROOM  
NOVEMBER 18, 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 18, 2013.
2. Discuss December 2<sup>nd</sup> meeting being changed to Tuesday, December 3<sup>rd</sup> due to Annual Christmas Parade.
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 (UDC).

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
CITY COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR  
NOVEMBER 18, 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 November 4, 2013.

**B. ACTION ITEMS**

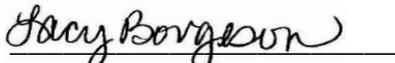
**Item 2:** [P-FY-14-02](#) –Consider and take action on the Final Plat of Big Red Barn VI, a 6.220 ± acres, 1-lot, 1-block nonresidential subdivision located north of FM 93 and west of Taylor's Valley Rd and addressed as 4340 W. FM 93. (Applicant: Colette B. Marshall)

**Item 3:** [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. (Applicant: Central Texas Housing Consortium)

**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 3:15 PM, on November 14, 2013.



Lacy Borgeson, TRMC  
City Secretary

**SPECIAL ACCOMMODATIONS: Persons with disabilities, who have communication or accommodation needs and desire to attend the meeting, should notify the City Secretary's Office by mail or by telephone 48 hours prior to the meeting.**

I certify that this Notice of Meeting Agenda was removed by me from the outside bulletin board in front of the City Municipal Building at \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_, 2013. Title \_\_\_\_\_.

**PLANNING AND ZONING COMMISSION  
MONDAY, NOVEMBER 4, 2013  
5:30 P.M.**

**PLANNING AND ZONING MEMBERS PRESENT**  
Chair Will Sears

**COMMISSIONERS:**

James Staats                      Blake Pitts  
Patrick Johnson                 David Jones  
Greg Rhoads

**PLANNING AND ZONING MEMBERS ABSENT:**

Chris Magaña                      Omar Crisp

**STAFF PRESENT:**

Kim Foutz, Acting Director of Planning  
Trudi Dill, Deputy City Attorney  
Ken Cicora, Director of Parks and Leisure  
Kim Mettenbrink, Park Planner  
Eddie Mitchell, Fire Driver  
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, November 1, 2013 at 10:00 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 5:30 P.M.

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

**A. CONSENT ITEMS**

**Item 1: Approval of Minutes:** Work session and the regular meeting of October 22, 2013.

Approved by general consent.

**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)

Mr. Mark Baker, Planner, stated City Council was the final authority on this plat since the applicant has requested an exception to the park fees. City Council first reading would be held on December 5, 2013.

DRC deemed this plat complete on October 22, 2013. The plat proposes 195 lots developed through three phases and seven tracts. Approximately 25 acres within the plat were recently before the Commission for rezoning and approved by City Council on October 7<sup>th</sup>.

Water is available through an eight-inch water line in Carriage House Drive. Wastewater service is available through a six-inch sewer line in Carriage House Drive. Utilities are proposed to be extended through an eight-inch line to fully serve the subdivision.

The subdivision entrance will be taken from three points: Carriage House Drive, Oak Hills Drive, and Salt Mill Hollow Drive. All proposed local streets will meet the 50 foot wide right-of-way and 31 foot pavement width requirements. No sidewalks are required on local streets. Hopi Trail is perimeter and an access point only not within the boundary.

The plat proposes ten new local streets and extensions to two existing local streets:

1. Oak Hills Drive (Extension),
2. Carriage House Drive (Extension),
3. Broken Shoe Trail,
4. Thicket Trail,
5. Rustic Manor Drive,
6. Gun Grove Drive,
7. Split Trail Cove,
8. Salt Mill Hollow Drive,
9. Wagon Gap Road,
10. Briar Hollow Drive,
11. Cross Timber Cove and,
12. Gristmill Drive

The applicant has requested a waiver to the Design Criteria Residential Subdivision Entrance / Access Design Standards. While the developer has provided the third access point to meet the 1,000 foot spacing requirement and number of access points required by the UDC, the connection does not meet the requirements for a temporary emergency access point and requires the waiver. The waiver is not being supported by Staff since this temporary emergency access cannot meet the standards since it is not currently planned to connect to Poison Oak Road and no plans have been finalized to developer it as a through connection.

Applicant has submitted a Letter of Exception for the waiver of park fees which has been found acceptable to the Parks and Leisure Services Department. Developer is proposing private park land, a 25' trail easement, and park facilities. Private Trail within 100' Brazos Electric

Easement. Private park amenities are being proposed in lieu of public park dedication and payment of park fees.

Staff has not received formal approval to use the easement for use – if approval is given, the trail needs to be labeled private and if it is not approved would need to be removed from the plat altogether. The applicant is in agreement with this.

This private park would be within Tract C and would contain a sport court, pavilion, landscaping, and park facilities and the amenities are to be constructed prior to the acceptance of Phase 2. A 25 foot trail easement is also being provided which the City would build a trail meeting the needs of the City Wide Trails Master Plan when funding is available.

Staff recommends approval of the Preliminary Plat for Carriage House Trails, subject to the following conditions:

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.

Staff recommends disapproval of the requested exception to the Design Criteria - Residential Subdivision Entrances for the following reason:

The stub connection does not meet the requirements for an 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.

Commissioner Jones asked to hear from the Fire Department representative. Mr. Eddie Mitchell, 210 N. Third Street, Temple, Texas, stated he was appearing on behalf of the Fire Marshall and the third exit did not meet the standards as a temporary emergency access point. Mr. Mitchell also stated it was not just getting into the area, but also if residents could get out.

Some discussion about the three access points and if they met standards.

Mr. Steven Kirkpatrick of BSP Engineers, 15 W. Central, Temple, Texas, stated the distance was approximately 800 to 1,000 feet and he did not know about any acquisition of the private property or the development of the proposed connection through the private property.

Mr. Jared Bryan, Jason Carothers representative, 50 S. Belt Road, Belton, Texas, stated Mike Pilkington owns the property and would only grant temporary access. Since everything is platted out, there is no other choice for a third access.

Vice-Chair Rhoads made a motion to approve Item 2, **P-FY-13-38**, as presented and Commissioner Staats made a second.

*Motion passed: (6:0)*

Commissioners Magaña and Crisp absent

The Commissioners were asked for clarification on their motion and if they meant to approve Staff's three recommendations. If so, the motion needed to be restated since Staff recommended disapproval of the Design Criteria - Residential Subdivision Entrances waiver.

Chair Sears called for a new vote.

Vice-Chair Rhoads made a new motion on Item 2, **P-FY-13-38**, for approval of the plat, approval for the Design Standards waiver, and approval to the exception for park fees and Commissioner Pitts made a second.

*Motion passed: (6:0)*

Commissioners Magaña and Crisp absent

**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.

Ms. Tammy Lyerly, Senior Planner, stated P&Z was the final authority on this plat since there are no new exceptions being requested.

DRC reviewed the proposed plat on September 4, 2013 and was deemed administratively complete on October 11, 2013. 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.

The property is zoned Office One (O-1) and General Retail (GR).

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 a major arterial 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.

Staff recommends approval of the Final Plat of G2K North, following a public hearing.

Chair Sears opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Jones made a motion to approve Item 3, **P-FY-13-41**, and Commissioner Johnson made a second.

*Motion passed: (6:0)*

Commissioners Magaña and Crisp absent

**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)

Mr. Phillip Melton, Planning Intern, stated this item would go to City Council for first reading on December 5, 2013 and second reading on December 19, 2013.

The applicant is asking for a zone change to Heavy Industrial (HI) with a required Conditional Use Permit (CUP) to operate a kiln and wood chipper operation. A kiln and wood chipper operation is not listed in the Use Table therefore, a rezoning to HI with a CUP is required. The subject property is located in the Industrial Park and the City of Temple's Comprehensive Plan / Future Land Use Plan identifies the property as Industrial. The plat is currently under review.

HI would allow the most intensive uses and should be located away from residential areas.

Allowed and restricted uses are given.

The following conditions to the permit would apply:

Kiln height is limited to 15 feet and according to the site plan, it will be located behind the 90,000 square foot building.

Site Clean-Up: The following will be required before a Certificate of Occupancy will be issued:

1. Existing cinder block buildings will be brought up to code or removed;
2. Existing Metal buildings will be removed; and
3. Tires, scrap, garbage, and debris will be removed.

Landscaping and Buffering: 3 inch caliper Live Oak trees 30 feet on center will be planted along the southern and eastern property lines and a solid privacy fence will be installed along the south side and a portion of the east side of open storage.

Surrounding properties include industrial use to the north, undeveloped land and Light Industrial (LI) to the south, undeveloped lot, industrial use, and LI to the east, and the railroad, undeveloped land, and LI to the west.

Development Regulations: Per UDC Section 7.5.4B the greater of the following parking ratios apply:

- 1 parking space per 2 employees; or
- 1 parking space per 1,000 of gross floor area

All other UDC standards apply

Six notices were mailed out and one notice was returned in favor and zero notices were in opposition.

Staff recommends approval for a zone change from Light Industrial (LI) to Heavy Industrial (HI) and a Conditional Use Permit (CUP) to operate a heat kiln and wood chipper for the following reasons:

The proposed zoning and CUP is consistent with the Future Land Use Plan which identifies this area as Industrial;

The request complies with the Thoroughfare Plan;

The proposed zoning and CUP is compatible with the surrounding uses;

Public facilities are available to serve the property; and,

Adequate buffering will be installed.

Chair Sears opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Staats made a motion to approve Item 4, **Z-FY-13-33**, as presented, and Commissioner Jones made a second.

*Motion passed: (6:0)*

Commissioners Magaña and Crisp absent

**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.)

Ms. Lyerly stated this item would go to City Council on December 5, 2013 for first reading and December 19, 2013 for second reading. The applicant is requesting a zone change from Agricultural (AG) to Single Family-Two (SF-2). The subject property is surrounded by existing agricultural land and rural/residential properties, as well as General Retail to the southwest.

The Land Use and Character Map designate the area as Agricultural/Rural.

Surrounding properties include agricultural and undeveloped land to the north, agricultural and rural residential uses to the east and west, and agricultural/rural residential, and retail uses to the south.

Allowed and prohibited uses are given along with SF-2 development standards.

The agricultural/rural classification is intended for areas within the City limits that do not have adequate public facilities, and may have on-site facilities; the classification meant to protect

areas in active farm and /or ranch use; Chapter 4, Growth Management & Capacity of the Comprehensive Plan, recommends a larger minimum lot size than the City's minimum 1-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; 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; the Urban Estates (UE) District is a lower density single-family development that is compatible with surrounding rural/residential properties and agrees with the Future Land Use and Character Map recommendation of Agricultural/Rural.

FM 2271 is designated as a local street on the Thoroughfare Plan; however it functions more as a collector or minor arterial which is an appropriate classification for a mixed use development to front. The amendment request complies with the Thoroughfare Plan.

A drive approach for a residential use is prohibited on arterial streets, unless the lot fronts on an arterial street on a final plat approved prior to February 19, 1987 (UDC 7.2.4 A).

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

Thirteen notices were mailed with zero returned in favor of or in opposition to.

Staff recommends denial of the requested zone change from AG to SF-2 for the following reasons:

The requested SF-2 District does not comply with the Future Land Use and Character Map;

The request partially complies with the Thoroughfare plan;

Water facilities are available to the subject property, but sewer facilities needed for a high density SF-2 residential development are currently not available to the site; and

The Urban Estates District is a lower density single-family development that is compatible with surrounding rural/residential properties and agrees with the Future Land Use and Character Map recommendation of Agricultural/Rural.

Chair Sears opened the public hearing.

Mr. Gary Purser, 6503 Wells Fargo, Killeen, Texas, stated they would like SF-2 zoning in order to develop the land. A Traffic Impact Analysis (TIA) is currently in process and they are proposing to have two access points for their subdivision. A lift station may be needed but believes the current sewer has enough capacity. Mr. Purser stated they would request GR zoning along SH 317 since it was an oversight.

Discussion about proposed lot sizes, traffic, and safety issues.

Mr. Purser stated it would probably be between two to four years for Phase I to being.

Chair Sears opened the public hearing.

Mr. Robert Malsbary, 2235 N. Pea Ridge Road, Temple Texas, stated Pea Ridge was a very narrow road and the traffic would be an issue. Mr. Malsbary has lived in the area for 64 years when there was a sense of community. That is no longer the case. Mr. Malsbary asked the Commission to consider the human element of the situation and he would not like seeing hundreds of acres filled up.

There being no further speakers, Chair Sears closed the public hearing.

Discussion among Commissioners about more solid information being needed to feel comfortable with approving the request.

Chair Sears reopened the public hearing.

Commissioner Jones stated it was a major issue on the oversight for GR along SH 317 and recommended working with Staff on the matter.

Mr. Gary Purser stated it was an oversight and they would come back for another zoning request to cover that area.

Ms. Lyerly suggested the applicant withdraw the application so P&Z would not have to vote yes or no but could wait until the applicant returned with a better proposal.

Chair Sears closed the public hearing.

Ms. Trudi Dill suggested withdrawing the request and readvertise with a more intense zoning.

Mr. Gary Purser asked for the application to be withdrawn and would bring it back for a future meeting.

**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)

Mr. Baker stated this item would go to City Council on December 5, 2013 for first reading and December 19, 2013 for second reading.

The applicant was requesting a zone change from LI and Commercial (C) to Multi-Family-One (MF-1). The subject properties are Lots 3 & 4, Block 12 Northwest Hills subdivision. The City of Temple's Comprehensive Plan / Future Land Use Plan identifies the property as Neighborhood Conservation District.

There is a six-inch water line in Valley Forge fronting the property and a six-inch sewer line in Valley Forge fronting the property.

Surrounding properties include duplex and detached single family residential uses to the north, a pre-school to the south, mixed multi-family residential uses to the west, and the Saulsbury Community Garden to the east.

The property is identified in the Future Land Use Plan as within the Neighborhood Conservation District which is for existing and established residential neighborhoods. The purpose of the district is to establish standards consistent with those at the time of development such as lot size and setbacks. The request to the MF-1 zoning does not completely comply with the Future Land Use Plan.

Allowed and prohibited uses are given along with development regulations.

Eleven notices were mailed out and one was returned in favor and one was returned in opposition.

Staff recommendation considerations:

Is the proposed land consistent with the Comprehensive Plan / Future Land Use Map?

Do surrounding uses seem compatible and similar to the proposed zoning?

Do surrounding zoning designations seem compatible or similar to the proposed rezoning?

Staff recommendation:

Staff recommends Approval of the request for a zone change from "LI" & "C" to "MF-1" for the following reasons:

Although the proposed zoning does not comply with the Future Land Use Plan Map which identifies this area as Neighborhood Conservation, it is consistent with the multi-family uses to the north and the west and the multi-family character of the area;

The request complies with the Thoroughfare Plan;

The proposed zoning is compatible with the surrounding uses; and

Public facilities are available to serve the subject property.

Chair Sears opened the public hearing.

Mr. Pat Dauphinais, 605 Willow Stone Place, Gypsum, Colorado, stated he would like to put duplexes on the property.

There being no further speakers, Chair Sears closed the public hearing.

Commissioner Johnson made a motion to approve Item 6, **Z-FY-14-02**, as presented, and Commissioner Pitts made a second.

*Motion passed: (6:0)*

Commissioners Magaña and Crisp absent

**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)

Mr. Melton stated the applicant proposes a business where less than 75% of the gross revenue is from the sales of alcoholic beverages with on-premise consumption. The City of Temple Comprehensive Plan / Future Land Use Plan identify the property as Urban Center District. In the Central Area (CA) Zoning, a CUP is required and subject to these standards in UDC Section 5.3.15.

Traffic Generation / Area Overcrowding  
Licensing from Texas Alcoholic Beverage Commission  
Security  
Parking  
Distance from Sensitive Uses

**Traffic Generation / Area Overcrowding:** No additional traffic or concerns for area overcrowding are anticipated.

**Licensing from Texas Alcoholic Beverage Commission:** Applicant must comply with applicable licensing and permit provisions of the Alcoholic Beverage Code within 6 months from the date of the issuance of the C.U.P

**Security:** Security cameras are proposed as well as security personnel

**Parking:** The CA zoning district generally waives on-site parking in favor of on-street parking. There are a number of parking opportunities within the immediate location and a public parking lot across Main St. available for use.

**Distance from Sensitive Uses:** 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.

Public facilities are available to serve the site.

Surrounding properties include unoccupied adjacent to site and occupied (Extraco Bank Building) to the south, boxing gym adjacent to the site and restaurant to the north, and public parking and indoor amusement (Ballroom) to the east.

Thirteen notices were received and zero notices were returned in favor or in opposition.

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

The request is compatible with the Future Land Use and Character Map which identify this area as Urban Center;

The request complies with the Thoroughfare Plan;

Public facilities are available to serve the property; and

The applicant has demonstrated compliance with the specific standards in Section 5.3.15 of the UDC.

Chair Sears opened the public hearing.

There being no speakers, the public hearing was closed.

Vice-Chair Rhoads made a motion to approve Item 7, **Z-FY-14-03**, as presented, and Commissioner Jones made a second.

*Motion passed: (6:0)*

Commissioners Magaña and Crisp absent

### **C. 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)***

There being no further business, Chair Staats adjourned the meeting at 7:10 p.m.

Respectfully submitted,

Leslie Evans

**PLANNING AND ZONING COMMISSION  
MONDAY, NOVEMBER 4, 2013  
5:00 P.M.  
WORK SESSION**

**PLANNING AND ZONING MEMBERS PRESENT**

Chair Will Sears

**COMMISSIONERS:**

James Staats                      Blake Pitts  
Patrick Johnson                 David Jones  
Greg Rhoads

**PLANNING AND ZONING MEMBERS ABSENT:**

Chris Magaña                      Omar Crisp

**STAFF PRESENT:**

Kim Foutz, Acting Director of Planning  
Trudi Dill, Deputy City Attorney  
Ken Cicora, Director of PALS  
Kim Mettenbrink, Park Planner  
Tammy Lyerly, Senior Planner  
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 5:00 p.m. and asked Ms. Kim Foutz, Acting Director of Planning, to proceed.

On Item 2 the applicant was asking for two exceptions: park fees and subdivision residential entrance numbers. Ms. Foutz pointed out in the letter from the developer they reference trails development, both public and private, and Staff does not know if that will occur. They have not been able to secure a letter from Brazos Electric that a trail would be allowed in that section. This portion may be removed from the plat and will not be part of the park improvements.

Ms. Foutz clarified the reason this item was going forward is that otherwise the applicant would have been in a negative Staff recommendation and the applicant did not want to

wait. This plat deals with the 30 day requirement and the applicant did not sign the waiver.

Ms. Kim Mettenbrink, Park Planner, stated the park fees would normally be \$43,560 and the applicant is providing \$58,000 worth of pavilion, irrigation, landscaping and sport court and will exceed what is required. Is the P&Z agreeable to having a private versus a public park. PALS is ready to go forward and recommend approval.

Ms. Foutz stated the Ordinance does not state anything about private parks. Staff is recommending approval because City Council has approved some private parks before.

Ms. Mettenbrink stated in the letter the applicant states he would build the trails.

Mr. Baker stated Staff was recommended disapproval of the subdivision residential entrance numbers and the temporary emergency access because the stub in of the connection cannot function as a temporary access. The Fire Department is recommending disapproval because of life safety issues. The Fire Marshall stated the applicant was close to meeting the requirements but not quite there yet.

Mr. Phillip Melton, Planning Intern, stated Item 4 was a rezoning with a CUP. Parts of the property is located in the I-35 Corridor so a portion of land is being carved out and Staff is only recommending rezoning on the back portion, outside of the I-35 Corridor.

Ms. Foutz informed the Commission that some buildings were being demolished and others would be brought up to code and the site would be cleaned up.

Any environmental concerns have not been addressed.

Ms. Foutz stated a portion of the property would be used as a recycling company for pallets (rehab of pallets). There will be a kiln and storage areas.

The Director's Report is briefly covered.

Ms. Foutz explains one of the cases is located in the TMED. Normally variances and waivers requested for TMED go through a TMED committee established by Ordinance for TMED. This case will not be going through the committee but will be doing a Planned Development because the use is not allowed in the TMED at all. There is no waiver or warrant to be issued. The Temple Housing Authority is expanding the housing development there. Staff is recommending approval only because the THA is finishing out a block.

Ms. Foutz has extended an offer to Brian Chandler for the Director of Planning position and he has accepted the offer. Brian will start on November 7<sup>th</sup> with the City and comes from Alamo Heights in San Antonio.

Chair Sears assigns the Invocation and Pledge.

There being no further discussion, Chair Sears adjourned the meeting at 5:17 P.M.



## PLANNING AND ZONING COMMISSION AGENDA ITEM

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11/18/13  
Item #2  
Regular Agenda

**APPLICANT / DEVELOPMENT:** Turley Associates – Big Red Barn VI

**CASE MANAGER:** Mark Baker, Planner

**ITEM DESCRIPTION:** P-FY-14-02 Consider and take action on the Final Plat of Big Red Barn VI, a 6.220 ± acres, 1-lot, 1-block nonresidential subdivision located north of FM 93 and west of Taylor's Valley Rd and addressed as 4340 W. FM 93.

**STAFF RECOMMENDATION:** Staff recommends approval of the Final Plat of Big Red Barn VI.

**ITEM SUMMARY:** The Development Review Committee reviewed the Final Plat of Big Red Barn VI on November 6, 2013. The plat was deemed administratively complete on November 12, 2013.

The Final Plat of Big Red Barn VI is a 1-lot, 1 block non-residential subdivision located on the north side of FM 93 and west of Taylor's Valley Road.

The subject property is bordered by FM 93 to the south which has been identified by the Thoroughfare Plan as a major arterial, which requires a minimum 70' ROW and 49' of pavement. Taylor's Valley Road to the north and the east has been identified as a collector street, which requires 55' ROW and 36' of pavement. Both streets meet the minimum width and pavement requirements and no additional right-of-way dedication is needed.

FM 93 is a major arterial and requires a 6' sidewalk. Taylor's Valley Road is a collector street and requires a 4-foot sidewalk. A sidewalk waiver has been requested and is being administratively approved by staff. The basis for approving the waiver is that City funded trails are proposed with a City-Wide spine trail to the north and a proposed local connector trail to the east of the property. These trails are anticipated to serve both the public interest for pedestrian trail accessibility for the property and the surrounding area. The City has acquired the necessary land area needed for the spine-trail within the City-acquired Belton Railroad Company property to the north. Additionally, land use in the vicinity is predominantly of an industrial and commercial nature.

Although there is an existing 6' waterline in Taylor's Valley Road, the final plat will require an extension of the water line across Taylor's Valley Road to service the proposed lot. Wastewater services will be accommodated by an on-site septic system.

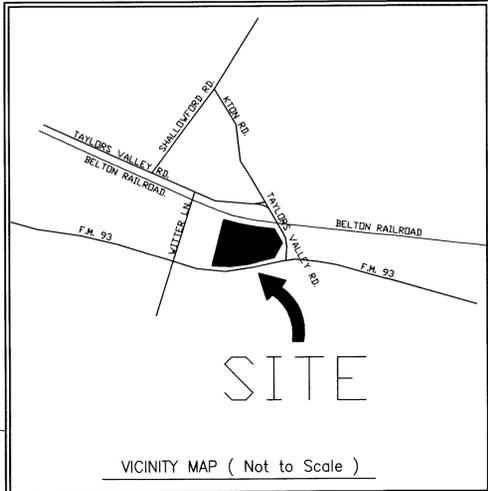
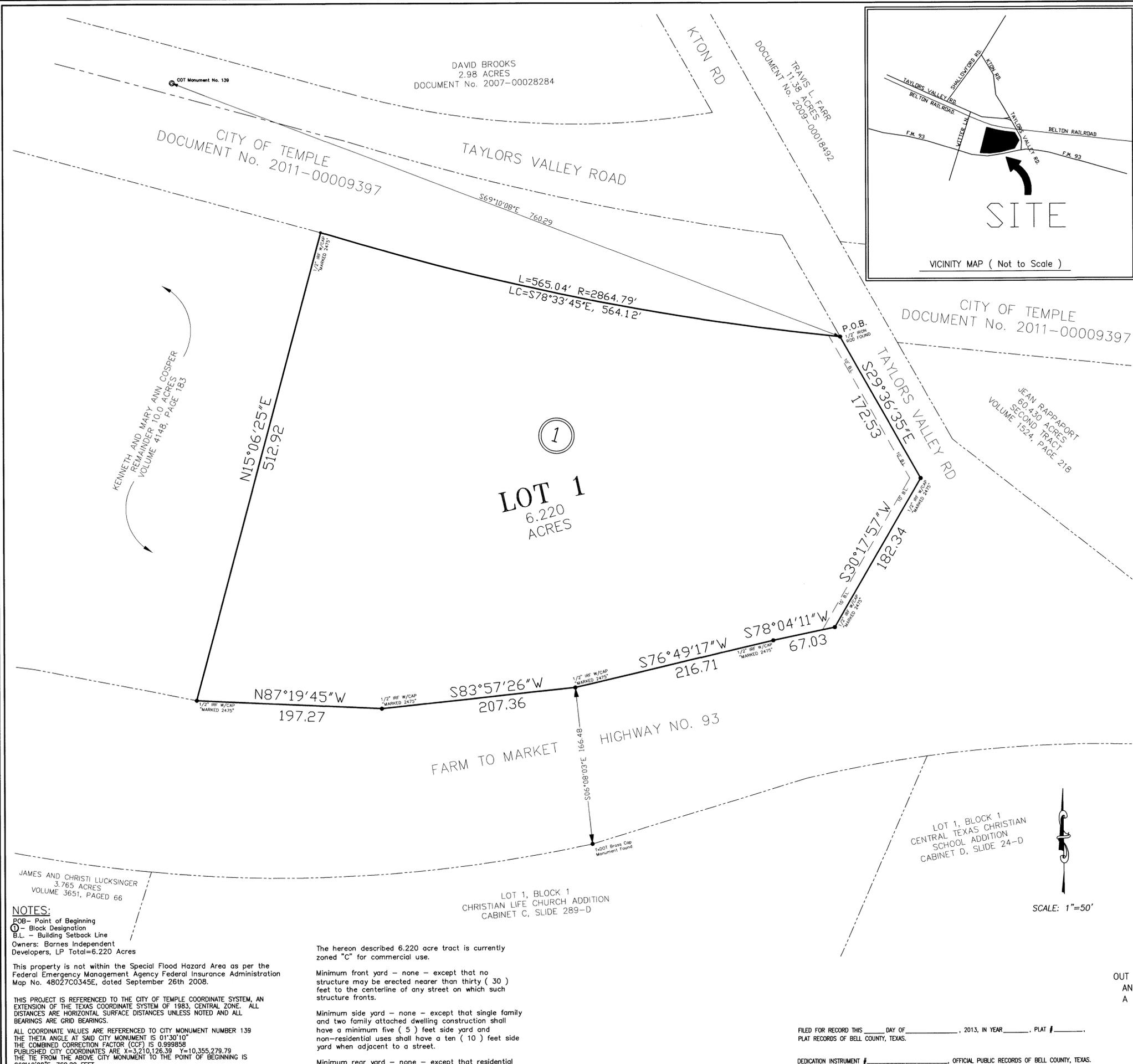
Since a utility line extension is required, the Planning and Zoning Commission is the final plat authority.

**FISCAL IMPACT:** Not Applicable

**ATTACHMENTS:**

Final Plat

Topo/Utility Map



STATE OF TEXAS  
 COUNTY OF BELL

BARNES INDEPENDENT DEVELOPERS, LP, A TEXAS PARTNERSHIP, COLETTE MARSHALL, GENERAL PARTNER, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS BIG RED BARN VI, A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, 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.

BARNES INDEPENDENT DEVELOPERS, LP

COLETTE B. MARSHALL, GENERAL PARTNER

STATE OF TEXAS  
 COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2013 BY COLETTE B. MARSHALL, PRESIDENT OF BARNES INDEPENDENT DEVELOPERS, LP, A TEXAS LIMITED PARTNERSHIP ON BEHALF OF SAID PARTNERSHIP.

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 Ryker*  
 JENNIFER RYKER, P.E.  
 No. 06277

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:  
**BIG RED BARN VI**

1 BLOCK, 1 LOT  
 6.220 ACRES

OUT OF AND A PART OF THE WILLIAM FRAZIER SURVEY., ABST.#310 AND OUT OF AND A PART OF THE W. W. OXSHEER., ABST.#643 A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

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.

6.220 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES TRACT SURVEYED JULY 1, 2013

**NOTES:**  
 ROB - Point of Beginning  
 Ⓞ - Block Designation  
 B.L. - Building Setback Line  
 Owners: Barnes Independent Developers, LP Total=6.220 Acres

This property is not within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 48027C0345E, dated September 26th 2008.

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 139 THE THETA ANGLE AT SAID CITY MONUMENT IS 01°30'10" THE COMBINED CORRECTION FACTOR (CCF) IS 0.999858 PUBLISHED CITY COORDINATES ARE X=3,210,126.39 Y=10,355,279.79 THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING IS S69°10'08"E, 760.29 FEET.

The hereon described 6.220 acre tract is currently zoned "C" for commercial use.

Minimum front yard - none - except that no structure may be erected nearer than thirty ( 30 ) feet to the centerline of any street on which such structure fronts.

Minimum side yard - none - except that single family and two family attached dwelling construction shall have a minimum five ( 5 ) feet side yard and non-residential uses shall have a ten ( 10 ) feet side yard when adjacent to a street.

Minimum rear yard - none - except that residential construction shall have a ten ( 10 ) feet rear yard.

ENGINEERING • PLANNING • SURVEYING  
 CONSTRUCTION MANAGEMENT

**TURLEY ASSOCIATES, INC.**  
 301 N. 3rd ST.  
 TEMPLE, TEXAS 76501 (254) 773-2400  
 E-MAIL: VDTURLEY@AOL.COM (254) 773-3998

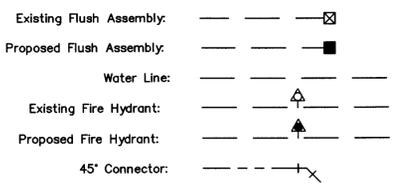
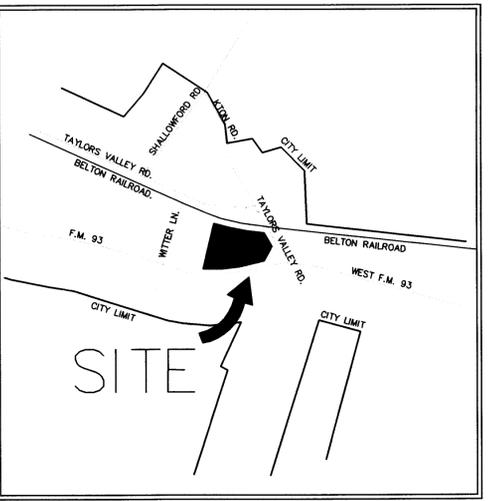
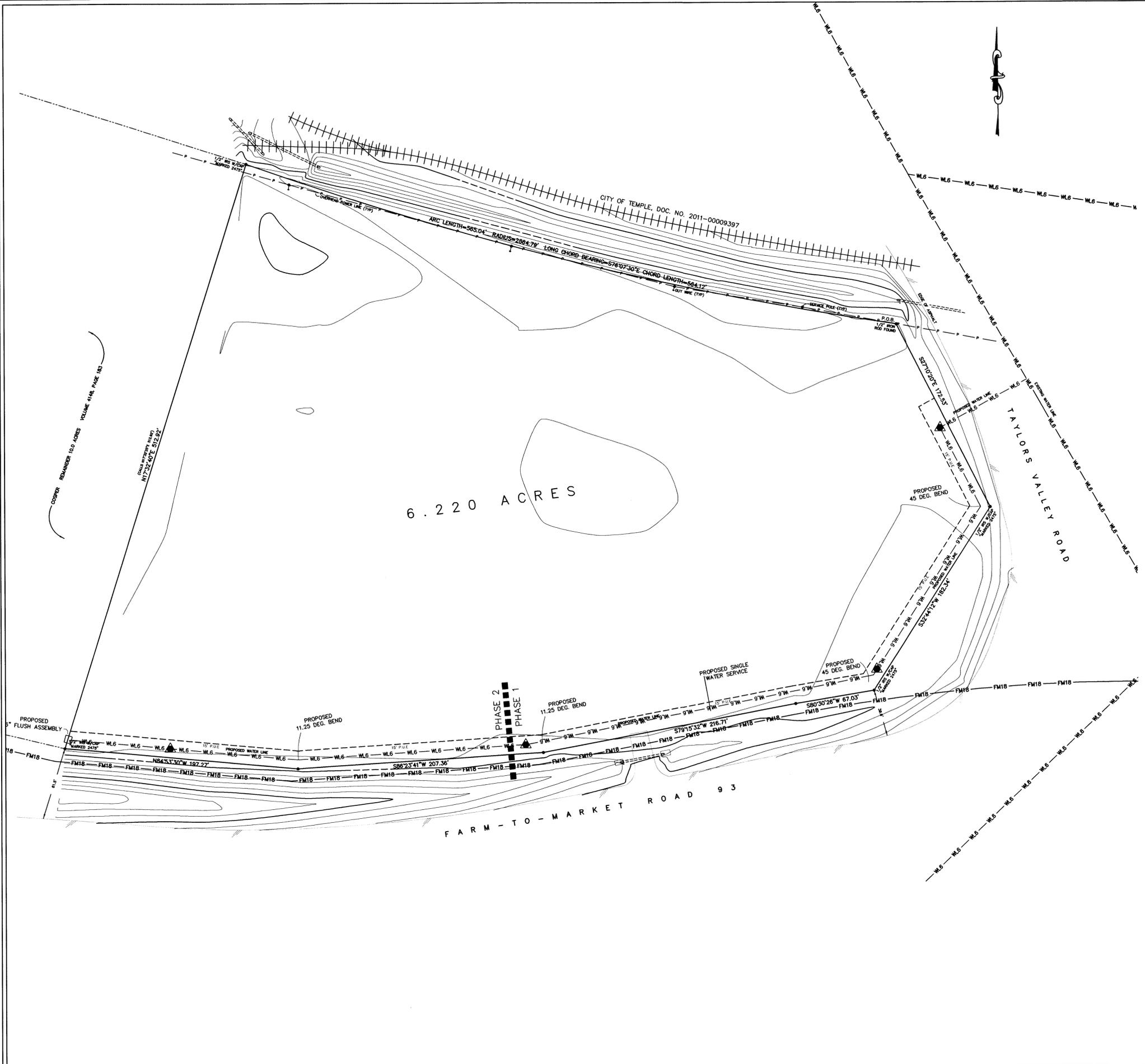
FINAL PLAT of:  
**BIG RED BARN VI**  
 W. W. OXSHEER., ABST.#643  
 WILLIAM FRAZIER SURVEY., ABST.#310  
 BELL COUNTY TEXAS

PREPARED FOR:  
**BARNES INDEPENDENT DEVELOPERS, LP.**  
 1915 FLORENCE ROAD, STE. D  
 KILLEEN, BELL COUNTY, TEXAS

REVISIONS

DATE: SEPTEMBER 27, 2013
DRN. BY: MEA
REF.:
FB/LB: DATA COL.
JOB NO.: 13-447
SHEET 1 OF 1
COMPUTER DWG. NO. 13447 FP
<b>12746-D</b>
FILE NO.

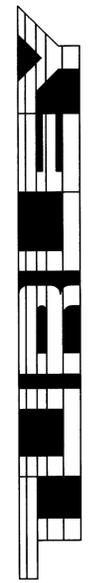




GENERAL NOTES:  
 ALL CONSTRUCTION TO COMPLY WITH CITY OF TEMPLE DETAIL SHEETS AND SPECIFICATIONS.  
 ALL BENDS AND FITTINGS WILL BE DUCTILE IRON MECHANICAL JOINT (D.I.M.J.) MEETING THE SPECIFICATIONS OF ANSI/AWWA C-110-77 OR AWWA 153.  
 CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING A STORM WATER POLLUTION PREVENTION PLAN.  
 SITE TO BE LEFT IN CONDITION EQUAL TO TO BETTER THAN PRE-CONSTRUCTION CONDITION.  
 ALL DISTURBED AREAS TO BE SEEDED AND IRRIGATED UNTIL GRASS IS ESTABLISHED.  
 CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ANY EXISTING UTILITIES.  
 UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REGULATIONS.  
 SEPTIC SYSTEM TO BE UTILIZED ON SITE.



Know what's below.  
 Call before you dig.



ENGINEERING • PLANNING • SURVEYING  
 FIRM REGISTRATION NO. #F-1658  
**TURLEY ASSOCIATES, INC.**  
 301 N. 3rd ST. TEMPLE, TEXAS (254) 773-2400  
 E-MAIL: MAIL@TURLEY-INC.COM (254) 773-3998



Jennifer Ryker  
 11/15/13

UTILITY PLAN FOR:  
**BIG RED BARN VI**  
 W. W. OXSHEER, ABST. #643  
 WILLIAM FRAZIER SURVEY, ABST. #310  
 BELL COUNTY TEXAS

PREPARED FOR:  
**BARNES INDEPENDENT DEVELOPERS, LP.**  
 1915 FLORENCE ROAD, STE. D  
 KILLEEN, BELL COUNTY, TEXAS

REVISIONS		
11/8/13	DRC COMMENTS	TJJ
11/15/13	PROPERTY UPDATE	TJJ

DATE:	10/17/13
DRN. BY:	TJJ
REF.:	-
FIELD BOOK	SKETCH
JOB NO.:	13-447
SHEET	1 OF 1
COMPUTER DWG. NO.	13447101013.DWG

12711-D  
 DRAWING NUMBER



## PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

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11/18/13  
Item #3  
Regular Agenda  
Page 1 of 4

**APPLICANT / DEVELOPMENT:** Barbara Bozon, CPA, Central Texas Housing Consortium

**CASE MANAGER:** Phillip Melton, Planning Intern

**ITEM DESCRIPTION** Z-FY-14-04: Hold a public hearing 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 5<sup>th</sup> Street.

**STAFF RECOMMENDATION:** Staff recommends approval of the zone change from T4 to PD(T4) for the following reasons:

1. The request complies with the Thoroughfare, Plan;
2. Public facilities are available to serve the property; and,
3. The development allows the developer to complete development already on the block.

**ITEM SUMMARY:**

The applicant is requesting a zone change from TMED T4 District to Planned Development-T4 District for the purpose of constructing a triplex. The development will occur on a 5,250 square foot site with one 2,733 square foot triplex. The developer has proposed the following development components more fully depicted in the attached development plan documents.

There is no mechanism to provide the requested relief from the following TMED T4 zoning standards in UDC Section 6.3 and a PD would be required, all other TMED T4 standards would apply:

- Multiple-family dwellings are not permitted in T4; the developer is proposing constructing a triplex;
- Maximum impervious lot coverage of 70%; the developer proposes 73% coverage;
- Minimum story height of 12'; the developer proposes 9'1" story height;
- Parking required to be located in the second or third layer of the principal frontage and accessible by rear alleys; the developer proposes parking in the first layer with no alley access;
- Rear alley ROW dedication; no ROW dedication is proposed;

- Minimum landscaped area of 30%; the developer proposes 27% landscaped area;
- No on street parking allowed; the developer proposes 3 on street parking spaces;
- Sidewalks required to extend the full length of the development; the developer has indicated on the site plan area for future sidewalk extension but no constructed sidewalk;
- Porches required to be made of painted wood, concrete, or metal; the developer has proposed a porch made of brick and stone;
- Building frontage required to face the street; the proposed building is facing south instead of towards 5<sup>th</sup> Street to the west.

### **Landscaping**

TMED T4 zoning requires a total of 30% of the site to be landscaped. The proposed triplex and other impervious improvements cover 75% of the lot and only a total of 25% of the site will be landscaped. To offset these requirements the applicant has proposed providing additional landscaping on an adjoining lot by adding a parking lot island which would increase the total landscaped area to 27%. The applicant has proposed the following improvements:

- A landscaped frontage with 2 Live Oak trees will be planted along 5<sup>th</sup> street per TMED landscaping standards in UDC Section 6.3.11;
- Along the west side of the site, between the building and the future sidewalk, Dwarf Nandinas and Crepe Myrtles will be planted;
- A landscaped parking island will be added to an existing parking lot, planted with Dwarf Nandinas, to provide additional landscaping;
- The landscaped areas on the south and west sides of the site will be planted in ground cover according to TMED Standards in UDC Section 6.3.11;
- Existing trees on the north and east sides of the site will remain in place.

### **Building Materials and Architecture**

According to the development plans, the applicant has proposed the following:

- Brick and stone as façade material, with cementitious siding limited to less than 10% of each side;
- Windows accented in stone or brick to meet the 4" trim requirement;
- Windows facing the street will have shutters;
- All units have different façade materials to have the distinct characteristics;
- Corners will be accented with stone or brick vertically from the foundation to the eave.

### **Screening**

Shrubs from the approved TMED list will be used to screen the parking lot from the street. Additionally, shrubs will be planted adjacent to 5<sup>th</sup> Street on the south side of the parking lot, off site, to provide a screen for the lot.

**COMPREHENSIVE PLAN COMPLIANCE:**

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

<b>Document</b>	<b>Policy, Goal, Objective or Map</b>	<b>Compliance?</b>
CP	Map 3.1 - Future Land Use and Character (FLUP)	No
CP	Map 5.2 - Thoroughfare Plan	Yes
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	Yes
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	No

CP = Comprehensive Plan    STP = Sidewalk and Trails Plan

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

The Land Use and Character Map identifies this area as the Temple Medical Education District which is designed to develop an “urban village” feel. As the use and the building orientation does not meet the TMED zoning standards nor contribute to an “urban village” feel, the development is not compatible with the Future Land Use Plan.

However, the block where this site is located currently has 20 duplexes owned by the same developer and this development would be a completion of the block. Staff would not be in support for any future requests that do not comply with the TMED standards outside of the block which this site is located.

**Thoroughfare Plan (CP Map 5.2)**

The Thoroughfare Plan identifies 5<sup>th</sup> Street as a Collector. This thoroughfare provides sufficient capacity to accommodate the proposed use.

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

An 8” water line runs along 5<sup>th</sup> Street at the frontage of the property, and a 6” sewer line runs along the rear of the property. These facilities are sufficient for the proposed use.

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

No trails currently exist or are planned on or near the site, however, 6’ sidewalk would be required per TMED standards in UDC Section 6.3.11. While the developer is proposing to set aside the area needed to build the sidewalk there are no plans to construct the sidewalk. As there are no plans to construct the sidewalk, the PD is not compatible with the Trails Master Plan Map and Sidewalk Ordinance.

**DEVELOPMENT REGULATIONS:**

The proposed development will meet all TMED T4 District standards in UDC Section 6.3 unless expressly identified in the ordinance.

**PUBLIC NOTICE:**

13 notices of the Planning and Zoning Commission public hearing was sent out to property owners within 200-feet of case Z-FY-14-04 as required by state law and local ordinance. As of Friday,

November 15, 2013, no notices were returned in support and or in opposition of the requested zone change. The newspaper printed notice of the Planning and Zoning Commission public hearing on November 07, 2013, in accordance with state law and local ordinance.

**FISCAL IMPACT:** Not Applicable

**ATTACHMENTS:**

Surrounding Properties and Uses  
Zoning and Location Map  
Site Plan  
Architecture Drawings  
Surrounding Property Owner Notification Map



**Subject Property: Undeveloped, T4 Zoning**



**South: Residential Duplex; T4 Zoning**



**East: Residential duplex, T5-E Zoning**



**North: Single Family Residential, T4 Zoning**



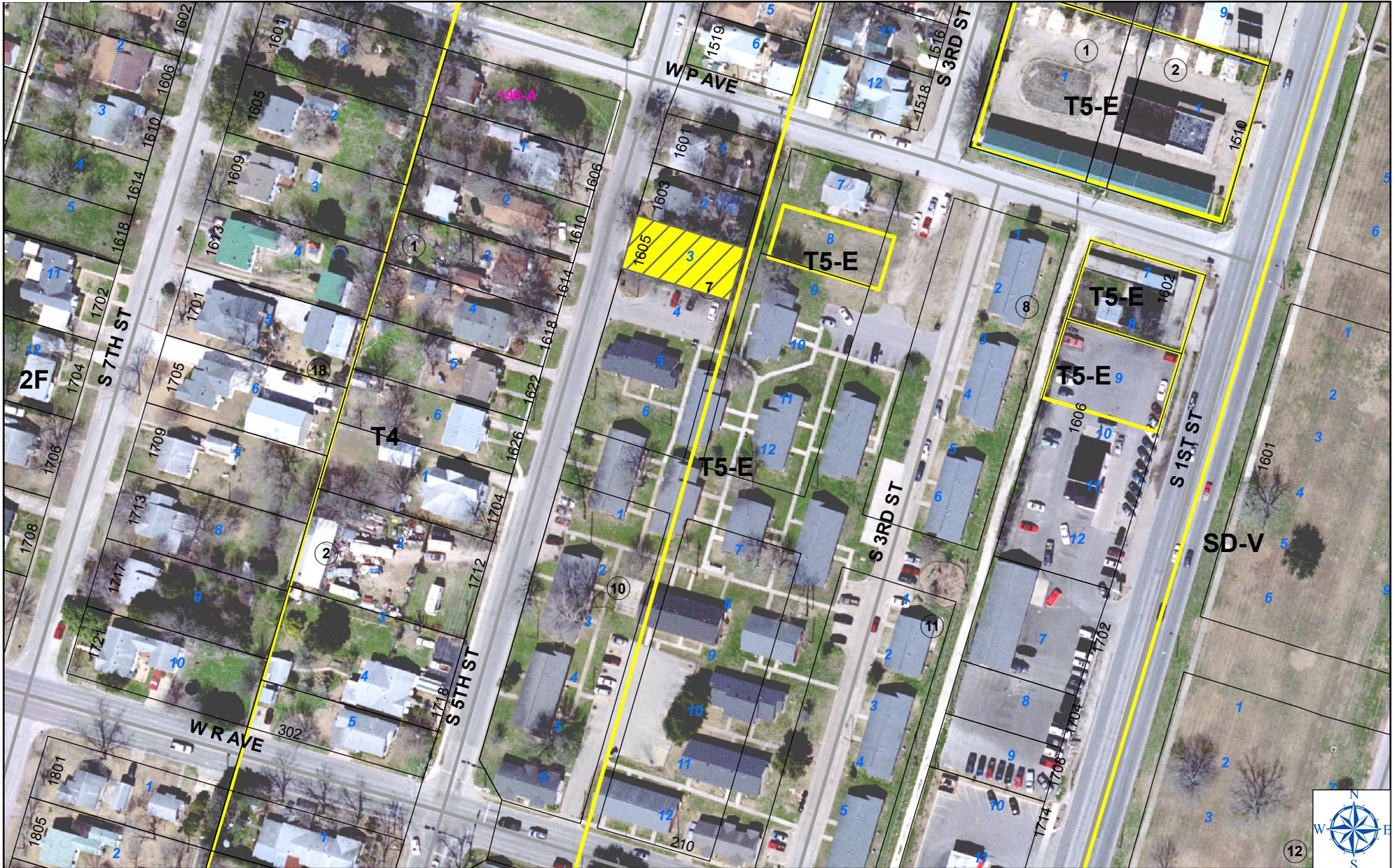
**West: Single Family Residential, T4 Zoning**



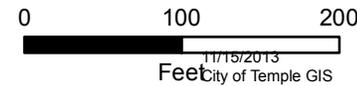
Z-FY-14-04

Rezone from T4 to PD(T4)

1605 S. 5th Street



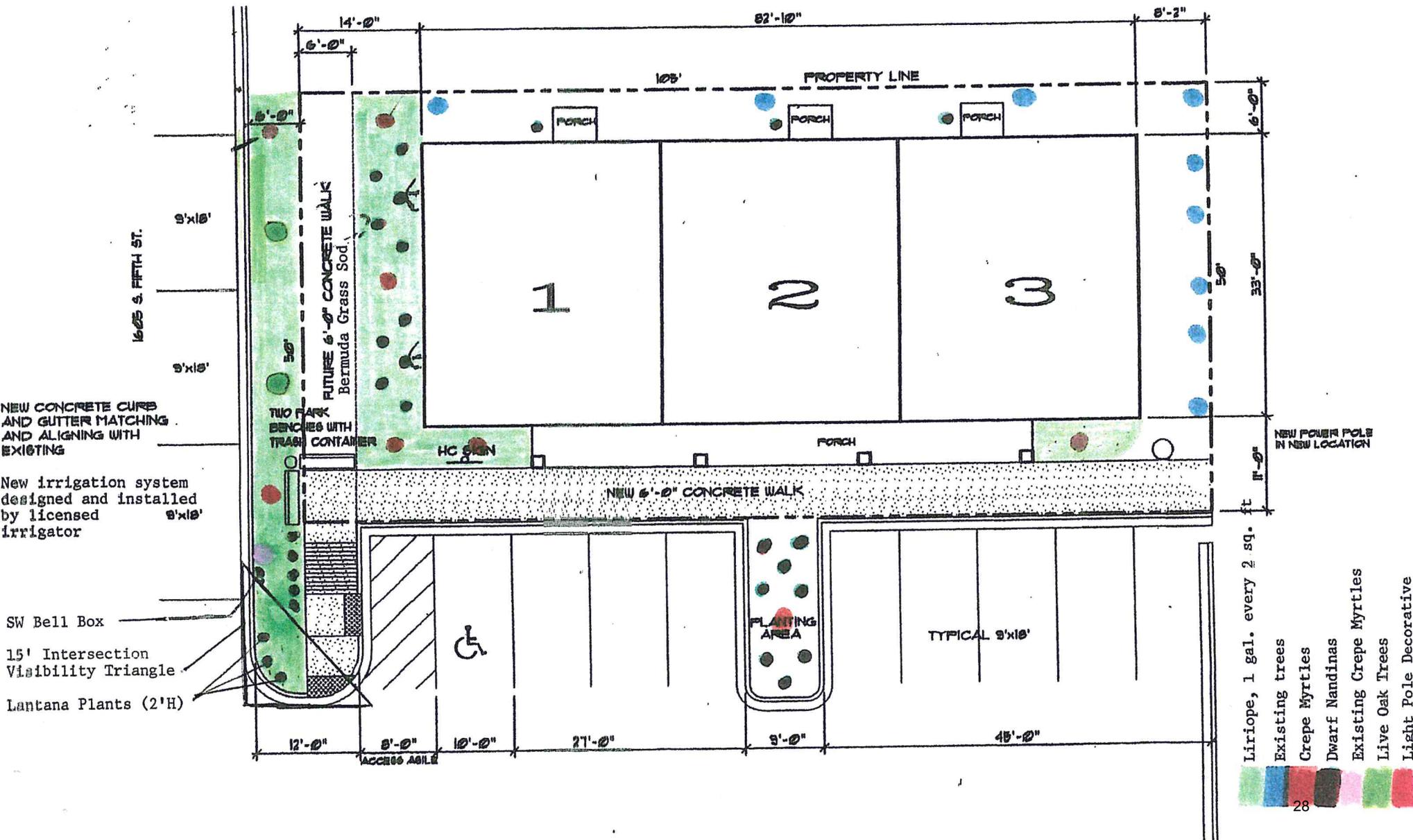
- Subject Property
- Parcel
- Subdivisions
- Zoning



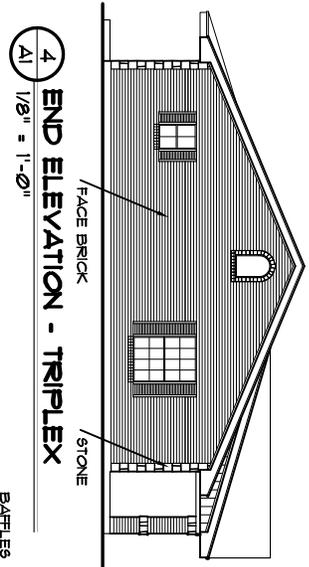
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



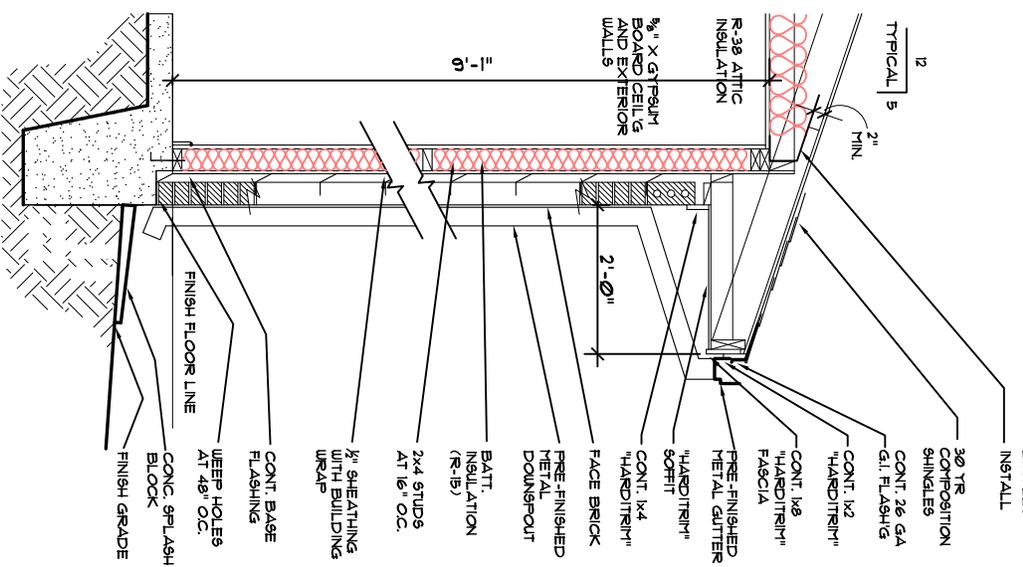
LANDSCAPE PLAN



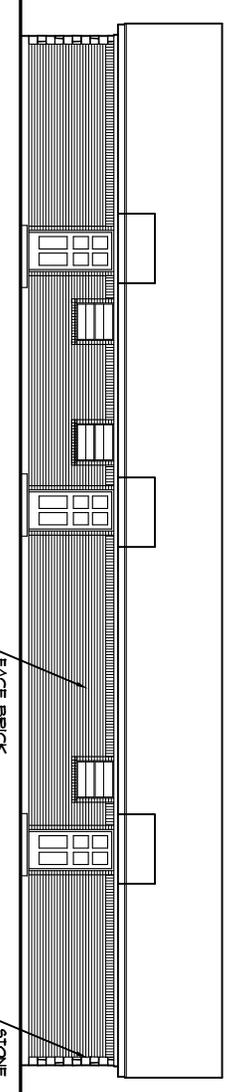
- Liriope, 1 gal. every 2 sq. ft.
- Existing trees
- Crepe Myrtles
- Dwarf Nandinas
- Existing Crepe Myrtles
- Live Oak Trees
- Light Pole Decorative



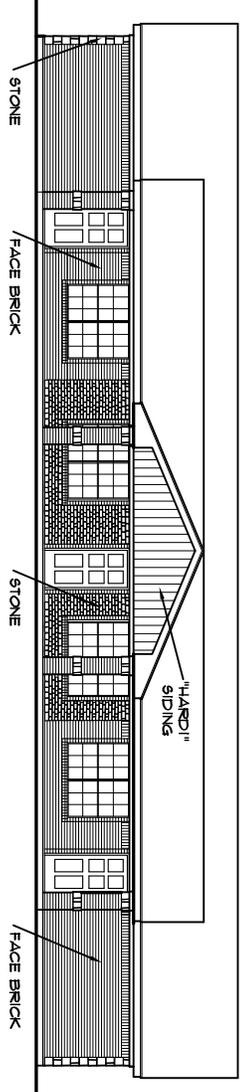
4 END ELEVATION - TRIPLEX  
 A1 1/8" = 1'-0"



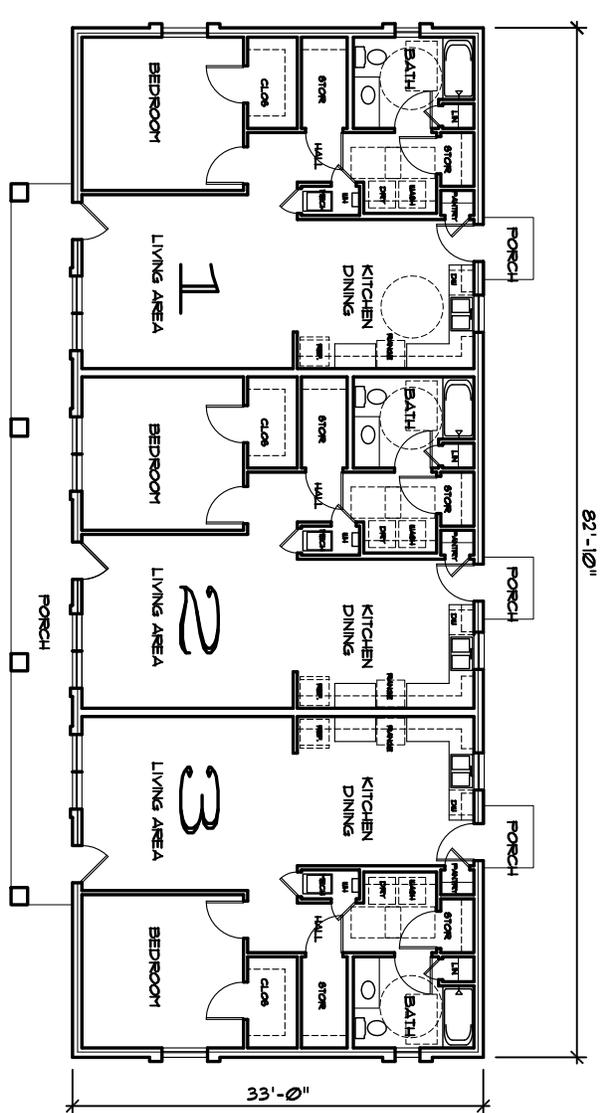
5 TYPICAL WALL SECTION - TRIPLEX  
 A1 N.T.S.



3 REAR ELEVATION - TRIPLEX  
 A1 1/8" = 1'-0"

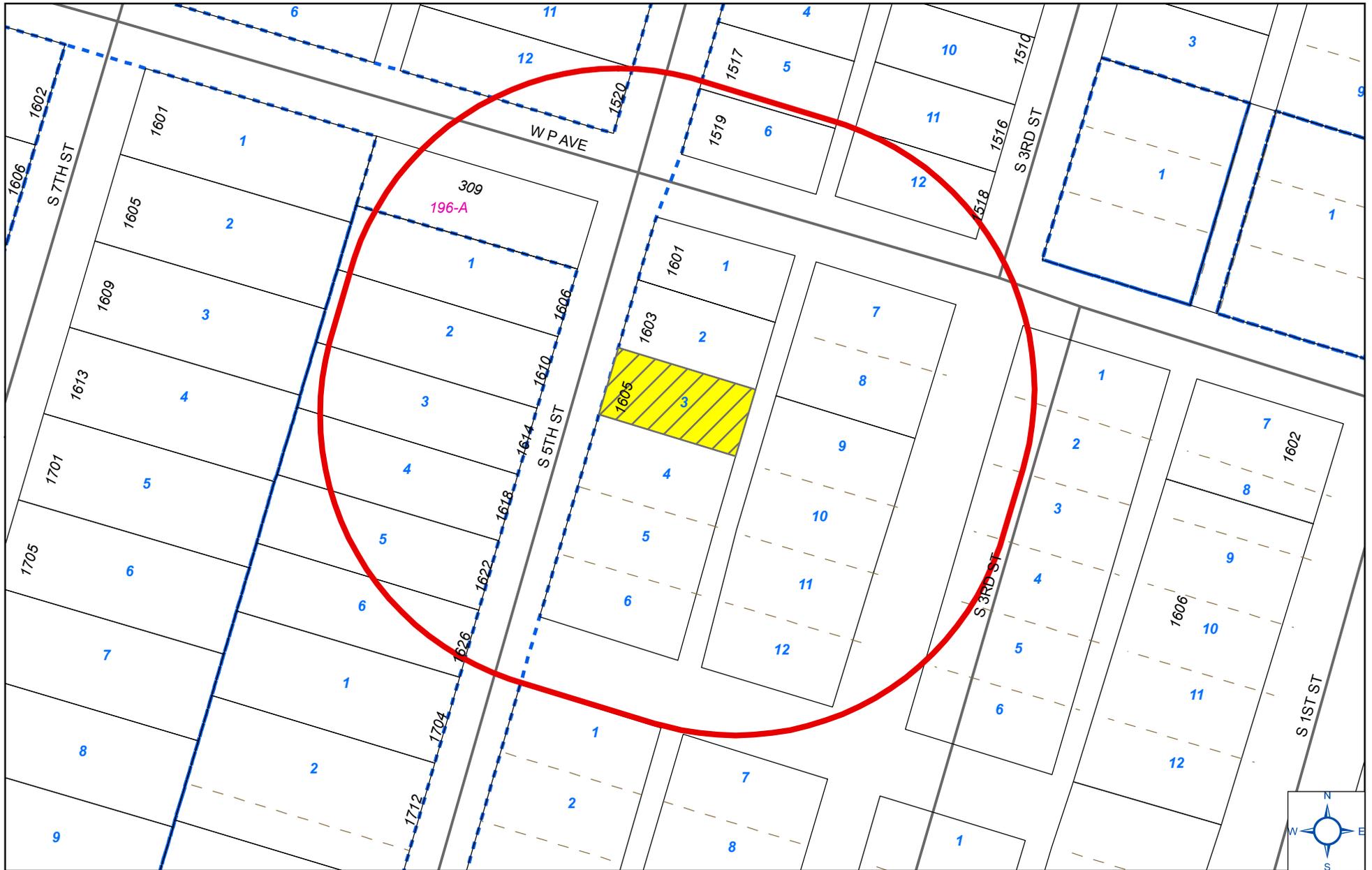


2 FRONT ELEVATION - TRIPLEX  
 A1 1/8" = 1'-0"



1 FLOOR PLAN - TRIPLEX  
 A1 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION  
 841 NSF EACH UNIT





# PLANNING AND ZONING COMMISSION AGENDA ITEM

11/18/13  
Item #4  
Regular Agenda  
Page 1 of 2

**APPLICANT:** Planning & Zoning Commission

**CASE MANAGER:** Brian Chandler, 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
<b>P-FY-13-43</b> - 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
<b>P-FY-13-46</b> - 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
<b>P-FY-13-45</b> - 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
<b>P-FY-13-44</b> - 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 <sup>nd</sup> DRC 10/22/13	Jason Carothers
<b>P-FY-14-01</b> - 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
<b>P-FY-14-03</b> – 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

<b>Z-FY-13-36</b> - 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&Z 12/02/13	City Initiated
<b>P-FY-14-05</b> - 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.	DRC 11/20/13	Monty Clark for Michelle Fettig
<b>Z-FY-13-29</b> – Hold a public hearing to discuss and recommend action on a zone change for ± 26.88 acres of land from AG to SF-2, being part of the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located South of Poison Oak Road, east of South Pea Ridge Road	P&Z 12/16/2013	Glynn Cummings
<b>Z-FY-14-09</b> Hold a public hearing to discuss and recommend action on zone change from Agricultural District (AG) to Neighborhood Services (NS) on ± 0.982 acres, situated in the Nancy Chance Survey, Abstract 5, City of Temple, Bell County, Texas, located at 6040 W. Adams Ave.	P&Z 12/16/2013	Michelle Fettig

<b>City Council Final Decisions</b>	<b>Status</b>
<b>Z-FY-13-31</b> - Consider adopting an ordinance authorizing an amendment to Ordinance 2008-4230, the Choices '08, City of Temple Comprehensive Plan, Chapter 5, to amend the Thoroughfare Plan Map.	APPROVED at 2 <sup>nd</sup> Reading on November 7, 2013
<b>Z-FY-13-34</b> - Consider adopting an ordinance authorizing 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 a Longhorn Steakhouse Restaurant in the Gateway Center located at 4507 South General Bruce Drive.	APPROVED at 1 <sup>st</sup> Reading on November 7, 2013
<b>Z-FY-13-35</b> - Consider adopting an ordinance authorizing a zone change from General Retail District (GR), Single-Family Two District (SF-2), and Planned Development District (PD-GR) to General Retail District (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.	APPROVED at 1 <sup>st</sup> Reading on November 7, 2013



**PLANNING AND ZONING COMMISSION  
MEETING EVALUATION**

November 18, 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?

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

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P&Z COMMISSION ATTENDANCE

2013																
	Jan 7	Jan 22	Feb 4	Feb 19	Mar 4	Mar 18	Mar 26	Apr 1	Apr 15	May 6	May 20	June 3	June 17	P	A	
James Staats	P	No Meeting Held	P	P	P	P	P	A	P	P	P	A	P	9	2	
Allan Talley	P		P	P	P	P	P	P	P	A	P	A	P	9	2	
Derek Martin	A		P	A	P	P	P	A	P	P	P	A	P	6	5	
Will Sears	P		A	P	P	A	P	P	P	P	P	P	P	9	2	
Greg Rhoads	P		P	P	P	A	A	P	P	P	P	A	P	8	3	
David Jones	P		P	P	P	P	A	P	P	P	P	P	P	10	1	
Chris Magaña	P		P	A	P	A	A	P	P	P	P	A	P	7	4	
Randy Harrell	A		P	P	P	P	P	P	P	P	P	P	P	10	1	
Patrick Johnson	P		P	A	P	P	P	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 22	Nov 4	Nov 18	Dec 2	Dec 16	P	A
James Staats	P	P	P	P	P	P	A	P	P				17	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	P				17	3
Greg Rhoads	P	P	P	P	A	A	P	P	P				15	7
David Jones	P	P	P	P	P	P	P	P	P				19	1
Chris Magaña	P	P	P	P	P	P	P	P	A				15	5
Randy Harrell	P												11	1
Patrick Johnson	A	P	P	P	P	P	P	P	P				16	5
Thomas Rehak					*	P							1	
Omar Crisp					*	P	P	P	A				3	1
Blake Pitts					*	P	P	A	P				3	1

not a Board member

Comm. Harrell resigned

\* New Commissioners appointed 9/2013