

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
FEBRUARY 18, 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 Tuesday, February 18, 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 18, 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 February 3, 2014.

B. ACTION ITEMS

Item 2: [P-FY-14-16](#) – Consider and take action on the Final Plat of Carriage House Trails Phase I, a 35.086 +/- acres, 122-lot, 8-block residential subdivision located north of Poison Oak Road and east of Carriage House Drive.

Item 3: [Z-FY-14-19](#) – Hold a public hearing to consider and recommend action on a rezoning from Single Family-Two District (SF-2) to Commercial District (C) on 1.103 +/- acre tract of land situated in the Baldwin Robertson Survey, Abstract 17, Bell County, Texas, located on the south side of the Prairie View Road and North Pea Ridge Road intersection.

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)***

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 _____ 2014.

_____ Title: _____

**PLANNING AND ZONING COMMISSION
FEBRUARY 3, 2014
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT
Chair Will Sears

COMMISSIONERS:

James Staats	Blake Pitts
Patrick Johnson	David Jones
Omar Crisp	Greg Rhoads

PLANNING AND ZONING MEMBERS ABSENT:

STAFF PRESENT:

Brian Chandler, Director of Planning
Trudi Dill, Deputy City Attorney
Tammy Lyerly, Senior Planner
Mark Baker, Planner
Mary Maxfield, Planning Technician
Leslie Evans, Administrative Assistant

The agenda for this meeting was posted on the bulletin board at the Municipal Building, January 30, 2014 at 12:25 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 Staats; Pledge of Allegiance by Vice-Chair Rhoads.

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of January 21, 2014.

Approved by general consent.

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.

Ms. Tammy Lyerly, Senior Planner, stated the applicant has not asked for any exceptions to the Unified Development Code (UDC), the P&Z Commission would be the final authority for the plat.

DRC reviewed the plat on November 6, 2013, November 20, 2013, and January 23, 2014. DRC deemed the plat administratively completed on January 28, 2014.

Water will be provided throughout the subdivision by eight-inch water lines and sewer services will be provided through six-inch lines, eight-inch lines and 10-inch sanitary sewer lines.

There will be a .5 acre detention pond proposed for drainage in the development.

The applicant is proposing 2.5 acres of accessible park land. There is also an additional 10 acres of land in the back of the property.

Staff is looking at an incentive agreement for the east side development to have a bridge placed to connect the accessible and inaccessible tracts of park land.

Staff recommends approval of the final plat for Meadows At Creekside.

Commissioner Jones made a motion to approve Item 2, P-FY-14-03, and Commissioner Johnson made a second.

Motion passed: (7:0)
Two vacancies

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.

Ms. Lyerly stated the applicant has not asked for any exceptions to the UDC, the P&Z Commission would be the final authority for the plat.

DRC reviewed the plat on January 23, 2014 and deemed administratively complete on January 29, 2014. It is in compliance with Single Family-Three zoning district.

The entrance to the subdivision is proposed from Westfield Boulevard which is currently being constructed through the Capital Improvements Program (CIP).

Water will be provided through eight-inch water lines and sewer service will be provided through an eight-inch sanitary sewer line.

Park fees total \$29,925.00 (based on \$225 per dwelling per lot).

The subject property borders Prairie View Road to the south and Westfield Boulevard to the east.

Staff recommends approval of the North Gate Subdivision.

Vice-Chair Rhoads made a motion to approve Item 3, **P-FY-14-14**, as stated, and Commissioner Pitts made a second.

Motion passed: (7:0)
Two vacancies

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, the meeting was adjourned at 5:38 p.m.

Respectfully submitted,
Leslie Evans

**PLANNING AND ZONING COMMISSION
MONDAY, FEBRUARY 3, 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	Greg Rhoads

PLANNING AND ZONING MEMBERS ABSENT:

STAFF PRESENT:

Brian Chandler, Director of Planning
Trudi Dill, Deputy City Attorney
Tammy Lyerly, Senior Planner
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 5:02 p.m. and asked Mr. Brian Chandler, Director of Planning, to proceed.

Mr. Chandler stated there were only two plats on the P&Z agenda: Meadows At Creekside which has additional park space being negotiated on to allow for the construction of a bridge over the floodway, and the North Gate final plat. Mr. Kiella is available if there are any questions.

Mr. Chandler gave the following corrections to the Director's Report: Z-FY-14-07 should show that the item was Tabled by the applicant and Z-FY-14-09 should show it was Approved with a Planned Development (PD) so a site plan would accompany it in the future.

The next P&Z meeting will be held on Tuesday, February 18, 2014 due to the holiday.

The P&Z Chair and Vice-Chair had training led by the City Attorney regarding boards' and commissions' protocols and processes. Other board members will be included in the future.

Chair Sears commented the training was helpful. One of the key points was dealing with difficult speakers and comments.

Mr. Victor Turley suggested the applicant possibly be the first speaker without a time limitation. If there are questions later, the applicant could return to respond.

Chair Sears included that the City Attorney stated the applicant did not have to speak but would be allowed the option to do so.

Commissioner Staats asked Chair Sears to say "may" be limited to three minutes since everyone has the right to speak.

Mr. Chandler added the order would be consistent and allow the applicant the opportunity to speak after the staff report is given. The applicant needs to explain the information without a time limit.

Brief discussion about public speaking protocol.

Chair Sears stated he and Vice-Chair Rhoads would put together a pre-worded presentation to open the meeting so everyone is clear on the process.

Vice-Chair Rhoads added that the Commissioners need more information about what is going on in the City and the growth that is occurring.

Mr. Chandler stated any time a relevant CIP needs to be noted, it would be included in the packet, since it is referenced in the staff report.

Chair Sears assigns the Invocation and Pledge.

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



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

02/18/14
Item #2
Regular Agenda
Page 1 of 1

APPLICANT / DEVELOPMENT: Jason Carothers – Carothers Homes.

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: P-FY-14-16 – Consider and take action on the Final Plat of Carriage House Trails Phase I, a 35.086 +/- acres, 122-lot, 8-block residential subdivision located north of Poison Oak Road, east of Carriage House Drive.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Carriage House Trails, Phase I.

ITEM SUMMARY: The preliminary plat for Carriage House Trails containing 195 lots was approved by City Council on December 5, 2013. While the Final Plat of Carriage House Trails, Phase I, contains 122 of the 195 lots, the final plat is consistent with the preliminary plat.

The Development Review Committee reviewed the Final Plat of Carriage House Trails, Phase I on February 5, 2014. It was deemed administratively complete on February 11, 2014.

Water services are available through an 8-inch water line in Carriage House Drive. Sewer services are available through a 6-inch sanitary sewer line in Carriage House Drive.

An exception to park fees was approved by City Council on December 5, 2013. The exception allows for the development of private park area to satisfy the requirement for park land dedication. To date, while it has minimal impact on Phase I, Brazos Electric has not authorized use of their easement for development as a trail. Discussion is on-going between Brazos Electric and the applicant.

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
Topo / Utility Plan
Park & Trail Improvements for Phase I

FINAL PLAT OF CARRIAGE HOUSE TRAILS, PHASE I

WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

Being part of the BALDWIN ROBERTSON SURVEY, ABSTRACT 17, Bell County, Texas, being a portion of a called 34.44 Acre tract (Tract One) and a portion of a called 25.83 Acre tract (Tract Two), conveyed to JT CAROTHERS HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, in Document No. 2013-00053131, Official Public Records of Real Property, Bell County, Texas.

This plat is to accompany a metes and bounds description of the herein shown 35.220 Acre Tract.

STATE OF TEXAS
COUNTY OF BELL

CAROTHERS DEVELOPMENT, LTD., A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS CARRIAGE HOUSE TRAILS, PHASE I, WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

CAROTHERS DEVELOPMENT, LTD.
A TEXAS LIMITED LIABILITY COMPANY
20 SOUTH WHEAT ROAD
BELTON, TEXAS 76513

BY: JASON CAROTHERS, PRESIDENT

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON CAROTHERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2014.

NOTARY PUBLIC, STATE OF TEXAS

EASEMENTS & BUILDING LINES:(unless otherwise noted)

B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT

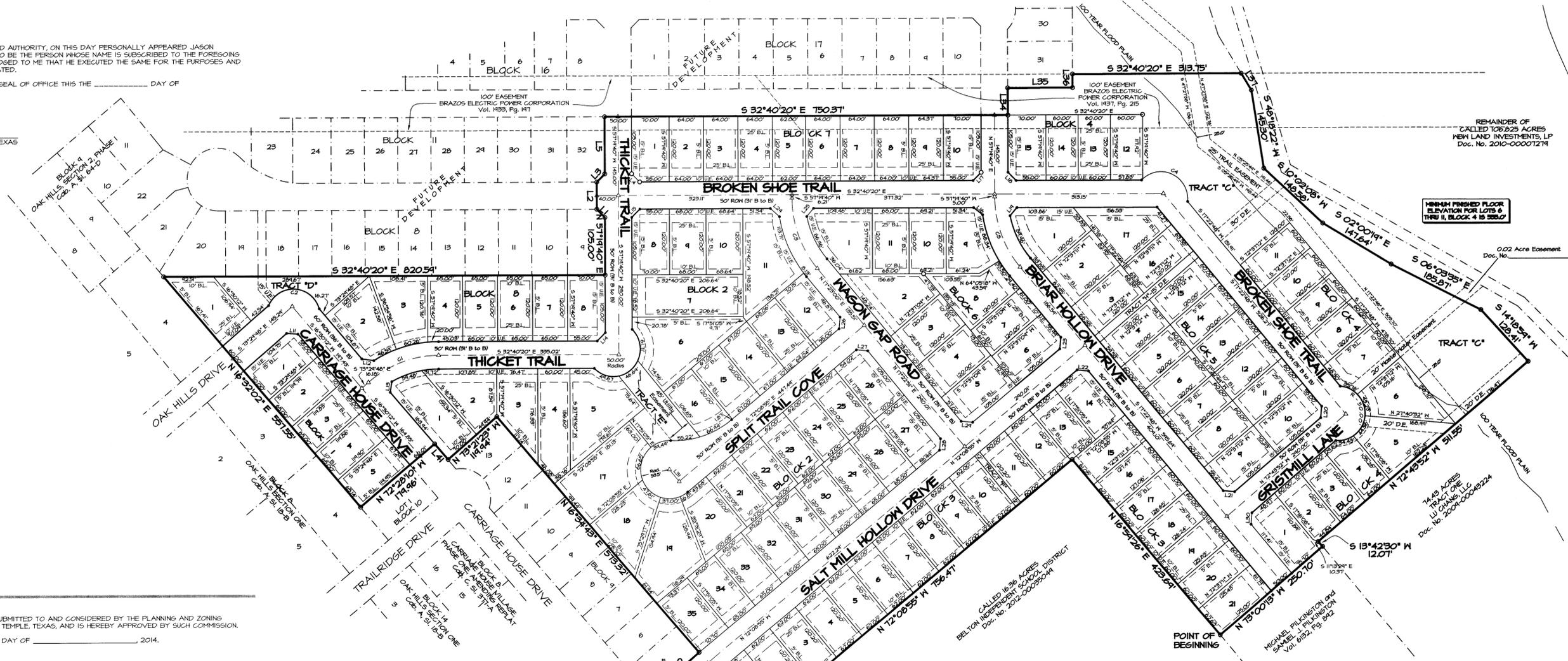
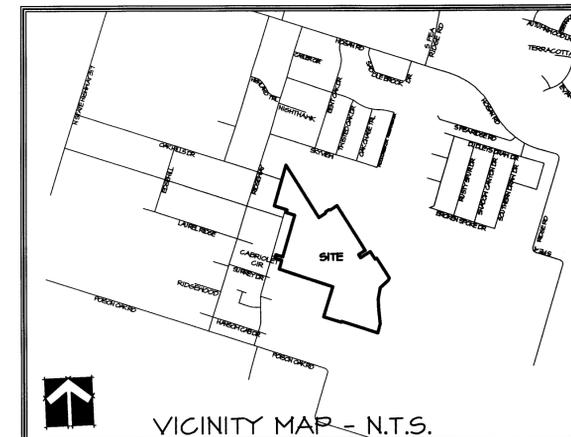
25' FRONT BUILDING LINE
15' SIDE STREET BUILDING
5' SIDE BUILDING LINE
10' REAR BUILDING LINE

THERE IS A 7.5' UTILITY EASEMENT ALONG THE REAR OF ALL LOTS (unless otherwise noted).

NOTE:
All perimeter corners, block corners and points of curvature have been monumented by 5/8" Iron rod with cap stamped "ACS". All interior lot corners will be marked with same at time of completion of final construction of roadways and utilities.



LOTS - 122
BLOCKS - 8
TRACTS - 5
AREA - 35.220 ACRES
6.854 ACRES IN ROADWAYS



THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TEMPLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, 2014.

CHAIRPERSON _____ SECRETARY, PLANNING & ZONING _____

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



CHARLES C. LUCKO, R.P.L.S. DATE SURVEYED: MARCH 8, 2013
REGISTRATION NO. 4636

AFFIDAVIT:
The Tax Appraisal District of Bell County, the taxing authority for all taxing entities in Bell County, Texas, does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.
Dated this the _____ day of _____, 2014 A. D.
By: _____
Bell County Tax Appraisal District
FILED FOR RECORD THIS _____ DAY OF _____, 2014.
IN YEAR _____ PLAT # _____ PLAT RECORDS OF BELL COUNTY, TEXAS.
DEDICATION INSTRUMENT # _____ OFFICIAL RECORDS OF BELL COUNTY, TEXAS.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 12°19'40" E	21.21'	L23	N 62°36'56" E	21.13'
L2	N 57°19'40" E	50.00'	L24	S 08°44'22" W	22.47'
L3	S 77°40'20" E	21.21'	L25	S 82°10'54" E	19.48'
L4	N 12°19'40" E	21.21'	L26	N 62°36'58" E	21.13'
L5	N 57°19'40" E	105.00'	L27	N 27°23'02" W	21.30'
L11	S 28°29'48" E	21.21'	L28	S 62°36'58" W	21.13'
L12	S 24°29'40" E	22.47'	L29	S 27°23'02" E	21.30'
L13	N 66°00'46" E	19.48'	L30	N 62°19'28" E	21.23'
L14	S 77°40'20" E	21.21'	L31	N 17°51'05" E	28.50'
L15	N 77°40'20" W	21.21'	L34	N 57°19'40" E	50.00'
L16	N 05°01'57" E	20.90'	L35	S 32°40'20" E	120.00'
L17	S 77°40'20" E	21.21'	L36	N 57°19'40" E	25.00'
L18	S 12°19'40" W	21.21'	L37	S 26°05'04" W	36.24'
L19	S 82°10'54" E	19.48'	L38	N 73°22'52" W	47.02'
L20	N 62°19'28" E	21.23'	L39	N 16°34'43" E	50.00'
L21	N 27°40'32" W	21.19'	L40	S 73°23'19" E	47.00'
L22	N 27°23'04" W	21.30'	L41	N 16°30'12" E	38.14'

THIS PROJECT IS REFERENCED TO THE CITY OF TEMPLE COORDINATE SYSTEM, AN EXTENSION OF THE TEXAS COORDINATE SYSTEM OF 1885, CENTRAL ZONE. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS. ALL COORDINATES ARE REFERENCED TO CITY MONUMENT NO. 504. THE THETA ANGLE AT CITY MONUMENT NO. 504 IS 01° 24' 25". THE COMBINED CORRECTION FACTOR (CCF) IS 0.000056. GRID DISTANCE + SURFACE DISTANCE X CCF. GEODETIC NORTH = GRID NORTH + THETA ANGLE. REFERENCE TIE FROM CITY MONUMENT NO. 504 TO THE SOUTHERNMOST SOUTHWEST CORNER OF THIS TRACT IS S 04°12'31" E 3831.84 FEET. PUBLISHED CITY COORDINATES FOR PROJECT REFERENCE POINT 504 ARE N. = 10310.74621 E. = 32022.01950.

Based upon what can be scaled from the graphics shown on F.E.M.A Flood Insurance Rate Map (FIRM), Map No. 48021C0330E and Map No. 48021C0335E, effective date September 26, 2008, a portion of the hereon shown property DOES appear within the "Special Flood Hazard Area", and appears to be situated in Zone AE.

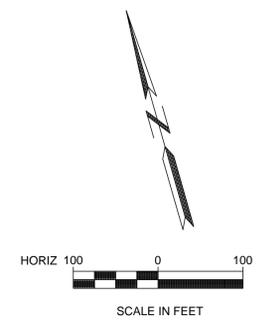
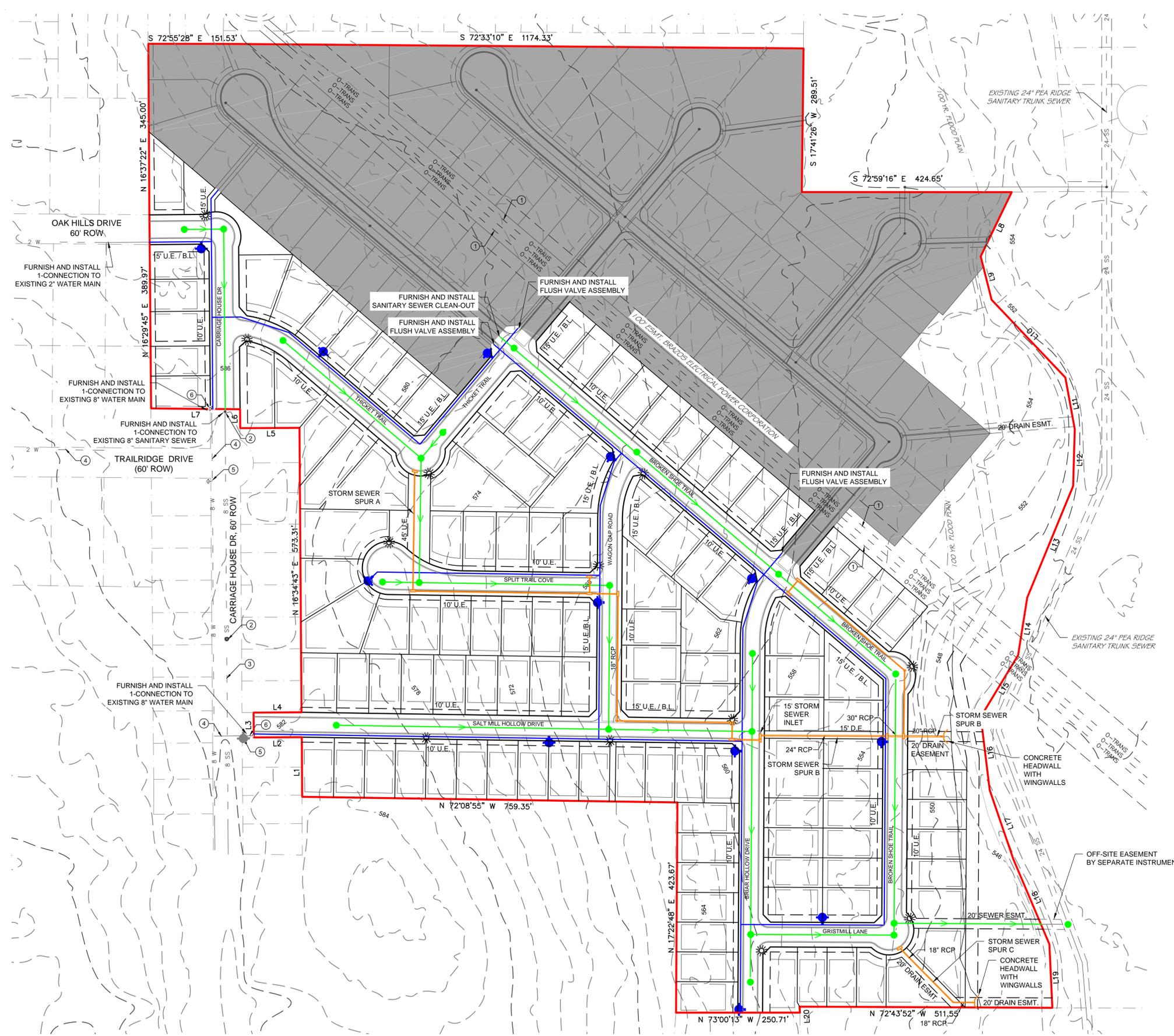
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE	BEARING
C1	200.00'	142.50'	134.51'	40°44'28"	N 59°05'04" W
C2	300.00'	122.94'	114.23'	44°35'24"	N 28°53'50" W
C3	200.00'	134.43'	136.63'	34°56'40"	S 31°21'20" W
C4	50.00'	120.21'	43.28'	131°45'04"	N 05°55'23" W
C5	200.00'	134.44'	136.64'	34°56'32"	S 31°21'14" W

FINAL PLAT OF
**CARRIAGE HOUSE TRAILS
PHASE I**
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

ALL COUNTY SURVEYING, INC.
1803 South 21st Street, Temple, Texas 76504
(254) 778-2272 FAX (254) 774-7608
TX Firm Lic No. 10029600



Plot date: 01-15-2014
Job No: 120850.2
Date: 03-08-2013
Scale: 1" = 100'
Drawing No: 120850P
Drawn By: SLW
Checked By: CCL



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

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

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

Date: _____ Revisions _____
 Remarks: _____

CARRIAGE HOUSE TRAILS
PHASE 1
 Temple, Texas

1/16/2014
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF STEVEN KIRKPATRICK 105046 AS PER DATE ON DRAWING. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION.
Sean P. Kirkpatrick
 SIGNATURE



TOPO UTILITY PLAN

Project No:
122057.00
C4.0



02/06/2014
Steven Kirkpatrick
 SIGNATURE

**CARRIAGE HOUSE TRAILS
 PHASE 1 PARK EXHIBIT**

122057.00

Temple, Texas



PLANNING AND ZONING COMMISSION AGENDA ITEM

02/18/14
Item #3
Regular Agenda
Page 1 of 4

APPLICANT/DEVELOPMENT: Garrett Nordyke for WBW Development

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: Z-FY-14-19 Hold a public hearing to consider and recommend action on a rezoning from Single Family-Two District (SF-2) to Commercial District (C) on 1.103 +/- acre tract of land situated in the Baldwin Robertson Survey, Abstract 17, Bell County, Texas, located on the south side of the Prairie View Road and North Pea Ridge Road intersection.

STAFF RECOMMENDATION: Staff recommends denial of the applicant's requested rezoning from Single Family-Two District (SF-2) to Commercial District (C) for the following reasons:

1. The requested rezoning to Commercial District (C) does not comply with the Future Land Use and Character Map;
2. Although residential uses are allowed in the Commercial District, UDC Section 4.3.18 recommends the district be located away from low and medium density residential development such as the existing SF-2 District;
3. The Commercial District allows light manufacturing and heavy machinery sales and storage with any legal height not prohibited by other laws, which would not be compatible with the existing surrounding SF-2 District;
4. The request complies with the Thoroughfare Plan; and
5. Public and private facilities are available to the subject property.

ITEM SUMMARY: This request is associated with the Preliminary Plat of Lake Pointe Phase III (P-FY-13-34) currently being reviewed by the Development Review Committee (DRC). The applicant's requested rezoning from Single Family-Two District (SF-2) to Commercial District (C) is to allow the continuation of existing major vehicle repair uses on the subject property. **The existing major vehicle repair uses are not allowed in the property's SF-2 zoning district and considered nonconforming uses.** The uses were existing when City Council granted the applicant's rezoning request from Agricultural District (AG) to Single Family-Two (SF-2) with Ordinance 2011-4453 on July 21, 2011.

The site is located at a "T" intersection with Prairie View Road, a proposed minor arterial, and North Pea Ridge Road, a collector. Although a nonresidential development at this intersection is warranted, the requested Commercial District is not compatible with adjacent single-family development. Any nonresidential rezoning at the subject site would also be considered nonconforming with the Future Land Use and Character Map's recommendation for Suburban Residential uses. If the Planning and Zoning Commission and City Council feel the subject property warrants a rezoning to a nonresidential district, staff would recommend a rezoning to

Neighborhood Services (NS), which is considered most compatible with residential development, according to Unified Development Code Section 4.3.16.

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	SF-2	Major Vehicle Repair Uses
North	Agricultural/Rural	AG	Rural Residential / Agricultural Uses
South	Suburban Residential	SF-2	Undeveloped Single-Family Uses / Agricultural Uses
East	Suburban Residential,	SF-2	Undeveloped Single-Family Uses
West	Suburban Residential	SF-2	Undeveloped Single-Family Uses

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

Document	Policy, Goal, Objective or Map	Compliance
CP	Map 3.1 - Future Land Use and Character (FLUP)	The applicant's property is designated as Suburban Residential. The applicant's requested Commercial District does not comply with this designation. No
CP	Map 5.2 - Thoroughfare Plan	The property is located on the south side of the intersection at Prairie View Road and North Pea Ridge Road. Prairie View Road is designated as a proposed Minor Arterial and will be widened with improvements through a Temple Capital Improvement Project. North Pea Ridge Road is designated as a proposed Collector. The requested Commercial District is appropriate along minor arterials and collectors. Yes
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 sites through 6-inch and 12-inch water lines in the Prairie View Road right-of-way. The site does not have sewer, but 8-inch sewer lines are available in the adjacent Lake Pointe subdivision. Yes
STP	Temple Trails Master Plan Map & sidewalks	The Temple Trails Master Plan reflects a proposed 10-foot wide Local Connector Trail along Prairie Veiw Road. Required trails / sidewalks will be provided through a Temple Capital Improvement Project. This is being addressed through the Temple Capital Improvement Project.

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

According to the City of Temple Comprehensive Plan, the property's **Suburban Residential land use classification** 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 requested Commercial District, as well**

as any nonresidential zoning district on the subject property, does not comply with the **Suburban Residential land use classification.**

DEVELOPMENT REGULATIONS (C):

Here are the nonresidential dimensional standards for the requested **Commercial District (C)**:

- Minimum Lot Width – N/A
- Minimum Lot Depth – N/A
- Front Yard Setback – 0 feet, but must be at least 30 feet from street centerline
- Side Yard Setback – 10 feet adjacent to a residential zoning district. If the building exceeds 40 feet, the side yard setback must increase one foot for each three feet over 40 feet in building height.
- Side Yard Setback (corner) – 10 feet
- Rear Yard Setback – 10 feet adjacent to a residential zoning district or use.

The Commercial zoning district permits all retail and most commercial land uses, including auto dealerships with complete servicing facilities, building material sales, light manufacturing and heavy machinery sales and storage. Residential uses are allowed, except apartments. This district is intended to serve citywide or regional service areas.

The Commercial zoning district should be located at the intersection of major thoroughfares or highways. **This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. Adjoining zoning districts should be carefully selected to reduce environmental conflicts.**

A rezoning from the Single Family-Two District to the Commercial zoning district would allow many 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
Home for the Aged
Townhouse

Nonresidential uses

Building Material Sales
Contractor Storage or Equipment Yard
Heavy Machinery Sales, Storage and Repair
Major Vehicle Repair
Open Storage of Furniture, Appliances, or Machinery
Asphalt or Concrete Batching Plant (temporary)

Prohibited uses include wrecking or salvage yard; outdoor shooting range; animal feedlot; and asphalt or Concrete Batching Plant (permanent).

PUBLIC NOTICE:

Three 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 Wednesday, February 13, 2014, at 4:00 pm, no notices were returned in support of the proposed rezoning and one notice was returned in opposition to the proposed rezoning.

The newspaper printed notice of the Planning and Zoning Commission public hearing on February 7, 2014, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Subject and Surrounding Property Photos
Zoning and Location Map
Future Land Use and Character Map
Thoroughfare/Trails Map
Utility Map
Buffer Notification Map
Notification 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	SF-2	Major Vehicle Repair	 <p data-bbox="1084 730 1304 762">Prairie View Rd</p>
East	SF-2	Undeveloped Single-Family Development	
West	SF-2	Undeveloped Single-Family Development	

Direction	Zoning	Current Land Use	Photo
South	SF-2	Undeveloped Single-Family Development and Agricultural Uses	
			
North	AG	Rural Residential / Agricultural Land	 <p data-bbox="992 1640 1211 1675">Prairie View Rd</p>

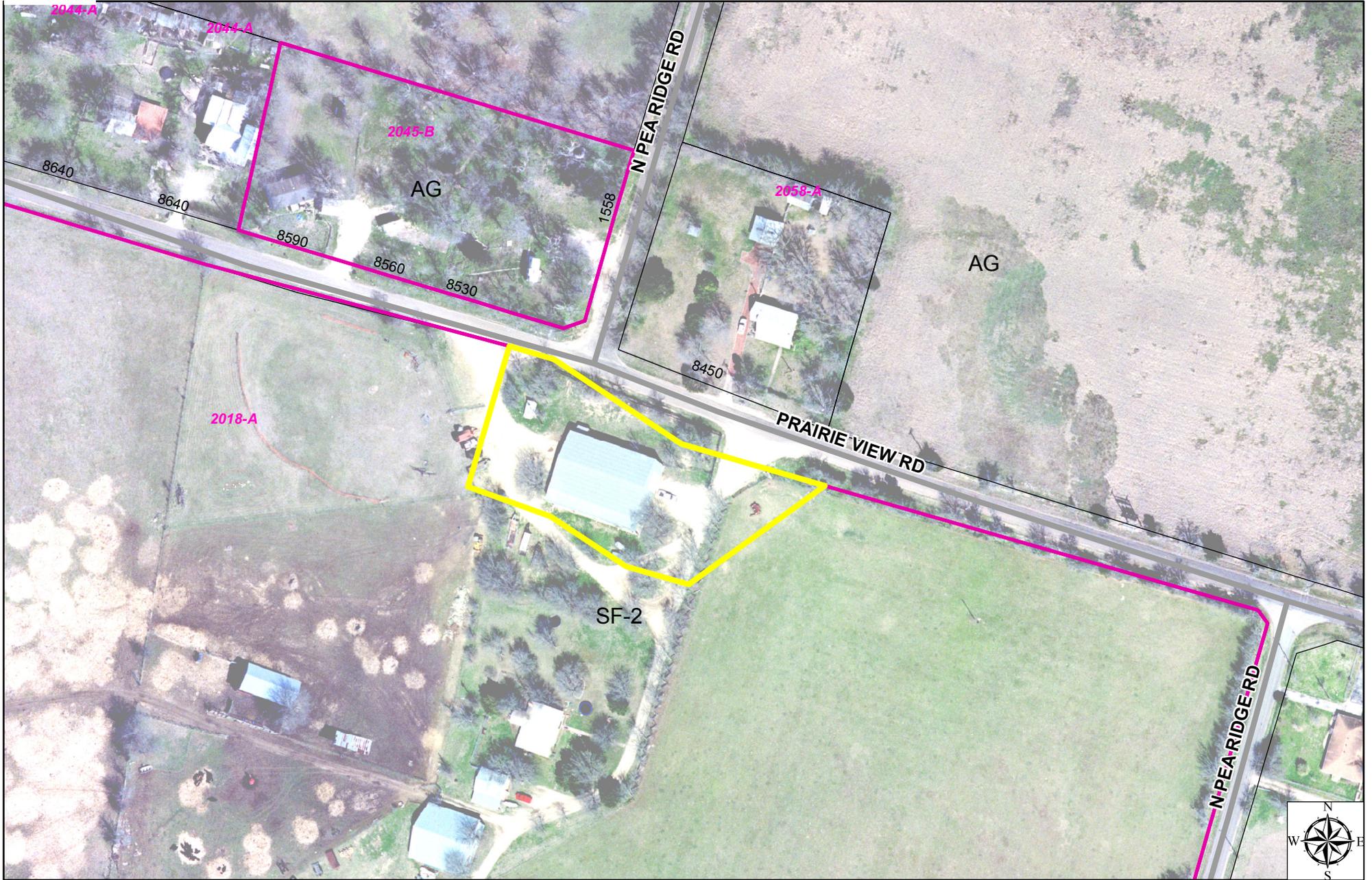
Direction	Zoning	Current Land Use	Photo
			 <p data-bbox="686 579 911 615">Prairie View Rd</p>



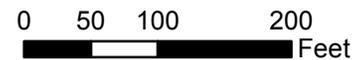
Z-FY-14-19

SF-2 to C

South of Intersection of Prairie View Rd & N Pea Ridge Rd

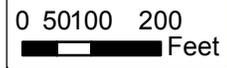


- Case
- Subdivisions
- 1234-A Outblocks
- Blocks
- Zoning
- Parcel
- 1234 Addresses
- 1 Lots



2/13/2014
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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Trails

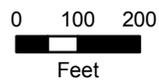
- Existing Citywide Spine Trail
- Under Design/Construction Citywide Spine Trail
- Proposed Citywide Spine Trail
- Existing Community-Wide Connector Trail

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

Thoroughfare

- Expressway
- Proposed Collector
- Major Arterial

- Proposed Major Arterial
- Proposed K-TUTS
- Minor Arterial
- Proposed Minor Arterial
- Collector

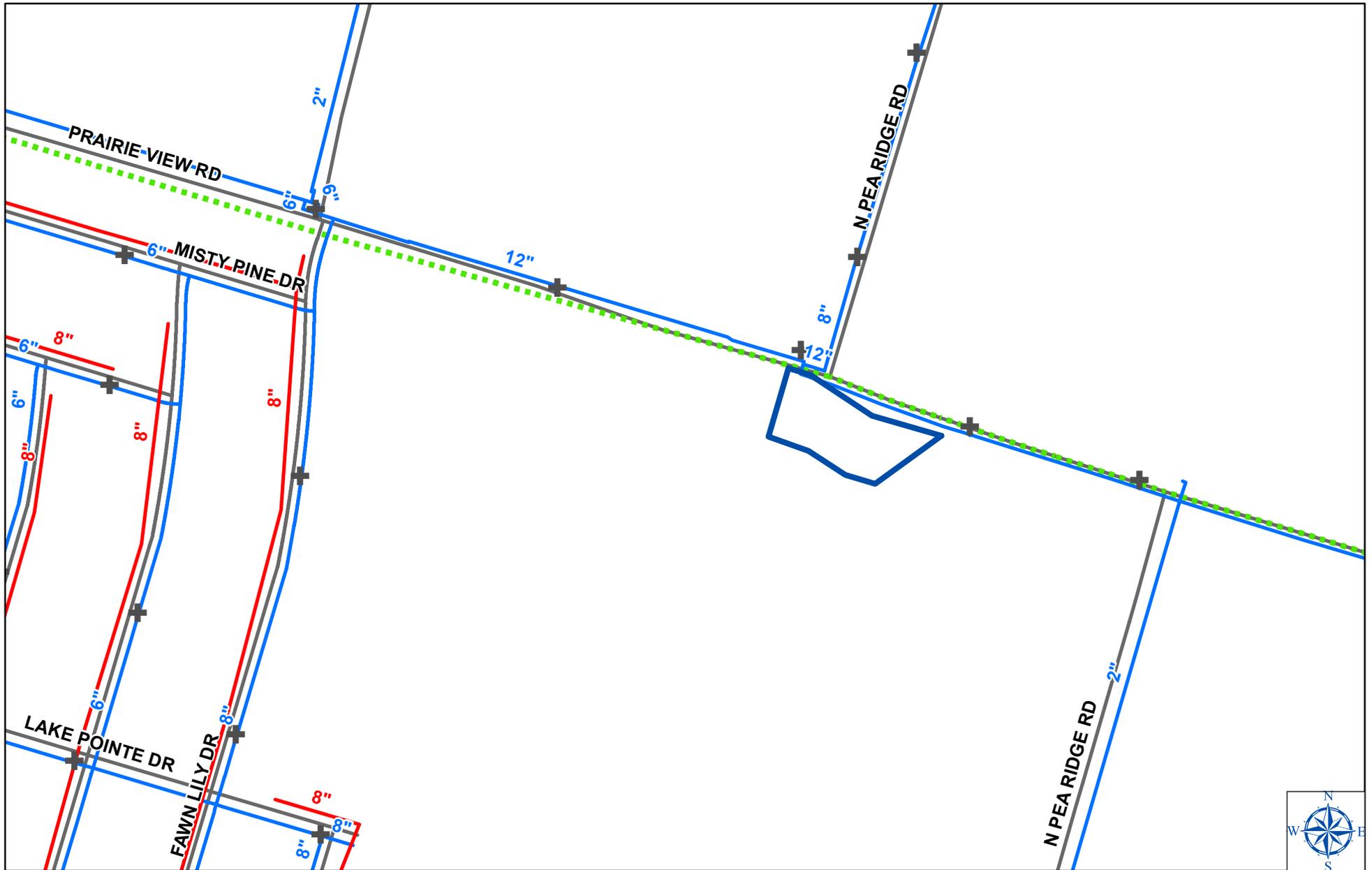




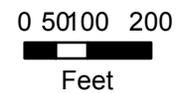
Z-FY-14-19

SF-2 to C

South of Intersection of Prairie View Rd & N Pea Ridge Rd



- Case
- Water Line
- Proposed Major Arterial
- Proposed Minor Arterial
- Fire Hydrant
- Expressway
- Proposed K-TUTS
- Collector
- Sewer Line
- Major Arterial
- Minor Arterial
- Conceptual Collector



1/31/2014
City of Temple GIS

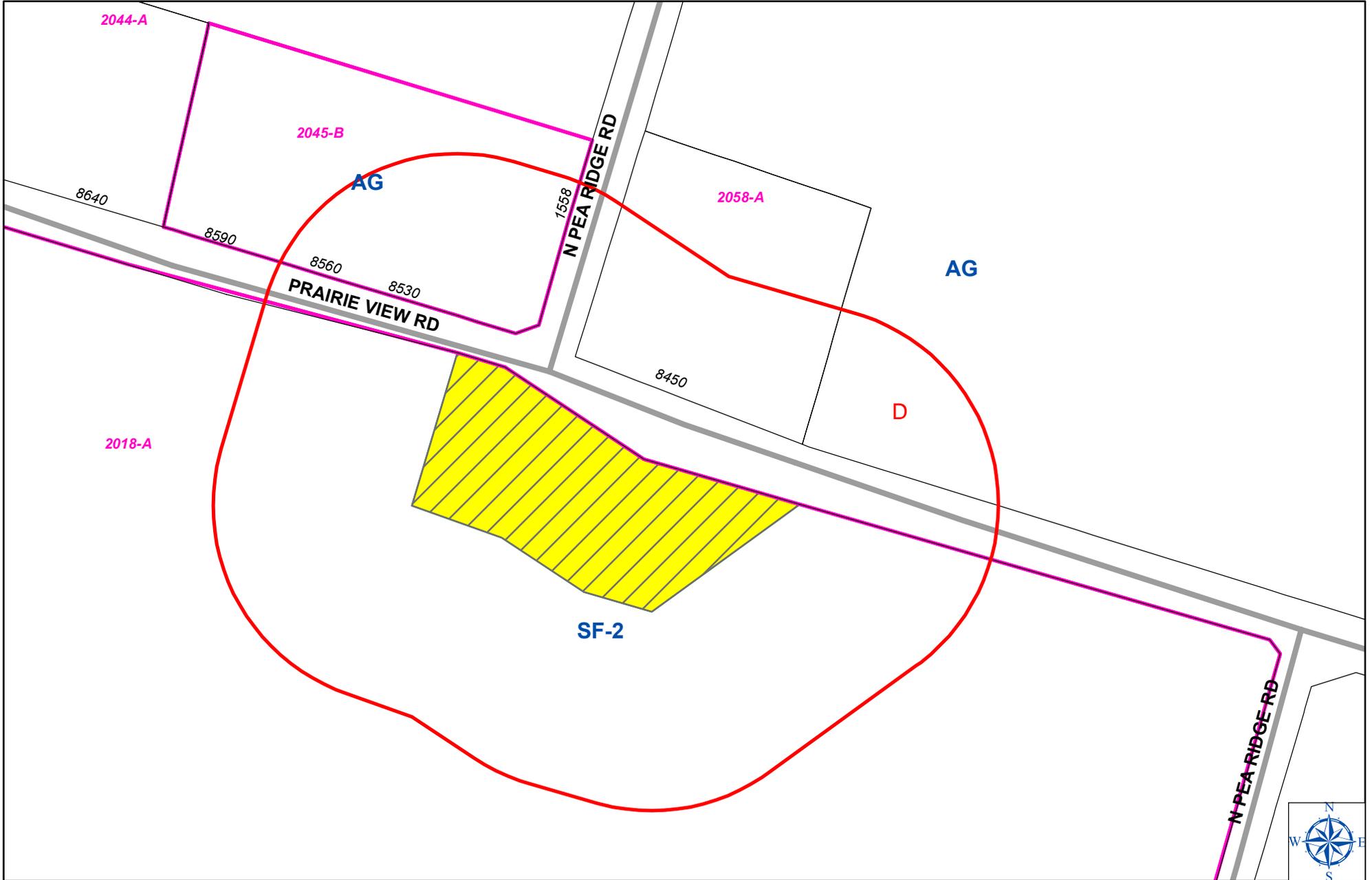
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Z-FY-14-19

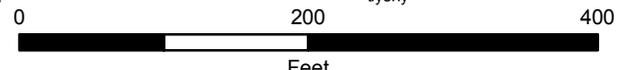
SF-2 to C

South of Intersection of Prairie View Rd & N Pea Ridge Rd



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

2/13/2014
 City of Temple GIS
 tlyerty



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

RECEIVED

FEB 13 2014

City of Temple
Planning & Development

William J. Novak
3305 Oakridge Drive
Temple, Texas 76502

Zoning Application Number: Z-FY-14-19 Project Manager: Tammy Lyerly

Location: South side of Prairie View Road and North Pea Ridge Road intersection

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:

I want this property to stay single family & not be commercial. Mr Nordyke had every opportunity when purchasing the property to change it. He wants to come back & change the rules. That business needs to be moved. The school has come in & we need single family dwelling in this area.

Mrs Joyce M. Novak
Signature

Joyce M Novak
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than February 18, 2014

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



PLANNING AND ZONING COMMISSION AGENDA ITEM

2/18/14
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 Rezoning case - Z-FY-14-09)	DRC 11/20/13 PZC 3/03/14	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-14-17 - 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.	PZC 3/03/14	Turley Associates
P-FY-14-11 – Consider and take action on the preliminary plat of Legacy Ranch, a 103.73 +/- acres, 180 lot, 12 block, 2 tract residential and non-residential subdivision, located at the NW Corner South 31 st St (FM 1741) and FM 93.	DRC 2/05/14 PZC Pending	Hwy 31 Properties (Jerry Copeland)
P-FY-14-18 – Consider and take action on the Final Plat of Western Emulsions Addition, a 6.58 +/- acres, 2 lot, 1 block, non-residential subdivision, located east of Wendland Road and north of Wilsonart Drive.	DRC 2/20/14	All County Surveying
Z-FY-14-21 - Hold a public hearing to discuss and recommend action on a rezoning from Agricultural District (AG) to Two-Family District (2-F) on 17.95 +/- acres, and from Agricultural District (AG) to Office Two District (O-2) both 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.	PZC 3/03/14	John Martin

City Council Final Decisions	Status
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 2 nd Reading on February 6, 2014

City Council Final Decisions	Status
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 2 nd Reading on February 6, 2014
Z-FY-14-09: Consider adopting an ordinance authorizing a zoning change from Agricultural District (AG) to Neighborhood Services (NS) – Planned Development (PD) with required site plan approval by the City Council on 0.982 +/- acres, situated in the Nancy Chance Survey, Abstract 5, City of Temple, Bell County, Texas located at 6040 West Adams Avenue.	Approved at 2 nd Reading on February 6, 2014
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.	Approved at 2 nd Reading on February 6, 2014
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.	Approved at 2 nd Reading on February 6, 2014
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.	Approved at 2 nd Reading on February 6, 2014
Z-FY-13-29: Consider adopting an ordinance authorizing a rezoning 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.	Approved at 1 st Reading on February 6, 2014
Z-FY-14-12: Consider adopting an ordinance authorizing a Conditional Use Permit (CUP) to allow a used tire service and repair facility to be located within the I-35 Overlay Zone, Lot 3, Block 13, Temple Heights subdivision, County of Bell, Texas, addressed as 2815 South General Bruce Drive.	Approved at 1 st Reading on February 6, 2014
Z-FY-14-15: Consider adopting an ordinance authorizing a Conditional Use Permit (CUP) to allow a pet crematorium within a new 1500 square foot building as part of an existing veterinary hospital located on a portion of Lot 1, Block 1, Gosney Commercial Subdivision, Bell County, Texas, addressed as 2055 Scott Blvd.	Approved at 1 st Reading on February 6, 2014
Z-FY-14-17: Consider adopting an ordinance authorizing a Conditional Use Permit (CUP) to construct a freestanding 150 foot personal wireless cell tower and ground equipment on a tract of land situated in the John J. Simmons Survey, Abstract No.737, located at 7378 State Highway 317.	Approved at 1 st Reading on February 6, 2014



**PLANNING AND ZONING COMMISSION
MEETING EVALUATION
February 18, 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	P										2		
Blake Pitts	A	P	P										1	1	
Patrick Johnson	P	P	P										2		
Omar Crisp	P	P	P										2		
David Jones	P	P	P										2		
Greg Rhoads	P	A	P										1	1	
Will Sears	P	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