

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

Staff will present the following items:

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

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

1. _____ Invocation
2. _____ Pledge of Allegiance

A. CONSENT ITEMS

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

Item 1: [Approval of Minutes](#): Work session and the regular meeting of November 18, 2013.

B. ACTION ITEMS

Item 2: [Z-FY-14-06](#) - Hold a public meeting to consider and recommend action on a zone change from Two Family District (2F) to Planned Development (Office One) on a portion of Lot 1 and a portion of Lot 3, Bentley Bellview Addition, addressed as 2003 West Avenue H.

Item 3: [Z-FY-14-07](#) - Hold a public hearing to consider and recommend action on a zone change from Agricultural District (AG) to Two-Family District (2-F) on 17.95 ± acres, being part of the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located on the west side of Old Waco Road and the east side of South Pea Ridge Road, east of Westwood Estates.

Item 4: [Z-FY-14-08](#) - Hold a public hearing to consider and recommend action on a zone change from Agricultural District (AG) to Single-Family Three District (SF-3) on 54.097± acres and from Agricultural District (AG) to Office Two

District (O-2) on 2.315 ± acres, being part of the Baldwin Robertson Survey, Abstract No. 17, Bell County, Texas, located along the north side of Prairie View Road, east of North Pea Ridge Road.

Item 5: [Z-FY-14-09](#) - 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.

Item 6: [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 5 to add industrial uses; 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.

C. REPORTS

Item 7: 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)***

SPECIAL ACCOMMODATIONS: Persons with disabilities who have special communication or accommodation needs and desire to attend the Planning Commission Meeting should notify the City Secretary's Office by mail or telephone 48 hours prior to the meeting date. Agendas are posted on Internet Website <http://www.ci.temple.tx.us>. Please contact the City Secretary's Office at 254-298-5700 for further information.

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

Lacy Borgeson
City Secretary

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 _____ on the _____ day of _____ 2013.

Title: _____

**PLANNING AND ZONING COMMISSION
MONDAY, NOVEMBER 18, 2013
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT
Chair Will Sears

COMMISSIONERS:

James Staats Blake Pitts
Patrick Johnson Greg Rhoads
David Jones

PLANNING AND ZONING MEMBERS ABSENT:

Chris Magaña Omar Crisp

STAFF PRESENT:

Kim Foutz, Assistant City Manager
Brian Chandler, Director of Planning
Trudi Dill, Deputy City Attorney
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, November 14, 2013 at 3:15 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 5:30 P.M.

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

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of November 4, 2013.

Approval by general consent.

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)

Mr. Mark Baker, Planner, stated the P&Z Commission would be the final authority on this plat since the utility line extension is required, which is the basis for the plat coming before P&Z. Ordinarily, a one-lot, one block plat would not be coming before the P&Z.

DRC reviewed the plat on November 6, 2013 and deemed administratively complete on November 12, 2013. FM 93 is designated as a major arterial with a minimum of 70 foot right-of-way and 49 foot pavement width. Taylor's Valley Road is designated as a collector with a minimum of 55 foot right-of-way and a 36 foot pavement width. Both of these streets meet the minimum width and pavement requirements and no additional right-of-way dedication is required.

Under the Unified Development Code (UDC), a major arterial requires a six-foot wide sidewalk and a collector requires a four-foot wide sidewalk. A sidewalk waiver has been requested by the applicant. The basis for an administrative approval for Staff is that there is a citywide spine trail to the north and a proposed local connector trail to the east. These trails are anticipated to serve both the public interest and public trail accessibility for the property and the surrounding area.

Water is available through a six-inch water line in Taylor's Valley Road but would need to be extended to serve the property. Wastewater services will be accommodated by an on-site septic system.

Staff recommends approval of the final plat of Big Red Barn Six.

Commissioner Staats made a motion to approve Item 2, P-FY-14-02, as presented and Vice-Chair Rhoads made a second.

Motion passed: (6:0)

Commissioners Crisp and Magaña absent

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)

Mr. Phillip Melton, Planning Intern, stated the developer was proposing a 2,733 square feet triplex on a 5,215 square feet site. Currently, the T4 zoning does not allow multi-family dwellings which is why the PD is being requested.

The PD would make the following modifications to the TMED standards:

TMED requires maximum impervious lot coverage of 70 percent; the developer proposes 73 percent coverage;

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 right-of-way dedication is required; no right-of-way dedication is proposed;

Minimum landscaped area of 30 percent; the developer proposes 27 percent landscaped area;

No on street parking allowed; the developer proposes three on-street parking spaces; and

Sidewalks required to extend the full length of the development; the developer has indicated on the site plan a future sidewalk extension but no constructed sidewalk;

Porches are required to be made of painted wood, concrete, or metal; the developer has proposed a porch made of brick and stone; and

Building frontage is required to face the street; the proposed building is facing south instead of west towards 5th Street.

The following landscaping requirements will be met:

Two Live Oak trees along the frontage per TMED Standards;

The west side adjacent to the building will have planted Dwarf Nandinas and Crepe Myrtles;

Parking Island will be planted with Dwarf Nandinas;

South and west sides will be planted in TMED approved ground cover; and

Existing trees on the north and east sides of the site will remain in place.

The following building materials and architecture standards will be met:

Brick and stone as façade materials;

Windows accented in stone or brick;

Windows facing the street will have shutters;

All units will have different façade materials to have distinct characteristics; and

Corners will be accented with stone or brick vertically from the foundation to the eave.

The parking screening standards will include TMED approved shrubs planted along 5th Street to screen parking lot and additional shrubs will be placed off-site to the southwest to provide additional screening of the parking lot.

Surrounding properties include residential duplex (T4) to the south, residential duplex (T5-e) to the east, and single family residential to the north (T4) and west (T4).

The Future Land Use and Character Map designate the site as Temple Medical Education District which is designed to create an “urban village” feel and focus on mixed use.

The use and building orientation do not meet TMED standards;

The PD does not contribute to an “urban village” feel;
The PD is not compatible with the future land use plan; and
The PD is compatible with the remaining block area.

Thoroughfare Plan and Infrastructure:

South 5th Street is considered a Collector;
An eight-inch water line is available to the site along 5th Street; and
A six-inch sanitary sewer line is also available at the rear of the site.

Trails Master Plan and Sidewalk Ordinance:

Per TMED standards a six-foot sidewalk would be required along 5th Street;
The developer has no planned sidewalk construction; and
The development is not compatible with the Trails Master Plan or Sidewalk Ordinance as no sidewalk construction is planned; however, the developer is setting aside an area for future sidewalk construction.

The development would be subject to all standards in UDC Section 6.3 unless identified in the ordinance for this PD.

The following waivers will be approved with this PD:

Exceed maximum impervious lot coverage;
Allow parking in the first layer without alley access;
No rear alley ROW dedication;
Landscaped area less than the minimum;
On street parking;
Un-constructed sidewalks;
Brick and stone porch; and
Building orientation.

Thirteen notices were mailed out and no notices were returned.

Staff Recommend approval of the zone change from T4 to PD(T4) for the following reasons:

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

Staff would not be in support of any future requests that do not comply with the TMED Standards outside of the block which this site is located.

Chair Sears opened the public hearing.

Commissioner Rhoads asked Ms. Barbara Bozon, Executive Director, Central Texas Housing Consortium (THA), if this project had been brought before the TMED board to get their input. Ms. Bozon stated it was only brought before the City. Ms. Bozon continued explaining there were 26 buildings with 56 apartments. There was a dilapidated house next to THA property that was purchased and demolished. THA would like to put a triplex that would be similar to what is existing with some modifications to meet the new TMED guidelines.

Ms. Bozon stated there were two houses down from THA they do not own but they would like to eventually do the whole block.

Ms. Bozon stated the landscaping required by TMED was installed, and the lighting and irrigation has also been put in for all of the buildings. The new trash enclosures are in place and all of the other buildings meet a lot of the TMED guidelines.

Commissioner Rhoads asked Staff about no future projects would be able to be done but THA is working on buying the other two lots. Mr. Melton clarified that Staff meant anything outside of this block.

There being no further speakers, the public hearing was closed.

Commissioner Johnson asked what the TMED was supposed to do since the applicant is trying to build something that ultimately they do not want there. Commissioner Rhoads stated the designated TMED area was to be upgraded by changing facades, make it a nicer place of living with the trails, for the A&M students to go back and forth between the VA and Scott & White.

Ms. Kim Foutz, Assistant City Manager, project manager for TMED, explained the TMED was everything Commissioner Rhoads described along with being high density development (no duplexes or triplexes allowed), multiple stories tall, pedestrian oriented, most streets required sidewalks with street trees for sun protection, and mixed use with things like row houses, townhomes, apartments, retail activities and office.

Commissioner Rhoads asked if the housing Ms. Bozon described was a part of that. Ms. Foutz stated it was not. The allowed uses are condos, townhomes, apartments, and to be developed in a different form—not single story. The buildings currently proposed are not. Ms. Foutz continued explaining the idea was to take the substandard housing and move it toward the high density. There are different characters in the TMED: special districts for the hospital and schools, T4 is more residential character with not as much commercial, and the T5 is more of the hotels, restaurants and other retail uses.

Commissioner Jones stated there were a lot of exceptions being requested he was having a hard time with.

Chair Sears reopened the public hearing.

Ms. Barbara Bozon returned and stated the reason the sidewalk would not be put in because it leads to nowhere but just an oddball portion of the sidewalk right. They do not have any objection to a sidewalk but it would not connect to anything. Eventually if the entire street were done they could tie into it.

Commissioner Jones asked if this was the closest THA could get and there was no other alternative.

Ms. Bozon stated the requirements say two story but they have 26 one story buildings and it would look odd suddenly putting a two story building. The façade was done and the three apartments would look different, the duplex is not being done, but the trim work and shutters are being done to meet TMED requirements but still have it blend into the rest of the property.

Commissioner Pitts stated THA was asking for exceptions for the area and THA is trying to make their property fit the current property but the whole area is to be developed differently. Commissioner Pitts asked why wouldn't the new property match what is coming? Ms. Bozon responded THA have rebuilt the entire property since 1989. The buildings they have are all brick, they were recently reroofed, the landscaping and lighting have been done, and the property looks dramatically better than they did. It also provides affordable housing which was in the TMED guidelines.

Chair Sears closed the public hearing.

Commissioner Jones asked Ms. Foutz when the other substandard houses would come down and was there a time line. Also, would the block with the housing authority buildings be left as is? Ms. Foutz replied the trends for development would start with the core where there is not development. There will be several areas part of which will be driven by the new streets. The first proposed development area would be on the Loop at 17th and 13th Streets (near the Summit). This is a high density development with loft living on the top and residential/office on the bottom. There will be an extension of Avenue U over into Scott and White Boulevard and the corner of Avenue R and Scott and White has a proposal.

Commissioner Staats made a motion to approve Item 3, **Z-FY-14-04** as recommended by Staff. The motion failed due to no second.

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 6:00 p.m.

Respectfully submitted,
Leslie Evans



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

12/03/13
Item #1
Regular Agenda
Page 1 of 3

APPLICANT / DEVELOPMENT: Jerry Baskerville, MD for Michael Baskerville

CASE MANAGER: Phillip Melton, Planning Intern

ITEM DESCRIPTION Z-FY-14-06: Hold a public meeting to consider and recommend action on a zone change from Two Family District (2F) to PD (O1) on a portion of Lot 1 and a portion of Lot 3, Bentley Bellview Addition, addressed as 2003 West Avenue H.

STAFF RECOMMENDATION: Staff recommends approval of the zone change from 2F to PD(O1) 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 request complies with the Temple Trails Master Plan.

ITEM SUMMARY:

The applicant is requesting a zone change from Two Family to Planned Development (Office One) for the purpose of expanding the parking area and operating a General Medical Clinic. The Development will occur on a 0.496 acre lot with an approximately 1,400 square foot clinic. Existing structures will be renovated and remain on the site with no additions. A 1,008 square foot paved parking area will be constructed to meet the Off Street Parking requirements in UDC Section 7.5. No other structures will be built.

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	2F/O1	Single Family Residential
North	Auto Urban Commercial	GR	Office
South	Neighborhood Conservation	2F	Single Family Residential
East	Neighborhood Conservation	2F	Church
West	Neighborhood Conservation	2F	Single Family 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	Compliance?
CP	Map 3.1 - Future Land Use and Character (FLUP)	Yes
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	Yes

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 Neighborhood Conservation which is designed to maintain the neighborhood character. Nonresidential uses are allowed if such a use is compatible with the surrounding neighborhood.

As the applicant is not constructing additional structures nor adding on to existing structures, the proposed Planned Development would maintain the neighborhood character. Directly north of the site, across Avenue H, the area is identified as Auto Urban Commercial and zoned General Retail. Both blocks adjacent to the site to the east and west currently have nonresidential uses. As the surrounding area and corridor currently has nonresidential uses and the proposed use of a General Medical Clinic is a low intensity use, staff is of the opinion that the nonresidential use is compatible with the surrounding neighborhood.

Thoroughfare Plan (CP Map 5.2)

The Thoroughfare Plan identifies Avenue H as a Major Arterial and 39th Street as a Local Street. Both thoroughfares provided sufficient capacity to accommodate the proposed use. Nonresidential uses are a more appropriate use on an arterial thoroughfare than a residential use and the Planned Development is compatible with the Thoroughfare Plan.

Availability of Public Facilities (CP Goal 4.1)

A 6" water line runs along Avenue H at the frontage of the property and an additional 2" water line runs adjacent to the property along 39th Street. A 6" sewer line runs along the rear of the property and an 8" sewer line runs along Avenue H at the frontage of the property. These facilities are sufficient for the proposed use.

Temple Trails Master Plan Map and Sidewalks Ordinance

Avenue H currently has 4' sidewalks at the frontage of the site and no trails are currently planned on or near the site. A 6' sidewalk is required along Avenue H as it is a Major Arterial, however the applicant would only be required to widen the sidewalk to 6' if renovations are over 50% of the appraised value of the site per UDC Section 7.2.

PUBLIC NOTICE:

20 notices of the Planning and Zoning Commission public hearing was sent out to property owners within 200-feet of case Z-FY-14-06 as required by state law and local ordinance. As of November 26, 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 20, 2013, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

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



Subject Property view from Ave. H; Vacant, 2F Zoning



Subject Property view from 39th Street



South: Single Family Use; 2F Zoning



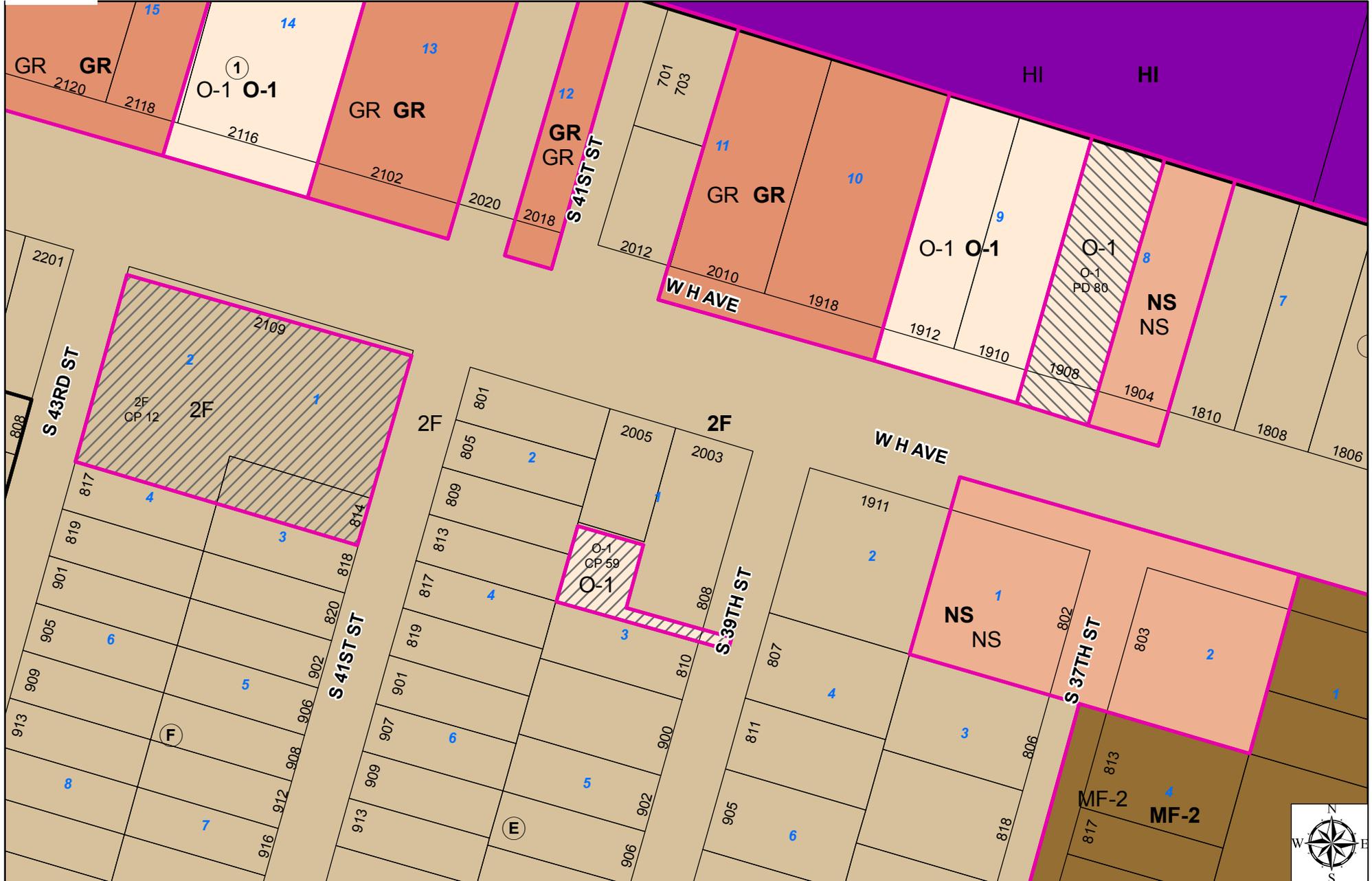
East: Church, 2F Zoning



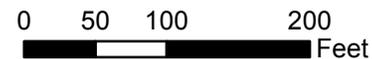
North: Office & Pregnancy Center, GR Zoning



West: Single Family Residential, 2F Zoning



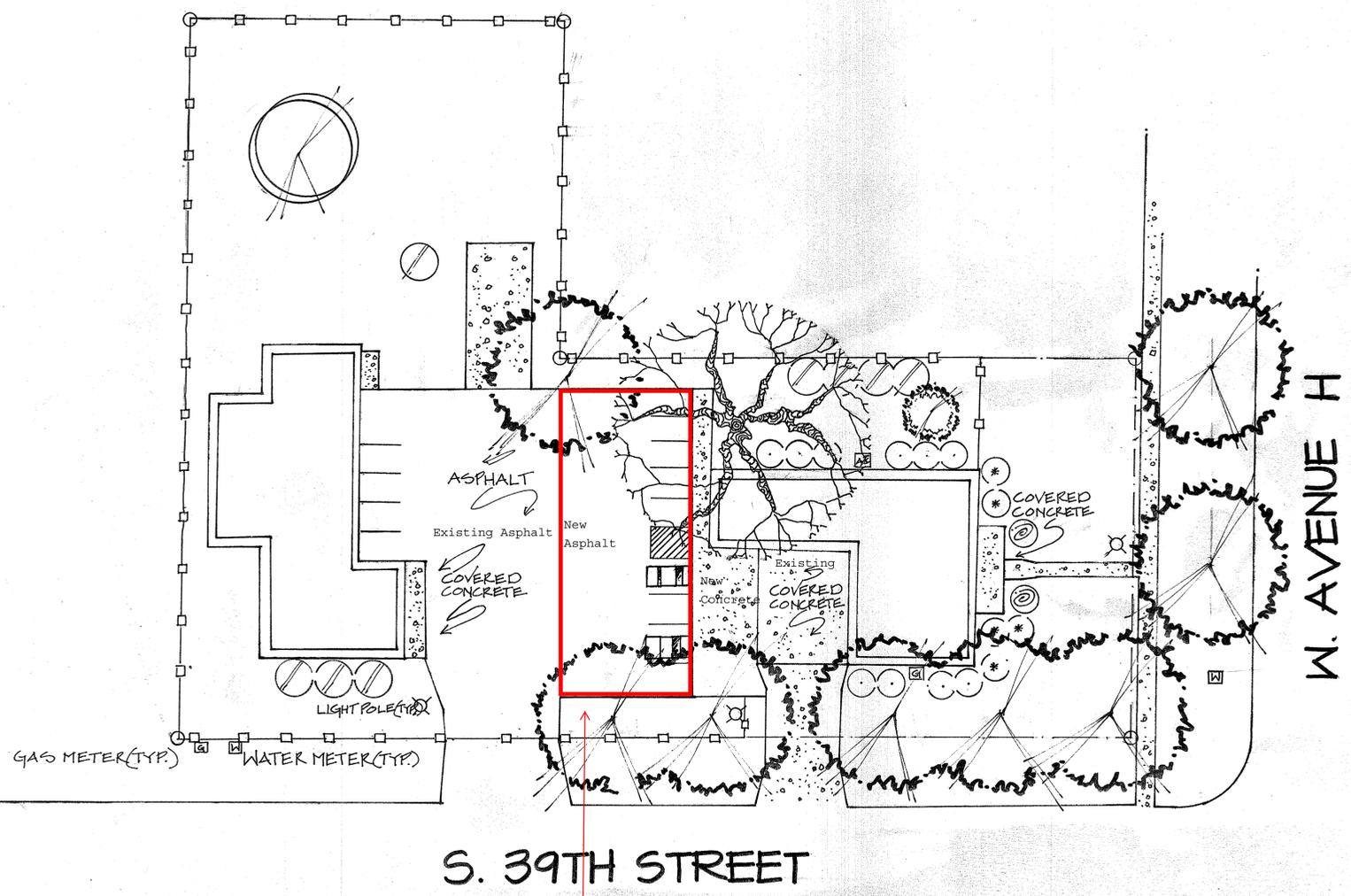
	Case		Subdivisions		1234-A Outblocks		Blocks
	Zoning		Parcel	1234	Addresses		Lots



11/26/2013
City of Temple GIS

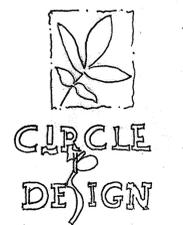


GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



DRAWING NOT TO SCALE

GENERAL MEDICAL CLINIC
2003 W. AVENUE H TEMPLE, TEXAS 76504



808 S. 39TH STREET
TEMPLE, TEXAS 76504
254.760.0614

CIRCLE 43 DESIGN
LANDSCAPING

JOB _____
DRAWN _____
APPROVED _____
DATE _____
REVISIONS.

All structures are existing except the area of Red Rectangle. Measures 56 feet by 18 feet.

SHEET
1
OF 1



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

12/03/13
Item # 3
Regular Agenda
Page 1 of 4

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

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: Z-FY-14-07 Hold a public hearing to consider and recommend action on a zone change from Agricultural District (AG) to Two-Family District (2-F) on 17.95 +/- acres, being part of the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located on the west side of Old Waco Road and the east side of South Pea Ridge Road, east of Westwood Estates.

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

1. The request does not comply with the Future Land Use and Character Map;
2. Although the request complies with the Thoroughfare Plan, Old Waco Road is not built to major arterial capacity; and
3. Public facilities are available to the subject property.

ITEM SUMMARY: The applicant requests a zone change from Agricultural District (AG) to General Retail District (2-F).

According to the City of Temple Comprehensive Plan, **the property's Suburban Residential land use classification on the west half of the applicant's property** is characterized by mid-size single family lots, allowing for greater separation between dwellings and more emphasis on green space versus streets and driveways. **The applicant's requested 2F District does not comply with the property's Suburban Residential land use classification.**

The property's Suburban Commercial land use classification on the east half of the applicant's property is appropriate for office, retail and services uses adjacent to and abutting residential neighborhoods and in other areas where the community's image and aesthetic value is to be promoted, such as at "gateways" and high-profile corridor locations. Therefore, it limits the floor area ratio and requires a higher landscape surface ratio than in the Auto Urban Commercial district. To maintain the suburban character and achieve higher quality development, design standards should be integrated into the zoning ordinance. **The applicant's requested 2F District does not comply with the Suburban Commercial land use classification.**

The 2F zoning district permits single-family to duplex housing, with approximately seven units per acre possible, and is designed to accommodate single-family and duplex dwellings as an intermediate classification allowing an orderly transition from single family neighborhoods to higher densities of residential use.

A rezoning from the AG to the 2F zoning district would allow several uses by right that would not have been allowed before. Those uses include, but are not limited to, the following:

Residential uses

- Single Family Detached
- Single-Family Attached
- Duplex
- Triplex

Nonresidential uses

- Place of worship
- Child care
- Community center

Prohibited uses include townhouse, HUD-Code manufactured home land lease community or subdivision, Patio home, apartment, recreational vehicle park, and retail and commercial uses, among others.

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

<u>Direction</u>	<u>FLUP</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	Suburban Residential	AG	Undeveloped Land
	Suburban Commercial		
North	Suburban Residential	SF-3	Undeveloped Land
	Suburban Commercial	O-2	
South	Agricultural/Rural & Suburban Commercial	AG & GR	Agricultural/Rural Residential
East	Suburban Commercial	AG	Agricultural/Rural Residential
West	Suburban Residential	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:

<u>Document</u>	<u>Policy, Goal, Objective or Map</u>	<u>Site Conditions</u>	<u>Compliance</u>
CP	Map 3.1 - Future Land Use and Character (FLUP)	<p>The east half of the subject property is identified as Suburban Commercial. Although the applicant's property along Old Waco Road is not included in this zoning request, the applicant's requested 2F District adjacent to the buffer area does not comply with this recommendation.</p> <p>The west half of the property is identified as Suburban Residential. The applicant's requested 2F District is too dense and does not comply with this recommendation.</p>	No

CP	Map 5.2 - Thoroughfare Plan	<p>Old Waco Road, to the east of the subject, is identified as a proposed major arterial.</p> <p>The applicant proposes to leave a strip of land zoned AG as a buffer between the proposed 2F site and Old Waco Road. This complies with 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.</p> <p>The southwest corner of the applicant's property fronts South Pea Ridge Road, which is classified as a collector. Collectors are appropriate for connecting to local streets within residential subdivisions.</p>	No, Old Waco Road is not built to Major Arterial capacity.
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	<p>An 18-inch water line runs along the west side of the property. A 14-inch water line runs along the north property line. A 24-inch water line runs along the west right-of-way of Old Waco Road.</p> <p>An 8-inch and 12-inch sewer line exists along the east right-of-way of Old Waco Road.</p>	Yes
STP	Temple Trails Master Plan Map & sidewalks	<p>The Temple Trails Master Plan reflects a proposed 10' Citywide Spine Trail along the east right-of-way of Old Waco Road. Per UDC section 8.2.3, sidewalks are required on both sides of arterials and one side of collector streets. Sidewalks are required to be installed at the time of development. The combined sidewalk and trail will be constructed as part of the overall Old Waco Road improvement project.</p> <p>A 4-foot wide sidewalk is required along collectors, such as South Pea Ridge Road.</p>	No, the sidewalks do not exist at this time.

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

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

- Minimum lot size – 4,000 Sq. Ft.
- Minimum Lot Width – 60 feet
- Minimum Lot Depth – 100 feet
- Front Yard Setback – 25 feet

- Side Yard Setback – 5 feet
- Side Yard Setback (corner) – 15 feet
- Rear Yard Setback – 10 feet

PUBLIC NOTICE:

Seven notices of the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of November 27, 2013, no notices were returned in favor of the request and one notice was returned in opposition.

The newspaper printed notice of the Planning and Zoning Commission public hearing on November 20, 2013, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Surrounding Property Pictures
Zoning and Location Map
Future Land Use and Character Map
Notification Map
Response letter

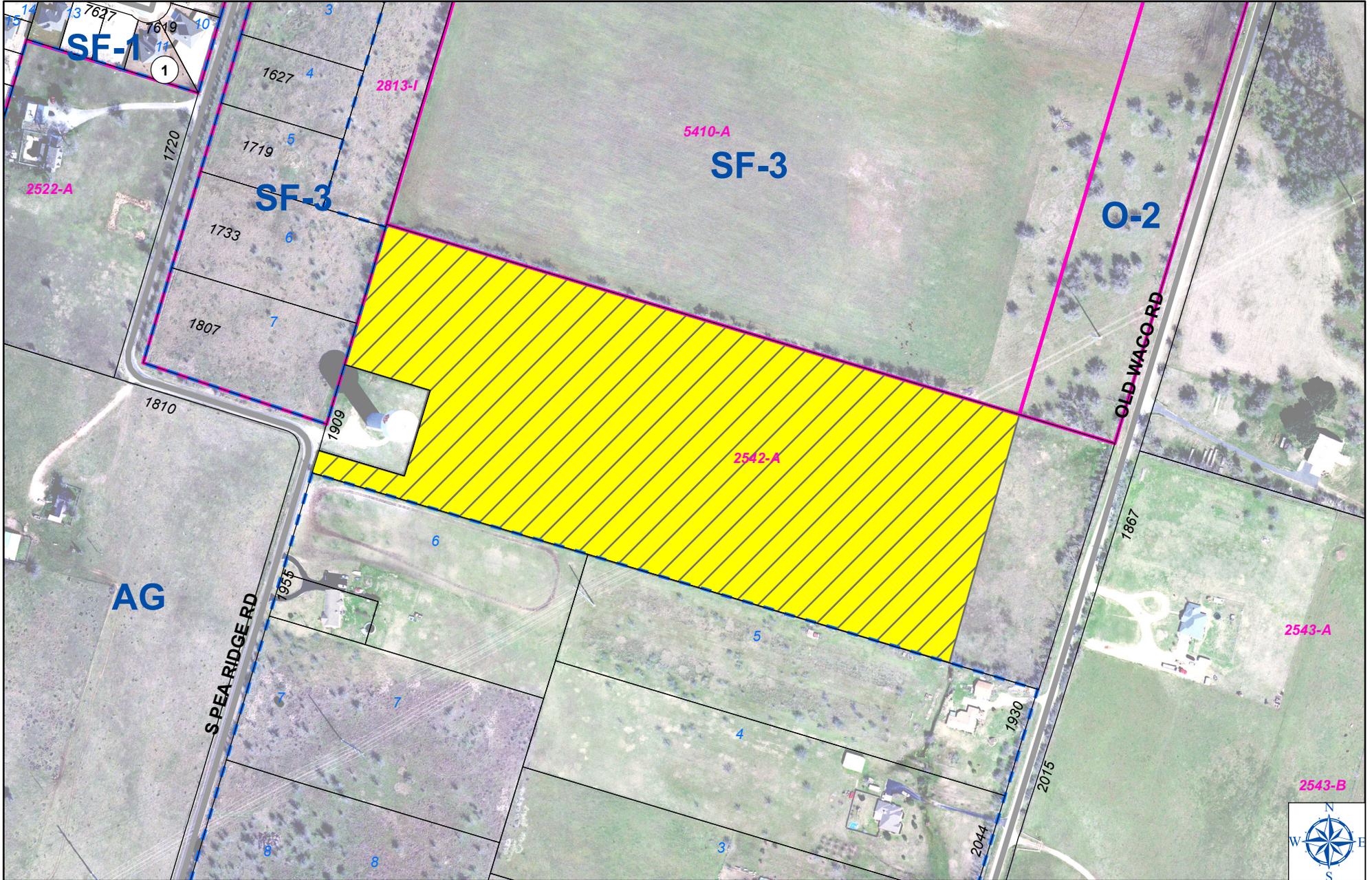
SURROUNDING PROPERTY AND USES:

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

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

Direction	Zoning	Current Land Use	Photo
West	AG and SF-3	Agricultural Land/ Rural Residential	
South	AG	Agricultural Land/ Rural Residential	 <p data-bbox="1256 1234 1463 1268">Old Waco Rd.</p>
			 <p data-bbox="1187 1730 1435 1764">S Pea Ridge Rd.</p>

Direction	Zoning	Current Land Use	Photo
North	SF3 and O-2	Undeveloped Land	 A photograph showing a wide, flat landscape of undeveloped land. The foreground is covered in dry, brownish grass and some green patches. In the middle ground, there is a line of trees. In the background, a tall, white water tower is visible on the left, and a utility pole with several cross-arms is on the right. The sky is a clear, bright blue with a few small white clouds.



Case



Zoning



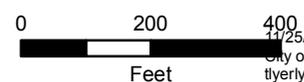
Subdivision

100 Block Number

Address

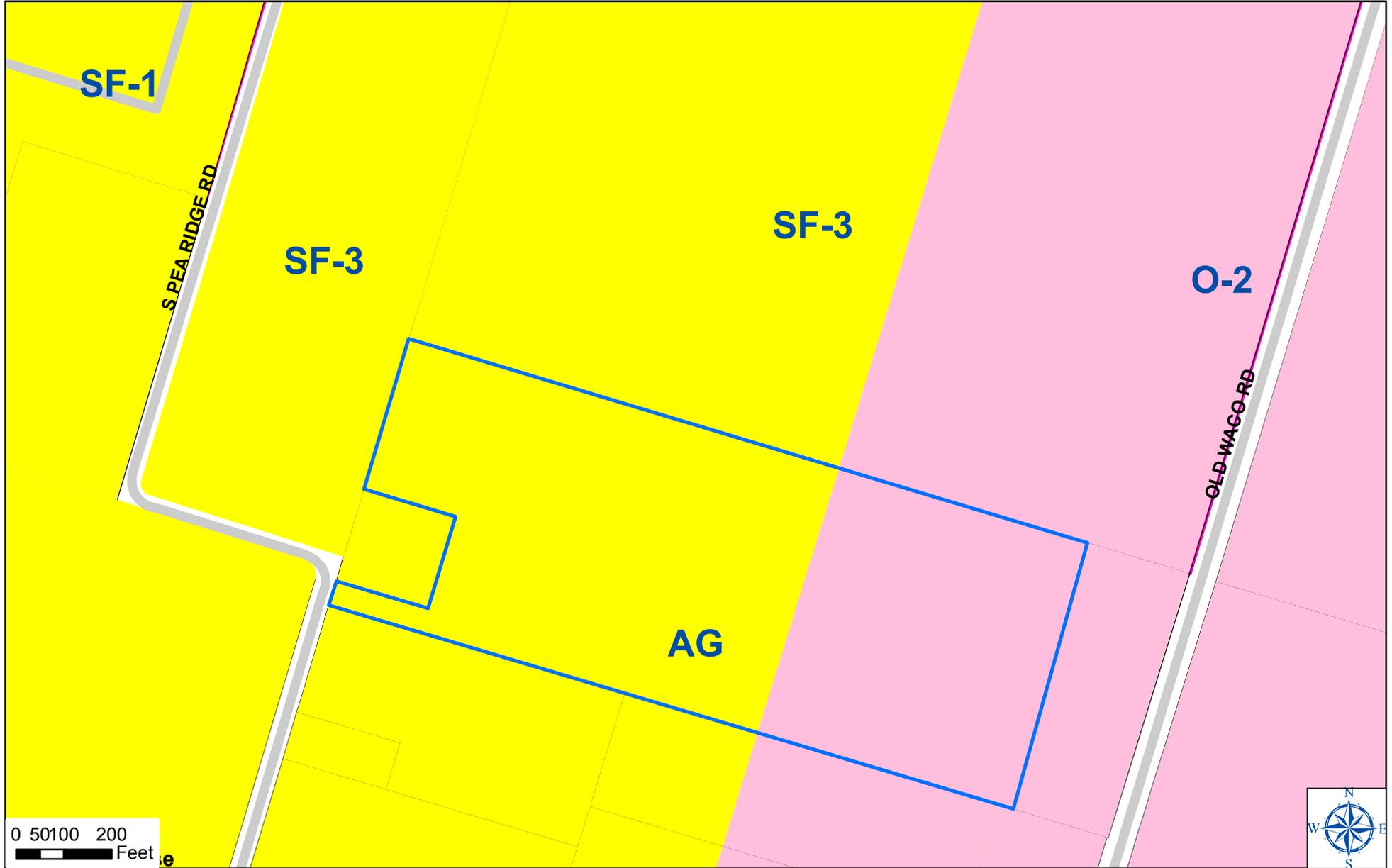
Block Number

Lot Number



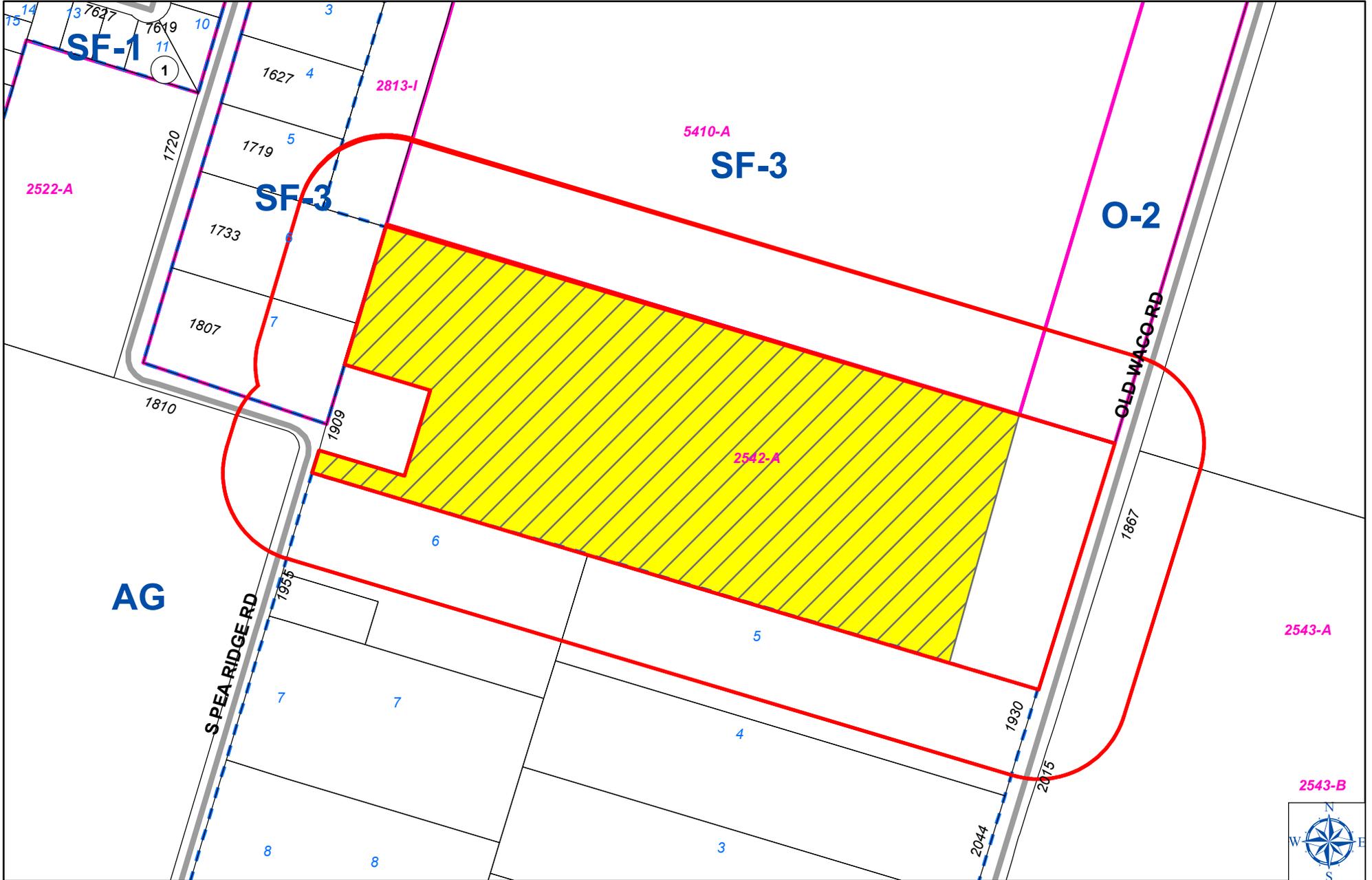
11/25/2013
 City of Temple GIS
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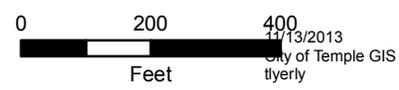


Neighborhood Conservation	Auto-Urban Residential	Auto-Urban Commercial	Temple Medical Education District	Public Institutional
Estate Residential	Auto-Urban Multi-Family	Suburban Commercial	Industrial	Parks & Open Space
Suburban Residential	Auto-Urban Mixed Use	Urban Center	Business Park	Agricultural/Rural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

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



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

RECEIVED

NOV 25 2013

City of Temple
Planning & Development

Kurt W. Hentschel
1930 Old Waco Road
Temple, Texas 76502

Zoning Application Number: Z-FY-14-07 Project Manager: Tammy Lyerly

Zone Change Request: Agricultural District (AG) to Two Family District (2F)

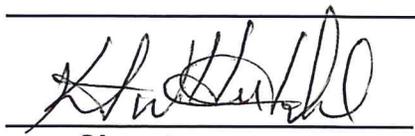
Location: West side of Old Waco road and the east side of south Pea Ridge Road, east of Westwood Estates

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

I recommend () approval denial of this request.

Comments:

All other homes within this area have 3 to 8 acres and I believe that duplex apartments would devalue the homes around. I think this area is better suited for homes over 2000 sqft and land properties of one acre or larger.


Signature

Kurt W. Hentschel
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than December 3, 2013

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



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

12/03/13
Item # 4
Regular Agenda
Page 1 of 4

APPLICANT/ DEVELOPMENT: Thomas Baird for Short Term Lending

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: Z-FY-14-08 Hold a public hearing to consider and recommend action on a zone change from Agricultural District (AG) to Single-Family Three District (SF-3) on 54.097+/- acres and from Agricultural District (AG) to Office Two District (O-2) on 2.315 ± acres, being part of the Baldwin Robertson Survey, Abstract No. 17, Bell County, Texas, located along the north side of Prairie View Road, east of North Pea Ridge Road.

STAFF RECOMMENDATION: Staff recommends approval of the requested zone change to SF-3 District for the following reasons:

1. Although the request does not comply with the Future Land Use and Character Map, at its November 21, 2013 workshop, City Council gave staff direction for Single Family developments with 7,500 square foot lots as acceptable for areas recommended for Agricultural/Rural classifications;
2. Although the request complies with the Thoroughfare Plan, Prairie View Road is not built to its designated minor arterial capacity and the projected Westfield Boulevard arterial is not yet built; and
3. Public facilities are partially available to the subject property. City utility maps do not show sewer lines near the subject property.

At this time Staff recommends approval of the requested zone change to O-2 District for the following reasons:

1. The request does not comply with the Future Land Use and Character Map;
2. Although the request complies with the Thoroughfare Plan; and
3. Public facilities are partially available to the subject property. City utility maps do not show sewer lines near the subject property.
4. Infrastructure improvements are planned for this area.

ITEM SUMMARY: The applicant requests a zone change from Agricultural District (AG) to Single-Family Three District (SF-3) on 54.097+/- acres and from Agricultural District (AG) to Office Two District (O-2) on 2.315 ± acres.

The subject property is located on the north side of Prairie View Road, east of North Pea Ridge Road. Prairie View Road is currently in the preliminary design phase for future improvements to upgrade it to its recommended minor arterial classification, per the City's Thoroughfare Plan. Those improvements are estimated for 2015/2016. The location of the applicant's proposed O-2 District coincides with the future extension of the minor arterial, Westfield Boulevard. Construction is currently in progress across the street on the south side of Prairie View Road for a future Belton ISD middle school. Although improvements are planned for this area, the timing of this request is a bit premature.

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.**

The SF-3 zoning district permits single-family detached residences and related accessory structures and provides single-family development at urban densities in locations well served by public utilities and roadways. The district should have adequate thoroughfare access and be relatively well connected with community and neighborhood facilities such as schools, parks, and shopping areas and transit services.

Due to densities associated with SF-3 developments, the applicant's requested SF-3 District does not 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. **The applicant's requested SF-3 District and O-2 District do not comply with the property's Agricultural/Rural land use classification.**

The following residential uses are **permitted by right** in the proposed Single Family Three (SF-3) zoning district:

- Industrialized housing;
- Single Family Detached Dwelling;
- Place of worship; and
- Fire Station

Prohibited uses include Home for the aged, apartment, patio home, single-family attached dwelling, duplex, and townhouse, among others.

Dimensional standards for **Single Family Three (SF-3)** are as follows:

- Minimum lot size – 4,000 sq ft
- Minimum Lot Width – 40'
- Minimum Lot Depth – 100'
- Front Yard Setback – 15'
- Side Yard Setback (interior) – 5'

- Side Yard Setback (corner yard) – 15
- Rear Yard Setback – 10'

The O-2 zoning district permits a variety of low, mid and high rise office development. Apartments are allowed. Buildings in the O-2 District may be built to any legal height. Office buildings over 40 feet in height must provide additional yard space.

The O-2 zoning district is intended to allow for office uses in an area that is primarily business or high density residential. This district provides for professional, financial, medical and other office services and may include corporate offices and major employment centers. Uses in this district generally have low traffic generation characteristics and do not require high visibility to conduct business.

A rezoning from the AG to the O-2 zoning district would allow many uses that would not have been allowed before. Those uses include, but are not limited to, the following:

Residential uses

- Single Family Attached
- Single Family Detached
- Townhouse
- Duplex
- Triplex

Nonresidential uses

- Office
- Home for the aged
- Hospital
- Hotel or motel
- Restaurant

Prohibited uses include building material sales, contractor storage or equipment yard, mini-storage warehouse, welding or machine shop, and alcohol beverage sales for off-premise consumption in beer and wine store or package store, among others.

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 /Undeveloped Land
South	Suburban Residential	AG	Agricultural/Rural Residential/BISD
East	Agricultural/Rural	AG	Agricultural/Rural Residential
West	Agricultural/Rural	AG	Agricultural/Undeveloped Land

COMPREHENSIVE PLAN COMPLIANCE:

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

<u>Document</u>	<u>Policy, Goal, Objective or Map</u>	<u>Site Conditions</u>	<u>Compliance</u>
CP	Map 3.1 - Future Land Use and Character (FLUP)	The subject property is classified as Agricultural/Rural. The applicant's requested SF-3 District is more characteristic of urban densities, and does not comply with the low-density characteristics of Agricultural/Rural.	No

		The applicant's requested O-2 District does not comply with the Agricultural/Rural classification.	
CP	Map 5.2 - Thoroughfare Plan	<p>Prairie View Road is identified as a proposed Minor Arterial, but is not built to its capacity yet. Proposed improvements for Prairie View Road are in the preliminary design phase, with final design phase estimated in September, and improvements anticipated in 2015.</p> <p>Westfield Boulevard, a designated Minor Arterial, is projected to bisect the applicant's property along the edge of the applicant's requested O-2 District.</p> <p>Necessary thoroughfare upgrades to support the applicant's requested development densities are not currently in place.</p>	No.
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	<p>A 12-inch water line runs along the north right-of-way of Prairie View Road.</p> <p>The City utility map does not show existing sewer lines in the vicinity.</p>	Partially
STP	Temple Trails Master Plan Map & sidewalks	<p>The Temple Trails Master Plan reflects a proposed Local Connector Trail along the north right-of-way of Prairie View Road. Per UDC section 8.2.3, sidewalks are required on both sides of arterials and one side of collector streets. Sidewalks are required to be installed at the time of development.</p> <p>A 6-foot wide sidewalk is required along both sides of arterials, such as Prairie View Road.</p>	No. Sidewalks do not exist at this time in this area.

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

PUBLIC NOTICE:

Nine 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 November

27, 2013, two 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 November 20, 2013, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

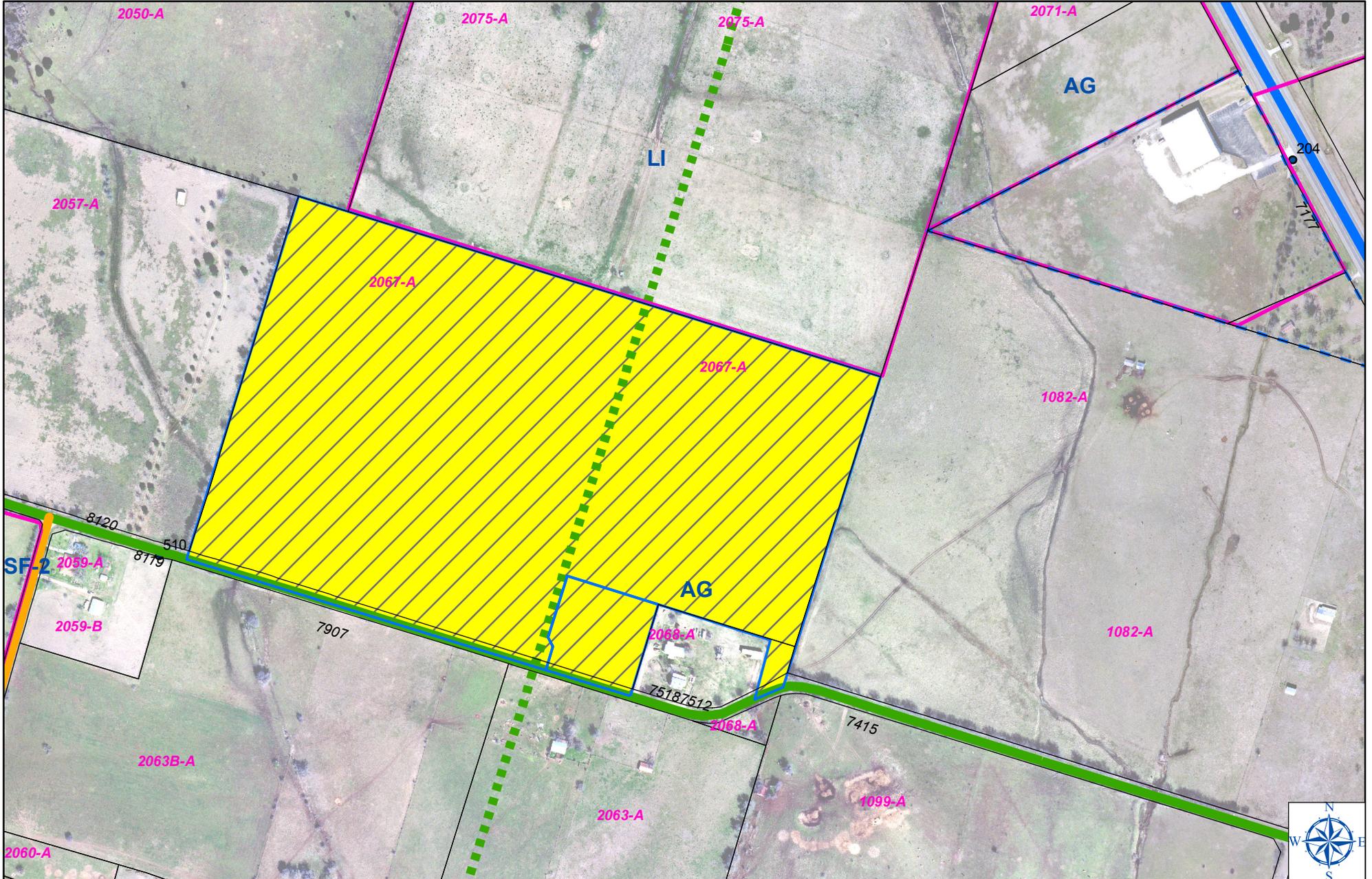
Surrounding Property Pictures
Zoning and Location Map
Future Land Use and Character Map
Notification Map
Response letters

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	
East	AG	Agricultural / Rural Residential	 <p data-bbox="886 1163 1127 1199">Prairie View Rd.</p>
West	AG	Agricultural / Undeveloped Land	 <p data-bbox="927 1730 1167 1766">Prairie View Rd.</p>

Direction	Zoning	Current Land Use	Photo
South	AG	Agricultural Land/ Rural Residential/ BISD	 <p data-bbox="857 646 1097 680">Prairie View Rd.</p>
			 <p data-bbox="873 1083 1114 1117">Prairie View Rd.</p>
North	LI and AG	Agricultural Land/ Undeveloped Land	



Case



Zoning



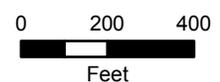
Subdivision

12 Outblock Number

Address

Block Number

Lot Number

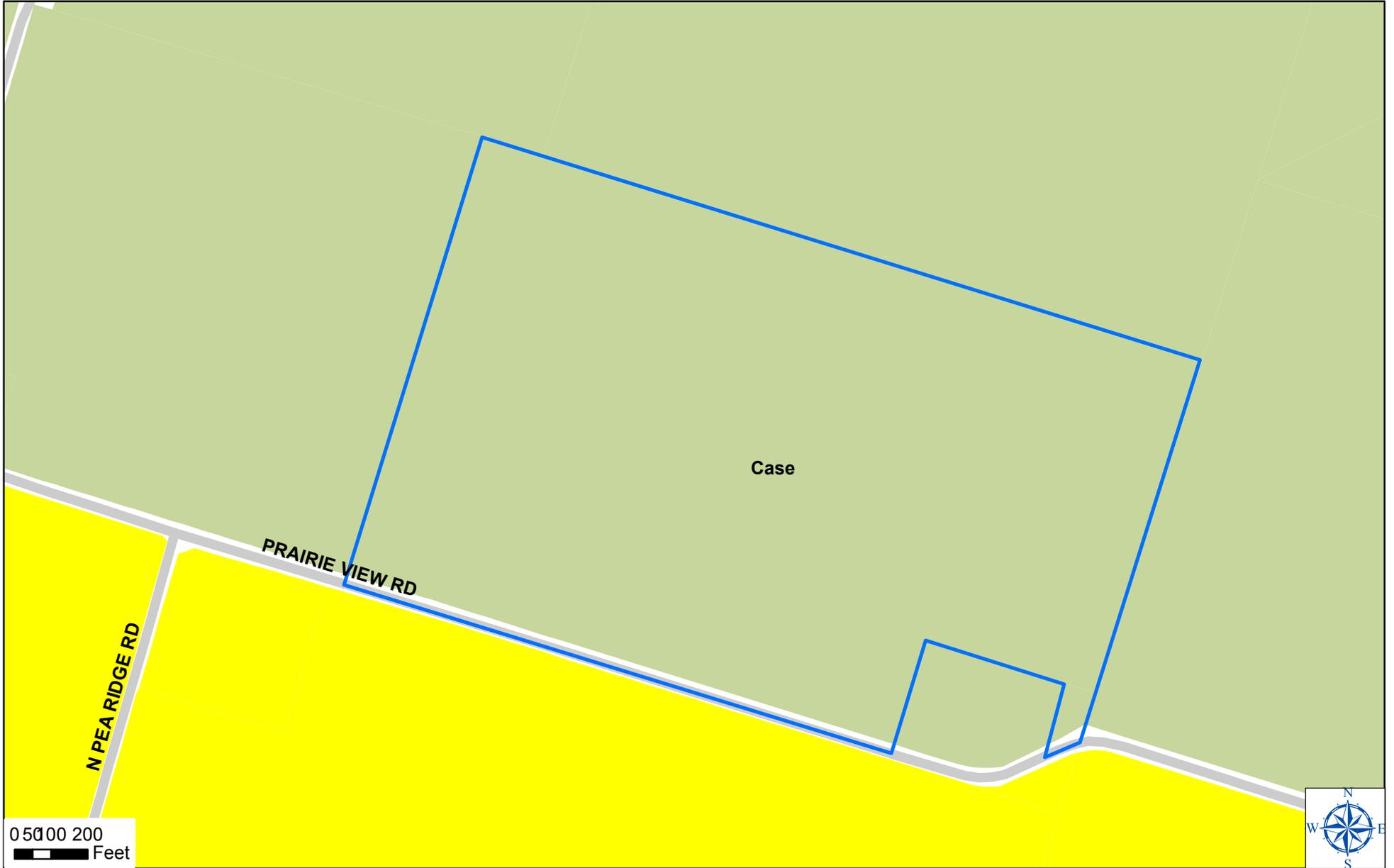


11/26/2013
 City of Temple GIS
 tlyerly

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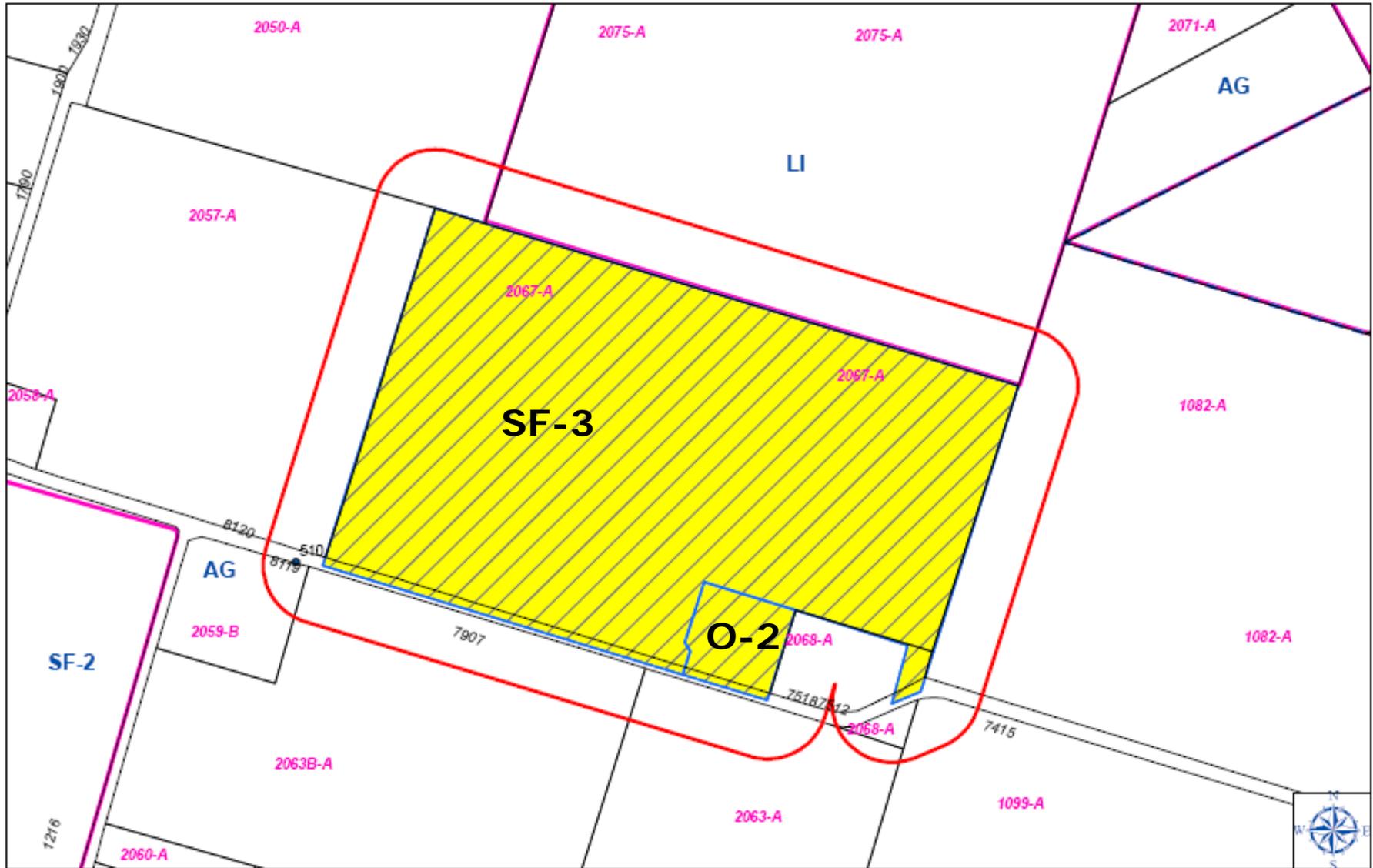
Z-FY-14-08 AG to Single Family-Three (SF-3) & Office-Two (O-2) Prairie View Road



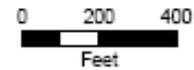
Future Land Use

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

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



11/12/2013
City of Temple GIS
flyer

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

Kiella Land Investments Ltd
P.O. Box 1344
Temple, Texas 76503-1344

Zoning Application Number: Z-FY-14-08 **Project Manager:** Tammy Lyerly

Zone Change Request: Agricultural District (AG) to Single-Family Three District (SF3) and from Agricultural District (AG) to Office Two District (O2)

Location: On the north side of Prairie View Road east of North Pea Ridge Road

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

Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than December 3, 2013

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



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

Hugh D. Shine
P.O. Box 793
Temple, Texas 76503-793

Zoning Application Number: Z-FY-14-08 **Project Manager:** Tammy Lyerly

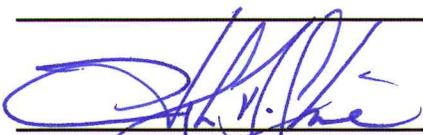
Zone Change Request: **Agricultural District (AG) to Single-Family Three District (SF3) and from Agricultural District (AG) to Office Two District (O2)**

Location: On the north side of Prairie View Road east of North Pea Ridge Road

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

HUGH D. SHINE

Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than December 3, 2013

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

RECEIVED
NOV 25 2013
City of Temple
Planning & Development



PLANNING AND ZONING COMMISSION AGENDA ITEM

12/03/13
Item #5
Regular Agenda
Page 1 of 3

APPLICANT/ DEVELOPMENT: Monte Clark for Juanita Fettig

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: Z-FY-14-09 - Hold a public hearing to discuss and recommend action on a 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.

STAFF RECOMMENDATION: Based on the following discussion, staff recommends disapproval of a Zone Change from AG to NS and recommends approval from AG to O-1 for the following reasons:

1. Although the proposed zoning does not fully comply with the Future Land Use Map which identifies this area as Auto-Urban Residential, the O-1 zoning district is consistent with the adjacent zoning to the west and east and more compatible to the surrounding residential uses to the north that providing opportunity for non-residential uses to develop along this section of W. Adams Ave;
2. The request complies with the Thoroughfare Plan;
3. Public facilities are available to serve the subject property; and
4. Per UDC Section 4.3.16., the NS should be located convenient to residential areas in locations such as the corner of a local road or a collector that serves the neighborhood.

ITEM SUMMARY: According to the City of Temple Comprehensive Plan / Future Land Use Plan (FLUP), the subject property is within the designated Auto Urban Residential District. "The Auto Urban Residential District is for smaller single-family lots similar to the range of lot sizes available in the City's current SF and SFA zoning districts. The current 7,500 square foot minimum in SF-1 could serve as a baseline for conventional single-family detached dwellings in this district." Buffering is needed from other less intensive uses within the district to ensure their compatibility. The subject property is vacant and undeveloped however the surrounding area is developed with single-family detached homes to the north and toward the southwest both of which are within the Auto-Urban Residential District. Due to restrictions per UDC Section 7.2.4, a residential use is prohibited to take direct access from an arterial and could be problematic if the property is developed with residential uses. Residential access would be addressed during platting. While it is not known for certain how the property will ultimately be developed, it is anticipated that the property will be developed with non-residential uses. There are several properties to the west and to the southwest which do contain non-residential uses that are within the Auto-Urban Residential District. These properties are currently within the Neighborhood Services (NS) and General Retail (GR) zoning districts. Additionally, the property immediately to the west, also owned by the Fettigs, is zoned NS and the property to the east is zoned Office-One District

(O-1). These properties are currently undeveloped and have been incorporated into a final plat which is currently in review by staff.

This undeveloped land directly abuts the south edge of Kasberg III subdivision. It is commonly referred to as Outblock 1092-A, located east of some existing office and neighborhood service businesses adjacent to Beaver Loop. An asphalt paved trail/sidewalk exists through the W. Adams right-of-way, along the property street frontage. Agricultural land and single family homes on acreage are further south, across W. Adams Ave.

The property is sandwiched between the NS to the west, and the O-1 to the east. The applicant proposes to extend the NS to this property for anticipated non-residential development.

Although by a different applicant, the request from AG to NS (Z-2001-34) was initially presented to the Planning and Zoning Commission on August 20, 2001. Due to strong neighborhood opposition and health of the applicant, the initial case was table to a later date. The application was resubmitted as Z-2002-29 and heard by the Planning and Zoning Commission on September 16th and October 21, 2002. At that time, the Planning & Zoning Commission, at the recommendation of staff, made a recommendation to the City Council for Planned Development-O-1. The Zone Change was scheduled for a Council 1st Reading on November 7, 2002 but the application was withdrawn by the applicant on November 1, 2002.

Concerns from property owners during Zone Change case Z-2001-34 included a need for an enhanced buffer zone due the close proximity of the adjacent homes to the north; increased traffic and its effect on pedestrian safety on the trail; property devaluation; intrusive nature of night-time business; and the potential sale of alcoholic beverages.

In 2002, staff had recommended the Planned Development-O-1 district alternatively to the NS district, since the O-1 it filters out some of the more intrusive uses allowed in the NS district. This would include such possible development of food and beverage sales including alcohol sales but without fuel sales, drug store or pharmacy, cleaning/pressing shop, laundry and cleaning.

As O-1, the property could be developed with both residential and non-residential uses; there are a number of uses that are permitted by right both residential and non-residential. Those uses include but are not limited to:

Residential uses

Single-family Attached/Detached
Industrialized Housing
Duplex
Townhouse

Nonresidential uses

Child Care (Day Care Center)
Offices
Bank or savings and Loan
Music, drama or photography studio

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, alcohol sales with on-premise consumption.

Although the zoning request does not fully comply with the FLUP, staff recommends disapproval of the proposed NS district and recommends approval of the O-1 district based on the discussion above as the O-1 zoning designation is compatible with the adjacent land use and will serve as a buffer to the single-family development to the north. If approved, the FLUP will need to be updated.

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	Auto-Urban Residential	AG	Undeveloped
North	Auto-Urban Residential	SF-1	Existing SF Uses (Kasberg Subd.)
South	Auto-Urban Residential & Suburban Residential	UE & AG	Scattered S.F. Uses on acreage
East	Auto-Urban Residential	O-1 & AG	Undeveloped
West	Auto-Urban Residential	NS	Undeveloped & Scattered office uses

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	Analysis	Compliance
CP	Map 3.1 - Future Land Use and Character (FLUP)	Auto-urban Residential is identified for the subject property as well as identified for the immediate and surrounding area. Although the NS 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 W. Adams Ave which is an arterial 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 4" and a 6" water line in W. Adams Ave. Sewer is available through an 18" sewer line on the south side of W. Adams Ave.	Y
STP	Temple Trails Master Plan Map & sidewalks	A spine trail is proposed trails were identified in the Master Trail Plan Map has identified a spine trail is proposed along the property's frontage along W. Adams Ave.	Y (Required at Platting)

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

DEVELOPMENT REGULATIONS: Single-Family detached & Attached residential setbacks in the O-1 district are:

- Minimum lot size - 6,000 S.F. detached - (3000 S.F. attached)
- Minimum Lot Width - 50' detached - (20' attached)
- Minimum Lot Depth - 100'
- Front Yard Setback - 25'
- Side Yard Setback - 10% of Lot Width (Min 5') detached - (attached 5'/0')
- Corner Side Setback - 15'
- Rear Yard Setback - 10'

Non-Residential setbacks in the O-1 district are:

- Minimum lot size - N/A
- Minimum Lot Width - N/A
- Minimum Lot Depth - N/A
- Front Yard Setback - 25'
- Side Yard Setback - 5'
- Corner Side Setback - 15'

Rear Yard Setback - 0'

Additional Development Regulations include but not limited to:

- * A minimum 10' rear setback is required where a non-residential use abuts a residential zoning district or use (UDC Section 4.4.4.F3) and,
- * A residential access drive is prohibited onto arterial streets (UDC Section 7.2.4A).

While general provisions for buffering and screening are found in UDC Section 7.7, highlighted provisions include but not limited to:

- * Evergreen hedges with a minimum planted height of six feet, placed on 36-inch centers or, fences and walls constructed of wood , masonry, stone or pre-cast concrete from 6 to 8 feet in height above the adjacent grade (UDC Section 7.7.4),
- * Refuse containers are to be located in the side or rear of the property and screened from view per UDC Section 7.7.6, and
- * Outdoor storage is permitted in the O-1 zoning district, where the storage area is situated behind the principal building in the rear half of the property and where a solid wood or masonry fence screens the outdoor storage from public view. Such wood or masonry fence must be at least one foot higher than the stored material (UDC Section 7.7.8.B1).

In conclusion, any additional or enhanced screening and buffering beyond what is provided for in the UDC may be considered though a Planned Development.

PUBLIC NOTICE: Fifteen notices of the 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 Wednesday November 27, 2013 at 1:00 PM, staff had received, no notices in agreement, 5 notices in disagreement and 1 notice returned as undeliverable.

The newspaper printed notice of the public hearing on November 20, 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 Notices

Site & Surrounding Property Photos



Site: Undeveloped - Looking North (NS)



West: Undeveloped and Developed office uses (NS)



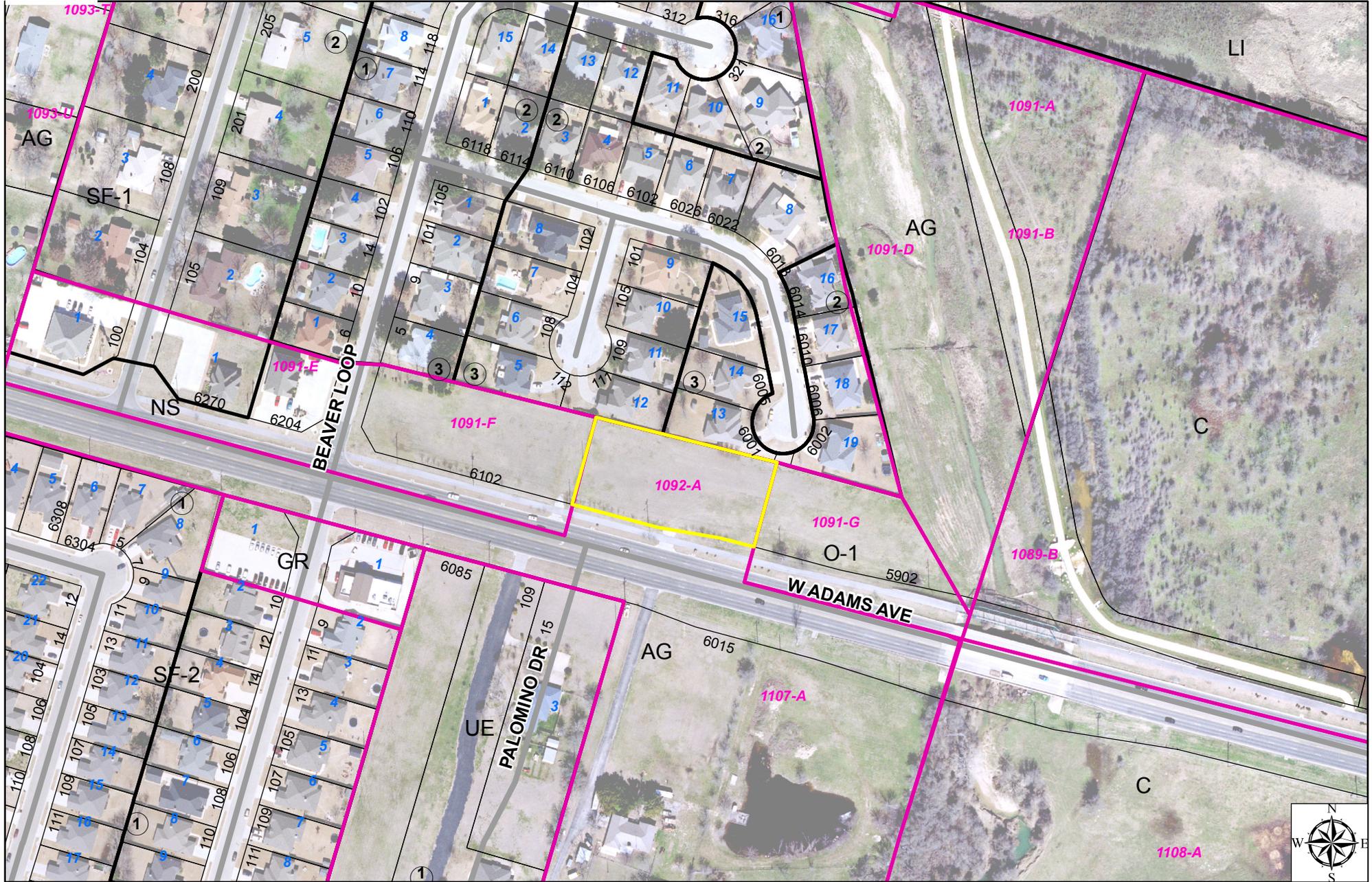
East: Undeveloped (O-1 & AG)



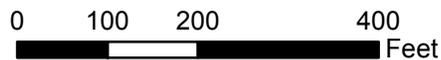
North: Developed SF Uses (Kasberg Subdivision - SF-1)



South: Scattered Single-Family uses on acreage (UE & AG)

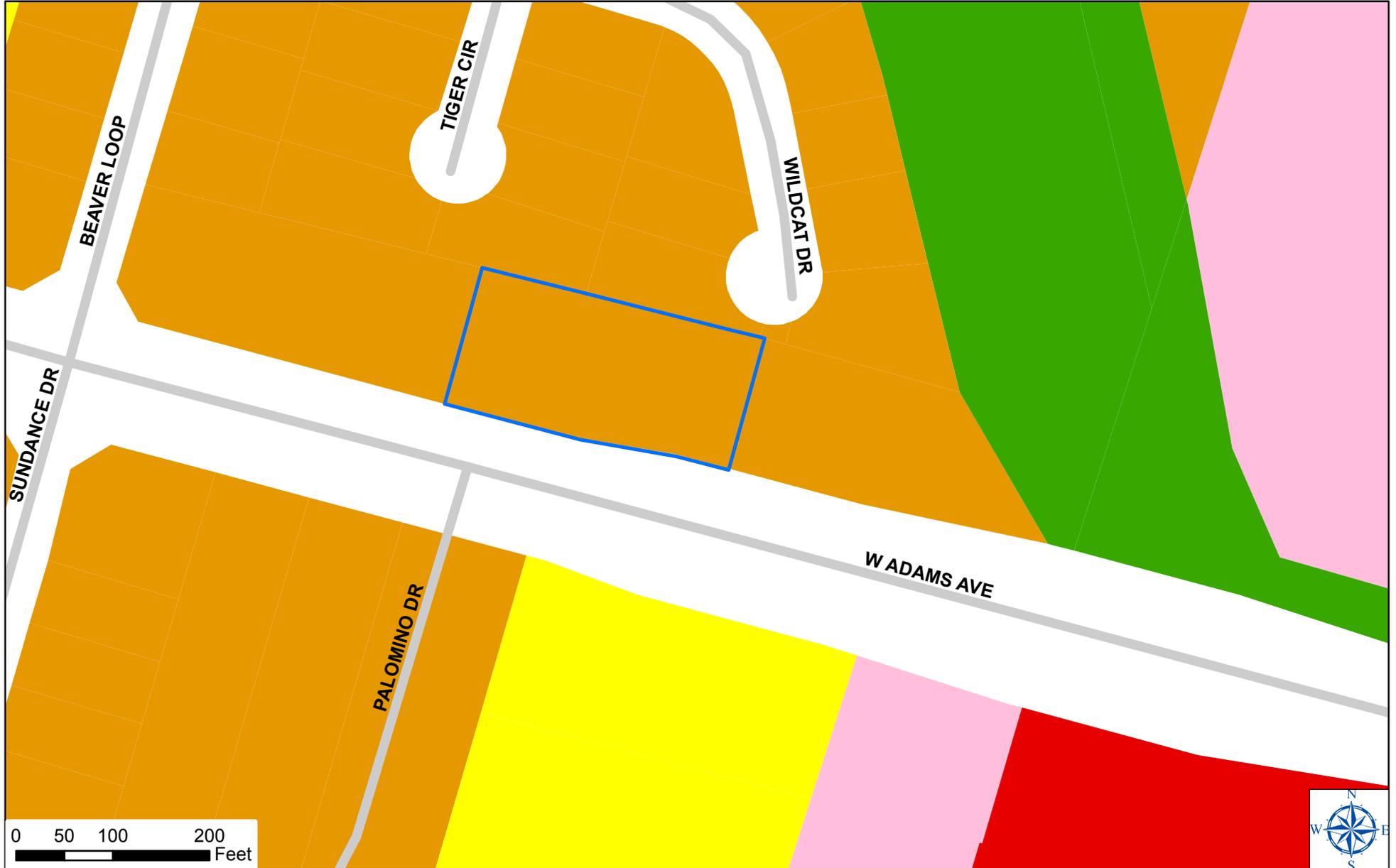


	Case		Subdivisions		Zoning		Parcel		Outblocks		Blocks		Lots
									Addresses				



11/19/2013
City of Temple GIS

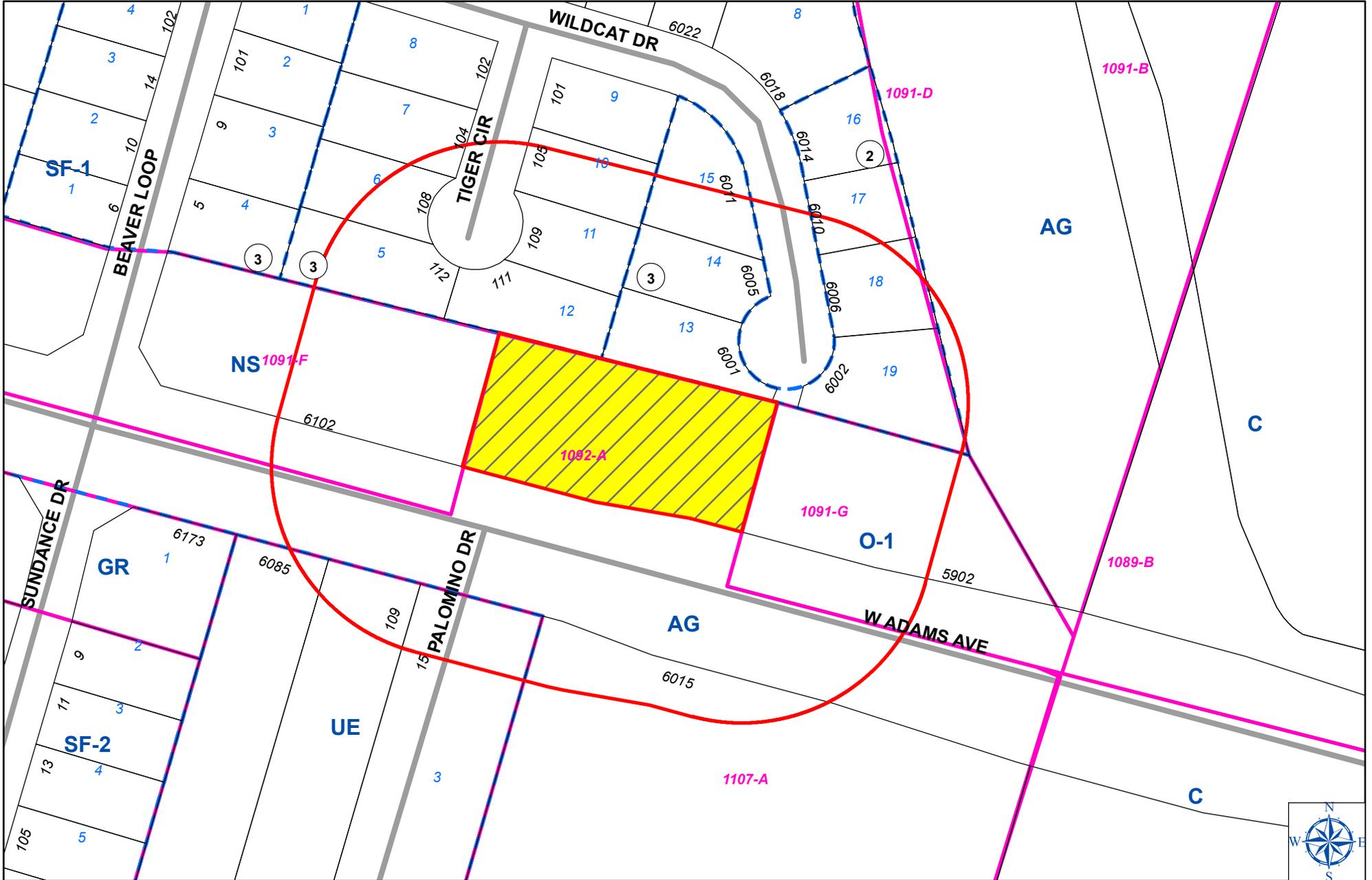
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



Future Land Use

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

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Case



Zoning

1234-A

Outblock Number



200' Buffer



Subdivision

1234

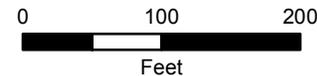
Address

①

Block Number

1

Lot Number



11/8/2013
City of Temple GIS
mbaker

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

Andrew Etux Sherry Eller
6002 Wildcat Drive
Temple, Texas 76502

RECEIVED

NOV 20 2013

City of Temple
Planning & Development

Zoning Application Number: Z-FY-14-09

Project Manager: Mark Baker

Zone Change Request: **Agricultural District (AG) to Neighborhood Service District (NS)**

Location: On the north side of West Adams Avenue, east of Beaver Loop

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 (X) denial of this request.

Comments:

Please See Attached for Reasons

1) Traffic

2) Cut-ins on street

3) Types of businesses in NS that do NOT complement SF-1 Neighborhood

4) NS Does not fit UDE description of NS on this property

Signature

ANDREW ELLER
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than December 3, 2013

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

Recommendation of a **Denial** for Zoning Application Z-FY-14-09

I am recommending a **denial** of the Zoning Application Z-FY-14-09 from an Agriculture (A) District to Neighborhood Services (NS) District for the following reasons.

- 1) The Unified Development Code states in Section 4.3.16.B for Neighborhood Services, “This district should be located convenient to residential areas in locations such as the CORNER of LOCAL ROAD, and a COLLECTOR that serves the neighborhood.” (Emphasis added) Clearly this property is NOT on a corner of a local road, but rather in the middle of two adjacent properties with only direct access from the main road (FM-2305) which is NOT a local road or collector serving the neighborhood.
- 2) In order for this to become part of a corner on a local road it would have to be combined with the property directly to the west (tract 1091-F). This would create a lot approximately 2 acres in size (as each is approximately 1 acre). This is a rather large size lot for Neighborhood Services. Lots of this size would typically NOT be used for Neighborhood Services.
- 3) This will also result in the lot to the east against the creek (tract 1091-G) being locked out of any entrance as there are NO cut-ins for FM-2305 for this lot which is zoned for Office-1. There is an ordinance that will NOT allow entrance to this lot from Wildcat Drive, unless it is a Single Family home. Therefore traffic to this lot must come from FM-2305 or the adjacent property in question. For that to happen it must come from the cut-in on FM-2305 that already exists at the tract in question or the cut in off of FM-2305 on the property to west to reach this tract. Tract 1091-G should never have a direct cut in to FM-2305 as it is extremely close to the bridge over Pepper Creek. In addition, it would be an uphill drive to exit the property onto FM-2305 which is raised above the property grade. In 2001, TX-DOT verbally stated during the widening project on FM-2305 that NO MORE cut-ins would be created due to the traffic danger.
- 4) Clearly from the Unified Development Code the entrance to this property and the one to the west really should come from Beaver Loop or the local road or collector that serves the neighborhood if this was zoned as Neighborhood Services. This will also mean that the property to the east would have to come from Beaver Loop. This results in 3 lots or 1 rather large lot to cut in from Beaver Loop. As Neighborhood Services creates more traffic than other zones this will add to the traffic on Beaver Loop.
- 5) If the thought is to zone it like the property to the east (which is Neighborhood Services), the same logic can be applied to the property to the west which is Office 1, which would be more appropriate as traffic is not as high as with Neighborhood Services and the character of Office 1 structures would fit better with the adjoining neighborhood. Office 1 is the more appropriate zoning as stated in 4.3.14.B, “Office 1 zoning district should be located convenient to residential areas and should be COMPLIMENTARY (sic) to the character of the residential neighborhood served ... a transitional zone allowing low intensity administrative and professional offices. Permitted uses are NOT intended to be major traffic generators.” Neighborhood Services generate much more traffic, which can be a problem in this area because of the bridge. They also do NOT typically provide for complementary character of the neighborhood. The adjoining neighborhood is SF-1, the highest and most restrictive residential. Office 1 would be more complementary.
- 6) Any increased traffic associated with Neighborhood Services that would result on Beaver Loop and the need to turn onto FM-2305 would create even more problems than are already associated with the intersection. The intersection currently has Sundance Drive directly across from it also trying to enter FM-2305 and at times the wait can be upwards of 5 minutes in busy traffic times to turn left from either street. The speed of traffic on FM-2305 is approximately 50 miles per hour and that makes it even more difficult to leave the neighborhoods. An Office 1 designation would keep traffic lower and not add too much to the congestion.

- 7) If the requestor of the zoning change has a specific project in mind, then this should clearly be stated. Without knowing exactly what would go on the property, a Neighborhood Services designation could easily allow structures and businesses that do NOT fit with SF-1 residential and result in increased traffic congestion.
- 8) NS Zoning Districts are different than A or O1 Zoning Districts in that they allow retail and convenience stores to be built. These stores can sell Self-Service Gasoline and alcoholic beverages if a Contingent Use Permit is provided. Also, small drug stores, florists, greenhouses, self-service Laundromats, and beverage sales stores can be constructed in an NS District. The A and O1 Districts do NOT allow these types of business. With the close proximity to the homes in the area with no buffer zones between the homes and these types of business, a significant devaluation of the property values in the area will be realized. In addition, these types of establishments invite heavy traffic and in some cases 24 hour operations. These types of operations are totally undesirable this close to homes.
- 9) This application was originally made in August 2001. During the ensuing Public Hearing at the Planning meeting, the owners withdrew the application of Neighborhood Services and asked to meet with the neighborhood to settle differences. The Planning Department recommended that the property in question be Zoned Office 1 (O1) with Planned Development. This was suitable to the neighbors surrounding the property and the original petitioner (Alexander) as well. The only question was to be what was considered in the "Planned Development." The neighbors met with Lloyd Thomas, the owner's representative once and Mr. Thomas agree to take back our stance on the change to the owner's to determine if they would be willing to OK the O1 zone with planned development recommended. Neither the owner's nor Mr. Thomas contacted us again after that meeting. However, they tried to push the zoning change through again one month later as Neighborhood Services.
- 10) After denials in August 2001 and September 2001 by the Planning and Zoning Commission, the owners did finally petition for a change to Office 1 in October 2002. However, they withdrew the application after discussion with the Planning Department and the Planning and Zoning Commission on making it a Planned Development Office 1 (as was discussed the year before) to help shield the neighborhood as there is no natural buffer. They tried to push it through withOUT Planned Development. Clearly in the past, Neighborhood Services has been seen as totally inappropriate and that has not changed. To truly meet the Unified Development Code intent, help with traffic congestion, to meet with the character of the surrounding neighborhood, and to protect property values the only clear choice is Office 1 Planned Development.

We feel the appropriate compromise is to go with an Office 1 Planned Development Zone with the recommendations made in 2001 and 2002 by the Planning Department and the Commission. Any other changes would NOT be appropriate.

Respectively,

Andrew Eller
6002 Wildcat Drive
Temple, TX 76502



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

David Etux Stephanie Baker
6010 Wildcat Drive
Temple, Texas 76502

RECEIVED
NOV 27 2013
City of Temple
Planning & Development

Zoning Application Number: Z-FY-14-09 **Project Manager:** Mark Baker

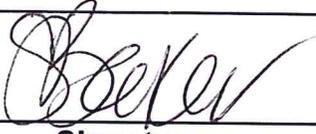
Zone Change Request: **Agricultural District (AG) to Neighborhood Service District (NS)**

Location: On the north side of West Adams Avenue, east of Beaver Loop

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

Comments:


Signature

Stephanie Baker
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than December 3, 2013

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

Number of Notices Mailed: 15

Date Mailed: November 20, 2013



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

RECEIVED
NOV 27 2013
City of Temple
Planning & Development

Sharon M. Chapman
6005 Wildcat Drive
Temple, Texas 76502

Zoning Application Number: Z-FY-14-09 **Project Manager:** Mark Baker

Zone Change Request: Agricultural District (AG) to Neighborhood Service District (NS)

Location: On the north side of West Adams Avenue, east of Beaver Loop

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:

Sharon Marshall-Chapman
Signature

Sharon Marshall-Chapman
Print Name

**Please mail or hand-deliver this comment form to the address shown below, no later than
December 3, 2013**

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

Number of Notices Mailed: 15

Date Mailed: November 20, 2013



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

RECEIVED
NOV 27 2013
City of Temple
Planning & Development

Jeff T. Lawyer
6001 Wildcat Drive
Temple, Texas 76502

Zoning Application Number: Z-FY-14-09 **Project Manager:** Mark Baker

Zone Change Request: Agricultural District (AG) to Neighborhood Service District (NS)

Location: On the north side of West Adams Avenue, east of Beaver Loop

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

Comments:

Jeff T. Lawyer
Signature

Jeff T. Lawyer
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than December 3, 2013

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



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

RECEIVED
NOV 27 2013
City of Temple
Planning & Development

Shirley J. Stewart
111 Tiger Circle
Temple, Texas 76502

Zoning Application Number: Z-FY-14-09 Project Manager: Mark Baker

Zone Change Request: Agricultural District (AG) to Neighborhood Service District (NS)

Location: On the north side of West Adams Avenue, east of Beaver Loop

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


Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than December 3, 2013

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

Number of Notices Mailed: 15

Date Mailed: November 20, 2013



PLANNING & ZONING COMMISSION ITEM MEMORANDUM

12/03/13
Item #6
Page 1 of 3

CASE MANAGER: Kim Foutz, Assistant City Manager

ITEM DESCRIPTION: 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 5 to add industrial uses; Article 6 to amend TMED landscaping requirements; Article 6 to amend I-35 Overlay window requirements; Article 6 to amend the 1st and 3rd Street Overlay District; and Article 7 to amend off street parking requirements.

STAFF RECOMMENDATION: Staff recommends approval of the proposed amendments for the following reasons:

- To conform to state law;
- To correct errors in the code; and,
- For clarification of the Unified Development Code.

BACKGROUND: Staff has prepared the following text amendments to provide conformance to State Law, and for correction, clarification, and improvement to certain sections of the Unified Development Code.

The purpose of this package of amendments to the text of the Unified Development Code (UDC) is to:

- Amend mailed notice requirements for public hearing notification of Zoning District Map Amendment to conform to H.B. 674;
- Correct the Nonresidential Dimensional Standards to reduce the maximum height of Office-1 uses, from an erroneously permitted 45 stories when the UDC was adopted, to 3 stories;
- Reorganize industrial uses and add industrial uses to the Use Table (TEDC approved);
- Clarify and provide more options for TMED landscape street yard planting strip requirements to include shrubs and add additional groundcover;
- Amend I-35 Overlay window requirement to exclude the rear of the building;
- Add missing section of the 1st and 3rd Overlay District;
- Clarify off-street parking requirements within 150-feet of a new structure and removes the requirement from Article 11 and places it in Article 7;

ARTICLE 3: ZONING DISTRICT MAP AMENDMENT (ATTACHMENT 1): The proposed amendment addresses compliance with Texas H.B. 674. This amendment requires a mailed notice to be sent to each school district located in the property of the proposed zoning change that affects residential or multifamily zoning.

ARTICLE 4: ZONING DISTRICTS (ATTACHMENT 2): The proposed amendment addresses the maximum height of nonresidential buildings in Office-1 zoning. This amendment reduces the maximum height of buildings from 45 stories to 3 stories.

ARTICLE 5: USE STANDARDS (ATTACHMENT 3): The proposed amendment adds Light Manufacturing and Distribution Center to the use table. Additionally, it removes specific uses and reclassifies them under Light Manufacturing. The amendment also reorganizes currently listed industrial uses and places them under the industrial heading. A definition for Light Manufacturing is added to Article 11.2 Defined Terms of the UDC.

ARTICLE 6: TMED, TEMPLE MEDICAL AND EDUCATIONAL (ATTACHMENT 4): The proposed amendment clarifies and adds options for landscape requirements for the street yard planting strip. The amendment would allow Dwarf Yaupon Holly, Red Yucca, and Mexican Feather Grass as allowed shrubs for public frontage types A, B, C, and D, and Purple Wintercreeper is added as an additional acceptable groundcover in the Approved Groundcover List. Amendment allows for River Rock to be used for landscaping and provides mulch requirements.

ARTICLE 6: INTERSTATE 35 CORRIDOR OVERLAY (ATTACHMENT 5): The proposed amendment removes the requirement for the rear side of a building to have window coverage of a minimum of 40 percent and a maximum of 80 percent. All other elevations would still be required to have a minimum of 40 percent and up to a maximum of 80 percent of windows. This amendment is only applicable to the Freeway Retail/Commercial Sub-District and City Entry Sub-District as the Civic Sub-District and Industrial Sub District did not have this requirement.

ARTICLE 6: 1ST AND 3RD OVERLAY DISTRICT (ATTACHMENT 6): The proposed amendment adds tracts that abut or adjoin 3rd street from the intersection of Houston Avenue to the intersection of Adams Avenue. Also extends and adopts the same standards of Public Frontage Type A from Adams Avenue to Houston Avenue to the added tracts. This section was left out of the 1st and 3rd Street Overlay intentionally to apply different standards to the section at a later date. However, after further reviewing the section staff found that Public Frontage Type A would be suitable for the section from Adams Avenue to Houston Avenue. The section from Avenue B to Adams Avenue has been left out of the overlay and will be assigned an additional Public Frontage Type at a later date.

ARTICLE 7: OFF-STREET PARKING AND LOADING (ATTACHMENT 7): The proposed amendment clarifies off-street parking requirements within 150 feet of a new building or structure. The amendment also moves this requirement from Article 11.2 Defined Terms back to Article 7 General Development Standards where it was erroneously deleted with the adoption of the UDC.

All of the proposed amendments were reviewed by stakeholders.

PUBLIC NOTICE: The newspaper printed notice of the Planning and Zoning Commission public hearing on November 20, 2013, in accordance with state law and local ordinance.

FISCAL IMPACT: NA

ATTACHMENTS:

[Attachment 1: Article 3 Zoning District Map Amendment \(Rezoning\)](#)

[Attachment 2: Article 4 Nonresidential Building Height](#)

[Attachment 3: Article 5 Use Standards](#)

[Attachment 3: Article 6 TMED](#)

[Attachment 4: Article 6 I-35](#)

[Attachment 4: Article 6 1st and 3rd Overlay](#)

[Attachment 5: Article 7 Off-Street Parking and Loading](#)

Zoning Change School Notification

1.1.1 Public Notice and Public Hearing

A. Planning and Zoning Commission

1. Mailed Notice

A proposed Zoning District Map Amendment requires notice of the public hearing of the Planning and Zoning Commission by mail to all owners of real property lying within 200 feet of the property on which the change is requested. Such notice must be mailed before the 10th day before the date of the public hearing.

2. School District Notice

A proposed Zoning District Map Amendment affecting residential or multifamily zoning requires notice of the public hearing of the Planning and Zoning Commission by mail to each school district in which the property for which the change in classification is proposed is located. The notice must be mailed before the 10th day before the date of the public hearing.

~~2-3.~~ Published Notice

A proposed Zoning District Map Amendment requires notice of the public hearing of the Planning and Zoning Commission by publication in a newspaper of general circulation in the City. Such notice must state the time and place of such hearing and the nature of the subject to be considered. The notice must be published before the 10th day before the date of the public hearing.

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Sec. 4.6. Nonresidential Dimensional Standards

Unless otherwise specified in Sec. 4.4 nonresidential uses must be developed in accordance with the tables below.

Type of Use	AG	UE	SF-1	SF-2	SF-3	SFA-1	SFA-2	SFA-3	TH	2F	MF-1	MF-2	MF-3	O-1	O-2	NS	GR	CA	C	LI	HI
Min. Lot Area (sq. ft.)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Min. Lot Width (ft.)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Min. Lot Depth (ft.)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Min. Front Yard Setback(ft.)	50	50	25	25	15	25	15	15	15	25	25	25	25	25	25*	15	15	See 4.4.4F.I.d*			
Min. Side Yard Setback(ft.)	20	20	20	20	20	20	20	20	20	20	20	20	20	5	5*	10	10	0*	0*	0*	0*
Min. Side (Corner)Yard Setback(ft.)	15	15	15	15	15	15	15	15	15	15	15	15	15	15	10*	10	10	0*	10	10	10
Min. Rear Yard Setback(ft.)	10	10	10	10	10	10	10	10	10	10	10	10	10	0*	0*	0*	0*	0*	0*	0*	0*
Max. Building Coverage (%)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Max. Height (stories)	3	3	2	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	3	4	10	345	ALH	2 ½	3	ALH	ALH	ALH	ALH

ALH = Any Legal Height not prohibited by other laws -- = Use not permitted NA = Use permitted but standard does not apply * = See Sec. 4.4, Measurements and Special Case

P= Permitted by Right L = Permitted by Right Subject to Limitations

[blank cell] = Prohibited C= Conditional Use Permit

Specific Use	AG	UE	SF-1	SF-2	SF-3	SFA-1	SFA-2	SFA-3	TH	2F	MF-1	MF-2	MF-3	O-1	O-2	NS	GR	C	CA	LI	HI	Standards
RESIDENTIAL USES																						
Boarding or rooming house											P	P		P			P	P	P	P		
Convent or monastery	C	C															P	P	P	P		
Family or Group Home	L	L	L	L	L	L	L	L	L	L	L	L	L	C	C	C	C	C	C	C		5.3.1
Fraternity or sorority	C	C									C	C	C	P	P		P	P	P	P		
Home for the aged	C	C									C	P	P	C	P		P	P	P	P		
Industrialized housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
HUD-Code manufactured home land lease community	C																					5.3.2
HUD-Code manufactured home subdivision	L																					5.3.2
Multiple-family dwelling (apartment)											L	L	L		L				L			5.3.3
Patio home						L		L	L													5.3.4
Recreational Vehicle Park	C																C			C		
Single-family attached dwelling						P	P	L	P	P	P	P		P	P	P	P	P	P	P		5.3.5
Single-family detached dwelling	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P		
Townhouse								L	L		L	L		L	L	L	L	L	L			5.3.6
Triplex										C	P	P			P				P			
Two-family dwelling (duplex)										P	P	P		P	P		P	P	P			
Zero lot line dwelling						P	L	P	P	P	P	P										5.3.7
NONRESIDENTIAL USES																						
AGRICULTURAL USES																						
Animal shelter (public or private)	C																	C		P	P	
Farm, ranch, orchard or garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Greenhouse or nursery (wholesale)	P																	P	P	P	P	
Hatchery, fish or shrimp or fish farm	C																	C		C	C	
Hatchery, poultry	C																		P		P	P
Kennel without veterinary hospital	C																C	P		P	P	
Livestock auction	C																	C		C	P	

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Specific Use	AG	UE	SF-1	SF-2	SF-3	SFA-1	SFA-2	SFA-3	TH	2F	MF-1	MF-2	MF-3	O-1	O-2	NS	GR	C	CA	LI	HI	Standards	
Compost operations																				C	C	5.3.13	
Distribution Center																				P	P		
Laboratory Manufacturing																		P		P	P		
Laboratory Medical, dental, scientific or research	C													C	P	C	P	P	P	P	P		
Landfill																					C	C	
Light Manufacturing																					P	P	
Industrial uses other than listed																						C	
Recycling collection location	C																L	L		L	L	5.3.14	
Recycling operation inside a building																					C	L	5.3.14
Recycling operation outside a building																						L	5.3.14
Slaughterhouse or meat packing plant																					C	C	
Smelter, refinery or chemical plant																						C	
Storage Warehouse																			P		P	P	
Wholesale Storage and Sales																			P		P	P	
Wrecking or Salvage yard																					C	C	5.3.24
NATURAL RESOURCE STORAGE AND EXTRACTION USES																							
Caliche pit and caliche storage	C																		C		C	P	
Mining and storage of mining waste	C																				C	C	
Petroleum or gas well	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Petroleum storage and collection facilities	C																		C		C	P	
Sand or gravel extraction or storage	C																		C		C	P	
Top soil, earth, clay or stone extraction or storage	C																		C		C	P	
OFFICE USES																							
Office														P	P	P	P	P	P	P	P	P	
Warehouse office																		C	P	P	P	P	
OVERNIGHT ACCOMMODATIONS																							

P= Permitted by Right L = Permitted by Right Subject to Limitations

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Specific Use	AG	UE	SF-1	SF-2	SF-3	SFA-1	SFA-2	SFA-3	TH	2F	MF-1	MF-2	MF-3	O-1	O-2	NS	GR	C	CA	LI	HI	Standards
Hotel or motel												P	P		P		P	P	P	P		
Recreational vehicle park	C																C			C		
RECREATIONAL & ENTERTAINMENT USES																						
Alcoholic beverage sales for on-premise consumption:																						
a) beer and wine only less than 75% revenue from alcohol																C	P	P	P	P	P	5.3.15
b) all alcoholic beverages 75% or more revenue from alcohol															C		C	C	C	C	C	5.3.15
c) all alcoholic beverages >50% & <75% revenue from alcohol															C	C	C	C	C	C	C	5.3.15
d) all alcoholic beverages 50% or less revenue from alcohol															C	C	C	C	P	C	C	5.3.15
Amusement, commercial (indoor)																	P	P	P	P	P	
Amusement, commercial (outdoor)	C																	P	P	P	P	
Carnival or circus (temporary)	P																P	P	P	P	P	
Country club	C														P		P	P	P	P	P	
Dance hall																	C	P	P	P	P	
Day camp for children	P	P												C	C		C	C		C		
Drag strip or commercial racing	C																	C		C	P	
Golf course	C																	P		P	P	
Park or playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Playfield or stadium	P		C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	
Rodeo grounds	C																	P		P	P	
Roller or Ice Rink	C																P	P	P	P	P	
Sexually oriented business																					P	Ordinance No. 99-2633
Shooting range (outdoor)	C																			C	C	5.3.16
Swimming pool, commercial	C																C	P	P	P	P	

P= Permitted by Right L = Permitted by Right Subject to Limitations
 [blank cell] = Prohibited C= Conditional Use Permit

Specific Use	AG	UE	SF-1	SF-2	SF-3	SFA-1	SFA-2	SFA-3	TH	2F	MF-1	MF-2	MF-3	O-1	O-2	NS	GR	C	CA	LI	HI	Standards
Theater or playhouse (indoor)															P	P	P	P	P	P	P	
Theater or playhouse (open or drive-in)																		P		P	P	
Zoo	P																C	C	C	P	P	
RESTAURANT USES																						
Restaurant (not drive-in)															P	P	P	P	P	P	P	
Restaurant (drive-in)															P		P	P	P	P	P	
RETAIL SALES AND SERVICE USES																						
Alcohol beverage sales, off-premise consumption, beer and wine store																C	P	P	P	P	P	
Alcohol beverage sales, off-premise consumption, package store																	C	C	C	C	C	5.3.17
Antique shop															P	P	P	P	P	P	P	
Art supply store															P	P	P	P	P	P	P	
Bakery or confectionary shop (retail)															P	P	P	P	P	P	P	
Bank or savings and loan														P	P	P	P	P	P	P	P	
Barber shop or beauty shop															P	P	P	P	P	P	P	
Cleaning, pressing and pick up shop															L	L	L	L	L	L	L	5.3.18
Cleaning plant (commercial)																		P	P			
Discount or department store																	P	P	P	P	P	
Drug store or pharmacy															P	P	P	P	P	P	P	
Exercise gym	C										C	C	C		P	C	P	P	P	P	P	
Fabric store																P	P	P	P	P	P	
Florist or garden shop															P	P	P	P	P	P	P	
Food or beverage sales store without fuel sales																P	P	P	P	P	P	
Furniture and appliance sales and service																	P	P	P	P	P	
Greenhouse or nursery (retail)																P	P	P	P	P	P	
Handcraft and art objects shop															P	P	P	P	P	P	P	
Hardware store or hobby shop																	P	P	P	P	P	

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Specific Use	AG	UE	SF-1	SF-2	SF-3	SFA-1	SFA-2	SFA-3	TH	2F	MF-1	MF-2	MF-3	O-1	O-2	NS	GR	C	CA	LI	HI	Standards
Key shop															P	P	P	P	P	P	P	
Kiosk														L	L	L	L	L	L	L	L	Sec. 5.3.25
Laboratory medical, dental, scientific or research	C													C	P	C	P	P	P	P	P	
Laundry and cleaning (self-service)															P	P	P	P	P	P	P	
Medical appliances, fitting, sales or rental															P	P	P	P	P	P	P	
Mixed media store or newsstand															P	P	P	P	P	P	P	
Mortuary or funeral home															P		P	P	P	P	P	
Office supply store															P	P	P	P	P	P	P	
Pawn shop																	P	P	P	P	P	
Pet shop																	P	P	P	P	P	
Retail shop, gift, apparel, accessory and similar items															P	P	P	P	P	P	P	
Retail Sales and Service uses other than listed																P	P	P	P	P	P	
Studio: decorator, artist, photographer, music, dance or drama														P	P	P	P	P	P	P	P	
Tool rental (indoors)																	P	P	P	P	P	
Tool rental (outside equipment storage)																		P		P	P	
Travel agency														P	P	P	P	P	P	P	P	
Upholstery shop																	P	P	P	P	P	
Veterinary office (no animal hospital)														P	P	P	P	P	P	P	P	
Veterinary hospital (no kennels)																	P	P	P	P	P	
Veterinary hospital (kennels)	C																	C		P	P	
TRANSPORTATION AND RELATED USES																						
Airport or landing field	C	C																C		P	P	
Bus station or terminal																		P	P	P	P	
Emergency vehicle service														C	P		P	P	P	P	P	
Hauling or storage company																		P	P	P	P	

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Specific Use	AG	UE	SF-1	SF-2	SF-3	SFA-1	SFA-2	SFA-3	TH	2F	MF-1	MF-2	MF-3	O-1	O-2	NS	GR	C	CA	LI	HI	Standards	
Heliport	C	C													C			C	C	P	P		
Helistop	C	C												C	C	C	C		C	P	P		
Motor freight terminal																		P	P	P	P		
Railroad freight terminal																		P	P	P	P		
Railroad passenger station																		P	P	P	P		
Railroad track right-of-way or team track	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Railroad yard or roundhouse																		P	P	P	P		
Parking lot, trucks, trailers and moving vans or trucks																		P	P	P	P		
Parking lot or structure (commercial autos)														C	P		C	P	P	P	P		
UTILITY AND SERVICE USES																							
Electrical energy generating plant	C																	C	C	P	P		
Electrical substation (high voltage bulk power)	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P		
Electrical transmission line (high voltage)	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P		
Fire station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Gas line and regulating station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Personal wireless facility	See Sec. 5.4 Personal Wireless Service Facilities																						
Radio or television tower or transmitting station	C	C												P	P	P	P	P	P	P	P		
Shop yard of local, state or federal government	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P		
Sewage pumping station	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P		
Sewage treatment plant	C																			C	P		
Utility and Service uses other than listed	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P		
Telephone exchange-switching-relay or transmitting equipment	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Utility shop, storage yard or building																		P	P	P	P		

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Specific Use	AG	UE	SF-1	SF-2	SF-3	SFA-1	SFA-2	SFA-3	TH	2F	MF-1	MF-2	MF-3	O-1	O-2	NS	GR	C	CA	LI	HI	Standards	
Utilities other than listed	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P		
Water stand pipe or elevated storage	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Water reservoir well or pumping station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Water treatment plant	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P		
VEHICLE SALES AND SERVICE USES																							
Auto leasing, rental																		P	P	P	P		
Auto parts sales (outdoors)																		C		P	P		
Auto storage or auto auction																		C		P	P		
Auto sales, new or used outdoor lot																		L	L	L	L	5.3.19	
Auto sales facility, new or used																			L	L	L	5.3.20	
Car wash																		P	P	P	P		
Boat sales and service																			P	P	P		
Fuel sales																C		L	L	L	L	5.3.21	
Motorcycle or scooter sales and service																			P	P	P		
Trailer, recreational vehicle, portable building or manufactured home sales or rental																			P		P		
Truck sales																			P	P	P		
Truck stop																			P		P		
Vehicle repair, major																			L	L	L	5.3.22	
Vehicle servicing, minor																			L	L	L	5.3.23	
Wrecking or salvage yard																					C	C	5.3.24

[Ord. 2012-4505]; [Ord. 2012-4516]

Sec. 1.1. Defined Terms

Light Manufacturing. The use of a site for manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of the products, and

incidental storage, sales, and distribution of the products. This use excludes the basic processing and manufacturing of materials or products predominately from extracted or raw materials, storage or manufacturing processes that involve flammable or explosive materials, or storage or manufacturing processes that involve hazardous or commonly recognized offensive conditions.

TMED Landscaping Requirements

6.3.11 Public Frontage Standards

D. Public Frontage Landscape Standards

2. Planting Area

a. Type A, B, C and D Public Frontage

~~The street yard planting strip must be planted in evergreen groundcover as shown in the table in subsection 6.3.12C at a rate of one one-gallon container per 4 square feet of street yard planting area.~~ The street yard planting strip must be entirely filled, at the specified spacing, with approved types of vegetation, selecting from the variations described as follows:

- i. A single species of evergreen groundcover from the approved groundcover list in subsection 6.3.12C for TMED, of 4" pot size, spaced every 15" on center. The groundcover must be cultivated so that 70% of the planting area is covered within 2 years from the time of planting. A complete covering of the planting strip with mulch a minimum of 3" deep, consisting of fine-ground shredded hardwood bark (double ground) is required; or
- ii. A single species of evergreen groundcover from the approved groundcover list in subsection 6.3.12C for TMED, of 4" pot size, spaced every 15" on center, plus a minimum of 2 shrub species, which may be only Dwarf Yaupon Holly, Red Yucca, or Mexican Feather Grass, of 3-gallon container size, spaced every 30" on center. The shrubs must be cultivated so that they reach a height of 24 inches within 2 years from time of planting; or
- iii. A minimum of 2 shrub species, which may be only Dwarf Yaupon Holly, Red Yucca, or Mexican Feather Grass, of 3-gallon container size, spaced every 30" on center. The shrubs must be cultivated so that they reach a height of 24 inches within 2 years from time of planting.

In addition, for variations outlined in Sections (ii) and (iii), a complete covering of mulch a minimum of 3" deep, consisting

of fine-ground shredded hardwood bark (double ground), decomposed granite, or a combination of those materials are required. Café River Rock, 1–3” or 3–5” in size, may also be used for mulch, but may not cover more than 40% of the planting area and must be used in combination with either fine-ground shredded hardwood bark or decomposed granite, but not both.

b. Type E Public Frontage

The street yard planting strip must be planted in living evergreen groundcover as shown on the approved groundcover list (Subsection 6.3.12C) at a rate of one ~~one-gallon container per five square feet of street yard planting area~~ 4” container spaced every 15” on center or approved sod material as listed in General Planting Criteria. If evergreen groundcover is used, a complete covering of the planting strip with mulch a minimum of 3” deep, consisting of fine-ground shredded hardwood bark (double ground) is required.

6.3.12 General Planting Criteria

A. Approved Groundcover List

The table below lists the groundcover species that are eligible to fulfill the groundcover planting requirements in TMED.

Groundcover		
Common Name	Scientific Name	Type
Asian Jasmine	<i>Trachelospermum asiaticum</i>	Evergreen
English Ivy	<i>Hedera helix</i>	Evergreen
Liriope	<i>Liriope muscari</i>	Evergreen
Monkey Grass (Mondo Grass)	<i>Ophiopogon japonicus</i>	Evergreen
<u>Purple Wintercreeper</u>	<u><i>Euonymus fortunei</i></u>	<u>Evergreen</u>

I-35 Window Requirements

6.7.9 Freeway Retail / Commercial Sub-District

A. Architectural Design

2. Exterior Appearance of Buildings and Structures

- f. ~~Windows must be a minimum of 40 percent up to a maximum of 80 percent of each building elevation.~~ Buildings must contain a minimum of 40 percent and up to a maximum of 80 percent of windows on each building elevation, excluding the rear elevation.

6.7.10 Freeway Retail / Commercial Sub-District

D. Architectural Design

2. Exterior Appearance of Buildings and Structures

- g. ~~Windows must be a minimum of 40 percent up to a maximum of 80 percent of each building elevation.~~ Buildings must contain a minimum of 40 percent and up to a maximum of 80 percent of windows on each building elevation, excluding the rear elevation.

1st and 3rd Overlay

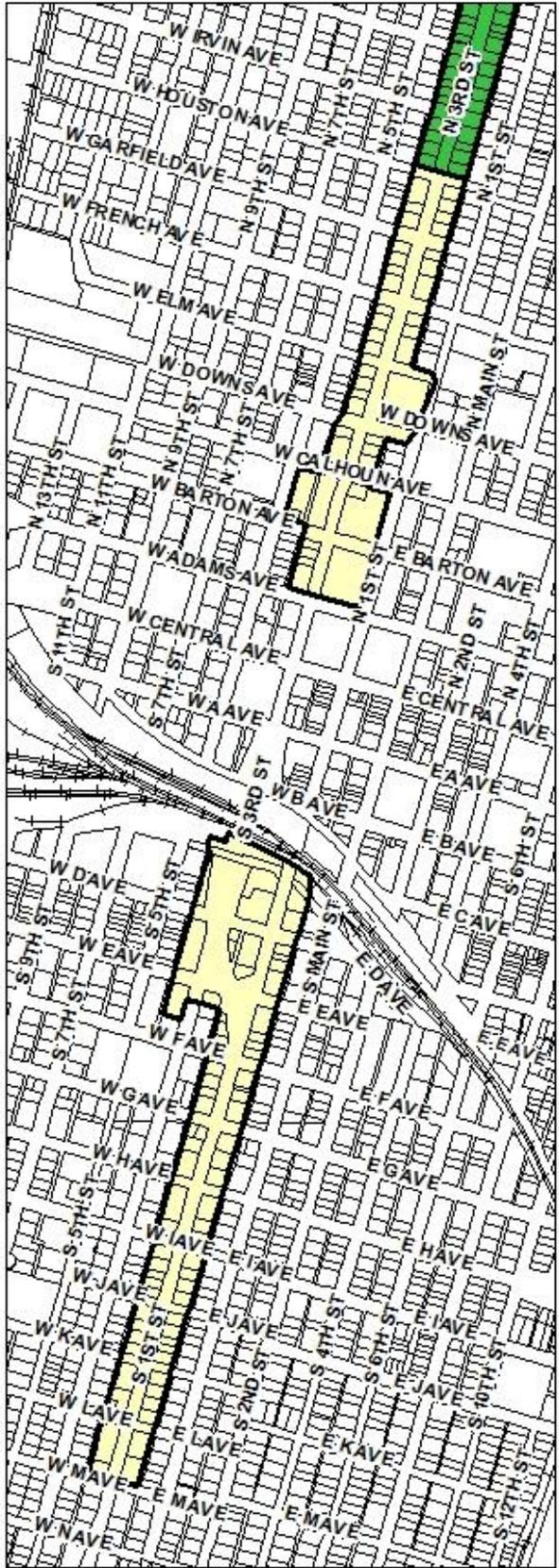
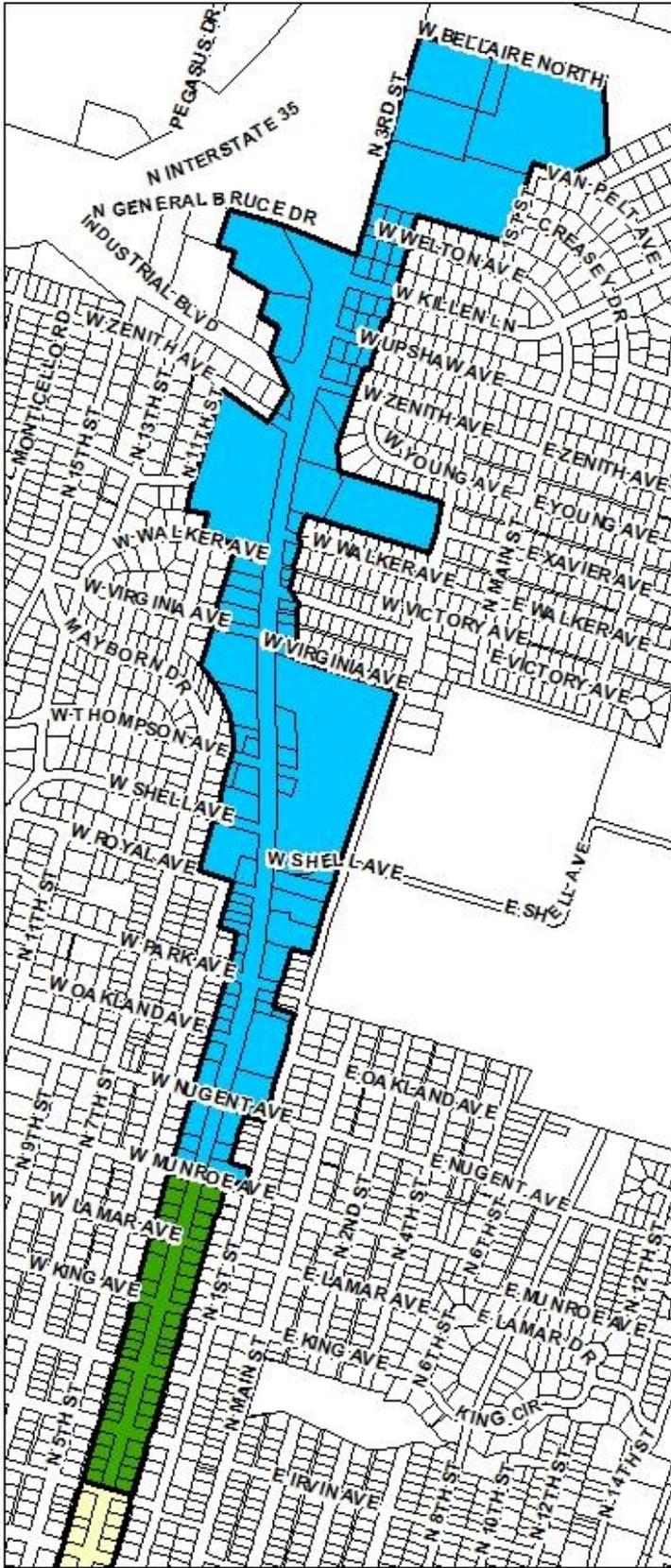
Sec. 1.1. 1st and 3rd Overlay District

1.1.1 Boundary

The 1st and 3rd Overlay District is defined as tracts of land that abut or adjoin South 1st Street from the north intersection of West Avenue M to the ~~south~~ intersection of West Avenue E and from the ~~north~~ intersection of West Avenue E and South 3rd Street to the ~~north~~ intersection of South 3rd Street and West Avenue D, generally following the curve where South 1st and South 3rd join and tracts of land that abut or adjoin North 3rd Street from the ~~north~~ intersection of Houston-Adams Avenue to the ~~south~~ intersection ~~with-of~~ West Bellaire North and North 3rd Street.

Any property that is consolidated into property that meets the above criteria ~~or is shown on the following map~~ must also conform to the Overlay Standards.

The 1st and 3rd Overlay District is more specifically shown in the map below, which is adopted by reference and declared a part of this UDC.



Frontage Type A
 Frontage Type B
 Frontage Type C

1.1.1 Public Frontage Standards

A. Applicability

The 1st and 3rd Overlay District public frontage standards in this Section apply to all zoning districts and uses.

B. Public Frontage

1. Public frontage is generally the space between the existing or proposed back-of-curb and the property line.
2. Total public frontage depth is measured from back-of-curb. If existing right-of-way does not accommodate all requirements, private property must be used to account for the additional required depth.
3. Raised curb and gutter installation is required.
4. The table below establishes public frontage type and assigns standards to each public frontage type.

Public Frontage Type	Location	On-Street Parking Permitted	Typical Public Frontage Depth (ft.)	Sidewalk Width (ft.)	Planting Strip and Buffer Zone (ft.) Behind Sidewalk
A	South 1st Street from Avenue M to Avenue E and South 3 rd Street from Avenue E to Avenue D <u>and from Adams Avenue to Houston Avenue</u>	No	12'	8' Sidewalk Back of Curb	4'
B	North 3 rd Street Houston to South Intersection with Munroe Avenue	No	15'	5' Sidewalk 8' From back of Curb	2' or greater
C	North 3 rd Street North Intersection with Munroe to West Bellaire North	No	14'	8' Sidewalk Back of Curb	4' or greater

150' Parking Rule

7.5.3 Parking Plan Required

Off-street parking must be provided on the lot, an immediately adjacent lot, or on a lot within 150 feet of the building or structure, in accordance to the Required Parking Ratios and design standards. Parking must be located within a zoning district that allows the use for which the parking is intended. Shared parking must provide parking in an amount equal to the total of the Required Parking Ratios for all uses. A parking plan must be submitted with the Building Permit application demonstrating compliance with the standards of this Section.

Sec. 11.2. Defined Terms

~~Off-Street Parking Incidental to Principal Use. Off-street parking spaces provided in accordance with the requirements specified by this ordinance and located on the lot or tract occupied by the main use or within 150 feet of such lot or tract and located within the same zoning district as the main use or in an adjacent parking district.~~



PLANNING AND ZONING COMMISSION AGENDA ITEM

12/03/13
Item #7
Regular Agenda
Page 1 of 2

APPLICANT: Planning & Zoning Commission

CASE MANAGER: Kim Foutz, Assistant City Manager

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>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>P&Z 12/16/13</p>	<p>Monty Clark for Michelle Fettig</p>
<p>Z-FY-13-29 – 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>	<p>P&Z 12/16/2013</p>	<p>Glynn Cummings</p>

<p>City Council Final Decisions</p>	<p>Status</p>
<p>Z-FY-13-34 - 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.</p>	<p>APPROVED at 2nd Reading on November 21, 2013</p>
<p>Z-FY-13-35 - 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.</p>	<p>APPROVED at 2nd Reading on November 21, 2013</p>



**PLANNING AND ZONING COMMISSION
MEETING EVALUATION**

December 3, 2013

Rating Scale

Excellent Average Poor

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

Excellent	Average	Poor

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

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

P&Z COMMISSION ATTENDANCE

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

not a Board member

Comm. Harrell resigned

* New Commissioners appointed 9/2013