

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
PLANNING CONFERENCE ROOM  
DECEMBER 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, December 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, 2<sup>ND</sup> FLOOR  
DECEMBER 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 November 17, 2014.

**B. ACTION ITEMS**

**Item 2:** [Z-FY-15-01](#) – Hold a public hearing to consider and recommend action on a rezoning from Agricultural District (AG) to General Retail District (GR) on 1.00 +/- acres, out of the Nancy Chance Survey, Abstract Number 5, Bell County, Texas, located at 108 & 124 Old Waco Road.

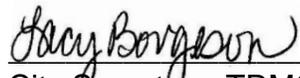
**Item 3:** [P-FY-15-09](#) – Consider and take action on the Final Plat of Buzzi Addition, a 13.086 +/- acres nonresidential subdivision situated in the Elizabeth Berry Survey, Abstract No. 57, the J. M. Arnest Survey, Abstract 973, and the WM. Hadden Survey, Abstract No. 392, City of Temple, Bell County, Texas, located north of the intersection of Wilsonart Drive and Lucius McCelvey Drive, at 4604 Lucius McCelvey Drive.

**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 4:35 PM, November 25, 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  
NOVEMBER 17, 2014  
5:30 P.M.**

**PLANNING AND ZONING MEMBERS PRESENT**  
Chair Greg Rhoads

**COMMISSIONERS:**

James Staats	Blake Pitts
Patrick Johnson	David Jones
Omar Crisp	

**PLANNING AND ZONING MEMBERS ABSENT:**

Tanya Mikeska-Reed	Will Sears
Lester Fettig	

**STAFF PRESENT:**

Beverly Zendt, Assistant Director of Planning  
Trudi Dill, Deputy City Attorney  
Tammy Lyerly, Senior Planner  
Mark Baker, Planner  
Mary Maxfield, Planning Technician  
Leslie Evans, Planning Technician

**The agenda for this meeting was posted on the bulletin board at the Municipal Building, November 13, 2014 at 3:30 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 Rhoads called Meeting to Order at 5:30P.M.

Invocation by Vice-Chair Jones; Pledge of Allegiance by Commissioner Johnson.

**A. CONSENT ITEMS**

**Item 1: Approval of Minutes:** Work session and the regular meeting of November 3, 2014.

Approved by general consent.

## B. ACTION ITEMS

**Item 2: I-FY-15-01** – Consider adopting a resolution authorizing an Appeal of Standards in Section 6.7 of the Unified Development Code related to I-35 Corridor Overlay Zoning District for landscaping, parking and screening for a proposed addition to Ringler Chevrolet and Toyota at 7777 South General Bruce Drive.

Ms. Beverly Zendt, Assistant Director of Planning, stated the applicant for this item was Wayne Alderman who was also present for any questions.

The applicant is proposing expansion of the existing parking lot and service center which is oriented toward the rear of the property. The triggered standards represent a cost that is 23 percent of the assessed improvement value and include parking, screening, and landscaping.

The applicant proposes new landscape islands in the new parking area which will replicate the drought tolerant vegetation in the existing landscaped islands. The proposed parking area is currently undeveloped.

The current bays in the service center face north and south.

The proposed site/landscape plan is shown.

Elevations of the service center are shown which include the proposed addition to the service center.

Ms. Zendt summarized the appeal request:

An appeal to Unified Development Code (UDC) Sec. 6.7.5.C. **Parking,**

Wheel stop requirements for parking spaces adjacent to buildings and landscaping (to be consistent with existing parking lot; the front ends of cars do not currently hang over existing landscaping). The applicant has existing six-inch curbing and would like to keep a consistent drive aisle.

An appeal to UDC, Sec. 6.7.5.C. **Parking,**

Parking in the landscape buffer (for existing car displays consisting of featured pads and rocks). The applicant currently has two elevated display pads and would like to retain them.

An appeal to UDC, Sec. 6.7.5.D. **Screening and Wall Standards**

Garage and service bays must be located to rear of building or on side not visible to traffic flow on abutting side of I-35 (bays currently found to rear on both sides of the building).

The current service center is located to the rear of the property and is somewhat visible to oncoming traffic, but the bulk of the building is shielded by landscaping and any future landscaping.

An appeal to UDC, Sec. 6.7.5.E. **Landscaping**

Vegetation must be used to soften the appearance of walls; and

Foundation planting along at least 70 percent of each visible façade (does not currently exist on any of the buildings and is not proposed).

Staff has supported these requests.

An appeal to UDC, Sec. 6.7.5.E. **Landscaping**

Interior parking islands are required every 10 spaces with three-inch caliper trees in each (every 12 spaces with native shrubs proposed); and

Median landscaped parking islands required every third parking row (median islands do not currently exist and are not proposed).

The applicant would like to follow the same pattern as done on the existing parking. They are providing terminal parking islands as previously done throughout the site and would like to continue the pattern.

An appeal to UDC, Sec. 6.7.9. **Freeway Retail / Commercial Sub-District**

Evergreen shrubs must completely fill parking islands where sales inventory aisles exist for an automobile, truck, motorcycle, recreational vehicle or boat sales (propose continuation of existing design pattern, which consists of drought-tolerant plants and shrubs).

Staff supports this request since proposed drought-tolerant vegetation will be installed.

Compliance Summary:

15 percent overall landscaping that must be irrigated;

Landscaping buffer requirements for a minimum of three-inch caliper canopy trees to be planted every 30 feet along frontage in clusters;

Continuation of the existing design that includes terminal parking islands at the end of each parking row; and

Masonry (EIFS) for the new Service Center building expansion to match the existing material.

Staff recommends approval of the appeal as submitted based on the following:

Applicant has been working with staff to develop a compromise that meets the expansion needs of his client's car dealership while also meeting the intent of the I-35 Corridor Overlay;

Appeal primarily due to desire to apply consistency of existing design patterns to the car dealership expansion;

The existing design does include significant drought-tolerant landscaping;

The building expansion will be to the rear; and

The proposal would enhance the landscaping along the I-35 frontage with 18 new three-inch street trees.

Commissioner Pitts asked for clarification on the parking in the landscape buffer and if it were only allowed on the two existing rock displays (elevated platforms). Ms. Zendt responded yes, that is the only place (existing rock displays) they may continue parking. No new parking is allowed in any of the landscape buffer on the entire site.

Mr. Wayne Alderman, Architect, 3801 Kirby Drive, #600, Houston, Texas, agreed to the above comment about parking that no parking would occur other than the rock displays (elevated platforms).

Ms. Zendt stated that the record could reflect the appeal is approved with the consideration that only the two rock elevated platforms (featured pads and rocks) are the only areas allowed for parking in the landscape buffer.

Mr. Alderman stated the horseshoe shaped area would also be elevated which would make three areas but it is not located in the grassy area.

Commissioner Pitts made a motion to approve Item 2, **I-FY-15-01**, with the consideration that no vehicles will be parked in the landscaped buffer except for the existing rock display platforms, and Commissioner Johnson made a second.

*Motion passed: (6:0)*

Commissioners Mikeska-Reed, Sears, and Fettig absent

**Item 3: P-FY-15-04** – Consider and take action on the Final Plat of Valley Ranch Addition Phase III, a 16.206 +/- acres, 39-lots, 3-blocks residential subdivision, located at the southwest corner of FM 93 and Dubose Road.

Ms. Tammy Lyerly, Senior Planner, stated the P&Z Commission is the final authority on this plat since the applicant has not requested any exceptions to the UDC.

The Development Review Committee (DRC) reviewed the plat on November 5, 2014 and it was deemed administratively complete on November 13, 2014.

The plat will have the use of local rural streets with 50-foot wide right-of-way and 28-foot wide streets (measured back of curb to back of curb) per City Council approval of the Revised Preliminary Plat of Valley Ranch Addition on August 15, 2013. This portion of the final plat is in agreement with what City Council approved. However, there are parts of final plat that differ from the preliminary plat, but these differences were deemed not substantial enough to warrant amending the preliminary plat--The entrance has been shifted and a cul-de-sac was added.

Two 50-foot radius temporary turnaround easements are proposed on the north edge of the plat until future phases are developed.

Water and sewer will be provided through six-inch lines. A 10-foot wide water line easement and 10-foot wide sewer line easement extend offsite at the north boundary.

The existing detention pond control structure is to be modified prior to acceptance of the Phase III infrastructure, per drainage report and preliminary plat.

Per previously approved agreements, the developer will provide a playground in the Valley Ranch Park. An additional \$2,712 will be added to playground development as agreed with this phase and phase four. Per prior agreement, all playground/play amenities would be constructed in Valley Ranch Park by the developer prior to the acceptance of the infrastructure for this phase of development.

Staff recommends approval of the Final Plat of Valley Ranch Addition, Phase III

Commissioner Crisp made a motion to approve Item 3, **P-FY-15-04**, and Commissioner Pitts made a second.

*Motion passed: (6:0)*

Commissioners Mikeska-Reed, Sears, and Fettig absent

**Item 4: P-FY-15-05** – Consider and take action on the Final Plat of Dove Meadows Phase I, a 21.560 +/- acres, 60-lot, 4-block, 2 parcel, subdivision, located on the west side of Old Waco Road, south of its intersection with Poison Oak Road.

Mr. Mark Baker, Planner, stated P&Z would be the final authority on this plat since the applicant did not request any exceptions to the UDC.

The Final Plat was reviewed by the DRC on November 5, 2014 and deemed administratively complete on November 12, 2014.

This plat went through a rezoning application before the P&Z and was rezoned in March 2014 (City Council approved March 6, 2014, Ordinance No. 2014-4641) to Single-Family-Two (SF-2) and retained an Agriculture (AG) zoning on the five acre portion fronting Old Waco Road.

Along with the preliminary plat, the developer requested an exception (UDC Sec. 8.3) relevant to the payment of park fees. (City Council approved July 17, 2014, Resolution No. 2014-7372).

The final plat proposes the creation of one arterial street, the new alignment of Poison Oak Road, along with four local streets:

- Dove Meadows Boulevard
- Inca Dove Drive
- Golden Heart Drive
- Emerald Dove Court

The sewer is available by a 15-inch line on the south property boundary. It is within the proposed area which is the new alignment for Poison Oak.

Water is available through a three-inch line in Old Waco Road.

The required sidewalks include a four-foot wide along South Pea Ridge (future phase), a six-foot wide along Poison Oak Road, and a six-foot wide along Old Waco Road (upsized for Spine Trail).

The sidewalk and trail improvements on Old Waco Road would be part of the Transportation Capital Improvement Projects (TCIP).

	<b>Per Code</b>	<b>Functional ½ Street Section</b>
South Pea Ridge	55' (total)	35' (70' total)
Poison Oak	70' (total)	50' (100' total)
Old Waco Road	70' (total)	81.5' (163' total)
	<b>Dedicated ROW (per this plat)</b>	
South Pea Ridge	35'	
Poison Oak	50'	
Old Waco Road	10' (accommodation for 31.5' additional)	

Staff recommends approval of the Final Plat of Dove Meadows, Phase I.

Vice-Chair Jones made a motion to approve Item 4, **P-FY15-05**, as presented, and Commissioner Crisp made a second.

*Motion passed: (6:0)*

Commissioners Mikeska-Reed, Sears, and Fettig absent

**Item 5: Z-FY-14-40** - Hold a public hearing to consider and recommend action on a rezoning from Planned Development to Office One District (O-1) on 0.343 acres, being part of the Creekside Planned Development, located at 3502 SW H K Dodgen Loop. **(WITHDRAWN BY APPLICANT)**

### **C. REPORTS**

**Item 6:** Receive and discuss the **Planning Director's Report** containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code. **(continued, if not completed in Work Session)**

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

Respectfully submitted,  
Leslie Evans

**PLANNING AND ZONING COMMISSION  
MONDAY, NOVEMBER 17, 2014  
5:00 P.M.  
WORK SESSION**

**PLANNING AND ZONING MEMBERS PRESENT**

Chair Greg Rhoads

**COMMISSIONERS:**

James Staats  
Patrick Johnson  
David Jones

Blake Pitts  
Omar Crisp

**PLANNING AND ZONING MEMBERS ABSENT:**

Tanya Mikeska-Reed  
Lester Fettig

Will Sears

**STAFF PRESENT:**

Beverly Zendt, Assistant Director of Planning  
Trudi Dill, Deputy City Attorney  
Tammy Lyerly, Senior Planner  
Mark Baker, Planner  
Leslie Evans, Planning Technician

**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 Rhoads opened the work session at 5:00 p.m. and asked Ms. Beverly Zendt, Assistant, Director of Planning, to proceed.

Commissioner Staats asked how many exceptions the applicant was asking for on the Appeal. Ms. Zendt replied this was just an addition to the service center and additional parking so it did not trigger everything. Ms. Zendt indicated that appeals were primarily related to landscaping, wheel stops, and interior median parking islands, and building requirements. Ms. Zendt summarized the appeals by stating that the applicant would like to continue the pattern of development already in place with the existing building.

Ms/ Zendt explained that the service center is visible from I-35 but oriented to the rear of the building and the landscaping should mitigate some of the view. The level of compliance is the best in a situation like this.

Ms. Tammy Lyerly, Senior Planner, stated Item No. 5 was withdrawn. This was the case where the applicant was asking for an Office-One (O-1) zoning without the attached Planned Development (PD), but was not present at the last meeting. The Commissioners had several questions they wanted answered so a motion to table the item was made. After the meeting when Ms. Lyerly spoke with the applicant, he withdrew his case. The case is listed on the agenda only because the case had previously been tabled.

Ms. Lyerly stated the preliminary plat for Valley Ranch went forward to City Council and everything was worked out about the drainage and the plat was approved. The applicant is now coming back and doing a small portion of the final plat.

Ms. Zendt informed the Commission the P&Z meeting scheduled for Monday, December 1<sup>st</sup> would be moved to Tuesday, December 2<sup>nd</sup> since the Holiday Parade is always held on the first Monday of December.

Ms. Zendt explained the Charter Oaks zoning case, Urban Estates (UE) to Single Family-One (SF-1), was denied last week by City Council. Some of the discussion points included increased density and traffic for the area, mainly public safety concerns. Currently the property is zoned UE and there can be approximately 90 to 95 lots developed. Mr. Mark Baker, Planner, has had discussions with the applicant regarding a possible PD, but the applicant has not submitted anything to date.

Ms. Zendt gave a brief overview of upcoming projects. She is currently working on some substantive transportation Thoroughfare Plan amendments which would also involve some realignments. The roads need to line up with Public Works CIP roads, RZ's plans, and development projects, need to be up to date and accurate. Some items will require further study such as Poison Oak Road.

The exhibits and revisions are currently being finalized and will also be vetted by TABA, Staff, and stakeholders before bringing them to P&Z, probably in December.

Several substantive text amendments will also be coming forward related to items such as the use table, assisted living centers, farmers markets, and temporary uses, along with general clean up amendments.

Commissioner Sears was not present for an update on the Transportation Committee so this information will have to wait until the next work session.

There being no further discussion, Chair Staats adjourned the meeting at 5:18 P.M.



## PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

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12/02/14  
Item #2  
Regular Agenda  
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**APPLICANT / DEVELOPMENT:** All County Surveying (on behalf of Harold Proctor)

**CASE MANAGER:** Mark Baker, Planner

**ITEM DESCRIPTION:** Z-FY-15-01 – Hold a public hearing to consider and recommend action on a rezoning from Agricultural District (AG) to General Retail District (GR) on 1.00 +/- acres, out of the Nancy Chance Survey, Abstract Number 5, Bell County, Texas, located at 108 & 124 Old Waco Road.

**STAFF RECOMMENDATION:** Based on the following, staff recommends approval for a rezone from AG to GR for the following reasons:

1. The proposed rezone complies with the FLUP and is consistent with the anticipated type of growth within the Old Waco Road corridor;
2. The proposed zoning is compatible with surrounding zoning and uses;
3. The request complies with the Thoroughfare Plan; and
4. Public facilities are available to serve the subject property.

**ITEM SUMMARY:** The subject property, see Exhibit A, is within the Suburban Commercial District according to the Comprehensive Plan / Future Land Use Plan (FLUP).

The Suburban-Commercial district is appropriate for office, retail and services uses adjacent to and abutting residential neighborhoods and 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 Suburban Commercial district typically supports the Office (O-1 & O-2) and Neighborhood Service (NS) zoning districts. However, in the past, staff has supported General Retail (GR) within the Suburban Commercial district on a case by case basis. The applicant has indicated that the GR is being requested since the GR designation gives a broader variety of possible businesses that can be established. The adjacent Extreme Cheer gymnastic facility was rezoned as GR and it is anticipated that the remainder of possible development in the area would be zoned the same. Staff agrees and has found that specifically, along the Old Waco Road / "Outer Loop" corridor, GR is being established and staff supports the GR zoning due to the nature of the anticipated development along the "Outer Loop".

Additionally, GR was recently established to the north of the subject property by Ordinance 2013-4597 and subsequent plat, which resulted with the proposed Extreme Cheer gymnastics studio. Directly to the east of the subject property and within the Crescent View Commercial subdivision by Ordinance 2013-4620, with GR which alone encompassed over 29 acres. The Crescent View Commercial subdivision is the location of the approved Walmart Supercenter, which is currently under construction.

Therefore, while the requested rezoning to GR may not be appropriate for all areas with the Suburban Commercial designation, this request is still in full compliance with the FLUP and is consistent with surrounding zoning and the anticipated type of development within the "Outer Loop" corridor.

While it is anticipated the property will be developed with a retail and service uses, which include a chiropractic office, there are a number of residential and non-residential uses that are permitted by right. Those uses include but are not limited to:

Residential uses

- Detached/Attached SF Homes
- Duplex homes
- Home for the aged
- Industrialized housing

Nonresidential uses

- Beer & Wine Sales only - off-site consumption
- Restaurant
- Car Wash
- Fuel sales

**Prohibited uses** include HUD-Code manufactured homes and land lease communities, apartments, commercial and industrial uses. A number of uses are allowed by an approved conditional use permit (temporary asphalt concrete batching plants, sewage treatment plant or wrecking or salvage yard).

**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	AG	Existing Agriculture Uses
North	Suburban Commercial	AG / GR	Extreme Cheer Gymnastic Facility & Undeveloped
South	Suburban Commercial	AG	SF Residence on Acreage & Agricultural Uses
East	Suburban Commercial	GR	Proposed Retail & Service Uses (Walmart)
West	Suburban Commercial	AG / SF-3	Undeveloped & SF Uses (Meadows I subdivision)

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

<b>Document</b>	<b>Policy, Goal, Objective or Map</b>	<b>Compliance?</b>
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 property is within the Suburban Commercial land use district. The requested General Retail (GR) zoning district is in compliance with the Suburban Commercial FLUP district.

Thoroughfare Plan (CP Map 5.2)

The requested property has frontage along Old Waco Road, the "Outer Loop". The "Outer Loop" has been identified as a major arterial with an anticipated 163-foot wide ROW. While the City is actively acquiring right-of-way (ROW) along this corridor to meet this requirement, the requested rezone boundary takes into account the necessary ROW. No additional ROW along this property frontage is anticipated. In addition, since the "Outer Loop" is a major arterial, sidewalk improvements are required. Sidewalks will be addressed during the platting stage of review.

Development of the "Outer-Loop" is on-going with right-of-way acquisition and expected to be accomplished in multiple phases. Phase III from its intersection with FM 2305 (W. Adams Ave) southward to Jupiter is currently underway with project bidding and final design, which is expected to be complete by January 2015. The anticipated construction period is 8 months and it is estimated that Phase III will be completed around October 2015. A detailed portion of Phase III improvements has been attached.

Availability of Public Facilities (CP Goal 4.1)

Sewer is available to the subject property through an existing 10" sewer line on the east side of Old Waco Road. Water is available through an existing 4" water line on the west side of Old Waco Road and a 24" waterline on the east side of Old Waco Road.

Temple Trails Master Plan Map and Sidewalks Ordinance

The Trails Master Plan does identify a proposed City-Wide Spine Trail along the "Outer-Loop". The exact location and size will be determined during the plat process. It should be noted that the attached exhibit represents the proposed city-wide spine trail as going through the middle of the subject property. This representation is not exact and while the final location will be determined later in the platting process, it is anticipated that the alignment will be within the western ROW of Old Waco Road.

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

Min Lot Size	N/A
Min Lot Width	N/A
Min Lot Depth	N/A
Front	15'
Side	10'
Side (corner)	10'

Rear 0' (10' adjacent to or abutting residential use or zoning district)  
Since the proposed GR zoning is adjacent to a residential use, additional Development Regulations include but not limited to:

- \* A minimum 10' rear setback is required where a non-residential use abuts a residential zoning district or use (UDC Section 4.4.4.F3) and,
- \* A residential access drive is prohibited onto arterial streets (UDC Section 7.2.4A).

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

- \* Evergreen hedges with a minimum planted height of six feet, placed on 36-inch centers or, fences and walls constructed of wood , masonry, stone or pre-cast concrete from 6 to 8 feet in height above the adjacent grade (UDC Section 7.7.4),
- \* Refuse containers are to be located in the side or rear of the property and screened from view per UDC Section 7.7.6, and
- \* Outdoor storage is permitted in the GR zoning district, where the storage area is situated behind the principal building in the rear half of the property and where a solid wood or masonry fence screens the outdoor storage from public view. Such wood or masonry fence must be at least one foot higher than the stored material (UDC Section 7.7.8.B1).

**PUBLIC NOTICE:** Eight notices of the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of Wednesday November 26, 2014 at 12:00 PM, 2 undeliverable notices have been received. Due to the Thanksgiving holiday, returned notices may be delayed and staff will provide an update at the Planning & Zoning Commission meeting if necessary.

The newspaper printed notice of the public hearing on November 21, 2014, in accordance with state law and local ordinance.

**FISCAL IMPACT:** Not Applicable

**ATTACHMENTS:**

- Site and Surrounding Property Photos
- Surveyor's Sketch (Exhibit A)
- Vicinity Map
- Zoning & Location Map
- Future Land Use and Character Map
- Localized area of the Thoroughfare & Trails Plan (combined)
- Utility Map
- Outer-Loop Improvements – Phase III (Portion)
- Notification Map

## Site & Surrounding Property Photos



**Site: Existing Agricultural Uses (AG)**



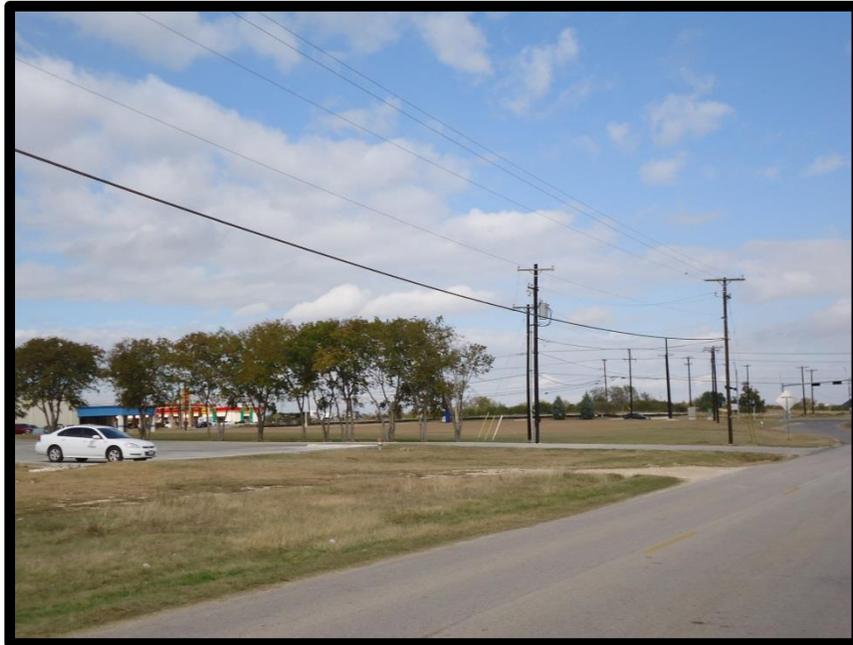
**East: Retail Use & Walmart Super Center under Construction (GR)**



**West: Undeveloped & Agriculture Uses (AG)**  
Further west is Meadows I subdivision not visible in photo (SF-3)



**North: Extreme Cheer Gymnastic Facility (GR)**



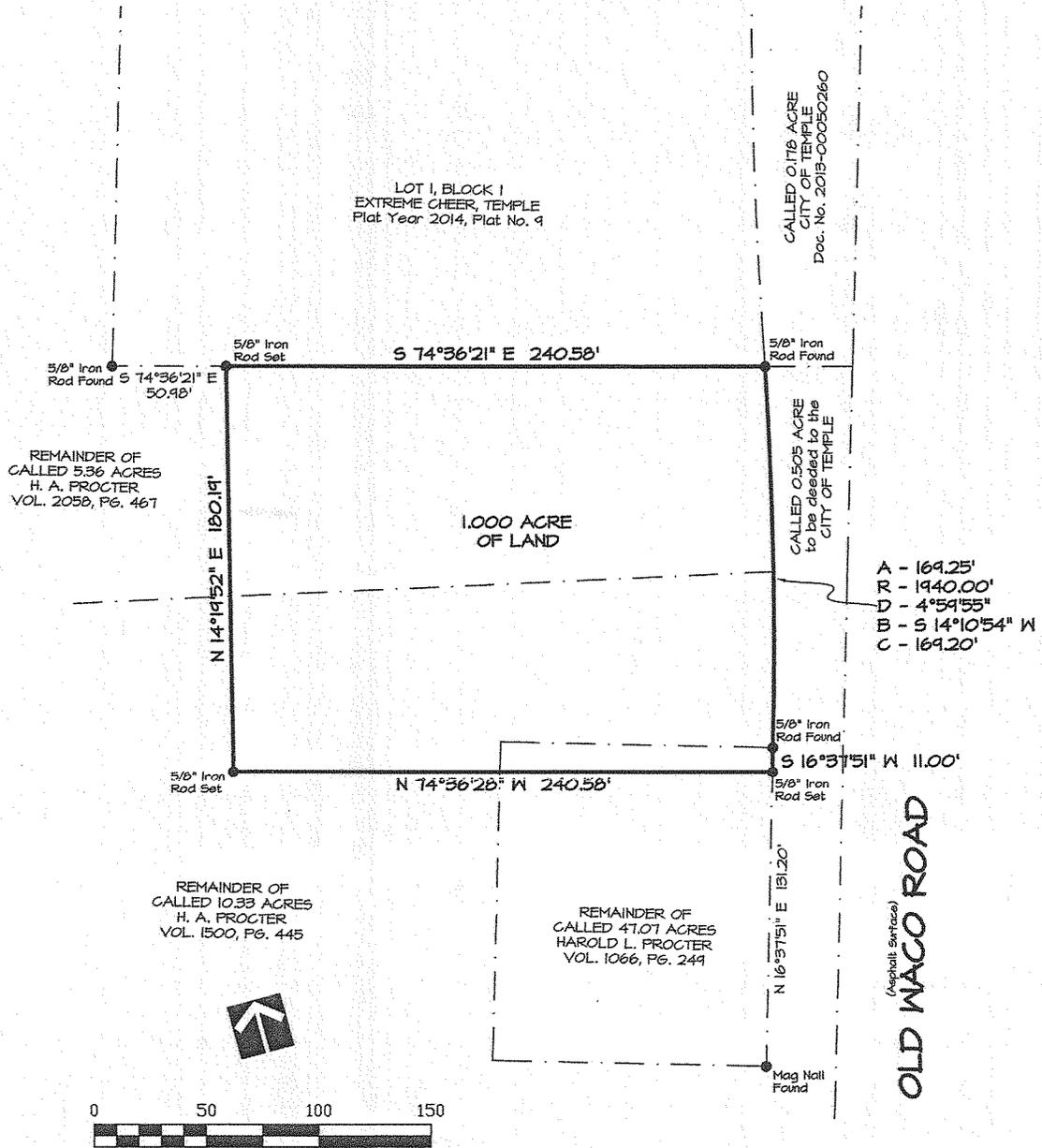
**North: Extreme Cheer & Undeveloped (GR & AG)**



**South: SF Residence on Acreage & Agriculture Uses (AG)**

Surveyor's Sketch showing 1.000 ACRE, situated in the  
NANCY CHANCE SURVEY, ABSTRACT 5, City of Temple,  
Bell County, Texas.

This sketch to accompany a metes and bounds  
description of the hereon shown 1.000 Acre.



This project is referenced to the City of Temple Coordinate System, NAD 83, Texas Central Zone. All distances are horizontal surface distances unless noted and all bearings are grid bearings. All coordinates are referenced to City Monument No. 260. The theta angle at City Monument No. 260 is 01°29'51". The combined correction factor (CCF) is 0.999856. Grid distance = Surface distance X CCF. Geodetic north = Grid north + theta angle. Reference tie from City monument No. 260 to the northeast corner of this 1.000 acre tract is N 16°01'00" E 5766.46 feet. Published City coordinates for project reference point 260 are N. = 10,376,015.76 E. = 3,207,456.98

**ACS**  
ALL COUNTY SURVEYING, INC.  
1303 South 21st Street  
Temple, Texas 76504  
254-778-2272 Killen 254-634-4636  
Fax 254-774-7608  
Tx. Firm Lic. No. 10023600

STATE OF TEXAS  
REGISTERED  
CHARLES C. LUCKO  
4636  
PROFESSIONAL  
LAND SURVEYOR

*Charles C. Lucko*

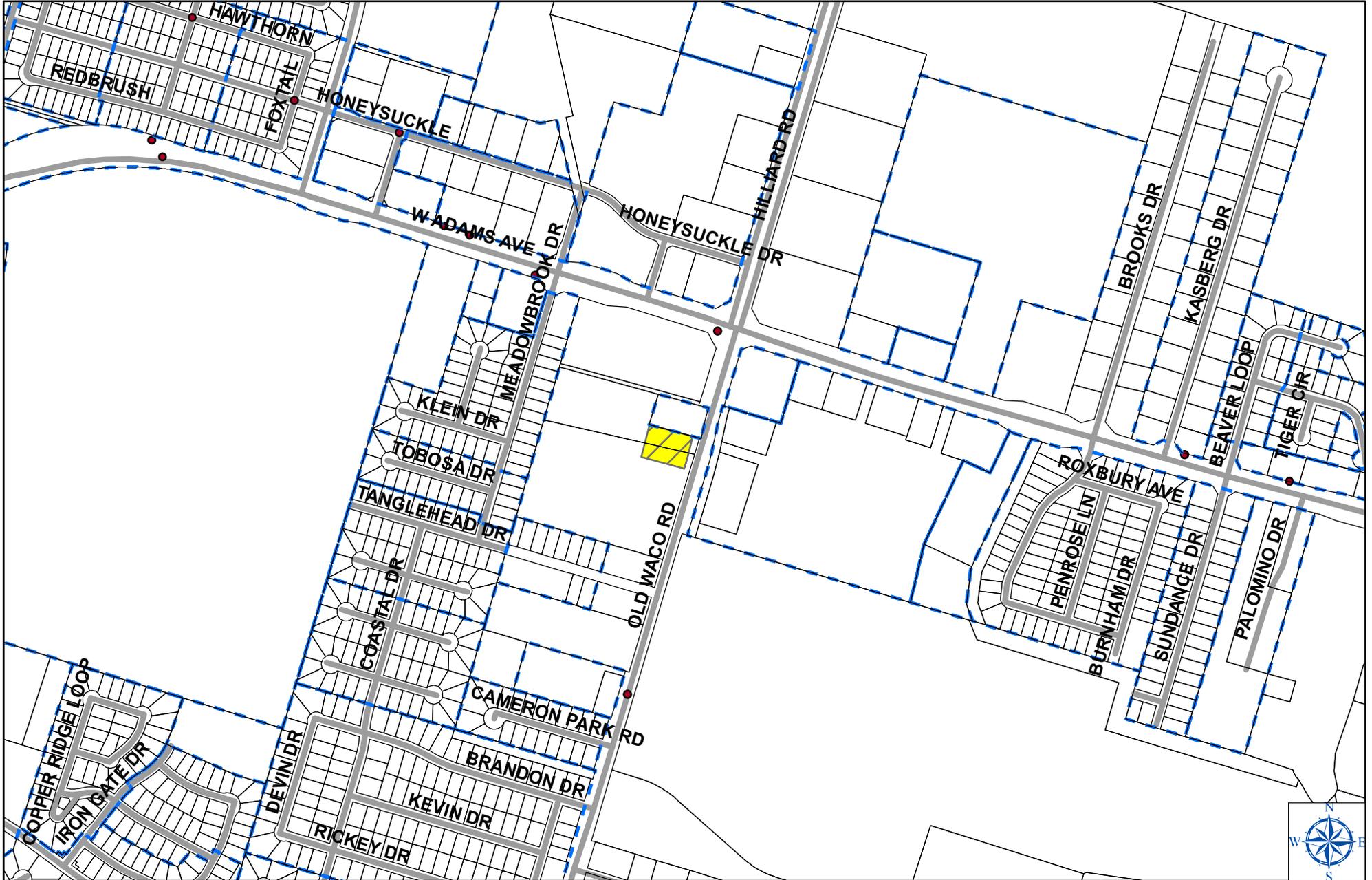
Survey completed: 10-28-2014  
Scale: 1" = 50'  
Job No.: 140768.1  
Dwg No.: 140768  
Drawn by: SLW  
Surveyor: CCL #4636



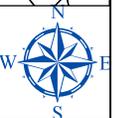
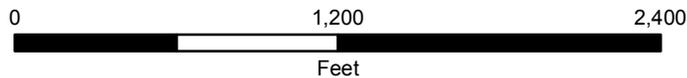
Z-FY-15-01

Vicinity Map  
AG to GR

108 & 124 Old Waco Road



-  Case
-  Subdivision



11/13/2014  
City of Temple GIS  
mbaker

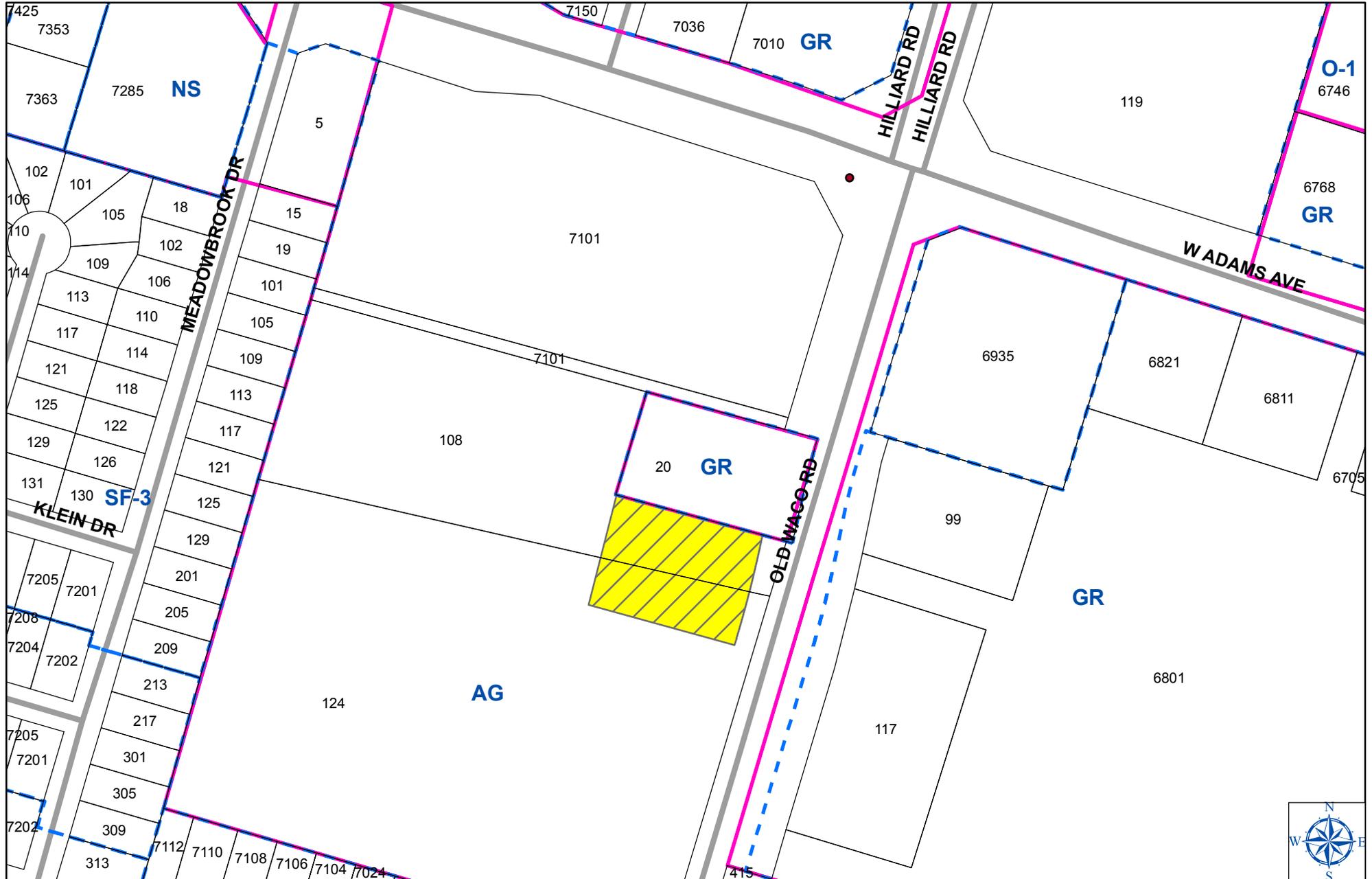
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



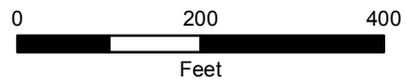
**Z-FY-15-01**

# Zoning & Location Map AG to GR

## 108 & 124 Old Waco Road

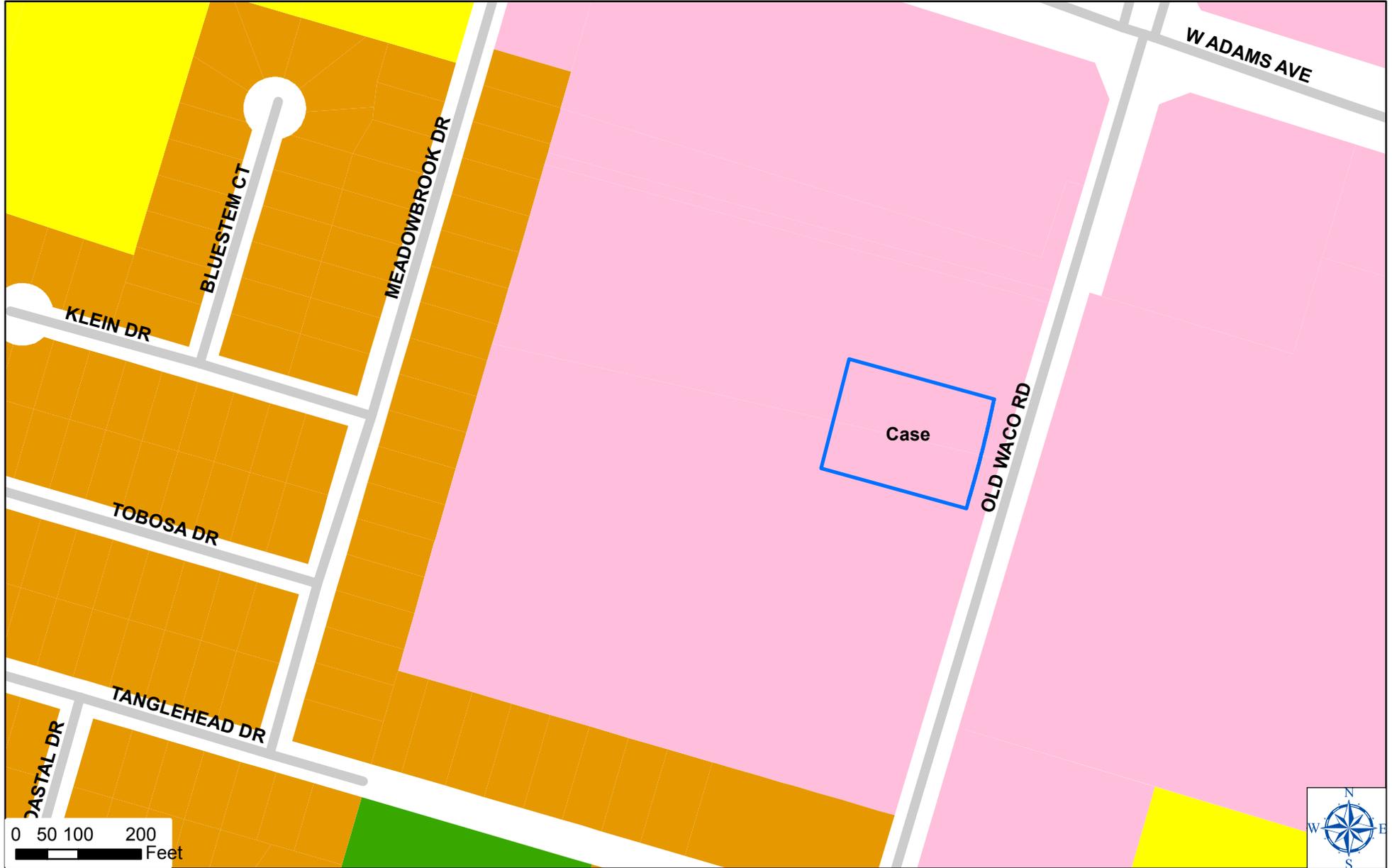


-  Case
-  Zoning
-  Subdivision



11/21/2014  
City of Temple GIS  
mbaker

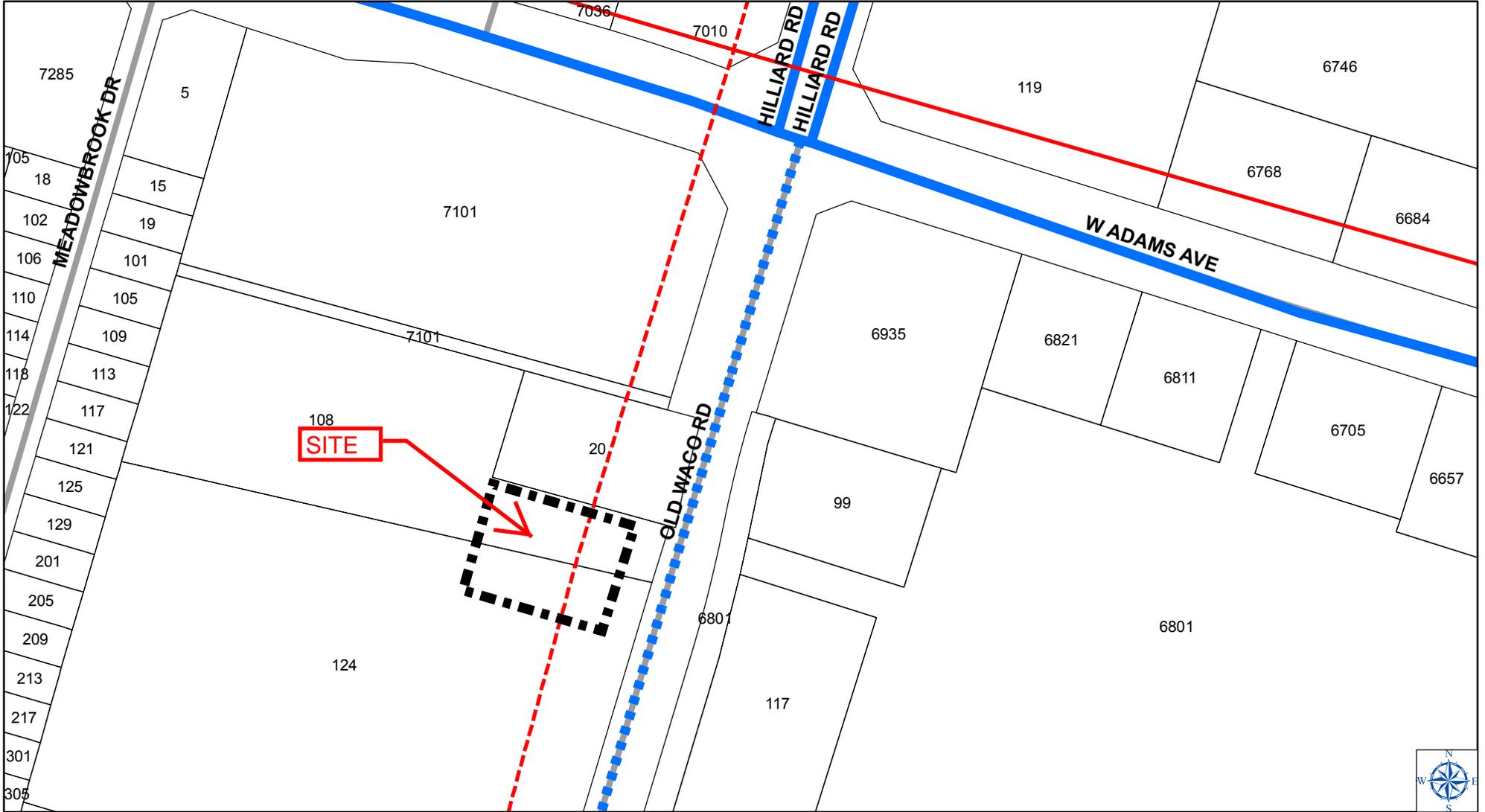
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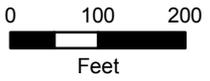
**Future Land Use**

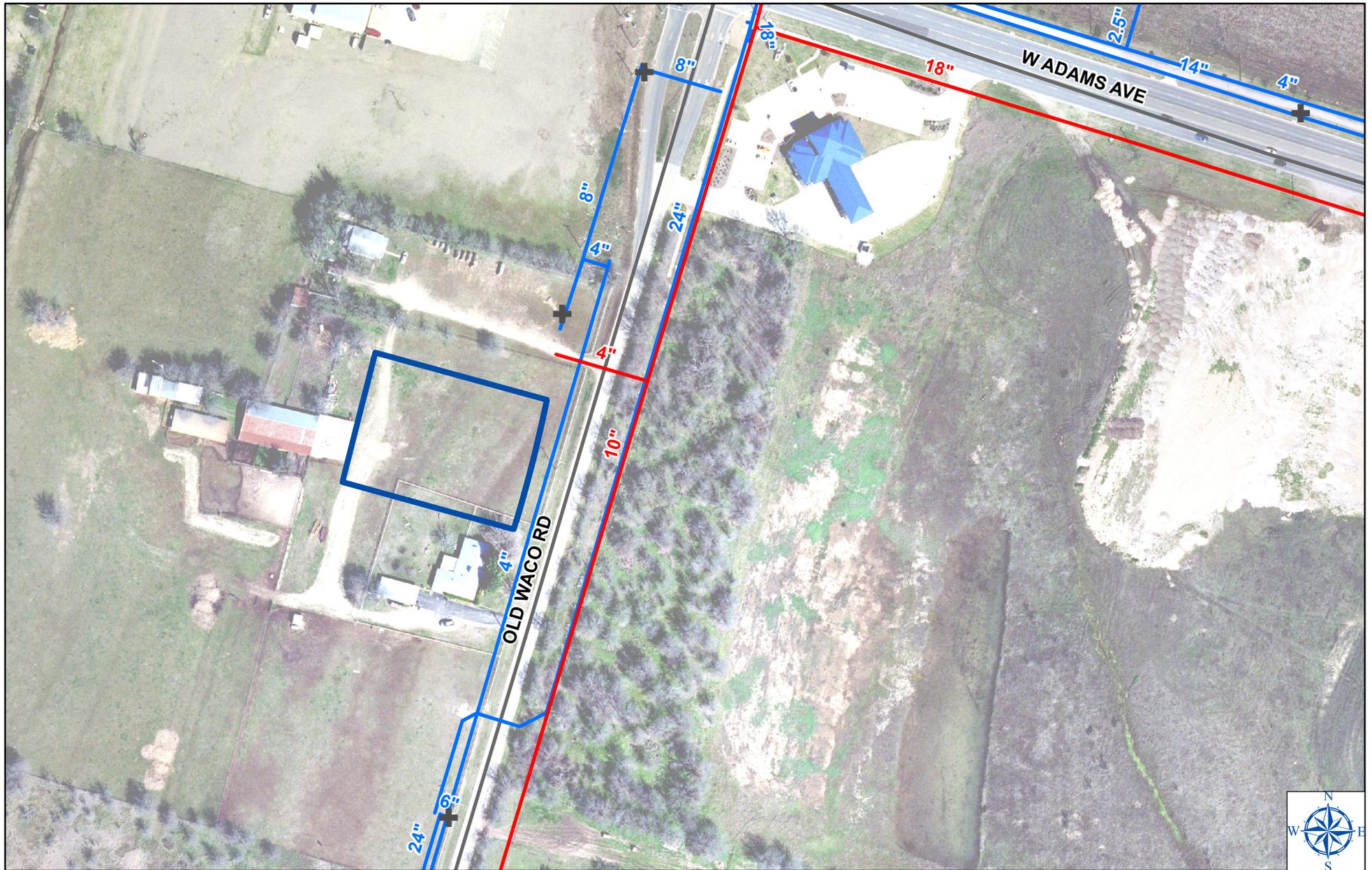
- |                           |                         |                       |                                   |                      |
|---------------------------|-------------------------|-----------------------|-----------------------------------|----------------------|
| Neighborhood Conservation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

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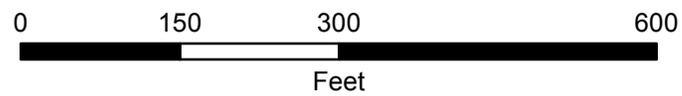


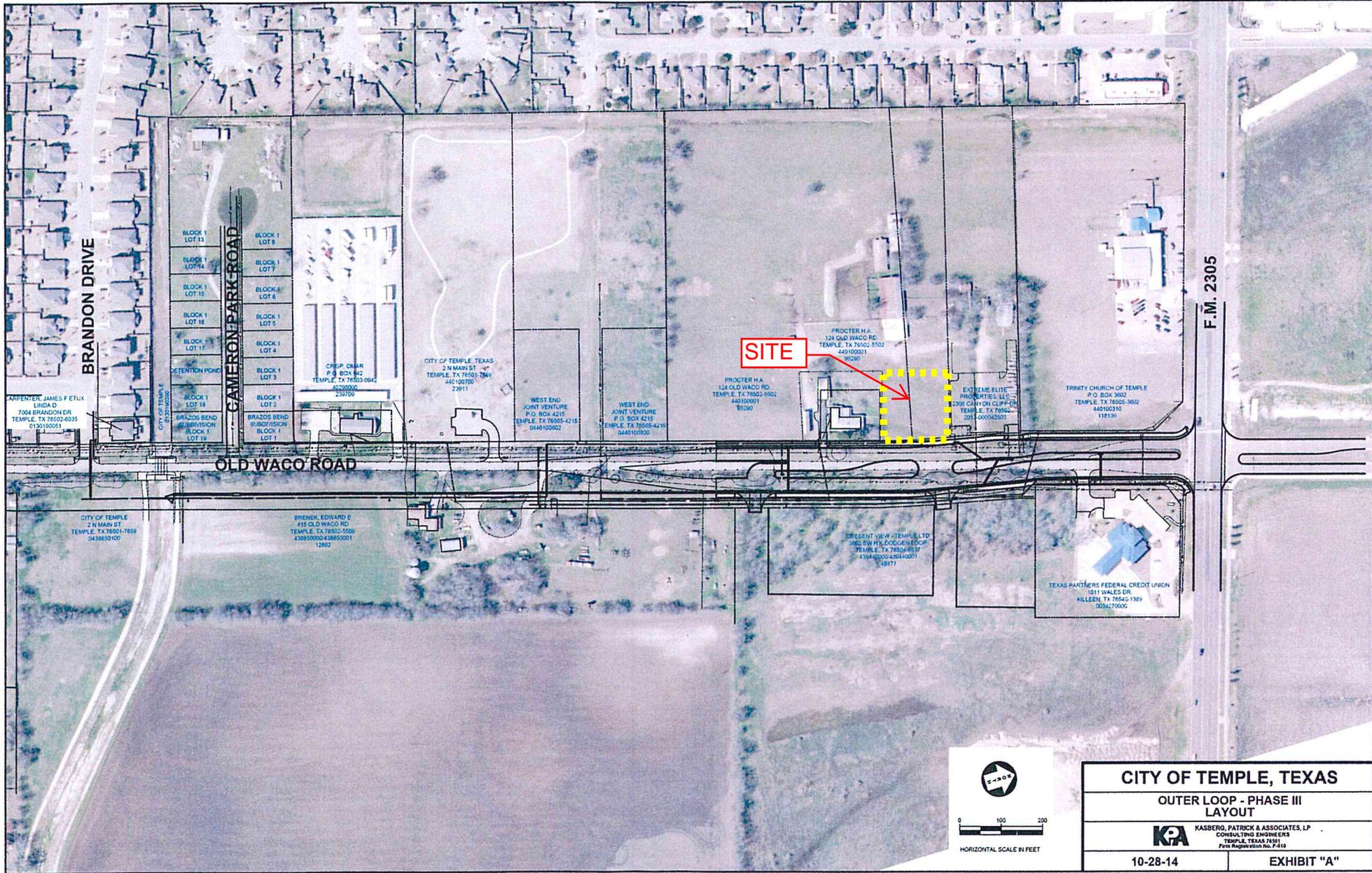
<b>Trails</b>			Under Design/Construction Community-Wide Connector Trail	Thoroughfare	Collector
Existing Citywide Spine Trail	Proposed Community-Wide Connector Trail	Existing Local Connector Trail	Major Arterial	Thoroughfare	Expressway
Under Design/Construction Citywide Spine Trail	Proposed Local Connector Trail	Proposed K-TUTS	Proposed Major Arterial	Proposed Citywide Spine Trail	Proposed Collector
Existing Community-Wide Connector Trail		Minor Arterial	Proposed Minor Arterial		



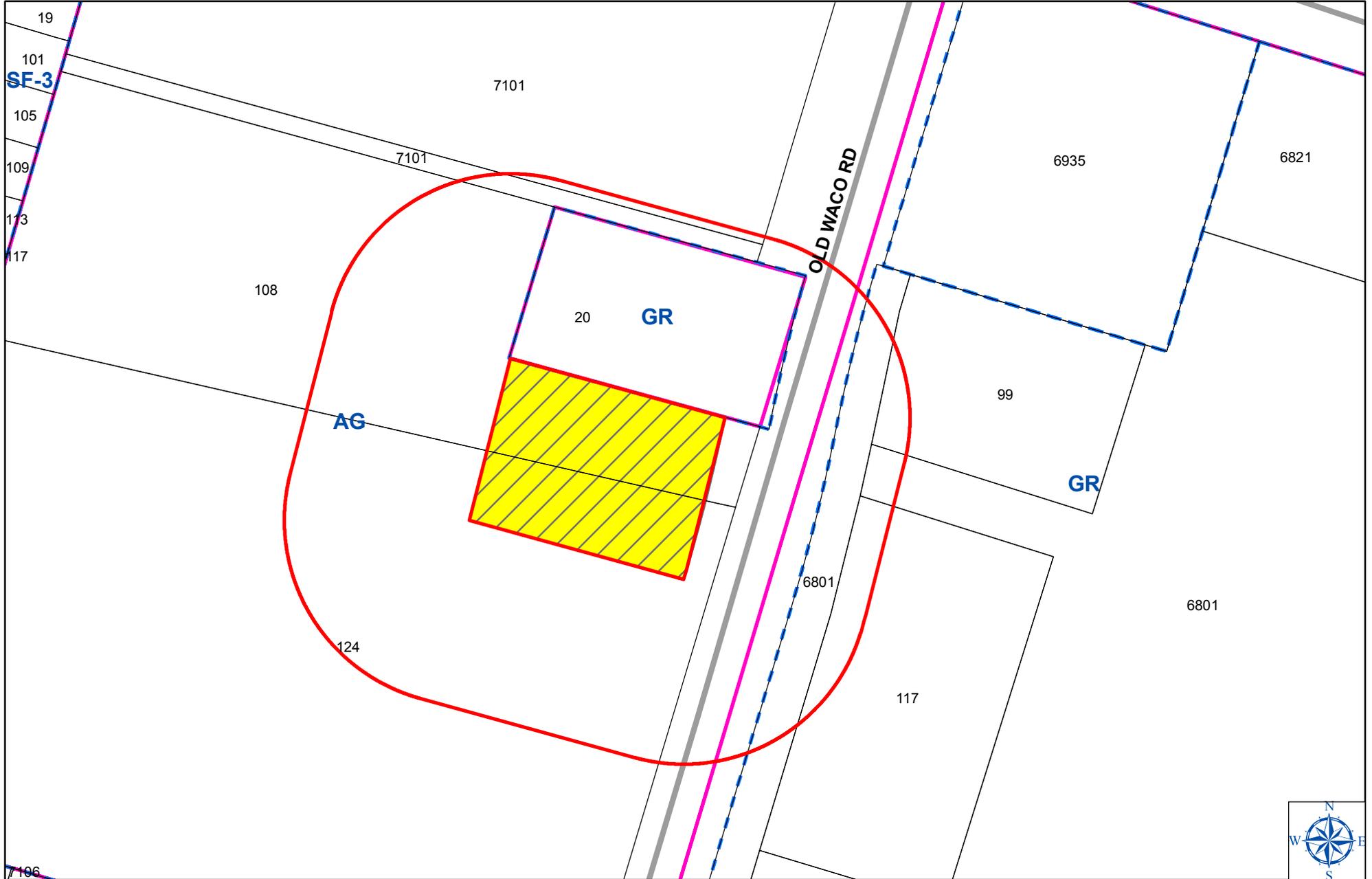


- Case
- Water Line
- + Fire Hydrant
- Sewer Line

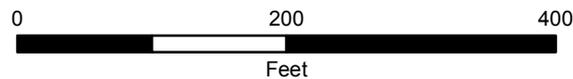




<b>CITY OF TEMPLE, TEXAS</b>	
OUTER LOOP - PHASE III LAYOUT	
 <b>KASBERG, PATRICK &amp; ASSOCIATES, L.P.</b> CONSULTING ENGINEERS TEMPLE, TEXAS 76701 PERS. REGISTRATION NO. P-4116	
10-28-14	EXHIBIT "A"



- Case
- Zoning
- 200' Buffer
- Subdivision



11/6/2014  
City of Temple GIS  
mbaker

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



## **PLANNING AND ZONING COMMISSION ITEM MEMORANDUM**

12/02/14  
Item #3  
Regular Agenda  
Page 1 of 1

**APPLICANT:** Chuck Lucko, All County Surveying, on behalf of Temple Economic Development Corporation

**CASE MANAGER:** Beverly Zendt, Assistant Director of Planning

**ITEM DESCRIPTION:** P-FY-15-09 Consider and take action on the Final Plat of Buzzi Addition, a 13.086 +/- acre, 1-lot, 1-block nonresidential subdivision located north of Lucius McCelvey and east of Wilsonart Drive.

**STAFF RECOMMENDATION:** Staff recommends approval of the Final Plat of Buzzi Addition.

**ITEM SUMMARY:** The Development Review Committee reviewed the Final Plat of Buzzi Addition on November 19, 2014. The Final Plat of Buzzi Addition was deemed administratively complete on November 25, 2014, pending the provision of the final hydrant spacing layout. Staff anticipates that the applicant will submit all final corrections by December 1, 2014 allowing for this item to be considered by the Planning and Zoning Commission at their first meeting in December.

Water services to this site are available by means of an existing 12" water line located in a public utility easement along Lucius McCelvey. The property owner has commissioned a study to determine the most comprehensive and efficient method to provide sanitary sewer services to the surrounding parcels and the general area. Future service provision may include the construction of a lift station in the general vicinity. The applicant has proposed the construction of a new roadway combining both new right-of-way dedication with an existing City of Temple tract to achieve a consistent right-of-way width of 85' on the south side of the proposed plat, ultimately connecting with Lucius McCelvey.

**FISCAL IMPACT:** No Applicable

**ATTACHMENTS:**

Final Plat  
Topo/Utility Plan

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

Being 13.086 ACRES, situated in the ELIZABETH BERRY SURVEY, ABSTRACT 57, the J. M. ARNEST SURVEY, ABSTRACT 473, and the WM. HADDEN SURVEY, ABSTRACT 342, City of Temple, Bell County, Texas.

STATE OF TEXAS  
COUNTY OF BELL

THAT, THE TEMPLE ECONOMIC DEVELOPMENT CORPORATION, A TEXAS NON-PROFIT CORPORATION BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS BUZZI ADDITION, WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

By: CHARLEY AYRES, VICE PRESIDENT  
TEMPLE ECONOMIC DEVELOPMENT CORPORATION, a Texas non-profit corporation  
One South First Street  
Temple, Texas 76701

STATE OF TEXAS  
COUNTY OF BELL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.

NOTARY PUBLIC, STATE OF TEXAS

THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TEMPLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

CHAIRPERSON \_\_\_\_\_ SECRETARY, PLANNING & ZONING \_\_\_\_\_

AFFIDAVIT:

The Tax Appraisal District of Bell County, the taxing authority for all taxing entities in Bell County, Texas, does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2014 A. D.

By: \_\_\_\_\_  
Bell County Tax Appraisal District

STATE OF TEXAS  
COUNTY OF BELL

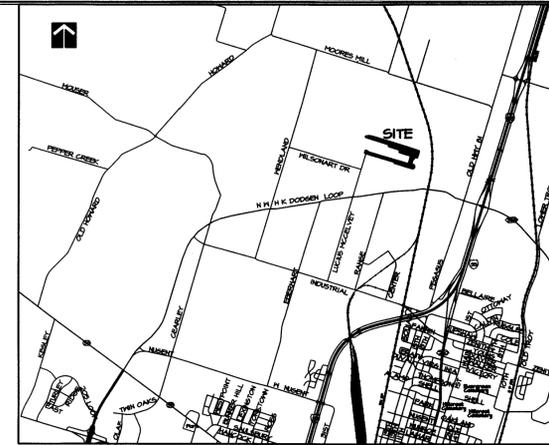
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

R. DAVID PATRICK, PE  
Registration Number 82738

STATE OF TEXAS  
COUNTY OF BELL

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

CHARLES C. LUCKO, R.P.L.S.  
REGISTRATION NO. 4636  
DATE SURVEYED: OCTOBER 22, 2014



VICINITY MAP - N.T.S.

RECORDATION INFORMATION:

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.

IN YEAR \_\_\_\_\_ PLAT # \_\_\_\_\_, PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT # \_\_\_\_\_, OFFICIAL RECORDS OF BELL COUNTY, TEXAS.

This project is referenced to the City of Temple Coordinate System, NAD 83, Texas Central Zone. All distances are horizontal surface distances unless noted and all bearings are grid bearings. All coordinates are referenced to City Monument No. 60. The theta angle at City Monument No. 60 is 01°53'22.0". The combined correction factor (CCF) is 0.999847. Grid distance = Surface distance X CCF. Geodetic north = Grid north + theta angle. Reference tie from City Monument No. 60 to the southwest corner of said 13.086 acre tract is N 15°42'51" W 2027.52 feet. Published City coordinates for City Monument No. 60 are N= 10391.25135 E= 5231.0044

Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM) Community Panel No. 48027C000E, dated September 26, 2008, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.

PURPOSE OF PLAT:

TO PLAT A 13.086 ACRE TRACT FOR COMMERCIAL DEVELOPMENT, TOGETHER WITH DEDICATION OF ROADWAY FOR ACCESS.

LOTS - ONE (1)  
BLOCKS - ONE (1)  
AREA - 13.086 ACRES  
AREA IN ROADWAY - 3.984 ACRES



- IRF - Iron Rod Found
- IRCF - Iron Rod with cap stamped "ACS" Found
- - Iron Rod with cap stamped "ACS" Set
- IPF - Iron Pipe Found

CALLED 305.75 ACRES  
FR-VFC II, L.P.  
DOC. NO. 2008-00026203

CALLED 29.81 ACRES  
CITY OF TEMPLE  
Doc. No. 2010-00012084

CALLED 29.81 ACRES  
CITY OF TEMPLE  
Doc. No. 2010-00012084

LINE	BEARING	DISTANCE
L1	N 16°39'27" E	71.42'
L2	S 73°30'46" E	64.38'
L3	S 28°53'12" E	51.84'
L4	N 56°10'42" E	50.65'
L5	N 17°05'28" E	126.60'
L6	N 17°19'40" E	85.21'
L7	S 22°27'35" E	46.85'
L8	S 73°31'05" E	17.15'
L9	N 16°28'49" E	50.00'
L10	N 16°39'27" E	49.76'
L11	S 16°24'29" N	14.02'

ELIZABETH BERRY SURVEY  
ABSTRACT 57

PORTION OF A  
CALLED 141.734 ACRE TRACT  
TRACT 1  
TEMPLE ECONOMIC DEVELOPMENT CORPORATION  
DOC. NO. 2008-00010543

J. M. ARNEST SURVEY  
ABSTRACT 473

LOT 1, BLOCK 1  
9.117 ACRES OF LAND

WM. HADDEN SURVEY  
ABSTRACT 342

PORTION OF A  
CALLED 141.734 ACRE TRACT  
TRACT 1  
TEMPLE ECONOMIC DEVELOPMENT CORPORATION  
DOC. NO. 2008-00010543

PORTION OF CALLED  
10.283 ACRES  
TRACT 1, TEMPLE ECONOMIC  
DEVELOPMENT CORPORATION  
DOC. NO. 2008-00010542

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHD BEARING	CHD LENGTH
C1	331.43'	715.00'	26°35'56"	S 85°54'15" E	328.96'
C2	30.81'	714.50'	2°28'14"	S 71°26'28" E	30.81'
C3	139.83'	60.00'	133°32'15"	S 05°01'17" E	110.26'
C4	72.98'	148.41'	28°10'30"	S 47°32'54" W	72.25'
C5	18.99'	20.97'	51°53'23"	N 80°06'18" E	18.35'
C6	295.71'	64.00'	264°44'02"	S 06°32'40" W	94.51'

CALLED 0.194 ACRE  
CITY OF TEMPLE  
Doc. No. 2010-00012041

LOT 1, BLOCK 1, SECTION 20,  
TEMPLE INDUSTRIAL PARK  
CAB. C, S.L. 11-C

LUCIUS MCCOLVEY  
100' ROW (Minimum Survey)  
Vol. 2008, Pg. 630

MERCER PHELAN SURVEY  
ABSTRACT 654

CALLED 55.0 ACRES  
TEMPLE TX STATUTORY TRUST  
VOL. 9058, PG. 222

LOT 1, BLOCK 1, SECTION 22, TEMPLE INDUSTRIAL PARK  
CAB. C, S.L. 156-B

CALLED 1.673 ACRES  
CITY OF TEMPLE  
Doc. No. 2010-00012043

CALLED 26.37 ACRES  
TEMPLE ECONOMIC  
DEVELOPMENT CORPORATION  
VOL. 3383, PG. 221

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

1303 South 21st Street  
Temple, Texas 76704  
254-778-2712, Kilgus 254-634-4636  
Fax 254-774-1608  
Tx. Firm Lic. No. 10022600



ALL COUNTY SURVEYING, INC.

Plot Date: 11-21-2014  
Survey completed: 10-22-2014  
Scale: 1" = 100'  
Job No.: 140716  
Dwg No.: 140716P  
Drawn by: SLN  
Surveyor: CCL 46686  
Copyright 2014 All County Surveying, Inc.



Exist Channel  
FL- 730

Exist RR

Exist Box Culvert

Future Rail

Exist Box Culvert

Rail Unloading

(2) Storage Tanks

Switch

9°30' CURVE

Proposed Tracks

New Culvert

Proposed Cement  
Terminal

Proposed 9.023 AC Tract

(2) Truck  
Access Stations

36.4 AC Tract (Remainder)

Visitor Parking

Control Building

Employee Parking

Proposed FH

Proposed 70'  
ROW

Proposed 8" WL

Proposed Road  
36' B TO B

Proposed 85'  
ROW

Proposed Road  
36' B TO B

Proposed FH

Exist 8" WW

Proposed FH

Proposed FH

Exist. FH

Exist 4" Force Main

Exist PFG Lift Station

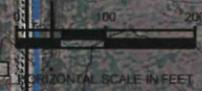
Exist 12" WL

Exist 6" WW

LUCIUS MCCELVEY



Proposed Cement  
Terminal Location  
9.0 ac Tract





## PLANNING AND ZONING COMMISSION AGENDA ITEM

12/02/14  
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
<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.	DRC 6/23/14 Pending	All County Surveying
<b>P-FY-14-50</b> - Consider and take action on the Final Plat of Martinez Addition, a 5.028 +/- acres, 4-lot, 1-block residential subdivision, located on the north side of FM 93, east of City of Temple city limits.	DRC 9/24/14 Pending	Turley Associates
<b>P-FY-15-01</b> - Consider and take action on the administrative plat of Forbes Addition, a 2.294 +/- acre, 1-lot, 1-block residential subdivision, out of and a part of the McCampbell Langley Survey, Abstract #529, located on the north side of State Highway 36 (Airport Road), west of State Highway 317.	DRC 10/22/14 Pending	Carl Pearson
<b>P-FY-15-02</b> - Consider and take action on the final plat of Saulsbury Subdivision Phase VII, 0.567, 3-lot, 1-block residential subdivision, located on the north side of Valley Forge Avenue between Yorktown Drive and Betsy Ross Drive.	DRC 11/03/14	All County Surveying
<b>P-FY-15-03</b> - Consider and take action on the Final Plat of Abundant Life United Pentecostal Church Addition, 0.374 +/- acre, 1-lot, 1-block nonresidential subdivision, located at the southeast corner of West Victory Avenue and North 3rd Street.	DRC 11/03/14	All County Surveying

<b>P-FY-15-04</b> - Consider and take action on the Final Plat of Valley Ranch Addition Phase III, a 16.206 +/- acres, 39-lots, 3-blocks residential subdivision, located at the southwest corner of FM 93 and Dubose Road.	DRC 11/03/14	Belfair Dev. Inc.
<b>P-FY-15-06</b> - Consider and take action on the Final Plat of Golden Valley Subdivision, a 4.25 +/- acres 3-lot, 1-block nonresidential subdivision, being part of the Stephen Frazier Survey, Abstract No. 311, situated in the City of Temple, Bell County, Texas, located on the south side of Taylors Valley Road, adjacent to the Georgetown Railroad Company, west of Shallow Ford Road.	DRC 11/03/14	Ron Carroll
<b>P-FY-15-07</b> - Consider and take action on the final plat of Laird and Leon Addition, a 9.705 +/- acres, 2-lot, 1-block residential subdivision in the extraterritorial jurisdiction of the City of Temple, being part of the O.T. Tyler Survey, Abstract No. 20, Bell County, Texas, located at the intersection of FM 1123 and FM 436.	DRC 11/17/14	Belton Engineering
<b>P-FY-15-10</b> - Consider and take action on the Final Plat of Goodman Addition, being a replat of a portion of Lot 3, Block 2, King's Cove, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Cabinet D, Slide 380-C, Plat Records of Bell County, Texas, located on the east side of Kings Cove, north of Kings Cove and Rock Lane intersection.	DRC 11/17/14	All County Surveying

<b>City Council Final Decisions</b>	<b>Status</b>
No P&Z cases have gone before City Council since November 6, 2014	

P&Z COMMISSION ATTENDANCE

2014														
	Jan 6	Jan 21	Feb 3	Feb 18	Mar 3	Mar 17	Apr 7	Apr 21	May 5	May 19	June 2	June 16	P	A
James Staats	P	P	P	P	P	P	P	P	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 2	Dec 15	P	A		
James Staats	P			P	P	P	P		A	P			17	2		
Blake Pitts	P	No Meeting Held	No Meeting Held	P	P	P	A	No Meeting Held	P	P			15	4		
Patrick Johnson	P			P	P	P	P		P	P	P				17	2
Omar Crisp	P			P	A	P	A			P	P				15	4
David Jones	P			P	P	P	P			P	P				17	2
Greg Rhoads	P			P	P	P	A			P	P				16	3
Will Sears	A			P	A	P	P			P	A				15	4
Lester Fettig	P			P	P	P	A			P	A				13	3
Tanya Mikeska-Reed	P			P	P	P	P			P	A				12	4

not a Board member  
 Vacant