

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
FEBRUARY 2, 2015, 5:00 P.M.
WORK SESSION AGENDA**

Staff will present the following items:

1. Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for Monday, February 2, 2015.
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
FEBRUARY 2, 2015, 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 January 5, 2015.

B. ACTION ITEMS

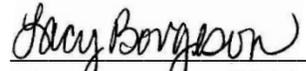
Item 2: [Z-FY-15-05](#) – Hold a public hearing to discuss and recommend action on a rezoning from Two Family Dwelling District (2F) to General Retail District (GR) on Lot 4, Block 3, Moore's Knight Addition, located at 111 South 33rd Street.

C. REPORTS

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

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

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 2:20 PM, January 29, 2015.



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 _____ 2015.

Title _____

**PLANNING AND ZONING COMMISSION
JANUARY 5, 2015
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT
Chair Greg Rhoads

COMMISSIONERS:

James Staats	Blake Pitts
David Jones	Patrick Johnson
Will Sears	Omar Crisp
Lester Fettig	

PLANNING AND ZONING MEMBERS ABSENT:

Tanya Mikeska-Reed

STAFF PRESENT:

Brian Chandler, Director of Planning
Trudi Dill, Deputy City Attorney
Beverly Zendt, Assistant Director of Planning
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, December 31, 2014 at 1:30 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 5:30 P.M.

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

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of December 15, 2014.

Approved by general consent.

B. ACTION ITEMS

Item 2: Z-FY-15-04 - Hold a public hearing to consider and recommend action on a rezoning from Office One District (0-1) to Office Two District (0-2) on 3.519 +/- acres known as

Waterford Professional Park, located on the north side of South 31st Street, east of Warwick Drive.

Mr. Mark Baker, Planner, stated this item would go to City Council for first reading on January 15, 2015 and second reading on February 5, 2015.

The subject property is known as the Waterford Professional Park and its current zoning approved in 2003 as a Planned Development with an exception approved for buffering and screening on the northern property boundary. Screening and buffering requirements apply in this case on the western boundary and compliance will be determined during the plan review process.

The request to Office-Two (O-2) would allow more flexibility and variety of use such as a proposed barber shop and beauty salon which is what is triggering the O-2 request.

There are eight lots involved: A through H and located on South 31st Street.

The Future Land Use and Character Map designate the subject property to be Suburban-Commercial which is appropriate for retail and service type uses. Lot A is within the Neighborhood Conservation district which may be an inadvertent anomaly created in 2008 when the Neighborhood Conservation district was created. Neighborhood Conservation is related more toward residential development and not consistent with the Future Land Use and Character Map.

There is a proposed local connector trail that does run through the property and a proposed citywide connector. The rezone would not include a plat and any type of trail improvements would be addressed with the construction documents.

South 31 Street is designated as a major arterial.

The property was platted in 2004 and no replat would be required.

Existing sidewalks are along South 31st Street.

A six-inch sewer line in South 31st Street and a 12-inch water line that would provide both water and sewer to the property.

Surrounding properties include undeveloped parkland – Waterford Park - to the north, single family residential on acreage and Agricultural (AG) uses to the south, single family residential uses (Waterford Village 1 Subdivision) to the west, and undeveloped and scattered service uses General Retail (GR) to the east.

The O-2 allowed and prohibited uses and development standards are given. There is a five foot setback required per the Unified Development Code (UDC); however, a 10 foot setback is required on this site due to the required screening and buffering. Additional setbacks would apply due to the screening and buffering.

An existing fence is on the western boundary. Staff speculates at this time that the screening and buffering requirements have already been met but will be confirmed this at the plan process.

Twenty-three notices were mailed out with 10 returned in agreement and zero in opposition. As discussed in the workshop, there are two properties within the subject property, Lots F and D, which Staff is awaiting confirmation of approval to rezone those two properties.

Staff recommends approval of the request for a rezone from Planned Development Office-One (PD-O-1) to O-2.

Commissioner Staats asked if one of the allowed uses was a restaurant. Mr. Chandler responded that O-2 allows both non-drive in and drive in restaurants.

Chair Rhoads opened the public hearing.

Mr. John Kiella, 11122 White Rock Drive, Temple, Texas, stated he represented the developer and owner. Mr. Kiella stated he would like to keep it a professional park and not try to add restaurants at that location. Mr. Kiella will own half of the property and sell the other half.

Mr. Kiella thought his staff had taken care of Lot F, Dr. Evans' property, while Mr. Kiella was out of town. According to Mr. Kiella, Lot D (Howell's) at the front, supports Mr. Kiella's request 100 percent. Mr. Kiella thought Dr. Evans was in agreement and had it in writing, but that is not the case and Mr. Kiella will not represent that to the Commission. Mr. Kiella will work towards obtaining that agreement before going to City Council.

Mr. Kiella stated his preference is to do the whole project as O-2 and he would be responsible for all maintenance.

Dr. Evans and Mr. Howell own their own lots.

There being no further speakers, the public hearing was closed.

Commissioner Staats made a motion to approve Item 2, **Z-FY-15-04**, as presented, including Lots D and F upon obtaining signatures prior to going forward to City Council, and Commissioner Fettig made a second.

Motion passed: (8:0)

Commissioner Mikeska-Reed absent

Item 3: P-FY-12-09 - Consider and take action on the Final Plat of Highland Park Estates, a 10.00 +/- acre, 30-lot, 3-block residential subdivision, within the Maximo Moreno Survey, Abstract No. 14, City of Temple, Bell County, Texas, located on the north side of West FM 93, adjacent to and west of Ridgewood Estates, west of Hartrick Bluff Road.

Ms. Tammy Lyerly, Senior Planner, stated the applicant has not requested any exceptions to the UDC so the P&Z Commission will be the final authority on this plat. This plat is an extension of the Lakeview Lane.

The Development Review Committee (DRC) reviewed the plat on January 4, 2012 and December 17, 2014. It was deemed administratively complete on December 23, 2014. The plat agrees with the Planned Development site plan (Ordinance 2011-4468) approved by City Council.

Water services will be through eight-inch water lines and the wastewater services will be through eight-inch and 10-inch sewer lines.

The plat reflects a 20-inch wide offsite sewer easement extending north from the proposed Drexel Loop.

The proposed plat includes recorded easements for a temporary cul-de-sac and a temporary detention pond at the north end of Drexel Loop.

Park fees are required in the sum of \$6,750 (\$225 per single-family residential lot).

Staff recommends approval of the Final Plat of Highland Park Estates.

Commissioner Staats asked about the residents of the neighborhood who were concerned about increased traffic issues when this first came before P&Z and if this had been resolved. Ms. Lyerly replied this issue was resolved through the zoning process. The residents were happy for the development to come through since sewer would be available in the area. The developer reconfigured the circulation within the proposed development and also downgraded the classification of the road to be a local street as opposed to a high speed collector.

Commissioner Johnson made a motion to approve Item 3, **P-FY-12-09**, as presented, and Commissioner Pitts made a second.

Motion passed: (8:0)

Commissioner Mikeska-Reed absent

Item 4: P-FY-15-10 - Hold a public hearing to consider and take action on the Final Plat of Goodman Addition, a 2.823-acre, 3-Lot, 1-Block residential subdivision, being a replat of a portion of Lot 3, Block 2, Kings 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 the Kings Cove and Rocky Lane intersection.

Commissioner Sears recused himself from this item.

Ms. Lyerly stated this plat required a public hearing since it is a residential replat. The applicant has not requested any exceptions to the UDC so the P&Z Commission will be the final authority on this plat.

Currently this property is part of an existing plat and only one lot. The applicants would like to divide it into three lots.

DRC reviewed the final plat on November 19, 2014 and deemed it administratively complete on December 23, 2014.

It includes a replat of a portion of Lot 3, Block 2, King's Cove and proposes increasing the number of residential lots from one lot to three lots

Texas Local Government Codes 212.014 and 212.015 (residential replatting without vacating preceding plat) requires a public hearing for this plat.

Kings Cove is a 25 foot wide private roadway.

Tracts A and C are common areas owned by the Homeowners Association for increased rights-of-way purposes.

Water will be provided through eight-inch water lines in easements along the west side of Kings Cove and wastewater services will be provided through septic system. The plat does not presently have a signature block for the Bell County Sanitarium; however, prior to recordation, this signature will be added to the plat.

Eight notices were mailed out and zero notices were returned in favor or in opposition.

Staff recommends approval of Final Plat of Goodman Addition.

Chair Rhoads opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Crisp made a motion to approve Item 4, **P-FY-15-10**, as presented, and Commissioner Staats made a second.

Motion passed: (7:0)

Commissioner Mikeska-Reed absent; Commissioner Sears abstained

Item 5: P-FY-15-11 - Consider and take action on the Final Plat of Brown Addition, a 18.705 +/- 1-lot, 1-block nonresidential subdivision situated in the J.W. Moore Survey, Abstract No. 582, Bell County, Texas, located at the northeast corner of Wendland Road and Wilsonart Drive.

Ms. Lyerly stated the applicant has not requested any exceptions to the UDC so the P&Z Commission will be the final authority on this plat. This plat is for the Temple Economic Development Corporation (TEDC).

DRC reviewed the plat on December 17, 2014 and was deemed administratively complete on December 23, 2014.

The proposed final plat reflects 0.305 +/- acres of right-of-way conveyance along Wendland Road.

Proposed water services would be through an eight-inch water line along Western Way, and through 12-inch water lines along Wilsonart Drive and Wendland Road. Wastewater services are available through an eight-inch sewer line along Wendland Road and through 15-inch and 12-inch sewer lines along Wilsonart Drive.

Staff recommends approval of the Final Plat of Brown Addition.

Commissioner Johnson made a motion to approve Item 5, **P-FY-15-11**, as presented, and Commissioner Fettig made a second.

Motion passed: (8:0)

Commissioner Mikeska-Reed absent

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 6:04 p.m.

Respectfully submitted,

Leslie Evans

**PLANNING AND ZONING COMMISSION
MONDAY, JANUARY 5, 2015
5:00 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Chair Greg Rhoads

COMMISSIONERS:

James Staats
David Jones
Will Sears
Lester Fettig

Blake Pitts
Patrick Johnson
Omar Crisp

PLANNING AND ZONING MEMBERS ABSENT:

Tanya Mikeska-Reed

STAFF PRESENT:

Brian Chandler, Director of Planning
Trudi Dill, Deputy City Attorney
Beverly Zendt, Assistant Director of Planning
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 Mr. Brian Chandler, Director of Planning, to proceed.

Mr. Chandler explained there was an oversight on the zoning case since all of the lots are not owned by Mr. Kiella. Mr. Chandler suggested the Commissioners could leave the item on the agenda, if desired, with the understanding the matter of Lots D and F would be addressed before proceeding to City Council.

The original request was for all eight lots. If authorization for the Lots D and F are not obtained, the item would proceed to City Council with a reduced scope.

The owners of Lots D and F received notification of the zoning request but did not realize it encompassed their own property. No letter of authorization has been received from these two owners.

It was agreed if the motion were approved, inclusion of the two signatures for Lots D and F would be stated for the record.

Ms. Dill stated it would be fine to go ahead with the vote since P&Z only makes a recommendation and not a final action.

Mr. Chandler stated there were no responses or documentation that the owners of Lots D and F received the notices or have an opinion.

Mr. Baker stated he had heard from Waterford Dental Clinic (Lot D) inquiring what Mr. Kiella was applying for.

Commissioner Sears stated he would need to recuse himself from Item 4, P-FY-15-10.

Mr. Chandler explained that zoning items are now placed first on the meeting agenda in case citizens want to participate and do not have to sit through plats since they are basically technical review only. The Commissioners were in agreement with this.

Mr. Chandler commented the Director's Report would be going through subtle changes in order to improve the way information is given, the timing of it, and having the most relevant clear information available. One change is to remove "Pending" and replace it with "Awaiting revisions from applicant" to give an idea of where the process is. Another change is to identify which plats are administrative and will not come before the P&Z so Commissioners will understand why they have not seen the plat and/or perhaps ask any questions that arise. Any other suggestions from the Commissioners are welcomed to improve the report.

The Ringler appeal went to City Council on December 18, 2014 and City Council followed the P&Z recommendation to allow only two rock displays in the 25 foot buffer.

Updates regarding upcoming issues for the next quarter were presented.

Ms. Zendt is putting together a Development Review Guide (frequently asked questions) which explains Planning processes from beginning to end. Staff has been working with the DRC and a second round of comments will be discussed at the next meeting. The guide will be internal but eventually be published on the website. Numerous hyperlinks to other City documents will be included in the Guide for ease and convenience.

The next round of text amendments will be going to City Council on January 15th.

Thoroughfare Plan amendments will also be coming soon with stakeholder groups being addressed first.

The I-35 Corridor Overlay amendments will be drafted for P&Z Commissioners and stakeholders to review and discuss.

Vice-Chair Jones commented that the I-35 presentation by John Habermann at the last P&Z meeting was very good and suggested having a follow up presentation in six months for another update. Mr. Chandler suggested having Mr. Habermann also explained some of the enhancements involved such as possible stamped concrete on the bridges, type of landscaping anticipated, etc.

There being no further discussion, Chair Rhoads adjourned the meeting at 5:19 P.M.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

2/02/15
Item #2
Regular Agenda
Page 1 of 4

APPLICANT / DEVELOPMENT: Blaine Dunlap on behalf of JTREO, Inc.

CASE MANAGER: Beverly Zendt, Assistant Planning Director

ITEM DESCRIPTION: Z-FY-15-05 – Hold a public hearing to discuss and recommend action on a rezoning from Two Family Dwelling (2F) to General Retail (GR) on Lot 4, Block 3 of the Moore’s Knight Addition located at 111 South 33rd Street.

STAFF RECOMMENDATION: Staff recommends approval of the rezoning from 2F to GR. The proposed rezoning demonstrates the following:

1. Compliance with the Future Land Use Map;
2. Compatibility with surrounding zoning and land uses; and
3. Compliance with the Thoroughfare Plan and Master Trails Plan.

Additionally, public facilities are available to serve the subject property.

ITEM SUMMARY: The applicant has requested a rezoning of a 2F lot to GR. The subject property, although not zoned consistently with the abutting tracts to the south, is part of three lots upon which a home for the aged was historically operated but is now discontinued. The applicant has indicated that he intends to reopen the facility and operate a home for the aged at the current site.

The subject property and surrounding area has been identified Auto-Urban Commercial character district according to the Comprehensive Plan / Future Land Use Plan (FLUP). The Auto- Urban Commercial character type is described in the Choices '08 City of Temple Comprehensive Plan as the dominant character pattern in the city of Temple. The Auto- Urban character type is most commonly associated with automobile-oriented strip centers and smaller commercial sites located along major roadways. Fast food restaurants, gas stations, shopping centers of various sizes, and big box retailers are the dominant commercial images of the auto-urban commercial character. According the Comprehensive Plan, Auto-Urban Commercial development should be generally concentrated at intersections and should be accompanied by the use of a higher landscape surface area, better landscaping along frontages and around and within parking areas, a build-to line (rather than a large front yard setback), and other signage and design standards would significantly enhance the appearance of these areas, especially as sites redevelop over time. The proposed GR zoning designation would be compatible with the future land use designation. General Retail is the standard

retail zoning district and allows most retail uses including retail sales, restaurants, grocery stores, offices, and residential uses.

Because of the general proximity of the subject property to Interstate-35 and the age of development in the area, the surrounding land uses are a mixture of residential, commercial, and retail uses. The subject property is predominantly surrounded by General Retail zoned areas to include the abutting tract to the south.

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:

Direction	FLUP	Zoning	Current Land Use
Subject Property	Auto-Urban Commercial	2F	Vacant Structure
North	Auto-Urban Commercial	2F	Residential
South	Auto-Urban Commercial	GR	Vacant (O'Reilly Auto platted in 10/2015)
East	Auto-Urban Commercial	GR	Pet Groomers (Doggie Styles)
West	Auto-Urban Commercial	GR	Storage Area

While it is anticipated the property will be reutilized as a home for the aged (residential use), there are a number of residential, institutional, recreational/entertainment uses that are permitted with a GR zoning designation. Additionally, some commercial uses are permitted and most retail uses will be allowed in the GR district. Permitted uses include but are not limited to:

Residential Uses	Nonresidential Uses
Boarding House	Indoor Flea Market
Industrialized Housing	Print, Plumbing or Upholstery Shop
Single Family Attached/Detached Housing	Halfway House
Duplex	Off- Premise Alcohol sales (beer and wine)
Fraternity or Sorority House	Laundry and Cleaning Service
Home for the Aged	Pawn Shop

Prohibited uses include HUD-Code manufactured homes, manufactured home land lease communities and most commercial uses. A number of uses are allowed by an approved conditional use permit. These include but are not limited to: temporary asphalt concrete batching plants, sewage treatment plant and off-premise alcohol sales (package store).

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 property is within the Auto-Urban Commercial character district. The requested General Retail (GR) zoning district is an appropriate zoning designation for the Auto-Urban Commercial FLUP district.

Thoroughfare Plan (CP Map 5.2) and Temple Trails Master Plan Map and Sidewalk Ordinance

The subject property is located on a local street (S. 33rd St.) between an expressway (I-35) and a major arterial (S 31st Street). South 33rd is not identified as a future collector or arterial in the City's Thoroughfare Plan nor are there any proposed trails or sidewalks required along this street. Currently there are no sidewalks located on S 33rd. St.

Availability of Public Facilities (CP Goal 4.1)

Sewer is available to the subject property through an existing 6" sewer line on the east side of S. 33rd St. The subject property appears to be served by means of an adjoining lot to the south. Water is available through an existing 6" water line on the east side of S. 33rd St.

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	10' (0' when adjacent to a non-residential use or zoning district)

Parking

Historically this site has been operated as a home for the aged with parking provided off street on an adjacent tract. Off-street parking may be provided on the lot, an immediately adjacent lot, or on a lot within 150 feet of the building or structure, in accordance to the required parking ratios and design standards. Should this structure be developed as a home for the aged, the applicant will be required to provide parking off-street parking in accordance with Section 7.5 Off- Street Parking and Loading.

Screening and Signage

Additionally, the following standards will be applicable.

- Refuse containers storage areas must be located in a rear or side service are, or alley where available, for all uses other than single-family and two- family dwellings.
- New proposed signage must comply with Section 7.6: Signs of the UDC.

PUBLIC NOTICE: Twenty 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 January 27, 2015 at 12:00 PM, 1 undeliverable notices have been received and no notices had been received either in favor or against the proposed rezoning. The newspaper printed notice of the public hearing on January 22, 2015, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Site and Surrounding Property Photos
Surveyor's Sketch
Zoning & Location Map
Future Land Use and Character Map
Localized area of the Thoroughfare & Trails Plan (combined)
Utility Map
Notification Map

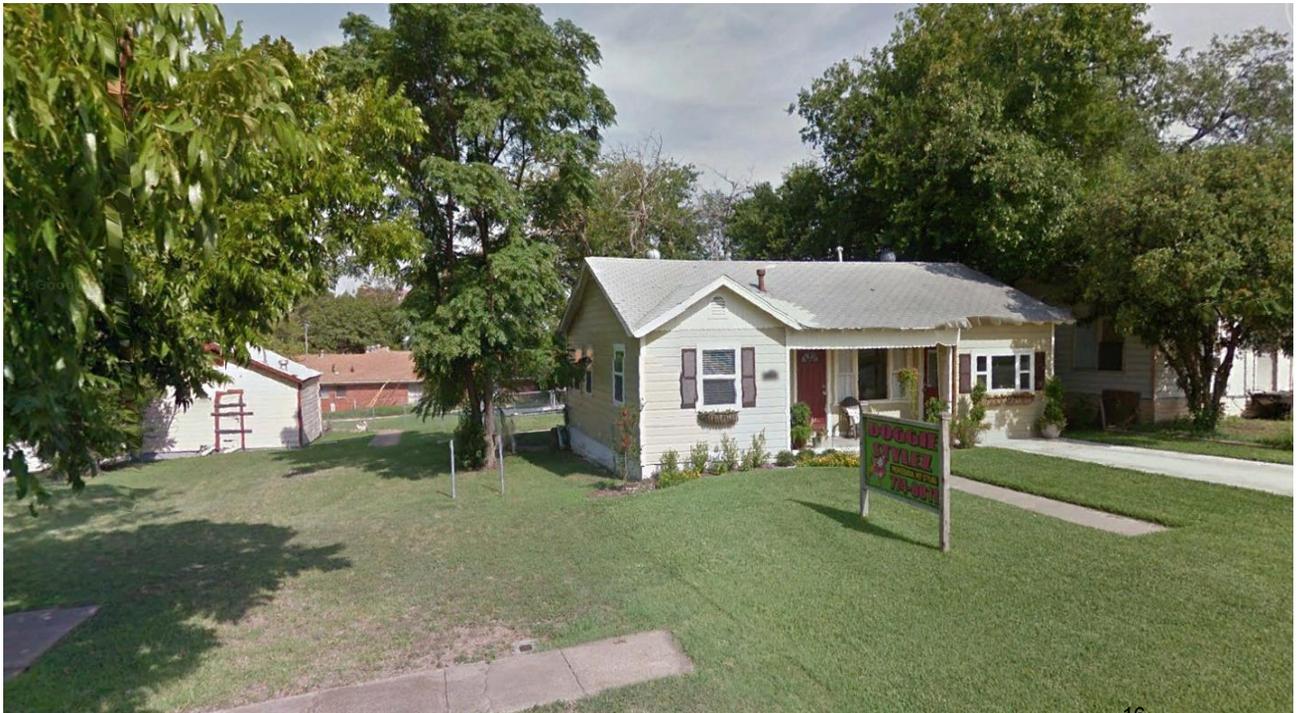
Subject Property:111 S. 33rd St.



Property to the North



Property to the East



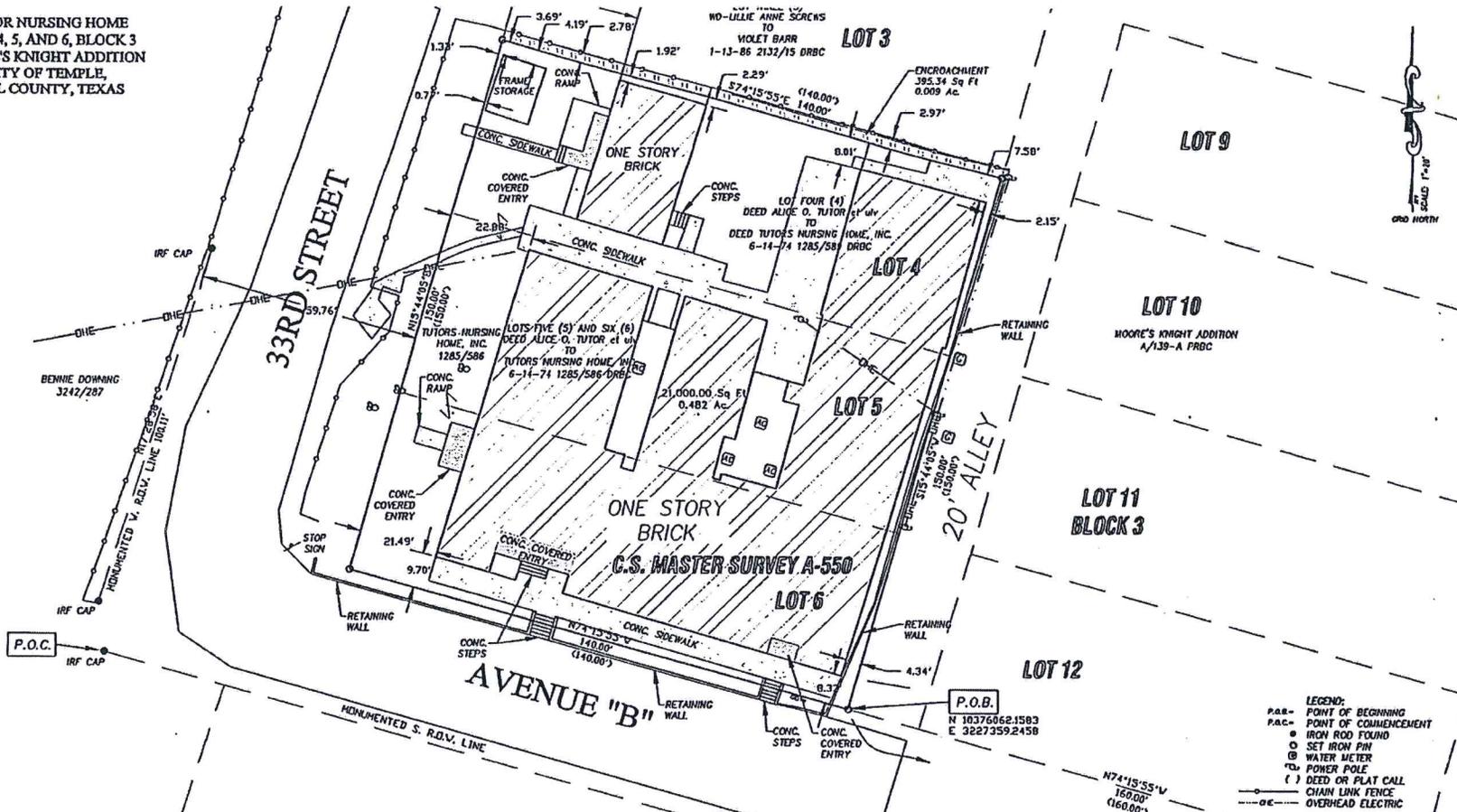
Property to the West



Property to the South



TUTOR NURSING HOME
LOTS 4, 5, AND 6, BLOCK 3
MOORE'S KNIGHT ADDITION
CITY OF TEMPLE,
BELL COUNTY, TEXAS



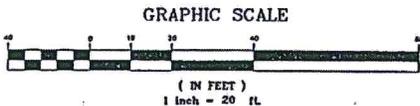
NOTE: THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN CABINET A, SLIDE 139-A PRBC, AND 629/141, DRBC.

THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED AT 119 S. 33RD STREET IN TEMPLE, TEXAS, DESCRIBED AS FOLLOWS: TRACT ONE; LOT FOUR (4), BLOCK THREE (3), OF MOORE'S KNIGHT ADDITION, A SUBDIVISION IN BELL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORD IN CABINET A, SLIDE 139-A, PLAT RECORDS OF BELL COUNTY, TEXAS. TRACT TWO; LOTS FIVE (5) AND SIX (6), IN BLOCK THREE (3), OF MOORE'S KNIGHT ADDITION, A SUBDIVISION IN BELL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORD IN CABINET A, SLIDE 139-A, PLAT RECORDS OF BELL COUNTY, TEXAS.

TO: ENOCHS & McLEAN, ATTORNEYS AT LAW
RE: TEMPELBERG AND ASSOCIATES, INC., G/F 07-0122, PROJ. NO. 07-033

NOTE:
Bearings and coordinates reflected hereon are based on Texas State Plane Coordinate System (Central Zone) NAD 83/93 adjustment.

"0.71 AC"
CASH NO-ALICE OPHILIA TUTOR
THROUGH RAY VAN TUTOR GUARDIAN
TO
ANNIE RUTH ELLIS, et al
12-30-98 3922/653 CRBC



- LEGEND:
- P.A.B. POINT OF BEGINNING
 - P.A.C. POINT OF COMMENCEMENT
 - IRON ROD FOUND
 - SET IRON PIN
 - ⊗ WATER METER
 - ⊕ POWER POLE
 - () DEED OR PLAT CALL
 - CHAIN LINK FENCE
 - OVERHEAD ELECTRIC

Handwritten notes:
No sig/seal
9-24-07
2/2/07

SURVEYORS CERTIFICATE THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATIONS AND TYPE OR BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITH THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. DATE: FEBRUARY 7, 2007	FLOOD NOTE: THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F. I. L. H. PANEL NO. 48033 40000 C EFFECTIVE 1-19-83 LOCATED IN ZONE "X".		BRYAN TECHNICAL SERVICES, INC. P. O. BOX 1371 TAYLOR, TEXAS 76754 512-365-2524 512-365-2526 (Fax) surveying@austin.tx.com	DRAWN BY: JC	CHECKED BY: BLB
				SCALE: 1" = 20' DATE: FEBRUARY 7, 2007	JOB NUMBER: 07-033

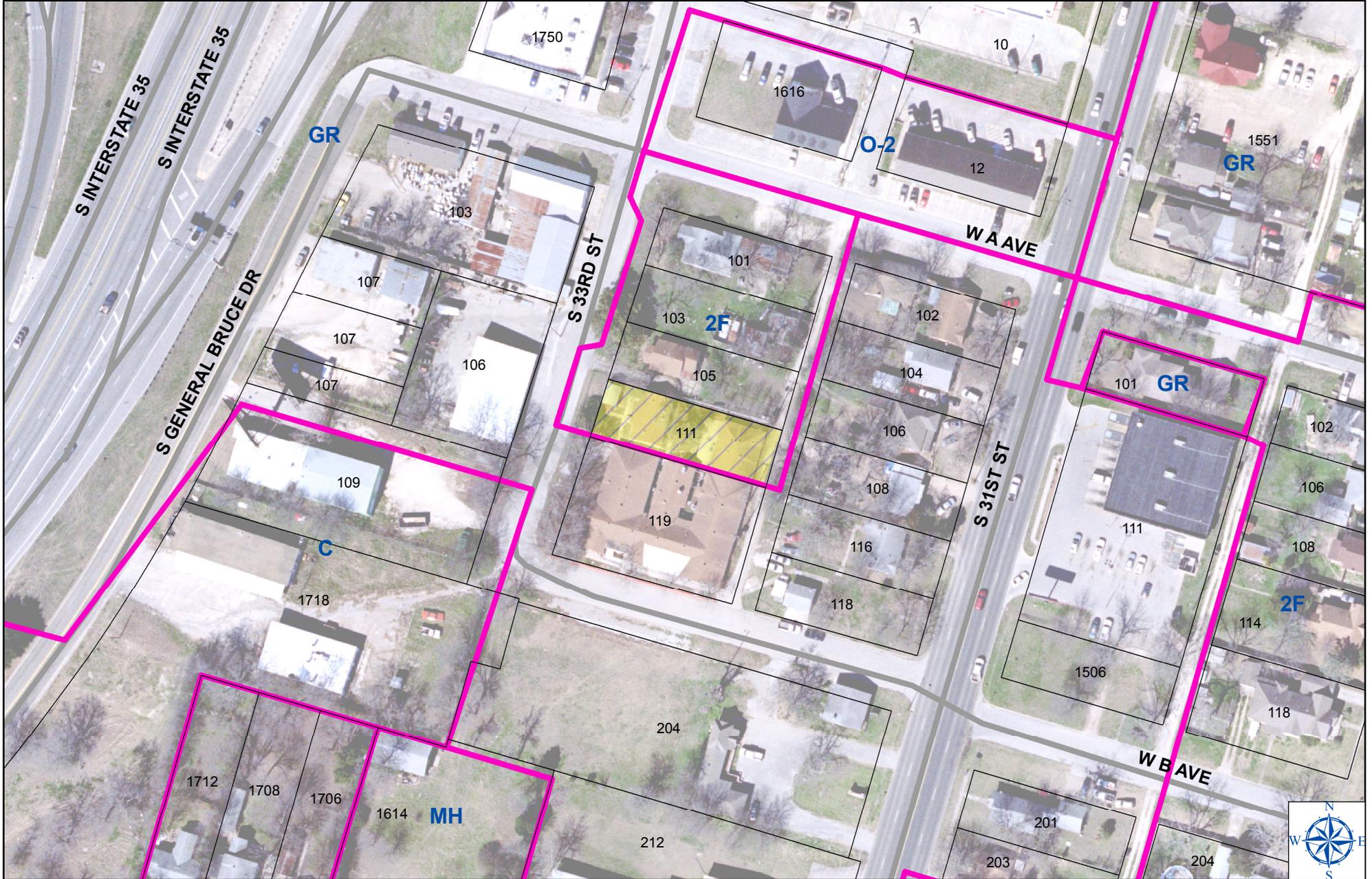
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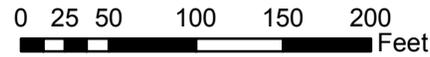
Z-FY-15-05

Change of Zoning from Two-Family Dwelling (2F) to General Retail (GR)

111 S 33rd Street

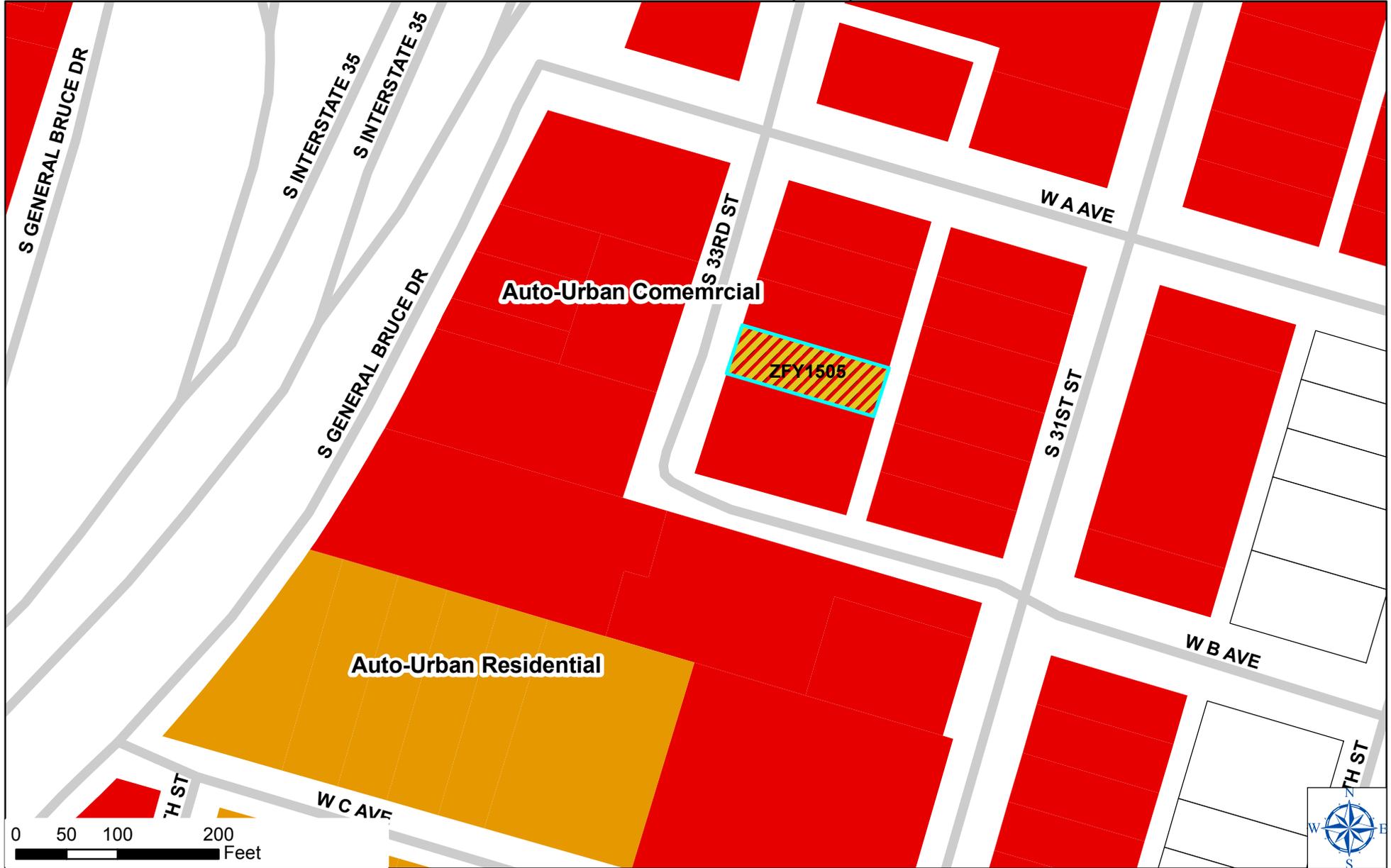


 Case
  Zoning
 1234 Addresses



1/27/2015
City of Temple GIS
bzendt

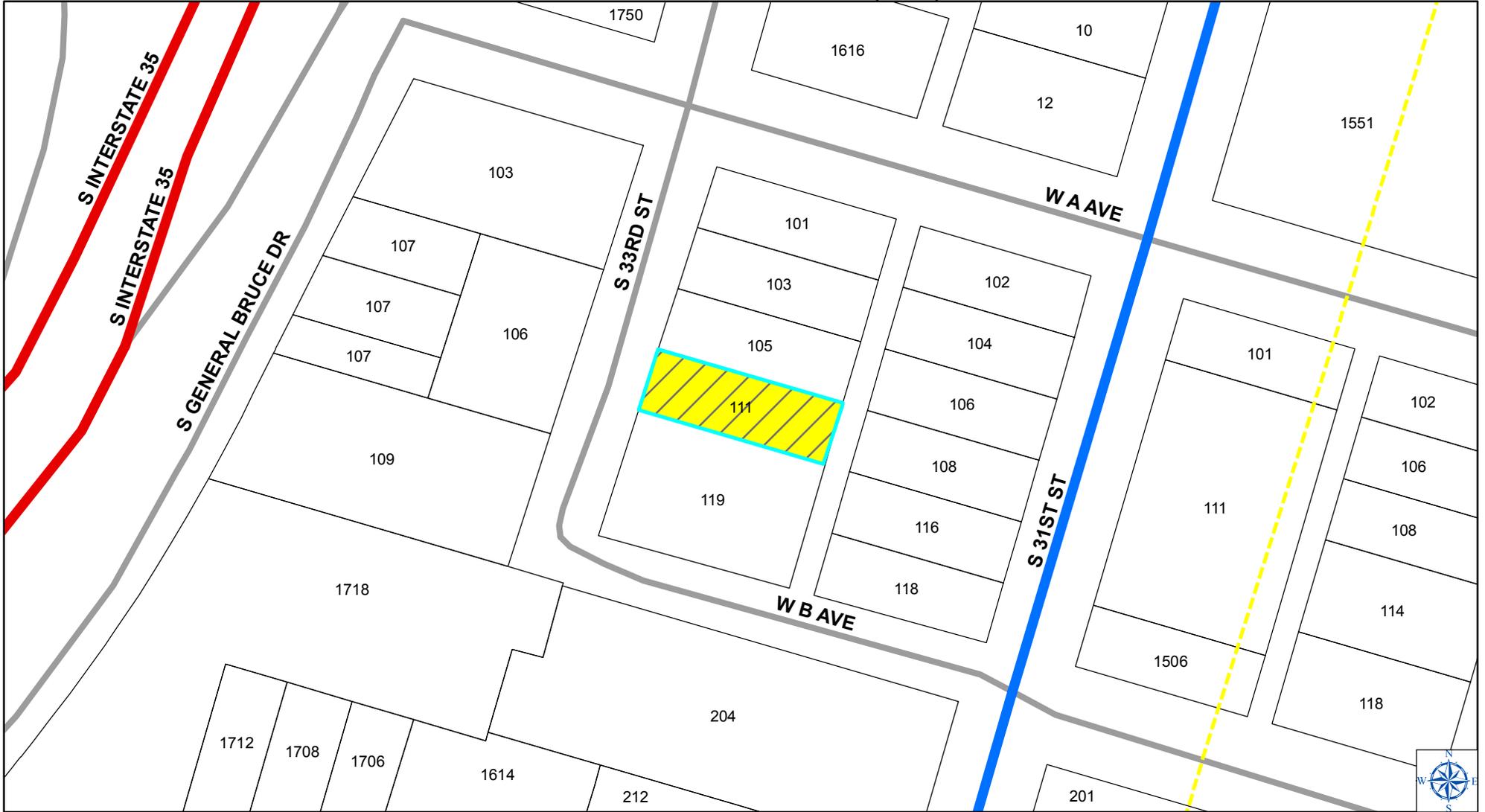
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



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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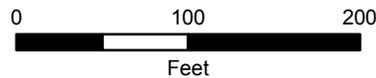
Trails

- Existing Citywide Spine Trail
- - - Under Design/Construction Citywide Spine Trail
- - - Proposed Citywide Spine Trail
- Existing Community-Wide Connector Trail

- - - Under Design/Construction Community-Wide Connector Trail
- - - Proposed Community-Wide Connector Trail
- Existing Local Connector Trail
- - - Proposed Local Connector Trail

- Thoroughfare
- Major Arterial
- - - Proposed Major Arterial
- - - Proposed K-TUTS
- Minor Arterial
- - - Proposed Minor Arterial

- Collector
- - - Proposed Collector
- Thoroughfare
- - - Expressway

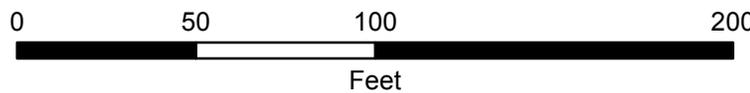


Rezoning from Two-Family Dwelling (2F)
to General Retail (GR)

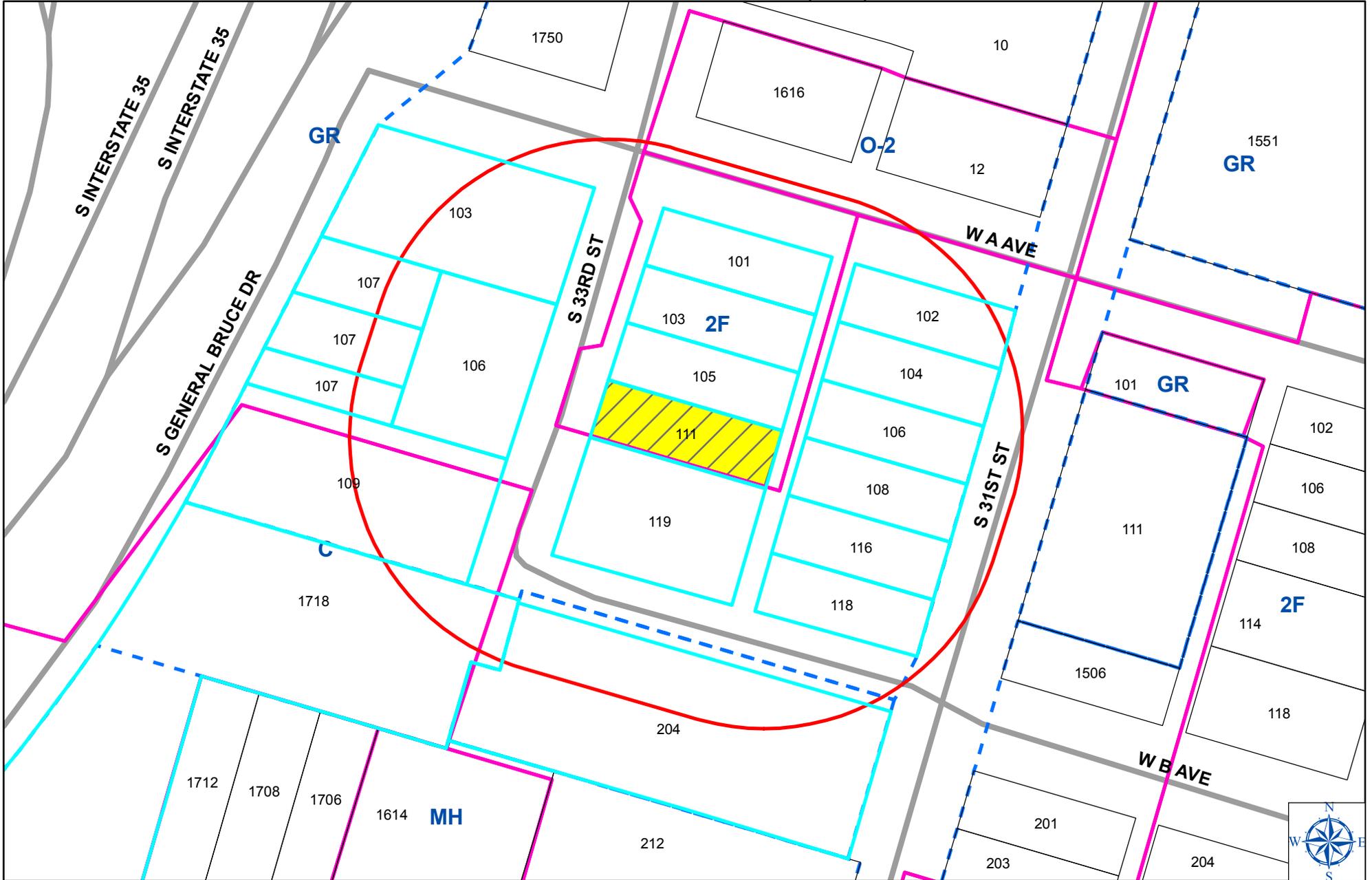
111 S. 33rd St.



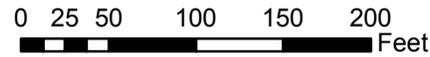
- | | | | |
|--------------|----------------|-------------------------|-------------------------|
| Case | Water Line | Proposed Major Arterial | Proposed Minor Arterial |
| Fire Hydrant | Expressway | Proposed K-TUTS | Collector |
| Sewer Line | Major Arterial | Minor Arterial | Conceptual Collector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



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 Case
  Zoning
 1234 Addresses



1/27/2015
City of Temple GIS
bzend

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PLANNING AND ZONING COMMISSION AGENDA ITEM

2/02/15
Item #3
Regular Agenda

APPLICANT: Planning & Zoning Commission

CASE MANAGER: Brian Chandler, Director of Planning

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

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

Future Commission Projects	Status	Applicant
P-FY-14-37 - 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.	DRC 6/23/14 Awaiting revisions from applicant	All County Surveying
P-FY-14-50 - 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 Awaiting revisions from applicant	Turley Associates
P-FY-15-03 - 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 Revisions received/under review	All County Surveying
P-FY-15-06 - 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 Awaiting revisions from applicant	Ron Carroll
P-FY-15-07 - 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 Awaiting revisions from applicant	Belton Engineering

<p>P-FY-15-12 - Consider and take action on the Final Plat of Preddy-Procter Addition, a 1.00 acre +/- , 1-lot, 1-block nonresidential subdivision, situated in the Nancy Chance Survey, Abstract 5, Bell Count, Texas, located on the west side of Old Waco Road, south of its intersection with FM2305 (West Adams Avenue).</p>	<p>DRC 12/15/14 Awaiting revisions from applicant</p>	<p>All County Surveying</p>
<p>P-FY-15-13 - Consider and take action on the Final Plat of Northcliffe HOA Addition, a 0.745 +/- acre, 2-lot 1-block, residential subdivision, being a replat of all of Lots 1 and 2, Block 2, First Replat, Northcliffe Phase I, located on the west side of FM 2271, south of FM 2305.</p>	<p>Administrative</p>	<p>All County Surveying</p>
<p>I-FY-15-02 - Consider adopting a Resolution authorizing an Appeal of Standards in Section 6.75(j) of Unified Development Code related to I-35 Corridor Overlay Zoning District for new pylon sign with requested increased height, located at 5710 S. General Bruce Drive.</p>	<p>PZC 3/02/15</p>	<p>Casimer Salys on behalf of Darlo Sneed</p>
<p>Z-FY-15-06 - Hold a public hearing to discuss and recommend action on a rezoning from Agricultural District (AG) to Single Family-One (SF-1) on Lots 1 & 2, Block 2, First Replat of Northcliffe HOA Addition, Phase I, located at 110 and 116 Northcliffe Drive.</p>	<p>PZC 3/02/15</p>	<p>All County Surveying</p>

<p>City Council Final Decisions</p>	<p>Status</p>
<p>Z-FY-15-04 – Consider adopting an Ordinance authorizing a zoning change from Planned Development Office 1 District (PD-O-1) to Office 2 District (O-2) on 3.519 +/- acres known as Waterford Professional Park, located on the north side of South 31st Street, east of Warwick Drive.</p>	<p>APPROVED at 1st Reading on January 15, 2015</p>
<p>Z-FY-15-01: Consider adopting an Ordinance authorizing a zoning change 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.</p>	<p>APPROVED at 1st Reading on January 15, 2015</p>
<p>Z-FY-15-03: Consider adopting an Ordinance amending Articles 2, 5, 7 and 11 of the Unified Development Code to identify permitted temporary uses and establish regulations, definitions and procedures for such uses.</p>	<p>APPROVED at 1st Reading on January 15, 2015</p>

P&Z COMMISSION ATTENDANCE

2015															
	Jan 5	Jan 20	Feb 2	Feb 17	Mar 2	Mar 16	Apr 6	Apr 20	May 4	May 18	June 1	June 15	P	A	
James Staats	P	No Meeting Held											1		
Blake Pitts	P												1		
Patrick Johnson	P												1		
Omar Crisp	P												1		
David Jones	P												1		
Greg Rhoads	P												1		
Will Sears	P												1		
Lester Fettig	P												1		
Tanya Mikeska-Reed	A														1

	July 6	July 20	Aug 3	Aug 17	Sept 8	Sept 21	Oct 5	Oct 19	Nov 2	Nov 16	Dec 7	Dec 21	P	A
James Staats														
Blake Pitts														
Patrick Johnson														
Omar Crisp														
David Jones														
Greg Rhoads														
Will Sears														
Lester Fettig														
Tanya Mikeska-Reed														

not a Board member