

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
MAY 19, 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 19, 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 19, 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 May 5, 2014.

B. ACTION ITEMS

Item 2: [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.

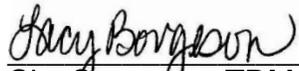
Item 3: [O-FY-14-09](#) – Consider adopting a resolution authorizing an Appeal of Standards in Section 6.7.5(j) of the Unified Development Code related to the I-35 Corridor Overlay Zoning District for a wall sign located at a new Hampton Inn Hotel at 3816 South General Bruce Drive.

Item 4: [O-FY-14-10](#) – Consider adopting a resolution authorizing an Appeal of Standards in Section 6.7 of the Unified Development Code related to the I-35 Corridor Overlay Zoning District for landscaping, etc., located at 1601 West Adams Avenue

C. REPORTS

Item 5: Receive and discuss the [Planning Director's Report](#) containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code. **(continued, if not completed in Work Session)**

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 4:10 PM, May 14, 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 on _____ day of _____ 2014.

Title _____

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

PLANNING AND ZONING MEMBERS PRESENT
Chair Will Sears

COMMISSIONERS:

Tanya Mikeska-Reed	James Staats
Greg Rhoads	David Jones
Omar Crisp	Lester Fettig

PLANNING AND ZONING MEMBERS ABSENT:

Blake Pitts	Patrick Johnson
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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, May 1, 2014 at 11:10 a.m. in compliance with the Open Meetings Law.

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

Chair Sears called Meeting to Order at 5:31 P.M.

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

A. CONSENT ITEMS

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

Approved by general consent.

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.

Mr. Mark Baker, Planner, stated the applicant was All County Surveying and the Planning and Zoning Commission (P&Z) will be the final plat authority since there are no requested exceptions to the Unified Development Code (UDC). Normally a plat of this size does not come before the P&Z; however, since there is dedication street right-of-way and it needs P&Z approval.

The Development Review Committee (DRC) reviewed the plat on March 5, 2014 and deemed it administratively complete on April 29, 2014. The zoning within the property is in the Temple Medical Educational District (TMED).

Water is available through a 16-inch line along South 25th Street and sewer is available to the property on the northern boundary.

A six-foot sidewalk is required along South 25th Street.

Staff recommends approval of the Final Plat of RWYC.

Commissioner Jones made a motion to approve Item 2, **P-FY-14-19**, as presented, and Vice-Chair Rhoads made a second.

Motion passed: (7:0)

Commissioners Johnson and Pitts absent

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 Lakewood Ranch Phase VIII.

Ms. Tammy Lyerly, Senior Planner, stated the applicant was asking for exceptions to the UDC and the Code of Ordinances. This item is scheduled to go to City Council on May 15, 2014.

The plat has a portion of property currently going through the voluntary annexation process (the upper portion). The remainder of the property lies within the city limits. Both portions are involved in the item descriptions coming up later tonight regarding the zone change request.

Due to this being a Master Preliminary Plat, the package contains several pages which involve the plat layout, a utility topographical sheet, a park plan, and some sidewalk landscaping sheets.

DRC deemed the Master Preliminary Plat administratively complete on April 29, 2014.

The ETJ portion is currently going through a voluntary annexation process.

Both water and sewer will be provided throughout the development through eight-inch lines.

The developer requests the following exceptions:

UDC Section 8.3: Park Land Dedication, to allow the proposed 10.74 acres of designated park land to be privately owned and maintained by the Lakewood Homeowners Association (HOA).

The proposed plat meet all requirements of UDC Section 8.3;

The proposed 10.74 acres of park land dedication exceeds the 4.38 acres required for this development. (One acre per 133 lots or \$225 per lot-\$131,175.00);

Developer proposes parkland improvements to Tracts K-1 and K-2 with the HOA park fund; and

Restrictive Covenants requires \$850.00 to be paid the HOA park fund for each lot sold in the development.

The developer requests an exception to Code of Ordinances Chapter 12, Section 12-14, to allow a maximum fire hydrant spacing of 1,200 feet along Clinite Grove Boulevard, a collector, instead of required 600 feet spacing.

There are no homes fronting Clinite Grove Boulevard;

Homes adjacent to Clinite Grove Boulevard have driveway access and fire protection from internal streets; and

The Fire Department supports this exception.

The developer requests an amendment to the Thoroughfare Plan which currently shows St. Andrews Place extending to the north as a collector through the subject property.

Clinite Grove Boulevard has been designed as a collector in a much better location than 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, if approved.

This plat extends from Richland Drive area over to the Windmill Farms area.

Staff recommends approval of Master Preliminary Plat of The Groves at Lakewood Ranch along with the applicant's requested exceptions.

The plat does not require a public hearing; however, the Commission would like to hear from the applicant.

Mr. John Kiella, 11122 White Rock Drive, Temple, Texas, stated he was the developer and that Clinite Grove Boulevard was built just as a north/south collector since it was desired that all homes faced away from Clinite Grove Boulevard. St. Andrews is not designed to be a collector so the applicant designed their own.

Vice-Chair Rhoads made a motion to approve Item 3, **P-FY-14-22**, as presented, and Commissioner Mikeska-Reed made a second.

Motion passed: (7:0)

Commissioners Johnson and Pitts absent

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.

Ms. Lyerly stated P&Z would be the final authority on this plat since no exceptions have been requested.

DRC reviewed the plat on April 9, 2014 and deemed administratively completed on April 30, 2014.

This property is associated with a Planned Development (PD) District and will be subject to the Planned Development site plan approval process.

Water will be provided through six-inch water lines.

Sewer services will be provided through eight-inch, 10-inch, and 14-inch sanitary sewer lines.

Staff recommends approval of the Final Plat of Adams Island Commercial.

Commissioner Staats asked about the creek buffer zone.

Mr. Monty Clark, Clark & Fuller Engineers, 215 N. Main Street, Temple, Texas, stated there were no plans to construct in the creek buffer zone which is the 100 year flood plain line.

Commissioner Fettig made a motion to approve Item 4, **P-FY-14-24**, and Commissioner Staats made a second.

Motion passed: (7:0)

Commissioners Johnson and Pitts absent

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.

Chair Sears stated he would read Items 5 and 6 at the same time but there would be two separate votes. One public hearing would be opened for both items.

Ms. Lyerly stated the reason both cases are grouped together is because they are both part of the plat just voted on (Master Preliminary Plat of Groves at Lakewood Ranch), the north portion being located in the ETJ and going through a voluntary annexation. The schedules for all of these cases should match up at City Council meetings.

The two zoning cases will be going forward for first reading at City Council on May 15, 2014 and second reading on June 5, 2014 with the public hearing.

With Case No. Z-FY-14-29, the portion outside of the city limits and going through voluntary annexation, the applicant is asking to establish permanent zoning of Single Family-Two (SF-2).

With Case No. Z-FY-14-31, the applicant is requesting rezoning from Agricultural (AG), Urban Estates (UE), and Single Family-One (SF-1) to SF-2. Both portions are asking for the same zoning of SF-2.

Map shown of all combined portions.

Surrounding properties include AG and single family residential to the north and west, single family residential to the east, and residential uses to the south.

Allowed and prohibited uses are cited along with dimensional standards for SF-2. The plat exceeds most of the required standards.

The Future Land Use and Character Map designate the area as Suburban-Residential. The request complies with the Future Land Use and Character Map.

St. Andrews Place shows a proposed collector going through the development. However, the developer has requested a Thoroughfare Plan amendment and proposes a collector further to the east (Clinite Grove).

Extensive water and sewer lines are available to serve the property throughout.

For Case Z-FY-14-29, fifty-three notices were mailed out with zero received in favor or in opposition.

For Case Z-FY-14-31, fifty-five notices were mailed out with zero returned in favor and two received in opposition.

Staff recommends approval of **Z-FY-14-29** to allow permanent zoning of SF-2 upon annexation for the following reasons:

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

Staff recommends approval of **Z-FY-14-31** for a rezoning from AG, UE, and SF-1 to SF-2 for the following reasons:

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

Ms. Lyerly reminds the Commission that although the cases were presented together, separate votes would be required.

Chair Sears opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Jones made a motion to approve Item 5, **Z-FY-14-29**, as presented, and Commissioner Mikeska-Reed made a second.

Motion passed: (7:0)

Commissioners Johnson and Pitts absent

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.

(See Item 5 for description of both cases.)

Commissioner Mikeska-Reed made a motion to approve Item 6, **Z-FY-14-31**, as presented, and Commissioner Staats made a second.

Motion passed: (7:0)

Commissioners Johnson and Pitts absent

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)***

There being no further business, the meeting was adjourned at 6:02 p.m.

Respectfully submitted,

Leslie Evans

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

PLANNING AND ZONING MEMBERS PRESENT

Chair Will Sears

COMMISSIONERS:

Tanya Mikeska-Reed	James Staats
Greg Rhoads	David Jones
Omar Crisp	Lester Fettig

PLANNING AND ZONING MEMBERS ABSENT:

Blake Pitts	Patrick Johnson
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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 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 5:07 p.m. and asked Mr. Brian Chandler, Director of Planning, to proceed.

Mr. Chandler wanted to give a quick overview of a presentation that was given to City Council at the last meeting related to the Transportation Capital Improvement Program (TCIP) but focusing on the Thoroughfare Plan and identified priorities.

In relation to Items 5 and 6 on tonight's agenda, Groves at Lakewood Ranch, Z-FY-14-29 is for the voluntary annexation and Z-FY-14-31 is for the property. The Chair would read both items at the same time but separate votes would be taken.

Mr. Chandler stated there have been some shifting of priorities heavily based on developments that have come before P&Z.

Mr. Chandler reminded the Commission about the Thoroughfare Plan and its purpose in relation to the platting process. Dedication requirements are based on the Thoroughfare

Plan and the classifications stated on the Thoroughfare Plan, whether major or minor arterials or collectors. There are different dedication standards for each. The minimum standards for each of the classifications does not meet what is actually built which creates a discrepancy.

A picture of the Thoroughfare Plan is shown and described. Mr. Chandler wanted to present a snapshot of what projects are pending as far as Thoroughfare Plan alignment and making decisions based on reality of the conditions.

Staff will work on identifying priorities to focus on for future Thoroughfare Plan amendments and will start with Poison Oak, which is directly affected by the Cummings and Plains at Riverside projects. South Pea Ridge (north/south collector) with Poison Oak will be looked at in unison, and a new proposed collector in the northwest quadrant.

Poison Oak Road (photo shown) of existing conditions. Poison Oak is shown as a minor arterial on the Thoroughfare Plan and even with the City's standards of 70 feet of right-of-way for a minor arterial, Poison Oak is inadequate for any classification.

The current alignment of Poison Oak bisects the Plains at Riverside tract.

Mr. Turley has been working with the developers on a proposal to get in front of the Thoroughfare Plan because of the dedications required for the previously mentioned projects.

The proposed realignment would include shared dedication for Cummings and Plains at Riverside, but as a minor arterial classification the City would typically build it to a minimum of 100 feet of right-of-way.

Part of the process is to get P&Z and City Council input and then take to the affected stakeholders once a proposed alignment has been agreed upon.

There are two options: Option A was just discussed and Option B proposes moving Poison Oak further south which would allow for adequate expansion to meet minor arterial standards and avoid the neighborhood.

Conceptual view shown of initial analysis for South Pea Ridge from Hogan Road to Poison Oak. Flood plain and drainage infrastructure issues still need to be addressed along with an existing creek bed in the area.

Due to time constraints, Chair Staats adjourned the meeting at 5:28 P.M.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

05/19/14
Item #2
Regular Agenda
Page 1 of 7

APPLICANT / DEVELOPMENT: Chris and JoAnn Hodges

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: 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 (PD-NS) District 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.

STAFF RECOMMENDATION: Based on the following discussion, staff recommends approval of a rezone from AG to PD-NS for the following reasons:

1. While the proposed use does not comply with the Future Land Use Plan (FLUP) districts of Suburban Commercial and suburban residential, where such uses are permitted, the zoning district is consistent with the intent of the Future Land Use Plan;
2. The request is consistent with the anticipated development of the area and the surrounding area where RV and boat storage facilities have been established;
3. The request is consistent with the Thoroughfare Plan;
4. Public facilities are available to serve the subject property; and,
5. The applicant has demonstrated compliance with the specific standards in Unified Development Code (UDC) Section 3.4.5.

Staff recommends approval of the proposed rezone from AG to PD-NS with the following conditions:

1. Submittal of a Development Plan at the time of Construction Documents that is in substantial compliance to the Development Plan attached with the Rezone Ordinance;
2. The Council-approved Development Plan shall meet all Building, Fire, Design and Development Standards Manual unless approved by exception and included in the Rezone Ordinance;
3. Outside storage of boats and RVs and anything else not already permitted by the UDC within the NS district is prohibited; and

4. That the Director of Planning may be authorized discretion to approve minor modifications to the City Council-approved Development Plan, including but not limited to the selection of exterior building materials, screening, landscaping and minor modifications to the overall site layout.

ITEM SUMMARY: The property, currently developed as the Arrowhead Point Boat & RV Storage is proposing to expand its facility at 13271 West Adams Ave (FM 2305) from 16 enclosed units to 111 enclosed units. The property was initially developed while in the Extra Territorial Jurisdiction (ETJ) and then annexed into the City in January 2008. The use is considered legally non-conforming and is currently unplatted. However, in order to expand the facility, a final plat is required and a rezone to accommodate the expansion of the existing use.

The expansion will include 12' X 30' and 12' X 40' enclosed storage units for public storage of personal goods, boats and RVs. No outside display or storage is proposed. The expansion will be contained within the existing 2.94 +/- acre site. No additional land is anticipated to be acquired for the expansion.

PLANNED DEVELOPMENT (UDC SEC. 3.4): The expansion of the site can be addressed through a Planned Development. A Planned development is a flexible overlay zoning district designed to respond to unique development proposals, special design considerations and land use transitions by allowing evaluation of land use relationships to surrounding areas through development plan approval.

As part of the Planned Development request, a Development Plan is required for review and consideration by the Planning and Zoning Commission and City Council.

Development Plan Review Criteria UDC Sec. 3.4.5): In determining whether to approve, approve with conditions or deny a Planned Development application, the Planning & Zoning Commission and City Council must consider the following criteria:

- A. The plan complies with all provisions of the Design and Development standards manual, the UDC and other ordinances of the City,
- B. The environmental impact of the development relating to the preservation of existing natural resources of the surrounding properties and neighborhood is mitigated,
- C. The development is in harmony with the character, use and design of the surrounding area,
- D. Safe and efficient vehicular and pedestrian circulation systems are provided,
- E. Off-street parking and loading facilities are designed to ensure that all such spaces are useable and are safely and conveniently arranged, and
- F. Streets are designed with sufficient width and suitable grade and location to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.

Based on the submitted Development Plan and consideration of the above criteria, staff makes the following evaluation:

- A. While compliance to the Design and Development standards manual and City Code will be confirmed with the submittal and review of the final Plat and Construction Documents, staff provides the following related to the UDC:

Exterior Building Elevations: Exterior building elevations are proposed to be a combination of hardi-plank, brick and metal. While from grade, a 5-foot high metal-sided layer will be provided, hardi-plank will be provided to the remainder of the wall plane on the southern and eastern facing building elevations, the northern elevation (facing W. Adams Ave) will be provided from grade, a 3-foot high brick layer, with hardi-plank on the remainder of the wall plane. Metal roll-up doors will face toward the west which faces an adjoining mini storage facility. All exposed metal will be screened by a 6-foot high solid fence. Exterior painted surfaces are proposed to be painted with an earth-tone color.

Screening: A 6-foot high solid fence will be provided along all exterior property boundaries.

Landscaping: Landscaping, required per UDC Section 7.4, will be provided along both street frontages. Plant materials shall be a minimum 2-inch caliper at breast height at planting or from 65 gallon containers, compliance with UDC Section 7.4 and the type and total number of plant materials will be determined with the review of the Construction Documents.

Bldg. Setbacks: In the NS district, a 10-foot side and rear setback is required where non-residential uses are adjacent to a residential use or zoning district. The conceptual Development Plan shows proposed building setback that is less than the minimum requirement on the eastern and rear sides of the property. Compliance to building setbacks will be addressed with the review of Construction Documents.

- B. It is not anticipated that there will be significant environmental impact associated with the proposed expansion. Additional drainage as a result of pavement will be addressed by a Drainage Plan with the submittal of Construction Documents. Drainage will be required to meet City Code as well as Design and Development Standards.
- C. The subject property as well as an adjacent property has been established with the use of mini storage. It is not anticipated that there will be a degradation of the harmonious character of the area as a result of the proposed expansion.
- D. The proposed Development Plan provides for internal circulation as well as parking opportunity adjacent to each unit. The circulation as well as parking area surface will be paved with concrete to meet UDC requirements. Compliance to UDC parking lot standards is anticipated to eliminate impacts commonly associated with turning or other movements on un-paved surface. Access will be taken solely from Arrowhead Point Road and will be provided with a minimum 24' wide entry. The Fire Dept. reviewed the site plan during design review but could not provide a thorough review since a complete submittal was not available. Compliance will be made during the review of Construction Documents.

- E. Off-street parking opportunity will be required to meet the provisions required in UDC Section 7.5. Requirements and final design will be confirmed during the review of the Construction Documents. Public safety or other considerations related to proposed design are not anticipated.
- F. West Adams Ave (FM 2305) and Arrowhead Point Road are existing and no additional right-of-way is anticipated. However, since West Adams Ave is identified as a major arterial and Arrowhead Point Road is identified as a collector road, sidewalks are required. Additional commentary for sidewalks and trail can be found in the Temple Trails Master Plan Map and Sidewalks Ordinance discussion in the Comprehensive Plan Compliance section of this report.

Additional Standards (UDC Sec. 3.4.2C): In approving a Planned Development, the City Council may require additional standards deemed necessary to create a reasonable transition to, and protection of, adjacent property and public areas, including but not limited to, access and circulations, signs, parking, building design, location and height, light, landscaping, property owners associations, open space, topography and screening.

Expiration (UDC Sec. 3.4.7): If no development has occurred on a Planned Development-zoned tract or lot within two years of the date of approval, the Planning and Zoning Commission and City Council may require a new public hearing to evaluate the appropriateness of the previously authorized Planned Development approval.

Design Review Committee: The Design Review Committee (DRC) reviewed the proposed Development Plan at their May 5, 2014 meeting. While the level of detail necessary for site plan approval was not available, it was discussed that modifications to the conceptual layout may be necessary in order to meet Building and Fire Code as well as drainage requirements necessary for formal approval. Since the DRC could not make a formal approval of the development plan, changes to the plan are anticipated. Anticipating that the development plan may need to be revised, staff is proposing Condition No. 4, which will allow the Director of Planning discretion to approve minor modifications. Major changes to the site plan will require Planning and Zoning Commission as well as City Council review. It was clarified that the final plat and review of the formal Construction Documents would need to address those concerns, starting with the final plat, after the City Council's review of the development plan.

LAND USE: While the property is developed with an existing RV and boat storage is anticipated to be expanded, there are a number of uses that are permitted by right in the NS district. Those uses include but are not limited to:

Residential uses

Single-Family (Attached & Detached)
Industrialized Housing
Family or Group Home

Nonresidential uses

Child Care (Day Care)
Food and Beverage sales without fuel sales
Retail shop, gifts, apparel or similar

Prohibited uses include HUD-Code manufactured homes and land lease communities, duplexes and apartments, discount or department stores, furniture and appliance stores. All commercial and industrial uses are prohibited, except these uses allowed by an approved conditional use permit (temporary asphalt concrete batching plants, a petroleum or gas well or a cemetery, crematory or mausoleum).

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 Commercial & Suburban Residential	AG	Existing RV & Boat Storage
North	Suburban Residential	AG & SF-1	Undeveloped
South	Suburban Residential & Agriculture / Rural	AG	Scattered SF uses on acreage
East	Suburban Commercial & Agriculture/ Rural	AG	Scattered SF uses on acreage
West	Suburban Commercial & Suburban Residential	AG & NS	Existing Mini storage & Scattered SF uses on acreage

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)	Partial
CP	Map 5.2 - Thoroughfare Plan	Yes
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	Yes
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	Yes

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

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

The property is within both the Suburban Commercial and the Suburban Residential Future Land Use Plan districts. The applicant proposes to expand an existing RV and boat storage facility on 2.94 +/- acres with a request from AG to PD-NS.

This request is partially consistent with the Future Land Use Plan, specifically the Suburban Commercial district which provides for service, office and retail uses adjacent to and abutting neighborhoods. The Suburban Residential is intended for mid-sized single family and allowing for separation between dwellings and emphasis on green spaces. However, neither district will allow a base zoning district that permits the use of the property for RV and boat storage. Therefore, the applicant is requesting a Planned Development with a base zoning of Neighborhood Services (NS) in

order to accommodate the proposed expansion of the facility. As part of the Planned Development, a site (development) plan (attached) is required to be submitted and reviewed by the Planning and Zoning Commission and City Council.

Thoroughfare Plan (CP Map 5.2)

The property has frontage along West Adams Ave (FM 2305) and Arrowhead Point Road. While FM 2305 is identified as a major arterial, Arrowhead Point Road is identified as a collector and both are in place. While West Adams Ave (FM 2305) appear to provide a minimum 70-foot right-of-way (ROW) and Arrowhead Pointe Road, the minimum 55-foot ROW, any needed ROW will be assessed with the review of the Final Plat.

Availability of Public Facilities (CP Goal 4.1)

There is no city sewer line serving the immediate area however, there is a 12-inch sewer line in West Adams Ave (FM 2305) approx. 0.8 mile to the east. At this time, the need for septic service does not appear likely and the expansion of the facility does not include an administrative office. Water is available through a 6-inch waterline in W. Adams Ave and a 6-inch waterline in Arrowhead Point Road.

Temple Trails Master Plan Map and Sidewalks Ordinance

According to the Trails Master Plan Map, a City-Wide Spine trail requiring a width of 8' to 10' along West Adams Ave (FM 2305) is required. Final location and width will be determined at the time of Construction Documents. However, since West Adams Ave is a major arterial, a 6-foot sidewalk is already required. A 4' sidewalk is required along Arrowhead Point Road. A sidewalk waiver for the 4-foot sidewalk along Arrowhead Point Road has been submitted and is being reviewed by staff. Sidewalks and trails will be addressed during the review of the Final Plat.

DEVELOPMENT REGULATIONS: Standard non-residential setbacks in the NS district are:

Min Lot Size	N/A
Min Lot Width	N/A
Min Lot Depth	N/A
Front	15'
Side	10'
Side (corner)	10'
Rear	0' (Special Setbacks may apply per UDC Section 4.4)

Per UDC Section 8.2.3, sidewalks are required on one side of the road for collector streets. The sidewalk will be installed at the time of development.

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

- * Evergreen hedges with a minimum planted height of six feet, placed on 36-inch centers or, fences and walls constructed of wood , masonry, stone or pre-cast concrete from 6 to 8 feet in height above the adjacent grade (UDC Section 7.7.4),

- * Refuse containers are to be located in the side or rear of the property and screened from view per UDC Section 7.7.6, and
- * Outdoor storage is permitted in the NS zoning district, where the storage area is situated behind the principal building in the rear half of the property and where a solid wood or masonry fence screens the outdoor storage from public view. Such wood or masonry fence must be at least one foot higher than the stored material (UDC Section 7.7.8.B1).

PUBLIC NOTICE: Six notices, for the public hearing were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of Thursday May 15, 2014 at 12:00 PM, no notices have been received. However staff has received numerous phone calls, all of which are generally supportive of the requested expansion although one caller was concerned about property devaluation. In addition, a phone call was received from the property owner immediately to the east and was concerned about screening.

The newspaper printed notice of the public hearing on May 8, 2014, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Site and Surrounding Property Photos
Zoning and Location Map
Future Land Use and Character Map
Conceptual Development Plan
Building Elevations
Localized area of the Thoroughfare Plan
Localized area of the Trails Master Plan
Utility Map
Notification Map

Site & Surrounding Property Photos



Site: Existing Boat and RV Storage Facility – From FM 2305 (AG)



Site: Existing Boat & RV Storage Facility – From Arrowhead Point Road (AG)



East: Scattered SF Residences on Acreage (AG)



East: Scattered SF Uses on Acreage (AG)



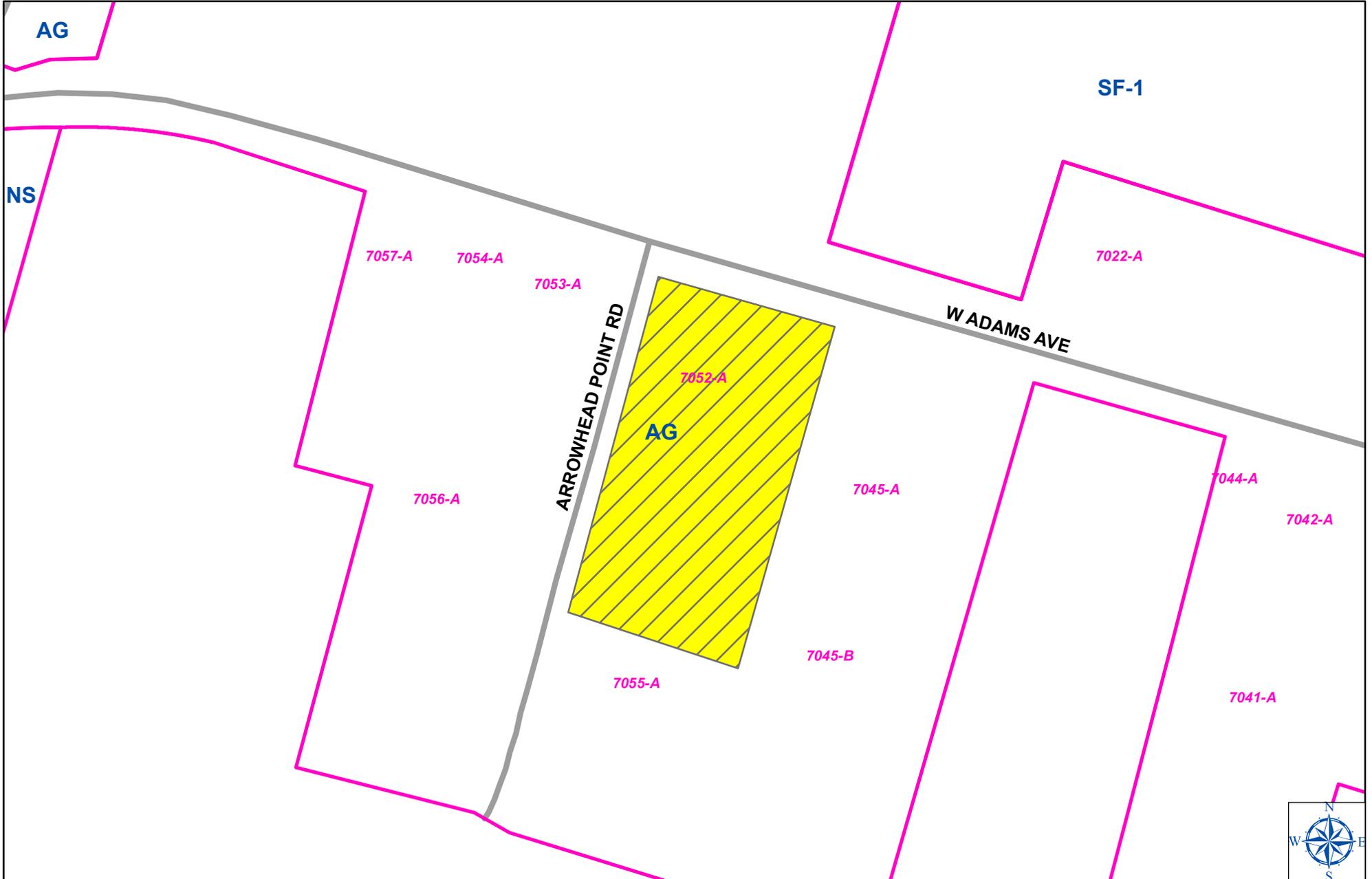
West: Bell Storage Facility and Scattered SF Uses on Acreage (AG)



North: Undeveloped and Scattered SF Residences on Acreage (AG, SF-1)



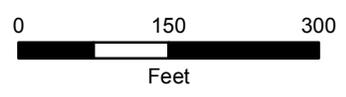
South: Undeveloped (AG)



 Case
 Zoning
 Subdivision

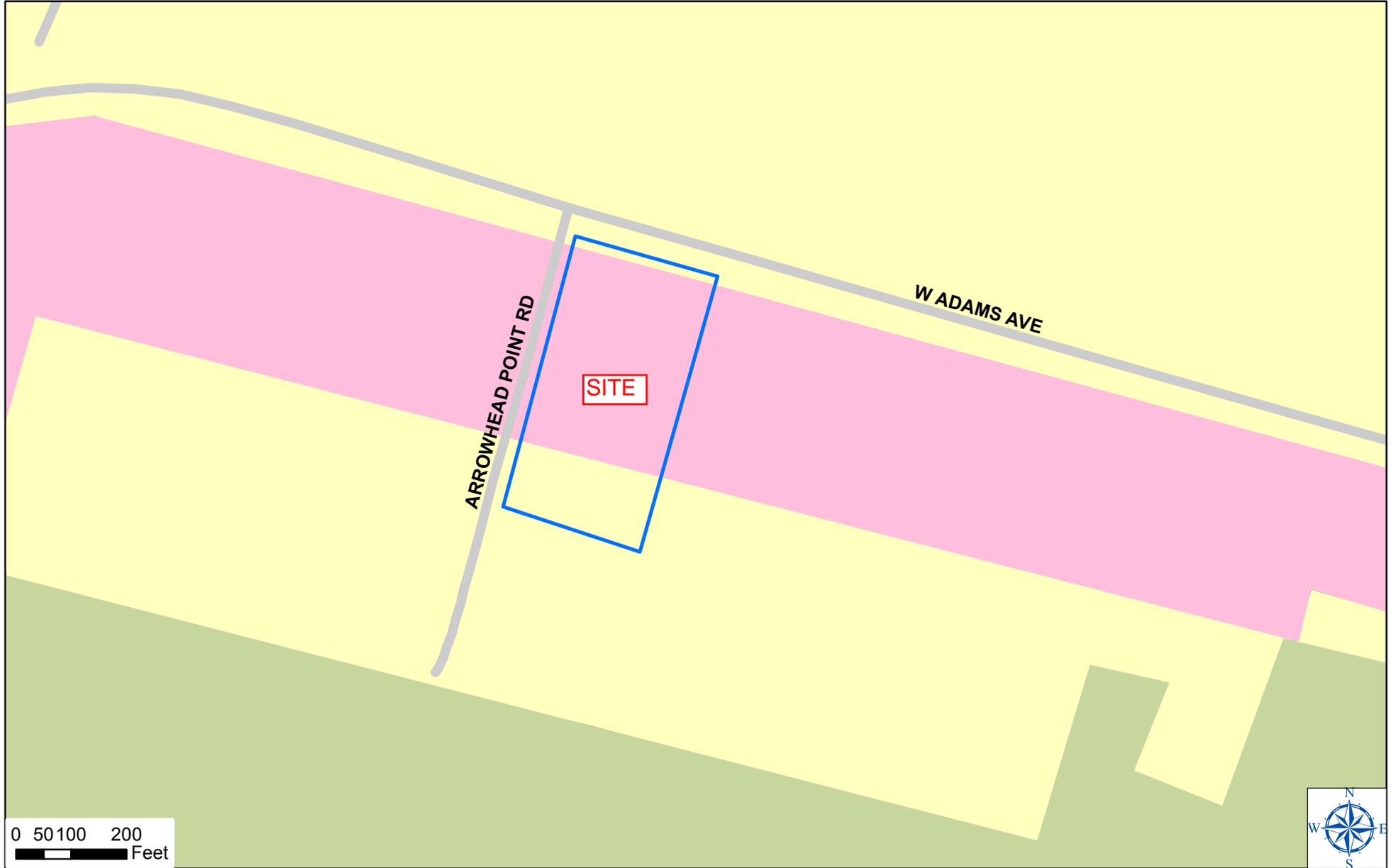
Outblock Number
 1234-A
 Address
 1234

Block Number
 ①
 Lot Number
 1



5/13/2014
City of Temple GIS
mbaker

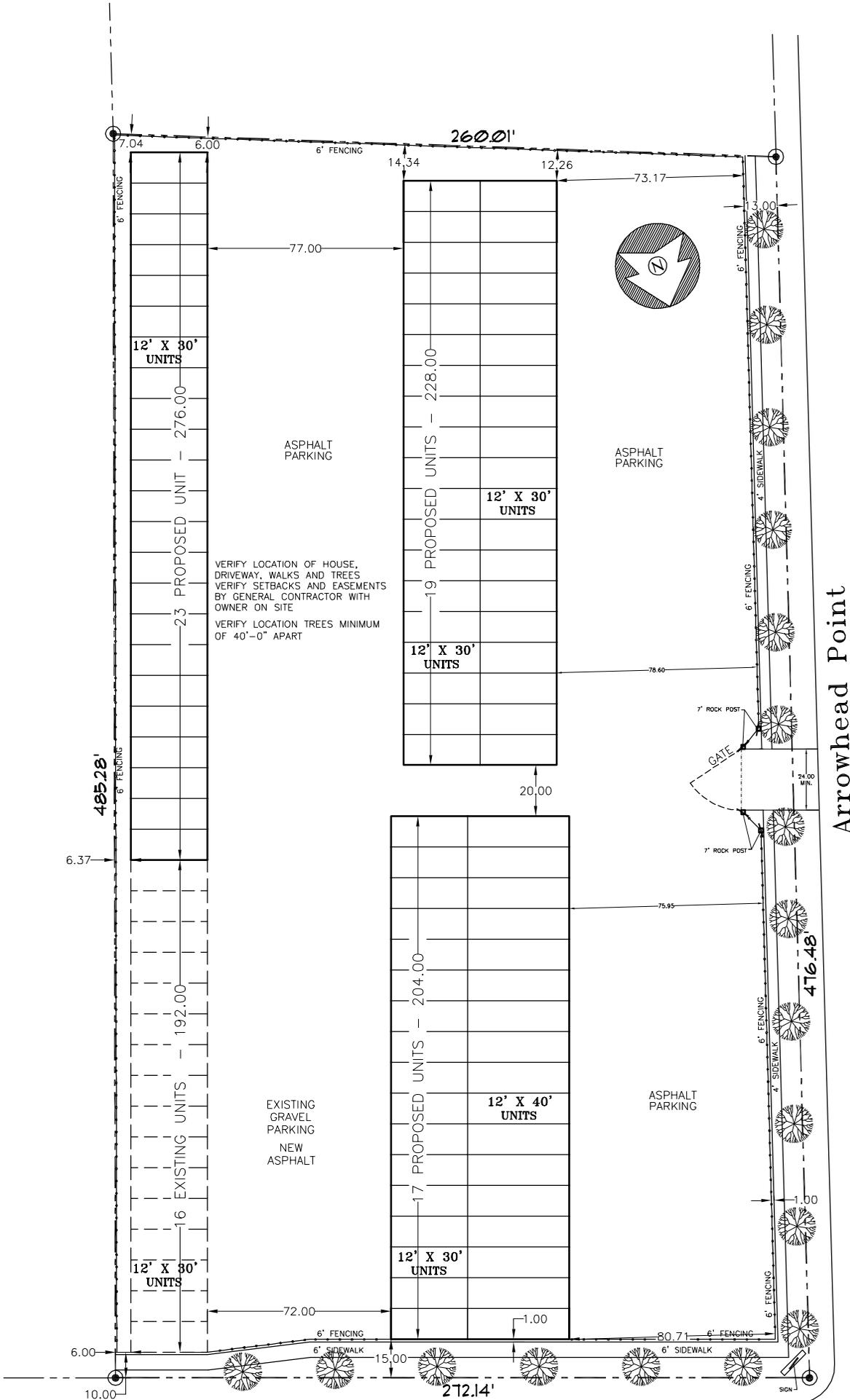
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Future Land Use

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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13271 F.M. Road 2305

SITE LAYOUT

SCALE: 1"=20'-0"

Arrowhead Point

VERIFY LOCATION OF HOUSE,
DRIVEWAY, WALKS AND TREES
VERIFY SETBACKS AND EASEMENTS
BY GENERAL CONTRACTOR WITH
OWNER ON SITE
VERIFY LOCATION TREES MINIMUM
OF 40'-0" APART

EXISTING
GRAVEL
PARKING
NEW
ASPHALT

ASPHALT
PARKING

ASPHALT
PARKING

1

Arrow Head Point Boat & RV Storage
13271 F.M. Road 2305 &
Arrowhead Point
Bell County, Texas
2.94 Acres
Date: 04/16/14

R.D. Chaplin
and Associates
1614 W. Ave. L - TEMPLE, Texas, 76504
Office: - (254)-773-3025 Mobile: - (254)-718-6416
Email: rdchomes@vvm.com

EAGLE RIDGE
BUILDERS
President: Chris Hodges

1. The architect and contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect shall be responsible for any structural design problems, liability or damage resulting from design structural framing and foundation plans.

2. This design plan should be reviewed by a local architect or engineer to verify that all applicable codes, ordinances, and regulations are followed. The architect shall be responsible for any structural design problems, liability or damage resulting from design structural framing and foundation plans.

3. The design plan should be reviewed by a local architect or engineer to verify that all applicable codes, ordinances, and regulations are followed. The architect shall be responsible for any structural design problems, liability or damage resulting from design structural framing and foundation plans.

4. The design plan should be reviewed by a local architect or engineer to verify that all applicable codes, ordinances, and regulations are followed. The architect shall be responsible for any structural design problems, liability or damage resulting from design structural framing and foundation plans.

5. The design plan should be reviewed by a local architect or engineer to verify that all applicable codes, ordinances, and regulations are followed. The architect shall be responsible for any structural design problems, liability or damage resulting from design structural framing and foundation plans.

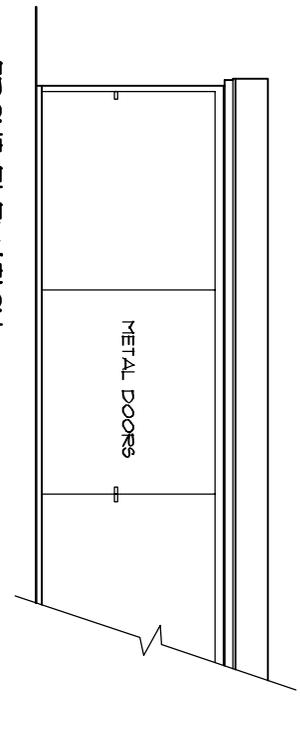
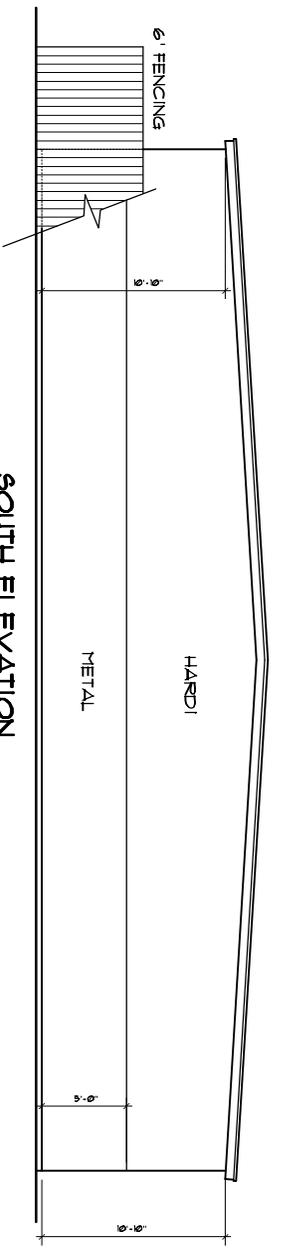
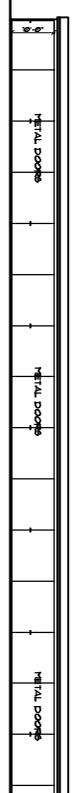
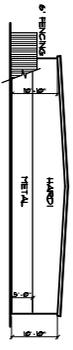
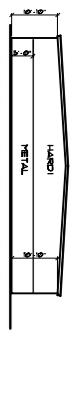
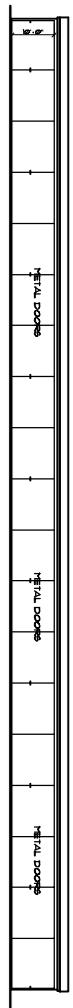
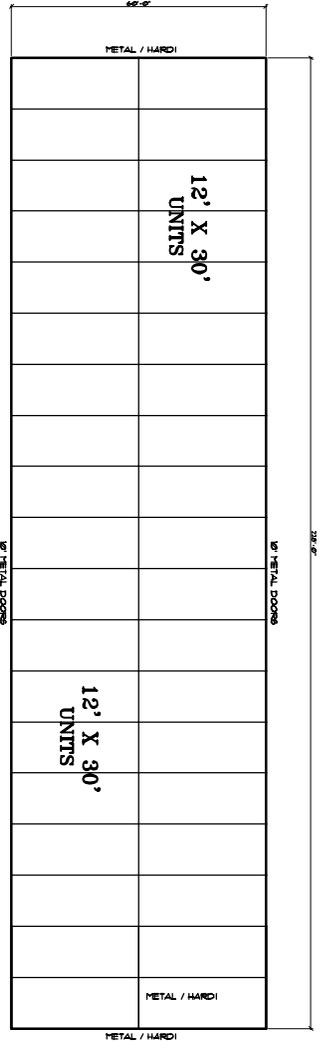
6. The design plan should be reviewed by a local architect or engineer to verify that all applicable codes, ordinances, and regulations are followed. The architect shall be responsible for any structural design problems, liability or damage resulting from design structural framing and foundation plans.

7. The design plan should be reviewed by a local architect or engineer to verify that all applicable codes, ordinances, and regulations are followed. The architect shall be responsible for any structural design problems, liability or damage resulting from design structural framing and foundation plans.

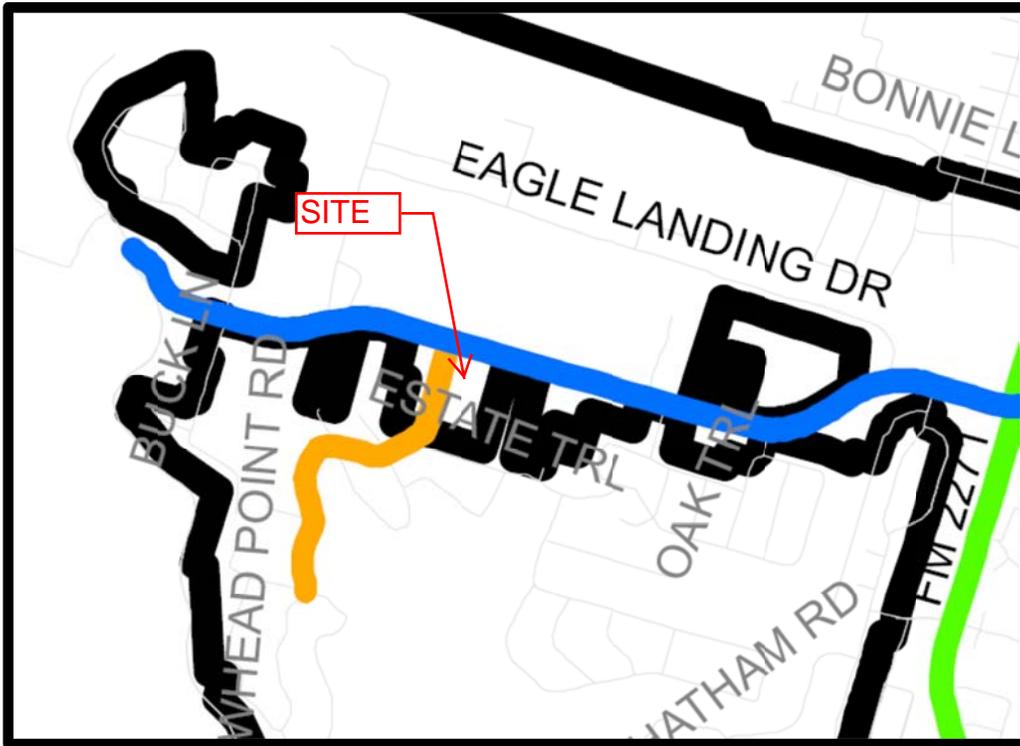
8. The design plan should be reviewed by a local architect or engineer to verify that all applicable codes, ordinances, and regulations are followed. The architect shall be responsible for any structural design problems, liability or damage resulting from design structural framing and foundation plans.

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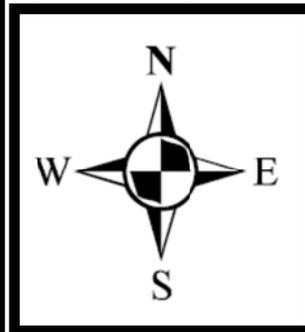
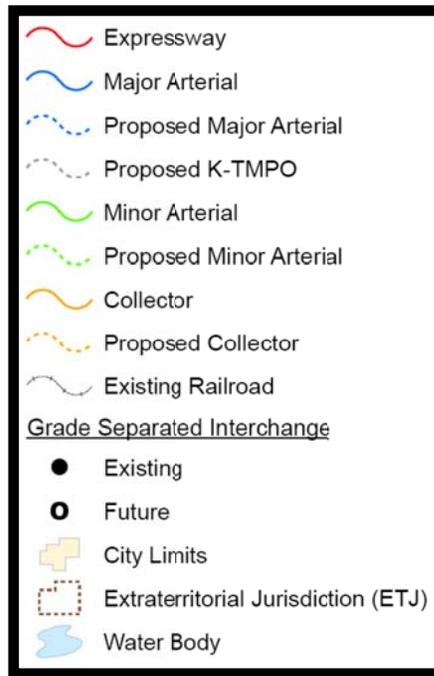
10. The design plan should be reviewed by a local architect or engineer to verify that all applicable codes, ordinances, and regulations are followed. The architect shall be responsible for any structural design problems, liability or damage resulting from design structural framing and foundation plans.



Localized Area of the Thoroughfare Plan



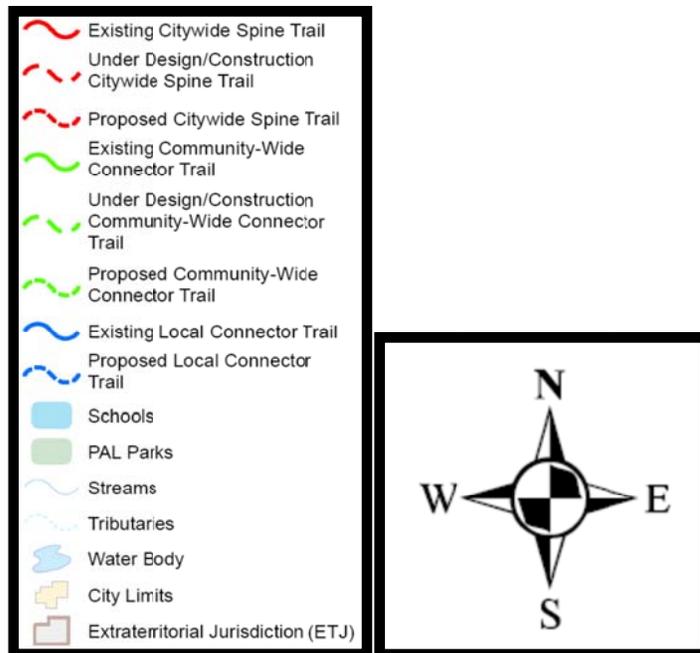
Map Legend (Map not to scale)

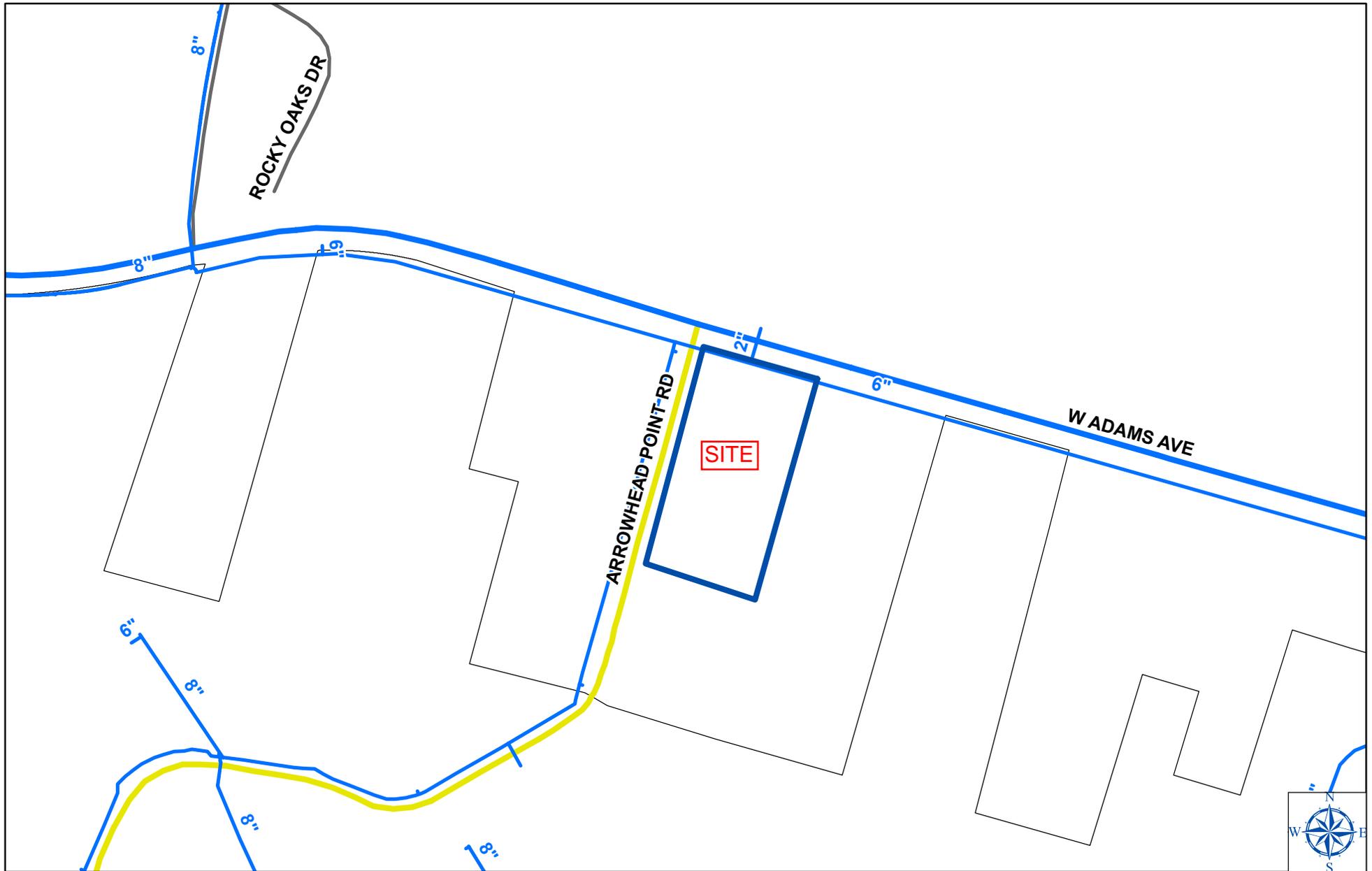


Localized Area of the Trails Plan

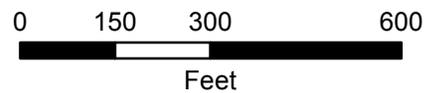


Map Legend (Map not to scale)





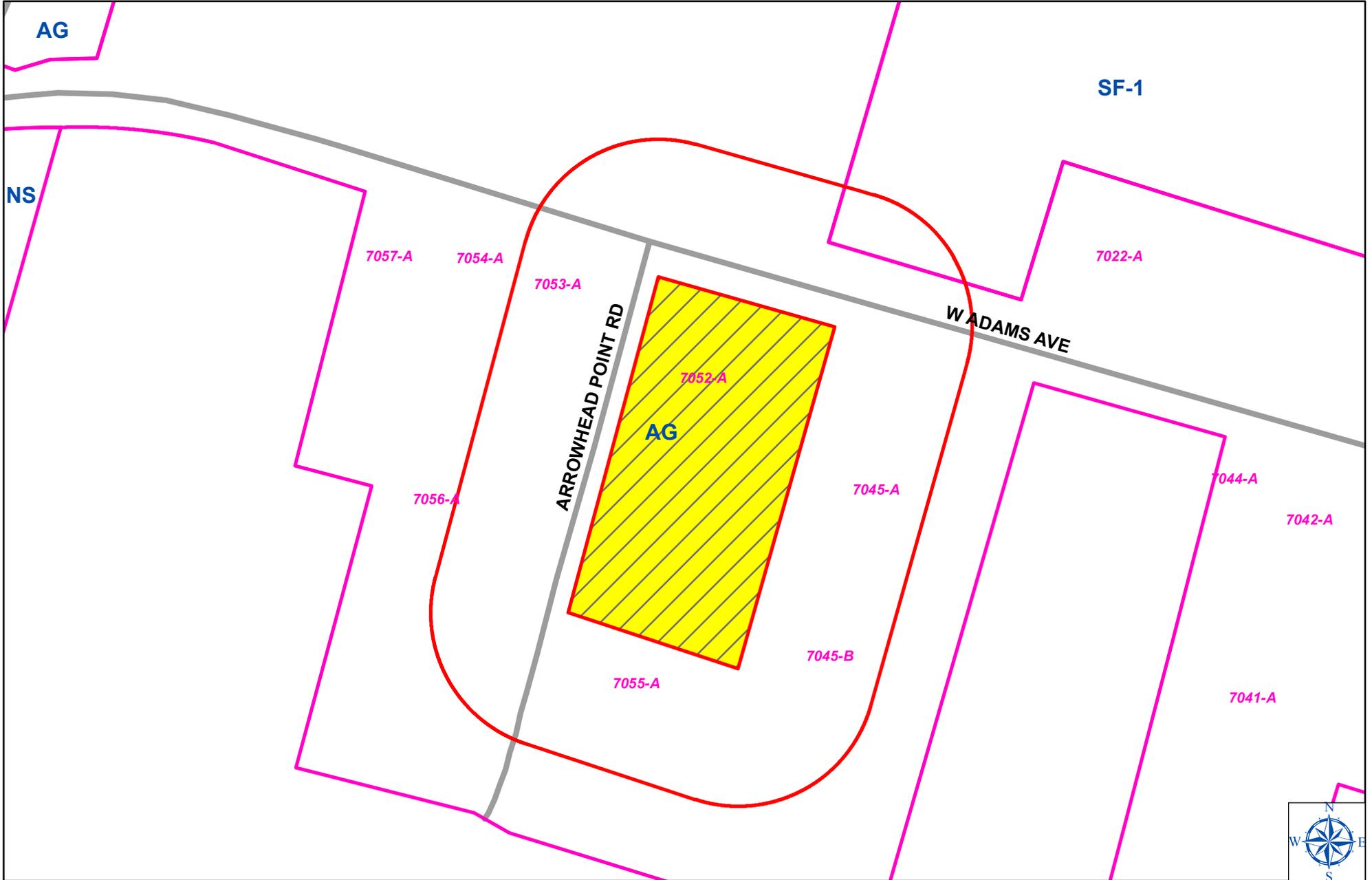
- | | | | |
|--------------|----------------|-------------------------|-------------------------|
| Case | Water Line | Proposed Major Arterial | Proposed Minor Arterial |
| Fire Hydrant | Expressway | Proposed K-TUTS | Collector |
| Sewer Line | Major Arterial | Minor Arterial | Conceptual Collector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



5/12/2014
City of Temple GIS

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 Case
 200' Buffer

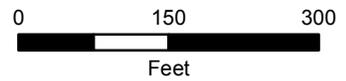
 Zoning
 Subdivision

1234-A
1234

Outblock Number
Address

①
1

Block Number
Lot Number



5/13/2014
City of Temple GIS
mbaker

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PLANNING AND ZONING COMMISSION AGENDA ITEM

5/19/14
Item 3
Regular Agenda
Page 1 of 2

APPLICANT: Bill Teel, Chandler Signs Sales Rep

CASE MANAGER: Brian Chandler, Director of Planning

ITEM DESCRIPTION: **O-FY-14-09** – 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 a wall sign for a new Hampton Inn Hotel located at 3816 South General Bruce Drive.

The applicant has requested an appeal to the following Overlay signage standard to allow for one additional 127 square foot wall sign:

1. Sec. 6.7.5.J.1 – Wall Sign: 1 per public façade (max 2)

STAFF RECOMMENDATION: Staff recommends approval of the 127 square foot wall sign as submitted.

ITEM SUMMARY: The Hampton Inn Hotel is located in the City Entry Sub-District of the I-35 Corridor Overlay District.

In accordance with Article 6 of the Unified Development Code relating to Interstate 35 Corridor Overlay, all new signage must conform to the standards of the I-35 Overlay District. The hotel, which is open, currently has the 3 signs allowed by Code:

1. Freestanding (monument sign): 12' 6" tall
2. 2 public frontage facing walls signs: approximately 72 SF and 170 SF

The third wall sign has been requested to provide visibility for traffic approaching the hotel from north along the I-35 frontage road.

I. **Permitted Sign Types**

The table below establishes the sign types and standards that are permitted.

Use	Sign Type	Max. Number of Sign Faces	Max. Height	Max. Area (per sign face)	Min. Setback (from property line)	Min. Spacing Between Signs
All Permitted Uses	Wall Sign	1 per public façade (max. 2)	NA (no projection above building)	10% of façade face or 300 sq ft max (whichever is greater)	NA	NA
All Permitted Uses	Window Sign	NA	NA	20% of window area	NA	NA
All Permitted Uses	Monument Sign	2	8'	50 sq ft	0'	25'
All Permitted Uses	Pylon Sign	2	25'	200 sq ft	10'	50'
Travel Related Uses (Fuel Sales, Overnight Accommodations, and Restaurant Uses)	Pylon Sign	2	40'	300 sq ft	15'	100'
Multi-Tenant Site	Monument Sign	2	10'	65 sq ft	0'	25'
Multi-Tenant Site	Pylon Sign	2	40'	400 sq ft	15'	300'

FISCAL IMPACT: N/A

ATTACHMENTS:

- Application
- I-35 Checklist
- Applicant Letter
- Photos
- Signage Specs
- Site Plan

City of Temple Universal Application

(Incomplete applications will not be accepted)

- | | | |
|---|---|---|
| <input type="checkbox"/> Sketch Plan | <input type="checkbox"/> Zone Change | <input type="checkbox"/> Appeal of Administrative Decision |
| <input type="checkbox"/> Plat-Vacation | <input type="checkbox"/> Conditional Use Permit (CUP) | <input type="checkbox"/> Residential Masonry Exception |
| <input type="checkbox"/> Minor or Amending Plat | <input type="checkbox"/> Planned Development (PD) | <input type="checkbox"/> Nonresidential Masonry Exception |
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> PD Site Plan | <input type="checkbox"/> Park, Facility or Street Renaming |
| <input type="checkbox"/> Final Plat | <input checked="" type="checkbox"/> I-35 Appeal | <input type="checkbox"/> Cost Sharing Offsite Participation |
| <input type="checkbox"/> Variance (Board of Adjustment) | <input type="checkbox"/> I-35 Site Plan Review | <input type="checkbox"/> Exception |
| <input type="checkbox"/> Abandonment | <input type="checkbox"/> TMED Site Plan Review | <input type="checkbox"/> Street Use License (SUL) |
| | <input type="checkbox"/> TMED Variances/Warrants | |

PROJECT INFORMATION:

- Residential
 Commercial
 Property Platted
 Property Not Platted
 ETJ

Project Name: Hampton Inn Parcel(s) Tax ID# (Required): _____

Project Address (Location): 3816 S. General Bruce Drive Total Acres: _____

Lot: _____ Block: _____ Subdivision: _____

Cabinet #: _____ Slide #: _____

Outblock (if not platted): _____

Brief Description of Project: Manufacture and install one additional set of internally illuminated letters reading Hampton Inn.

Current Zoning GR # of Existing Lots _____ # of Existing Units _____

Proposed Zoning NA # of Proposed Lots _____ # of Proposed Units _____

APPLICANT / CONTACT INFORMATION: *(This will be the primary contact; please ensure email address is legible)*

Name: Bill Teel Company Name: Chandler Signs, L.P.
 Address: 3201 Manor Way City: Dallas State: TX Zip: 75235
 Phone: 214-902-2000 Cell #: 972-899-7709 Fax #: 214-902-2044
 Email Address: bteel@chandler-signs.com

PROPERTY OWNER INFORMATION:

Name: Atul Patel Company Name: Baywood Hotels
 Address: 7300 Blanco Rd., Suite 701 City: San Antonio State: TX Zip: 78216
 Phone: 210-340-9991 Cell #: 210-336-4265 Fax #: 210-340-9580
 Email Address: apatel@baywoodhotels.com

DEVELOPER ENGINEER SURVEYOR INFORMATION: *(Please ensure email address is legible)*

Name: _____ Company Name: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ Cell #: _____ Fax #: _____
 Email Address: _____

VARIANCE / EXCEPTION / APPEAL DESCRIPTION: *(Attach additional page if additional space is required)*

3rd attached building sign not allowed due to the fact there is no adjacent street frontage. This is an appeal to request a sign permit for the third set due to special circumstances allowed. If granted, a new set of "Hampton Inn" illuminated letters will be installed on the east wall.

City of Temple Universal Application

(Incomplete applications will not be accepted)

CHECKLIST

Submittal Requirements <i>All Checklists are available on Planning Applications webpage</i>	All Plats	CUP & PD	Zone Change	Sketch Plan	I-35	I-35 Appeal	TMED	TMED Variance/Waiver	ZBA Variance	Masonry Exception	Appeal of Administrative Decision	Abandonment	Street Use License
Complete Universal Application	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electronic copy (PDF) of all required materials submitted as hard copies (must be legible)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hard Copies for all submittals	9	2	1	9	2	2	2	2	1	1	1	1	1
Field Notes or Lot and Block Description	✓	✓	✓		✓	✓	✓	✓	✓			✓	✓
Site Plan Checklist		✓			✓	✓	✓	✓	*				
Plat Checklist	✓			✓									
I-35 Checklist					✓	✓							
TMED Checklist							✓	✓					
Abandonment Checklist												✓	
SUL Checklist													✓
Site Plan		✓			✓	✓	✓	✓	✓	✓	*	✓	✓
Elevations		✓			✓	*	✓	*		✓			
Landscape Plan					*	*	*	*					
Lighting Plan					*	*	*	*					
Fee	✓	✓	✓	NA	NA	NA	NA	NA	✓	NA	NA	✓	✓
Survey												✓	✓

**May be required depending on nature of Appeal/Variance*

Total valuation of proposed improvements for project in 1st & 3rd/TMED/I-35: \$ _____

FEE SCHEDULE

Abandonment	\$100.00
Board of Adjustment (Variance)	\$ 75.00
*Preliminary/Final Plat	\$150.00 + \$3.00/lot (residential) or \$10.00/acre (nonresidential)
Street Use License (SUL) (renewed every 15 years)	\$150.00
*Zone Change/CUP/PD/Site Plan	\$150.00 + \$3.00/acre unplatted

**The filing fee for a piece of property that is 3.125 acres in size would be a total of \$159.36 (\$150 + [\$3 x 3.12]). City staff uses the second decimal place when calculating a filing fee and does not round up or down.*

By signing this application, staff is granted access to your property to perform work related to your case. Each signature must be notarized.

SIGNATURE: William H. Teel William H. Teel
(Letter of authorization required if signature is other than property owner)

Print or Type Name: William H. Teel

For Plats Only: This waiver must be completed for all Plat applications; failure to do so will result in the rejection of your application.

I waive the statutory time limits in accordance with Section 212 of the Texas Local Government code.

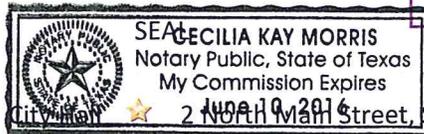
SIGNATURE: _____
(Letter of authorization required if signature is other than property owner)

Print or Type Name: _____

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity there instated.

Given under my hand and seal of office on this 16th day of April, 2014.

Cecilia Kay Morris
Notary Public Signature



For Department Use Only

Project #: 0-FY-14-9

Project Manager: Brian Chandler

Total Fee(s): —

Fee Credit: —

Payment Method: —

Submittal Date: 29 April 14

Accepted By: B. Chandler

Accepted Date: 29 April 14



4/22/2014

To, Ms. Leslie Evans

Administrative Assistant

City Manager's Office

2. N Main St

Temple TX 76501,

Ms. Evans,

I am the property owner for Hampton Inn 3816 S. General Bruce Dr, Temple TX 76502. I am authorizing Bill Teel with Chandler Signs to act on my behalf in the pending I-35 Appeal regarding signage. If you have any questions please call me at 210-336-4265, thanks.

Sincerely,

A handwritten signature in black ink, appearing to read "Atul Patel", with a stylized, circular flourish.

Atul Patel

Baywood Hotels.

RECEIVED

APR 25 2014

City of Temple
Planning & Development



PLANNING DEPARTMENT CHECKLIST I-35 OVERLAY PROJECTS*

Project Name Hampton Inn zoning GR

Address 3816 S. General Bruce Proposed Use Hotel is open

Sub-District Civic Industrial Freeway Retail/Commercial City Entry

*The checklist below represents a summary of all requirements for the I-35 Overlay District standards. Applicant is responsible for the full list of requirements located in the City of Temple Unified Development Code (UDC) Section 6.7 located on the City's website at <http://www.ci.temple.tx.us/index.aspx?NID=1221>

I-35 Requirements	
Review Process(UDC 6.7.4)	
<input type="checkbox"/>	Preliminary Design/ Site Plan Review – Date Completed _____
Tree Preservation (General) (UDC 6.7.5B)	
<input type="checkbox"/>	Required
Signs (UDC 6.7.5G)	
A separate sign permit is required for signs. I-35 Overlay District standards relate to:	
<ul style="list-style-type: none"> • Sign Type • # of Sign Faces • Height • Setbacks 	<ul style="list-style-type: none"> • # of signs per site • Multi-tenant signs • Sign Materials • Sign Illumination
Dimensions and Use Requirements (UDC 6.7.7, 6.7.8,6.7.9,6.7.10)	
<input type="checkbox"/>	Is the use allowed in the district?
<input type="checkbox"/>	Does the project meet dimensional requirements to include landscape buffer and setbacks?
Parking (General)(UDC 6.7.5C)	
<input type="checkbox"/>	Does the project meet all parking standards related to curb and gutter, parking aisles, parking configuration, wheel stops, parking ratios, and parking location?
Screening and Wall Standards (UDC 6.7.5D)	
<input type="checkbox"/>	Are any storage connexes, shipping containers or portable buildings proposed? (Not allowed)
<input type="checkbox"/>	Are garage and service bays located to the rear or side (not visible) of the building? If not, has appropriate screening been provided?
<input type="checkbox"/>	Has any outside storage, display, sales, leasing, or operation of merchandise outside of sales area been appropriately screened from all streets, and adjacent property lines of residentially zoned property or future residential area?
<input type="checkbox"/>	Have public utility stations been appropriately screened?
<input type="checkbox"/>	Has appropriate screening been provided for any multi-family or residential abutting use?
<input type="checkbox"/>	Have vehicle loading and unloading zones been appropriately screened?
<input type="checkbox"/>	Has refuse storage and compactors been enclosed on three sides and located outside of setbacks?
<input type="checkbox"/>	Has mechanical and utility equipment been appropriately located screened?
Landscaping UDC(UDC 6.7.5E)	
<input type="checkbox"/>	Is a min. of 15% or the total site area landscaped with approved species?



PLANNING DEPARTMENT CHECKLIST NON RESIDENTIAL& MULTI-FAMILY SITE PLAN REVIEW*

Project Name: Hampton Inn Zoning: GR
Address: 3816 S. General Bruce Dr. Proposed Use: Hotel is open

*Please note that this checklist is intended to assist developers and design professionals in the preparation of site plans and is generally what is needed by staff to ensure a timely review of plans. Additional information may be requested as needed to make an informed judgment about conformance with standards set forth in the City's Unified Development Code (UDC). The complete UDC can be accessed online at: <http://www.ci.temple.tx.us/index.aspx?NID=1221>.

Site Layout, Uses, Existing Conditions, Landscaping	
<input type="checkbox"/>	Has existing and proposed condition of lot been identified?
<input type="checkbox"/>	Has adjacent development been identified?
<input type="checkbox"/>	Have lot dimensions been clearly noted? UDC 4.6
<input type="checkbox"/>	Have all proposed uses for the property been clearly identified? UDC 5.1
<input type="checkbox"/>	Have all building setbacks from property line been identified and dimensioned? UDC 4.6
<input type="checkbox"/>	Have all landscaping areas and landscaping components been identified? UDC 7.3
<input type="checkbox"/>	Have any areas dedicated to public open space been identified?
Screening & Buffering, Site Improvements	
<input type="checkbox"/>	Have all refuse containers and compactors been clearly identified? UDC 7.6.6
<input type="checkbox"/>	Have all outdoor storage areas been clearly identified? UDC 7.6.8
<input type="checkbox"/>	Have all existing and proposed fire hydrants been identified? UDC 8.1.3
<input type="checkbox"/>	Have proposed drainage areas and all easements been identified? UDC 8.1.3
<input type="checkbox"/>	Have all proposed sign locations, dimensions, and materials been identified? UDC 7.5
<input type="checkbox"/>	Has the location and material of all fences been identified? UDC 7.6.5
<input type="checkbox"/>	Has all screening and buffering been identified? UDC 7.6
<input type="checkbox"/>	Has all existing and proposed mechanical equipment (and poles) been identified?
<input type="checkbox"/>	Has all existing and proposed lighting been identified? UDC 7.1.8, UDC 8.2.10
<input type="checkbox"/>	Have building articulations been identified? UDC 7.7.3 G
<input type="checkbox"/>	Have exterior building materials been identified to include percentage of each type? UDC 7.7.2, UDC 7.7.3
<input type="checkbox"/>	Have building locations, dimensions, and gross floor area been identified? UDC 4.6
<input type="checkbox"/>	Have adequate nuisance prevention measures been identified to control offensive odors, fumes, dust, noise and vibration (for CUP only) UDC 3.5.4E
Access and Circulation / Off Street Parking and Loading	
<input type="checkbox"/>	Has access and circulation been clearly identified? UDC 7.2
<input type="checkbox"/>	Have drive aisles and drive aisle width been clearly identified?
<input type="checkbox"/>	Has curb and gutter locations been identified? UDC 7.4.5
<input type="checkbox"/>	Have curb cuts and drive approaches been clearly identified? UDC 7.2.4; UDC 7.2.5; UDC 7.2.6
<input type="checkbox"/>	Have proposed sidewalks been clearly identified? UDC 7.2.7
<input type="checkbox"/>	Is total number of parking spaces clearly annotated? UDC 7.4.4
<input type="checkbox"/>	Are the parking spaces clearly dimensioned? UDC 7.4.5
Certification	

You as the property owner certify with your signature that the following statements are true:

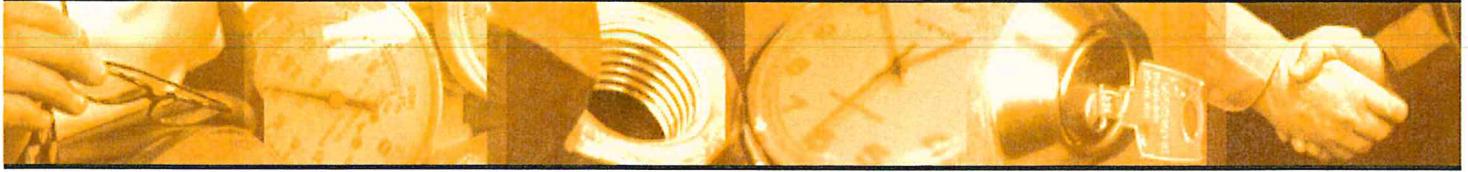
- This site plan is complete and all of the information provided is accurate.
- The person signing below as applicant may act as the owner's agent for processing and presentation of the application. The designated applicant will be the principal contact person with the City for processing and responding to requirements or issues relevant to the application.

Applicant's Signature

Property Owner's Signature



Chandler Signs, L.P.



April 18, 2014

Mr. Brian Chandler
Director of Planning
City of Temple
2 North Main St., Suite 102
Temple, TX 76501

Re: I- 35 Appeal – Hampton Inn – 816 General Bruce Drive

Dear Mr. Chandler,

Thanks for taking the time to meet with me last week. Enclosed are two copies of the sign drawings with specifications, a site plan, photos of the building from various streets, a signed & notarized Universal Application, and a DVD with each of the aforementioned items. A site plan is shown on the last page of the drawings.

The sign ordinance allows only two building signs and we are appealing to permit a third. The current signage does not properly identify the hotel particularly for motorists on I-35 southbound and Hwy 190 westbound. The lack of identification on the east wall of the hotel is a potential safety hazard for motorists looking for the hotel. The photo from exit 299 and other photos illustrate the problem.

The hotel does not have frontage along General Bruce Drive due to the McDonald's east of the hotel. However, the hotel and McDonald's are on the same campus so to speak and have common parking lots. Guests to the hotel utilize a common entrance drive with McDonald's.

Mr. Chandler, I signed the Universal Application as the applicant. Please let us know if you need an approval letter from the owner in order to accept the application. Feel free to contact me for anything else that may be required. We wish to get on the agenda for the May 5th meeting.

Sincerely,

Bill Teel
Sales Representative

Enclosures

BT/bt

I-35 Southbound Exit 299



**NEED
LETTERS**

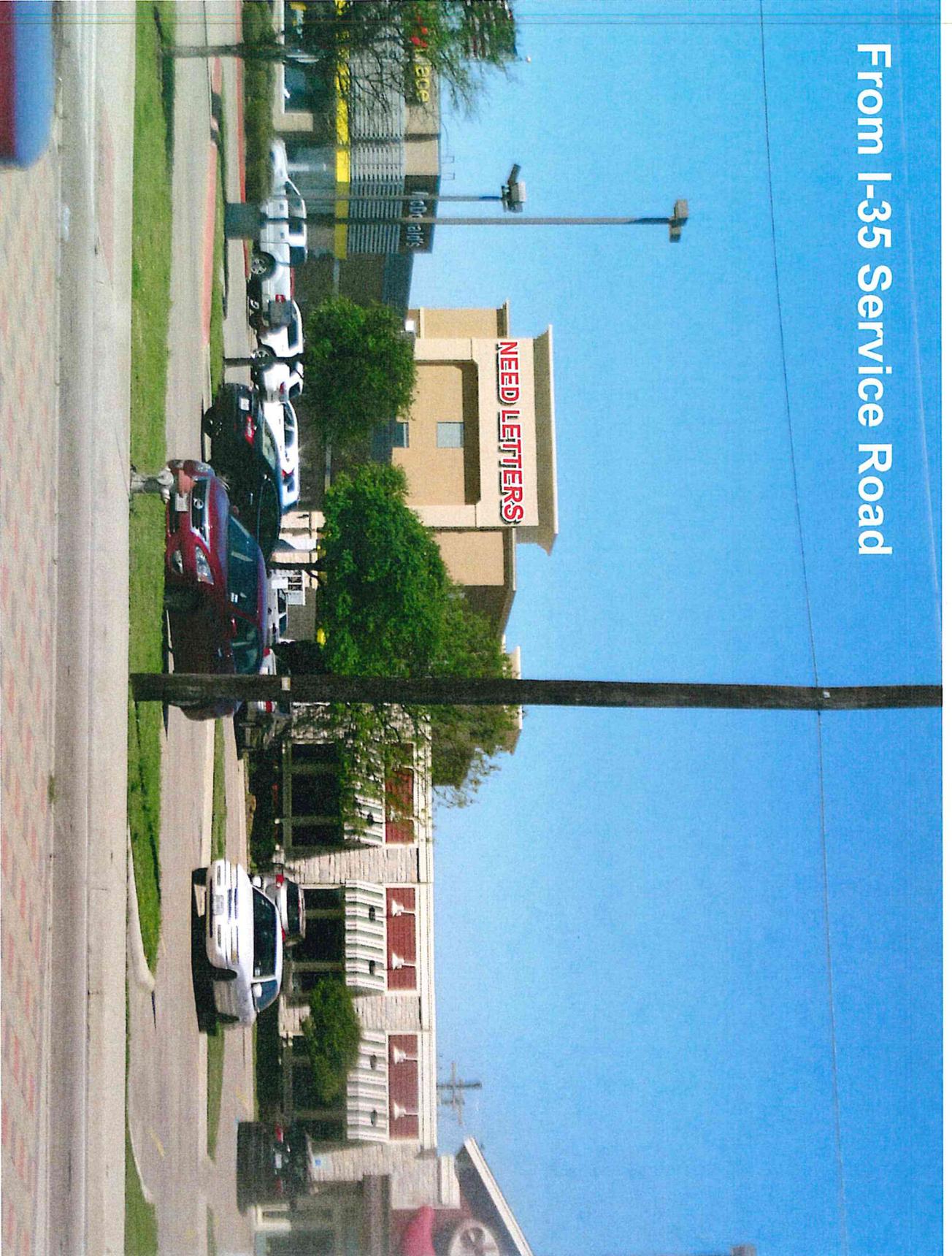


Temple, Texas



Chandler Signs
Brand Image Begins Here™

From I-35 Service Road



Temple, Texas



Chandler Signs
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Westbound Hwy 190



**NEED
LETTERS
HERE**



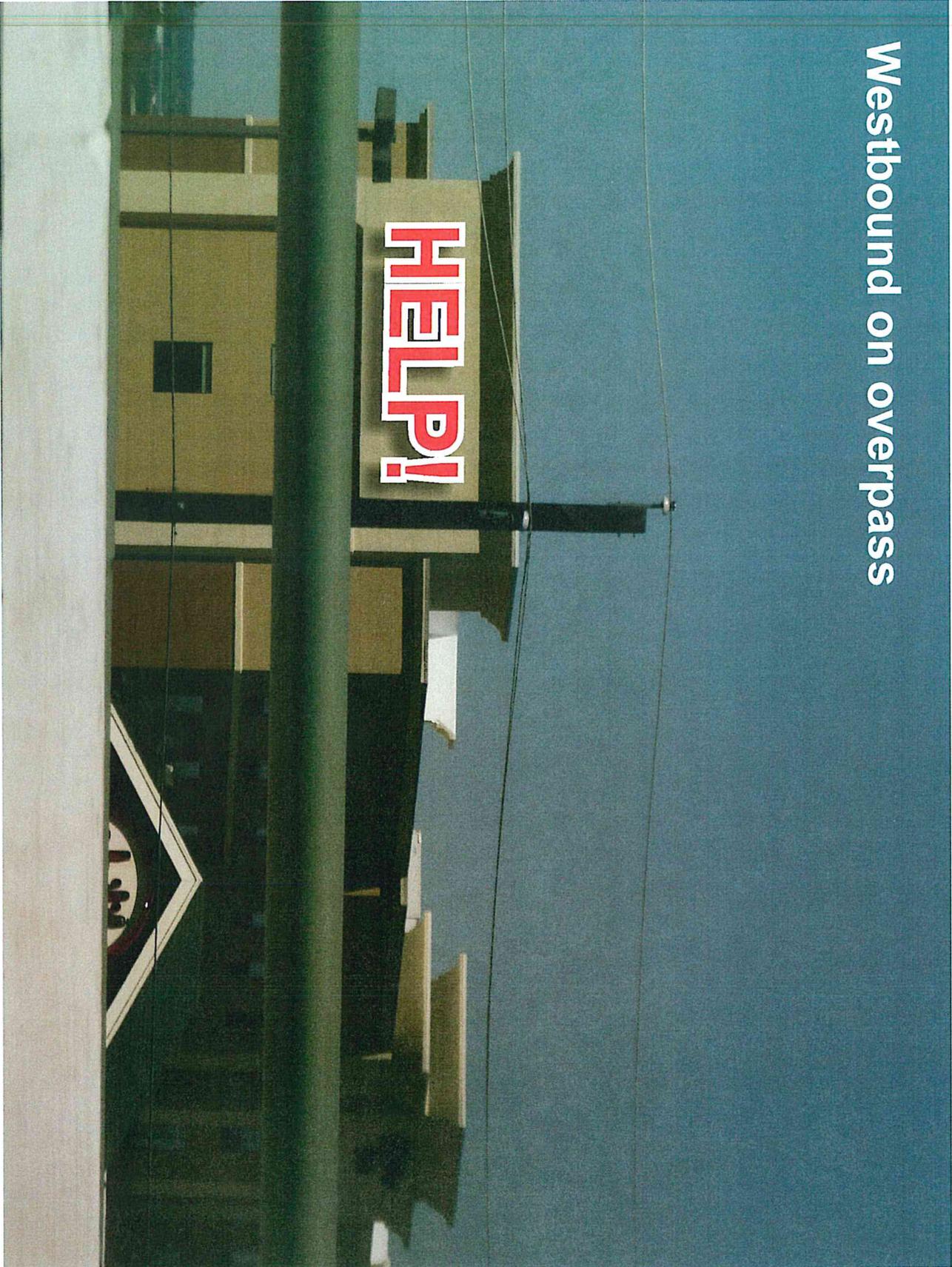
Temple, Texas



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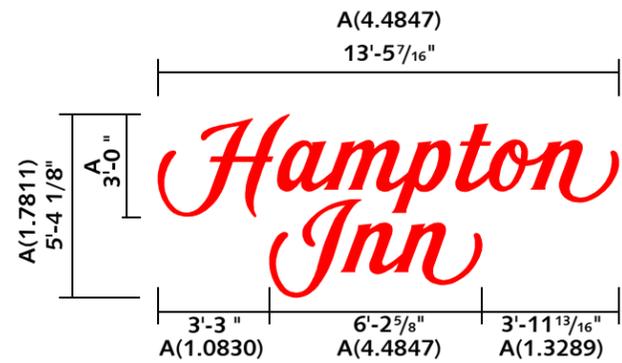
Westbound on overpass



Temple, Texas

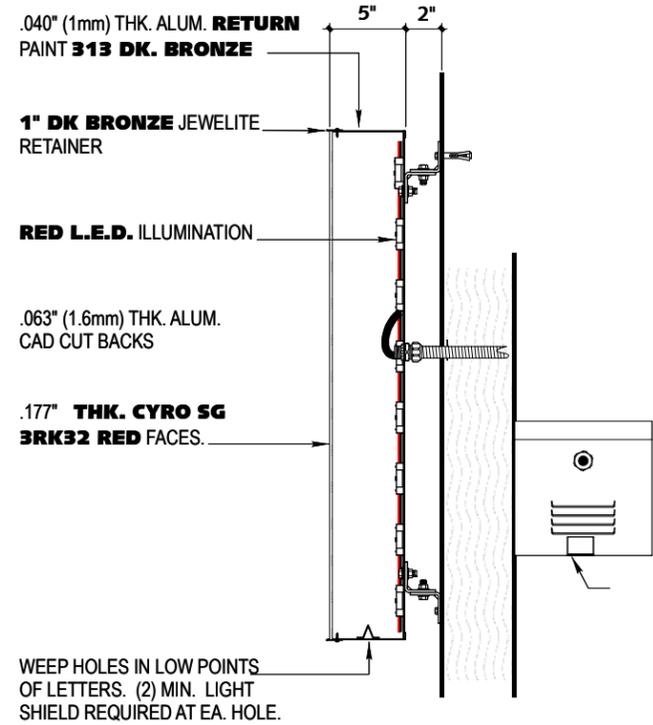


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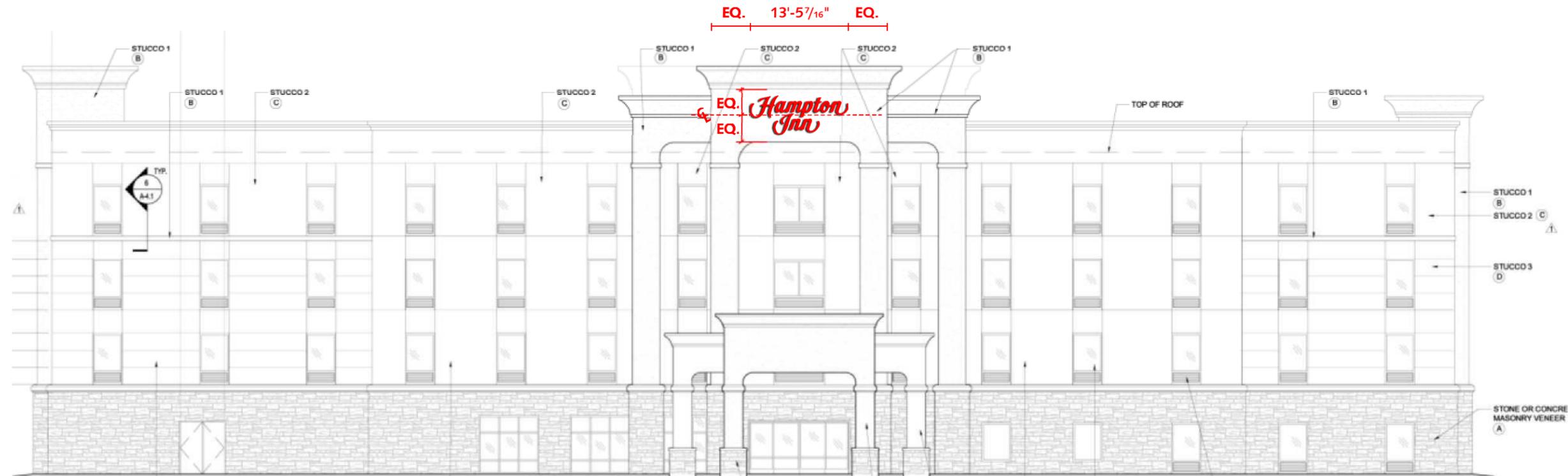


A 36" REMOTE LTRS. SCALE: 3/16"=1'-0"
 (1) SET REQUIRED - MANUFACTURE & INSTALL

EXISTING SIGN



REMOTE LTR. SEC.



Front Elevation

1/16"=1'-0"

Design #	13-1588R4
Sheet	1 of 5
Client	Hampton Inn
Address	3816 S. General Bruce Drive TEMPLE, TX
Account Rep.	Bill Teel
Designer	PC
Date	05AUG2013

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date	
R1 PC 12AUG2013	INCREASE LTRS TO 4'-6" ON "B"
R2 PC 19AUG2013	ADD 2 OPTS. FOR PYLON
R3 PC 05SEP2013	ENLARGE "B" TO 60" CHANGE "C" TO WALL SIGN
R4	RFF 11.22.13 update

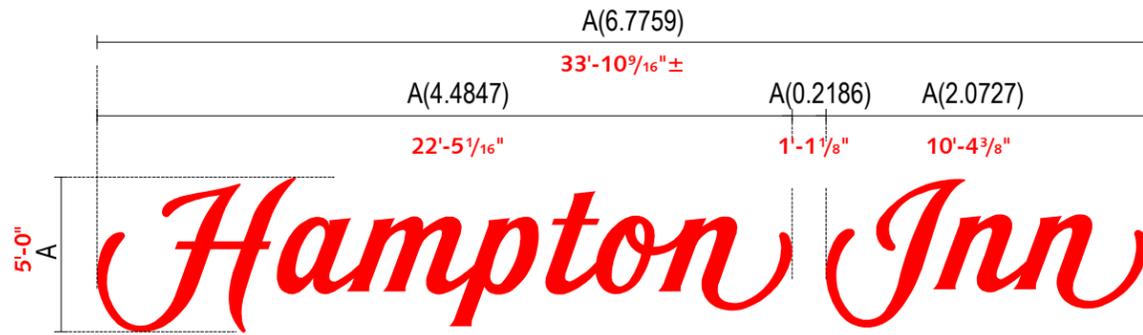
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 12106 Yalliant San Antonio, TX 78216
 210-349-3804 Fax 210-349-8724
 1335 Park Center Drive, Unit C
 Vista, CA 92081
 760-967-7003 Fax 760-967-7033
 963 Baxter Avenue, Suite 200
 Louisville, KY 40204
 502-479-3075 Fax 502-412-0013
 2584 Sand Hill Point Circle
 Davenport, FL 33837
 863-420-1100 Fax 863-424-1160
 37 Waterfront Park Court
 Dawsonville, GA 30534
 800-851-7062 Fax 210-349-8724
 P.O. Box 125, 206 Doral Drive
 Portland, TX 78374
 361-563-5599 Fax 361-643-6533

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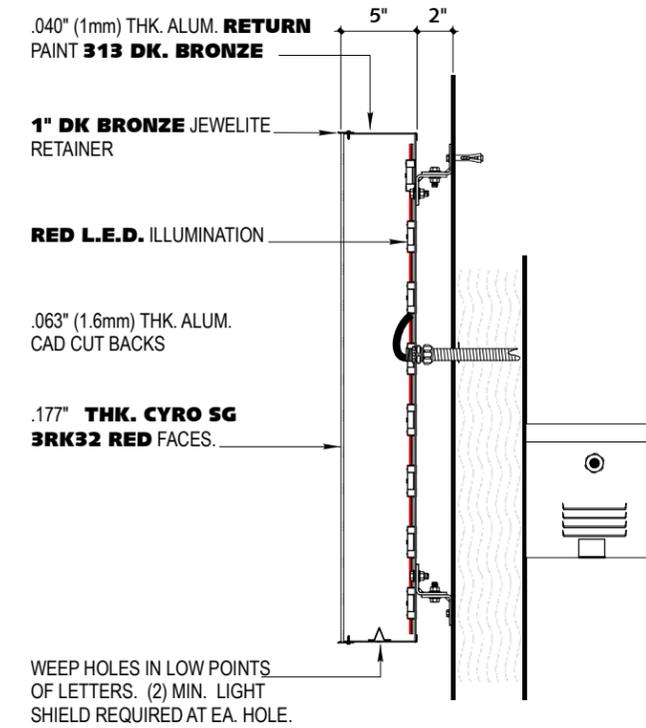
FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 680 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BE UL LABEL(S).

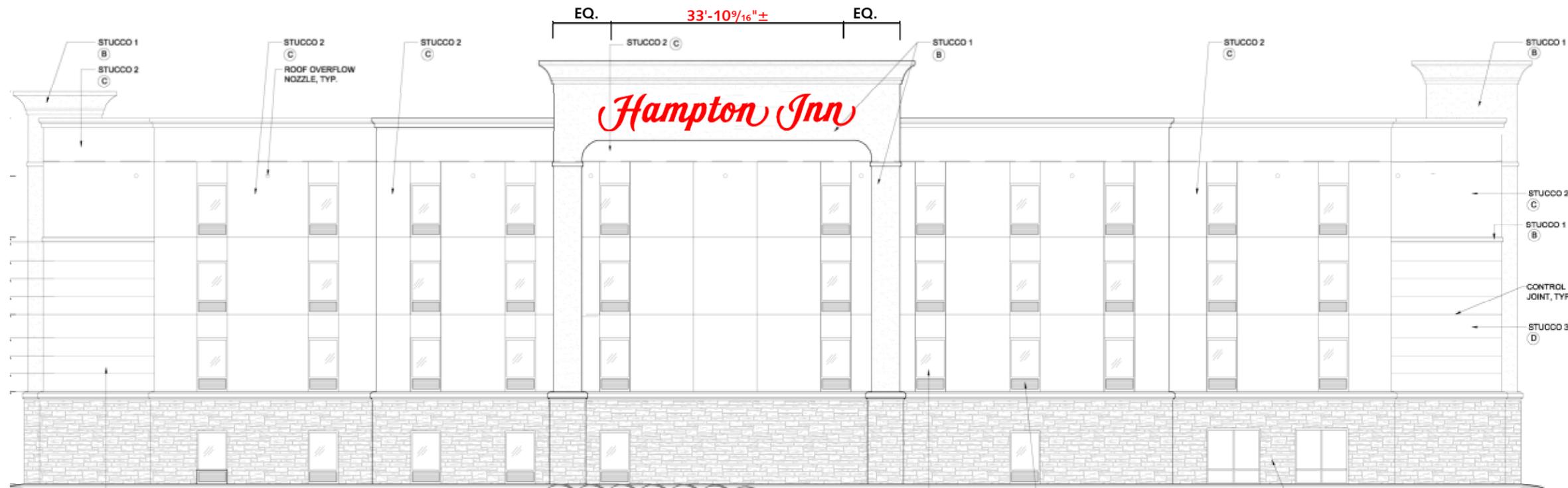


B 60" REMOTE LTRS. NO SCALE
 (1) SET REQUIRED - MANUFACTURE & INSTALL

EXISTING SIGN



REMOTE LTR. SEC.



Rear MIDDLE

1/16"=1'-0"

Design #	
13-1588R4	
Sheet	2 of 5
Client	
Hampton Inn	
Address	
3816 S. General Bruce Drive	
TEMPLE, TX	
Account Rep.	Bill Teel
Designer	PC
Date	05AUG2013

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date	
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R4	RFF 11.22.13 update

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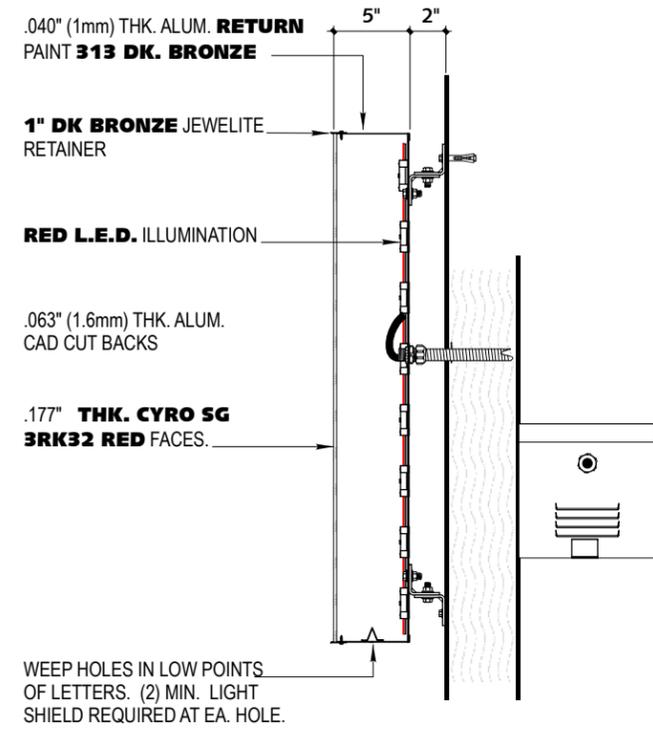
FINAL ELECTRICAL CONNECTION BY CUSTOMER

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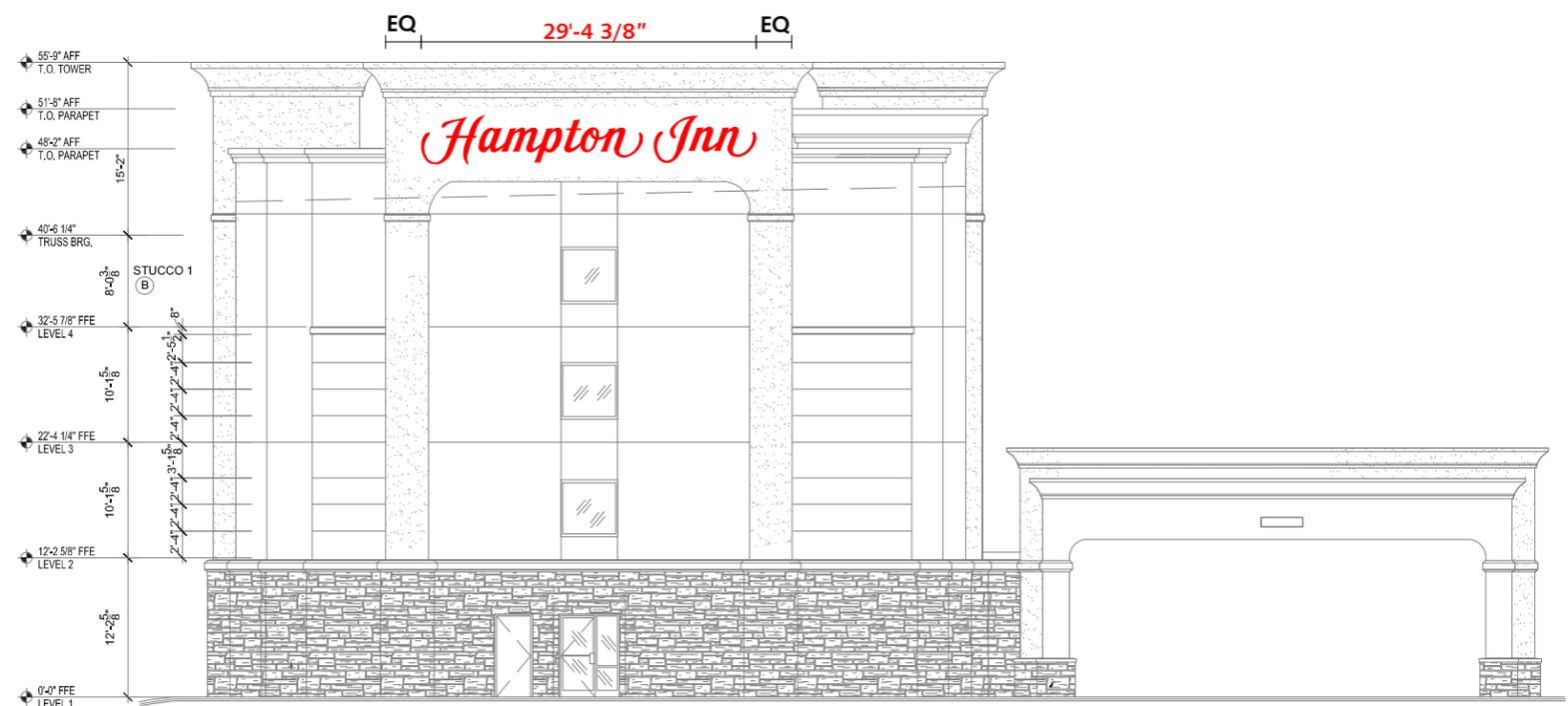


REMOTE LTRS. 3/16" = 1'
 (1) SET REQUIRED - MANUFACTURE & INSTALL

I-35 APPEAL REQUIRED



REMOTE LTR. SEC.



LEFT ELEVATION 1/16" = 1'-0"

Design #	
13-1588R4	
Sheet	3 of 5
Client	
Hampton Inn	
Address	
3816 S. General Bruce Drive TEMPLE, TX	
Account Rep.	Bill Teel
Designer	PC
Date	05AUG2013
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	
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1335 Park Center Drive, Unit C Vista, CA 92081
760-967-7003 Fax 760-967-7033

963 Baxter Avenue, Suite 200 Louisville, KY 40204
502-479-3075 Fax 502-412-0013

2584 Sand Hill Point Circle Davenport, FL 33837
863-420-1100 Fax 863-424-1160

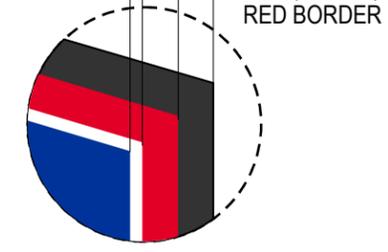
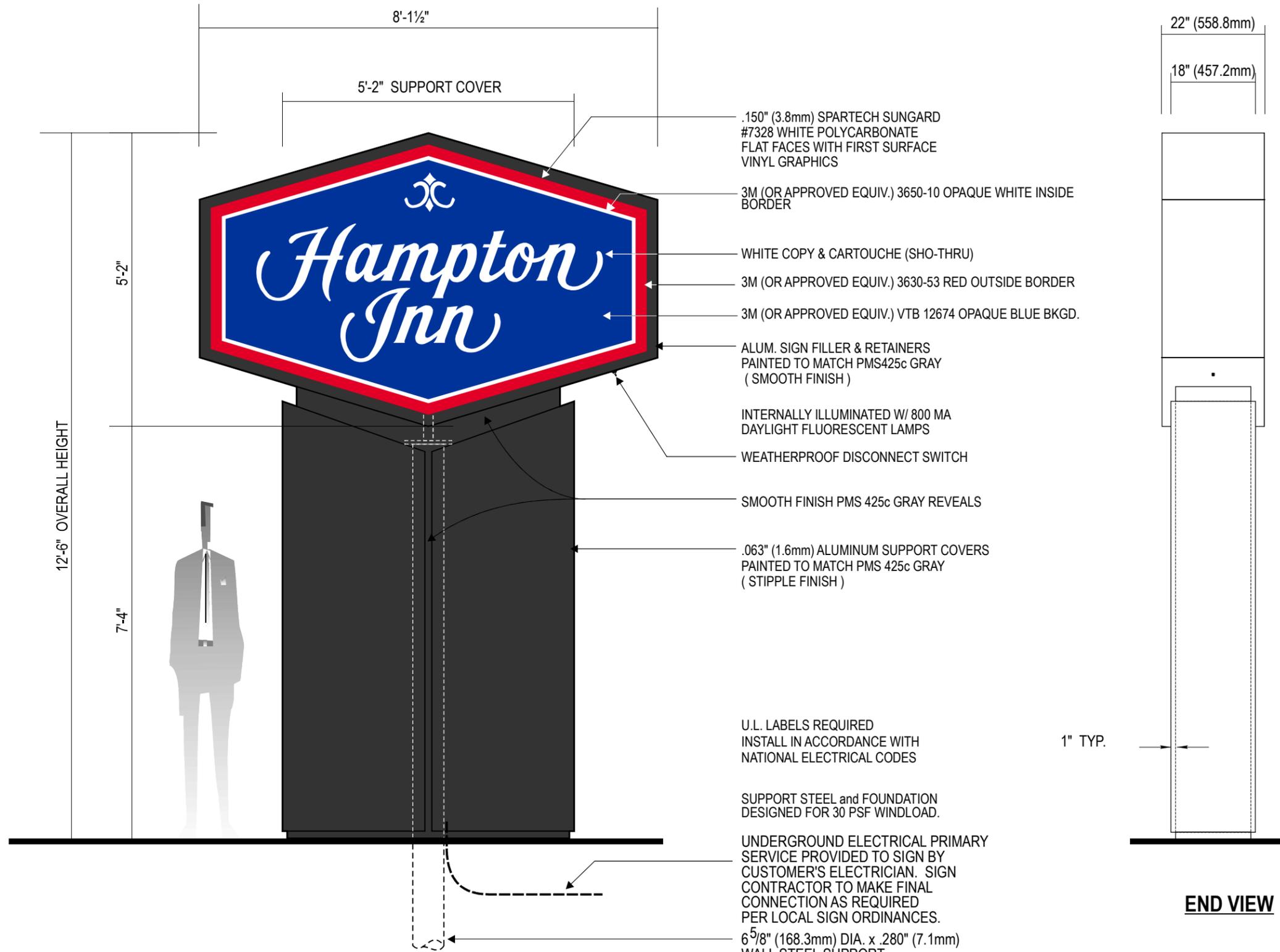
37 Waterfront Park Court Dawsonville, GA 30534
800-851-7062 Fax 210-349-8724

P.O. Box 125, 206 Doral Drive Portland, TX 78374
361-563-5599 Fax 361-643-6533

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BORDER DETAIL

END VIEW

D P-32 MONUMENT SCALE: 1/2" = 1'-0"
(1) REQUIRED - MANUFACTURE & INSTALL

EXISTING SIGN

ALL ILLUMINATED SIGNAGE REQUIRE THE CLIENT'S ELECTRICIAN TO FURNISH & INSTALL A COMPLETE PHOTOCELL AND/OR TIME CLOCK TO ALLOW SIGNS TO OPERATE AT DESIGNATED INTERVALS. HOWEVER, SIGN SHALL NEVER OPERATE ON A 24/7 BASIS.

Design #	13-1588R4
Sheet	4 of 5
Client	Hampton Inn
Address	3816 S. General Bruce Drive TEMPLE, TX
Account Rep.	Bill Teel
Designer	PC
Date	05AUG2013
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date
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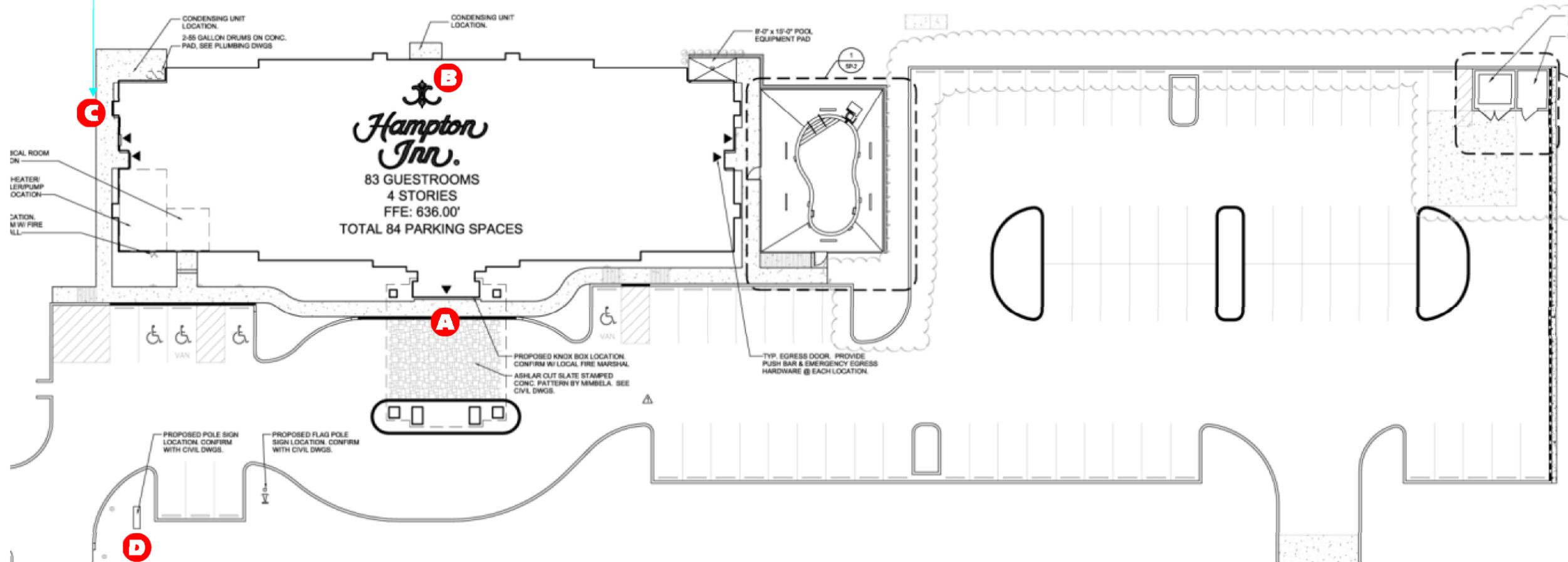
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I-35 APPEAL REQUIRED FOR SIGN C



Site Plan



nts

Design #	
13-1588R4	
Sheet	5 of 5
Client	
Hampton Inn	
Address	
3816 S. General Bruce Drive TEMPLE, TX	
Account Rep.	Bill Teel
Designer	PC
Date	05AUG2013
Approval / Date	
Client	
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PLANNING AND ZONING COMMISSION AGENDA ITEM

5/19/14
Item 4
Page 1 of 2

APPLICANT: Heather Macomber, Adams Engineering

CASE MANAGER: Brian Chandler, Director of Planning

ITEM DESCRIPTION: O-FY-14-10 – Consider adopting a resolution authorizing an Appeal of Standards in Section 6.7.of the Unified Development Code related to the I-35 Corridor Overlay Zoning District for landscaping, signage, screening and utilities for the redevelopment of the McDonald’s located at 1601 W. Adams Avenue.

The applicant has requested an appeal to the following Overlay standards:

1. Sec. 6.7.5.E Landscape:
 - 25 feet front, and 10 feet sides landscape buffers: Portions of front will be 25 feet wide; overall landscaping will be 21.2%, which exceeds the 15% site minimum
 - Prohibition of parking within the landscape buffers: Applicant has indicated parking within buffers is necessary to provide adequate parking
 - 6’ width of foundation plantings along 70% of any visible building façade: not possible along drive thru side of building
2. Sec. 6.7.5.J Signage:
 - Freestanding (pylon) sign (existing):
 - Height: 25 feet allowed (existing sign is 85 feet tall)
 - Square footage: 200 SF per sign face (existing pylon sign faces are approximately 380 SF each)
 - Base dimensions: Code requires a masonry base at a 1.0 to 0.16 height to width ratio (existing pylon sign does not have a masonry base)
 - Number of wall signs:
 - 2 allowed; 4 proposed (1 for each façade)
3. Sec. 6.7.5.D.6 – Screening and Wall Standards:
 - Refuse storage must not be located within 100 feet of a public street (site is surrounded on 3 sides by public streets)
4. Sec. 6.7.10.G City Entry Sub-District: Utilities
 - All electric, telephone and cable television wires along the public right-of-way must be located underground in the City Entry Sub-District (significant expense)

STAFF RECOMMENDATION: Staff recommends approval of the appeal per the submitted plans and attachments.

ITEM SUMMARY: McDonald’s at 1601 W. Adams Avenue has been at that location for a number of decades. Now that they plan to replace the old building with a new one, all of the I-35 Corridor Overlay Standards are triggered. To accommodate a 4,495 SF building, a drive thru lane, a drive around the building and parking, some of the I-35 standards cannot be met on this 1.184 acre site. The applicant has diligently attempted to meet the intent of the code where full code compliance is not feasible. For example, staff has met and corresponded with the architect to ensure compliance with all of the architectural standards. The standards for which the appeal is requested are all a result of the tight site constraints, with the exception of the signage standards appeal. For the signage, the appeal of those standards would allow for an existing non-conforming freestanding pylon sign to remain and would allow for two minimal-sized “golden arches” wall signs to identify those two sides of the building.

I. Permitted Sign Types

The table below establishes the sign types and standards that are permitted.

Use	Sign Type	Max. Number of Sign Faces	Max. Height	Max. Area (per sign face)	Min. Setback (from property line)	Min. Spacing Between Signs
All Permitted Uses	Wall Sign	1 per public façade (max. 2)	NA (no projection above building)	10% of façade face or 300 sq ft max (whichever is greater)	NA	NA
All Permitted Uses	Window Sign	NA	NA	20% of window area	NA	NA
All Permitted Uses	Monument Sign	2	8’	50 sq ft	0’	25’
All Permitted Uses	Pylon Sign	2	25’	200 sq ft	10’	50’
Travel Related Uses (Fuel Sales, Overnight Accommodations, and Restaurant Uses)	Pylon Sign	2	40’	300 sq ft	15’	100’
Multi-Tenant Site	Monument Sign	2	10’	65 sq ft	0’	25’
Multi-Tenant Site	Pylon Sign	2	40’	400 sq ft	15’	300’

FISCAL IMPACT: N/A

ATTACHMENTS:

- Application
- I-35 Corridor Overlay Checklist
- Site Plan with Vicinity Map
- Landscape Plan
- Elevations
- Signage

City of Temple Universal Application

(Incomplete applications will not be accepted)

- | | | |
|---|---|---|
| <input type="checkbox"/> Sketch Plan | <input type="checkbox"/> Zone Change | <input type="checkbox"/> Appeal of Administrative Decision |
| <input type="checkbox"/> Plat Vacation | <input type="checkbox"/> Conditional Use Permit (CUP) | <input type="checkbox"/> Residential Masonry Exception |
| <input type="checkbox"/> Minor or Amending Plat | <input type="checkbox"/> Planned Development | <input type="checkbox"/> Nonresidential Masonry Exception |
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> I-35 Appeal | <input type="checkbox"/> Park, Facility or Street Renaming |
| <input type="checkbox"/> Final Plat | <input checked="" type="checkbox"/> I-35 Site Plan Review | <input type="checkbox"/> Cost Sharing Offsite Participation |
| <input type="checkbox"/> Variance (Board of Adjustment) | <input type="checkbox"/> TMED Site Plan Review | <input type="checkbox"/> Exception |
| <input type="checkbox"/> Abandonment | <input type="checkbox"/> TMED Variances/Warrants | <input type="checkbox"/> Street Use License (SUL) |

PROJECT INFORMATION:

Residential Commercial Property Platted Property Not Platted ETJ

Project Name: McDonald's Parcel(s) Tax ID# (Required): 70738, 70739, 64509

Project Address (Location): 1601 W. Adams Ave. Total Acres: 1.184

Lot: _____ Block: _____ Subdivision: _____

Cabinet #: _____ Slide #: _____

Outblock (if not platted): 250-2 and 250-3

Brief Description of Project: Tear down an existing McDonald's restaurant and office building and rebuild a McDonald's restaurant

Current Zoning LI, C, GR # of Existing Lots 2 # of Existing Units _____

Proposed Zoning _____ # of Proposed Lots _____ # of Proposed Units _____

APPLICANT / CONTACT INFORMATION: *(This will be the primary contact; please ensure email address is legible)*

Name: Heather Macomber Company Name: Adams Engineering

Address: 910 S. Kimball Ave. City: Southlake State: TX Zip: 76092

Phone: (817)328-3243 Cell #: _____ Fax #: (817)328-3299

Email Address: heather.macomber@adams-engineering.com

PROPERTY OWNER INFORMATION:

Name: Carl Amdor Company Name: McDonald's

Address: 3707 FM 1960 West, Suite 300 City: Houston State: TX Zip: 77068

Phone: (281) 587-7307 Cell #: (979) 587-0304 Fax #: (281) 587-7367

Email Address: carl.amdor@us.mcd.com

DEVELOPER ENGINEER SURVEYOR INFORMATION: *(Please ensure email address is legible)*

Name: G. Robert Adams, P.E. Company Name: Adams Engineering

Address: 910 S. Kimball Ave. City: Southlake State: TX Zip: 76092

Phone: (817)328-3212 Cell #: _____ Fax #: (817)328-3299

Email Address: rob.adams@adams-engineering.com

VARIANCE / EXCEPTION / APPEAL DESCRIPTION: *(Attach additional page if additional space is required)*

Landscape Buffer reduction; No foundation plantings along facade on 31st Street;

Storage building and trash enclosure within building setback;

Terminal landscape island size;

Keep Existing 85' Pylon Sign

RECEIVED

APR 25 2014

City of Temple
Planning & Development

City of Temple Universal Application

(Incomplete applications will not be accepted)

CHECKLIST

Submittal Requirements	All Plats	CUP & PD	Zone Change	Sketch Plan	I-35 Site Plan	I-35 Appeal	TMED Site Plan	TMED Variance/Warrant	ZBA Variance	Masonry Exception	Appeal of Administrative Decision	Abandonment	Street Use License (SUL)
Complete Universal Application	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electronic copy (PDF) of all required materials submitted as hard copies (must be legible)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hard Copies for all submittals	9	2	1	9	2	2	2	2	1	1	1	1	1
Field Notes or Lot and Block Description	✓	✓	✓		✓		✓		✓			✓	✓
Site Plan Checklist		✓											
Plat Checklist	✓												
I-35 Checklist					✓	✓							
TMED Checklist							✓	✓					
Abandonment Checklist												✓	
SUL Checklist													✓
Fee	✓	✓	✓	NA	NA	NA	NA	NA	✓	NA	NA	✓	✓
Broker's Opinion												✓	
Survey												✓	✓

Total valuation of proposed improvements for project in 1st & 3rd/TMED/I-35: \$ 900,000

FEE SCHEDULE

Abandonment	\$100.00
Board of Adjustment (Variance)	\$ 75.00
*Preliminary/Final Plat	\$150.00 + \$3.00/lot (residential) or \$10.00/acre (nonresidential)
Street Use License (SUL) (renewed every 15 years)	\$150.00
*Zone Change/CUP/PD	\$150.00 + \$3.00/acre unplatted

*The filing fee for a piece of property that is 3.125 acres in size would be a total of \$159.36 (\$150 + [\$3 x 3.12]). City staff uses the second decimal place when calculating a filing fee and **does not round up or down**.

By signing this application, staff is granted access to your property to perform work related to your case. Each signature must be notarized.

SIGNATURE: [Signature]
(Letter of authorization required if signature is other than property owner)

For Plats Only: This waiver must be completed for all Plat applications; failure to do so will result in the rejection of your application.

I waive the statutory time limits in accordance with Section 212 of the Texas Local Government code.
SIGNATURE: [Signature]
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Carl Amdor

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity there instated.

Given under my hand and seal of office on this 21st day of March 2014

[Signature]
Notary Public Signature



For Department Use Only

Project #: 0-FY-14-10

Project Manager: Brian Chandler

Total Fee(s): —

Fee Credit: —

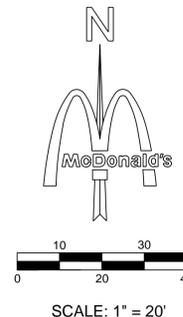
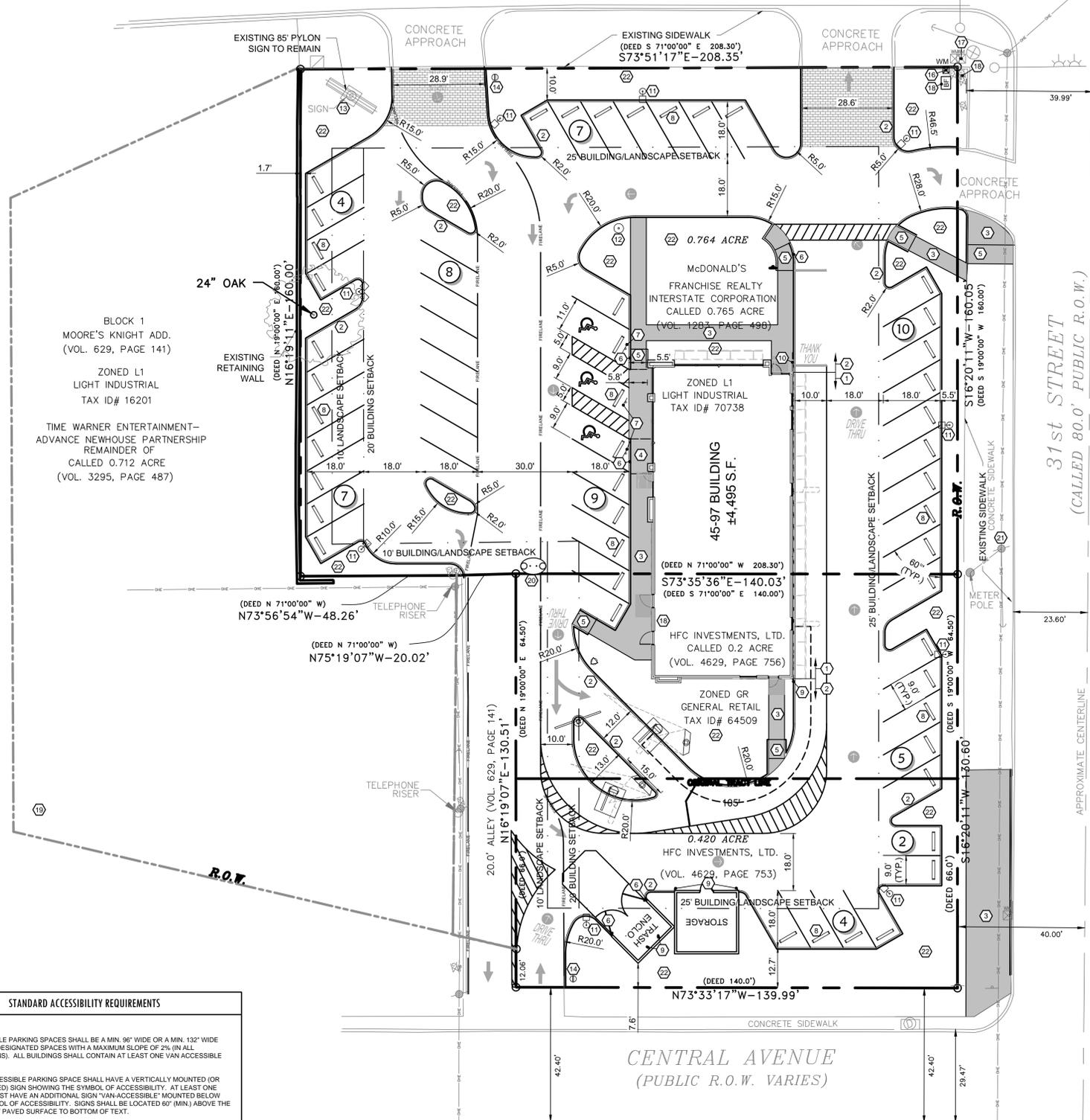
Payment Method: —

Submittal Date: 25 APR 14

Accepted By: Brian Chandler

Accepted Date: _____

ADAMS AVENUE
(PUBLIC R.O.W. VARIES)



THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

OWNER INFORMATION
MCDONALD'S USA, LLC
HOUSTON REGION
5310 WOODALL COURT
COLLEGE STATION, TX 77845
(979) 587-0304
CONTACT: CARL AMDOR

HERE WE GROW AGAIN SIGN
THE GENERAL CONTRACTOR SHALL DISPLAY A "HERE WE GROW AGAIN" BANNER DURING CONSTRUCTION. THESE BANNERS ARE AVAILABLE THROUGH ALTRUA GLOBAL SOLUTIONS. CONTACT: KRISTY FIALLO - PH# 1-800-443-6939

MARK	MARK DESCRIPTION
1	CONCRETE VERTICAL CURB @ DRIVE-THRU (RE: C10.2 STANDARD DETAILS)
2	CURB AND GUTTER @ NON DRIVE THRU AREAS (RE: C10.2 STANDARD DETAILS)
3	REINFORCED CONCRETE SIDEWALK (RE: C10.3 STANDARD DETAILS)
4	SLOPED SIDEWALK SECTION (NOT TO EXCEED 5% SLOPE) (RE: C10.3 STANDARD DETAILS)
5	H.C. ACCESS RAMP @ 1:12 MAX. SLOPE (RE: C10.1 STANDARD DETAILS)
6	TRANSITION CURB
7	HANDICAP ACCESSIBLE SIGN (BUILDING OR POLE MOUNTED) (RE: C10.1 STANDARD DETAILS)
8	CONCRETE WHEEL STOP (RE: C10.3 STANDARD DETAILS)
9	BOLLARD (RE: C10.1 STANDARD DETAILS)
10	HANDRAIL @ INGRESS/EGRESS DOOR (RE: C10.1 STANDARD DETAILS)
11	LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES)
12	FLAG POLE
13	EXISTING 85' PYLON SIGN
14	MCDONALD'S DIRECTIONAL SIGN
15	NOT USED
16	DOMESTIC WATER METER
17	IRRIGATION WATER METER
18	BACK FLOW PREVENTION DEVICE (RE: C9.0 UTILITY PLAN)
19	EXISTING FIRE HYDRANT
20	GREASE INTERCEPTOR (RE: C9.0 UTILITY PLAN)
21	EXISTING POLE MOUNTED TRANSFORMER (RE: C9.0 UTILITY PLAN)
22	LANDSCAPE FINISH GRADE 1' BELOW TOP OF CURB IN ALL LAWN AREAS AND 2' BELOW TOP OF CURB IN ALL BED AREAS

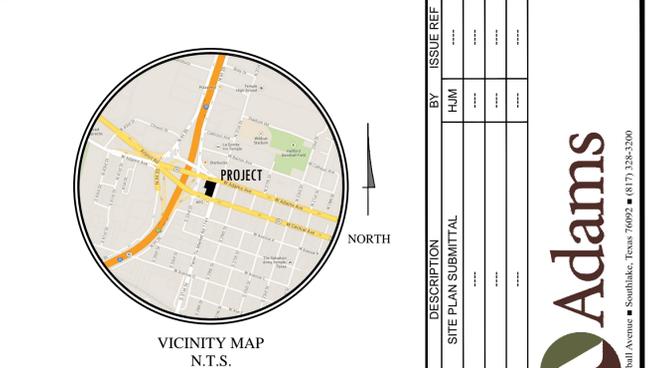
SITE INFORMATION	
LAND AREA:	51,565 SF (1.184 AC)
CURRENT ZONING:	LI, C, GR
EXISTING USE:	RESTAURANT/OFFICE
PROPOSED USE:	RESTAURANT
BUILDING AREA (APPROXIMATE):	4,495 SF
BUILDING LOT COVERAGE:	4,495 SF / 51,565 SF = 8.72%
PARKING REQUIRED:	1 SPACE PER 3 SEATS
PARKING PROVIDED:	66 SEATS / 3 = 22 SPACES
HANDICAP PARKING REQUIRED:	3
HANDICAP PARKING PROVIDED:	3
IMPERVIOUS AREA:	40,628 SF
LANDSCAPE PERCENTAGE:	21.21%



NOTICE TO CONTRACTOR

- CONTRACTOR SHALL REFER TO ARCHITECTURAL BUILDING PLANS FOR EXACT LOCATION AND ORIENTATION OF EXTERIOR DOORS.
- TRASH ENCLOSURE FINISH TO MATCH BUILDING. REFER TO SHEET TE-1 FOR FOUNDATION DESIGN.
- LOCATION OF I.D. SIGN IS APPROXIMATE. IT IS THE RESPONSIBILITY OF THE SIGN CONTRACTOR TO VERIFY COMPLIANCE WITH SET-BACK, SIZE/HEIGHT AND RELATED ZONING REQUIREMENTS PRIOR TO SETTING.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.

STANDARD ACCESSIBILITY REQUIREMENTS	
PARKING:	
A	ACCESSIBLE PARKING SPACES SHALL BE A MIN. 96" WIDE OR A MIN. 132" WIDE FOR VAN DESIGNATED SPACES WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS). ALL BUILDINGS SHALL CONTAIN AT LEAST ONE VAN ACCESSIBLE SPACE.
B	EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. SIGNS SHALL BE LOCATED 80" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF TEXT.
C	ALL ACCESS AISLES SERVING H.C. PARKING SPACES SHALL BE 60" WIDE MINIMUM.
CURB RAMPS:	
D	RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE HANDRAILS ON EACH SIDE AT BETWEEN 34" AND 38", AND EXTEND 12" BEYOND THE TOP AND BOTTOM OF RAMP. HANDRAIL SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.
E	IF REQUIRED BY LOCAL OR STATE JURISDICTION, RAMPS SHALL CONTAIN A TRUNCATED DOME SURFACE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) SHALL HAVE A LIGHT AND REFLECTIVE VALUE AND MUST CONTRAST SIGNIFICANTLY TO DISTINGUISH IT FROM ADJACENT SURFACES. (OR PAINT STRIPE)
F	BOTTOM LANDINGS FOR RAMPS SERVING REQUIRED EXITS SHALL BE 5'-0" LONG X 5'-0" WIDE MINIMUM.
G	RAMPS SHALL NOT EXCEED A 1:12 SLOPE
SIDEWALKS AND ACCESSIBLE ROUTES:	
H	SIDEWALKS MUST BE AT LEAST 36" WIDE
I	SIDEWALK CROSS SLOPE SHALL NOT EXCEED 1:50 (2%)
L	LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%)



GENERAL NOTES

- Bases, anchor bolts, conduit, and wiring for all signs are by the General Contractor.
- 3/4" empty conduit to locations shown at the lot perimeter for lot lighting is by the General Contractor. Lighting fixtures, bases, poles, conduit, and wiring are by the General Contractor.
- Lot lighting concrete footings to conform with the soils report recommendations for this site.
- Bases for flagpoles are by the General Contractor. Anchor bolts are by the flagpole supplier. General contractor shall coordinate with flag pole supplier prior to construction.
- The Contractor shall coordinate with all utility companies to determine exact point of service connection at existing utility. Refer to the building electrical and plumbing drawings for utility service entrance locations, sizes, and circuiting.
- General Contractor must provide exact "as built" information upon completion.
- All elevations shown are reference to the benchmark and must be verified by the General Contractor at groundbreak.
- Curb elevations shall be 6" above finish pavement unless noted otherwise.
- All landscape areas shall be rough graded to 6" below top of all walks and curbs. Finished grading, landscaping and sprinkler systems are by the Owner / Operator.
- It is strongly recommended that no contractual agreements of any kind be signed prior to receiving and thoroughly reviewing all approvals from all of the regulatory authorities having jurisdiction over this project.
- Due to the nature of the work, all dimensions shown shall be considered approximate. Contractor shall verify field dimensions prior to beginning construction. Shop drawings shall be submitted to the Architect and/or Engineer for approval prior to fabrication or installation of any item. Failure to adhere to this procedure shall place full responsibility for any errors directly upon the Contractor.
- Contractor shall contact appropriate jurisdictional agencies prior to construction to confirm if independent testing or inspections will be required prior to their acceptance of work. Contractor shall make necessary arrangements to insure proper testing & inspections are documented such that work will be accepted at project completion.
- Sidewalks around building shall have same subgrade preparation as building foundation.
- All materials and construction within easements and R.O.W. shall conform to all governing authorities' jurisdictional standard construction details and specifications.
- Topographic information taken from a Topographic Survey performed by [SURVEYOR'S NAME]. The Contractor shall notify the Engineer immediately, in writing, of any discrepancies or omissions to the topographic information. The Contractor(s) shall be responsible for confirming the location (horizontal/vertical) of any buried cables, conduits, pipes, and structures (storm sewers, sanitary sewer, water, gas, television, telephone, etc.) which impact the construction site. The Contractor(s) shall notify the Owner and Engineer if any discrepancies are found between the actual conditions versus the data contained in the construction plans. Any costs incurred as the result of not confirming the actual location (horizontal/vertical) of said cables, conduits, pipes, and structures shall be borne by the Contractor. Additionally, the Contractor(s) shall notify the Owner and Engineer if any errors or discrepancies are found on the construction documents (as-built), which negatively impact the project. The Engineer and Owner shall be indemnified of problems and/or costs which may result from Contractor's failure to notify Engineer and Owner.
- McDonald's reserves the right to request a compaction and/or a core sample. If tests prove correct, per the soils report, tests will be at the expense of McDonald's, otherwise G.C. will be charged.
- Contractor shall comply to the fullest extent with the latest standards of OSHA directives or any other agency having jurisdiction for excavation and trenching procedure. Contractor shall use support systems, sloping, benching, or other means of protection, including but is not limited to, access and egress from all excavation and trenching. Contractor is responsible to comply with performance criteria for OSHA.

PAVING SPECIFICATION	VERIFY W/MCDONALD'S: ASPHALT: <input type="checkbox"/> CONCRETE: <input type="checkbox"/>
	CONTRACTOR TO BID: ASPHALT: <input type="checkbox"/> CONCRETE: <input type="checkbox"/>

ASPHALT PAVEMENT RECOMMENDATIONS - ALTERNATE BID	
PAVEMENT MATERIALS	LIGHT DUTY HEAVY DUTY
Asphalt Surface Course	X' -OR- X' X' -OR- X'
Crushed Stone Base	X' X'
Blotting (Block) Base	X' X'

CONCRETE PAVEMENT RECOMMENDATIONS - BASE BID	
PAVEMENT MATERIALS	LIGHT DUTY HEAVY DUTY
Portland Cement Concrete P/MT	X' X'
Granular Sub-Base	X' X'

SURVEY INFORMATION		
PREPARED BY:	LEGAL DESCRIPTION:	
MITCHELL & ASSOCIATES, INC.	A 0.420 Acre Tract & a 0.764 Acre Tract, Part of the C.S. Master Survey, Abstract 550, KILLEEN, TX, 1281, Pgs. 498, and Vol. 4629, Pg. 753, (254) 634-5541, City of Temple, Bell County, Texas	
DATE: 11/29/2010		
PLAN SCALE: 1" = 20'		
STREET ADDRESS		
1601 W. ADAMS AVE.		
CITY	STATE	
TEMPLE	TX	
COUNTY:	SURVEY:	ABSTRACT NO.
BELL	C.S. MASTERS	550
LC NUMBER:	CORPORATE DWG. NAME	
042-0126	SITE PLAN	

910 S. Kimball Avenue • Southlake, Texas 76092 • (817) 338-3200

REV	DATE	DESCRIPTION	BY	ISSUE REF
04/24/2014		SITE PLAN SUBMITTAL	HJM	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF G. ROBERT ADAMS, P.E. REGISTRATION NO. 3836 (2004). THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

HOUSTON OFFICE ADDRESS: KRCC DRIVE - OAK BROOK, ILLINOIS 60521

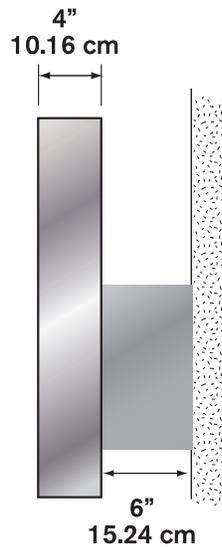
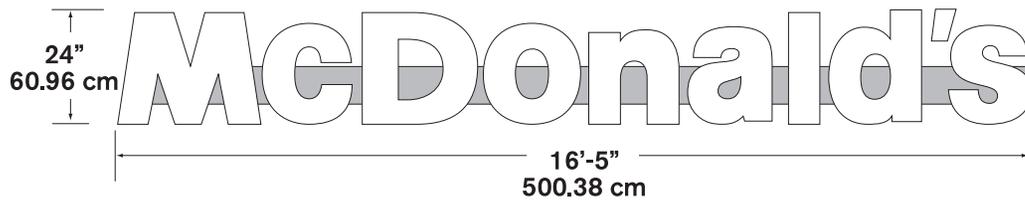
TEMPLE OFFICE ADDRESS: 1601 W. ADAMS AVE. TEMPLE, TX

PLAN APPROVALS	DATE	STATUS	DATE	BY
SIGNATURE (2 REQUIRED)		AS-BUILT	MARCH 2014	HJM

CO-SIGN SIGNATURES	CONTRACTOR	OWNER

FULL PATH: I:\Projects\2013\20130323 McDONALD'S - Temple, TX (1601 W. Adams)\Drawings\1\Project\20130323 McDONALD'S - Temple, TX (1601 W. Adams)\Drawings\2\G SITE PLAN
 PLOTTED BY: Heather Macomber
 PLOT DATE: Thursday, April 24, 2014
 PLOT TIME: 3:00:36 PM
 PLOTTER: DWG TO PDF.pc3
 FILENAME: C:\SITE PLAN.dwg

NextGen 24" Raceway Mounted Letter Set



**SIDE VIEW
NOT TO SCALE**

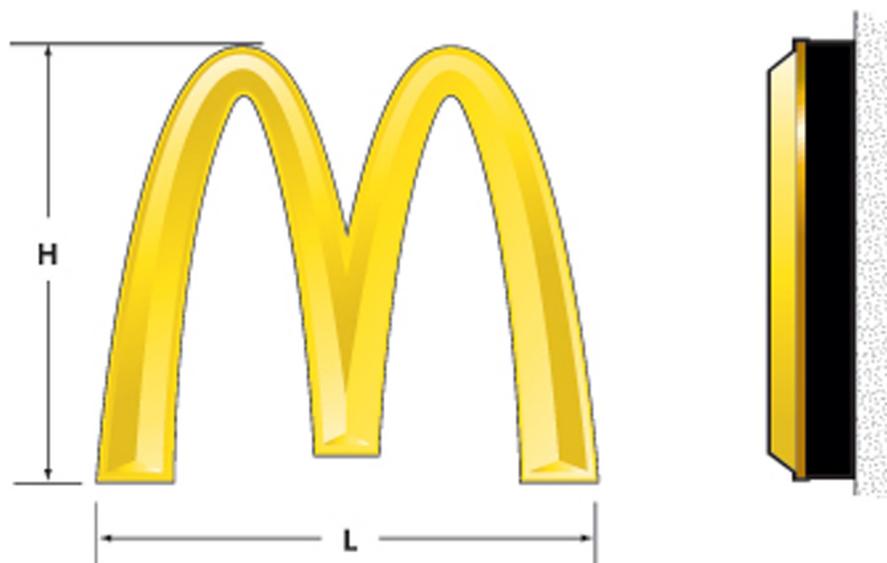
Illumination: LED

Electrical: 1.6 AMPS

Power Supply: (1) Amperor ANP90-30P1

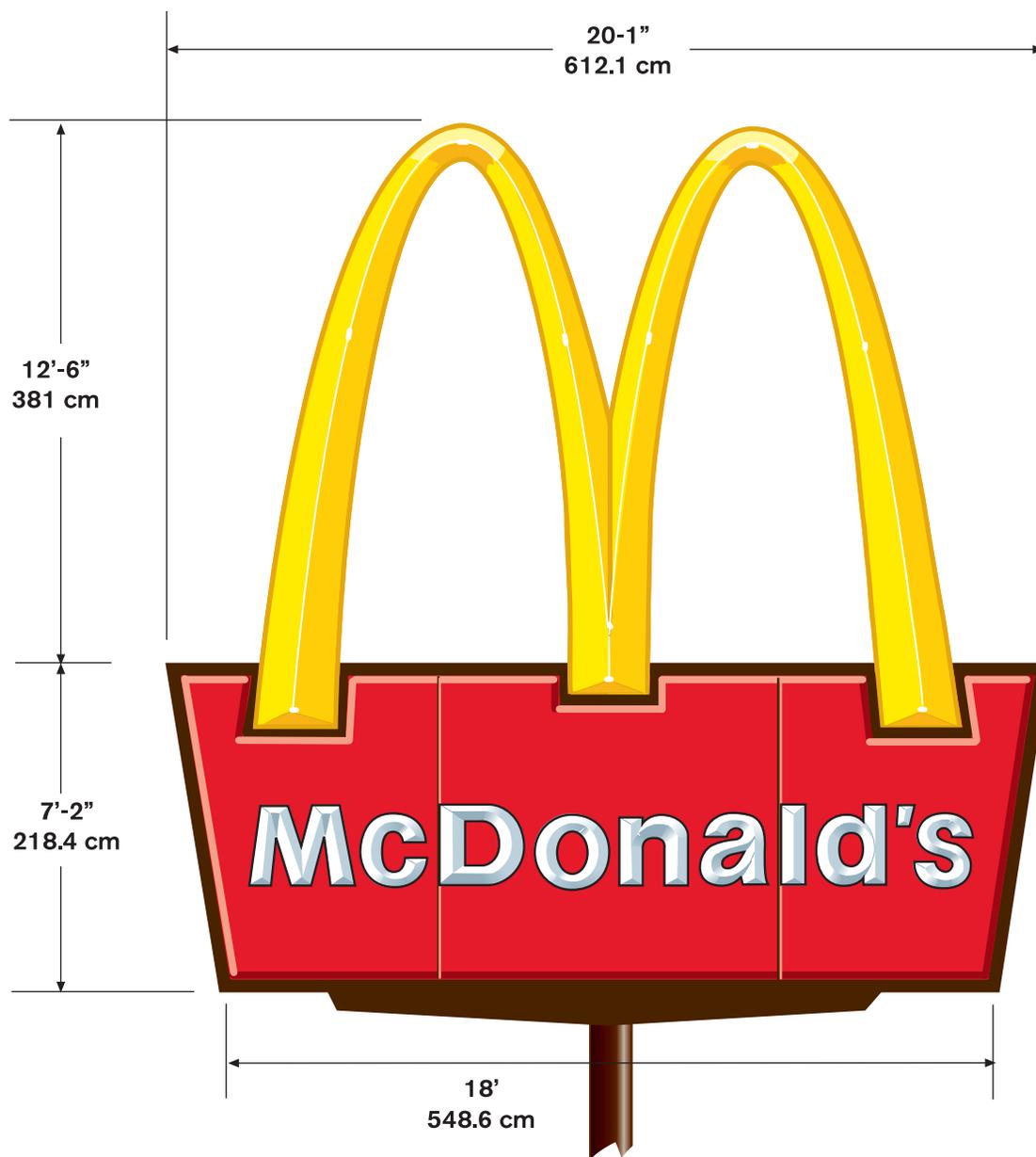
Ship Weight:

Self Contained Illuminated Arch



Size:	60" H x 72" W 152.4 cm x 182.9 cm	42" H x 48" W 106.68 cm x 121.92 cm	36" H x 43-1/2" W 91.44 cm x 110.49 cm	30" H x 35-1/2" W 76.2 cm x 90.17 cm	24" H x 28" W 60.96 cm x 71.12 cm	18" H x 21" W 45.72 cm x 53.344 cm
Illumination:	Neon	Neon	Neon	Neon	Neon	Neon
Electrical:	1.2 amps	1.25 amps	0.9 amps	0.6 amps	0.3 amps	0.3 amps
Transformer:	2 - 60/30	1 - 12/30	1 - 9/30	1 - 6/30	1 - 4/30	1 - 4/30
Ship Weight:	200 lbs.	110 lbs.	75 lbs.	70 lbs.	50 lbs.	30 lbs.

70/200 Road Sign



Illumination:	Mercury Vapor Lamps Arch- 14-HR 175 DX39 Base- 12-HR 400 DX33
Electrical:	Arch- 24.5 Amps 120V 60Hz Base- 46.8 Amps 120V 60Hz
Ballast:	Arch- 14 Universal #1010-245-S-C-TC Base- 12 Universal #1010-247-S-C-TC
Ship Weight:	5000 lbs.
Other:	Replacement faces and moulding only



PLANNING AND ZONING COMMISSION AGENDA ITEM

5/19/14
Item #5
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-14-27 - 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-14-30 - 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	Turley Associates
P-FY-14-31 - Consider and take action on the final plat of Meadows Business Park Phase 2, a 1.031 /- acre, 2-lot, 1 block non-residential subdivision located west and adjacent to Meadows Business Park west of the intersection of West Adams Avenue and Meadowbrook Drive.	DRC 5/21/14	Gary Freytag

City Council Final Decisions	Status
<p>Z-FY-13-37: Consider adopting an ordinance for 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, 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 West G Avenue, 708 and 709 South 9th Street.</p>	<p>APPROVED at 1st Reading on May 1, 2014</p>
<p>Z-FY-14-23: Consider adopting an ordinance to take action on permanent zoning upon annexation of a tract of land consisting of a total 49.979 +/- acres, where 42.440 +/- acres are proposed for Single-Family Two (SF-2) District and 7.539 +/- acres are proposed for Office-2 (O-2) District as part of the proposed subdivision plat for The Plains at Riverside, located on the west side of the intersection of Old Waco Road and Riverside Trail.</p>	<p>APPROVED at 1st Reading on May 1, 2014</p>
<p>Z-FY-14-22: Consider adopting an ordinance authorizing a rezone from Agricultural District (AG) to Light Industrial District (LI) on 44.20 +/- acres, situated in the Mercer Phelan Survey, Abstract 659 and the J. W. Christian Survey, Abstract 1070, Bell County, Texas, located at the southwest corner of NW Loop 363 and Pegasus Drive and addressed as 4222 Pegasus Drive.</p>	<p>APPROVED at 1st Reading on May 1, 2014</p>
<p>Z-FY-14-24: Consider adopting an ordinance for a site plan review, amending Ordinance No. 2001-2748, originally approved March 1, 2001 Planned Development (Neighborhood Service) District, and further amended by Ordinance No. 2012-4519, March 15, 2012, on Lot 2, Block 1, Johnson Lone Star Properties Addition located at 7950 SH 317.</p>	<p>APPROVED at 1st Reading on May 1, 2014</p>
<p>Z-FY-14-26: Consider adopting an ordinance authorizing a rezoning from Agricultural District (AG) to Commercial District (C) on 11.579 +/- acres, being part of Lot 1, Block 1, D.R.S. Addition, located at 111 Hart Road.</p>	<p>APPROVED at 1st Reading on May 1, 2014</p>
<p>Z-FY-14-25: Consider adopting an ordinance on a Conditional Use Permit (CUP) to allow an off-premise sign (billboard) on a portion of Lot 1, Block 1, D.R.S. Addition, located at 111 Hart Road, Temple, Texas.</p>	<p>APPROVED at 1st Reading on May 1, 2014</p>

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	P				9	
Blake Pitts	A	P	P	P	P	P	P	P	A				7	2
Patrick Johnson	P	P	P	P	P	P	P	P	A				8	1
Omar Crisp	P	P	P	A	P	A	P	P	P				7	2
David Jones	P	P	P	P	P	A	P	P	P				8	1
Greg Rhoads	P	A	P	P	P	P	P	P	P				8	1
Will Sears	P	P	P	A	P	P	P	P	P				8	1
Lester Fettig				P	P	A	P	P	P				5	1
Tanya Mikeska-Reed				P	P	P	P	A	P				5	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