

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
FEBRUARY 3, 2014, 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, February 3, 2014.
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
FEBRUARY 3, 2014, 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 January 21, 2014.

B. ACTION ITEMS

Item 2: [P-FY-14-03](#) – Consider and take action on the Final Plat of The Meadows at Creekside, a +/- 41.941-acre, 123-lot, 4-block, residential subdivision, located on the north side of Case Road, east of Martin Luther King Jr. Drive, and behind The Village at Meadowbend I and II.

Item 3: [P-FY-14-14](#) – Consider and take action on the Final Plat of North Gate Subdivision, a 133-lot, 5-block residential subdivision, located on the north side of Prairie View Road.

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)*

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.

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 12:25 PM, on January 30, 2014.



Lacy Borgeson, TRMC
City Secretary

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

I certify that this Notice of Meeting Agenda was removed by me from the outside bulletin board in front of the City Municipal Building at _____ the _____ day of _____, 2014. Title _____.

_____ Title: _____

**PLANNING AND ZONING COMMISSION
JANUARY 21, 2014
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT
Chair Will Sears

COMMISSIONERS:

James Staats Blake Pitts
Patrick Johnson David Jones
Omar Crisp

PLANNING AND ZONING MEMBERS ABSENT:

Greg Rhoads

STAFF PRESENT:

Brian Chandler, Director of Planning
Trudi Dill, Deputy City Attorney
Don Bond, City Engineer
Mark Baker, Planner
Leslie Evans, Administrative Assistant

The agenda for this meeting was posted on the bulletin board at the Municipal Building, January 16, 2014 at 1:55 p.m. in compliance with the Open Meetings Law.

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

Chair Sears called Meeting to Order at 5:35 P.M.

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

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of January 6, 2014.

Approved by general consent.

Chair Sears asked that Item 3, **P-FY-14-12**, be moved to the first item since there will be lengthy discussion on Items 2 and 4.

B. ACTION ITEMS

Item 3: P-FY-14-12 – Hold a public hearing and consider and take action on the Final Plat of Sweet Addition, a 1.00 acre +/-, 2-lot, 1 block, nonresidential subdivision, being a replat

of Lot 2, Saunders Addition, located at 8932 West Adams Avenue, on the north side of West Adams Avenue (FM 2305) and the south side of Adams Lane.

Commissioner Staats asked to abstain from this item.

Mr. Mark Baker, Planner, stated the applicant was Lane Kennedy for James A. Barron, Temple First Stock Co. The Planning and Zoning Commission is the final plat authority since this is a replat requiring a public hearing.

The final plat was reviewed by the Development Review Committee (DRC) on January 8, 2014 and deemed administratively complete on January 13, 2014.

The property is a Planned Development-General Retail (PD-GR) District. Future development requires planned development site plan approval.

The Future Land Use and Character Map designate West Adams as a major arterial.

The applicant is requesting an administrative approval of a sidewalk waiver.

Water service is available through a six-inch water line along Adams Lane and sewer services are available through an eight-inch sanitary sewer line along Adams Lane.

Texas Local Government Code 212.014 (replatting without vacating the preceding plat) requires a public hearing for this replat.

Staff recommends approval of the Final Plat of Sweet Addition.

Chair Sears opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Johnson made a motion to approve Item 3, **P-FY-14-12**, as presented, and Commissioner Jones made a second.

Motion passed: (5:0:1)

Commissioner Staats abstained; Vice-Chair Rhoads absent; two vacancies

Item 2: Z-FY-13-29 – Hold a public hearing to discuss and recommend action on a zone change from Agricultural District (AG) to Single-Family Two District (SF-2) on 26.88 +/- acres, 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.

Mr. Baker stated this would be a brief update from the previous meeting which was tabled. If this item goes forward, City Council first reading will be held on February 6, 2014 and second reading on February 20, 2014.

Since the January 6, 2014 meeting, Staff has met with the Public Works Department and applicant to discuss the roadway alignment and design. In this case, the horizontal roadway design and width, construction responsibilities and relocation of infrastructure will be addressed with the plat process. The Future Land Use and Character Map designate Poison

Oak Road as a proposed minor arterial and South Pea Ridge Road is an existing collector. None of roads in area are shown or funded through the City's 2019 Transportation Capital Improvements Plan (TCIP) project list. Current and proposed alignments were discussed and any amendment to the Thoroughfare Plan would need to go to P&Z and City Council.

A five acre portion of the parcel fronting along Old Waco Road has been "carved out" to meet intent of the Suburban-Commercial Future Land Use Plan designation for future non-residential rezoning request and is not part of this rezoning request.

Proposed road alignment shown.

Staff recommends approval of the request for rezoning from Agricultural (AG) to Single Family-Two (SF-2) for the following reasons:

The proposed zoning complies with the Future Land Use Plan Map which identifies this area as Suburban-Residential;

The request complies with the Thoroughfare Plan;

The proposed zoning is compatible with the surrounding uses; and

Public facilities are available to serve the subject property.

Mr. Baker informed the Commission he had the slides from the presentation given on January 6, 2014 available should the Commission wish to review them.

Chair Sears reminded the audience of the three minute rule since there were so many attendees present and opened the public hearing.

Mr. Ralph Sheffield, 3916 S. Pea Ridge Road, Temple, Texas, stated the traffic and drainage were major considerations. Mr. Sheffield is not anti-development and would like to see Temple continue to grow; however, there are water/drainage and traffic issues which are currently creating an unsafe area. Mr. Sheffield would like the applicant to reconsider the size of the tracts.

Mr. Victor Turley, Turley Associates, 301 N. 3rd Street, stated they were the engineers for the project. Mr. Turley commented that the requested zoning follows the City's Comprehensive Plan. The City of Temple spent millions of dollars creating a development program and that program is first done by a growth map (20 year growth plan). The City targeted the subject area and selected infrastructure projects for the entire area. There is a 15 inch sanitary sewer line in the area but by itself cannot promote development. The next key item is water. There is an eight-inch and a 24-inch water line in the area. Mr. Turley stated the City built an elevated storage tank which creates fire protection for the subject area. With these items in place, you expect people to come in and expand the tax base. The next step is to create subdivisions and housing.

Mr. Turley stated the City has worked hard over the last 20 years to create thoroughfares, water lines, sewer lines, and elevated storage tanks. This is a growth area of Temple and eventually it would be developed.

Mr. Turley informed the Commission the first Phase would be 35 lots and looking at three years before all of the homes are constructed. The second phase, another 35 lots, another two to three years. It would be five years before the final phase would be worked on.

Commissioner Jones asked about water drainage/flooding in the area. Mr. Turley responded during the platting and design stage, detention areas would be created as part of the subdivision.

Ms. Debbie Lange, 8355 Poison Oak Road, Temple, Texas, stated she had some handouts and one was a letter from some of the residents along Poison Oak representing seven different households and the other a spreadsheet. Ms. Lange is a new resident in the area and stated the traffic was heavy and the streets were in poor condition. Ms. Lange is excited about the area developing but has major concerns about the roads. Bringing in a denser neighborhood would vastly increase the amount of traffic and the roads cannot handle the volume of traffic and pedestrians.

Ms. Lange mentioned the quality of what will happen in the area. There is an area of county located there and believed the City should annex that area to maintain control.

Ms. Peggy Alvin, 8355 Poison Oak Road, Unit B, Temple, Texas, stated she was pleased to see progress and development; however she was concerned with the growth being compatible with the surrounding areas and having something that will not negatively impact the surrounding residents and streets. Ms. Alvin opposes the request primarily because the high density housing would overcrowd an area when the roads are not adequate for present day traffic.

Ms. Alvin's family purchased 380 acres in 1996 in several tracts that bordered Pea Ridge and Poison Oak. Within a year the property was annexed by the City with the exception of approximately nine acres along Pea Ridge Road. Afterward, it was learned that improvements and major changes for Poison Oak were included for the City's ten year plan. Now, over 15 years later, nothing has been done by the City to improve Poison Oak Road. It is narrow, dangerous, and has no shoulders and the same can be said for Pea Ridge Road.

Ms. Alvin stated they have sold several tracts ranging from 12 to 45 acres. Each was limited to one home site with continued AG use on the rest of the land. In the future the remainder of this property shall be limited to 10 to 30 acres in keeping with already recorded deed restrictions.

Ms. Alvin's major concern is safety along the roads. It would be irresponsible of the City to approve other developments without first taking care of the current problems.

Mr. Reuben Marek, 3908 S. Pea Ridge Road, Temple, Texas, stated his concerns were also the condition of the roads which were the most dangerous things in the area. Mr. Marek understood there was a proposed land use change for the subject area for over a 1,000 new home sites. The property to the south (47 acres) is another proposed development. The roads will not be able to handle the increase in traffic. Mr. Marek reiterated they were not against development but the roads needed to be widened first.

Mr. Marek talked to the County Commissioner for the area and the county has no plans for the road, just as previously mentioned there are no plans for the road until 2019 or so for lack of funds.

Mr. Bradley Shepherd, 208 Burnham Drive, Temple, Texas, stated he understood the concern for safety of the roads. Mr. Shepherd's main point is the primary entrance/primary feeder from this development will be onto Old Waco Road, not Poison Oak or Pea Ridge. In the later phases there will be an entrance onto the Poison Oak and Pea Ridge side.

Mr. Shepherd pointed out the roads need improvements but one way for the City to gain money and make those improvements is to have development like this come in and expand the tax base and hopefully make those improvements. Mr. Shepherd agreed with Mr. Marek that more development was coming to the area. That in the long term will improve safety and utilities and standard of living.

Ms. Laura Shapur, 8355 C Poison Oak Road, Temple, Texas, had handouts for the Commissioners. One was from the City website about how to do development properly and safely. Ms. Shapur pointed out the small island of county property which is not included in the tax base and wanted to know why it was not in the City since S. Pea Ridge and Old Waco Road are included. The proposed density is so different than what is currently in the area.

Ms. Shapur showed 'the bathtub' picture since it fills up whenever it rains, floods over Poison Oak Road which is then shut down. Poison Oak Road is 18 feet wide and an elementary school will be built soon so the road is not adequate. A neighborhood road adjacent to Poison Oak Road is 34 feet wide, a significant difference. There is a short section of South Pea Ridge that has been improved and has a center line and shoulders, 45 mph. Ms. Shapur shows another photo of an unimproved portion of Pea Ridge, also 45 mph, contains four 90 degree turns, no shoulders, no center line, and is only 18 feet wide.

Ms. Shapur asked if the City could afford to properly support growth and development with appropriate investments toward infrastructure or does urban development need to be minimized until the City can provide proper services.

Mr. Michael Muller, 5150 Nibling Lane, Temple, Texas, stated the City has given the green flag to go. There is an infrastructure and Mr. Cummings purchased the property because of Old Waco Road. It will be four lanes with an open medium and will support a large volume of vehicles. Poison Oak and Pea Ridge will come in the later phases, three or four.

Mr. Muller is Mr. Cummings' realtor and said they wanted to work with the neighbors and do the best thing possible. Mr. Cummings' builds quality homes and there are several other developers who will be building in the subject property.

Mr. Glynn Cummings, 2624 Butterfly Drive, Temple, Texas, stated he was the property owner and understands the concerns of the residents. Mr. Cummings has invested considerable time and money into the property and if his development is halted, all of the future requests should or will be halted.

Mr. Cummings assured the residents and Commission he builds quality homes and they would enhance the area.

Commissioner Jones asked when any entrance or traffic would be leaving the property and going onto Pea Ridge. Mr. Cummings responded, as an estimate only, the property would be developed very slowly in phases; so maybe six years from now. Mr. Cummings would rather

stay off of Pea Ridge if possible. Mr. Cummings informed the Commission he builds most of the houses himself and works slower than other developers.

Mr. Ralph Sheffield returned to the podium and asked Mr. Cummings to consider amending his project to state he would not open the street side of Pea Ridge Road until the infrastructure was built to handle the extra traffic.

Mr. John Cardell, 8355 Poison Oak Road, #8, Temple, Texas, stated it would be misleading to say that not putting an entrance to that area on Pea Ridge would alleviate the problem with traffic. Traffic would still increase and the roads need to be repaired for safety reasons.

Mr. Russell McAllister, 3924 S. Pea Ridge, Temple, Texas, echoed what Ms. Shapur mentioned about the drainage issues and also the road development issues. Poison Oak is horrible.

Mr. McAllister stated everyone out in the area has also invested money in their homes and property.

Mr. Kenny Cummings, 2616 S. Pea Ridge, Temple, Texas, stated since he has lived in the area for seven years the traffic has increased tenfold because of the developments all around. Poison Oak and Pea Ridge roads are terrible. If Temple did widened South Pea Ridge, they would stop at the sign that states Bell County Maintenance and the county would be responsible for the rest of the road.

Mr. J.T. Kelly, 4250 Pea Ridge Road, Temple, Texas, stated he has lived on Pea Ridge Road for 30 years and agreed that the roads need to be widened and repaired before developments come in.

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

Commissioner Crisp asked what drives development, the infrastructure or the roads, and which should come first?

Mr. Brian Chandler, Director of Planning, stated the City does not have impact fees. Everyone is questioning whether the existing infrastructure could accommodate the proposed density which is a land use question. There is also the platting stage at which time the infrastructure would be addressed. If the zoning were granted, Staff would work with the developer to make sure any right-of-way dedication was addressed and provided. To answer Commissioner Crisp's question, it can be done either way.

Commissioner Pitts stated his understanding was the platting process addresses infrastructure which would primarily be infrastructure inside the development and would not address Old Waco Road, Pea Ridge or Poison Oak. If the zoning is approved and the applicant comes back with a plat that has no exceptions and meets all requirements, the roads still do not have to be in place and they could go ahead and start building. Mr. Chandler confirmed this was correct.

Mr. Chandler indicated the City Engineer was present to answers any questions regarding the CIP and how the priority list is established by City Council. Mr. Chandler informed the Commission that none of the adjacent roads to this development are currently funded.

Commissioner Jones asked if it would set a precedent if the P&Z Commission denied this and other developments that came forward until the roads were repaired. Mr. Chandler replied yes and the Commission should consider the precedent that would be set and all decisions involved with making that decision.

Commissioner Staats encouraged the citizens to get involved with City Council since they have the authority and power to fund projects, in this case, the roads. The P&Z deals only with the zoning issue.

Mr. Baker clarified that any recommendation the Commission makes on this item, it would still go forward to City Council.

Commissioner Jones stated this was a very difficult item and complimented the participating citizens who attended the meeting. Commissioner Jones felt uncomfortable setting any type of precedent by denying this item or future coming developments. Commissioner Jones encouraged the citizens to participate with the City Council in any way possible and become part of the process.

Commissioner Johnson echoed Commissioner Jones' comments and supported the zone change but perhaps this is not the right time.

Chair Sears reiterated there was a CIP presentation given in the previous work session and the roads on either side of this particular zone request are not included in the seven year Capital Improvement Plan to date. Chair Sears also encouraged the citizens to get involved and participate.

Commissioner Staats made a motion to approve Item 2, **Z-FY-13-29**, as presented, and Commissioner Jones made a second.

Motion tied: (3:3)

Commissioner Pitts, Commissioner Johnson and Chair Sears voted Nay; Chair Rhoads absent; two vacancies

In the case of a tie vote, the zoning case will proceed to City Council as neither approved or disapproved and will not trigger the supermajority at City Council.

Item 4: Z-FY-14-18 – Hold a public hearing to consider and recommend action on a rezoning from Agricultural District (AG) to Planned Development District – General Retail (PD-GR) to allow residential and nonresidential uses on 103.07 +/- acres being part of the Redding Roberts Survey, Abstract 692, Bell County, Texas, located at the northwest corner of FM 1741 (South 31st Street) and FM 93.

Mr. Chandler stated this was a rezoning request from AG to PD-GR to allow nonresidential and residential uses, including multifamily apartments which are not allowed in the “base zoning” General Retail (GR) District, but is proposed as an allowable use in the PD Conditions. The PD site plan needs to be considered with this request per UDC Section 3.4.3.

The property is located at the northwest corner of 93 and South 31st Street. The Georgetown RR (inactive) bisects part of the subject property.

The Future Land Use and Character Map designate the area as Suburban-Commercial and Suburban-Residential.

The surrounding properties include AG and undeveloped land to the north, single family and undeveloped nonresidential uses to the east, Taylor's Valley Baptist Church to the south; and AG and undeveloped land to the west.

Mr. Chandler cites the allowed and prohibited uses in GR.

A Planned Development is a flexible overlay zoning district designed to respond to unique development proposals, special design considerations, and land use transitions by allowing evaluation of land use relationships to surrounding areas through the development plan approval process (UDC Section 3.4.1).

In reviewing a Planned Development, the City Council may require additional standards deemed necessary to create a reasonable transition to, and protection of, adjacent property and public areas, including but not limited to, access and circulations, signs, parking, building design, location and height, light and air, orientation, building coverage, outdoor lighting, landscaping, homeowners or property owners associations, open space, topography and screening (UDC Section 3.4.2.C).

The subject property fronts South 31st Street and FM 93, which are both identified as major arterials. The requested Planned Development (General Retail) District is appropriate along major arterials.

A 12-inch water line runs along the west right-of-way of South 31st Street. An eight-inch water line runs along the north right-of-way of West FM 93; an eight-inch and 12-inch sewer line is along South 31st Street.

Twenty-two notices were mailed with two returned in favor and zero in opposition.

Staff recommends approval of the requested rezoning to Planned Development General Retail District (PD-GR) for the following reasons and with the listed conditions:

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

- The request complies with the Thoroughfare Plan;

- Public facilities are available to the subject property; and

- Consideration of the attached Planned Development site plan exhibits to track with this Planned Development request.

Planned Development (General Retail) District Conditions:

- Uses and development will be according to the attached Planned Development site plan exhibits;

- Development will be subject to the regulations of the General Retail District, the base zoning district for this Planned Development;

All nonresidential development will require screening with six-foot high wooden privacy fencing and shrubs or trees to shield business activities from adjacent single family residential uses and multifamily apartments;

Multifamily apartments with a maximum height of three stories are only allowed in Tracts A1 and A2, as shown on the attached Planned Development site plan exhibit; and

General retail and neighborhood services uses are limited to Tracts C1, C2, and C3, as shown on the attached Planned Development site plan exhibit.

A convenience store is limited to Tract B (2.94 acres), as shown on the attached Planned Development site plan exhibit.

Single family residential uses are limited to Tracts D1 and D2, as shown on the attached Planned Development site plan exhibit.

The proposed Planned Development is subject to the Temple Trails Master Plan, which reflects a proposed 12-foot wide Citywide Spine Trail along the railroad.

The proposed Planned Development is subject to the required six-foot wide sidewalks required along West FM 93 and South 31st Street, both arterials (UDC Section 8.2.3- Sidewalks and Trails).

Chair Sears opened the public hearing.

Mr. John Shanafelt, 5924 Palm Meadows Drive, Temple, Texas stated he disapproved of the request with conditions. Creeks at Deerfield only has one exit onto 31st Street; D'Antoni's has one exit and Bentwood only has one exit. More opportunities for left and right turns are occurring. With the increased traffic flow, there should be some alignment with street lights for traffic control.

Mr. Shanafelt has no opposition to development; however, there is a huge issue with safety. Mr. Shanafelt would like to see the application modified/amended by removing the convenience store.

Mr. Jeff Lowden, Pastor, Taylor's Valley Church, Belton, Texas, echoed Mr. Shanafelt's comments. It was a dangerous area. Mr. Lowden felt it would be better served with Neighborhood Services (NS) instead of GR.

Mr. Lowden asked if the convenience store would sell gas. Mr. Chandler replied the Use Table specified limited fuel sales but would check on this.

Ms. Beverly Sawyer, 5929 Fawn Meadows Drive, Temple, Texas repeated the same comments as Messrs. Shanafelt and Lowden. Ms. Sawyer is also concerned about GR as opposed to NS.

Ms. Kristine Andrews, 319 S. 1st Street, Temple, Texas, informed everyone they have been in several meetings with TxDOT regarding this project. There are two cross access agreements/easements for the convenience store block because TxDOT determined how far

back the convenience store tract could be accessed from the intersection. The next access point will be the two streets.

Ms. Andrews explains some of the distances per TxDOT and how the project meets TxDOT requirements. No mention was made of the expansion of 93. TxDOT did not have any comments about plat review.

Mr. Chandler explained that Georgetown still owned the railroad but Temple has an easement.

Ms. Andrews stated the only exception needed under PD-GR would be for the apartments. Mr. Chandler stated the convenience store would allow limited fuel sales under UDC Section 5.3.21, Fuel Sales, would be allowed for a convenience store in GR with additional setback requirements for the pumps and canopy.

Commissioner Jones asked if the style of the buildings would be contiguous with the area. Ms. Andrews deferred to Mr. Bobby Arnold, partner and developer of the project, to respond.

Mr. Bobby Arnold, 2317 Venice Parkway, Temple, Texas, stated this project has been in the works for years. Mr. Arnold has several projects in the area including Tuscan Square and D'Antoni's Subdivision and would like to maintain the value of the area. The plan is to build on the approximately 174 ± lots without selling them in order to protect the value. The residential side will be similar to D'Antoni's restrictions and materials and range from approximately \$300,000 to \$450,000. Mr. Arnold stated they would like to build it and hold onto all of the surrounding property, including the GR portion, for the long term. Mr. Arnold would like to see the area become a pedestrian friendly atmosphere with possible outdoor seating for small restaurants.

Commissioner Staats asked about NS instead of GR and what the impact would be to Mr. Arnold. Mr. Arnold replied by not going GR it might limit some of the GR activities, such as having a small restaurant.

Mr. Chandler went back through the permitted use table for the Commissioners to compare NS and GR.

Chair Sears was concerned about the apartments and the traffic it would generate and suggested the traffic would leave on 31st.

Mr. Chandler clarified that restaurants are permitted in NS but not a drive through and goes through several other allowed and prohibited uses.

Commissioner Staats asked Mr. Arnold if NS would be an acceptable alternative to GR. Mr. Arnold replied even if they did not hold the property long-term, if it were to be sold in the future, that would hinder the value. As Mr. Chandler just pointed out, there were some GR uses that were prohibited there and that would be a concern.

Commissioner Staats stated that once this is approved as GR, there are no restrictions up to GR.

Mr. Chandler added that after checking with Ms. Trudi Dill, Deputy City Attorney, regarding the drive-through restaurant concern, there was the option to amend the PD to prohibit a drive-through, with Mr. Arnold's approval.

Commissioner Staats asked if one of the citizens would address their specific concerns for NS over GR.

Ms. Beverly Sawyer stated the drive-through restaurant was one concern and/or any type of a 'loud' environment. Ms. Sawyer is not opposed to a retail store but the convenience store bothered her. Ms. Sawyer would not like a kennel or pet store either.

Mr. Jeff Lowden stated his concern was the overall appearance of the buildings and not so much as the type of store. Mr. Lowden is also opposed to a convenience store and any 'loud' environment.

Chair Sears stated 93 and 31st Streets are considered to be major arterials and it would be difficult not to consider this request. Mr. Arnold has a vested interest to make the buildings and area look nice considering the price range of the homes he would like to build.

Chair Sears asked about alcohol sales at the convenience store. Mr. Chandler responded in the GR zoning district alcohol sales off-premises, beer and wine, are permitted by right. A package store would require a CUP.

Chair Sears closed the public hearing.

Commissioner Pitts made a motion to approve Item 4, **Z-FY-14-18**, as presented. Commissioner Staats asked Commissioner Pitts if he would amend his motion to consider a drive-through without outdoor speakers and Commissioner Pitts stated he would. Commissioner Crisp made a second.

Motion passed: (5:0:1)

Commissioner Johnson abstained; Vice-Chair Rhoads absent; two vacancies

C. REPORTS

Item 5: 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 7:41 p.m.

Respectfully submitted,

Leslie Evans

**PLANNING AND ZONING COMMISSION
MONDAY, JANUARY 21, 2014
5:00 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Chair Will Sears

COMMISSIONERS:

James Staats Blake Pitts
Patrick Johnson David Jones
Omar Crisp

PLANNING AND ZONING MEMBERS ABSENT:

Greg Rhoads

STAFF PRESENT:

Brian Chandler, Director of Planning
Trudi Dill, Deputy City Attorney
Don Bond, City Engineer
Mark Baker, Planner
Leslie Evans, Administrative Assistant

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

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

With a quorum present, Chair Sears opened the work session at 5:04 p.m. and assigned the invocation and pledge.

Mr. Brian Chandler, Director of Planning, stated Item No. 3, Sweet Addition, would be moved to the top of the agenda. Mr. Chandler mentioned this was a standard plat with a sidewalk waiver request. Staff may negotiate with the applicant to dedicate right-of-way at the back side on Adams Lane to be consistent with the Trails Master Plan as opposed to requiring them to build a sidewalk. Staff is working with Parks and Leisure on this matter.

In reference to Mr. Glynn Cummings' development, Mr. Chandler gave a brief presentation on the CIPs and Thoroughfare Plan for the City. Don Bond, City Engineer, was present to address any questions or comments the Commissioners may have.

Brief discussion about proper protocol to move agenda items.

On Item 4, Commissioner Jones asked what the main complaint was. Mr. Chandler stated there were multiple concerns about access points between the proposed commercial sites. PDs typically provide more information on a site plan than a standard base zoning. Ms. Dill added they can vary depending on what is accomplished by the PD.

Mr. Chandler presented the Thoroughfare Plan and the Capital Improvement Program. The Thoroughfare Plan is attached to the 2008 Comprehensive Plan and shows the general locations and classifications of proposed and existing arterials and collectors, including Poison Oak. The Thoroughfare Plan is a concept of where the north/south and east/west connections would be best suited and does not necessarily result in funding in a particular time frame. The proposed alignment for Poison Oak is at the southwest corner of the Cummings property.

Mr. Don Bond explained that even though South Pea Ridge is shown as a collector, it may not be built out to that standard. Mr. Chandler added that there are different requirements for collectors and arterials.

The CIP is where the funding takes place at City Council level and done at the budget stage. Two year time frames are shown.

Mr. Bond stated on Fiscal Year 13, Westfield Phase I is an extension of a brand new road across Greenfield. South Pea Ridge, Tarver to Hogan was a widening of an existing narrow county road. Western Hills reconstruction is for an existing street due to damage and degradation.

Ms. Dill pointed out that sometimes the City gets involved with signals as well even if it is a state road.

Chair Sears asked what is slated to come up and does the City need to switch their priorities since they are looking at seven years out.

Mr. Chandler asked if City Council brought it up in July, would it typically go to City Council again this coming July or 2015, two year cycles. Mr. Bond indicated they respond to requests more than doing it at the same time each year. A lot of funding initiative may be added.

Commissioner Jones asked when BISD was looking at building the next elementary school close to Mr. Pilkington's' property (by Carriage House). Mr Bond was not aware of any time frame for passing the bond or construction. The City recently initiated more talks with BISD regarding future projects.

Mr. Chandler concluded with perimeter streets and the subdivision code is divided into local and collector streets that have a different set of dedication requirements for the developer than arterial and larger streets.

Discussion about developing.

Mr. Bond mentioned for 2013-14, the Westfield Boulevard extension Phase I, is not that expensive for a road project and South Pea Ridge is a relatively small project.

Due to time constraints, Chair Sears adjourned the meeting at 5:31 P.M.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

02/03/14
Item #2
Regular Agenda
Page 1 of 1

APPLICANT / DEVELOPMENT: Cory Herring

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: P-FY-14-03 Consider and take action on the Final Plat of Meadows at Creekside, a +/- 41.941-acre, 123 lot, 4-block, residential subdivision, located on the north side of Case Road, east of Martin Luther King Jr. Drive, and behind The Village at Meadowbend I and II.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of The Meadows at Creekside.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of The Meadows at Creekside. It was deemed administratively complete on January 28, 2014. The Final Plat of The Meadows at Creekside is a 123-lot, 4-block single-family residential subdivision.

Water services will be provided through 8-inch water lines. Sewer services will be provided through 6-inch, 8-inch, and 10-inch sanitary sewer lines. A 0.5- acre detention pond is proposed for drainage.

Approximately 2.5 acres of land is being dedicated that is accessible to the public along with 10 acres of non-accessible park land across the creek channel. Thus, the City, in communication with the developer, is making a good faith effort to reach an incentive agreement that will allow placement of a bridge to allow access to this 10 acres of park land. Additionally, the developer is making improvements to the 2.5 acres of park land including irrigation, seeding, clearing and grading.

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

FISCAL IMPACT: Not Applicable

ATTACHMENTS:
Final Plat



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

02/03/14
Item #3
Regular Agenda
Page 1 of 1

APPLICANT: Thomas Baird (West Tanglefoot Development, Inc. – Owner)

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: P-FY-14-14 Consider and take action on the Final Plat of North Gate Subdivision, a 133-lot, 5-block residential subdivision, located on the north side of Prairie View Road.

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

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of North Gate Subdivision, which is a 133-lot, 5-block residential subdivision. It was deemed administratively complete on January 29, 2014.

The plat is in compliance with the property's Single Family Three (SF-3) zoning district. Entrance into the proposed single-family residential subdivision will be from Westfield Boulevard, which is currently being constructed as a capital improvement project.

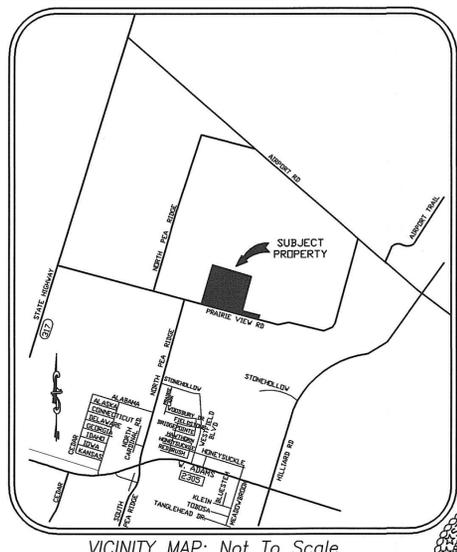
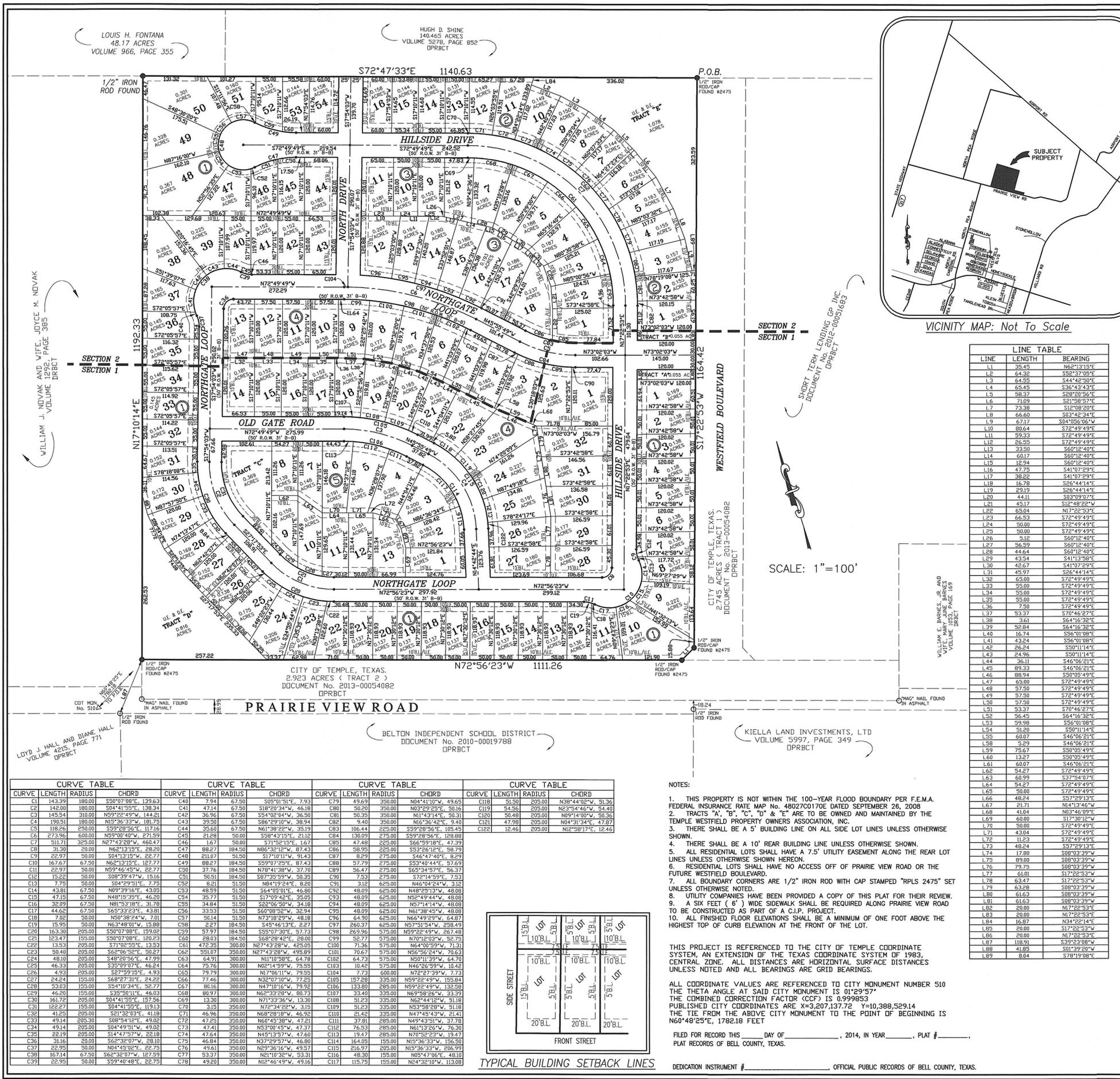
Water services will be provided through 8-inch water lines. Sewer services will be provided through 8-inch sanitary sewer lines.

Park fees in the sum of \$29,925 (\$225 per dwelling) are required for this subdivision.

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

FISCAL IMPACT: Not Applicable

ATTACHMENTS:
Final Plat



LINE TABLE

LINE	LENGTH	BEARING
L1	28.45	N62°13'13"E
L2	64.32	S29°27'02"E
L3	64.55	S44°42'50"E
L4	65.45	S36°43'43"E
L5	58.27	S28°20'36"E
L6	71.69	S21°08'37"E
L7	73.38	S15°08'20"E
L8	66.60	S03°42'34"E
L9	67.17	S04°06'06"W
L10	80.64	S72°49'49"E
L11	59.33	S72°49'49"E
L12	86.55	S72°49'49"E
L13	33.50	S60°12'40"E
L14	69.17	S60°12'40"E
L15	12.94	S60°12'40"E
L16	47.75	S41°07'29"E
L17	38.22	S41°07'29"E
L18	16.78	S26°44'14"E
L19	29.19	S26°44'14"E
L20	44.11	S03°09'07"E
L21	45.17	S32°48'22"W
L22	65.04	N17°22'53"E
L23	66.53	S72°49'49"E
L24	50.00	S72°49'49"E
L25	50.00	S72°49'49"E
L26	3.12	S60°12'40"E
L27	56.59	S60°12'40"E
L28	44.64	S60°12'40"E
L29	43.54	S41°13'58"E
L30	42.67	S41°07'29"E
L31	45.97	S26°44'14"E
L32	63.00	S72°49'49"E
L33	55.00	S72°49'49"E
L34	55.00	S72°49'49"E
L35	55.00	S72°49'49"E
L36	7.50	S72°49'49"E
L37	53.37	S70°46'27"E
L38	3.61	S64°16'32"E
L39	52.84	S64°16'32"E
L40	16.74	S56°10'08"E
L41	43.24	S56°10'08"E
L42	26.24	S50°11'14"E
L43	24.96	S50°11'14"E
L44	36.11	S46°06'21"E
L45	89.33	S46°06'21"E
L46	88.94	S30°05'49"E
L47	65.00	S72°49'49"E
L48	57.50	S72°49'49"E
L49	57.50	S72°49'49"E
L50	57.50	S72°49'49"E
L51	53.37	S70°46'27"E
L52	36.45	S64°16'32"E
L53	39.38	S56°10'08"E
L54	31.20	S50°11'14"E
L55	60.07	S46°06'21"E
L56	5.29	S46°06'21"E
L57	75.67	S30°05'49"E
L58	13.27	S30°05'49"E
L59	60.07	S46°06'21"E
L60	54.27	S72°49'49"E
L61	60.59	S37°54'07"E
L62	54.27	S72°49'49"E
L63	50.00	S72°49'49"E
L64	48.24	S57°29'13"E
L65	21.71	N41°13'46"W
L66	41.04	N03°46'09"E
L67	60.00	S17°30'12"W
L68	50.00	S72°49'49"E
L69	43.84	S72°49'49"E
L70	11.23	S72°49'49"E
L71	17.88	S08°03'39"W
L72	59.00	S08°03'39"W
L73	48.24	S72°49'49"E
L74	17.88	S08°03'39"W
L75	61.81	S17°22'53"W
L76	63.47	S17°22'53"W
L77	61.81	S17°22'53"W
L78	63.47	S08°03'39"W
L79	63.47	S08°03'39"W
L80	61.81	S08°03'39"W
L81	61.81	S08°03'39"W
L82	20.00	N17°22'53"E
L83	20.00	N17°22'53"E
L84	16.87	N34°22'14"E
L85	20.00	S17°22'53"E
L86	20.00	N17°22'53"E
L87	11.81	N32°23'08"W
L88	41.85	N01°39'20"E
L89	8.04	S78°19'08"E

SCALE: 1"=100'

LOUIS H. FONTANA
48.17 ACRES
VOLUME 966, PAGE 355

HUGH D. SHINE
140.465 ACRES
VOLUME 9278, PAGE 852
DPRBCT

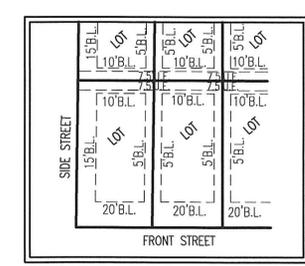
P.O.B.
1/2" IRON
ROD/CAP
FOUND #2475

WILLIAM J. NOVAK AND WIFE, JOYCE M. NOVAK
VOLUME 1292, PAGE 385
DPRBCT

LOYD J. HALL AND DIANE HALL
VOLUME 215, PAGE 771
DPRBCT

KIELLA LAND INVESTMENTS, LTD
VOLUME 5997, PAGE 349
DPRBCT

CURVE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	CURVE	LENGTH	RADIUS	CHORD	CURVE	LENGTH	RADIUS	CHORD	CURVE	LENGTH	RADIUS	CHORD
C1	143.39	180.00	S50°07'08"E, 139.63	C41	47.14	67.50	S18°20'34"W, 46.18	C79	49.69	350.00	N04°41'10"W, 49.65	C118	51.50	205.00	N38°44'02"W, 51.36
C2	142.00	180.00	S04°41'59"E, 138.34	C42	47.14	67.50	S18°20'34"W, 46.18	C80	50.20	350.00	N03°29'25"E, 50.16	C119	54.56	205.00	N23°34'46"W, 54.40
C3	145.54	310.00	N59°22'49"W, 144.21	C43	36.96	67.50	S54°02'04"W, 36.96	C81	50.35	350.00	N11°43'14"E, 50.31	C120	50.48	205.00	N57°14'02"W, 50.36
C4	150.51	180.00	N15°36'33"W, 101.75	C44	35.60	67.50	S86°29'10"W, 35.64	C82	3.40	350.00	N16°36'42"E, 3.40	C121	47.98	205.00	N04°31'24"E, 47.82
C5	118.26	250.00	S59°28'56"E, 117.16	C45	35.60	67.50	N61°38'28"W, 35.19	C83	106.44	225.00	S59°28'56"E, 105.45	C122	12.46	205.00	N12°58'17"E, 12.46
C6	273.96	600.00	N59°00'40"W, 271.59	C46	21.28	50.00	S38°43'15"E, 21.12	C84	130.09	275.00	S59°28'56"E, 128.88				
C7	511.71	350.00	N27°43'28"W, 462.47	C47	46.67	50.00	S71°55'15"E, 46.71	C85	44.88	225.00	S66°59'18"E, 47.39				
C8	31.30	25.00	N62°13'15"E, 28.20	C48	88.27	184.50	N86°32'15"W, 87.43	C86	58.59	225.00	S39°26'12"E, 58.79				
C9	22.97	50.00	S04°13'15"W, 22.77	C49	210.27	51.50	S17°10'11"W, 51.43	C87	8.29	275.00	S46°47'48"E, 8.29				
C10	167.67	67.50	N62°13'15"E, 127.77	C50	88.27	184.50	S59°07'25"E, 87.43	C88	57.79	275.00	S53°40'44"E, 57.69				
C11	22.97	50.00	N59°46'45"W, 22.77	C51	37.76	184.50	N28°41'58"W, 37.76	C89	56.47	275.00	S69°34'57"E, 56.37				
C12	15.22	50.00	S08°39'47"W, 15.16	C52	50.51	184.50	S87°35'39"W, 50.35	C90	7.52	275.00	S72°14'59"E, 7.52				
C13	7.75	50.00	S04°29'51"E, 7.75	C53	8.21	51.50	N84°19'24"E, 8.20	C91	3.12	625.00	N46°04'24"E, 3.12				
C14	43.81	67.50	N03°39'15"E, 43.05	C54	48.99	51.50	S64°05'01"E, 46.80	C92	48.09	625.00	N48°29'13"W, 48.08				
C15	47.15	67.50	N48°19'51"E, 46.20	C55	39.77	51.50	S73°07'10"E, 39.65	C93	48.09	625.00	N57°14'02"W, 48.08				
C16	32.09	67.50	N81°53'18"E, 31.78	C56	34.84	51.50	S22°06'50"W, 34.18	C94	48.09	625.00	N51°41'14"W, 48.08				
C17	44.62	67.50	S65°33'23"E, 43.81	C57	33.53	51.50	S60°08'52"W, 32.94	C95	48.09	625.00	N61°38'45"W, 48.08				
C18	7.02	50.00	N50°38'24"W, 7.01	C58	50.14	51.50	N73°18'29"W, 48.18	C96	64.30	625.00	N66°49'29"W, 64.87				
C19	15.39	50.00	N48°19'51"E, 15.08	C59	72.27	184.50	S45°46'13"E, 72.27	C97	260.37	625.00	N57°14'02"W, 259.49				
C20	163.30	205.00	S50°07'08"E, 159.02	C60	57.97	184.50	S55°07'30"E, 57.73	C98	263.96	975.00	N59°22'49"W, 262.48				
C21	123.47	155.00	S50°07'08"E, 120.23	C61	28.03	184.50	S68°28'42"E, 28.00	C99	52.77	975.00	N70°12'03"W, 52.75				
C22	135.53	205.00	S71°02'55"E, 133.53	C62	472.35	300.00	N27°43'28"W, 472.05	C100	71.36	975.00	N64°00'59"W, 71.31				
C23	50.40	205.00	S62°06'59"E, 50.27	C63	59.97	300.00	N73°18'29"W, 493.89	C101	70.87	975.00	N56°56'24"W, 70.53				
C24	48.10	205.00	S48°20'56"E, 47.99	C64	64.91	300.00	N11°09'58"E, 64.78	C102	64.73	975.00	N50°11'39"W, 64.70				
C25	46.33	205.00	S35°09'07"E, 46.24	C65	75.76	300.00	N02°14'59"W, 75.55	C103	10.43	975.00	N46°26'59"W, 10.42				
C26	4.93	205.00	S27°59'15"E, 4.93	C66	79.79	300.00	N17°06'11"W, 79.55	C104	17.23	600.00	N72°27'39"W, 17.73				
C27	24.24	155.00	S48°20'56"E, 24.22	C67	77.46	300.00	N37°07'10"W, 77.28	C105	187.28	325.00	N57°14'02"W, 186.84				
C28	53.03	155.00	S54°10'34"E, 52.77	C68	86.16	300.00	N47°10'16"W, 79.52	C106	133.50	285.00	N59°22'49"W, 132.58				
C29	46.20	155.00	S35°50'11"E, 46.03	C69	80.97	300.00	N62°33'28"W, 80.73	C107	33.40	335.00	N68°58'26"W, 33.39				
C30	161.72	205.00	S04°41'59"E, 157.56	C70	13.30	300.00	N17°33'36"W, 13.30	C108	51.23	335.00	N62°44'12"W, 51.18				
C31	122.27	155.00	S14°41'55"E, 119.13	C71	15.71	300.00	N72°34'22"W, 15.71	C109	31.23	335.00	N70°12'03"W, 31.22				
C32	41.25	205.00	S21°32'03"E, 41.18	C72	46.96	350.00	N68°28'18"W, 46.92	C110	21.42	335.00	N47°48'43"W, 21.41				
C33	49.14	205.00	S08°34'12"E, 49.02	C73	47.25	350.00	N60°45'38"W, 47.21	C111	37.81	285.00	N49°43'31"W, 37.78				
C34	49.14	205.00	S04°49'51"W, 49.02	C74	47.41	350.00	N53°08'45"W, 47.37	C112	76.53	285.00	N61°13'26"W, 76.30				
C35	24.91	205.00	S14°41'55"E, 24.81	C75	47.41	350.00	N45°13'57"W, 47.40	C113	13.47	285.00	N70°12'03"W, 13.47				
C36	31.16	20.00	S62°32'07"W, 28.10	C76	46.84	350.00	N37°29'37"W, 46.80	C114	164.05	195.00	N15°36'33"W, 156.50				
C37	22.95	50.00	N04°49'02"E, 22.75	C77	49.61	350.00	N29°36'16"W, 49.57	C115	216.97	205.00	N15°36'33"W, 206.99				
C38	167.14	67.50	S62°32'07"W, 127.59	C78	53.37	350.00	N21°19'32"W, 53.31	C116	48.30	155.00	N05°47'06"E, 48.10				
C39	22.95	50.00	S59°40'48"E, 22.75	C79	49.61	350.00	N12°46'49"W, 49.16	C117	115.79	155.00	N24°32'10"W, 113.98				



NOTES:

- THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOOD ZONING PER F.E.M.A. FEDERAL INSURANCE RATE MAP No. 4802700170E DATED SEPTEMBER 26, 2008
- TRACTS "A", "B", "C", "D" & "E" ARE TO BE OWNED AND MAINTAINED BY THE TEMPLE WESTFIELD PROPERTY OWNERS ASSOCIATION, INC.
- THERE SHALL BE A 5' BUILDING LINE ON ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN.
- THERE SHALL BE A 10' REAR BUILDING LINE UNLESS OTHERWISE SHOWN.
- ALL RESIDENTIAL LOTS SHALL HAVE A 7.5' UTILITY EASEMENT ALONG THE REAR LOT LINES UNLESS OTHERWISE SHOWN HEREON.
- RESIDENTIAL LOTS SHALL HAVE NO ACCESS OFF OF PRAIRIE VIEW ROAD OR THE FUTURE WESTFIELD BOULEVARD.
- ALL BOUNDARY CORNERS ARE 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475" SET UNLESS OTHERWISE NOTED.
- UTILITY COMPANIES HAVE BEEN PROVIDED A COPY OF THIS PLAT FOR THEIR REVIEW.
- A SIX FEET (6') WIDE SIDEWALK SHALL BE REQUIRED ALONG PRAIRIE VIEW ROAD TO BE CONSTRUCTED AS PART OF A C.I.P. PROJECT.
- ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE FOOT ABOVE THE HIGHEST TOP OF CURB ELEVATION AT THE FRONT OF THE LOT.

THIS PROJECT IS REFERENCED TO THE CITY OF TEMPLE COORDINATE SYSTEM, AN EXTENSION OF THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.

ALL COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NUMBER 510 THE THETA ANGLE AT SAID CITY MONUMENT IS 01°29'57" THE COMBINED CORRECTION FACTOR (CCF) IS 0.999853 PUBLISHED CITY COORDINATES ARE X=3,207,137.72 Y=10,388,529.14 THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING IS N60°48'25"E, 1782.18 FEET

PLAT FOR RECORD THIS DAY OF _____, 2014, IN _____, PLAT # _____ FILED RECORDS OF BELL COUNTY, TEXAS.

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

STATE OF TEXAS
COUNTY OF BELL

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

WEST TANGLEFOOT DEVELOPMENT, INC.
A TEXAS CORPORATION

RONALD MIKESKA
PRESIDENT

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2014 BY RONALD MIKESKA, PRESIDENT OF WEST TANGLEFOOT DEVELOPMENT, INC.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF BELL

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

Jennifer Ryken
JENNIFER RYKEN
NO. 10277



STATE OF TEXAS
COUNTY OF BELL

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



PLANNING AND ZONING COMMISSION AGENDA ITEM

2/03/14
Item #4
Regular Agenda
Page 1 of 3

APPLICANT: Planning & Zoning Commission

CASE MANAGER: Brian Chandler, Director of Planning

ITEM DESCRIPTION: Receive and discuss the Planning Director's Report containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code (UDC).

BACKGROUND: The Planning & Zoning Commission will consider several items at future meetings which may also require City Council review for a final decision, shown on the following table.

Future Commission Projects	Status	Applicant
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-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-14-05 - Consider and take action on the Final Plat of Fettig Subdivision, a 3.00 ± acre, 3 lot residential subdivision located at the northeast corner of West Adams Avenue and Beaver Loop. (Subject to outcome at City Council for the Fettig Rezone Z-FY-14-09)	DRC 11/20/13 PZC 2/17/14	Monty Clark for Michelle Fettig
P-FY-14-07 - Consider and recommend action on the final plat of Airport Park at Central Pointe, Phase 1, a 19.505 +/- acres, 3-lots, 1 block, non-residential subdivision.	DRC 12/4/13 Pending	The Wallace Group
P-FY-14-08 - Consider and recommend action on the Preliminary Plat of The Plains At Riverside, a 49.979 +/- acres, 200-lots, 7-blocks residential subdivision, located at the southeast corner of South Pea Ridge Road and Old Waco Road. (Requires Annexation)	DRC 12/4/13 2 nd DRC Pending	Turley Associates

P-FY-14-10 - Consider and take action on the Final Plat of Cedarbrake Retreat Addition, a 43.261 +/- acres. 1-lot, 1-block nonresidential subdivision, being part of the John J. Simmons Survey, Abstract No. 737, located on the west side of State Highway 317, south of FM 2305.	DRC 12/20/13	Rev. Michael Sis - Catholic Diocese of Austin
P-FY-14-16 - Consider and take action on the Final Plat of Carriage House Trails Phase 1, 1 35.086 +/- acres, 122-lot, 8-block residential subdivision located on north of Poison Oak Road, at intersection of Carriage House Drive and Oak Hills Drive.	DRC 2/05/14	All County Surveying for Carothers
P-FY-14-17 - Consider and take action on the Final Plat of Crescent View Commercial Phase 3, a 29.953 +/- acre, 8-lot, 1 block, nonresidential subdivision, located at the southeast corner of West Adams Avenue and Old Waco Road., situated in the Nancy Chance Survey, Abstract No. 5, City of Temple, Bell County, Texas.	DRC 2/05/14	Kimley-Horn for Crescent View
P-FY-13-34 – Consider and take action on the preliminary plat of Lake Pointe III, a 67.71 +/- acre, 317 lot, 10 block residential subdivision, located west of N. Pea Ridge Road and south of Prairie View Road.	DRC 2/05/14	WBW Development
P-FY-13-31 – Consider and take action on the Final Plat of Central and 31st Addition, a 2.0 +/- acre, 1 lot, 1 block, non-residential subdivision, being a Replat of the Freeman Heights Subdivision, Lots 1 through 12, Block 8, located at the southeast corner of S. 31st Street and W. Adams Ave.	P&Z 3/03/14	Turley Associates

City Council Final Decisions	Status
Z-FY-14-04: Consider adopting an ordinance authorizing a zoning change from TMED T4 District (T4) to Planned Development (T4) District on Lot 3, Block 7, Eugenia Terrace, addressed as 1605 South 5th Street.	APPROVED at 2 nd reading on January 16, 2014
Z-FY-14-08: Consider adopting an ordinance authorizing a zoning 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.	APPROVED at 2 nd reading on January 16, 2014
Z-FY-13-36: Consider adopting an ordinance authorizing 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.	APPROVED at 1 st reading on January 16, 2014
Z-FY-14-06: Consider adopting an ordinance authorizing a zoning change from Two Family District (2F) to PD (O1) on a portion of Lot 1 and a portion of Lot 3, Block E, Bentley Bellview Addition, addressed as 2003 West Avenue H.	APPROVED at 1 st reading on January 16, 2014

City Council Final Decisions	Status
<p>Z-FY-14-07: Consider adopting an ordinance authorizing a zoning 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.</p>	<p>APPROVED at 1st reading on January 16, 2014</p>
<p>Z-FY-14-09: Consider adopting an ordinance authorizing a zoning 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 West Adams Avenue.</p>	<p>APPROVED at 1st reading on January 16, 2014</p>
<p>Z-FY-14-11: Consider adopting an ordinance authorizing a zoning change from Agricultural District (AG) to Single- Family Two District (SF-2) on 115.33 +/- acres and from Agricultural District (AG) to General Retail District (GR) on 12.725 +/- acres, both being a portion of 128.05 acres of land, being part of the Baldwin Robertson Survey, Abstract 17, Bell County, Texas, located on the east side of SH 317, north of the FM 2483 intersection, and extending to the west side of North Pea Ridge Road.</p>	<p>APPROVED at 1st reading on January 16, 2014</p>
<p>Z-FY-14-13: Consider adopting an ordinance authorizing a Conditional Use Permit for a biodiesel manufacturing plant on Lot 1, Block 1, Temple Industrial Park Section Eight on 7.00 +/- acres, located at 3289 & 3111 Eberhardt Road.</p>	<p>APPROVED at 1st reading on January 16, 2014</p>
<p>Z-FY-14-16: Consider adopting an ordinance authorizing a zoning change from Heavy Industrial (HI) District to PD (HI) District in the I-35 Corridor Overlay on 2.00 +/- being a tract of land out of and a part of the George Givens Survey, Abstract No. 345, addressed as 4206 South General Bruce Drive.</p>	<p>APPROVED at 1st reading on January 16, 2014</p>



**PLANNING AND ZONING COMMISSION
MEETING EVALUATION
February 3, 2014**

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

2014															
	Jan 6	Jan 21	Feb 3	Feb 18	Mar 3	Mar 17	Apr 7	Apr 21	May 5	May 19	June 2	June 16	P	A	
James Staats	P	P											2		
Blake Pitts	A	P											1	1	
Patrick Johnson	P	P											2		
Omar Crisp	P	P											2		
David Jones	P	P											2		
Greg Rhoads	P	A											1	1	
Will Sears	P	P											2		
Vacant															
Vacant															

	July 7	July 21	Aug 4	Aug 18	Sept 2	Sept 15	Oct 6	Oct 20	Nov 3	Nov 17	Dec 1	Dec 15	P	A
James Staats														
Blake Pitts														
Patrick Johnson														
Omar Crisp														
David Jones														
Greg Rhoads														
Will Sears														
Vacant														
Vacant														

not a Board member
 Vacant