

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
PLANNING CONFERENCE ROOM  
JUNE 16, 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 16, 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).
3. Presentation on proposed Development Review Committee (DRC) process changes.

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
CITY COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR  
JUNE 16, 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 June 2, 2014.

**B. ACTION ITEMS**

**Item 2:** [P-FY-14-33](#) – Consider and take action on the Preliminary Plat of The Plains at Riverside, a 49.979 +/- acre, 159-lot, 6-block residential subdivision out of and part of the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located on the west side of the intersection of Old Waco Road and Riverside Trail.

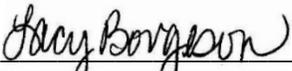
**Item 3:** [Z-FY-14-33](#) – Hold a public hearing to discuss and recommend action for a site plan review, amending Ordinance No. 2005-4025, originally approved July 7, 2005 Planned Development (General Retail) District, and amended by Ordinance No. 2007-4125, February 15, 2007 and further amended by Ordinance 2007-4175, October 18, 2007, on 3.967 acres, in the Baldwin Robertson survey, Abstract No 17, located at 9108 West Adams Avenue

**C. REPORTS**

**Item 4:** Receive and discuss the [Planning Director's Report](#) containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code. ***(continued, if not completed in Work Session)***

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

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 12:50 PM, June 12, 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  
JUNE 2, 2014  
5:30 P.M.**

**PLANNING AND ZONING MEMBERS PRESENT**  
Chair Will Sears

**COMMISSIONERS:**

James Staats	Blake Pitts
Greg Rhoads	David Jones
Omar Crisp	Lester Fettig

**PLANNING AND ZONING MEMBERS ABSENT:**

Tanya Mikeska-Reed      Patrick Johnson

**STAFF PRESENT:**

Brian Chandler, Director of Planning  
Trudi Dill, Deputy City Attorney  
Leslie Evans, Administrative Assistant

**The agenda for this meeting was posted on the bulletin board at the Municipal Building, May 29, 2014 at 4:00 p.m. in compliance with the Open Meetings Law.**

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

Chair Sears called Meeting to Order at 5:30 P.M.

Invocation by Vice-Chair Rhoads; Pledge of Allegiance by Commissioner Staats.

**A. CONSENT ITEMS**

**Item 1: Approval of Minutes:** Work session and the regular meeting of May 19, 2014.

Approved by general consent.

**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.

Mr. Brian Chandler, Director of Planning, stated this item would go before City Council on June 19, 2014.

The request is for three appeals to the I-35 Overlay standards regarding signage:

Sec. 6.7.5.J.1 – Sign Height: 25 feet (maximum) – applicant is proposing 35 feet.

Sec. 6.7.5.J.1 – Pylon Sign Setback: 10 feet (minimum) – The site plan indicates it could comply but Staff is proposing it lines up with an existing sign. It may meet a 10 foot setback.

Sec. 6.7.5.J.6 – Base dimensions: Code requires a masonry base at a 1.0 to 0.16 height to width ratio.

Site plan, proposed sign, and proposed sign location are shown. The sign is a pole sign, 35 feet tall, and does not have the masonry base required which is part of the appeal request. Without a survey, Staff is unsure whether some of the frontage area is TxDOT right-of-way; however, if the proposed sign lines up with the existing pylon sign it should be fine.

The existing pylon sign is approximately 24 feet tall. There is also a Goodyear temporary sign at the bottom. It also has a masonry cladding and planter base

Mr. Chandler reviewed the history of appeals for freestanding signs that have come before P&Z:

Tranum Auto Group pylon sign (2011) – resulted in a code amendment from the original I-35 height sign limitation which was eight feet. Before the code amendment a Planned Development was proposed to accommodate the 24 foot sign which is what currently exists.

Johnson Bros (2012) – the sign was approximately 47 feet tall before and did not meet the base masonry standards. It had a wider base with a decorative element and not a pole sign.

Starbuck's (2012) – there were two signs--a 40 foot freestanding sign and a 75 foot sign. In order to comply (or partially comply) with the standards a masonry base was added to the 40 foot sign and the 75 foot freestanding sign was removed.

Firestone (2013) – 35 foot signage was approved as part of the Birdcreek Planned Development #155. This did not go before P&Z or City Council.

Gateway Center (2013) – included the Cinemark sign which far exceeded the maximum height of 25 feet.

Longhorn Steakhouse (2013) – technically a multi-tenant sign, 30 feet in height. Provided a masonry base.

Ashley Furniture (2014) – a wall/freestanding sign and architectural element which required an appeal.

Garlyn Shelton (2014) – 47 foot tall sign approved and City Council upheld the recommendation. Part of this appeal was also for the masonry base and applicant

agreed to provide a three foot tall planter box (similar to Trantum sign) and architectural detail.

McDonalds (2014) – to preserve an existing freestanding sign during redevelopment. It triggered all of the I-35 standards but wanted to keep the existing sign. This sign does not include a masonry base.

The Goodyear sign would be a 35 feet tall pole sign to match the Firestone sign which was approved.

Staff recommendation is for denial of the height, approval of the setback and base dimensions request with the following conditions:

Base is clad with stone to match that of the existing “Trantum Auto Group” freestanding pylon sign;

Goodyear sign setback is consistent with that of the existing “Trantum Auto Group” pylon sign; and

Temporary Goodyear sign is removed.

Mr. Chandler reiterated that a 25 foot tall sign would meet the code.

A public hearing is not required but Chair Sears asked Mr. Trantum if he would like to speak.

Mr. Jim Trantum, P.O. Box 1150, Temple, Texas, stated it was not a pole sign and would look like the Mayborn Center sign.

Mr. Chandler clarified that according to Code perspective it is a pole sign by definition.

Mr. Trantum asked the Commission to look at the pictures they were given by the applicant and indicated there was a 30 foot oak tree that would totally block a 25 foot tall sign. He feels this is an obstruction. Mr. Trantum stated everything else that Staff has requested would be done.

Chair Sears asked if Mr. Trantum would consider a masonry planter box like the Garlyn Shelton sign and Mr. Trantum replied that is exactly what they were planning on doing.

Mr. Trantum stated the Goodyear sign has a visibility problem because going south on I-35 the 30 foot tall oak tree blocks the sign. The tree is only 110 feet away from the proposed sign location and does not allow visibility of the sign so it needs to be taller.

Mr. Chandler responded that the 10 foot setback would be from the base of the sign to ensure the measurement. Mr. Trantum assured the proposed sign would be in alignment with the Trantum Auto Group sign and would have an appropriate setback.

Mr. Chandler stated the Trantum sign is 14 feet wide.

Mr. Trantum confirmed that the service road would not be affected by the expansion.

Mr. Chandler explained that he was assuming where the proposed location would be and when taking photos did not make it to the tree and was not part of Staff consideration. Mr.

Tranum stated the sign would be approximately 20 feet to the side (right) of the indicated proposed location.

Chair Sears asked if the planter box was part of the original applicant's proposal and Mr. Chandler stated it would be best to include it in the recommendation.

Commissioner Jones made a motion to approve Item 2, **O-FY-14-11**, with the masonry, setback, and 35 foot height as requested by applicant and Vice-Chair Rhoads made a second.

Mr. Chandler asked for clarification on the removal of the temporary Goodyear sign. Both Mr. Tranum and Commissioner Jones agreed that was included.

*Motion passed: (6:1)*

Commissioner Fettig voted Nay

### **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)***

There being no further business, the meeting was adjourned at 5:56 p.m.

Respectfully submitted,  
Leslie Evans

**PLANNING AND ZONING COMMISSION  
MONDAY, JUNE 2, 2014  
5:00 P.M.  
WORK SESSION**

**PLANNING AND ZONING MEMBERS PRESENT**

Chair Will Sears

**COMMISSIONERS:**

James Staats  
Greg Rhoads  
Omar Crisp

Blake Pitts  
David Jones  
Lester Fettig

**PLANNING AND ZONING MEMBERS ABSENT:**

Tanya Mikeska-Reed

Patrick Johnson

**STAFF PRESENT:**

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

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

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

With a quorum present, Chair Sears opened the work session at 5:02 p.m. and asked Mr. Brian Chandler, Director of Planning, to proceed.

Mr. Chandler stated there was only one item on the agenda regarding an I-35 sign appeal. The history of I-35 approvals would be reviewed.

Commissioner Crisp asked how road alignment directions were determined. Mr. Chandler responded that would occur with a Thoroughfare Plan amendment with the basic alignment being addressed. Staff works with other City departments to come up with a proposed alignment in order to present it to immediately affected stakeholders then to P&Z. The P&Z would then make a recommendation to City Council.

Mr. Chandler briefly discussed the Director's Report:

A number of plats listed are technically amending plats or administrative approvals and will not go before P&Z.

Carriage House is awaiting an abandonment.

Adams Commercial Subdivision is a Planned Development (PD) and the site plan will go to P&Z in a couple of weeks. It just went through the DRC today.

Groves at Lakewood Ranch was approved at the first reading of City Council but the public hearing will be held at the second reading of City Council.

Mr. Chandler is still researching the data for the update on SH 317 and will present it to the Commissioners at a future work session.

At the next work shop Mr. Chandler will present some DRC process amendments Staff has been working on to improve the process. This is an administrative change only but P&Z Commissioners input would be valuable.

Discussion about Bobby Arnold's development located at South 31<sup>st</sup> Street and 93. Ms. Lyerly stated it just went through the preliminary plat stage and zone change for the PD. Drainage may be revised. Mr. Chandler stated the City has an easement on the Georgetown railroad section.

Brief discussion about Rails with Trails and active/inactive rails.

Chair Sears assigns the Invocation and Pledge.

There being no further discussion, Chair Sears adjourned the meeting at 5:16 P.M.



## PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

06/16/14  
Item #2  
Regular Agenda  
Page 1 of 2

**APPLICANT / DEVELOPMENT:** Turley Associates (On behalf of 3 Nex-Gen Development LLC).

**CASE MANAGER:** Mark Baker, Planner

**ITEM DESCRIPTION:** P-FY-14-33 Consider and take action on the Preliminary Plat of The Plains at Riverside, a 49.979 +/- acre, 159-lot, 6-block residential subdivision out of and part of the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located on the west side of the intersection of Old Waco Road and Riverside Trail.

**STAFF RECOMMENDATION:** Staff recommends approval of the Preliminary Plat of the Plains at Riverside Subdivision.

**ITEM SUMMARY:** The Development Review Committee reviewed the Preliminary Plat of the Plains at Riverside Subdivision on June 4, 2014. It was deemed administratively complete on June 9, 2014. The property is zoned single-Family Dwelling 2 (SF-2) and Planned Development-Neighborhood Services (PD-O-2), most recently, by case number Z-FY-14-23. This property was approved by City Council for voluntary annexation on May 15, 2014 and did not include adjacent County-sections of South Pea Ridge Road and Old Waco Road. Future expansion and maintenance of the adjacent streets would need to be coordinated with Bell County. The rezone was also approved on May 15, 2014 by Ordinance No. 2014-4658 which prohibits residential uses within the O-2 portion of the property.

City staff has been working closely with the applicant to ensure that the plat accommodates the functional right-of way (ROW) for future roadway expansion. The functional ROW generally exceeds the ROW dedications required by the Unified Development Code (UDC) and are shown as follows:

<u>Street</u>	<u>Per Code</u>	<u>Functional ½ Street Section</u>	<u>Dedicated (per plat)</u>
South Pea Ridge	55'	35' (70' total)	35'
Posion Oak Road	70'	50' (100' total)	50'
Old Waco Road	70'	81.5' (163' total)	10' – An additional 30'- 32.5' will be accommodated by the plat but not dedicated.

With regard to Old Waco Road, the total anticipated deficiency will be acquired through future negotiations on both sides of the street.

In addition, the re-alignment of Poison Oak Road is proposed along the northern boundary of the subdivision. This proposed alignment will require an amendment to the Thoroughfare Plan.

South Pea Ridge is identified as a collector, a 4-foot sidewalk is required. Poison Oak Road is identified as a proposed arterial which requires a 6-foot sidewalk and Old Waco road is identified as the "Outer Loop" which requires a 6-foot sidewalk. Notes on the preliminary plat are provided indicating the requirement. The sidewalk along Old Waco Road will need to be upsized at some point to accommodate a spine trail but will not be noted on the plat at this time. Upsizing involves expanding to a 10 to 12-foot concrete trail, which the City may fund the difference.

Sewer is available to the subject property by a 15-inch line on the northern property boundary. Water is available through an 8-inch waterline in South Pea Ridge Road and a 3-inch in Old Waco Road

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

**FISCAL IMPACT:** Not Applicable

**ATTACHMENTS:**

Preliminary Plat  
Utility Plan

Curve #	Length	Radius	Chord
C1	36.79	180.00	N10°52'37"E 36.73'
C2	31.68	155.00	N10°52'37"E 31.63'
C3	41.90	205.00	N10°52'37"E 41.83'
C4	282.74	180.00	N61°43'57"E 254.56'
C5	243.47	155.00	N61°43'57"E 219.20'
C6	36.14	50.00	S37°26'15"W 35.36'
C7	229.43	50.00	N73°16'47"W 74.98'
C8	36.06	50.00	N35°35'35"W 35.28'
C9	41.82	205.00	N10°52'37"E 41.74'
C10	36.72	180.00	N10°52'37"E 36.65'
C11	31.62	155.00	N10°52'37"E 31.56'
C12	167.19	205.00	N10°52'37"E 162.60'
C13	202.75	180.00	N27°13'21"W 192.20'
C14	99.56	155.00	N13°21'17"W 97.85'
C15	49.73	50.00	N60°14'57"W 47.71'
C16	227.33	50.00	S41°30'20"W 76.32'
C17	29.18	50.00	S24°57'53"E 28.77'
C18	41.90	205.00	N10°52'37"E 41.83'
C19	36.79	180.00	N10°52'37"E 36.73'
C20	31.68	155.00	N10°52'37"E 31.63'
C21	31.68	155.00	S10°52'37"E 31.63'
C22	36.79	180.00	N10°52'37"E 36.73'
C23	41.90	205.00	S10°52'37"E 41.83'
C24	23.32	50.00	S30°59'39"W 23.11'
C25	168.99	67.50	N28°16'03"W 128.19'

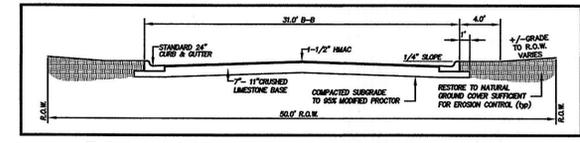
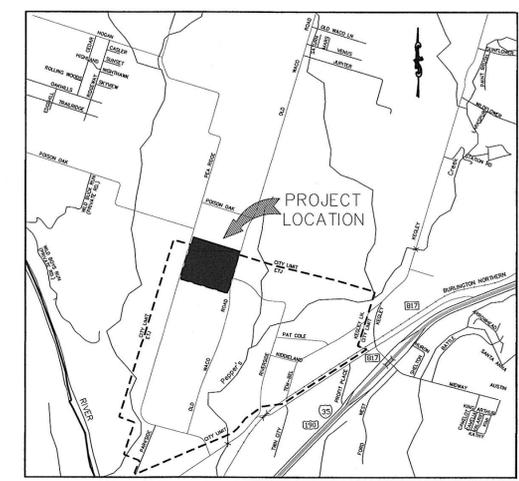
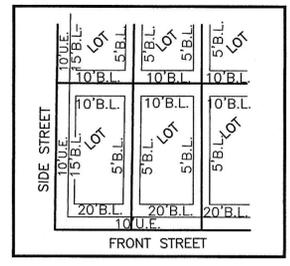
Curve #	Length	Radius	Chord
C26	23.32	50.00	S86°37'44"E 23.11'
C27	70.89	45.00	N28°16'03"W 63.64'
C28	31.42	20.00	N28°16'03"W 28.28'
C29	32.95	50.00	S84°12'07"W 32.36'
C30	229.35	50.00	S16°43'57"W 75.00'
C31	36.14	50.00	S52°33'46"E 35.36'
C32	31.42	20.00	N28°16'03"W 28.28'
C33	70.89	45.00	S28°16'03"E 63.64'
C34	23.32	50.00	N30°59'39"E 23.11'
C35	168.99	67.50	S28°16'03"E 128.19'
C36	23.32	50.00	N86°37'44"W 23.11'
C37	23.32	50.00	S86°37'44"E 23.11'
C38	168.99	67.50	N28°16'03"W 128.19'
C39	23.32	50.00	S30°59'39"E 23.12'
C40	70.89	45.00	N28°16'22"W 63.63'
C41	31.42	20.00	N28°16'03"W 28.28'
C42	31.68	155.00	N10°52'37"E 31.63'
C43	35.64	158.28	S10°41'04"W 35.56'
C44	41.90	205.00	S10°52'37"E 41.83'
C45	21.42	205.00	N19°43'36"E 21.41'
C46	43.52	205.00	N28°48'08"E 43.44'
C47	49.96	205.00	N41°51'55"E 49.83'
C48	49.96	205.00	N59°49'40"E 49.83'
C49	54.16	205.00	N75°58'33"E 54.00'
C50	54.16	205.00	S89°53'15"E 54.00'

Curve #	Length	Radius	Chord
C51	28.81	205.00	S77°17'36"E 28.79'
C52	9.73	155.00	S75°03'53"E 9.72'
C53	196.85	155.00	N86°45'20"E 183.88'
C54	36.90	155.00	N23°33'10"E 36.81'
C55	53.91	50.00	S60°07'02"W 51.33'
C56	40.57	50.00	S60°14'46"W 39.46'
C57	40.57	50.00	N73°16'03"W 39.46'
C58	40.57	50.00	N26°46'51"W 39.46'
C59	53.91	50.00	N27°20'33"E 51.33'
C60	68.56	205.00	N43°06'16"E 68.24'
C61	53.16	205.00	N21°32'42"W 53.02'
C62	45.47	205.00	N35°19'44"W 45.38'
C63	7.75	50.00	S37°14'37"E 7.74'
C64	21.43	50.00	S20°31'29"E 21.27'
C65	42.00	50.00	N33°25'36"W 40.96'
C66	42.00	50.00	N80°47'17"W 40.96'
C67	42.00	50.00	S50°09'28"W 40.96'
C68	42.00	50.00	S2°29'21"W 40.96'
C69	42.00	50.00	S45°52'21"E 40.96'
C70	16.31	50.00	S79°23'33"E 16.24'
C71	16.54	67.50	S87°01'45"W 16.50'
C72	45.97	67.50	N66°26'20"W 45.09'
C73	45.97	67.50	N27°24'54"W 45.09'
C74	45.97	67.50	N11°36'33"E 45.09'
C75	14.53	67.50	N37°17'19"E 14.50'

Curve #	Length	Radius	Chord
C76	16.33	50.00	N86°16'32"W 16.26'
C77	16.47	50.00	S74°45'45"W 16.40'
C78	45.24	50.00	S88°43'32"E 43.71'
C79	38.36	50.00	S40°51'50"E 37.42'
C80	38.36	50.00	S30°52'33"W 37.42'
C81	38.36	50.00	S47°02'36"W 37.42'
C82	45.23	50.00	N85°04'02"W 43.70'
C83	23.82	50.00	N45°30'22"W 23.60'
C84	2.99	67.50	S42°11'06"W 2.99'
C85	47.67	67.50	S20°41'01"W 46.68'
C86	39.67	67.50	S16°23'02"E 39.10'
C87	39.67	67.50	S50°03'25"E 39.10'
C88	39.67	67.50	S83°30'31"E 38.45'
C89	21.48	67.50	S89°07'40"W 21.39'
C90	42.92	67.50	N63°32'18"W 42.20'
C91	40.20	67.50	N28°15'37"W 39.61'
C92	42.93	67.50	N70°11'19"E 42.21'
C93	21.46	67.50	N34°20'55"E 21.37'
C94	20.03	205.00	N65°36'30"E 20.02'

ALL BOUNDARY CORNERS ARE 1/2" IRON ROD WITH CAP MARKED "RPLS 2475" SET UNLESS NOTED OTHERWISE.  
 THIS PROJECT IS REFERENCED TO THE CITY OF TEMPLE COORDINATE SYSTEM, AN EXTENSION OF THE TEXAS COORDINATE SYSTEM OF 1983.  
 CENTRAL ZONE (NAD 83 CENTRAL TEXAS STATE PLANE USING LAMBERT CONFORMAL CONIC PROJECTION). ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.  
 ALL COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NUMBER 255 THE THETA ANGLE AT SAID CITY MONUMENT IS 01° 29' 39" THE COMBINED CORRECTION FACTOR (CCF) IS 0.999985 PUBLISHED CITY COORDINATES ARE X = 3,204,661.24 Y = 10,367,096.98  
 THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING (POB) IS N. 05° 52' 20" W. 4222.66 FEET  
 GRID DISTANCE - SURFACE DISTANCE X CCF  
 GEODETIC NORTH = GRID NORTH + THETA ANGLE  
 THIS PROPERTY IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP NO. 4802700335E, DATED SEPTEMBER 26, 2008.

- BL - Building Line
  - UE - Utility Easement
  - DE - Drainage Easement
  - POB - Point of Beginning
  - Ⓢ - Block Designation
- Owner: 3 Nex-Gen Devel., LLC.  
 Cory Herring, Managing Partner  
 Total 49.979 Acres  
 Residential lots shall have a 25 feet front building setback line unless otherwise shown hereon and a 20 feet rear building setback line. Side building setback lines shall be 5 feet.



NOTES:  
 1. DEVELOPER INTENDS TO PAY FEE'S IN LIEU OF PARK LAND DEDICATION AT THE TIME OF FINAL PLATTING.  
 12' WIDE TRAIL IS REQUIRED ALONG OLD WACO ROAD, WHICH WILL BE INSTALLED BY THE CITY OF TEMPLE PER C.I.P.

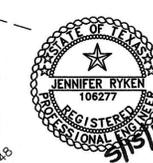
ZONING:  
 1. LOTS 1-4 BLOCK 1, AND LOT 1 BLOCK 6 ARE ZONED O-2. ALL REMAINING LOTS ZONED SF-2

STATE OF TEXAS  
 COUNTY OF BELL  
 3 NEX-GEN DEVEL., LLC, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PLAINS AT RIVERSIDE, A SUBDIVISION IN THE CITY OF TEMPLE, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.  
 3 NEX-GEN DEVEL., A TEXAS CORPORATION

CORY HERRING, MANAGING MEMBER  
 STATE OF TEXAS  
 COUNTY OF BELL  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_ 2014 BY CORY HERRING.

NOTARY PUBLIC

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



JENNIFER RYKEN, P.E.  
 No. 106277

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



MICHAEL E. ALVIS, R.P.L.S.  
 No. 5402

APPROVED FOR PREPARATION OF PRELIMINARY PLAT:  
 DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 2014.

CHAIRMAN, PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT:  
**THE PLAINS**  
 AT RIVERSIDE

- 6 BLOCKS - 159 LOTS
- LOTS 1-22 - BLOCK 1
- LOTS 1-18 - BLOCK 2
- LOTS 1-10 - BLOCK 3
- LOTS 1-48 - BLOCK 4
- LOTS 1-35 - BLOCK 5
- LOTS 1-26 - BLOCK 6
- TRACT A - 1.38 ACRES
- TRACT B - 0.41 ACRES
- TRACT C - 0.32 ACRES
- TRACT D - 1.50 ACRES
- TRACT E - 0.32 ACRES

49.979 ACRES

OUT OF AND PART OF THE MAXIMO MORENO SURVEY, ABSTRACT NO. 14 A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS  
 49.979 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES.

ENGINEERING • PLANNING • SURVEYING  
 FIRM NO. F-1658  
**TURLEY ASSOCIATES, INC.**  
 301 N. 3rd ST. TEMPLE, TEXAS 76501 (254) 773-2400  
 E-MAIL: MAIL@TURLEY-INC.COM (254) 773-3998

PRELIMINARY PLAT:  
**THE PLAINS**  
 AT RIVERSIDE  
 A SUBDIVISION IN THE  
 MAXIMO MORENO SURVEY, ABSTRACT NO. 14  
 TEMPLE, BELL COUNTY, TEXAS

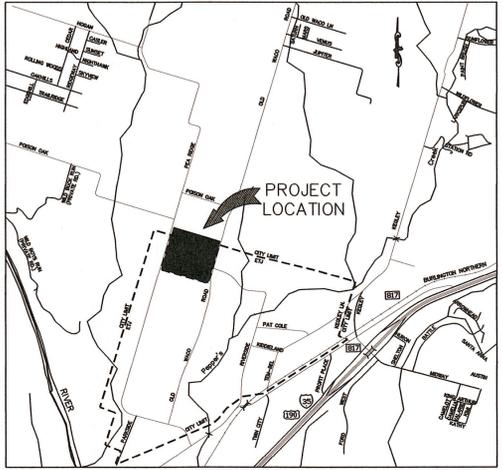
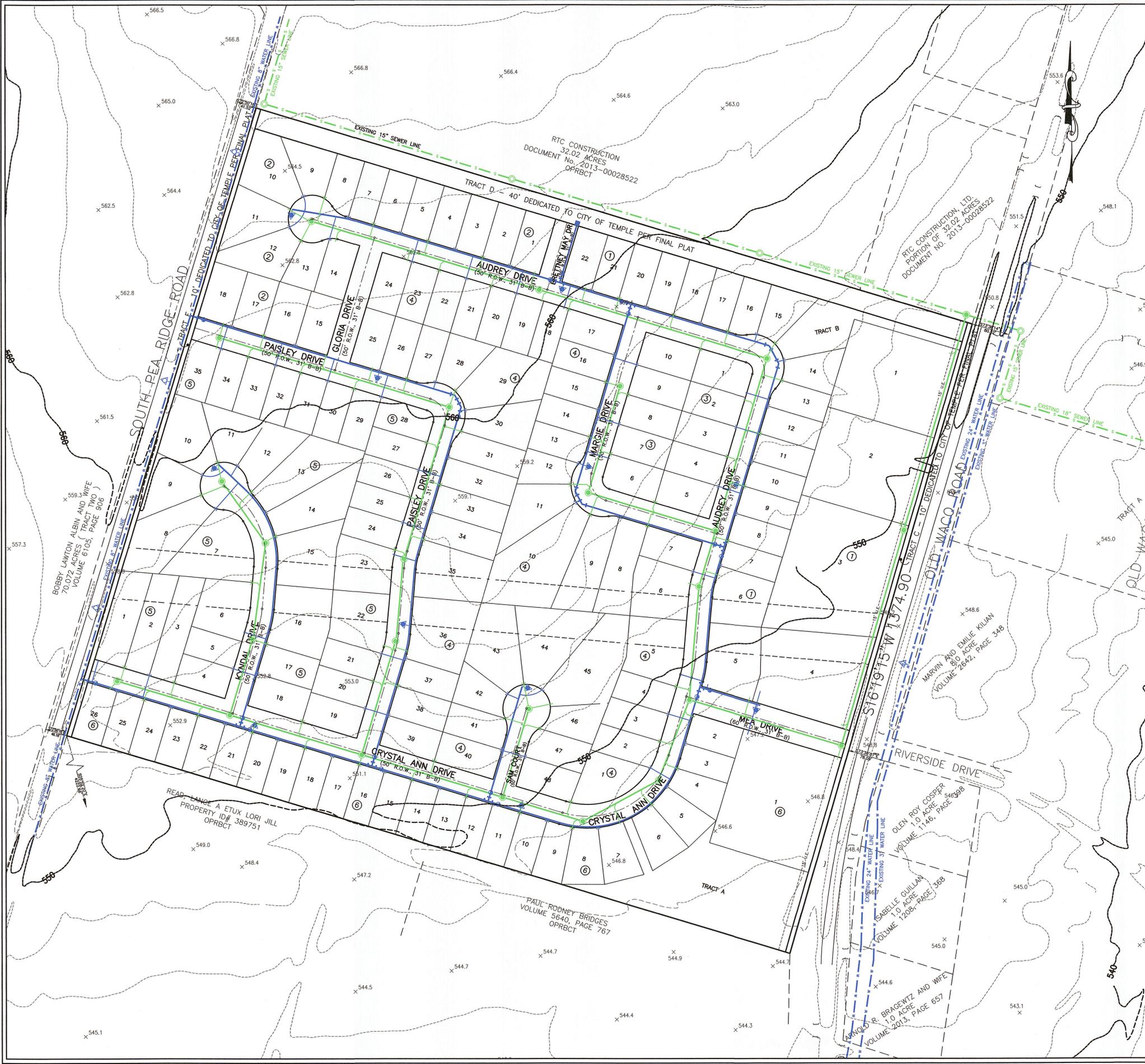
DEVELOPED BY:  
**3 NEX-GEN DEVEL., LLC.**  
 7348 W. ADAMS AVENUE, SUITE 700  
 TEMPLE, TEXAS 76502

REVISIONS	

DATE: 05/14/2014  
 DRN. BY: TJJ  
 REF.: -

FIELD BOOK -  
 JOB NO.: 13642  
 SHEET 1 OF 1  
 COMPUTER DWG. NO. 13642.PREPLAT.1

**12735-D**  
 DRAWING NUMBER



**UTILITY LEGEND:**

- 8" Sewer Line:
- Existing Manhole:
- Proposed Manhole:
- Single Sewer Service:
- Dual Sewer Service:
- 8" Water Line:
- Existing Fire Hydrant Assembly:
- Proposed Fire Hydrant Assembly:
- Existing Water Valve:
- Proposed Water Valve:
- Existing Flush Assembly:
- Proposed Flush Assembly:
- Single Water Service:
- Dual Water Service:
- T-Connector:
- 90° Bend:
- 45° Bend:

UTILITY LAYOUT:  
**THE PLAINS**  
AT RIVERSIDE



ENGINEERING • PLANNING • SURVEYING  
FIRM NO. F-1658  
**TURLEY ASSOCIATES, INC.**  
301 N. 3rd ST. TEMPLE, TEXAS 76501 (254) 773-2400  
E-MAIL: MAIL@TURLEY-INC.COM FAX NO. (254) 773-3998

STATE OF TEXAS  
JENNIFER RYKEN  
104277  
LICENSED PROFESSIONAL ENGINEER  
10/15/14

UTILITY LAYOUT:  
**THE PLAINS**  
AT RIVERSIDE  
A SUBDIVISION IN THE  
MAXIMO MORENO SURVEY, ABSTRACT NO. 14  
TEMPLE, BELL COUNTY, TEXAS

DEVELOPED BY:  
**3 NEX-GEN DEVELOPMENT, LLC.**  
7348 W. ADAMS AVENUE, SUITE 700  
TEMPLE, TEXAS 76502

REVISIONS	

DATE: 05/14/2014  
DRN. BY: TJJ  
REF.: -

FIELD BOOK: -  
JOB NO.: 13642  
SHEET 2 OF 5  
COMPUTER DWG. NO. 13642.UP.0

**12735-D**  
DRAWING NUMBER



## PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

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06/16/14  
Item #3  
Regular Agenda

**APPLICANT:** Monty Clark for H & S Holdings, Inc.

**CASE MANAGER:** Tammy Lyerly, Senior Planner

**ITEM DESCRIPTION:** PUBLIC HEARING – 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.

**STAFF RECOMMENDATION:** Based on the following, staff recommends amending the original Planned Development by approving the proposed site plan:

1. The Planned Development site plan focuses on tree preservation and overall exceeds the 5% landscaping plan requirements for non-residential development, per the Unified Development Code (UDC).
2. All sites shown on the Planned Development site plan must meet all applicable Unified Development Codes (UDC), Engineering/Drainage, Building Codes, and Fire Codes during the building permit process, regardless of any approved site plan.

**ITEM SUMMARY:** This Planned Development site plan request is associated with property recently platted as the Final Plat of Adams Island Commercial (P-FY-14-24). The Planning and Zoning Commission approved the plat at its May 15, 2014 meeting with Resolution No. 2014-0261-R.

The original Planned Development (General Retail) District for this property, approved by Ordinance No. 2005-4025, did not include a Planned Development site plan for this portion on the Planned Development. The applicants propose a Planned Development site plan that is “conceptual” in nature to aid in marketing the property to prospective buyers. Prospective buyers or developers would be subject to all Unified Development Codes (UDC), Building Codes, Engineering/Drainage, and Fire Codes during the building permit review process.

**PUBLIC NOTICE:** Three notices of the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property. As of Thursday June 12, 2014 at 2:00 PM, one response notification letter was returned in approval of the request. One response notification letter was returned without a recommendation of “approval” or “disapproval” of the request, but it cited potential traffic and flooding concerns.

The newspaper printed notice of the Planning and Zoning Commission public hearings for Z-FY-14-33 on June 5, 2014, in accordance with state law and local ordinance.

**FISCAL IMPACT:** Not Applicable

**ATTACHMENTS:**

Zoning and Location Map

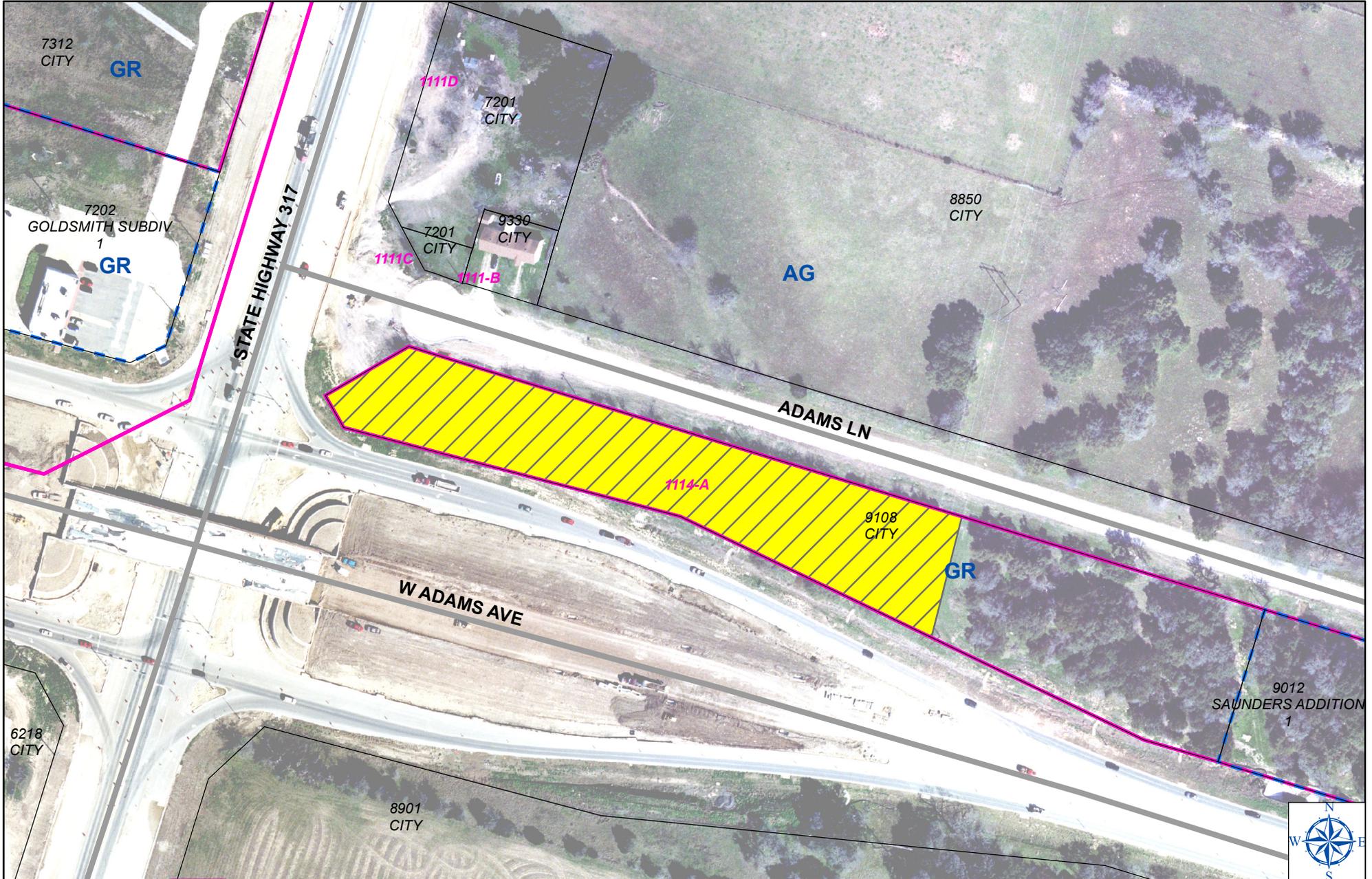
Aerial

Notification Map

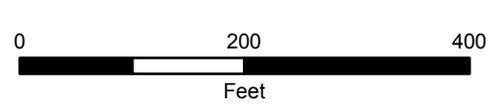
Notification Response Letters

Proposed Planned Development Site Plan

Ordinance No 2005-4025 (original PD-GR Zoning)



 Case   
  Zoning   
 Outblock Number  
 Subdivision   
 1234-A Address   
 ①  
 1234 Lot Number   
 1



6/12/2014  
City of Temple GIS  
tylerly

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



© 2014 Google

Google earth

Google earth

feet  
meters





Z-FY-14-33

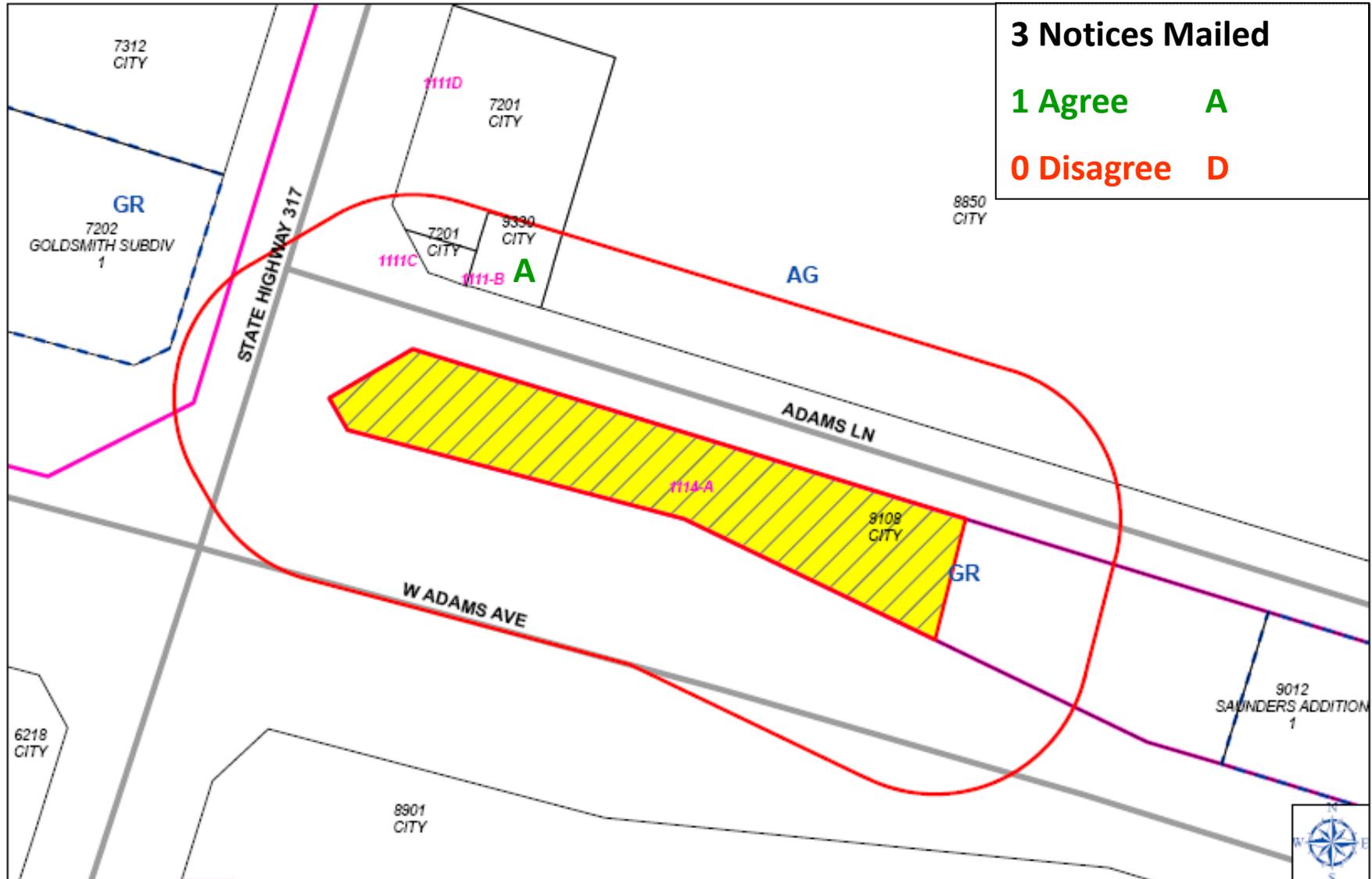
# Planned Development Site Plan

9108 W Adams Ave

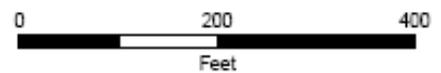
**3 Notices Mailed**

**1 Agree     A**

**0 Disagree     D**



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



5/29/2014  
City of Temple GIS  
tjeryl

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



**RESPONSE TO PROPOSED  
SITE PLAN REVIEW  
CITY OF TEMPLE**

Texvestments LLC  
1719 West Avenue M, Suite C  
Temple, Texas 76504

**Zoning Application Number:** Z-FY-14-33      **Project Manager:** Tammy Lyerly

**Location:** 9108 West Adams Avenue

The proposed site plan review is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible site plan review of the property described on the attached notice, and provide any additional comments you may have.

I recommend (  ) approval      (  ) denial of this request.

**Comments:**

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*Ross Vest*  
Signature

ROSS VEST  
Print Name

**Please mail or hand-deliver this comment form to the address shown below, no later than June 16, 2014**

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

**RECEIVED**  
JUN 12 2014  
City of Temple  
Planning & Development

Number of Notices Mailed: 3

Date Mailed: June 5, 2014



RESPONSE TO PROPOSED SITE PLAN REVIEW CITY OF TEMPLE

Marlene Lastovica Etal 8850 Adams Lane Temple, Texas 76502

Zoning Application Number: Z-FY-14-33 Project Manager: Tammy Lyerly

Location: 9108 West Adams Avenue

The proposed site plan review is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible site plan review of the property described on the attached notice, and provide any additional comments you may have.

I recommend ( ) approval ( ) denial of this request.

Comments:

Problems on West Adams - Traffic awful Adams Lane needs to be retopped worn out from traffic before Adams west opened Adams Lane floods since Windmill Addition Windmill flood control - washes into farm and floods into Adams Lane when we get rain - We need rain however 2007 proved the flood control at Windmill addition doesn't work. I was told rain would be parrel to Hwy 317 - then down Adams Lane - Not so -

doesn't work ->

Signature: Marlene B. Lastovica

Print Name: Marlene B. Lastovica

Please mail or hand-deliver this comment form to the address shown below, no later than June 16, 2014

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

Hwy 317 going to Beldon forget it go over the Beldon Dam

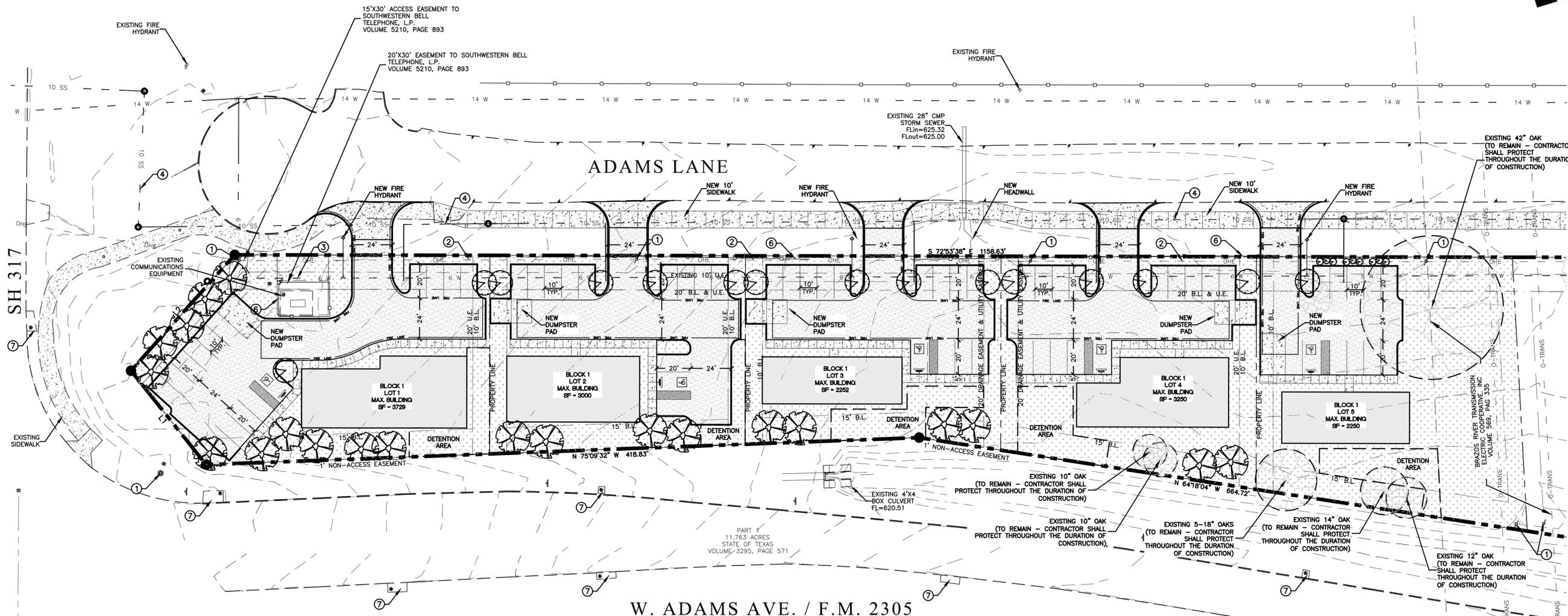
With the New Belton Middle School to open Fall 2014 Wow I like traffic

RECEIVED

Number of Notices Mailed: 3

Date Mailed: June 5, 2014

City of Temple Planning & Development



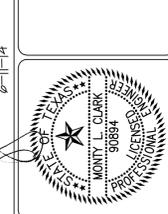
**DRAWING STATUS**

THESE DRAWINGS WERE PREPARED UNDER THE AUTHORITY OF CLARK & FULLER, CLARK & FULLER, PLLC FIRM NO. 00894, CLARK & FULLER, PLLC FIRM NO. 00894

FOR REVIEW ONLY AS PER LATE ON DRAWING, IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. ONLY DRAWINGS ISSUED FOR CONSTRUCTION CAN BE CONSIDERED COMPLETE.

FOR CONSTRUCTION FINAL DRAWINGS

**ADAMS ISLAND COMMERCIAL**  
**NEW SITE DEVELOPMENT**  
 TEMPLE, TEXAS



**CLARK & FULLER**  
 CIVIL ENGINEERING • DESIGN • PLANNING  
 215 North Main Street, Temple, TX 76701  
 www.clarkfuller.com F. 10384



**P.U.D. PRELIMINARY SITE PLAN**

Project No: 141451.00  
 Plot Date: 6-11-14  
 Drawn By: ECB  
 Designed By: MLC

**SP.1**

**GENERAL NOTES:**

- STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF TEMPLE'S DRAINAGE ORDINANCE.
- EACH INDIVIDUAL LOT/PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING ON-SITE DETENTION PER LATEST CITY OF TEMPLE DCIM.
- BASED ON INFORMATION AVAILABLE FROM THE FIRM RATE MAP NUMBER 48027C0330E, DATED SEPTEMBER 26, 2008, THE SUBJECT PROPERTY APPEARS WITHIN THE "SPECIAL FLOOD HAZARD AREA" AND APPEARS TO BE SITUATED IN ZONE A. (REFER TO SUBDIVISION PLAT FOR LOCATION).
- SITE LANDSCAPING TO BE DESIGNED BY INDIVIDUAL DEVELOPER AT THE TIME INDIVIDUAL SITE DEVELOPMENT OCCURS.
- HANDICAP ACCESSIBLE SPACES SHOWN ARE PRELIMINARY AND MAY BE MOVED PENDING INDIVIDUAL SITE GRADING DESIGN.
- BUILDING MASONRY WILL MEET OR EXCEED CITY OF TEMPLE BUILDING MATERIAL REQUIREMENTS.
- PUD SITE APPROVAL DOES NOT EXEMPT DEVELOPER FROM PROVIDING CONSTRUCTION DRAWINGS AND DESIGN CONFORMING TO THE UNIFIED DEVELOPMENT CODE.

**LANDSCAPE REQUIREMENTS - ADAMS LANE**

TOTAL SQ FT.	TOTAL SQ FT.	5% REQUIRED	TOTAL PROVIDED	L.F. FRONTAGE	TREES REQUIRED	TREES EXISTING	TREES NEW	SHRUBS NEW
1	22,002.00	1,100.10	7,715.63	240.9	6	0	6	6
2	16,961.14	848.06	5,463.54	150	4	0	4	4
3	16,289.82	814.49	6,435.80	150	4	0	4	4
4	18,695.59	934.78	7,686.10	150	4	0	4	4
5	22,829.16	1,141.46	14,875.45	150.1	4	0	1	9

**LANDSCAPE REQUIREMENTS - W. ADAMS AVENUE**

TOTAL SQ FT.	TOTAL SQ FT.	5% REQUIRED	TOTAL PROVIDED	L.F. FRONTAGE	TREES REQUIRED	TREES EXISTING	TREES NEW
1	22,002.00	1,100.10	7,715.63	236.9	6	0	6
2	16,961.14	848.06	5,463.54	150.1	4	0	4
3	16,289.82	814.49	6,435.80	150.6	4	0	4
4	18,695.59	934.78	7,686.10	151.7	4	2	2
5	22,829.16	1,141.46	14,875.45	161.0	4	7	0

**LANDSCAPE NOTES**

- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE DEMOLITION OF EXISTING STRUCTURES, PAVEMENT SECTIONS, VEGETATION, ETC. WITH OWNER.
- EXISTING UTILITIES WERE LOCATED BY FIELD RESEARCH/OBSERVATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS AND COORDINATE UTILITY REMOVAL AND RELOCATION WITH OWNER AND APPROPRIATE UTILITY COMPANY.
- PRIOR TO INSTALLATION, LANDSCAPE CONTRACTOR SHALL COORDINATE THE TYPE AND LOCATION OF NEW GRASS, TREES AND SHRUBBERY WITH OWNER.
- NO REQUIRED LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER TO ADVERSELY AFFECT DRAINAGE OR UTILITY EASEMENTS.
- ALL AREAS NOT COVERED BY IMPERVIOUS SURFACES SHALL HAVE NEW GRASS SOD, GRASS SEEDING, MULCH, WASHED GRAVEL, ROCK, SAND OR OTHER DECORATIVE COVERS.
- TURF AREAS TO BE SODDED OR HYDROMULCHED SHALL BE BERMUDA, BUFFALO GRASS OR OTHER CITY OF TEMPLE APPROVED GRASS.
- PROPOSED NEW TREES SHALL BE OF SPECIES ON THE CITY OF TEMPLE APPROVED TREE LIST.
- THE DEVELOPER CAN EXCHANGE TREES FOR (3) SHRUBS (MIN. 5 GALLON) TO MEET THE LANDSCAPE REQUIREMENTS AND NOT INTERFERE WITH THE UTILITIES.
- EXISTING TREES CALLED OUT ON ABOVE PLAN SHALL BE PRESERVED AND PROTECTED THROUGHOUT THE DURATION OF CONSTRUCTION.

**PARKING CALCULATOR**

LOT NO.	BUILDING SQ FT.	PARKING REQUIRED	SPACES REQUIRED	SPACES PROVIDED
1	3729	1/250	15	15
2	3000	1/250	12	12
3	2252	1/250	9	13
4	3250	1/250	13	14
5	2250	1/250	9	11

**LEGEND**

- NEW HMA PAVEMENT
- NEW REINFORCED CONCRETE PAVEMENT
- NEW LANDSCAPE AREAS

**LINE TABLE**

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

**KEYED NOTES**

- CAUTION!!! EXISTING POWER POLE/LIGHT POLE
- CAUTION!!! OVERHEAD ELECTRIC
- EXISTING WATER MAIN/METER
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING FENCING
- EXISTING TXDOT CURB INLET



**Revisions**

Date: 6/11/14  
 Remarks: REVISIONS MADE TO INCORPORATE CITY OF TEMPLE COMMENTS.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, APPROVING A ZONING CHANGE FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT GENERAL RETAIL DISTRICT (PD-GR) ON LAND COMMONLY REFERRED TO AS OUTBLOCKS 1114-A, B, & E, CITY ADDITION AND OUTBLOCK 1115-A, CITY ADDITION, LOCATED ON THE NORTH SIDE OF FM 2305, EAST OF SH 317 IN THE CITY OF TEMPLE, TEXAS, IN ACCORDANCE WITH SECTIONS 7-500 THROUGH 7-509 OF THE COMPREHENSIVE ZONING ORDINANCE; AMENDING THE WEST TEMPLE COMPREHENSIVE PLAN TO REFLECT NEIGHBORHOOD AND COMMUNITY RETAIL USES; PROVIDING CONDITIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

---

Whereas, the owner of the property commonly referred to as Outblocks 1114-A, B, & E, City Addition, and Outblock 1115-A, City Addition, located on the north side of FM 2305, east SH 317 in the City of Temple, Texas, has requested a zoning change from Agricultural District (A) to Planned Development General Retail District (PD-GR); and

Whereas, the City Council, after notice and a public hearing, finds that it is in the public interest to authorize this action.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, THAT:**

**Part 1:** The City Council approves a zoning change from Agricultural District (A) to Planned Development General Retail District (PD-GR) on property commonly referred to as Outblocks 1114-A, B, & E, City Addition, and Outblock 1115-A, City Addition, located on the north side of FM 2305, east SH 317 in the City of Temple, Texas, more fully described in Exhibit A, attached hereto and made a part hereof for all purposes.

**Part 2:** The City Council approves an amendment to the West Temple Comprehensive Plan to reflect neighborhood and community retail uses.

**Part 3:** In accordance with Sections 7-500 through 7-509 of the Comprehensive Zoning Ordinance of the City of Temple, Texas, Ordinance No. 91-2101, is amended by changing the zoning classification of the property described in Part 1 above, to Planned Development General Retail (PD-GR), and shall comply with all applicable sections of the Code of Ordinances of the City of Temple, Texas, and all local, State and Federal laws and regulations as they may now read or hereafter be amended, including but not limited to the following conditions:

- (a) The development standards of the property shall conform to requirements of the General Retail District; and
- (b) Prior to the issuance of a building permit, the property owner must submit an amendment to the planned development and a site plan to the Planning & Zoning Commission and the City Council.

These conditions shall be expressed conditions of any building permit issued for construction on the property which may be enforced by the City of Temple by an action either at law or in equity, including the right to specifically enforce the requirements of the ordinance, and these requirements shall run with the land.

**Part 4:** The City Council directs the Director of Planning to make the necessary changes to the City Zoning Map accordingly.

**Part 5:** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such phrase, clause, sentence, paragraph or section.

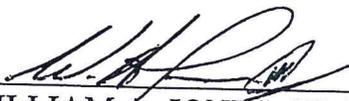
**Part 6:** This ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Temple, Texas, and it is accordingly so ordained.

**Part 7:** It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

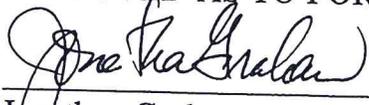
PASSED AND APPROVED on First Reading on the 16<sup>th</sup> day of June, 2005.

PASSED AND APPROVED on Second Reading on the 7<sup>th</sup> day of July, 2005.

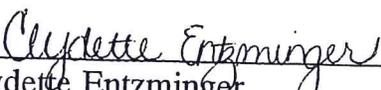
THE CITY OF TEMPLE, TEXAS

  
 WILLIAM A. JONES, III, Mayor

APPROVED AS TO FORM:

  
 Jonathan Graham  
 City Attorney

ATTEST:

  
 Clydette Entzminger  
 City Secretary





# PLANNING AND ZONING COMMISSION AGENDA ITEM

6/16/14  
Item #4  
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><b>P-FY-14-32</b> - 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</p>	<p>DRC 6/04/14 PZC TBD</p>	<p>Turley Associates</p>
<p><b>P-FY-14-35</b> - Consider and take action on the final plat of Jay Addition, a 11.60 +/- acres, 1-lot, 1-block nonresidential subdivision situated in the J.W. Moore Survey, Abstract 582, Bell county, Texas, located at the northeast corner of Western Way and WilsonArt Drive</p>	<p>DRC 6/23/14</p>	<p>All County Surveying</p>
<p><b>P-FY-14-36</b> - Consider and take action on the final plat of Phillips Addition, a 0.82, 1-lot, 1-block residential subdivision situated in the George Lindsey Survey, Abstract 513, Bell County, Texas, located on the west side of Brown Lane, west of FM 2271, in Temple's western E.T.J.</p>	<p>DRC 6/23/14</p>	<p>All County Surveying</p>
<p><b>P-FY-14-37</b> - Consider and take action on the final plat of Taylor Estates, a 1.47 +/- acre, 2-lot, 1-block non-residential subdivision situated in the W.L. Norvell Survey, Abstract 627, Bell County, Texas, located on the north side of FM 439, south of West Drive, in Temple's western E.T.J.</p>	<p>DRC 6/23/14</p>	<p>All County Surveying</p>
<p><b>P-FY-14-38</b> - Consider and take action on the final plat of O'Reilly Temple Subdivision, a 1.0475 +/- acres, 1-lot, 1-block non-residential subdivision situated in the C.S. Masters Survey, Abstract No. 550, located at the southeast corner of South 31st Street and West Avenue B</p>	<p>DRC 6/23/14</p>	<p>Baseline Corporation</p>

<p><b>P-FY-14-39</b> - Consider and take action on the Final Plat of Villas At Friars Creek, a 22.85 +/- acres, 69-lots, 6-blocks residential subdivision situated in the Maximo Moreno Survey, Abstract 14, Bell County, Texas, located at the northwest corner of South 5th Street and Marlandwood Road</p>	<p>DRC 6/23/14</p>	<p>BSP Engineers for Mike Pilkington</p>
---	--------------------	--

<p><b>City Council Final Decisions</b></p>	<p><b>Status</b></p>
<p><b>Z-FY-14-29 &amp; Z-FY-14-31:</b> 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 2<sup>nd</sup> Reading on June 5, 2014</p>
<p><b>Z-FY-14-28:</b> Consider adopting an ordinance on a Conditional Use Permit for retail nursery/landscape facility on Lot 2, Block 1, Trantum Subdivision Phase VIII, located at 5806 South General Bruce Drive.</p>	<p>APPROVED at 2<sup>nd</sup> Reading on June 5, 2014</p>
<p><b>P-FY-14-22:</b> 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 1<sup>st</sup> Reading on June 5, 2014</p>
<p><b>O-FY-14-08:</b> 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 on June 5, 2014</p>
<p><b>O-FY-14-09:</b> 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.</p>	<p>APPROVED on June 5, 2014</p>
<p><b>O-FY-14-10:</b> 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 West Adams Avenue.</p>	<p>APPROVED on June 5, 2014</p>

## Proposed DRC Process Amendments

### Outline for Presentation at 6/16 P&Z Work Session

#### DRC Overview

- a. DRC (Development Review Committee)
  - i. Sec. 2.5.3 “Membership”
  - ii. Sec. 3.1 Common Review Procedures
    - 1. Plats Approved unless Disapproved Within 30 Days
      - a. P&Z must take final action on a plat within 30 days of the application “being deemed administratively complete by the Development Review Committee.”

#### Proposed Amendments

- b. Electronic submittal of plats by applicant and circulation to DRC reviewers
  - i. Require full set of paper copies with initial application but allow electronic submittals and distribution for all revisions (**implementation underway**)
- c. Park dedication and detention notes on plats
  - i. To help confirm, track and implement how this is being addressed (if applicable)
  - ii. Asked Parks and PW to send recommendations for 1) changes to application and 2) notes on plats, if needed
    - 1. Address through application change requesting intentions to meet parkland dedication Code (**implementation underway**)
    - 2. Require parkland dedication fees to be paid at platting (see f)
- d. Tuesday and Thursday schedule
  - i. Mondays become very challenging for Planning staff, due to P&Z prep, which limits the ability to sometimes get DRC comments inputted timely
  - ii. Meetings with applicants (Wednesdays) currently conflict with staff KTMPO meetings
  - iii. Proceed with new schedule after ensuring that it would not result in delay for applicants
- e. Waiver on the plat application: make it voluntary or remove altogether and just make it clear that 30 days starts when DRC determines administratively complete, which is what code currently states
  - i. Waiver language on application currently states, “**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.”
  - ii. Instead: Sec. 3.1 states, “P&Z must take final action on a plat within 30 days of the application “being deemed administratively complete by the Development Review Committee.”

- iii. Proceed with removal of waiver and instead reference existing Code (Sec. 3.1); begin using “administratively complete” or “administratively incomplete”
- f. Parkland dedication fees to be paid before a final plat is recorded
  - i. Sec. 8.3.2 Cash Instead of Land Dedication states:
    - 1. “Such payment instead of land dedication must be made prior to the time the City accepts the subdivision improvements.”
  - ii. Would help with issue of tracking the fees
  - iii. Would eliminate some confusion related to who is responsible for paying fees and potential delay of building permits due to park fees not being paid
- g. Elimination of some meetings with applicant if no issues have been brought up or for final plats that match what was approved during Preliminary Platting process **(implementation underway)**