

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
MAY 5, 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, May 5, 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
MAY 5, 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 April 21, 2014.

B. ACTION ITEMS

Item 2: [P-FY-14-19](#) – Consider and take action on the Final Plat of RWYC Addition, a 7.867 acre, 2-lot, 1-block, non-residential subdivision, situated in the E. Pennington Survey, Abstract 658, Bell County, Texas, located between South 25th Street and South 19th Street, addressed as 1420 South 23rd Street and 1500 South 19th Street, adjacent to and south of Travis Science Academy

Item 3: [P-FY-14-22](#) – Consider and take action on the Master Preliminary Plat of The Groves at Lakewood Ranch, a 193.875 +/- acre, 583-lot, 28-block, residential subdivision with requested exceptions to Unified Development Code Section 8.3: Park Land Dedication for a private park; and Code of Ordinances Chapter 12, Section 12-14 regarding fire hydrant spacing, in Temple's Northern ETJ area surrounding The Campus at Lake wood Ranch Phase VIII.

Item 4: [P-FY-14-24](#) - Consider and take action on the Final Plat of Adams Island Commercial, a 3.967+/- acre, 8-lot, 1-block nonresidential subdivision located on the north side of West Adams Avenue, south of Adams Lane and east of State Highway 317.

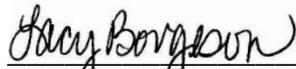
Item 5: [Z-FY-14-29](#) - Hold a public hearing to consider and recommend action on permanent zoning upon annexation of a tract of land consisting of 136.576 +/- acres proposed for Single-Family Two (SF2) District as part of the proposed subdivision plat for the Groves at Lakewood Ranch, located east of The Campus at Lakewood Ranch Phase VIII and west of Windmill Farms Phases I and II.

Item 6: [Z-FY-14-31](#) - Hold a public hearing to discuss and recommend action on a rezoning from Agricultural District (AG) to Single-Family Two District (SF-2) on 30.408 +/- acres and from Single-Family One District (SF-1) to Single-Family Two District (SF-2) on 26.890 +/- acres for a total of 57.298 acres, situated in the John J. Simmons Survey, Abstract No. 737, Bell County Texas, and the George W. Lindsey Survey, Abstract No. 513, Bell County, Texas, generally located east of The Campus at Lakewood Ranch Phase VIII extending to the west side of Windmill Farms Phases I and II.

C. REPORTS

Item 7: Receive and discuss the [Planning Director's Report](#) containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code. **(continued, if not completed in Work Session)**

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 11:10 AM, May 1, 2014.



City Secretary, TRMC
City of Temple

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

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.

**PLANNING AND ZONING COMMISSION
APRIL 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	Lester Fettig
Greg Rhoads	

PLANNING AND ZONING MEMBERS ABSENT:

Tanya Mikeska-Reed

STAFF PRESENT:

Brian Chandler, Director of Planning
Trudi Dill, Deputy City Attorney
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, April 17, 2014 at 4:10 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 5:33 P.M.

Invocation by Vice-Chair Rhoads; Pledge of Allegiance by Chair Sears.

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of April 7, 2014.

Approved by general consent.

B. ACTION ITEMS

Item 2: P-FY-14-21 – Consider and take action on the Final Plat of West Adams Addition Phase II, a 3.694 acres, 2-lot, 1-block nonresidential subdivision, located at the southwest corner of West Adams Avenue (FM 2305) and South Kegley Road.

Mr. Mark Baker, Planner, stated the applicant for the plat was All County Surveying and the P&Z Commission will be the final plat authority since no exceptions were requested to the Unified Development Code (UDC).

The Final Plat was reviewed by the Development Review Committee (DRC) on March 26, 2014 and deemed administratively complete on April 14, 2014.

The zoning for the subject property is Commercial (C) District.

The plat requires Planning & Zoning Commission approval due to the extension of a water line. Water and sewer are provided to the site.

Sidewalks are being required with a six-foot wide along West Adams and a four-foot wide on South Kegley which will be upsized for a community wide collector trail with an eight to ten-foot width.

Staff recommends approval of the final plat of West Adams Addition Phase II.

Commissioner Staats asked if the 30 foot wide access was wide enough for fire. Mr. Baker stated there were no issues with the width from the Fire Department.

Commissioner Crisp made a motion to approve Item 2, **P-FY-14-21**, and Commissioner Jones made a second.

Motion passed: (8:0)

Commissioner Mikeska-Reed absent

Item 3: Z-FY-13-37 – Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow a transitional shelter operated by the Salvation Army to be known as the Temple McLane Center of Hope, within portions of Lot 3, Block 39, Moore's Addition and Moore's Railroad Addition and Lots 1 & 2, Block 62, Lot 2, Block 56 and Lot 1, Block 57, Original Town of Temple, County of Bell, Texas, addressed as 501, 420, 413, 411, 410, 409 W. G Ave, 708 and 709 S. 9th Street.

Mr. Baker stated this item was scheduled for City Council for first reading on May 1, 2014 and second reading on May 15, 2014.

The McLane Center of Hope consists of two main buildings which will contain a woman's and family housing for up to one year, along with a dining facility, chapel, classrooms, and administrative offices and a separate men's shelter across the street.

The main center will be a combined area of approximately 22,017 square feet. The separate men's shelter will be approximately 2,100 square feet. The Center of Hope will be located at the former location of Martha's Kitchen.

The abandonment of a 95 foot by 80 foot section of 9th Street is under review by City Council and the first reading will be held on May 1, 2014. The Conditional Use Permit (CUP) would coincide with the second reading of the abandonment.

A replat will be required for this in order to combine the lots as well as the abandoned right-of-way.

The UDC provides spacing considerations for transitional shelters which must be a minimum of 1,000 feet from the following uses:

- Alcoholic beverage sales (on-premise or off-premise consumption);
- All residential uses or zoning districts as specified in UDC Section 4.1.1 and in the use table in Section 5.1.3;
- Child care use;
- Elementary or secondary schools, (public or private); and,
- Other transitional, emergency or social service shelters.

These are considerations only and not mandated requirements for separation.

Section 5.3.12 does mandate the following:

Space must be provided inside the transitional shelter so that prospective and current residents are not required to wait on sidewalks or any other public right-of-way;

The transitional, emergency, or social service shelter must be equipped with a functioning central heating, ventilation and air conditioning system;

The occupancy load and construction of the building must meet the most recent version of the International Fire Code and Building Code adopted by the City, including all Fire Safety requirements;

A minimum of one shelter staff member must be present per 25 clients on-premise of the transitional shelter. A minimum of one shelter staff member must be present at the shelter at all times;

Emergency shelters are facilities designed and operated in a manner that clients are provided temporary housing for stays of up to thirty (30) consecutive days;

Transitional shelters are facilities designed and operated in a manner that clients are provided temporary housing for periods up to one year; and,

Occasional, unplanned short term stays that exceed the thirty day or one year normal stay by clients of emergency and transitional shelters shall not constitute a violation of this ordinance.

A site plan has been provided by the applicant. Along with the site plan, buffering and screening will be primarily adjacent to existing residential zoning and uses and will include items such as a solid fence and/or landscaping, compliance with review of construction documents.

Exterior building materials – 85 percent of masonry is proposed along wall plane (70 percent is the required minimum). Compliance will be determined with review of construction documents.

Landscaping - Compliance will be determined with review of construction documents.

Parking – with this application 33 new designated parking spaces are being provided and will be on-street parking only. Parking is based on the occupancy of the chapel at one per three seats.

The site plan was designed with a maximum anticipated occupancy of 75 people based on the chapel. With seven employees per shift that would generate seven spaces and with an estimated five client-needed parking spaces, the total parking would be 12 spaces which leaves a buffer of approximately 21 spaces.

The UDC requires off-street parking and no parking is being provided at this time. Staff is in the process of working with the Salvation Army to address and provide off-street parking.

In compliance with the Comprehensive Plan, the Future Land Use Plan shows the property as being in both the Auto-Urban Mixed Use (supports Commercial) and the Neighborhood Conservation District (intended to protect existing single family homes) so this request is in partial compliance.

The Thoroughfare Plan compliance has been met. Both streets are in place and both are local Streets. Staff does not anticipate any impact to those local streets.

Public facilities are in place. Both water and sewer are available to the property. There is a water line in 9th Street which was part of the abandonment and that water line has been relocated. There are no further issues with that line. There is a six-inch sewer line in the alley between 7th & 9th Street block.

No trails have been identified.

Surrounding properties include existing residential uses to the north, existing single family uses to the south, and scattered service and commercial uses to the west and east.

Twenty-seven notices were mailed out with three returned in favor and zero in opposition.

UDC Section 3.5.4 authorizes the P&Z Commission and City Council, when considering to approve, approve with conditions, or deny a CUP application to consider the following:

- Compatibility;

- Impeding normal and orderly development;

- Adequate utilities provided to the property;

- Design, location, circulation, and traffic;

- Adequate nuisance prevention measures related to offensive odors, noise, fumes, dust and vibration;

- Directional lighting does not affect neighbors; and

- Sufficient landscaping and screening to insure harmony and compatibility with adjacent properties.

In authorizing a CUP, the Planning and Zoning Commission may recommend and the City Council impose additional reasonable conditions necessary to protect the public interest and welfare of the community, including a time period for which a CUP is valid. The Planning and Zoning Commission and the City Council, in considering and determining the additional

conditions, may impose such developmental standards and safeguards as conditions and locations indicate to be important to the welfare and protection of adjacent property from excessive noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glares, offensive view or other undesirable or hazardous conditions.

A CUP may be revoked or modified, after notice to the property owner and a hearing before the City Council, for any of the following reasons:

- A. The CUP was obtained or extended by fraud or deception;
- B. One or more of the conditions imposed by the permit has not been met or has been violated; or,
- C. The CUP previously authorized is determined to be detrimental to the public health, safety and welfare.

Staff Recommends approval of the Conditional Use Permit subject to the following conditions (Nos. 1 – 6 are standard requirements; Nos. 7 – 12 are new conditions):

- 1. Space must be provided inside the transitional shelter so that prospective and current residents are not required to wait on sidewalks or any other public right-of-way;
- 2. The transitional, emergency, or social service shelter must be equipped with a functioning central heating, ventilation and air conditioning system;
- 3. The occupancy load and construction of the building must meet the most recent version of the International Fire Code and Building Code adopted by the City, including all Fire Safety requirements;
- 4. A minimum of one shelter staff member must be present per 25 clients on-premise of the transitional shelter. A minimum of one shelter staff member must be present at the shelter at all times;
- 5. The transitional shelter shall be designed and operated in a manner that clients are provided temporary housing for periods up to one year; and,
- 6. Occasional, unplanned short term stays that exceed the thirty day or one year normal stay by clients of emergency and transitional shelters shall not constitute a violation of this ordinance;
- 7. That a Street Use License (SUL) be submitted for review for the use of the on-street parking, if determined necessary;
- 8. Substantial compliance to the submitted and attached site plan and building elevations shall be confirmed through review of construction documents;
- 9. That no more than seven employees shall be on-shift at any one time;
- 10. Facility resources shall be scheduled and made available to clients in a manner that limits simultaneous occupancy;
- 11. That off-street parking to accommodate a maximum employee shift shall be provided; and

12. That the Director of Planning may be authorized to approve minor modifications to the site plan including provisions for off-street parking.

Chair Sears opened the public hearing.

Ms. Shirley Mason, 415 W F Avenue, Temple, Texas, stated she was there when the women's shelter was built. Ms. Mason approves of the request because she believes this is a good idea for the Temple community. Ms. Mason met Mr. McLane and his family at the grand opening, supports the shelter, and stated one never knows when they will need help.

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

Commissioner Staats stated this was a tremendous investment in the community and the people and thanked the Salvation Army for making the investment.

Vice-Chair Rhoads made a motion to approve Item 3, **Z-FY-13-37**, as presented, and Commissioner Staats made a second.

Motion passed: (8:0)

Commissioner Mikeska-Reed absent

Item 4: Z-FY-14-28 – Hold a public hearing to discuss and recommend action on a Conditional Use Permit for retail nursery/landscape facility on Lot 2, Block 1, Trantum Subdivision Phase VIII, located at 5806 South General Bruce Drive.

Mr. Brian Chandler, Director of Planning, stated this CUP request was located within the I-35 corridor with a base district zoning of Commercial (C). This item will go to City Council for first reading on May 15, 2014.

The business is being classified as a greenhouse or nursery (retail) use. The property was previously used for a roofing company (listed under Building Material Sales) which would be prohibited in the I-35 corridor.

The Future Land Use and Character Map identifies the property as Auto-Urban Commercial. The subject property is surrounded by C making the request complaint.

There is currently a "Landscape Guys" nursery located in Killeen and this would allow for an additional location. The applicant does not propose any modifications to the site. The inventory would include trees, shrubs, mulch, pavers, and ornamental landscaping accessories. No portable buildings are proposed to be sold at the site. Future improvements are likely to trigger I-35 standards.

Site plan is shown. There is a chain link fence around the property which is proposed to remain unchanged.

Slides provided by applicant are shown.

UDC Section 7.5 Applicable Standards addresses parking. One of the general ratio requirements are All Other Retail Sales and Service Uses which requires one space per 250 square feet (equals three spaces). One other use which may be applied is Flea Market (indoor or outdoor) which requires one space per 300 square feet of market area or 10 spaces

(whichever is greater). Site plan does not address overall square footage nor number of parking spaces provided. Adequate parking needs to be confirmed.

Surrounding properties include retail use to the south, service (auto and mower repair) to the north, retail use to the east, and undeveloped property to the west.

Nine notices were mailed out with two returned in favor and zero in opposition.

UDC Section 3.5.4 state the following criteria must be considered:

- Use is compatible with and does not significantly diminish or impair property values within the immediate vicinity;

- Does not impede the normal and orderly development and improvement of surrounding vacant property;

- Adequate utilities, access roads, drainage, and other necessary support facilities have been or will be provided;

- Arrangement of all driveways and parking spaces provide for the safe and convenient movement of vehicular and pedestrian traffic;

- Adequate nuisance prevention measures have been or will be taken to prevent or control offensive odors, fumes, dust, noise and vibration;

- Lighting should not adversely affect neighboring properties; and

- Sufficient landscaping and screening to insure harmony and compatibility with adjacent property.

UDC Section 3.5.5 states:

In authorizing a CUP, P&Z may recommend and the City Council may impose additional reasonable conditions necessary to protect the public interest and welfare of the community, including a time period for which a CUP is valid. The Planning and Zoning Commission and the City Council, in considering and determining the additional conditions, may impose such developmental standards and safeguards as conditions and locations indicate to be important to the welfare and protection of adjacent property from excessive noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glares, offensive view or other undesirable or hazardous conditions.

Staff recommends approval of Z-FY-14-28, a Conditional Use Permit to allow a Greenhouse/Nursery (Retail) use within the I-35 Corridor Overlay with the following conditions:

- Landscaping is planted to screen parking and the existing chain-link fence;

- No portable buildings or other items considered to be non-landscaping related or accessories that are stored outdoors are sold; and

- Staff may be authorized to approve minor modifications to the site plan including provisions for off-street parking.

Commissioner Jones stated he had a prior commitment and needed to leave.

Commissioner Staats asked if a termination could be applied to the CUP if the business relocated and the next business came in. Mr. Chandler responded yes, it could be tied to the tenant if desired. The CUP runs with the land unless an expiration is indicated. This CUP would only apply to a greenhouse/nursery or landscape company with or without an expiration indicated.

Chair Sears opened the public hearing.

Mr. Chris McGregor, 2806 Wickersham Drive, Temple, Texas, stated he was the property owner and has visited the Killeen facility. Mr. McGregor feels the applicant would make a good tenant who also has another location south of Waco.

Mr. McGregor mentioned there was a need for this type of business since no other nurseries exist and it is difficult to find nice landscaping materials. The applicant would also like to enter into a two year lease with Mr. McGregor.

Commissioner Staats asked if it would be beneficial to him if there were an expiration date on the CUP if the tenant moved out. Mr. McGregor stated it would be more beneficial to leave it as is so another tenant could move in without going through the entire process again, especially if it were another nursery with the same requirements. Otherwise, another type of business would need to go through the process.

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

Commissioner Staats asked how the landscaping would be addressed against the chain link fence. Chair Sears deferred that question and authority to the Director of Planning and Staff to work with the landscaper to resolve the issue. Commissioner Staats stated he would like to have 40 to 50 percent of the fence screened with permanent plants and Mr. Chandler confirmed that would provide enough direction to work with.

Mr. Chandler explained if this project triggered the landscaping requirements within I-35, it would mean a 25 foot landscape buffer around the perimeter and 15 percent overall landscaping. In this case some of the inventory would need to be counted toward the 15 percent. If the site were redeveloped the building and the fence would not be able to stay where they are because of buffer requirements. There is a list of approved shrubs that count towards screening requirements.

Commissioner Staats made a motion to approve Item 4, **Z-FY-14-28**, with the additional condition that permanent landscaping be provided to shield approximately 40 percent of the chain link fence

Mr. Chandler asked for clarification whether the motion also addressed the Staff recommended conditions, including parking. Mr. Chandler showed the Staff recommendations to the Commission which included the landscaping as planted, screened parking, the existing chain link fence, no portable buildings, and Staff may be authorized to approve minor modifications of site plan, including provisions for off-street parking.

Mr. Chandler explained that due to the limited parking area, Staff would ask the Commission to allow Staff to work with the applicant on screening options (of at least 40 percent) that would not inhibit the parking situation.

Commissioner Staats restated his motion to approving Item 4, **Z-FY-14-28**, as presented, with the addition of the Staff recommendations as presented, with the exception that the chain link fence only be required to be screened by 40 percent with permanent landscaping, and that the Planning Director is authorized to work with the applicant on what is deemed adequate parking and adequate screening of said parking, and the portion of the chain link fence that faces I-35. Commissioner Johnson made a second.

Motion passed: (8:0)

Commissioners Mikeska-Reed and Jones absent

Item 5: O-FY-14-08 – Consider adopting a resolution authorizing an Appeal of Standards in Section 6.7.5(j) of the Unified Development Code related to the I-35 Corridor Overlay Zoning District for signs, located on Lot 1, Block 1, Diamond S Subdivision, 5625 South General Bruce Drive.

Mr. Chandler stated this request was for the proposed relocation of Garlyn Shelton/GMC Buick/Cadillac from their current location at 5700 SW HK Dodgen Loop. This item is scheduled to go to City Council on May 15, 2014.

Aerial shown and described.

This project came before P&Z and City Council for a previous appeal in February of 2013 to address numerous other standards. The signage was also presented at that time in which five signs were requested but was deferred to a later date.

The current I-35 appeal request is for the signage only. A similar request for Johnson Brothers was previously granted for a 47 foot sign and a 24 foot tall sign for Trantum was approved with a Planned Development (PD). The sign standards were changed at that time to allow for taller signs in I-35 Corridor.

This request is to allow for three freestanding signs ranging from 23 feet to 47 feet in height:

The provisions relating to the appeal are as follows:

UDC Sec. 6.7.5.J.1 – Pylon Maximum Sign Area (non-travel-related uses): 200 square feet per face.

Applicant is requesting 225 square feet per face of proposed 47-foot tall sign

Sec. 6.7.5.J.1 – Pylon Sign Height – limitation is 25 feet.

Applicant is requesting 47 feet

Sec. 6.7.5.J.2 – Maximum Signs per Site: One freestanding sign per site (two multi-tenant signs would be allowed).

Applicant is requesting three freestanding signs (47-foot new sign, as well as a 28-foot and a 23-foot in height relocated signs)

Sec. 6.7.5.J.6 – Minimum height to width ratio of 1 to 0.15 for the support structure or base and covered in some type of masonry.

Applicant is requesting a three-foot tall stone wall around bases of three proposed signs with landscaping

Two signs (23-foot and 28-foot) are proposed to be relocated from old site to new site.

The applicant justified the 47-foot sign due to the change in elevation from the freeway and the subject property site.

Pictures of all proposed signs are shown and described.

Staff recommends approval of the 47-foot sign as submitted.

The Sign Area of 225 square feet per face proposed versus 200 square feet allowed;

The Sign Height of 47 feet proposed versus 25 feet allowed; and

The Sign Base of three feet stone (masonry) wall around perimeter proposed versus 1 to 0.15 height-to-width ratio).

For the other two signs Staff recommends:

Allowing the 28-foot "Certified Used Vehicles" sign to be located along the Midway Drive entrance with the potential to add sign faces advertising "Certified Service" onto the same sign on a lower portion of the frame and disapproval of the third sign.

Vice-Chair Rhoads asked what the height was of the Nissan, Garlyn Shelton, and Super 8 signs. Mr. Chandler was not sure but could research it. Mr. Chandler stated the Johnson Brothers sign was 47 feet and Ringler may have predated the overlay.

Mr. Larry Neal, 4720 Ascot Parkway, Temple, Texas, stated he is the architect representing Garlyn Shelton. All of the dealers get their signs from Patterson Signs. Most are leased but some are owned.

Mr. Neal stated since the dealership is below the overpass something should be high enough to be seen from Interstate 35. If Mr. Shelton moved the other sign over to the new location it would be less expensive; however, he is adamant about needing the taller sign at the location.

Commissioner Staats asked Mr. Neal what his thoughts were on the proposed combination of signs 2 and 3. Mr. Neal does not like it and would like to have the three signs. The Certified Pre-Owned sign is a separate purpose for the corner where the certified pre-owned vehicles will be located. The Certified Service sign down Midway identifies the service entrance for all vehicles. Both signs are currently located at the site and are preferred to be at the new location. Having a combined sign would be a nonstandard sign. Mr. Chandler stated a monopole was allowed but requires a 6:1 height to width masonry base. Mr. Neal explained they would create walls with masonry cap in the same materials as the building but would like to have all three signs.

The sign on Midway would be set back inside the property line. Mr. Chandler stated multi-tenant signs have a separate setback but are not being considered for this case.

Discussion about sign types and locations.

Mr. Chandler reminded the Commission that wall signs are under a separate code. By right, the applicant would be allowed to have a wall sign facing Midway and one facing I-35.

Chair Sears asked Mr. Neal if he would be potentially willing to do a monument sign for the third sign—Certified Service Sign. Mr. Neal stated it was possible but would rather not due to the sightlines and the busy area for traffic.

Mr. Chandler added that if a monument sign was done at that location to meet code, it would have a maximum height of eight-feet, 50 square feet area, and zero setback.

Mr. Chandler explained the Commission had a lot of latitude when making their motion for a recommendation to City Council in an appeal case.

Mr. Neal added that there are three signs which need to be consistent. Two similar signs with a different monument sign would not look consistent.

Vice-Chair Rhoads commented that the corner has been an eyesore for a long time and no one wanted it. Shallow Ford has since been realigned and now the corner works. The bases around the signs would be fine.

Vice-Chair Rhoads made a motion to approve Item 5, **O-FY-14-08**, as submitted, and Commissioner Crisp made a second.

Motion passed: (4:3)

Commissioners Pitts, Johnson and Fettig voted Nay; Commissioners Mikeska-Reed and Jones absent

C. REPORTS

Item 6: 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 6:56 p.m.

Respectfully submitted,
Leslie Evans

**PLANNING AND ZONING COMMISSION
MONDAY, APRIL 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	Greg Rhoads
Lester Fettig	

PLANNING AND ZONING MEMBERS ABSENT:

Tanya Mikeska-Reed

STAFF PRESENT:

Brian Chandler, Director of Planning
Trudi Dill, Deputy City Attorney
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 5:00 p.m. and asked Mr. Brian Chandler, Director of Planning, to proceed.

Mr. Chandler asked the Commission for any feedback on upcoming workshops, community information regarding planning related projects, etc. so everyone can be aware of current activities.

The Salvation Army will be coming back for a plat; however, tonight is for the operational CUP. One of the challenges of the site is parking, especially for employees, and they are proposing on-street parking only.

Mr. Mark Baker stated the parking is related to on-street parking versus off-street parking. The maximum employees at any one time will be seven people. Since off-street parking is required, Salvation Army is trying to accommodate just employee traffic.

There was concern about having a fixed number of spaces if in the future they go over that amount of spaces. Mr. Chandler explained that an allowance could be determined

by the Commission but the challenge was in tracking it and enforceability. Enforceability would not be triggered until it became an issue. Mr. Chandler stated there were plenty of on-street spaces available.

Discussion regarding parking spaces.

There is an appeal for Garlyn Shelton signage to allow three freestanding signs; one on Midway and two on the frontage road of I-35 at their new location and the height. A precedent was previously set for Johnson Bros. Two of the three requested are existing signs from the current location. The tallest sign is being requested due to the overpass and difficulties seeing the sign.

Discussion regarding past and present car dealership regulations and requirements.

The last item is a CUP for The Landscape Guys which will include a greenhouse/nursery. (Building was previously used as a roofing company). The property is zoned Commercial but due to the overlay it requires a CUP. Staff is recommending approval with conditions. Parking will be discussed in more detail during the public hearing. No portable buildings will be sold. The applicant will be doing the minimum possible so the overlay standards are not triggered. If P&Z allows the use, one condition is minimal landscaping in front of the chain link fence (beyond their inventory).

Chair Sears asked if someone would research the allowed height on the Trantum sign.

Commissioner Staats asked if a CUP expires and the business is no longer used the same, does the CUP expire or does the use revert back to what it was before. Mr. Chandler stated the CUP runs with the land unless specified otherwise. Additional conditions can be added.

Chair Sears asked about the U-haul trailers/trucks rental facility located at the Gateway Center which was parking the vehicles on Gillmeister's property. Ms. Leslie Evans, Administrative Assistant, stated the request was denied by City Council and Code Enforcement was recently asked to recheck the property for violations.

Mr. Chandler highlighted the Director's Report:

Grove at Lakewood Ranch (Kiella Subdivision) is a voluntary annexation which has started on 136 acres. The zoning will catch up to the annexation (190 ± acres).

Chair Sears assigns the Invocation and Pledge.

There being no further discussion, Chair Sears adjourned the meeting at 5:28 P.M.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

05/05/14
Item #2
Regular Agenda
Page 1 of 2

APPLICANT / DEVELOPMENT: All County Surveying

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: P-FY-14-19: Consider and take action on the Final Plat of RWYC Addition, a 7.867 acre, 2-lot, 1-block, non-residential subdivision, situated in the E. Pennington Survey, Abstract 658, Bell County, Texas, located between South 25th Street and South 19th Street, adjacent to and south of Travis Science Academy, addressed as 1420 South 23rd Street and 1500 South 19th Street.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of RWYC Addition, subdivision.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of RWYC Addition on March 5, 2014. It was deemed administratively complete on April 29, 2014.

The property is zoned Temple Medical and Educational District (TMED) with transect zone of T-5C.

Water services will be available from an existing 16-inch water line in South 25th Street. Sewer services will be available from an existing 6-inch sewer line on the northern property boundary.

Per Ordinance 2014-4650, the City Council approved a partial abandonment of South 23rd Street on April 3, 2014. This partial abandonment will help allow construction of the joint use facility for Travis Science Academy and the Ralph Wilson Youth Club.

South 25th Street is identified as an arterial street (70' ROW and 49' pavement) which requires a 6-foot sidewalk. South 23rd Street is identified as a local street (50' ROW and 31' pavement) which does not require a sidewalk.

Since new road right-of-way (ROW) is proposed by the final plat, Planning & Zoning Commission approval is required. However, the Planning & Zoning Commission is the final plat authority, since there are no exceptions to the UDC being requested.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:
Final Plat
Topo / Utility Plan

FINAL PLAT of RWYC ADDITION

WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

Being 7.867 ACRES, situated in the E. PENNINGTON SURVEY, ABSTRACT 658, Bell County, Texas, embracing a portion of a called 15.44 Acre tract conveyed to Temple Independent School District in Volume 731, Page 455, Deed Records of Bell County, Texas, a portion of a called 2.601 Acre tract conveyed to Temple Independent School District in Doc. No. 2011-00014784, Official Public Records of Real Property, Bell County, Texas, and a portion of a called 1.257 Acre tract conveyed to Temple Independent School District in Document No. 2014-00013329, Official Public Records of Real Property, Bell County, Texas.

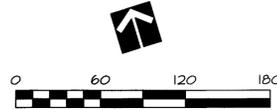
This plat is to accompany a metes and bounds description of the herein shown 7.867 acre tract.

THE TEMPLE POST NO. 133
OF THE AMERICAN LEGION
Vol. 2346, Pg. 516

BLOCK 22
TAL-COE PLACE
VOL. 146, PG. 214

BLOCK 23
TAL-COE PLACE
VOL. 146, PG. 214

BLOCK 24
TAL-COE PLACE
VOL. 146, PG. 214



5/8" Iron Rod with cap stamped "ACS" Set (unless otherwise noted)

REMAINDER OF
CALLED 11.2 ACRES
SCOTT & WHITE MEMORIAL HOSPITAL
Vol. 562, Pg. 373

CALLED 2.601 ACRES
TEMPLE INDEPENDENT
SCHOOL DISTRICT
Doc. No. 2011-00014784

LOT 1
BLOCK 1
6.716 ACRES

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	56.77'	765.00'	4°15'06"	N 12°30'26" W	56.75'
C2	61.20'	241.51'	12°01'47"	N 20°20'38" W	61.04'
C3	28.85'	280.75'	6°20'14"	N 23°11'21" W	28.83'
C4	240.86'	644.06'	14°53'00"	N 04°36'16" W	234.65'

0.071 Acre
DEDICATED TO THE
CITY OF TEMPLE BY
THIS PLAT

PORTION OF
CALLED 107.54 ACRES
SCOTT & WHITE MEMORIAL HOSPITAL
Vol. 562, Pg. 373

NOTE:
A 6' SIDEWALK WILL BE REQUIRED
ALONG SOUTH 25TH STREET.

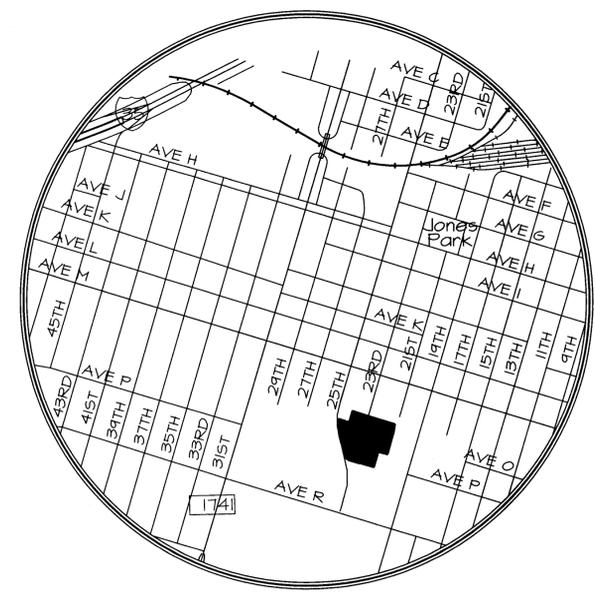
LOTS - TWO (2)
BLOCKS - TWO (2)
AREA - 7.867 ACRES
0.554 ACRE TO BE DEDICATED
ROW OF SOUTH 23RD STREET
0.071 ACRE TO BE DEDICATED
ROW FOR SOUTH 25TH STREET

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 coordinates are referenced to City Monument No. 1002. The theta angle at City Monument No. 1002 is 01° 31' 40". The combined correction factor (CCF) is 0.999848. Grid distance = Surface distance X CCF. Geodetic north = Grid north + theta angle. Published City coordinates for City Monument No. 1002 are N = 10371347.06 E = 3226285.33 Reference is from City Monument No. 1002 to the northernmost northwest corner of said 7.867 acre tract is S 84°14'18" E 1271.42 feet.

Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48027C0355E, dated September 26, 2008, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone "X". This Flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.

RECORDATION INFORMATION

FILED FOR RECORD THIS _____ DAY OF _____, 2014.
IN YEAR _____ PLAT # _____, PLAT RECORDS OF BELL COUNTY, TEXAS.
DEDICATION RECORDED IN DOCUMENT NO. _____, OFFICIAL RECORDS
OF BELL COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BELL

THE TEMPLE INDEPENDENT SCHOOL DISTRICT, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS RWYC ADDITION, WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES 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.

By: STEVE WRIGHT
PRESIDENT, BOARD OF TRUSTEES
TEMPLE INDEPENDENT SCHOOL DISTRICT
P. O. BOX 788
Temple, Texas 76503

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVE WRIGHT, 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

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 _____

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

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 AS SHOWN HEREON.

Charles C. Lucko
CHARLES C. LUCKO, R.P.L.S.
REGISTRATION NO. 46386
DATE SURVEYED: July 26, 2013



REVISIONS:

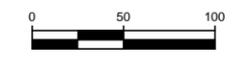
FINAL PLAT of
RWYC ADDITION
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

ALL COUNTY SURVEYING, INC.
1303 South 21st Street, Temple, Texas 76504
(254) 716-2272 FAX (254) 714-7608
TX Firm Lic No. 10023600

Plot Date: 04-29-2014

Survey completed	01-26-2013
Scale:	1" = 60'
Job No.	130514
Dwg No.	13051406P
Drawn by	SLH
Surveyor	CCL 44636

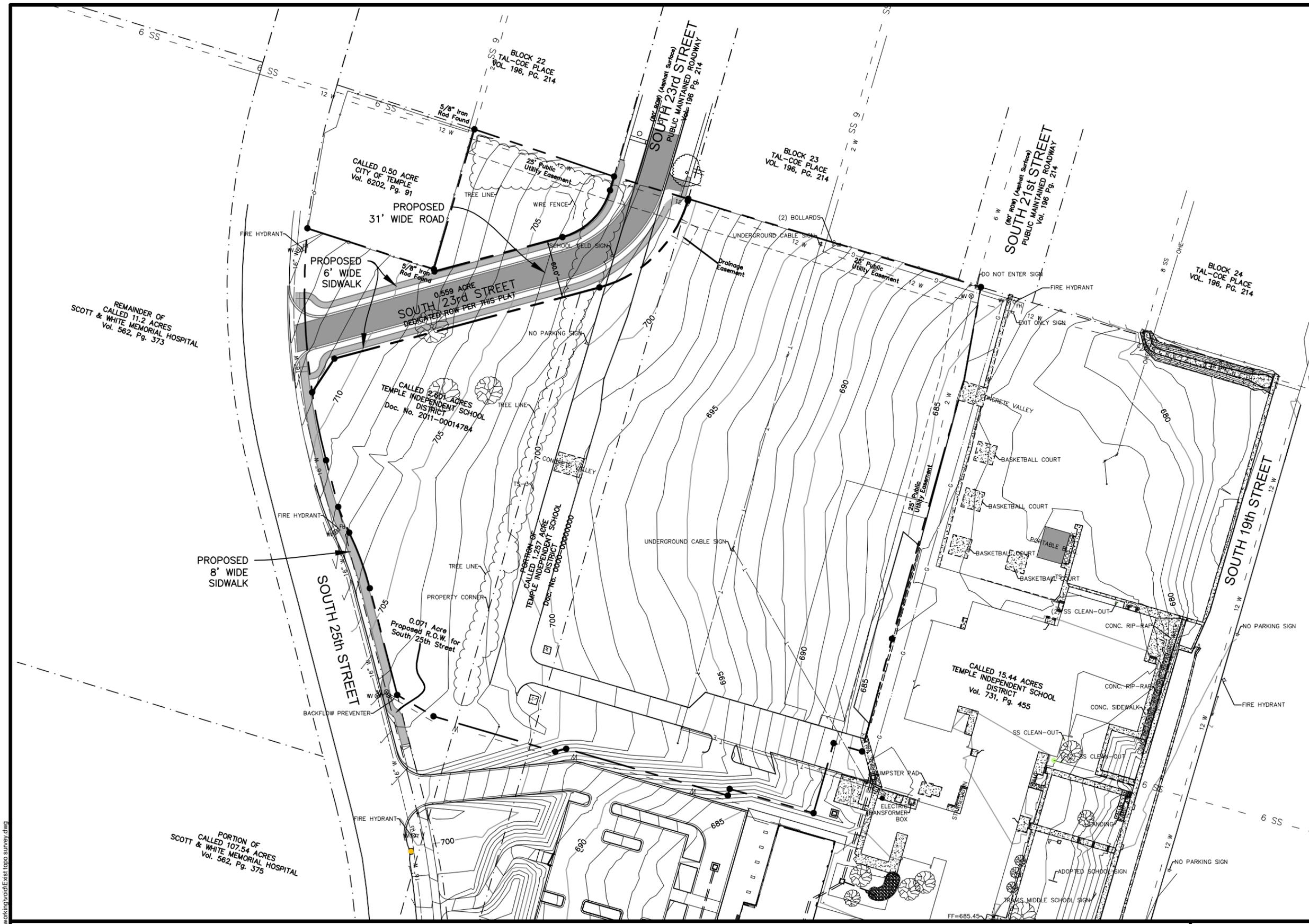
Copyright 2014 All County Surveying, Inc.



HORIZONTAL SCALE IN FEET

LEGEND

- EXISTING WATERLINE
- EXISTING WASTEWATER LINE
- EXISTING GAS LINE
- EXIST. RIGHT-OF-WAY/PROPERTY LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND TELEPHONE CABLE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- TEMPORARY BENCH MARK
- FIRE HYDRANT
- GUY WIRE
- IRON PIN FOUND
- EXISTING MANHOLE
- POWER POLE
- STREET SIGN
- TELEPHONE RISER BOX
- WATER VALVE



KPA KASBERG, PATRICK & ASSOCIATES, LP
 CONSULTING ENGINEERS
 TEMPLE, TEXAS 76501
 © 2014 Kasberg, Patrick & Associates, LP
 KPA Firm Registration Number F-510

CITY OF TEMPLE
 RALPH WILSON YOUTH CLUB
 PROJECT

EXISTING TOPOGRAPHY
 LAYOUT

APRIL 2014
 19

P:\R\17\0213-14\lead\working\04\Exist\topo survey.dwg



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

05/05/14
Item #3
Regular Agenda
Page 1 of 2

APPLICANT: John Kiella

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: P-FY-14-22 Consider and take action on the Master Preliminary Plat of The Groves at Lakewood Ranch, a 193.875 +/- acre, 583-lot, 28-block, residential subdivision with requested exceptions to Unified Development Code Section 8.3: Park Land Dedication for a private park; and Code of Ordinances Chapter 12, Section 12-14 regarding fire hydrant spacing, in Temple's Northern ETJ area surrounding The Campus at Lake wood Ranch Phase VIII.

STAFF RECOMMENDATION: Staff recommends approval of the Master Preliminary Plat of Lakewood Ranch with the applicant's requested exceptions listed in the item description; and with a recommendation the Thoroughfare Plan be amended at a later date to reflect Clinite Grove Boulevard as a collector, instead of the extension of St. Andrews Place at Inverness Road.

ITEM SUMMARY: The Development Review Committee reviewed the Master Preliminary Plat of Lakewood Ranch on March 26, 2014 and April 23, 2014. It was deemed administratively complete on April 29, 2014.

The Master Preliminary Plat of Lakewood Ranch is a 583-lot, 29-block, residential subdivision. The E.T.J portion of the plat is currently going through the voluntary annexation process. This plat is scheduled to proceed to City Council on May 15, 2014 for review with the property's voluntary annexation request.

John Kiella requests the following exceptions to the Unified Development Code (UDC) and Fire Prevention Code.

The applicant requests an exception to Unified Development Code Section 8.3: Park Land Dedication to allow 10.74 acres of designated park land to be privately owned and maintained by the Lakewood Homeowners Association. The plat meets all the parkland dedication requirements of UDC Section 8.3. The plat proposes 10.74 acres of parkland dedication, which exceeds the 4.38 acres of parkland dedication required for this development (1 acre per 133 lots or \$225 per lot- totaling \$131,175.00 for this development). The developer proposes improvements to parkland designated Tracts K-1 and K-2, which totals 5.18 acres. The developer proposes improvements to be funded through the HOA park fund. The development's Restrictive Covenants

requires \$850.00 in fees for each lot sold to be paid to the HOA park fund. Staff supports the developer's requested exception.

The applicant also requests an exception to Code of Ordinances Chapter 12, Section 12-14 to allow maximum spacing of 1200 feet for fire hydrants along Clinite Grove Boulevard, a collector, rather than required spacing of 600 feet. There are no homes fronting Clinite Grove Boulevard, a proposed collector. The homes adjacent to Clinite Grove Boulevard have driveway access and fire protection from internal streets. The Fire Department supports the exception to allow the developer's proposed maximum spacing of 1200 feet for fire hydrants rather than the required spacing of 600 feet, as reflected in attached exhibits.

The applicant also requests an amendment to the Thoroughfare Plan which shows St. Andrews Place extending to the north through the subject property as a collector. The developer has designed Clinite Grove Boulevard as a collector in a much better location than the offset recommended by the Thoroughfare Plan for the St. Andrews Place extension. **Staff supports this request and will add it to the list of other Thoroughfare Plan amendments at a later date.**

Water will be provided to the subdivision through proposed 8-inch water lines. Sewer will be provided to the subdivision through 8-inch sanitary sewer lines.

City Council is the final plat authority since the applicant requests exceptions to the Unified Development Code and Fire Prevention and Protection Code.

FISCAL IMPACT:

ATTACHMENTS:

Letters of Requested Exceptions
Plat exhibits



TURLEY ASSOCIATES, INC.

301 NORTH THIRD STREET • TEMPLE, TEXAS 76501 • (254) 773-2400
F-1658 FAX • (254) 773-3998

April 25, 2014

City of Temple
Brian Chandler
Planning Director
2 North Main Street
Temple, TX 76501

**RE: P-FY-14-22
Master Preliminary Plat for The Groves at Lakewood Ranch**

Dear Mr. Chandler:

On behalf of our client, Turley Associates, Inc. requests an amendment to the thoroughfare plan for the above referenced project. The plan adopted on October 18, 2012, shows St. Andrews Place extending to the north through this subject property as a collector.

Clinite Boulevard is designed to serve as a collector from F.M. 2305 to the north property line. We ask that Clinite Boulevard replace St. Andrews Place as the connector for this development on the thoroughfare plan.

Sincerely,
TURLEY ASSOCIATES, INC.

Jennifer Ryken, P.E.
Project Engineer

JR/sb



April 25, 2014

City of Temple
Brian Chandler
Planning Director
2 North Main Street
Temple, TX 76501

RE: P-FY-14-22
Master Preliminary Plat for The Groves at Lakewood Ranch

Dear Mr. Chandler:

On behalf of our client, Turley Associates, Inc. requests that the City Council grant an exception to Section 12-14 of the Code of Ordinances.

This exception would be for the fire hydrants placed along the future Clinite Grove Boulevard. This road is designed as a collector street but with no homes having driveway access. All homes adjacent to Clinite Grove Boulevard will have driveway access and fire protection from internal streets which parallel Clinite Grove Boulevard.

We have placed hydrants on Clinite Grove Boulevard at a maximum spacing of 1200' rather than 600' required in the Code of Ordinances.

All homes are covered with fire protection and all other streets meet or exceed the requirements.

Sincerely,
TURLEY ASSOCIATES, INC.

Jennifer Ryken, P.E.
Project Engineer

JR/sb



April 25, 2014

City of Temple
Brian Chandler
Planning Director
2 North Main Street
Temple, TX 76501

RE: P-FY-14-22
Master Preliminary Plat for The Groves at Lakewood Ranch

Dear Mr. Chandler:

On behalf of our client, Turley Associates, Inc. requests that the City Council grant an exception to Section 8.3 of the Unified Development Code's (UDC) Parkland requirements.

Section 8.3 of the UDC requires for a development of this size to either dedicate 1 acre for every 133 proposed lots or \$225 per lot. For this development that would be 4.38 acres or \$131,175.00. As shown on the submitted plans, this development has approximately 15 acres of green space of which 10.74 acres will be designated specifically as parkland. The developer requests that the 10.74 acres be allowed to be dedicated to the Lakewood H.O.A. rather than dedicated to the City of Temple. The land would be owned and maintained by the H.O.A. The developer has also committed to making improvements within this 10.74 acres. He has set up under the Restrictive Covenants filed at Bell County records that with each home sold, fees will be paid into a "park fund" by the homebuilder. These fees are \$850.00 for each lot as specified in the homebuilder's contract. This is a requirement of the Restrictive Covenants for all homebuilders who construct homes within The Groves at Lakewood Ranch. This is over and beyond what is required by the UDC for park fees per lot.

The developer has proposed improvements to the parkland designated Tracts K-1 and K-2. This area totals 5.18 acres and can be seen on the attached sketch. These improvements will be funded through the HOA park fund.

The developer meets all parkland requirements under the UDC Section 8.3 with just the land dedication alone. He has then committed to making improvements to this land through the H.O.A. parkland fund which is already established. The only exception requested of the City Council is that the land be allowed to stay private under H.O.A. ownership.

Sincerely,
TURLEY ASSOCIATES, INC.

Jennifer Ryken, P.E.
Project Engineer



UTILITY LEGEND

- s — s — SEWER LINE PROPOSED
- s — s — SEWER LINE EXISTING
- ⊙ SEWER MANHOLE PROPOSED
- ⊙ SEWER MANHOLE EXISTING
- SEWER CLEANOUT PROPOSED
- SEWER CLEANOUT EXISTING
- ▲ SEWER DIRECTION OF FLOW ARROW
- s — s — 6" DOUBLE SEWER SERVICE PROPOSED
- s — s — 4" SINGLE SEWER SERVICE PROPOSED
- s — s — WATER LINE PROPOSED
- s — s — WATER LINE EXISTING
- ⊕ TEE WITH BLOCKING PROPOSED
- ⊕ TAPPING SLEEVE WITH BLOCKING PROPOSED
- ⊕ 45° BEND WITH BLOCKING PROPOSED
- ▲ FIRE HYDRANT PROPOSED
- ▲ FIRE HYDRANT EXISTING
- FLUSH ASSEMBLY PROPOSED
- FLUSH ASSEMBLY EXISTING
- WATER VALVE PROPOSED
- s — s — 1 1/2" BULLHEAD WATER SERVICE PROPOSED
- s — s — 1" SINGLE WATER SERVICE PROPOSED

UTILITY PLAN for:
**MASTER PRELIMINARY OF
 GROVES AT LAKEWOOD RANCH**



REVISIONS	

DATE: February 19, 2014
 DRN. BY: JFBII
 REF.: 96339,9736-D 11624-D
 12512-D 12685-D
 FB/LB: DATA COL
 JOB NO.: 13-379
 SHEET 5 OF 13
 COMPUTER
 DWG. NO. 13-379

12789-D
 FILE NO.

Jennifer Ryken
 4/29/14



UTILITY PLAN for:
**MASTER PRELIMINARY OF
 GROVES AT LAKEWOOD RANCH**

DEVELOPED BY:
KIELLA LAND INVESTMENTS, LTD.
 P.O. BOX 1344
 TEMPLE, TEXAS 76503



ENGINEERING • PLANNING • SURVEYING
 CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.
 301 N. 3rd ST. TEMPLE, TEXAS 76501 (254) 773-2400
 E-MAIL: mail@turley-inc.com FAX NO. (254) 773-3998

FIRM #—1658



2-13 ACRES
DRAINAGE AREA TRACT
WINDMILL FARM PHASE II
CABINET 243-B

ENGINEERING • PLANNING • SURVEYING
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301 N. 3rd ST. TEMPLE, TEXAS 76501 (254) 773-2400
E-MAIL: MAIL@TURLEY-INC.COM (254) 773-3998

FIRM #1658

Jennifer R. Green
4/24/14

UTILITY PLAN for:
**MASTER PRELIMINARY OF
GROVES AT LAKEWOOD RANCH**

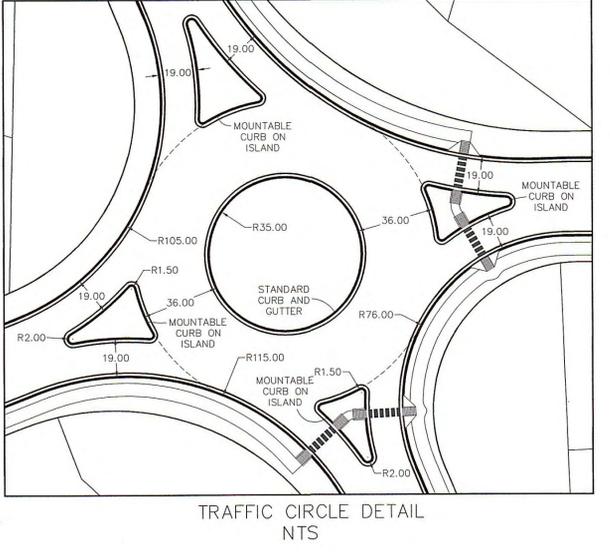
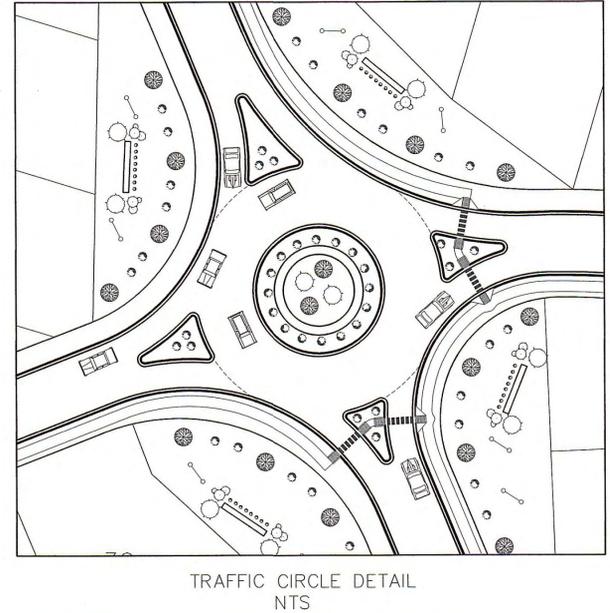
DEVELOPED BY:
KIELLA LAND INVESTMENTS, L.T.D.
P.O. BOX 1344
TEMPLE, TEXAS 76503

REVISIONS	

DATE: **October 13, 2013**
DRN. BY: **JRG**
REF.: **96339,9736-D 11624-D**
12512-D 12685-D

FB/LB:
JOB NO.: **13-379**
SHEET **7** OF **13**
COMPUTER DWG. NO. **13-379**

12789-D
FILE NO.

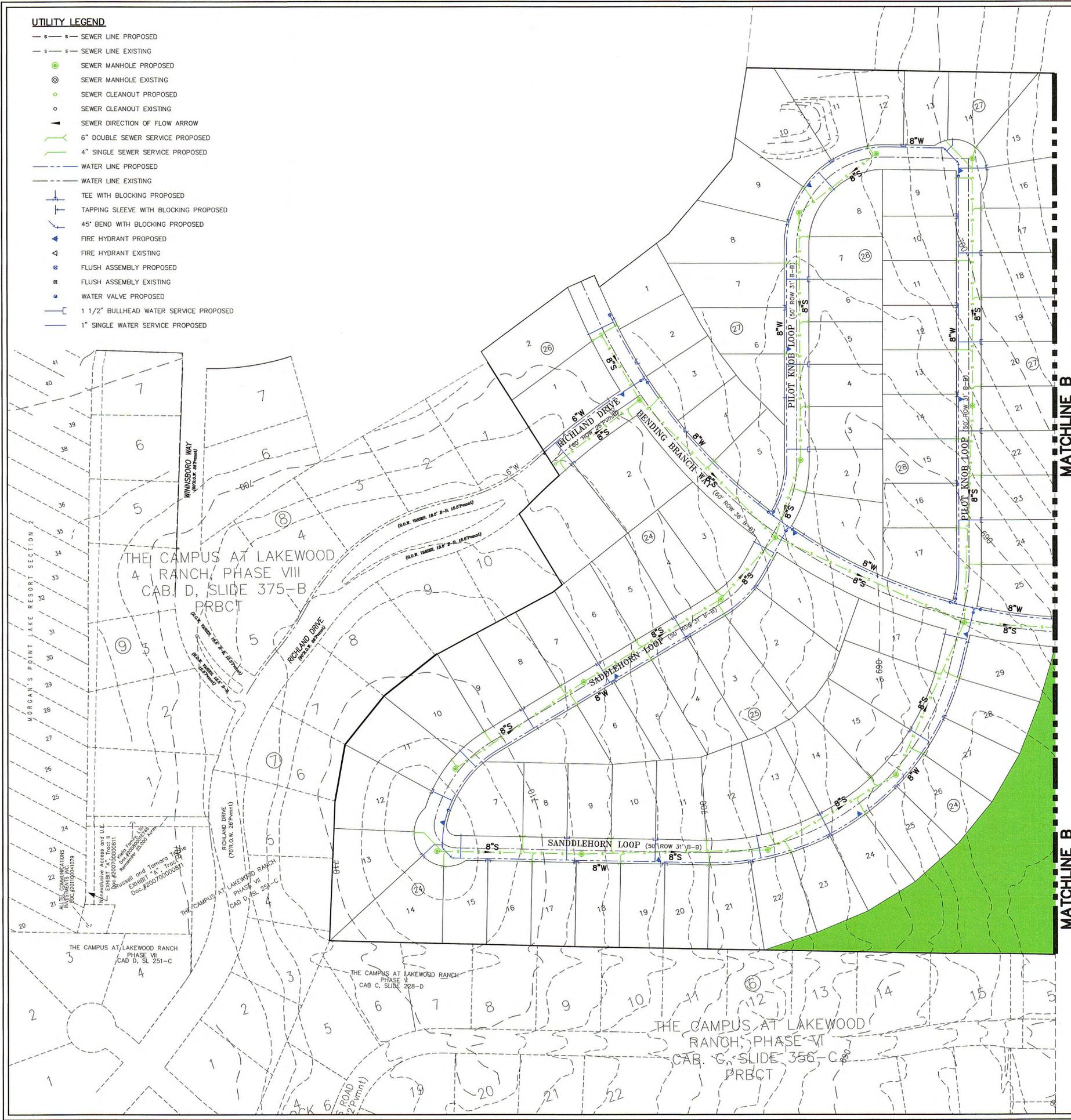


- UTILITY LEGEND**
- s — s — SEWER LINE PROPOSED
 - s — s — SEWER LINE EXISTING
 - SEWER MANHOLE PROPOSED
 - ⊙ SEWER MANHOLE EXISTING
 - SEWER CLEANOUT PROPOSED
 - SEWER CLEANOUT EXISTING
 - ▲ SEWER DIRECTION OF FLOW ARROW
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 - ⊥ 45° BEND WITH BLOCKING PROPOSED
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 - FLUSH ASSEMBLY PROPOSED
 - FLUSH ASSEMBLY EXISTING
 - WATER VALVE PROPOSED
 - s — s — 1 1/2" BULLHEAD WATER SERVICE PROPOSED
 - s — s — 1" SINGLE WATER SERVICE PROPOSED



UTILITY LEGEND

- s — SEWER LINE PROPOSED
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 ENGINEERING • PLANNING • SURVEYING
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 301 N. 3rd ST. TEMPLE, TEXAS 76501 (254) 773-2400
 E-MAIL: MAIL@TURLEY-INC.COM (254) 773-3998

FIRM #1658


Jennifer Disher
 04/24/14

UTILITY PLAN FOR:
**MASTER PRELIMINARY OF
 GROVES AT LAKEWOOD RANCH**
 DEVELOPED BY:
KIELLA LAND INVESTMENTS, LTD.
 P.O. BOX 1344
 TEMPLE, TEXAS 76503

REVISIONS	

DATE: **October 13, 2013**
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12789-D

FILE NO.

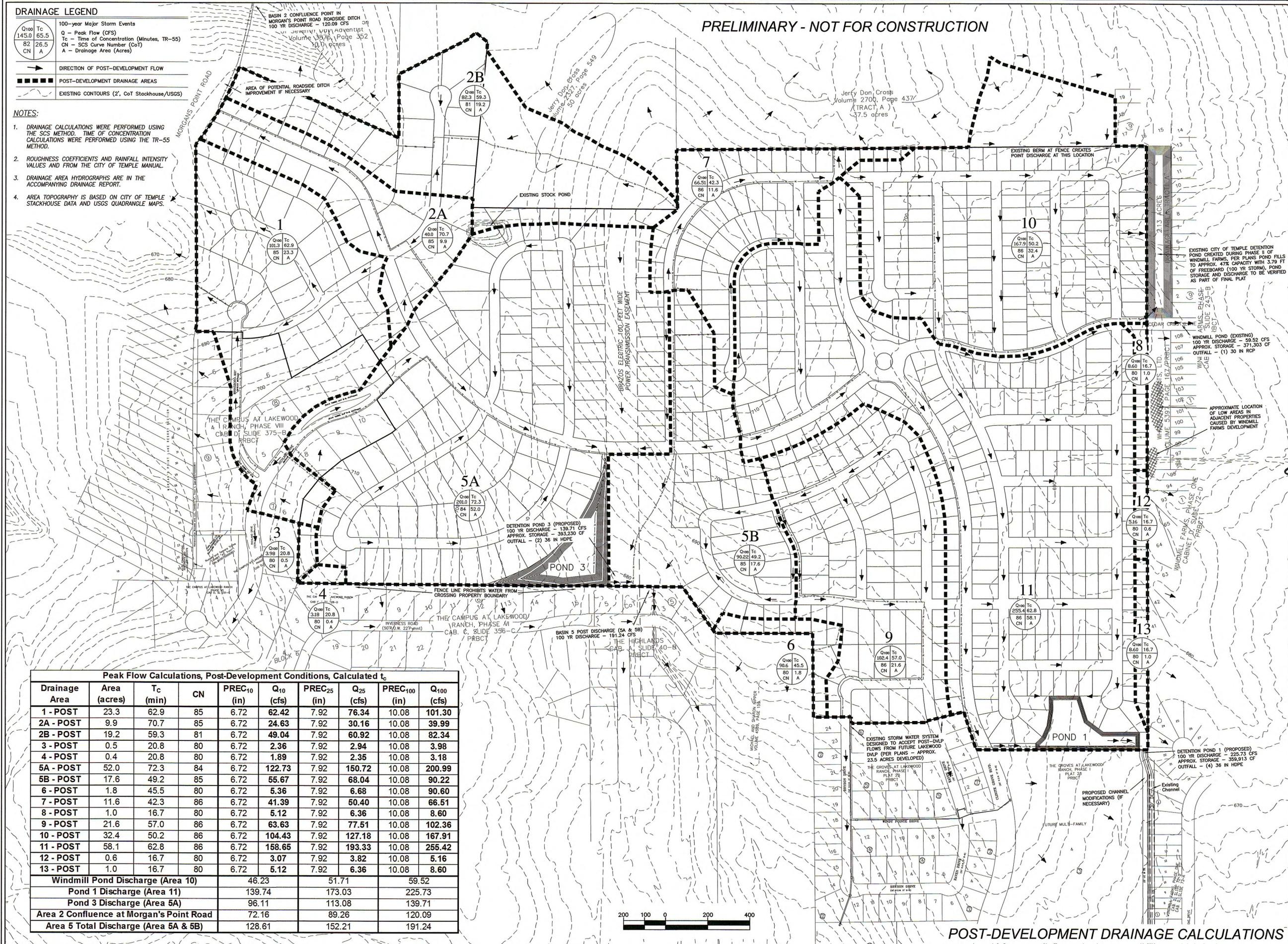
DRAINAGE LEGEND

Q ₁₀₀	T _c	100-year Major Storm Events
145.0	65.5	Q - Peak Flow (CFS)
82	26.5	T _c - Time of Concentration (Minutes, TR-55)
CN	A	CN - SCS Curve Number (CoT)
		A - Drainage Area (Acres)

→	DIRECTION OF POST-DEVELOPMENT FLOW
---	POST-DEVELOPMENT DRAINAGE AREAS
---	EXISTING CONTOURS (2', CoT Stackhouse/USGS)

- NOTES:**
- DRAINAGE CALCULATIONS WERE PERFORMED USING THE SCS METHOD. TIME OF CONCENTRATION CALCULATIONS WERE PERFORMED USING THE TR-55 METHOD.
 - ROUGHNESS COEFFICIENTS AND RAINFALL INTENSITY VALUES AND FROM THE CITY OF TEMPLE MANUAL.
 - DRAINAGE AREA HYDROGRAPHS ARE IN THE ACCOMPANYING DRAINAGE REPORT.
 - AREA TOPOGRAPHY IS BASED ON CITY OF TEMPLE STACKHOUSE DATA AND USGS QUADRANGLE MAPS.

PRELIMINARY - NOT FOR CONSTRUCTION



Peak Flow Calculations, Post-Development Conditions, Calculated t_c

Drainage Area	Area (acres)	T _c (min)	CN	PREC ₁₀ (in)	Q ₁₀ (cfs)	PREC ₂₅ (in)	Q ₂₅ (cfs)	PREC ₁₀₀ (in)	Q ₁₀₀ (cfs)
1 - POST	23.3	62.9	85	6.72	62.42	7.92	76.34	10.08	101.30
2A - POST	9.9	70.7	85	6.72	24.63	7.92	30.16	10.08	39.99
2B - POST	19.2	59.3	81	6.72	49.04	7.92	60.92	10.08	82.34
3 - POST	0.5	20.8	80	6.72	2.36	7.92	2.94	10.08	3.98
4 - POST	0.4	20.8	80	6.72	1.89	7.92	2.35	10.08	3.18
5A - POST	52.0	72.3	84	6.72	122.73	7.92	150.72	10.08	200.99
5B - POST	17.6	49.2	85	6.72	55.67	7.92	68.04	10.08	90.22
6 - POST	1.8	45.5	80	6.72	5.36	7.92	6.68	10.08	90.60
7 - POST	11.6	42.3	86	6.72	41.39	7.92	50.40	10.08	66.51
8 - POST	1.0	16.7	80	6.72	5.12	7.92	6.36	10.08	8.60
9 - POST	21.6	57.0	86	6.72	63.63	7.92	77.51	10.08	102.36
10 - POST	32.4	50.2	86	6.72	104.43	7.92	127.18	10.08	167.91
11 - POST	58.1	62.8	86	6.72	158.65	7.92	193.33	10.08	255.42
12 - POST	0.6	16.7	80	6.72	3.07	7.92	3.82	10.08	5.16
13 - POST	1.0	16.7	80	6.72	5.12	7.92	6.36	10.08	8.60
Windmill Pond Discharge (Area 10)					46.23		51.71		59.52
Pond 1 Discharge (Area 11)					139.74		173.03		225.73
Pond 3 Discharge (Area 5A)					96.11		113.08		139.71
Area 2 Confluence at Morgan's Point Road					72.16		89.26		120.09
Area 5 Total Discharge (Area 5A & 5B)					128.61		152.21		191.24



POST-DEVELOPMENT DRAINAGE CALCULATIONS

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

STATE OF TEXAS
 JENNIFER RYKEN
 10627
 4/24/14

PRE-DEVELOPMENT DRAINAGE FOR:
MASTER PRELIMINARY OF GROVES AT LAKEWOOD RANCH
 BEING A SUBDIVISION OUT OF AND A PART OF THE JOHN J. SIMMONS SURVEY, ABSTRACT NO. 737, Bell County, Texas and the GEORGE W. LINDSEY SURVEY, ABSTRACT NO. 513, Bell County, Texas

DEVELOPED BY:
KIELLA LAND INVESTMENTS, LTD.
 P.O. BOX 1344
 TEMPLE, TEXAS 76503

REVISIONS		
4/24	Pond 2, Area 5	WFS

DATE:	3/5/2014
DRN. BY:	WFS
REF.:	
FIELD BOOK	
JOB NO.:	13-379
SHEET	10 OF 13
COMPUTER Dwg. NO.	13-379_DR_P

12711-D
 DRAWING NUMBER

SIDEWALK/LANDSCAPING LEGEND
 GREEN SPACE
 CONCRETE SIDEWALK



WHITIS INVESTMENTS, LTD.
 VOLUME 5397, PAGE 167

WINDMILL FARMS, PHASE II
 CABINET D, SLIDE 243-B

WINDMILL FARMS, PHASE ONE
 CABINET D, SLIDE 72-D

TURLEY ASSOCIATES, INC.
 ENGINEERING • PLANNING • SURVEYING
 CONSTRUCTION MANAGEMENT
 301 N. 3rd ST. TEMPLE, TEXAS 76501 (254) 773-2400
 E-MAIL: MAIL@TURLEY-INC.COM (254) 773-3998

FIRM #1658



Jennifer Ryken
 4/24/14

SIDEWALK/LANDSCAPING PLAN for:
**MASTER PRELIMINARY OF
 GROVES AT LAKEWOOD RANCH**

DEVELOPED BY:
KIELLA LAND INVESTMENTS, LTD.
 P.O. BOX 1344
 TEMPLE, TEXAS 76503

REVISIONS	

DATE: October 13, 2013
 DRN. BY: JRG
 REF.: 96339,9736-D 11624-D
 12512-D 12685-D

FB/LB:
 JOB NO.: 13-379
 SHEET 11 OF 13
 COMPUTER DWG. NO. 13-379

12789-D
 FILE NO.

THE HIGHLANDS
 CAB. A, SLIDE 40-B
 PRBCT.

MICHAEL AND SHARON NIPPER
 VOLUME 4589, PAGE 159

THE GROVES AT LAKEWOOD
 RANCH, PHASE I
 PLAT 23
 PRBCT

THE GROVES AT LAKEWOOD

Jerry Don Cross
Volume 2700, Page 437
(TRACT A)
37.5 acres



MATCHLINE B
BRAZOS ELECTRIC
POWER TRANSMISSION EASEMENT

SIDEWALK/LANDSCAPING LEGEND
 GREEN SPACE
 CONCRETE SIDEWALK



2.13 ACRES
DRAINAGE AREA TRACT "A"
WINDMILL FARMS, PHASE II
CABINET D, SLIDE 243-B

ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.
301 N. 3rd ST. TEMPLE, TEXAS 76501 (254) 773-2400
E-MAIL: MAIL@TURLEY-INC.COM (254) 773-3998

FIRM #1658



Jennifer Ripken
4/24/14

SIDEWALK/LANDSCAPING PLAN for:
**MASTER PRELIMINARY OF
GROVES AT LAKEWOOD RANCH**
DEVELOPED BY:
KIELLA LAND INVESTMENTS, LTD.
P.O. BOX 1344
TEMPLE, TEXAS 76503

NO.	REVISIONS

DATE: October 13, 2013
DRN. BY: JRG
REF.: 96339,9736-D 11624-D
12512-D 12685-D

FB/LB:
JOB NO.: 13-379
SHEET 12 OF 13
COMPUTER
DWG. NO. 13-379

12789-D
FILE NO.



THE CAMPUS AT LAKEWOOD RANCH, PHASE VIII CAB. D, SLIDE 375-B PRBCT

THE CAMPUS AT LAKEWOOD RANCH, PHASE VI CAB. C, SLIDE 356-C PRBCT

THE CAMPUS AT LAKEWOOD RANCH PHASE VII CAB D, SL. 251-C

THE CAMPUS AT LAKEWOOD RANCH PHASE V CAB C, SLIDE 228-D

SIDEWALK/LANDSCAPING LEGEND
 GREEN SPACE
 CONCRETE SIDEWALK

ENGINEERING • PLANNING • SURVEYING
 CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.
 301 N. 3rd ST. TEMPLE, TEXAS 76501 (254) 773-2400
 E-MAIL: MAIL@TURLEY-INC.COM FAX NO. (254) 773-3998

FIRM # - 1658

STATE OF TEXAS
 JENNIFER REYNOLDS
 106277
 JENNIFER REYNOLDS
 04/24/14

SIDEWALK/LANDSCAPING PLAN for:
MASTER PRELIMINARY OF GROVES AT LAKEWOOD RANCH
 DEVELOPED BY:
KIELLA LAND INVESTMENTS, LTD.
 P.O. BOX 1344
 TEMPLE, TEXAS 76503

REVISIONS

DATE: October 13, 2013
 DRN. BY: JRG
 REF.: 96339,9736-D 11624-D 12512-D 12685-D
 FB/LB:
 JOB NO.: 13-379
 SHEET 13 OF 13
 COMPUTER DWG. NO. 13-379
12789-D
 FILE NO.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

05/05/14
Item #4
Regular Agenda
Page 1 of 1

APPLICANT: Chuck Lucko for H & S Holdings, Inc.

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: P-FY-14-24 Consider and take action on the Final Plat of Adams Island Commercial, a 3.967+/- acre, 8-lot, 1-block nonresidential subdivision located on the north side of West Adams Avenue, south of Adams Lane and east of State Highway 317.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Adams Island Commercial.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of Adams Island Commercial on April 9, 2014. It was deemed administratively complete on April 30, 2014.

The Final Plat of Adams Island Commercial is an 8-lot, 1-block, nonresidential subdivision. This is a double street frontage subdivision, with Adams Lane along the north property line and West Adams Avenue along the south property line.

The property is zoned Planned Development –General Retail District (PD-GR). Development will be subject to the planned development site plan approval process. Staff will coordinate with the applicant in submitting a formal planned development site plan application for Planning and Zoning Commission and City Council review.

Water will be provided to the subdivision through 6-inch water lines. Sewer will be provided to the subdivision through 8-inch, 10-inch, and 14-inch sanitary sewer lines.

The Planning and Zoning Commission is the final plat authority since the applicant has not request any exceptions to the Unified Development Code.

FISCAL IMPACT:

ATTACHMENTS:

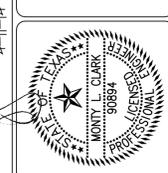
Plat
Topo/Utility Sheet



DRAWING STATUS

THESE DRAWINGS WERE PREPARED UNDER THE AUTHORITY OF...
FOR REVIEW ONLY AS PER DATE ON DRAWING. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. ONLY DRAWINGS ISSUED FOR CONSTRUCTION CAN BE CONSIDERED COMPLETE.
FOR CONSTRUCTION
FINAL DRAWINGS

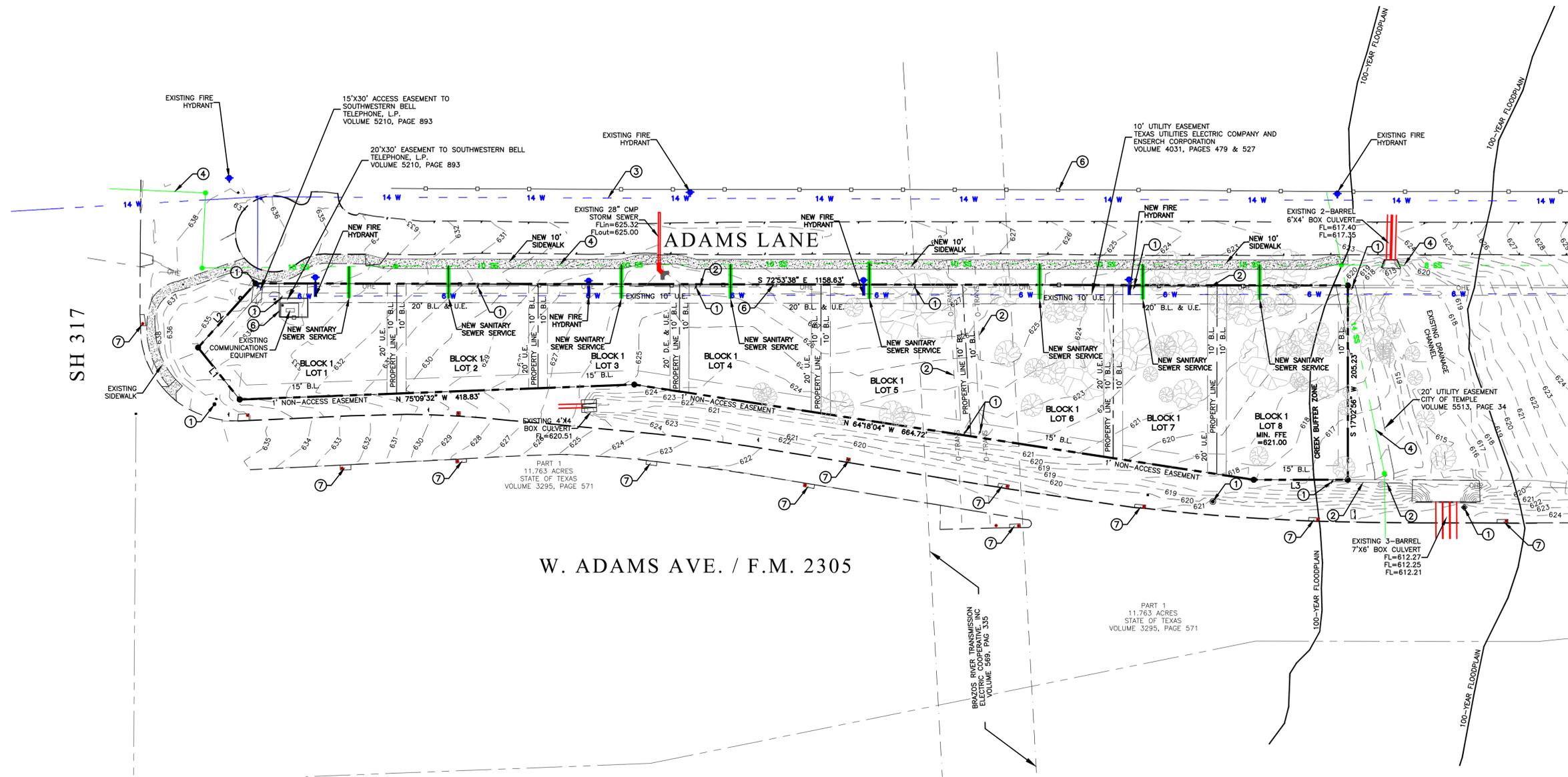
ADAMS ISLAND COMMERCIAL
NEW SITE DEVELOPMENT
TEMPLE, TEXAS



CLARK & FULLER
CIVIL ENGINEERING • DESIGN • PLANNING
215 North Main Street, Temple, TX 76701
254-899-0899 www.clarkandfuller.com F-10384

Project No: 141451.00
Plot Date: 4-11-14
Drawn By: ECB
Designed By: MLC

1



GENERAL NOTES:

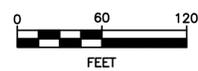
- 1. STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF TEMPLE'S DRAINAGE ORDINANCE.
- 2. EACH INDIVIDUAL LOT/PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING ON-SITE DETENTION PER LATEST CITY OF TEMPLE DCIM.
- 3. BASED ON INFORMATION AVAILABLE FROM THE FIRM RATE MAP NUMBER 48027C0330E, DATED SEPTEMBER 26, 2008, THE SUBJECT PROPERTY APPEARS WITHIN THE "SPECIAL FLOOD HAZARD AREA" AND APPEARS TO BE SITUATED IN ZONE A.

KEYED NOTES

- 1. CAUTION!!! EXISTING POWER POLE/LIGHT POLE
- 2. CAUTION!!! OVERHEAD ELECTRIC
- 3. EXISTING WATER MAIN/METER
- 4. EXISTING SANITARY SEWER
- 5. EXISTING STORM SEWER
- 6. EXISTING FENCING
- 7. EXISTING TXDOT CURB INLET

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 21°47'29" W	70.38'
L2	N 58°57'00" E	91.07'
L3	N 72°59'10" W	99.63'



Revisions
Date: 4/11/14
Remarks: PLANS REVISED TO INCORPORATE CITY OF TEMPLE COMMENTS.

TOPOGRAPHICAL AND UTILITY MAP

4-11-14



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

05/05/14
Item # 5
Regular Agenda
Page 1 of 4

APPLICANT/ DEVELOPMENT: John Kiella

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: Z-FY-14-29 & Z-FY-14-31 Hold a public hearing to discuss and recommend action on permanent zoning upon annexation to Single- Family Two District (SF-2) on 136.576 +/- acres; **and** consider a rezoning from Urban Estate District (UE), Agricultural District (AG), and Single-Family One District (SF-1) to Single- Family Two District (SF-2) on a total 57.298 +/- acres, all being located east of The Campus at Lakewood Ranch, Phase VIII and extending to the west side of Windmill Farms, Phases I and II, and north of The Highlands.

STAFF RECOMMENDATION: Staff recommends **approval** of Z-FY-14-29 allowing permanent zoning of **SF-2 District** upon annexation for the following reasons:

1. The request complies with the Future Land Use and Character Map;
2. The request partially complies with the Thoroughfare Plan; and
3. Public facilities are available to subject property.

Staff recommends **approval** of Z-FY-14-31 with the requested rezoning to **Single Family Two District** (SF-2) for the following reasons:

1. The request complies with the Future Land Use and Character Map;
2. The request partially with the Thoroughfare Plan; and
3. Public facilities are available to subject property.

ITEM SUMMARY: The subject properties in Z-FY-14-29 and Z-FY-14-31 are part of the proposed Master Preliminary Plat for The Groves at Lakewood Ranch, listed on the Agenda as P-FY-14- 22.

Zoning Case Z-FY-14-29 involves property currently going through the voluntary annexation process. The applicant, John Kiella, requests the property be annexed into the City of Temple with Single-Family Two District (SF-2) as its permanent zoning district.

Zoning Case Z-FY-14-31 is a request for rezoning from Urban Estate District (UE), Agricultural District (AG), and Single-Family One District (SF-1) to Single- Family Two District (SF-2). Both zoning requests are to allow development of a single-family residential subdivision to be known as The Groves of Lakewood Ranch.

The applicant's requested SF-2 zoning district permits single-family detached residences and related accessory structures and provides for smaller single-family lots. This district may also be used as a transition from the SF-1 District to less restrictive or denser residential zoning districts.

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

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

The City of Temple Comprehensive Plan recommends a classification of **Suburban Residential** for the subject property. According to the City of Temple Comprehensive Plan, the 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.

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

<u>Direction</u>	<u>FLUP</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	Suburban Residential	AG, UE, & SF-1	Agricultural/Undeveloped Land
North	Suburban Residential	AG	Agricultural/Single-Family Residential
South	Suburban Residential	AG, SF-1, & MF-2	Single-Family, & Multi-Family
East	Suburban Residential	SF-2	Single-Family Residential
West	Suburban Residential	AG, UE	Agricultural/Single-Family Residential

COMPREHENSIVE PLAN COMPLIANCE:

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

Document	Policy, Goal, Objective or Map	Site Conditions	Compliance
CP	Map 3.1 - Future Land Use and Character (FLUP)	The property is identified as Suburban Residential . The applicant's requested Single-Family Two District complies with this recommendation.	Yes
CP	Map 5.2 - Thoroughfare Plan	The requested Single-Family Two zoning district complies with the surrounding local streets. However, since the developer proposes a collector in a location different than the one recommended by the Thoroughfare Plan, a future amendment will be needed.	Partial

CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	Water and sewer facilities are available to the site. A 10-inch water line bisects the subject properties. A six-inch water line is available at Richland Drive and from Cedar Crest Lane. An 8-inch sewer line is available from Cedar Crest Lane. The developer proposes new 8-inch water lines and sewer lines throughout the development.	Yes
STP	Temple Trails Master Plan Map & sidewalks	Per UDC section 8.2.3, sidewalks are required on both sides of arterials and one side of collector streets. Sidewalks are required to be installed at the time of development and will be noted on the plat.	This will be addressed during the platting and development process

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

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

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

PUBLIC NOTICE:

Fifty-three notices of the Planning and Zoning Commission public hearing for **Z-FY-14-29** were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of April 30, 2014, no notices were returned in favor of the request and no notices were returned in opposition.

Fifty-five notices of the Planning and Zoning Commission public hearing for **Z-FY-14-31** were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of April 30, 2014, no notices were returned in favor of the request and no notices were returned in opposition.

The newspaper printed notice of the Planning and Zoning Commission public hearings for Z-FY-14-29 and Z-FY-14-31 on April 24, 2014, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

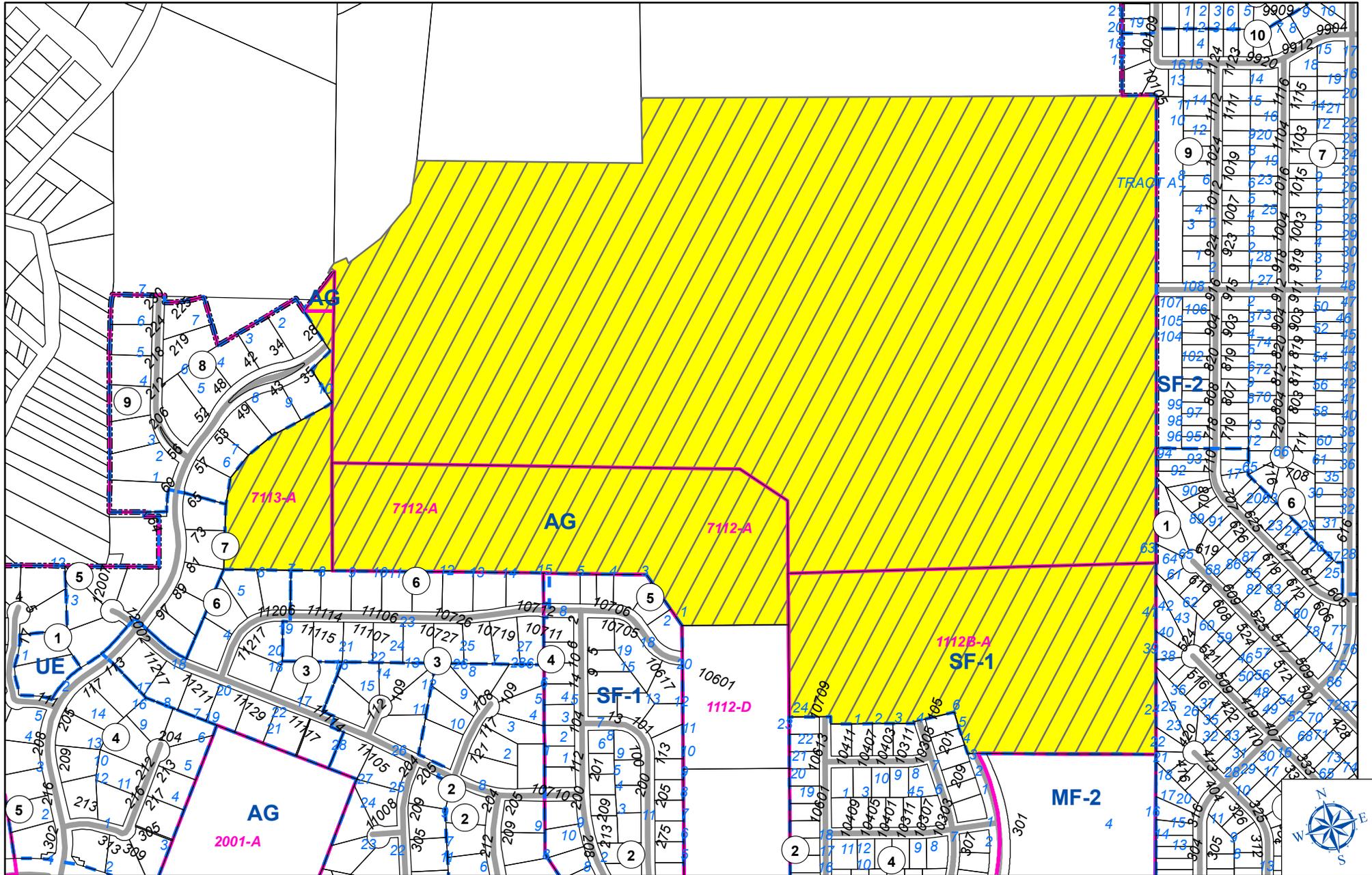
Subject and Surrounding Property Photos
Zoning and Location Map
Future Land Use and Character Map
Thoroughfare Map
Utility Map
Buffer Notification Map

SURROUNDING PROPERTY AND USES:

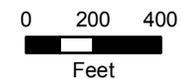
The following table shows the subject property, existing zoning and current land uses:

Direction	Zoning	Current Land Use	Photo
Subject Property	AG, UE, and SF-1	Agricultural / Undeveloped Land	 <p data-bbox="722 751 1036 787">Richland Drive View.</p>
			 <p data-bbox="734 1243 1383 1276">Inverness Road & St. Andrews Place View</p>
East	SF-2	Single-Family Residential	 <p data-bbox="734 1780 1188 1814">View towards Windmill Farms</p>

Direction	Zoning	Current Land Use	Photo
West	AG, UE	Agricultural Land / Single-Family Residential	
South	AG, SF-1, and MF-2	Residential	 <p data-bbox="711 1272 1409 1308">St. Andrews Place & Inverness Road intersection</p>
North	AG/ETJ	Agricultural / Single-Family Residential	

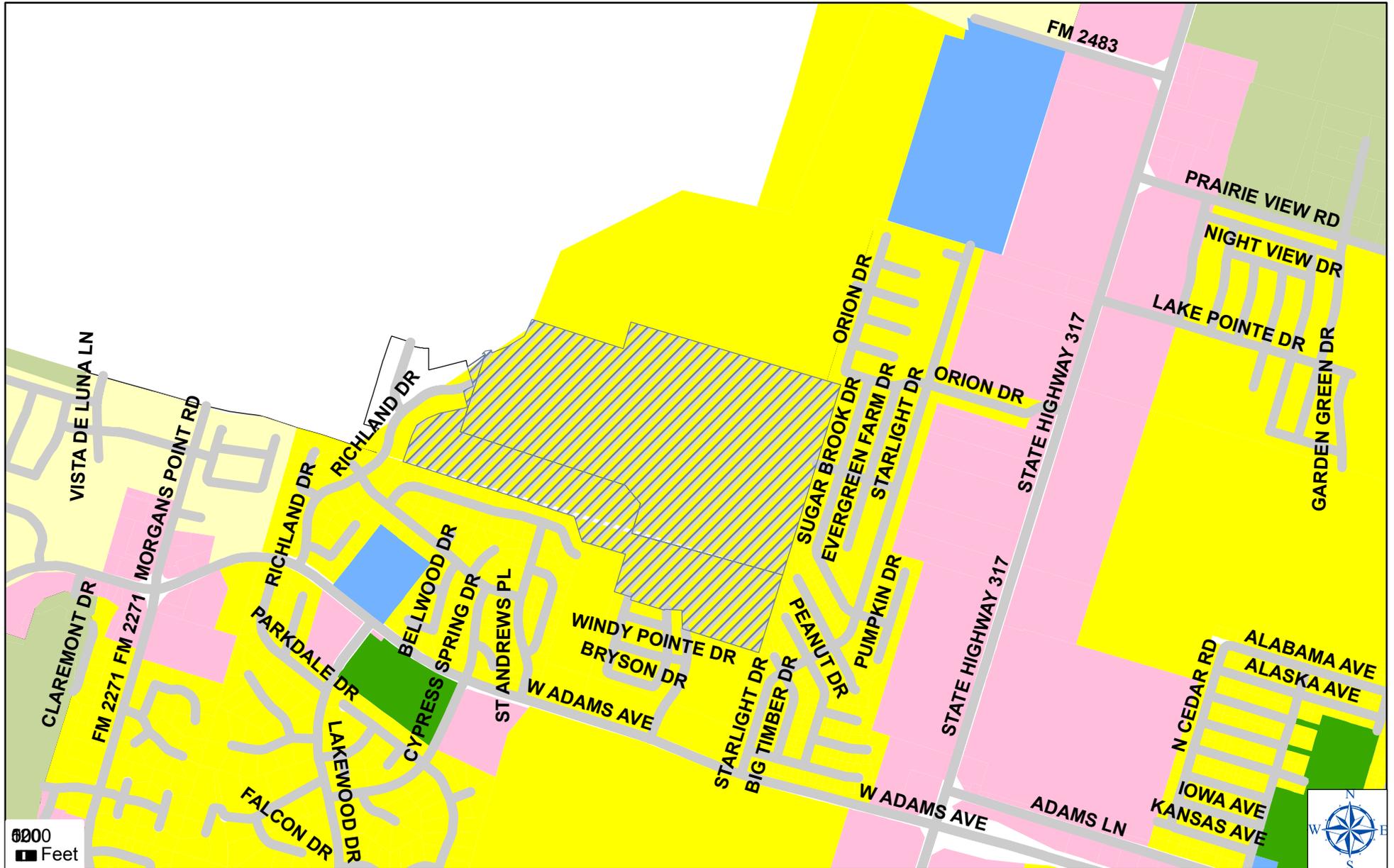


- Case
- Zoning
- 1234-A Outblock Number
- Block Number
- 200' Buffer
- Subdivision
- 1234 Address
- Lot Number



4/30/2014
City of Temple GIS
tlyerly

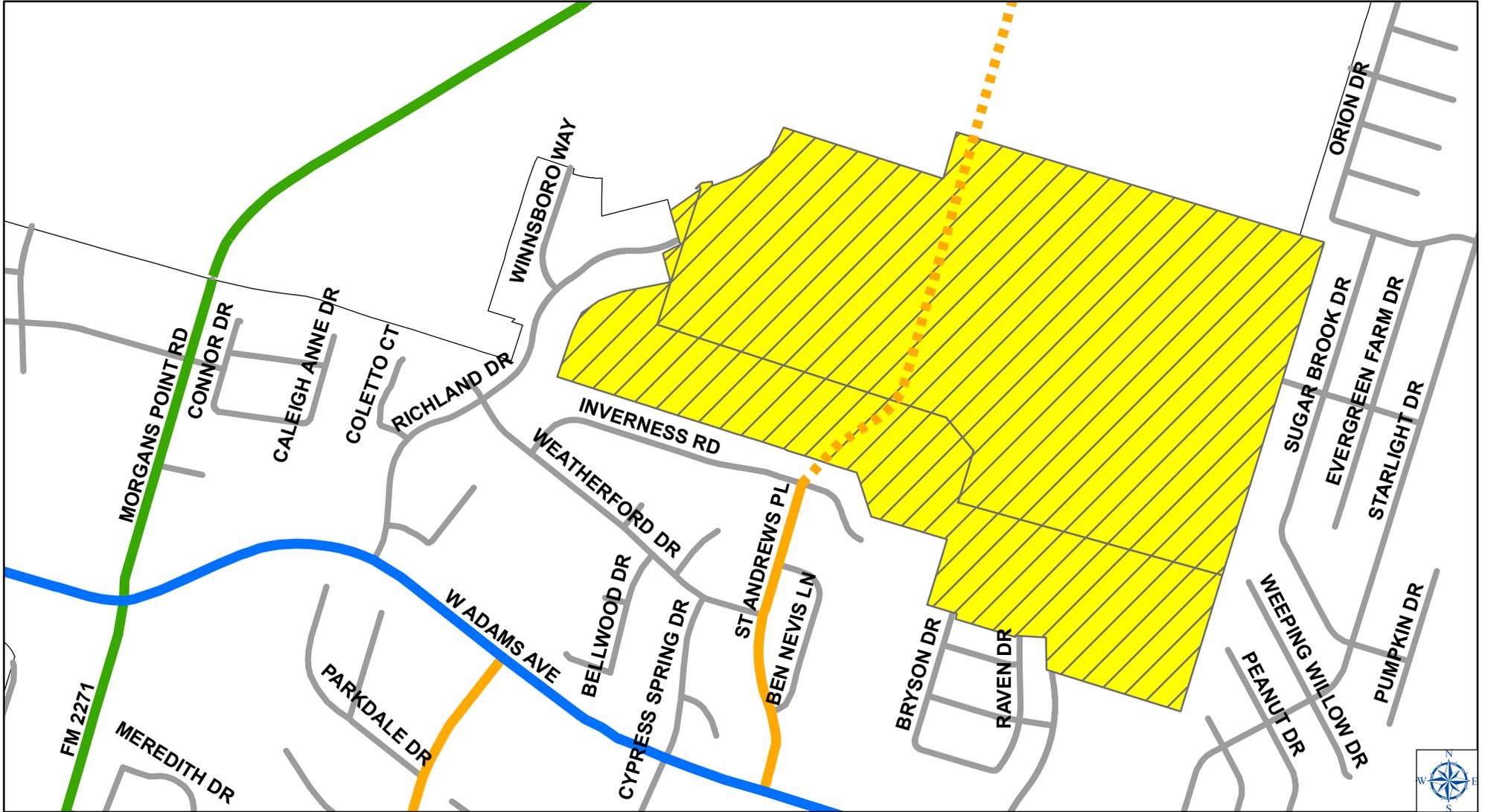
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



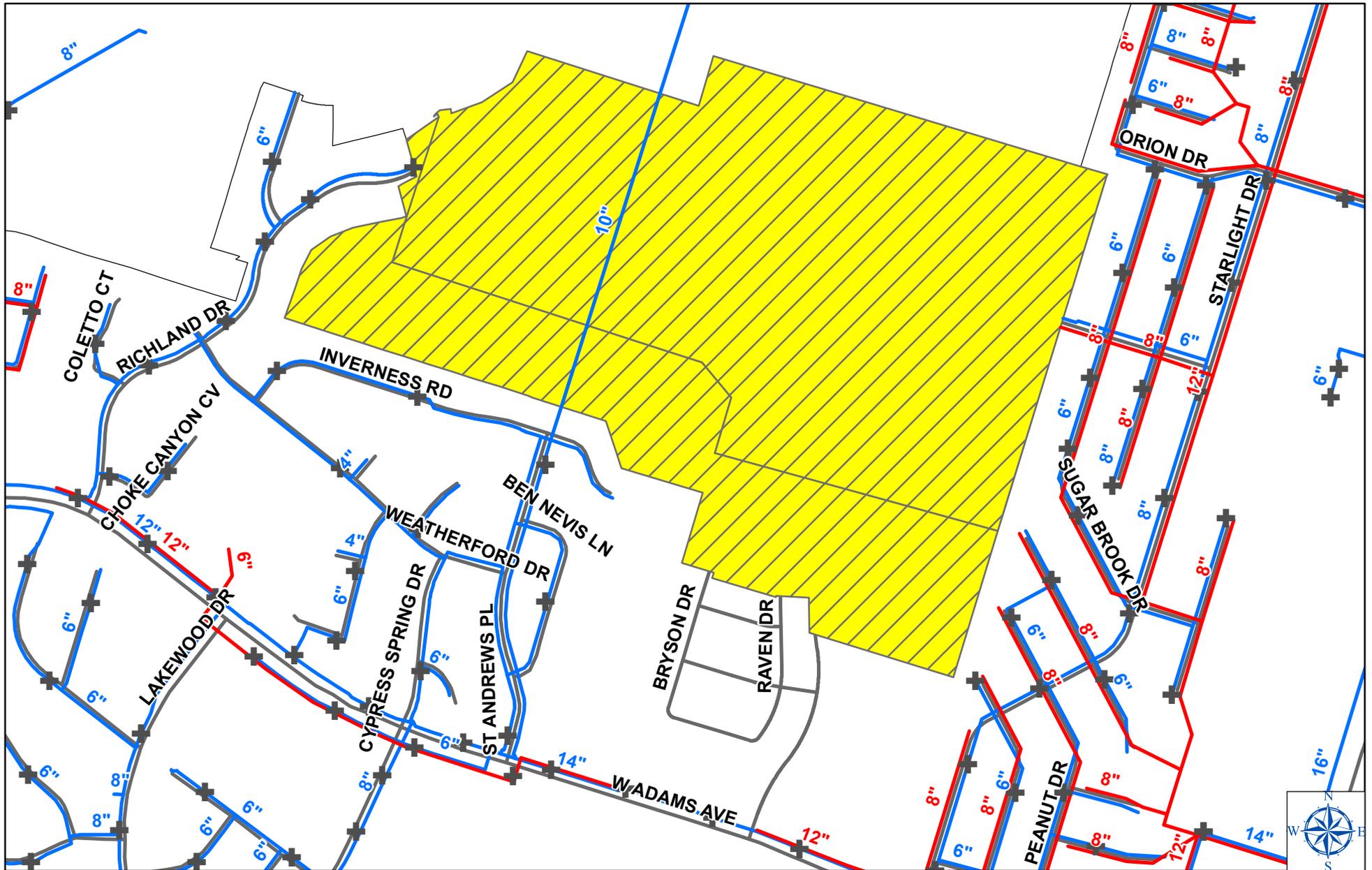
Future Land Use

- | | | | | |
|---------------------------|-------------------------|-----------------------|-----------------------------------|----------------------|
| ZoningCases2014 | Suburban Residential | Auto-Urban Mixed Use | Urban Center | Business Park |
| 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 |
| | | | | Agricultural/Rural |

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- | | | | |
|--|-------------------------|--|-------------------------|
| | Thoroughfare | | Proposed Minor Arterial |
| | Major Arterial | | Collector |
| | Proposed Major Arterial | | Expressway |
| | Proposed K-TUTS | | Proposed Collector |
| | Minor Arterial | | |

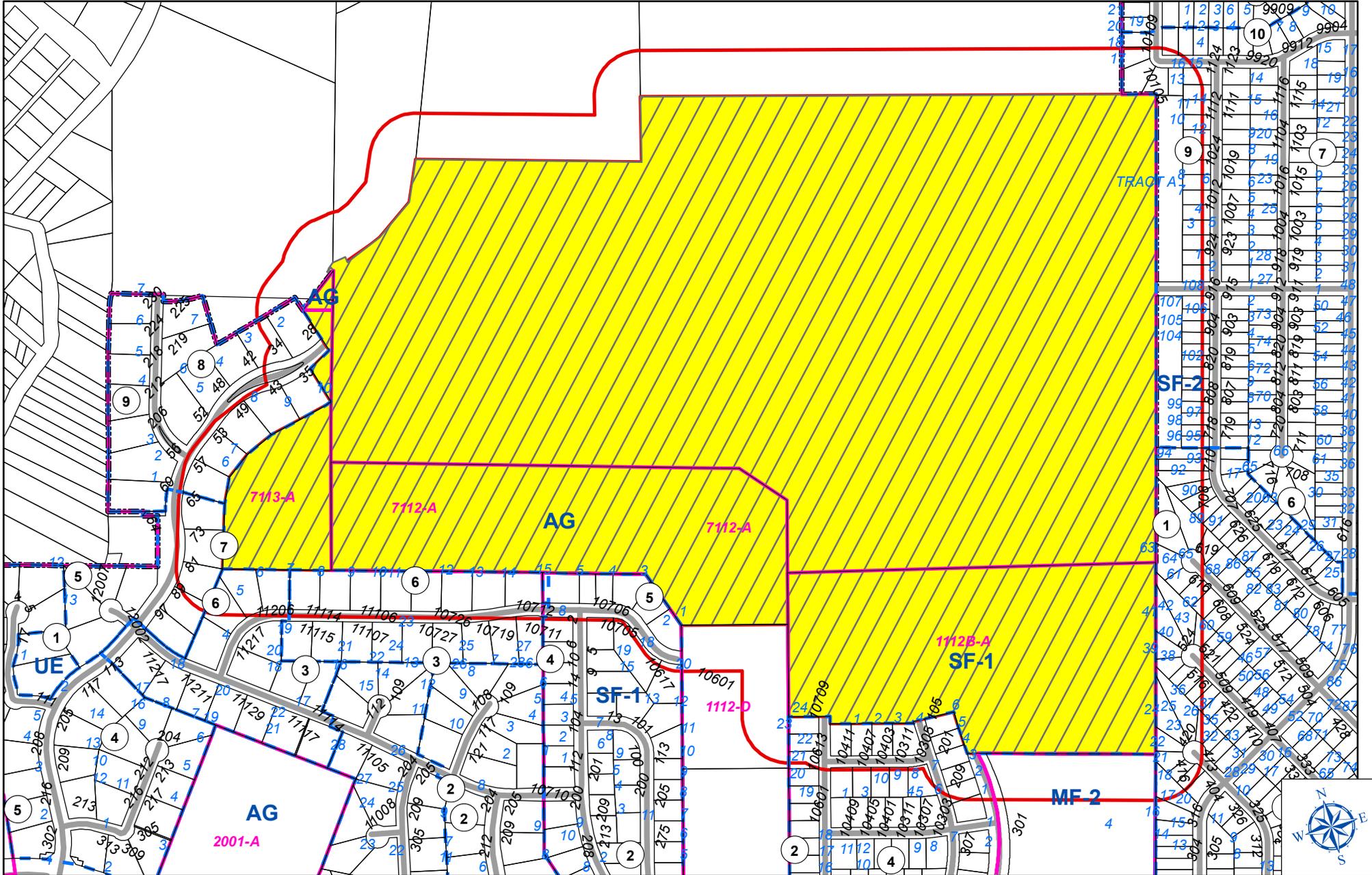


- Case
- Sewer Line
- Water Line
- ZoningCases2014
- Fire Hydrant

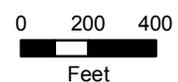
Graphic scale bar showing 0, 100, and 200 feet.

4/16/2014
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.



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



4/16/2014
City of Temple GIS
tlyerly

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



PLANNING AND ZONING COMMISSION AGENDA ITEM

5/05/14
Item #7
Regular Agenda
Page 1 of 2

APPLICANT: Planning & Zoning Commission

CASE MANAGER: Brian Chandler, Director of Planning

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

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

Future Commission Projects	Status	Applicant
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-14-10 - 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-14-20 - Consider and take action on the Final Plat of CEFCO Airport Addition, an 11.18 +/- acre non-residential subdivision located at the southeast corner of Airport Road (SH 36) and Hilliard Road (Research Parkway).	DRC 3/26/14	City of Temple
P-FY-14-27 - Consider and take action on the Final Plat of TLC Properties Addition, a 5.941 +/- acres, 3-lot, 1-block non-residential subdivision, located on the east side of Pegasus Drive, north of Granite Drive.	DRC 4/21/14	Advanced Surveying
P-FY-14-28 - Consider and take action on the Final Plat of Friendship Plaza, 2.326 +/- acres, 2-lot, non-residential subdivision located at the northwest corner of 205 Loop and West Adams Avenue.	DRC 5/07/14	Curtis & Mike Emmons

P-FY-14-29 - Consider and take action on the final plat of Synergy Park Addition, a six +/- acres, 1-lot non-residential subdivision located on the north side of the Lorraine Avenue-Panda Drive intersection.	DRC 5/07/14	All County Surveying
P-FY-14-30 - Consider and take action on the Final Plat of Carriage House Village No 3, amending Lots 12 & 13, Block 9, Carriage House Village, Phase 1, replat of Lots 12 & 13, Block 9, located on the east side of Carriage House Drive, at the intersection of Trailridge Drive and Carriage House Drive.	DRC 5/05/2014 (Development Plan Discussion only)	Turley Associates
Z-FY-14-32 - Hold a public hearing to consider and recommend action on a rezoning from Agricultural District (AG) to Planned Development-Neighborhood Service District (PD-NS) to expand an existing boat storage facility on 2.94 +/- acres being a part of the S.P. Terry Survey, Abstract Number 813, situated in Bell County, Texas, located at 13271 FM 2305.	PZC 5/19/2014	Joann Hodges

City Council Final Decisions	Status
Z-FY-14-20: Consider adopting an ordinance authorizing a zoning change from Agricultural District (AG) to Commercial District (C) on 5.01 +/- acres, situated in the Maximo Moreno Survey, Abstract 14, Bell County Texas, located on the north side of East Adams Avenue, addressed as 2312 East Adams Avenue.	APPROVED at 2 nd Reading on April 17, 2014
P-FY-13-46: Consider adopting a resolution authorizing approval of the Final Plat of Shiloh Terrace, Phase Four, a 28.84 +/- acre, 3-block, 43-lot, residential subdivision with requested exceptions to Unified Development Code regarding park fees; extension of streets; and Residential Subdivision Entrances, as well Chapter 12 Fire Prevention and Protection, regarding number of required entrances, of which is located north of Sparta Road and west of Water Works Road in Temple's western E.T.J.	APPROVED on April 17, 2014

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	P	P	P	P	P					8	
Blake Pitts	A	P	P	P	P	P	P	P					7	1
Patrick Johnson	P	P	P	P	P	P	P	P					8	
Omar Crisp	P	P	P	A	P	A	P	P					6	2
David Jones	P	P	P	P	P	A	P	P					7	1
Greg Rhoads	P	A	P	P	P	P	P	P					7	1
Will Sears	P	P	P	A	P	P	P	P					7	1
Lester Fettig				P	P	A	P	P					4	1
Tanya Mikeska-Reed				P	P	P	P	A					4	1

	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														
Lester Fettig														
Tanya Mikeska-Reed														

not a Board member
 Vacant