

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
SEPTEMBER 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 Tuesday, September 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
SEPTEMBER 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 August 18, 2014.

B. ACTION ITEMS

Item 2: [P-FY-14-38](#) – 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, generally located at the southwest corner of South 31st Street and West Avenue B and addressed as 202 & 204 South 31st Street.

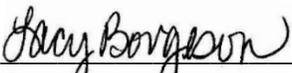
Item 3: [Z-FY-14-36](#) – Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow a package store, for the retail sales of alcoholic beverages with off-premise consumption, on Lot 2, Block 1, Western Hills Commercial Phase III, located in Suite 201 at 4311 West Adams 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 2:30 PM, August 28, 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
AUGUST 18, 2014
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT
Chair Will Sears

COMMISSIONERS:

Tanya Mikeska-Reed	James Staats
Blake Pitts	Greg Rhoads
Patrick Johnson	David Jones
Omar Crisp	Lester Fettig

PLANNING AND ZONING MEMBERS ABSENT:

STAFF PRESENT:

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

The agenda for this meeting was posted on the bulletin board at the Municipal Building, August 14, 2014 at 4:40 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 Chair Sears.

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of August 4, 2014.

Chair Sears stated there was a correction to the minutes. The correct date of the last P&Z meeting minutes should be July 7, 2014 and not August 4, 2014.

Approved by general consent.

B. ACTION ITEMS

Item 2: Z-FY-14-35 – Hold a public hearing to consider and recommend action on a rezoning from Agricultural District (AG) to General Retail District (GR) on 1.054 +/- acres, out of the Baldwin Robertson Survey, Abstract Number 17, Bell County, Texas, located at 6511 North SH 317.

Mr. Mark Baker, Planner, stated the applicant was 1519 Surveying LLC being represented by Alex Taylor. This item is scheduled to go to City Council for first reading on September 18, 2014 and second reading on October 2, 2014.

The Future Land Use and Character Map designate this property as Suburban Commercial District. Ultimately this property is being combined as part of a plat and will be for a future Stripes convenience store. The General Retail (GR) property to the south will be the piece to be combined into the plat.

The Thoroughfare Plan designates State Highway 317 as a major arterial and Tarver Road as a collector. Both roads are required to have sidewalks which would be addressed with the plat.

The Trails Master Plan identifies a proposed local connector trail for both Tarver and SH 317 and will also be addressed during the plat process.

Utility plan shows a water line that fronts SH 317 and an eight-inch sewer line available to the east of the property.

Surrounding properties include scattered single family residences to the north, undeveloped property to the south and west, and single family residences (Single Family-Two (SF-2)) to the east (Village of Sage Meadows).

GR allowed and prohibited residential and nonresidential uses are given.

GR general development standards include a 15-foot front yard setback, 10-foot side yard setback, and a 10-foot side yard corner setback. The standard GR rear yard setback is zero; however, there are special setbacks of 10-feet when the development is adjacent to residential use or a zoning district.

Additional development standards include:

A minimum 10' rear setback is required where a non-residential use abuts a residential zoning district. (UDC Section 4.4.4.F3) and,

A residential access drive is prohibited onto arterial streets (UDC Section 7.2.4A)

General Buffering and Screening (UDC Section 7.7)

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

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

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

Outdoor Storage is permitted in GR behind principal building and screened from view (UDC Section 7.7.8.B1) – Wood or Masonry fence at least one-foot higher than stored material.

Eleven notices were mailed out. Two notices were received in favor and one notice was in opposition.

Staff recommends approval of this request since it is in compliance with the Future Land Use and Character Map, is compatible with surrounding uses and zoning; and complies with the utility plan and Thoroughfare Plan.

Mr. Baker stated Mr. Alex Taylor was available for any questions.

Commissioner Staats asked about lighting leakage (onto adjacent properties) and if there were any City regulations on this issue. Mr. Baker responded other than the I-35 overlay, there were no rules or regulations regarding leakage or spillover. Commissioner Staats commented this issue has not been addressed since he has served on P&Z and would like to formally request that Planning research this topic and give a follow up to the Commission. Mr. Brian Chandler, Director of Planning, stated it would be looked into since there is nothing indicated in the Code.

Commissioner Mikeska-Reed added that on the subject property there was a 100 foot buffer from the paved area to where the residential area began.

Commissioner Jones asked if the applicant has been working with Planning to save/add trees, install taller fences, etc. to help shield the back yards. Mr. Baker deferred any responses to Mr. Alex Taylor but indicated the applicant has shown a positive desire to provide additional and preserve existing landscaping.

Chair Sears opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Mikeska-Reed made a motion to approve Item 2, **Z-FY-14-35**, as presented, and Vice-Chair Rhoads made a second.

Motion passed: (9:0)

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 5:42 p.m.

Respectfully submitted,
Leslie Evans

**PLANNING AND ZONING COMMISSION
MONDAY, AUGUST 18, 2014
5:00 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Chair Will Sears

COMMISSIONERS:

Tanya Mikeska-Reed	James Staats
Blake Pitts	Greg Rhoads
Patrick Johnson	David Jones
Omar Crisp	Lester Fettig

PLANNING AND ZONING MEMBERS ABSENT:

STAFF PRESENT:

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

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

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

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

Mr. Chandler stated there was a needed correction to the consent items which should be made for the record at the open meeting. On Item 1, the approved minutes should read July 7, 2014 and not August 4, 2014.

At the next meeting, Monday, September 1st is a holiday so the next P&Z meeting will be held on Tuesday, September 2nd.

Mr. Chandler commented on the Director's Report. P-FY-14-44, Final Plat of West Tarver Addition, is the plat associated with the zoning case on the agenda (proposed Stripes).

Mr. Chandler reminded the Commissioners about the upcoming APA Texas State Conference coming up from October 15-18, 2014 in Frisco, Texas. The City of Temple

allows some Commissioners to attend the conference, including staff, and would need to know who would be interested in going to the conference. Mr. Chandler will send out a program to the Commissioners to show the available tracks. At the next work session it would be helpful to see who would want to attend.

The comment sheets are no longer available in the packet; however, comments are always welcomed. Mr. Chandler inquired if there were any issues from the Commissioners regarding the timeliness and information needed in the packets or the presentation information. Commissioner Jones asked about some of the drawings included in the plat information and how they were difficult for him to download on his Ipad. Commissioner Jones asked if all the underlying information/data could be stripped out before loading and sending out the packet.

Commissioner Mikeska-Reed commented that sometimes the Staff make certain recommendations but there may be underlying issues going through the entire process that the Commissioners are unaware of. Commissioner Mikeska-Reed felt it might help in the decision-making process if the Commissioners were told about the issues leading up to the end resolution. She also felt the Commissioners might only follow Staff's lead occasionally without knowing all of the relevant information. There could be additional questions from the Commissioners by knowing the extra information.

Mr. Chandler agreed and responded the Commissioners need more information as to how Staff arrived at their conclusions and would work on this.

Mr. Chandler asked the Commissioners if it would be helpful for plats (same method as for zoning cases) for the case manager to visit the plat sites and provide additional photos and information for further context of the plats. For instance, what is out there, any type of utilities available, surrounding properties? Vice-Chair Rhoads asked for exact street addresses to help him locate the property sites.

Mr. Chandler asked the Commission is there were any future workshop ideas they would like to suggest, such as Trails Master Plan, Parks Master Plan, RZ, code or planning topics, etc. Commissioner Jones suggested having speakers such as John Kiella, or other civic leaders, put on presentations about Temple projects since these people are so involved with the community. Vice-Chair Rhoads added that these types of presentations by various community members should be placed online (Temple website) in order for the public to access them and become more knowledgeable. Vice-Chair Rhoads added road updates, especially I-35, would also be helpful.

Mr. Mark Baker, Planner, stated after the packet went out some additional property notice responses were received for his Stripes zoning case. Several additional issues were raised and the applicant's representative would be available for any questions during the open meeting.

Mr. Chandler stated State Highway 317 is designated as a major arterial.

Commissioner Jones asked about the gravel pit area and the traffic problems (off 2305). Mr. Chandler stated 2305 and 317 are TxDOT roads but this raises other questions.

There being no further discussion, Chair Sears adjourned the meeting at 5:24 P.M.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

09/02/14
Item #2
Regular Agenda
Page 1 of 2

APPLICANT / DEVELOPMENT: Baseline Corporation (On-behalf of O'Reilly Auto Parts)

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: P-FY-14-38 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, generally located at the southwest corner of South 31st Street and West Avenue B and addressed as 202 & 204 South 31st Street.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of O' Reilly Temple Subdivision.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of O' Reilly Temple Subdivision on June 25, 2014. It was deemed administratively complete on August 22, 2014. The property contains General Retail (GR) zoning which allows retail sales and service uses.

The plat is necessary for the development of a new 8,748 square foot retail auto parts store on the 1.04 acre site. Development of the site includes removal of the existing buildings on the site including the real estate office. This will be addressed by a separate demo permit issued by the Construction Safety Department or during the Construction Permit process.

Water services will be available through a 2-inch water line in West Avenue B and a 2-inch water line in South 31st Street. Sewer services will be available from an existing 6-inch sewer line on the southern boundary of the proposed subdivision.

While West Avenue B is identified as a local street and does not require a sidewalk, South 31st Street is identified as a major arterial, which requires a 6-foot sidewalk. A note on the plat has been provided to address that requirement. In addition, South 31st Street has been identified by the Trails Master Plan for a proposed Community-Wide connector trail. This sidewalk along South 31st Street

will need to be upsized at some point to accommodate the Community-wide connector trail. Upsizing involves expanding to a 8 to 10-foot concrete trail, which the City may fund the difference.

Ordinarily, a 1-lot, 1-block subdivision plat is considered a minor plat and does not go before the Planning & Zoning Commission. However, in this case, a 10-foot ROW dedication is required along West Avenue B which triggers the Planning & Zoning Commission's review as provided for by UDC Section 3.8.1.A.3.

The Planning and Zoning Commission is the final plat authority since there are no exceptions to the UDC being requested.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Site & Aerial Photos

Final Plat

Topo/Utility Plan

Site & Aerial Photos



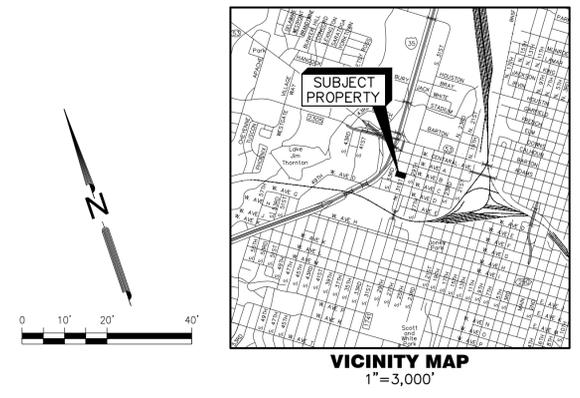
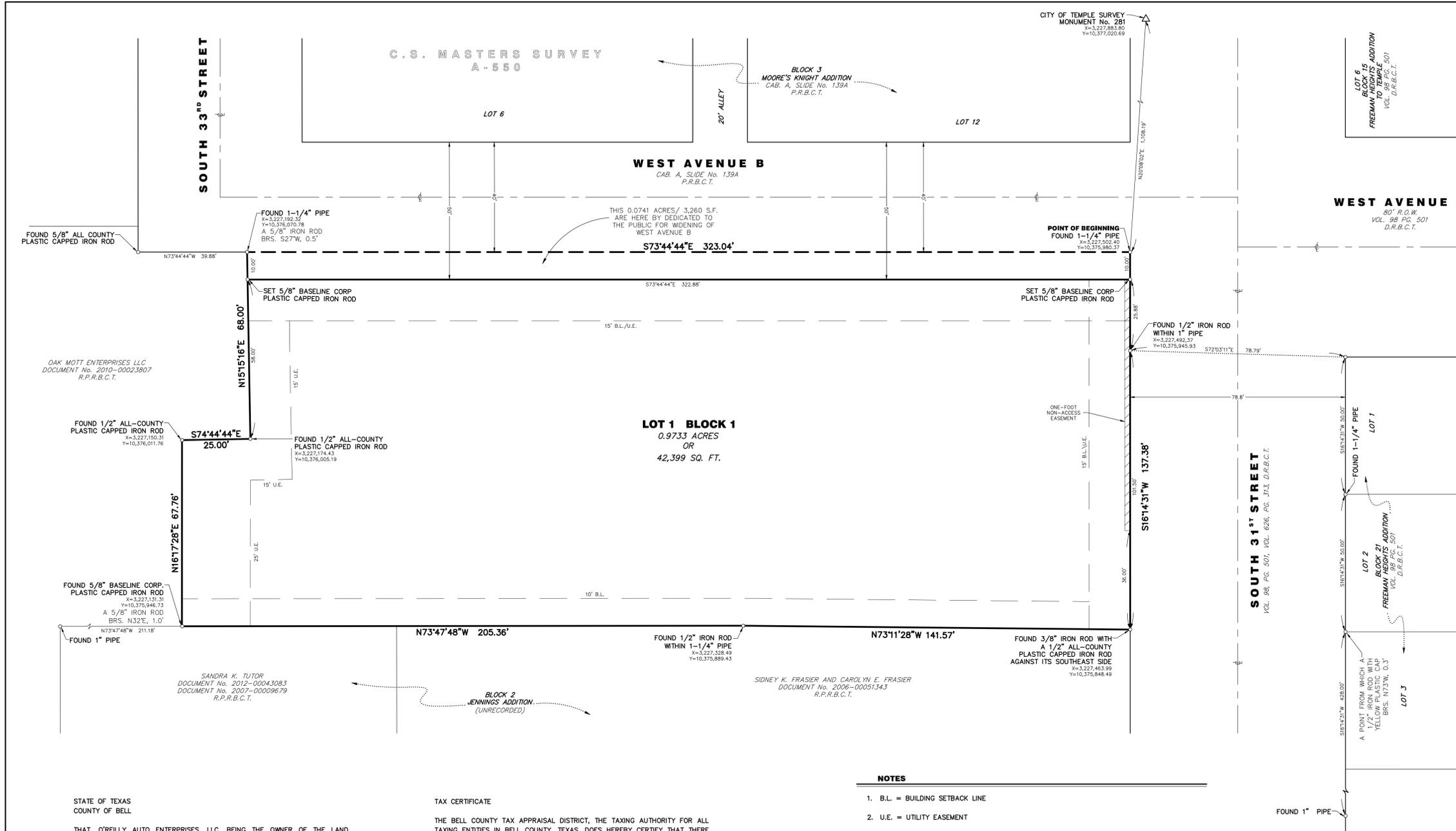
Site: Viewed from Across South 31st Street (GR)



Site: Viewed from Across West B. Ave (GR)



Aerial: Google Earth Image (GR)



METES AND BOUND DESCRIPTION

BEING 1.0475 ACRES OF LAND SITUATED IN THE C.S. MASTERS SURVEY, ABSTRACT NO. 550, IN THE CITY OF TEMPLE, TEXAS; BEING ALL OF THAT SAME 0.7165 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO O'REILLY AUTO ENTERPRISES LLC RECORDED IN DOCUMENT NO. 2014-12545, REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS, TOGETHER WITH ALL OF THAT CERTAIN 0.3310 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO O'REILLY AUTO ENTERPRISES LLC RECORDED IN DOCUMENT NO. 2014-12571, REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS, SAID 1.0475 ACRE TRACT IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1-1/4 INCH PIPE FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF AVENUE B WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH 31ST STREET, SAID PIPE BEING THE NORTHEAST CORNER OF SAID 0.7165 ACRE TRACT;

THENCE, SOUTH 16 DEGREES 14 MINUTES 31 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH 31ST STREET AND ALONG THE EAST LINE OF SAID 0.7165 ACRE TRACT, AT 35.88 FEET PASSING A 1/2 INCH IRON ROD WITHIN A 1 INCH PIPE FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID 0.7165 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 0.3310 ACRE TRACT, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH 31ST STREET AND ALONG THE EAST LINE OF SAID 0.3310 ACRE TRACT IN ALL, A TOTAL DISTANCE OF 137.38 FEET TO A 3/8 INCH IRON ROD WITH A 1/2 INCH "ALL COUNTY" PLASTIC CAPPED IRON ROD AGAINST ITS SOUTHEAST SIDE FOUND FOR THE SOUTHEAST CORNER OF SAID 0.3310 ACRE TRACT;

THENCE, NORTH 73 DEGREES 11 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID 0.3310 ACRE TRACT, 141.57 FEET TO A 1/2 INCH IRON ROD WITHIN A 1-1/4 INCH PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 0.3310 ACRE TRACT AND THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 0.7165 ACRE TRACT;

THENCE, NORTH 73 DEGREES 47 MINUTES 48 SECONDS WEST ALONG THE SOUTH LINE OF SAID 0.7165 ACRE TRACT, 205.36 FEET TO A 5/8 INCH "BASELINE CORR." PLASTIC CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID 0.7165 ACRE TRACT, FROM SAID CAPPED IRON ROD A 5/8 INCH IRON ROD FOUND BEARS NORTH 32 DEGREES EAST, 1.0 FEET;

THENCE, NORTH 16 DEGREES 17 MINUTES 28 SECONDS EAST ALONG A WEST LINE OF SAID 0.7165 ACRE TRACT, 67.76 FEET TO A 1/2 INCH "ALL COUNTY" PLASTIC CAPPED IRON ROD FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID 0.7165 ACRE TRACT;

THENCE, SOUTH 74 DEGREES 44 MINUTES 44 SECONDS EAST ALONG A SOUTH LINE OF SAID 0.7165 ACRE TRACT, 25.00 FEET TO A 1/2 INCH "ALL COUNTY" PLASTIC CAPPED IRON ROD FOUND FOR A RE-ENTRANT CORNER OF SAID 0.7165 ACRE TRACT;

THENCE, NORTH 15 DEGREES 15 MINUTES 16 SECONDS EAST ALONG A WEST LINE OF SAID 0.7165 ACRE TRACT, 68.00 FEET TO A 1-1/4 INCH PIPE FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF AVENUE B FOR THE NORTHWEST CORNER OF SAID 0.7165 ACRE TRACT, FROM SAID CAPPED IRON ROD A FOUND 5/8 INCH IRON ROD BEARS SOUTH 27 DEGREES WEST, 0.5 FEET;

THENCE, SOUTH 73 DEGREES 44 MINUTES 44 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF AVENUE B AND THE NORTH LINE OF SAID 0.7165 ACRE TRACT, 323.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.0475 ACRES OF LAND.

NOTES

- B.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.R.B.C.T. = DEED RECORDS OF BELL COUNTY, TEXAS
- P.R.B.C.T. = PLAT RECORDS OF BELL COUNTY, TEXAS.
- R.P.R.B.C.T. = REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS.
- THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP No. 48027C0355E DATED SEPTEMBER 25, 2008.
- THIS TRACT OF LAND LIES WITHIN THE CITY LIMITS OF THE CITY OF TEMPLE, TEXAS.
- EASEMENTS AND OTHER MATTERS OF RECORD MENTIONED OR SHOWN HEREON ARE STRICTLY BASED FROM THE COMMITMENT FOR TITLE INSURANCE ISSUED OCTOBER 01, 2013 (EFFECTIVE DATE: SEPTEMBER 23, 2013) BY FIRST AMERICAN TITLE INSURANCE COMPANY OF No. 1002-72585-RTT AND FROM THE COMMITMENT FOR TITLE INSURANCE ISSUED OCTOBER 17, 2013 (EFFECTIVE DATE: SEPTEMBER 23, 2013) BY FIRST AMERICAN TITLE INSURANCE COMPANY OF No. 1002-72590-RTT.
- THE BEARINGS AND COORDINATES HEREON WERE DERIVED FROM REDUNDANT RTK GPS OBSERVATIONS AND ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83 CORRS ADJUSTMENT. THE COORDINATES SHOWN HEREON ARE GRID DATUM. TO CONVERT TO SURFACE DIVIDE BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.999853208514. DISTANCES HEREON ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.999853208514.
- SURVEYED ON THE GROUND IN NOVEMBER AND DECEMBER, 2013.
- A 6' WIDE SIDEWALK WITHIN THE RIGHT-OF-WAY OF SOUTH 31 STREET ADJACENT TO THIS TRACT OF LAND WILL BE REQUIRED AT THE TIME OF DEVELOPMENT.

STATE OF TEXAS
COUNTY OF BELL

THAT, O'REILLY AUTO ENTERPRISES, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS O'REILLY TEMPLE SUBDIVISION, WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO DO HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

BY: O'REILLY AUTO ENTERPRISES, LLC

BY: SCOTT KRAUS
VICE PRESIDENT OF REAL ESTATE

STATE OF MISSOURI
COUNTY OF GREENE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS

TAX CERTIFICATE

THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS _____ DAY OF _____, 20____.

BELL COUNTY TAX APPRAISAL DISTRICT

STATE OF TEXAS
COUNTY OF BELL

FILED FOR RECORD THIS THE _____ DAY OF _____, A.D., IN CABINET _____, SLIDE _____, PLAT RECORDS OF BELL COUNTY, TEXAS.

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

DATED THIS _____ DAY OF _____, 20____.

CHAIRPERSON: _____

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF TEMPLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 20____.

SECRETARY OF PLANNING & ZONING COMMISSION: _____

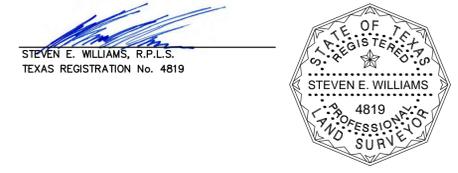
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____, 20____.

CITY SECRETARY: _____

STATE OF TEXAS
COUNTY OF HARRIS

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



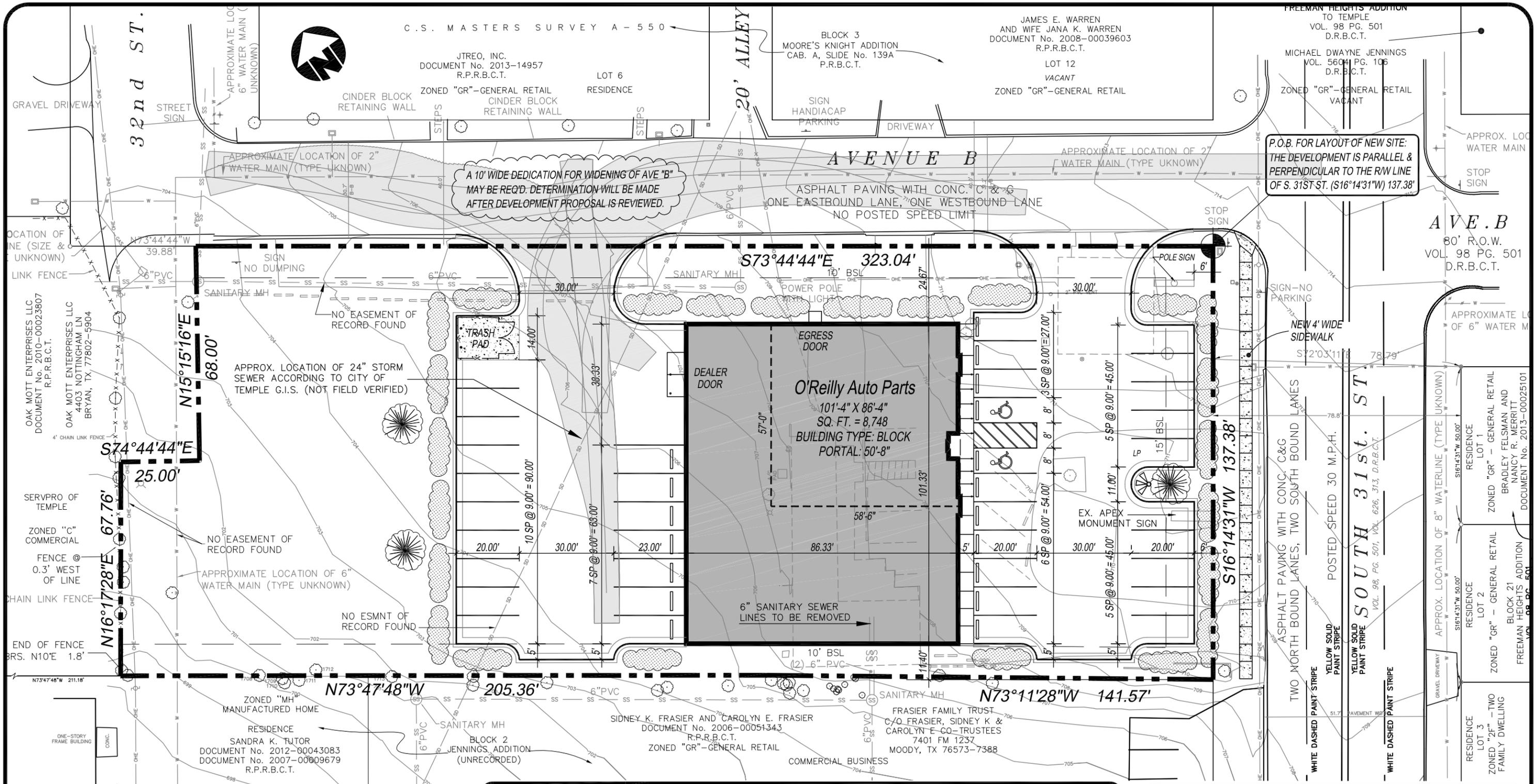
O'REILLY TEMPLE SUBDIVISION

BEING A SUBDIVISION OF 1.0475 ACRES OF LAND IN THE C.S. MASTERS SURVEY, ABSTRACT No. 550 IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

CONTAINING: 1 BLOCK AND 1 LOT

<p>LAND SURVEYOR</p> <p>PROFESSIONAL SURVEYORS BASELINE CORPORATION 1750 SEAMIST DRIVE, SUITE 160 HOUSTON, TEXAS 77008 PHONE (713) 869-0155 TBPLS FIRM No. 10030200</p>	<p>OWNER/DEVELOPER</p> <p>O'REILLY AUTO ENTERPRISES, LLC 233 SOUTH PATTERSON SPRINGFIELD, MISSOURI 65802 417-862-3333 (PHONE)</p>
--	--

AUGUST 8, 2014



- SITE SPECIFIC NOTES:**
1. SITE HAS (2) 1-STORY BLDGS., PAVING AND UTILITIES TO BE REMOVED.
 2. A METAL BLDG. IS NOT ALLOWED. MIN OF 70% MUST BE STONE, BLOCK OR EIFS.
 3. A 6' LANDSCAPE STRIP IS PROPOSED ALONG THE R/W OF S. 31ST STREET.
 4. STORMWATER REQUIREMENTS MUST BE VERIFIED BY CONSULTING ENGINEER.
 5. A MINIMUM 5% OF THE LOT AREA TO BE UTILIZED, SHALL BE LANDSCAPED.
 6. IRRIGATION IS REQUIRED.
 7. (1) PARKING SPACE PER 250 S.F. GFA IS REQUIRED. (9' X 18' STALL IS ALLOWED)
 8. PROPOSE (2) ACCESS DRIVES OFF WEST AVENUE "B".
 9. A SIDEWALK WILL BE REQUIRED ALONG SOUTH 31ST STREET.
 10. DUMPSTER PAD IS REQ'D TO BE SCREENED WITH A 6' HIGH WOOD FENCE.
 11. A 10' WIDE DEDICATION FOR WIDENING OF AVE "B" MAY BE REQ'D. DETERMINATION WILL BE MADE AFTER DEVELOPMENT PROPOSAL IS REVIEWED.
 12. PLATTING IS REQUIRED.
- SIGN NOTES:**
1. MAX. POLE SIGN AREA: UP TO 300 S.F.
 2. MAX. POLE SIGN HEIGHT: 25'
 3. SIGN SETBACK: 5' FROM R/W
 4. MAX. WALL SIGNAGE AREA: MAX. 50% OF WALL AREA IN WHICH SIGN IS ATTACHED; MAX 300 S.F. PER SIGN



Reilly AUTO PARTS

TEMPLE, TX #2 (TM2)

PRELIM. SITE PLAN

DATE: March 4, 2014 BPM

PARKING

36 SPACES

+ 2 HC

= 38 SPACES



NORTH

SCALE: 1" = 30'-0"



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

09/02/14
Item #3
Regular Agenda
Page 1 of 5

APPLICANT / DEVELOPMENT: Bill Maedgen (Maedgen Construction Inc.)

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: Z-FY-14-36: Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow a package store, for the retail sales of alcoholic beverages with off-premise consumption, on Lot 2, Block 1, Western Hills Commercial Phase III, located in Suite 201 at 4311 West Adams Avenue.

STAFF RECOMMENDATION: Staff recommends approval of Z-FY-14-36, a Conditional Use Permit to allow a package store with alcoholic beverage sales for off-premise consumption for the following reasons:

1. The request is compatible with the Future Land Use and Character Map;
2. The request complies with the Thoroughfare, Plan and the Trails Master Plan;
3. Public facilities are available to serve the property; and,
4. The use is compatible with Zoning and surrounding uses and,

Staff recommends Approval of the conditional use permit subject to the following conditions:

1. Such use must comply with Chapter 4, "Alcoholic Beverages," of the City Code;
2. Outdoor lighting must comply with the standards in subsection 6.7.5k;
3. Parking must be provided on site, not less than one space for each 250 square feet of retail, plus the number of parking spaces required for non-retail space as specified in UDC Section 7.5.;
4. Window signs are prohibited as per UDC Section 5.3.17;
5. Lighted signs must be turned off at closing time as per UDC Section 5.3.17; and
6. Upon compliance to the necessary building codes, the Director of Planning / Building Official or their designee is authorized to issue occupancy for the expansion into the adjacent suite in the event of expansion;

ITEM SUMMARY:

The applicant is requesting a Conditional Use Permit to allow a package store within an existing but unfinished suite in the existing Paint Brush Plaza located at 4311 W. Adams Ave.

The property is located within the Commercial (C) zoning district which requires the approval of a Conditional Use Permit to establish a package store. The package store to be known as “The Liquor Room” is proposed in Suite 201. A package store is a retail establishment for the sales of distilled liquors, wines and beers in unbroken original containers for off-premise consumption.

Suite 201 has inside floor measurements of approximately 23.85’ X 58.16’ or a net floor area of approximately 1,387 square feet. It is noteworthy that the applicant has expressed a desire that at some point the package store may be expanded into the adjacent Suite 202. The expansion would double the net floor area for a total of approximately 2,774 square feet of retail space.

Parking, landscaping and improvements to exterior building facades are in place and no additional improvements have been proposed or are anticipated.

It should be further noted that while this Conditional Use Permit is for a package store, as defined above, the 7-11 convenience store adjacent to the plaza suite does retail sales of individual containers of beer and wine, which is permitted by-right.

USE STANDARDS:

Package stores are subject to a number of use standards as described in Section 5.3.17 of the UDC. While the proposed package store is not proposing a drive-up window, a feature which has several requirements, a number of other standards applicable to the package store have been identified and are discussed as follows:

Chapter 4 of the City Code – Alcoholic Beverages: Although the provisions of Chapter 4 of the City Code will not be listed in this report, compliance to the chapter in its entirety is required by reference. It is the proprietor’s responsibility to become familiar with the provisions of Chapter 4 of the City Code; however it is not anticipated that there will be any compliance issues related to approval of the Conditional Use Permit.

Outdoor Lighting: Outdoor lighting is reviewed during the Construction Plan phase of review. Any new lighting not already in-place would be required to comply with current electrical and building code requirements for non-residential development. No issues are anticipated.

Parking: Parking is in-place and was calculated on the overall use of the development for retail and services uses. Retail and service uses are calculated at a minimum 1 space per 250 square feet of floor area. Additional parking due to the nature of the package store was not required and not anticipated as a result of the presence of the package store.

Window Signs: Window signs are prohibited. Staff anticipates compliance to the prohibition of window signs.

Lighted Signs: Lighted signs must be turned off at closing time. Staff anticipates compliance to the lighted signs being turned off at closing time.

The applicant has provided a floor plan and building elevations and as required per UDC Section 3.5.2B, a site plan. The site is developed, all facilities are in place and the building suites are partially occupied by tenants. As mentioned previously, the applicant has indicated that there is no drive-thru proposed and opportunities exist for the applicant to expand the business into the adjoining suite (#202). This potential expansion has been addressed by Condition #6 which would allow administrative approval of that expansion. The attached site and floor plan will be included in the Ordinance, if the Conditional Use Permit is approved by City Council.

SURROUNDING PROPERTY AND USES:

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

<u>Direction</u>	<u>FLUP</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	Suburban Commercial	C	Retail and Service Uses
North	Suburban Commercial	C	Retail and Service Uses
South	Suburban Commercial	C	Apartment Complex
East	Suburban Commercial & Auto-Urban Multi-Family	C	Apartment Complex
West	Suburban Commercial	C	Undeveloped

COMPREHENSIVE PLAN COMPLIANCE:

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

Document	Policy, Goal, Objective or Map	Compliance?
CP	Map 3.1 - Future Land Use and Character (FLUP)	Yes
CP	Map 5.2 - Thoroughfare Plan	Yes
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	Yes
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	Yes

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

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

The Land Use and Character Map which identifies this area as Suburban Commercial. This is appropriate for office, retail and service uses adjacent to and abutting residential neighborhood. It is also appropriate in other areas where the community's image and aesthetic value is to be promoted, such as at "gateways" and high-profile corridor locations.

The proposed conditional use permit is for a package store, the retail sales of alcoholic drinks for off-premise consumption are considered retail in nature. The use of the property is consistent with the FLUP as well as compatible with the surrounding non-residential uses in the immediate vicinity.

Thoroughfare Plan (CP Map 5.2)

The Thoroughfare Plan identifies FM2305 (W. Adams Ave) as a Major Arterial & Ermine Trail is identified as a Collector. The roadway improvements are in place and no issues related to capacity are anticipated from the proposed use of the property.

Availability of Public Facilities (CP Goal 4.1)

A 6" water line in Ermine Trail is available to serve the water needs to the property. There is a 6" sewer line available to the property on the eastern property line. No impacts to public facilities are anticipated.

Temple Trails Master Plan Map and Sidewalks Ordinance

The Temple Trails Master Plan map identifies a proposed City-Wide Spine trail within FM 2305 (W. Adams Ave). Both FM2305 and Ermine Trail are required to have sidewalks. Sidewalks are partially in place however, the site is currently developed and there are no improvements triggered by the proposed conditional use permit.

DEVELOPMENT REGULATIONS: Although there are no established development regulations specifically for package stores, there are a number of use standards which were identified and discussed earlier in this report. Since the site is developed and no additional facilities are needed, staff has not identified any additional development regulation applicable to the requested conditional use permit.

PUBLIC NOTICE: Ten properties, represented by eight different owners, were sent notices of the public hearing, as required by State law and City Ordinance. Three of the properties are outside of the 200-foot notification boundary. As of Thursday August 28, 2014 at 12:00 pm, no notices have been returned in agreement. One notice in disagreement, outside of the required 200-foot notification boundary has been received by staff.

The newspaper printed notice of the Planning and Zoning Commission public hearing on August 22, 2014, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Site and Surrounding Properties Photos
Zoning and Location Map
Future Land Use Map
Utility Map

Localized Area of the Thoroughfare Plan
Localized Area of the Trails Plan
Site Plan / Floor Plan / Elevations
Notification Map
Returned Property Owner Responses

Site & Surrounding Property Photos



Site: Suites 201 & 202 (C)



Site: Adjacent 7-11 Convenience Store (C)



Site: Paint Brush Plaza (From Ermine Trail) (C)



North: Undeveloped and Scattered Commercial and Service Uses (C)



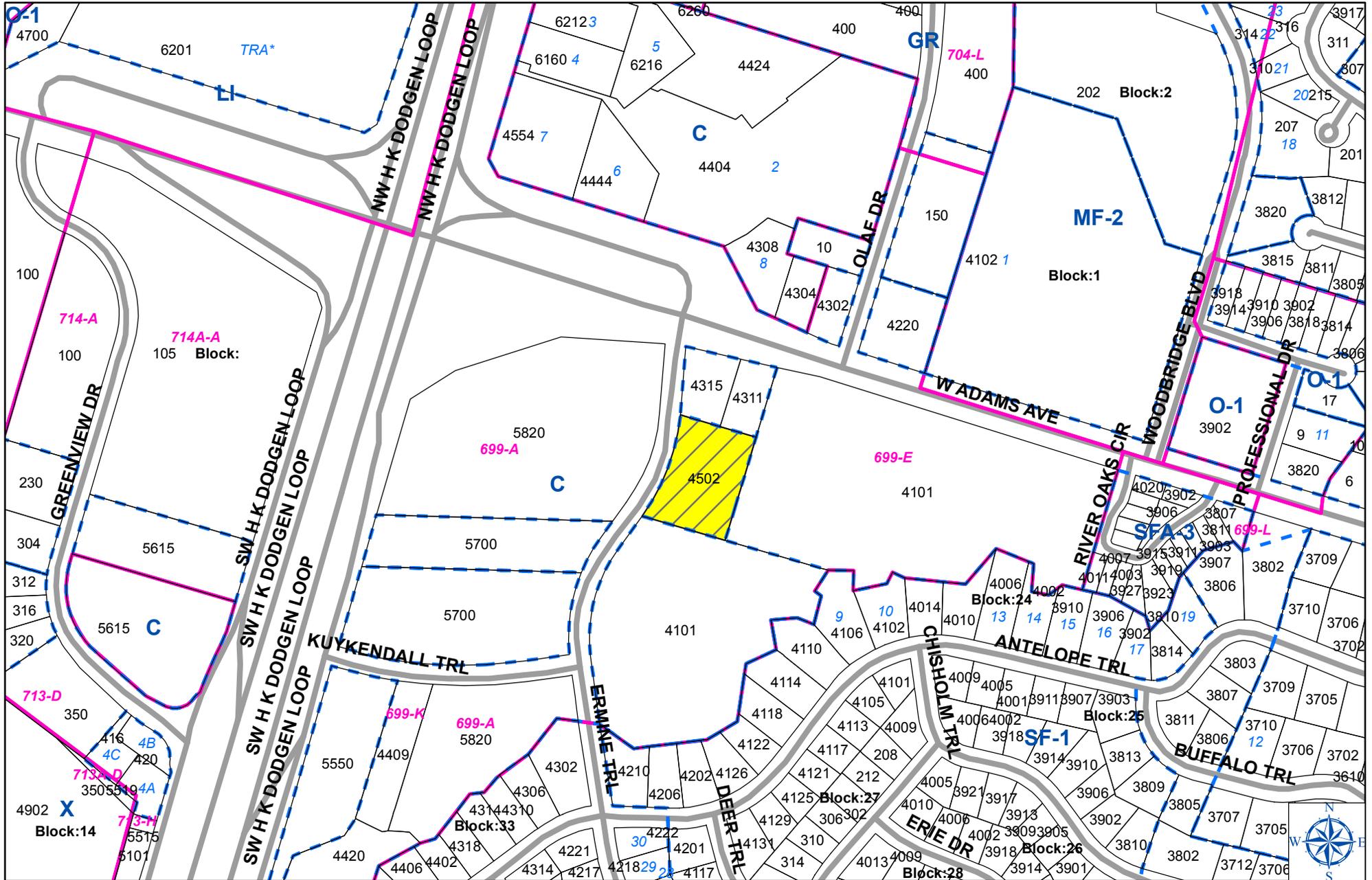
West: Undeveloped (C)



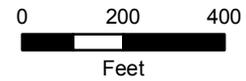
East: Apartment Complex (C)



South: Apartment Complex (C)

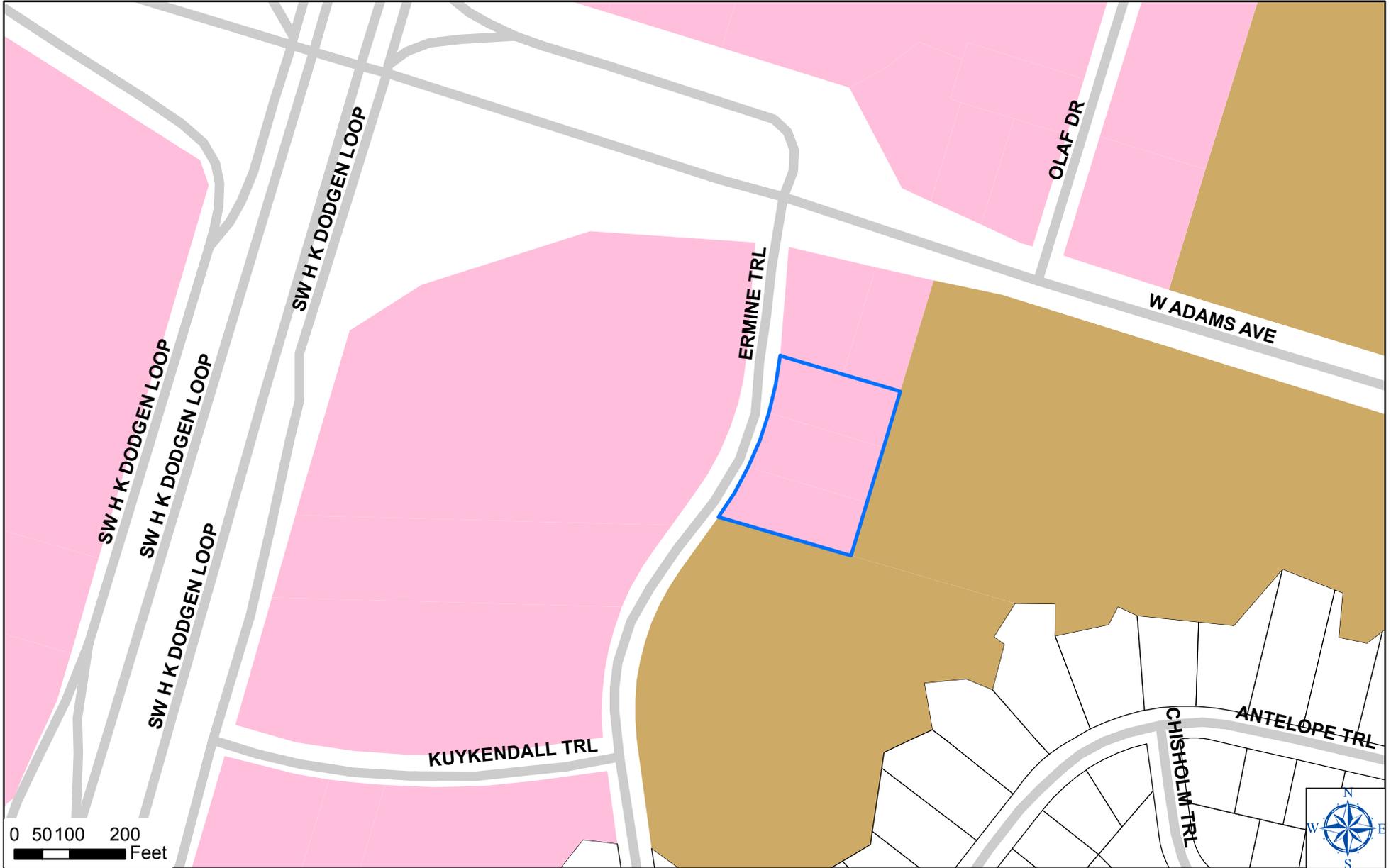


 Case	 Zoning	 Block Number	 Block Number
 Subdivision	 Lot Number	 Lot Number	



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



Future Land Use

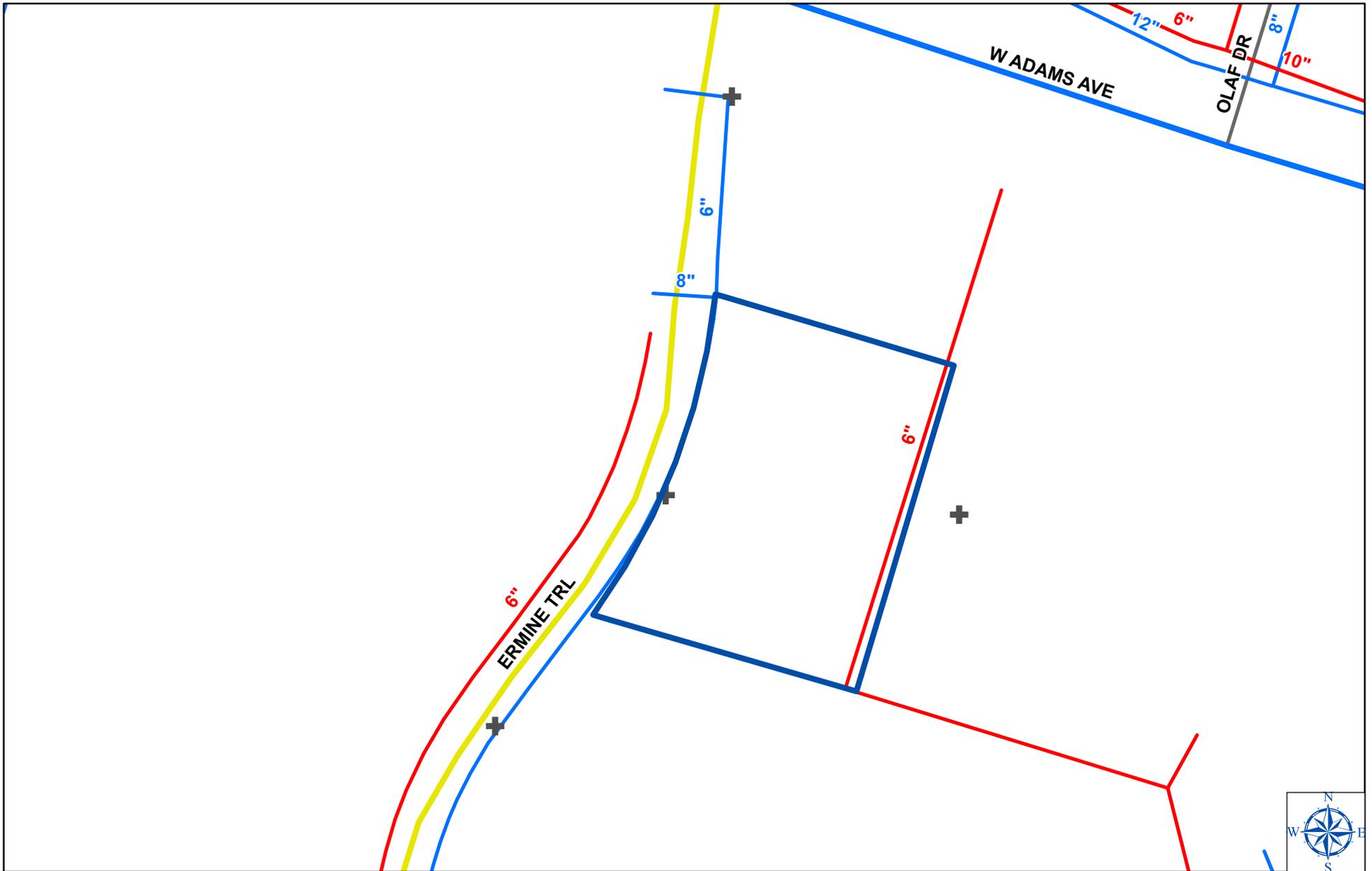
- | | | | | |
|---------------------------|-------------------------|-----------------------|-----------------------------------|----------------------|
| Neighborhood Conservation | Auto-Urban Residential | Auto-Urban Commercial | Temple Medical Education District | Public Institutional |
| Estate Residential | Auto-Urban Multi-Family | Suburban Commercial | Industrial | Parks & Open Space |
| Suburban Residential | Auto-Urban Mixed Use | Urban Center | Business Park | Agricultural/Rural |

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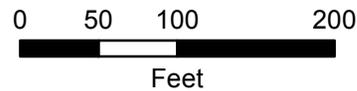
Utility Map

Conditional Use Permit (Package Store)

4311 W. Adams Ave
Suite 201



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

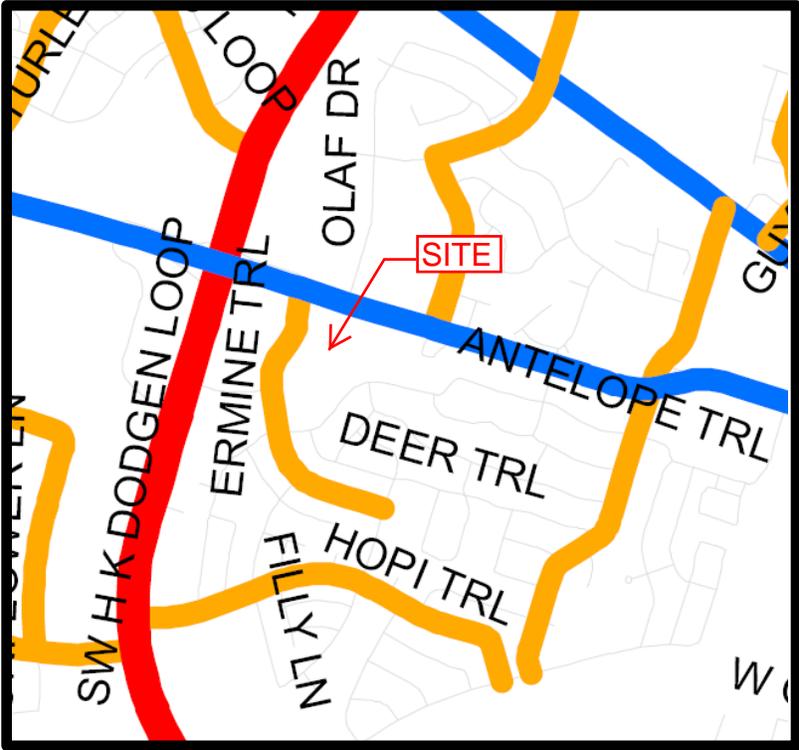


8/25/2014
City of Temple GIS

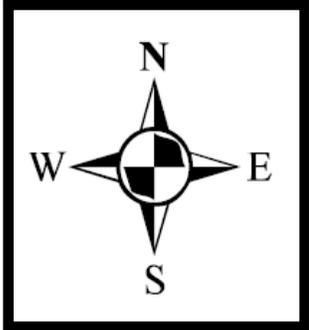
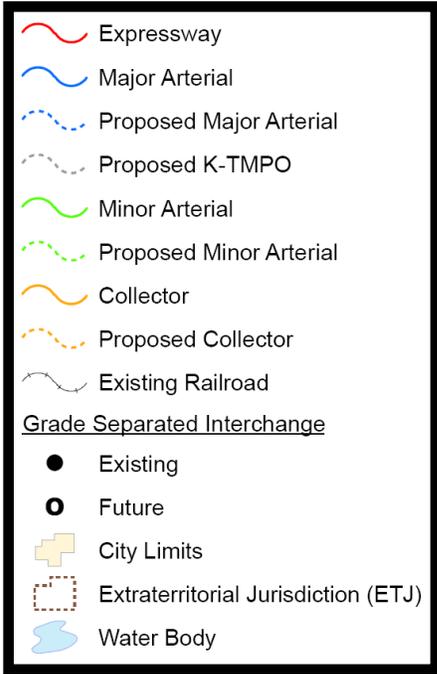


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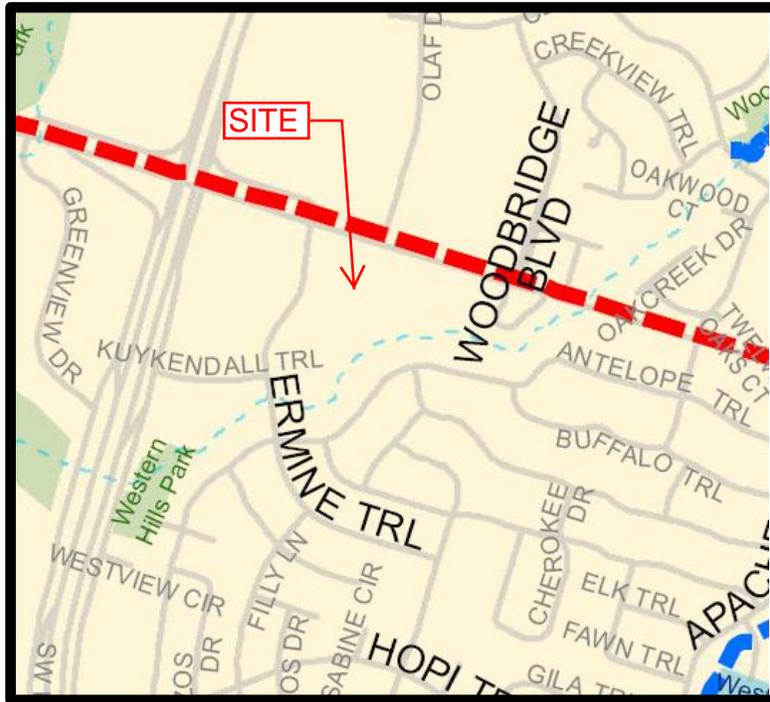
Localized Area of the Thoroughfare Plan



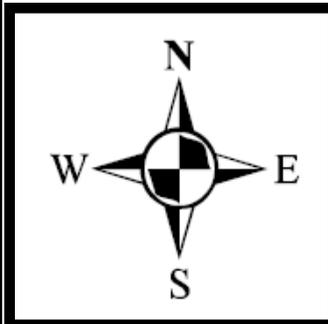
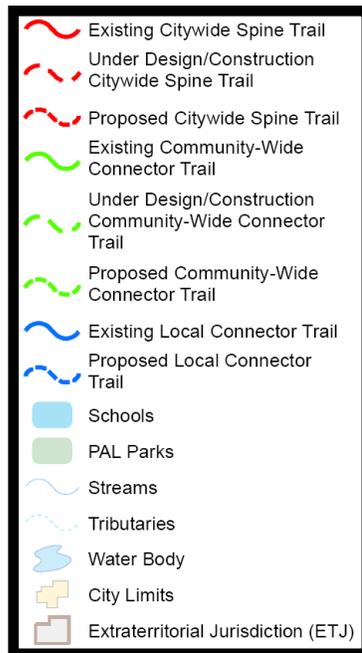
Map Legend (Map not to scale)

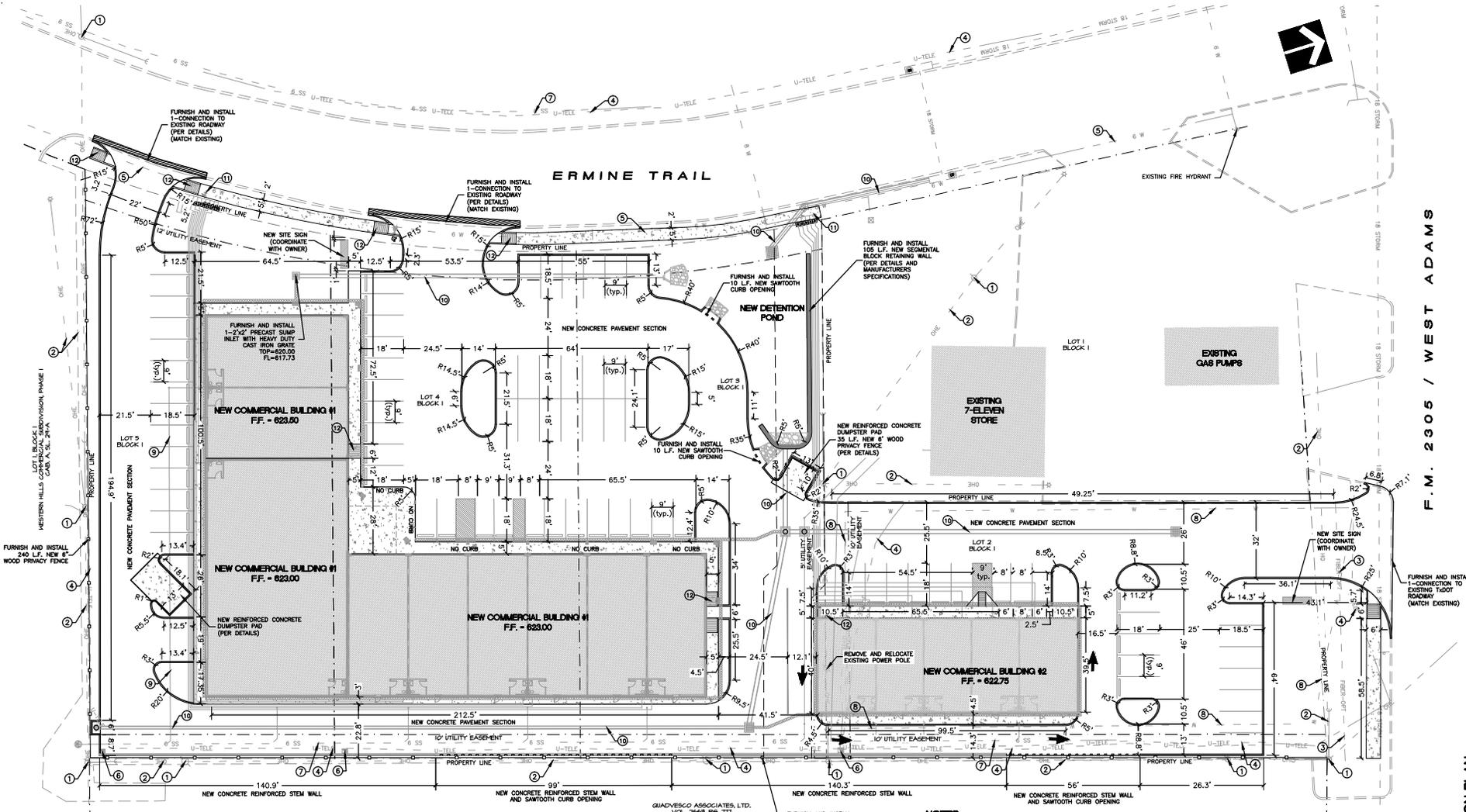


Localized Area of the Trails Plan



Map Legend (Map not to scale)





- KEYED NOTES**
- CAUTION!!! EXISTING POWER POLE (NOT TO BE DISTURBED)
 - CAUTION!!! OVERHEAD ELECTRIC (NOT TO BE DISTURBED)
 - CAUTION!!! EXISTING FIBER OPTIC (NOT TO BE DISTURBED)
 - CAUTION!!! UNDERGROUND TELEPHONE CABLE (NOT TO BE DISTURBED)
 - EXISTING CITY OF TEMPLE WATER MAIN (NOT TO BE DISTURBED)
 - EXISTING TELEPHONE BOX (COORDINATE RELOCATION WITH OWNER'S REPRESENTATIVE)
 - EXISTING SANITARY SEWER MAIN (NOT TO BE DISTURBED)
 - EXISTING WATER MAIN (COORDINATE CONSTRUCTION WITH OWNERS REPRESENTATIVE AND CITY OF TEMPLE UTILITY DEPARTMENT)
 - NEW SANITARY SEWER MAIN (REFER TO UTILITY PLAN FOR CONSTRUCTION)
 - NEW STORM SEWER (REFER TO STORM SEWER PLAN FOR CONSTRUCTION)
 - NEW WATER MAIN/DOMESTIC WATER SERVICE (REFER TO UTILITY PLAN FOR CONSTRUCTION)
 - FURNISH AND INSTALL 1-HANDICAP SIDEWALK RAMP (PER DETAILS AND TAS REQUIREMENTS)
 - TRANSITION NEW CURB AND GUTTER TO MATCH NEW PAVEMENT SECTION
 - EXISTING UNDERGROUND TELEPHONE CABLE (COORDINATE RELOCATION WITH OWNER'S REPRESENTATIVE)
 - OVERHEAD ELECTRIC LINE (COORDINATE RELOCATION WITH OWNER'S REPRESENTATIVE)
 - EXISTING WATER MAIN (COORDINATE RELOCATION WITH OWNER'S REPRESENTATIVE)

- NOTES**
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE DEMOLITION OF EXISTING STRUCTURES, VEGETATION, ETC. WITH OWNER.
 - ALL DIMENSION WITHIN THE PARKING ARE SHOWN TO BACK OF CURB.

LEGEND

	NEW CONCRETE CURB AND GUTTER (PER DETAILS)
	PRECAST CONCRETE WHEEL STOP (PER DETAILS)
	NEW REINFORCED CONCRETE PAVEMENT SECTION (PER DETAILS)

Revisions

Date:	Remarks:
2/5/09	REVISED TO INCORPORATE TxDOT COMMENTS
3/25/09	REVISED TO INCORPORATE CITY OF TEMPLE COMMENTS DATED MARCH 11, 2009
4/20/09	REVISED TO INCORPORATE CITY OF TEMPLE COMMENTS
5/4/09	REVISED TO INCORPORATE ADJUSTMENTS TO NEW COMMERCIAL BUILDING #2
6/22/09	REVISED TO INCORPORATE CITY OF TEMPLE COMMENTS
7/6/09	REVISED TO INCORPORATE CITY OF TEMPLE COMMENTS

SITE DIMENSION PLAN

F.M. 2305 / WEST ADAMS

DRAWING STATUS

PROJECT NO. 081083.01

DATE: 7-6-09

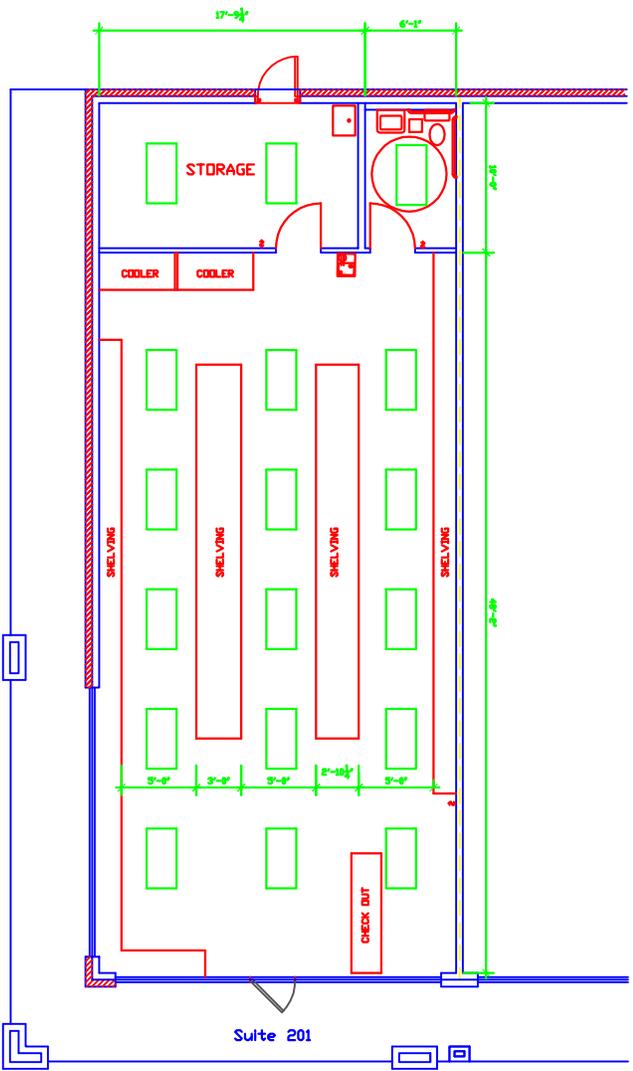
DRAWN BY: KRF

DESIGNED BY: MLC

Clark & Fuller, PLLC
 Civil Engineers • Designers • Planners
 3000 NEW BRUNSWICK LANE, SUITE 100, TEMPLE, TEXAS 76788

C6.1

PAINT BRUSH PLAZA
 NEW SITE DEVELOPMENT
 TEMPLE, TEXAS



THE LIQUOR ROOM

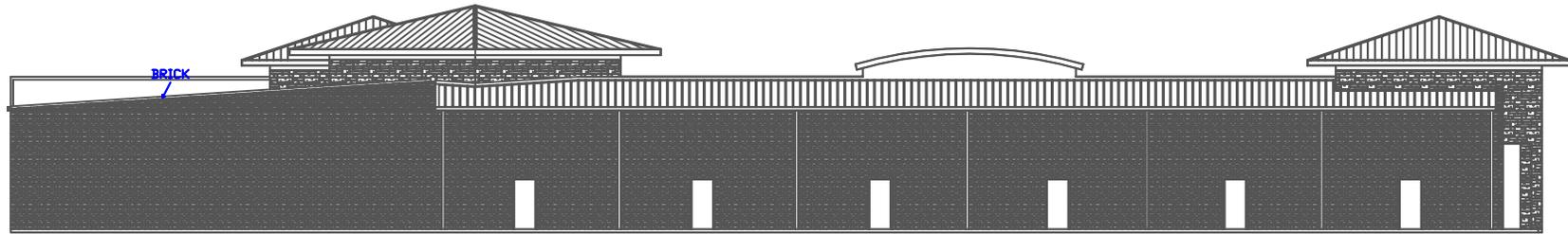
4311 W. Adams, Temple
 Suite #201

Note: Knox Box is between
 Suite #206 & #207

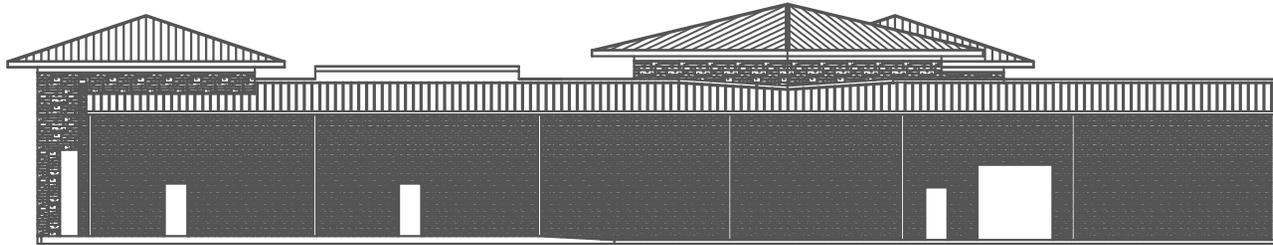
PAINT BRUSH PLAZA

SCALE: 1/4"=1'-0"
 Maedgen Construction Inc.

**ELEVATIONS - BUILDING #1
PAINT BRUSH PLAZA**



REAR ELEVATION



REAR ELEVATION



SIDE TO FRONT ELEVATION



FRONT TO SIDE ELEVATION

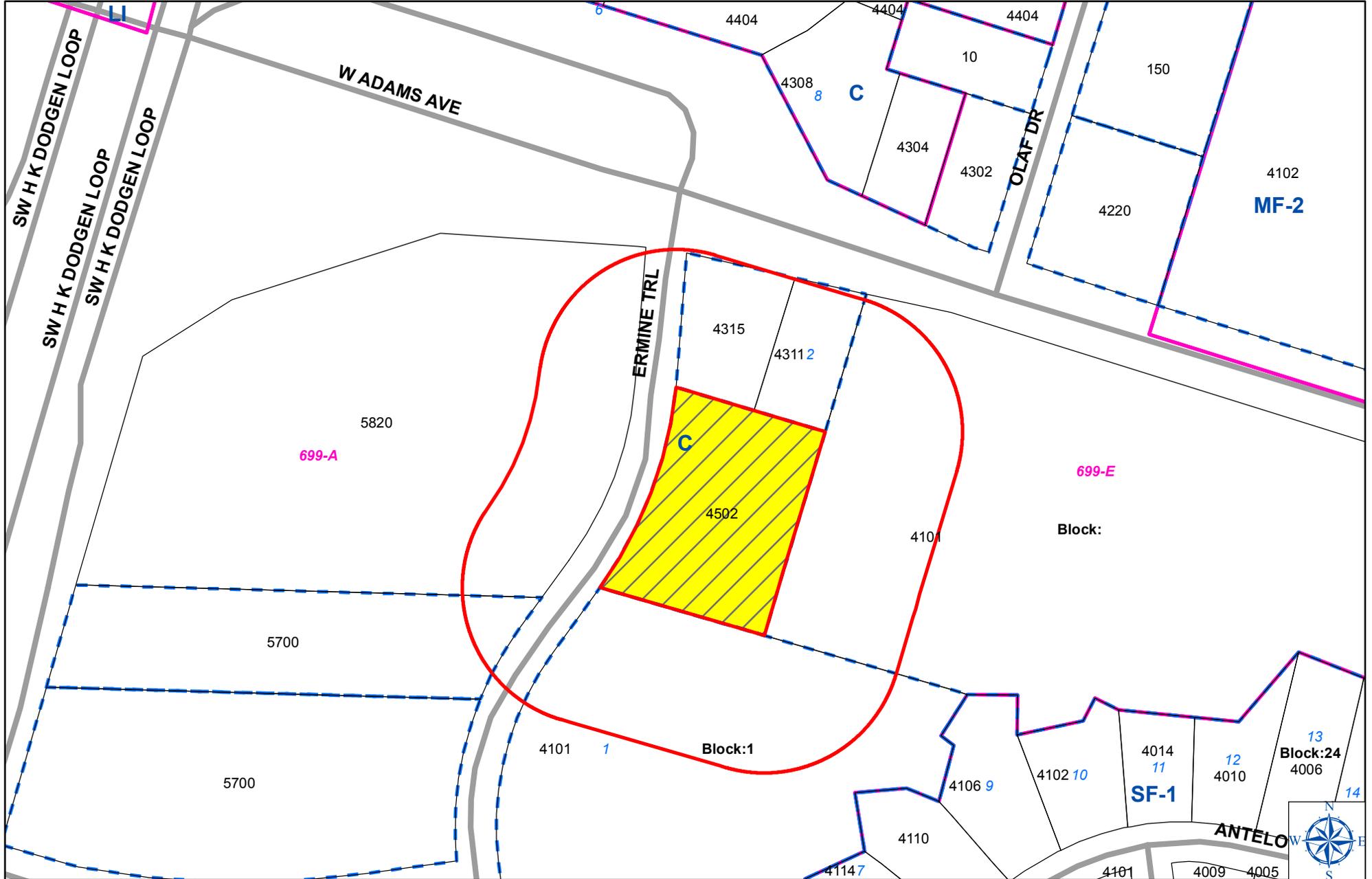
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Z-FY-14-36

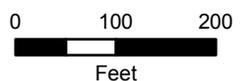
Notification Map Conditional Use Permit (Package Store)

4311 W. Adams Ave
Suite 201



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

- Block Number
- 1 Lot Number



8/25/2014
City of Temple GIS
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**RESPONSE TO PROPOSED
CONDITIONAL USE PERMIT
CITY OF TEMPLE**

McGoldrick Investments LLC
5007 Cove Point Road
Temple, Texas 76502

Zoning Application Number: Z-FY-14-36 **Project Manager:** Mark Baker

Location: 4311 West Adams Avenue, Suite 201

The proposed request for a Conditional Use Permit is the area shown in hatched marking on the attached map. The Conditional Use Permit will allow relocation of an existing off-premise sign. 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 Conditional Use Permit for the property described on the attached notice, and provide any additional comments you may have.

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

Comments:


(Signature)

GRADY MCGOLDRICK
(Print Name)

Please mail or hand-deliver this comment form to the address shown below, no later than September 2, 2014.

RECEIVED

AUG 27 2014

City of Temple
Planning & Development

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



PLANNING AND ZONING COMMISSION AGENDA ITEM

9/02/14
Item #3
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>P-FY-14-37 - 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 Pending</p>	<p>All County Surveying</p>
<p>P-FY-14-39 - 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 Pending</p>	<p>BSP Engineers for Mike Pilkington</p>
<p>P-FY-14-44 - Consider and take action on the Final Plat of West Tarver Addition, a 2.629 +/- acre, 1-lot, 1-block non-residential subdivision, out of the B. Robertson Survey, Abstract Number 17, located at the northeast corner of State Highway North 317 and Tarver Drive.</p>	<p>DRC 8/06/14 PZC 9/15/14</p>	<p>Alex Taylor for 1519 Surveying LLC</p>
<p>P-FY-14-46 - Consider and take action on the plat vacation of the Final Plat of Estates At Friars Creek, a 5.428 +/- acres, 18-Lots, 1-Block subdivision, filed for record on August 19, 2003, in Cabinet C, Slide 348-A, Plat Records of Bell County, Texas, located on the east side of Hartrick Bluff Road, south of Friars Creek.</p>	<p>DRC 9/02/14</p>	<p>Turley Associates</p>
<p>P-FY-14-47 - Consider and take action on the Final Plat of The Groves At Lakewood Ranch Phase II, 28.662 +/- acre, 88-lot, 9 block residential subdivision, located on the north side of West Adams Avenue, east of Windmill Farms Phase One Subdivision.</p>	<p>DRC 9/02/14</p>	<p>Turley Associates</p>

<p>P-FY-14-48 - Consider and take action on the Final Plat of Shoppes On the Hill, a 12.40 +/- acres, 4-lot, 1-block non-residential subdivision, located from the southwest corner of Scott Boulevard and South 31st Street, extending south to Everton Drive.</p>	<p>DRC 9/02/14</p>	<p>All County Surveying</p>
<p>Z-FY-14-37 - Hold a public hearing to consider and recommend action on a rezoning from Urban Estate District (UE) to Single Family-One District (SF-1) on 61.137 +/- acres, being a tract of land in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located at 5105 Charter Oak Drive.</p>	<p>PZC 9/15/14</p>	<p>Sam Best for Best Constructions Services</p>
<p>Z-FY-14-38 - Hold a public hearing to consider and recommend action on a rezoning from TMED (T5-C) to Planned Development District (T5-c) on 12.40 +/- acres, being the remainder of Lots 2 and 3, Block 1, Scott and White Properties Subdivision, located at the southwest corner of Scott Boulevard and South 31st Street, extending south along South 31st Street to Everton Drive.</p>	<p>PZC 9/15/14</p>	<p>Will Morris for Charter Real Estate</p>

<p>City Council Final Decisions</p>	<p>Status</p>
<p>P&Z had no cases going forward to City Council on August 7th and August 21st, 2014 meetings</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	P	A	11	1
Blake Pitts	A	P	P	P	P	P	P	P	A	P	P	A	9	3
Patrick Johnson	P	P	P	P	P	P	P	P	A	P	A	P	10	2
Omar Crisp	P	P	P	A	P	A	P	P	P	P	P	P	10	2
David Jones	P	P	P	P	P	A	P	P	P	A	P	P	10	2
Greg Rhoads	P	A	P	P	P	P	P	P	P	A	P	P	10	2
Will Sears	P	P	P	A	P	P	P	P	P	P	P	P	11	1
Lester Fettig				P	P	A	P	P	P	P	P	P	8	1
Tanya Mikeska-Reed				P	P	P	P	A	P	P	A	A	6	3

	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	P			P											
Blake Pitts	P	No Meeting Held	No Meeting Held	P											
Patrick Johnson	P			P											
Omar Crisp	P			P											
David Jones	P			P											
Greg Rhoads	P			P											
Will Sears	A			P											
Lester Fettig	P			P											
Tanya Mikeska-Reed	P			P											

 not a Board member
 Vacant