

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

B. ACTION ITEMS

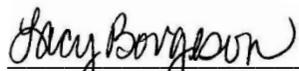
Item 2: [O-FY-14-11](#) – Consider adopting a resolution authorizing an Appeal of Standards in Section 6.7.5(j) of the Unified Development Code related to the I-35 Corridor Overlay Zoning District for signs, located at the Tranum Auto Group Goodyear 5506 South General Bruce Drive.

C. REPORTS

Item 3: Receive and discuss the [Planning Director's Report](#) containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code. ***(continued, if not completed in Work Session)***

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

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 4:00 PM, May 29, 2014.



City Secretary, TRMC
City of Temple

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 19, 2014
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT
Chair Will Sears

COMMISSIONERS:

Tanya Mikeska-Reed	James Staats
Blake Pitts	Patrick Johnson
Omar Crisp	Lester Fettig

PLANNING AND ZONING MEMBERS ABSENT:

Greg Rhoads	David Jones
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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 14, 2014 at 4:10 p.m. in compliance with the Open Meetings Law.

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

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

Invocation by Commissioner Staats; Pledge of Allegiance by Chair Sears.

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of May 5, 2014.

Approved by general consent.

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.

Mr. Mark Baker, Planner, stated the applicants were Chris and Joann Hodges. This is scheduled for City Council first reading on June 19, 2014 and second reading on July 3, 2014.

This is a rezone request from General Agriculture (AG) to Planned Development-Neighborhood Services (PD-NS) to allow for expansion of an existing Arrowhead Point Boat & RV Storage facility. The facility was annexed into City in 2008 and requires a rezone to expand. The expansion would be from 16 units to 111 units on the 2.94 +/- existing acres. This would be enclosed storage only (no outside storage proposed) and the expansion requires a final plat.

The Design Review Committee (DRC) reviewed the conceptual development plan on May 5, 2014.

Per the Unified Development Code (UDC), Section 3.4, 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.

The review criteria for a Development Plan is provided in UDC Sec. 3.4.5 and addresses the following:

- 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.

Mr. Baker explains that compliance to the Design and Development Standards Manual, UDC, and other City Ordinances primarily relates to the following:

Exterior Building Elevations:

Combination of hardi-plank, brick and metal

Screening:

Metal portion of exterior building surfaces will be screened by a solid six foot high fence (all property sides)

Landscaping:

Meet requirements of UDC Sec. 7.4

Compliance confirmed with review of Construction Documents

Bldg. Setbacks:

Side and rear setback of 10 feet is required for buildings adjacent to residential uses

Further compliance would include:

No significant environmental impacts are anticipated

Primarily deals with drainage and will be evaluated with the review of construction documents through DRC

No degradation of neighborhood is anticipated through the expansion

Adjacent to existing storage facility – Bell Storage

Circulation and Access will be addressed during DRC and review of construction documents

24 foot-wide entry on Arrowhead Point Road is proposed.

Fire Department has met with applicant (entry) and will be finalized at DRC

Off-street parking and loading facilities - addressed with construction document review

Streets

Sidewalks – a six foot sidewalk would be required on FM 2305 and a four foot sidewalk along Arrowhead Point Road. This would be addressed through final plat process and DRC.

The applicant has requested a sidewalk waiver for the Arrowhead Point Road sidewalk

Sidewalks and right-of-way will be evaluated with the Final Plat

In terms of the Future Land Use Plan relative to the AG to PD-NS, the property is located in both the Suburban Commercial district which supports retail service, residential and non-residential uses and Suburban Residential which is for single family uses and is not consistent with the Future Land Use and Character Map.

For the Thoroughfare Plan West Adams (FM 2305) is a major arterial and Arrowhead Point Road is a collector street and they are both in place.

Neither of the Future Land Use and Character Map designations provides for a zoning district that would provide for a storage facility and the need for the PD was suggested and requested by the applicant.

No sewer is available to the property (nearest line is 0.8 mile to the east). There is a six-inch waterline in West Adams (FM 2305) and a six-inch waterline in Arrowhead Point Road.

In regards to compliance with the Trails Master Plan there is a citywide spine trail on West Adams that is eight to ten feet wide and will be addressed during the final plat process.

Surrounding properties include some vacant land and scattered single family uses to the north, undeveloped property to the south, an existing storage facility to the west, and scattered single family uses on acreage to the east.

Allowed and prohibited uses are cited for NS along with the development standards.

Additional development standards include General Buffering and Screening, UDC Section 7.7:

- Evergreen hedges (six foot height & spaced on 36-inch centers); or,

- Six foot to eight foot height (masonry, wood, pre-cast concrete); and

- Refuse containers located in the rear or side of the property and screened from view.

Outdoor storage is permitted in NS behind principal building and screened from view (UDC Section 7.7.8B1), but is not being proposed with the storage.

Site layout and elevations shown.

Six notices were mailed out with zero returned in favor or in opposition to this request.

Compliance summary include partial compliance with the Future Land Use and Character Map, full compliance with surrounding uses and zoning, the utility plan, and the Thoroughfare Plan.

Additional conditions per 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.

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. The Director of Planning may be authorized 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.

Commissioner Staats stated for the record he hoped the developer realizes and has a plan since there is 100 percent impervious cover on the tract and the runoff would be tremendous. This facility will also be housing vehicles that have oil and gas contained within them and Commissioner Staats sees no remediation on the preliminary design that would slow down the runoff onto adjacent properties. This would need to be reviewed when the site plan comes before the P&Z.

Mr. Baker clarified this was a conceptual site plan and a drainage plan had not been provided.

Chair Sears opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Johnson made a motion to approve Item 2, **Z-FY-14-32**, as stated, and Commissioner Pitts made a second.

Motion passed: (7:0)

Vice-Chair Rhoads and Commissioner Jones absent

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.

Mr. Brian Chandler, Director of Planning, stated this item would go before City Council on June 5, 2014 and Mr. Bill Teel is the applicant for Chandler Signs.

The subject property is located at the southwest corner of H K Dodgen Loop and I-35. The hotel already has a Certificate of Occupancy, is opened and operating, and have all their allowed signage. This request is for an additional wall sign per UDC Sec. 6.7.5.J.1, I-35 Standards, which only allow a maximum of two (2) wall signs attached to the building. The applicant is requesting an additional third sign for the southeast elevation.

Mr. Chandler covers the existing signs for the Commission which are in compliance with the UDC. The proposed southeast sign is shown at the location of the Loop and I-35 and would be 127 square feet in size.

Staff recognizes the need for the sign and recommends approval of the third wall sign as submitted.

Commissioner Staats made a motion to approve Item 3, **O-FY-14-09**, as requested, and Commissioner Crisp made a second.

Motion passed: (7:0)

Vice-Chair Rhoads and Commissioner Jones absent

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.

Mr. Chandler stated this item would go to City Council on June 5, 2014. The applicant is Heather Macomber, Adams Engineering.

Besides landscaping, this appeal also includes signage, screening and wall standards, and utilities specifically for this City Entry Sub-District within the I-35 Overlay.

In regards to landscaping, the UDC Sec. 6.7.5. E requires a 25 foot front landscape buffer and 10 feet at the rear and on the sides. The applicant is also unable to meet the prohibition of parking within these landscape buffers, or have a six foot width of foundation plantings along 70 percent of any visible building façade.

Proposed landscape plan is shown.

A 25 foot landscape buffer would be required along Adams but due to the site being so tight, the parking will not allow them to comply. The overall landscaping threshold is 15 percent for a site within the I-35 overlay and the applicant is providing 21 percent which exceeds the overall percentage.

The second appeal is for signage, primarily for the existing freestanding pylon sign. The following provisions are not met:

Height: the existing sign is 85 feet tall; the I-35 maximum height is 25 feet;

Square footage is limited to 200 square feet; each face is approximately 380 square feet;

Base dimensions, masonry and ratio requires a masonry base at a 1.0 to 0.16 height to width ratio; the existing pylon sign does not have a masonry base; and

The number of wall signs allowed by Code is two; the applicant proposes four signs (once for each façade).

The third appeal relates to screening and wall standards, UDC Sec. 6.7.5.E:

The Code requires that refuse storage must not be located within 100 feet of a public street. This site is surrounded by three public streets which limits where it can be placed.

The fourth appeal relates specifically to the City Entry Sub-District Utilities, UDC Sec. 6.7.10.G:

The Code requires all overhead electric, telephone and cable television wires along the public right-of-way must be located underground in the City Entry Sub-District. This would require significant expense.

Staff recommends approval of the appeal to the I-35 standards as requested. The applicant has made a diligent effort to comply with all of the standards where feasible, including the architectural standards.

Commissioner Mikeska-Reed asked what the net square footage change of the building was. Mr. Chandler deferred this to the applicant/representative but stated the proposed square footage is 4,400.

Mr. Carl Andor, 3707 FM 1960 West, Suite 300, Houston, Texas, stated he was McDonald's construction manager for the area. The existing building has a basement which will be removed. The actual square footage of the building is about the same. Commissioner Mikeska-Reed restated her request and asked about the 'restaurant' square footage and Mr. Andor stated it was about the same.

Commissioner Mikeska-Reed asked how it compared to the parking; was McDonald's losing parking because of the landscaping requirements? Mr. Andor was unsure.

Commissioner Mikeska-Reed asked if McDonald's purchased the small piece of property north of Central and south of the old McDonald's building. Mr. Andor responded yes and that building would be torn down. The entire configuration of the building and the drive through area would take up more area than the existing site does so the parking would stay about the same.

The UDC standards were triggered due to the renovation; otherwise, these issues would not be in front of the P&Z. Mr. Chandler explained the threshold triggered all of the standards.

Chair Sears asked if the utilities were not being done due to the costs involved. Mr. Andor replied yes.

Mr. Andor stated they were currently using the basement but it is not safe. By eliminating the basement, that extra area would be located within the restaurant level of the new building.

Discussion about the existing utilities and landscaping.

Mr. Chandler stated he did not know the intention of the applicant for the existing trees which were fairly substantial.

Commissioner Mikeska-Reed made a motion to approve Item 4, **O-FY-14-10**, as presented, and Commissioner Crisp made a second.

Motion passed: (7:0)

Vice-Chair Rhoads and Commissioner Jones absent

C. REPORTS

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

There being no further business, the meeting was adjourned at 6:09 p.m.

Respectfully submitted,
Leslie Evans

**PLANNING AND ZONING COMMISSION
MONDAY, MAY 19, 2014
5:00 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Chair Will Sears

COMMISSIONERS:

Tanya Mikeska-Reed
Blake Pitts
Omar Crisp

James Staats
Patrick Johnson
Lester Fettig

PLANNING AND ZONING MEMBERS ABSENT:

Greg Rhoads

David Jones

STAFF PRESENT:

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

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

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

With a quorum present, Chair Sears opened the work session at 5:00 p.m. and asked Mr. Brian Chandler, Director of Planning, to proceed.

Mr. Chandler stated there were two appeals and one zoning case on the agenda. The zoning case addresses expansion of a non-conforming boat/RV storage facility zoned AG. In order to expand the applicant needs to rezone. Mr. Baker stated the applicants were Chris and Joann Hodges.

Mr. Chandler gave a brief overview of the Director's Report. The Salvation Army CUP was approved by City Council as was the CUP for The Landscape Guys. City Council had questions about the parking was an issue and will be discussed further with the applicant.

Mr. Chandler presented the rest of the TCIP update from the last work session.

Alignment options in the Thoroughfare Plan was presented to City Council. The consensus for the two developments (Glynn Cummings and The Plains at Riverside) to share right-of-way dedication made sense.

When Public Works builds a minor arterial (which Poison Oak is classified) the standards for right-of-way of 70 feet is inadequate. What is proposed in the plats are 40 feet of right-of-way for each which exceeds the requirements. Public Works is likely to build a 100 foot minimum of right-of-way to include sidewalks, bike lanes, etc. Mr. Chandler stated additional right-of-way would need to be addressed before coming to P&Z.

The Plains at Riverside and Cummings preliminary plats are both zoned and the Plains at Riverside annexation is complete. The developers for both plats have been working with Staff on outstanding issues.

Realignment options are briefly reviewed and discussed and input from various stakeholders and P&Z members will be encouraged during the process.

The new East/West proposed collector would fill a void in the area.

In addition to the Thoroughfare Plan, Staff would need to amend the street design standards including UDC right-of-way dedication and continued improvement of coordination with the relevant departments. Mr. Bill D'Amico is our current right-of-way manager who is housed in the Planning Department area.

Mr. Chandler stated various City departments meet as often as needed in order to discuss needs for the growth and developments of the City and the projects that come in. Outside input, such as TABA, as not been included yet since these have only been internal meetings. In terms of getting stakeholder input, many outside agencies/individuals will be involved in the ongoing discussions since they are key players.

Phillip Melton created a manual (template) of all the proposed street sections for projects in order for everyone to be on the same page.

Eighty-four feet would be the minimum Public Works would allow or consider for a minor arterial; however, more area would be needed to accommodate utilities, etc. Dedication requirements need to be amended to allow a more functional minimum.

Staff has been working with GIS to create maps to reflect current and projected projects, ownership, CIP projects, etc., and working on having an interactive mapping system for all departments.

Staff recommendations given to City Council were updating the Thoroughfare Plan to address those priorities, then those involving relevant stakeholders including TABA, and working collaboratively with everyone.

Budget for Cost sharing to fund the gap between current standards and new UDC right-of-way dedication requirements so if there is a discrepancy as to what can be dedicated and what can be built, then the funding can be defined to address that.

Mr. Chandler offered to bring in Ms. Nicole Torralva, Public Works Director, to discuss an abbreviated version of the TCIP for the P&Z Commissioners.

Commissioner Staats recommended getting some representation from Belton, such as the school district or other department. Mr. Chandler has been in touch with the Belton Planning Department because they are also working on a Thoroughfare Plan and facing a lot of the same issues.

Commissioner Pitts asked if there have been any updates from TxDOT on plans for 317 and Mr. Chandler stated he had not seen anything but would check on it and report back at the next work shop.

Chair Sears assigned the Pledge and Invocation.

There being no further discussion, Chair Sears adjourned the meeting at 5:26 P.M.



PLANNING AND ZONING COMMISSION AGENDA ITEM

6/02/14
Item 2

APPLICANT: Jim Trantum, Trantum Auto Group

CASE MANAGER: Brian Chandler, Director of Planning

ITEM DESCRIPTION: O-FY-14-11 – Consider adopting a resolution authorizing an Appeal of Standards in Section 6.7.5(j) of the Unified Development Code related to the I-35 Corridor Overlay Zoning District for signs, located at the Trantum Auto Group Goodyear 5506 South General Bruce Drive.

The applicant has requested an appeal to the following Overlay signage standard to allow for one additional 35 foot tall pylon sign:

1. Sec. 6.7.5.J.1 – Sign Height: 25 feet (maximum)
2. Sec. 6.7.5.J.1 – Pylon Sign Setback: 10 feet (minimum)
3. Sec. 6.7.5.J.6 – Base dimensions: Code requires a masonry base at a 1.0 to 0.16 height to width ratio

STAFF RECOMMENDATION: Staff recommends denial of the height appeal request and approval of the appeal to the setback requirement and to the base dimensions request with the following conditions:

1. That the base is clad with stone to match that of the existing “Trantum Auto Group” freestanding pylon sign next door (see attached photo)
2. That the Goodyear sign setback is consistent with that of the existing “Trantum Auto Group” pylon sign (not shown on the attached site plan)
3. That the temporary Goodyear sign currently attached to the “Trantum Auto Group” pylon sign is removed (also shown in the attached photo)

ITEM SUMMARY: Goodyear is located in a building to the rear of the Trantum Auto Group complex. Therefore, they would like to have a separate pylon sign for Goodyear.

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. According to the applicant’s letter, the new pylon sign is justified by the fact that Firestone received approval for a 35 foot tall sign at 3450 S. General Bruce Drive (see attached photo).

The existing Tranum Auto Group sign was, ironically, approved through a Planned Development District zoning process in October 2011 to allow for the 24 foot sign, since the I-35 Overlay Code allowed a maximum of 8 foot tall signs and did not have an appeal process at the time.

Staff's recommendation is based on the following justifications:

1. Denial of the height appeal request
 - Justification:
 1. The Firestone sign has visibility issues that would not exist at the Goodyear site
 2. The 35 feet sign requested would be taller than the primary Tranum Auto Group sign
 3. 25 feet allowed by Code should be adequate from a visibility perspective

2. Approval of the appeal to the setback requirement
 - a. That the Goodyear sign setback is consistent with that of the existing "Tranum Auto Group" pylon sign (not shown on the attached site plan)
 - Justification
 1. It is not clear from the site plan or from photos what the setback would be; as a result, it makes sense to specify that the new sign is even with the existing pylon sign to ensure that it is not located within TXDOT right-of-way

3. Approval of the base dimensions request with the following conditions:
 - a. That the base is clad with stone to match that of the existing "Tranum Auto Group" freestanding pylon sign next door (see attached photo)
 - Justification
 1. The existing pylon sign appears to meet the intent of the Code for providing masonry cladding if not the 1.0 to 0.15 ratio of height to width

4. That the temporary Goodyear sign currently attached to the "Tranum Auto Group" pylon sign is removed (also shown in the attached photo)
 - Justification
 1. The temporary sign should not be needed once the pylon sign is installed

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
- Applicant Letter
- Site Plan
- Signage Specs
- Photos

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: GOODYEAR SIGN Parcel(s) Tax ID# (Required): 129988

Project Address (Location): 5506 S. GENERAL BRUCE Total Acres: 1

Lot: _____ Block: _____ Subdivision: _____

Cabinet #: _____ Slide #: _____

Outblock (if not platted): 475-A

Brief Description of Project: INSTALL GOODYEAR SIGN AT NORTH EAST CORNER OF PROPERTY

Current Zoning _____ # of Existing Lots _____ # 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: JIM TRANUM Company Name: TRANUM AUTO GROUP

Address: P.O. 1150 City: TEMPLE State: TX Zip: 76503

Phone: 254-913-1573 Cell #: 254-913-1573 Fax #: _____

Email Address: JTRANUM@TRANUMAUTO.COM

PROPERTY OWNER INFORMATION:

Name: GERALD WITT Company Name: _____

Address: 2209 AZALEA DR. City: TEMPLE State: TX. Zip: 76502

Phone: 254-778-8595 Cell #: _____ Fax #: 254-778-8965

Email Address: _____

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)

ATTACHED LETTER

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: \$ 5,000.

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

Print or Type Name: J. TRANQUEN

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 _____ day of _____, 20____.

Notary Public Signature

SEAL

For Department Use Only

Project #: D - FY - 12 - 11

Project Manager: B. Chandler

Total Fee(s): —

Fee Credit: —

Payment Method: —

Submittal Date: 14 May 14

Accepted By: M. Maxfield

Accepted Date: 14 May 14



5620 S. General Bruce Drive
I-35 at Midway Drive
Temple, Texas 76502

P.O. Box 1028
Temple, Texas 76503

(254) 773-4548
1-800-234-5133
Fax (254) 773-0139

Email: sales@tranumauto.com

Tranum Buick - Pontiac - GMC - Temple
Tranum Used Vehicles - Temple

www.tranumauto.com

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Tranum Volkswagen - Suzuki - Temple

RECEIVED

May 14, 2014

MAY 14 2014

City of Temple
Planning & Development

City of Temple
P & Z Commission

Ref: Goodyear sign at 5506 South General Bruce Dr - Permit number 14-102557

We request that you allow us to erect a 35 foot Goodyear sign at the above location. Please see attached site plan.

It will be similar to the Firestone sign that is located at 3450 South General Bruce Dr. Attached is a photo of the Goodyear sign. The base of the sign will be surrounded by a 6'x 10' x 3' planter box with plants similar to the Tranum Auto Group sign at 5510 South General Bruce Dr.

All engineering and erection will be completed by:

Belco Signs of Harker Heights, TX
P: (254)699-9165



Your approval of this project is appreciated

Sincerely,

Jim Tranum

1" = 50'

CHARTER OAK DR.

PROP. I.D.
186823

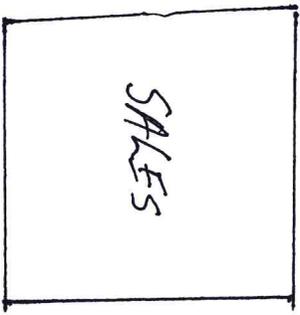
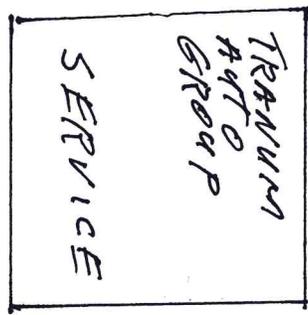
PROP. I.D.
61973

PROP. I.D.
129988

V A L E R O



1. EXISTING TRNG SIGN



2. PROPOSED GOODYEAR SIGN



300'

5510

105'

5508

170'

5506

165'

S. GENERAL

BRUCE

HR-15D/F ILLUM. SIGN
W/ PANAFLEX FACES

15'

3' 10.5"



ESCUTCHEON

STRUCTURE GRAY
MATCH PMS 423
SW 4031

HR-15 (3'10.5" X 15') D/F ILLUMINATED SIGN
1/4" = 1'



4 EAST MARKET STREET
KRON, OH. 44316-0001
PT. 791 IDENTIFICATION

IDENTIFICATION PROPOSAL FOR:

HR-15 (3'10" X 15')
D/F ILLUMINATED POLE SIGN

JOB #

HR-15 p

DRAWN BY: *RS*

7/7/C

SCALE (APPROX.)

1 AS NOTED
8.5" X 11" FOI



Existing Firestone sign

Size: 115 KB
Title: Add a title

Authors: Add an author
Comments: Add comments

Offline availability: Not available
Offline status: Online

Camera mak
Camera mod





Existing Firestone sign



Size: 99.1 KB

Title: Add a title

Authors: Add an author

Comments: Add comments

Offline availability: Not available

Offline status: Online

Can

Can



Proposed Goodyear sign location



Existing Goodyear Location



Existing Pylon



**Existing Pylon Sign Masonry and
Temporary Goodyear sign**



PLANNING AND ZONING COMMISSION AGENDA ITEM

6/02/14
Item #3
Regular Agenda
Page 1 of 3

APPLICANT: Planning & Zoning Commission

CASE MANAGER: Brian Chandler, Director of Planning

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

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

Future Commission Projects	Status	Applicant
<p>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.</p>	<p>DRC 10/22/13 Pending</p>	<p>Chuck Lucko for Arthur Brashier</p>
<p>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.</p>	<p>DRC 12/20/13</p>	<p>Rev. Michael Sis - Catholic Diocese of Austin</p>
<p>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.</p>	<p>DRC 4/21/14 Awaiting Mylars</p>	<p>Advanced Surveying</p>
<p>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.</p>	<p>DRC 5/05/2014 Pending ROW abandonment</p>	<p>Turley Associates</p>
<p>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.</p>	<p>DRC 5/21/14</p>	<p>Gary Freytag</p>

P-FY-14-32 - Consider and take action on the Preliminary Plat of Dove Meadows Subdivision, a 27.281 +/- acre, 106-lot, 4-block residential subdivision, situated in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located at the southwest corner of Old Waco Road and Poison Oak Road	DRC 6/04/14	Turley Associates
P-FY-14-33 - Consider and take action on the Preliminary Plat of The Plains at Riverside, a 49.979 +/- acre, 159-lot, 5-block residential subdivision situated in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located on the west side of the intersection of Old Waco Road and Riverside Trail.	DRC 6/04/14	Turley Associates
Z-FY-14-33 - Hold a public hearing to discuss and recommend action for a site plan review, amending Ordinance No. 2005-4025, originally approved July 7, 2005 Planned Development (General Retail) District , and amended by Ordinance No. 2007-4125, February 15, 2007 and further amended by Ordinance 2007-4175, October 18, 2007, on 3.967 acres, in the Baldwin Robertson survey, Abstract No 17, located at 9108 West Adams Avenue	PZC 6/16/14	Clark & Fuller

City Council Final Decisions	Status
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 Planned Development - Office-2 (PD-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.	APPROVED at 2 nd Reading on May 15, 2014
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.	APPROVED at 2 nd Reading on May 15, 2014
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.	APPROVED at 2 nd Reading on May 15, 2014
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.	APPROVED at 2 nd Reading on May 15, 2014
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.	APPROVED at 2 nd Reading on May 15, 2014

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 2nd Reading on May 15, 2014</p>
<p>Z-FY-14-29 & Z-FY-14-31: Consider an ordinance adopting permanent zoning upon annexation to Single- Family Two District (SF-2) on 136.576 +/- acres; and granting a rezoning from Urban Estate District (UE), Agricultural District (AG), and Single-Family One District (SF-1) to Single- Family Two District (SF-2) on a total 57.298 +/- acres, all being located east of The Campus at Lakewood Ranch, Phase VIII and extending to the west side of Windmill Farms, Phases I and II, and north of The Highlands.</p>	<p>APPROVED at 1st Reading on May 15, 2014</p>
<p>Z-FY-14-28: Consider adopting an ordinance on a Conditional Use Permit for retail nursery/landscape facility on Lot 2, Block 1, Tranum Subdivision Phase VIII, located at 5806 South General Bruce Drive.</p>	<p>APPROVED at 1st Reading on May 15, 2014</p>
<p>P-FY-14-22: Consider a resolution approving 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 Extraterritorial Jurisdiction (E.T.J.) area surrounding The Campus at Lake wood Ranch Phase VIII.</p>	<p>APPROVED at 1st Reading on May 15, 2014</p>
<p>O-FY-14-08: Consider adopting a resolution authorizing an Appeal of Standards in Section 6.7.5(j) of the Unified Development Code related to the I-35 Corridor Overlay Zoning District for signs, located on Lot 1, Block 1, Diamond S Subdivision, 5625 South General Bruce Drive.</p>	<p>APPROVED at 1st Reading on May 15, 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	P			10	
Blake Pitts	A	P	P	P	P	P	P	P	A	P			8	2
Patrick Johnson	P	P	P	P	P	P	P	P	A	P			9	1
Omar Crisp	P	P	P	A	P	A	P	P	P	P			8	2
David Jones	P	P	P	P	P	A	P	P	P	A			8	2
Greg Rhoads	P	A	P	P	P	P	P	P	P	A			8	2
Will Sears	P	P	P	A	P	P	P	P	P	P			9	1
Lester Fettig				P	P	A	P	P	P	P			6	1
Tanya Mikeska-Reed				P	P	P	P	A	P	P			6	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